



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0

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: 2603 Malone Street Acreage: .10

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 single family neighborhood on Malone Street between Irion Avenue and Hale Avenue.

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

Recent Relevant Zoning History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.
The following organizations were notified: (emailed September 22, 2020)

Organizations Notified

Inter-District 2 Alliance	Riverside Alliance
Diamond Hill Jarvis NAC	Friends of Riverside Park
Streams And Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	North Fort Worth Historical Society
Fort Worth ISD	

Not within a registered neighborhood association.

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily 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

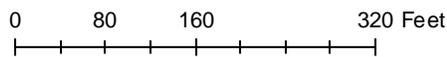
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

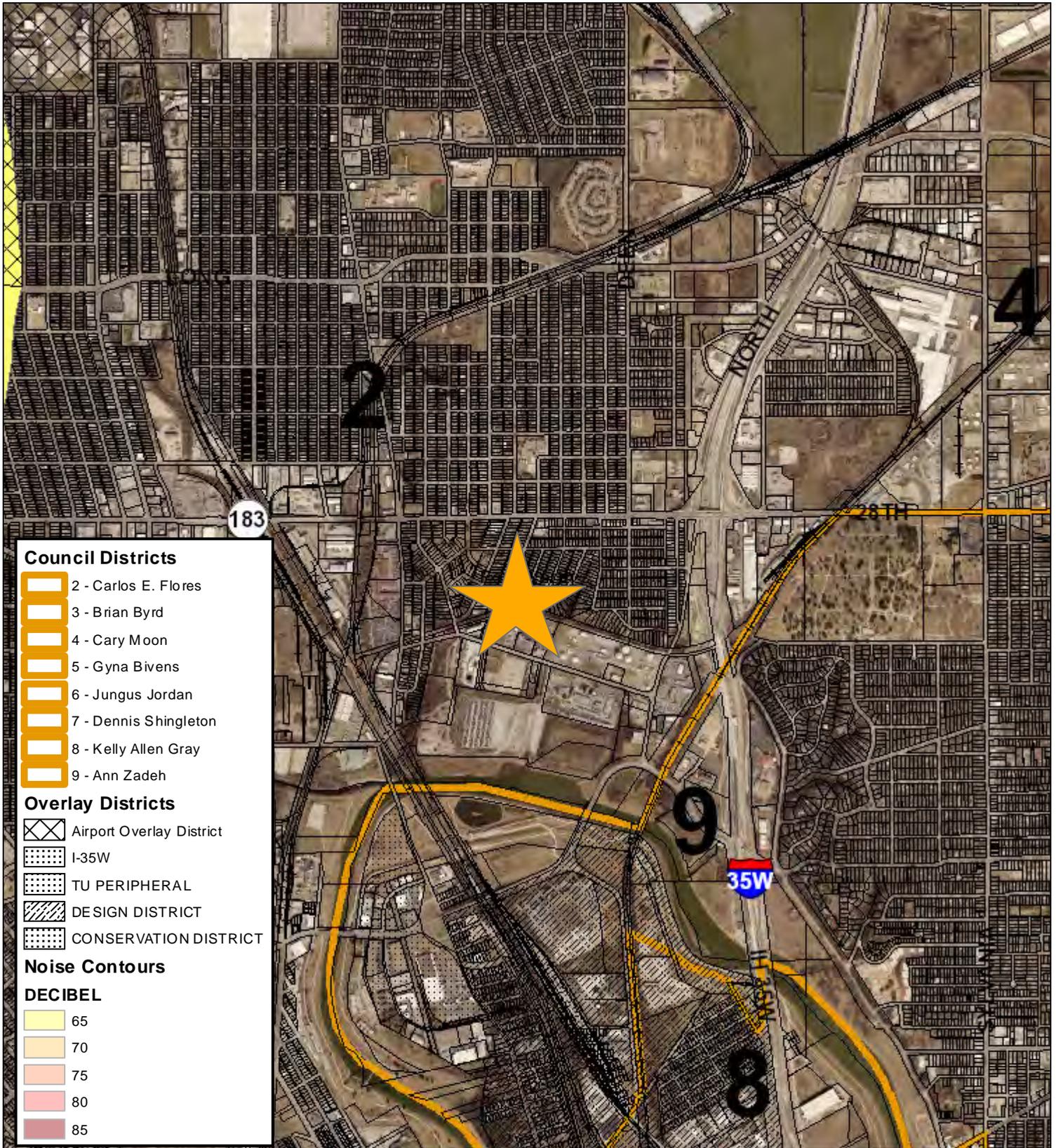
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

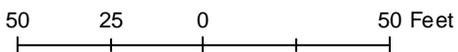
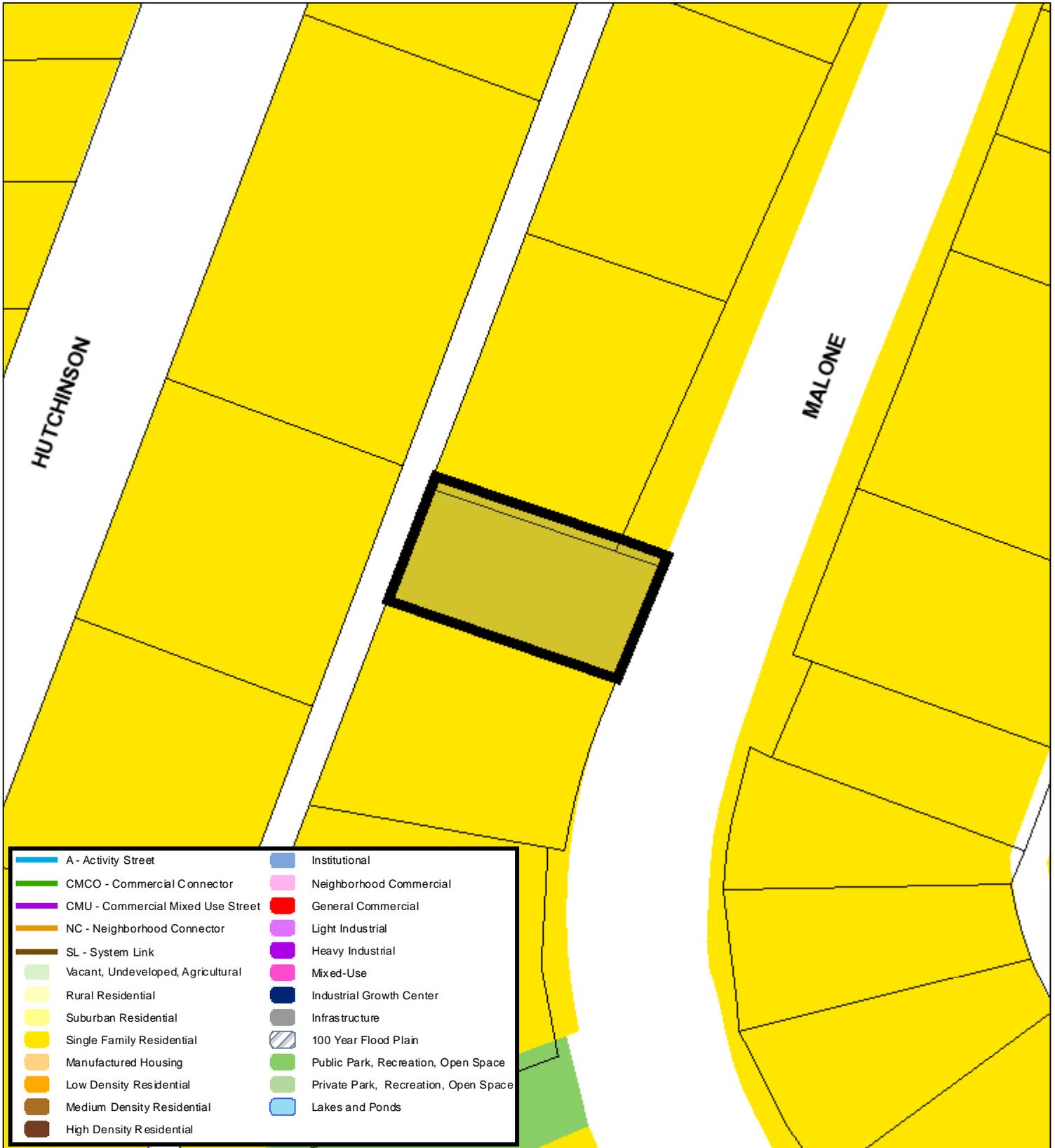
Applicant: City of Fort Worth Property Management
 Address: 2603 Malone Street
 Zoning From: B
 Zoning To: A-5
 Acres: 0.10887551
 Mapsco: 63E
 Sector/District: Northeast
 Commission Date: 10/14/2020
 Contact: 817-392-2806



Area Map



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 30 60 120 Feet

