



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 12, 2021

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Monica Lafitte  
Surplus Yes X No \_\_\_  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** City of Fort Worth Property Management

**Site Location:** 2522 & 2524 Moore Avenue Acreage: .44

**Proposed Use:** Single Family Residential

**Request:** From: "B" Two-family  
To: "A-5" One-family

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Staff Recommendation:** **Approval**

**Background:**

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located in an existing residential neighborhood on Moore Avenue between Hale Avenue and Irion Avenue; it is generally in the southwest corner of the intersection of NE 28<sup>th</sup> Street and I-35W.

Surrounding Zoning and Land Uses:  
North "B" Two-family / vacant  
East "B" Two-family / residential  
South "B" Two-family / vacant  
West "B" Two-family / residential

**Recent Relevant Zoning History:**

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on November 18, 2020.

The following organizations were notified: (emailed November 16, 2020)

<b>Organizations Notified</b>	
Inter-District 2 Alliance	Riverside Alliance
Oakhurst NA	Tarrant Regional Water District
Friends of Riverside Park	Friends of Oakhurst Park
Streams And Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	North Fort Worth Historical Society
Fort Worth ISD	

*Not within one of these registered neighborhood association.*

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are residential and vacant. The proposed "A-5" One-family zoning is **compatible** at this location.

**2. Comprehensive Plan Consistency – Northeast**

The 2020 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed "A-5" One-family zoning is consistent with the following Comprehensive Plan policies.

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

Based on the conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



**Attachments:**

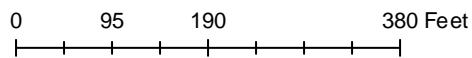
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: City of Fort Worth Development Services  
 Address: 2522 & 2524 Moore Avenue  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.44240794  
 Mapsco: 63E  
 Sector/District: Northeast  
 Commission Date: 12/9/2020  
 Contact: 817-392-2806



	Subject Area
	300 Foot Notification





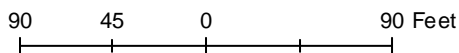
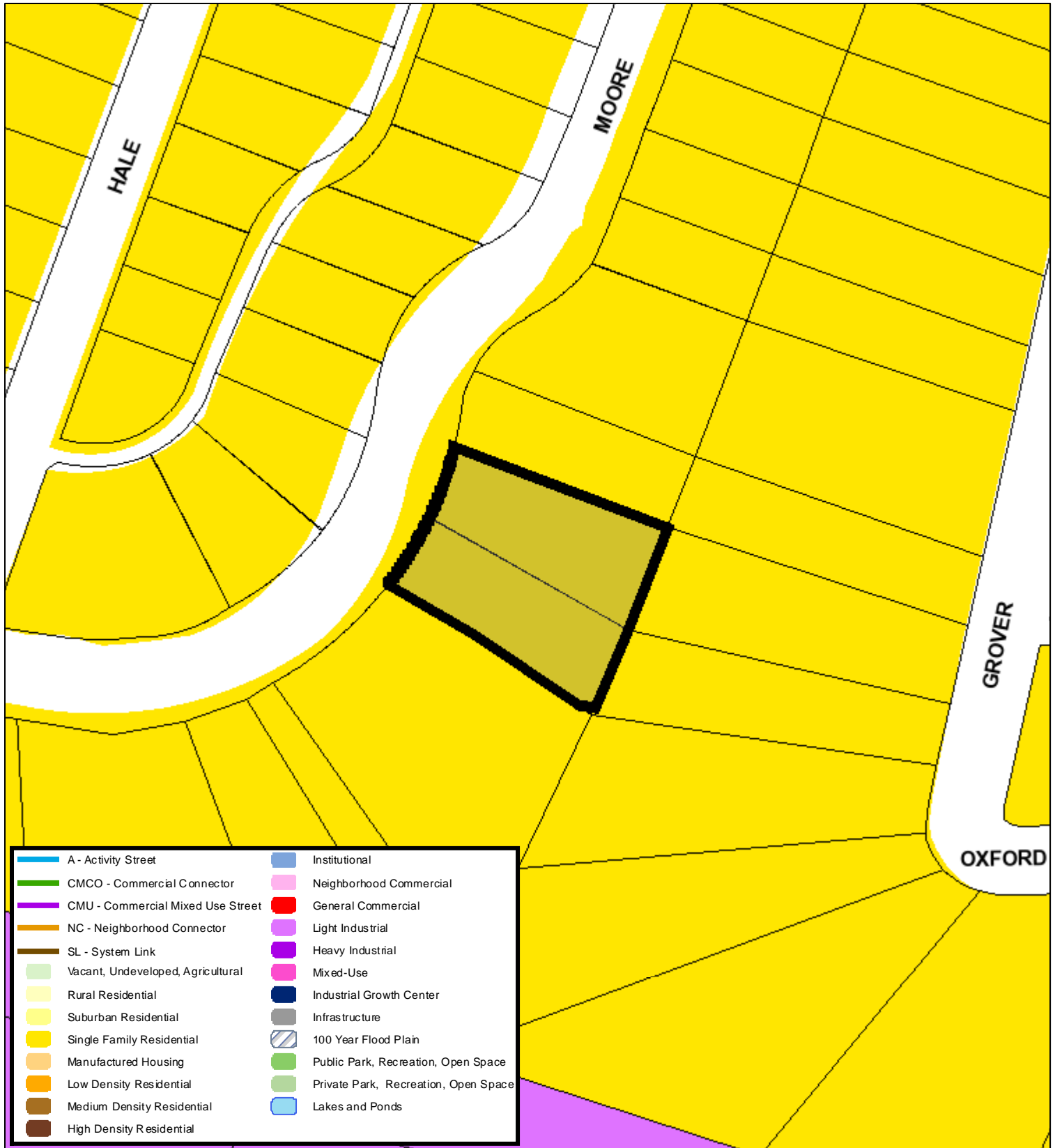
## Area Map



0 1,000 2,000 4,000 Feet



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



**Aerial Photo Map**



0 55 110 220 Feet

