



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 9

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: 3233 Stuart Dr. **Acreage:** .14

Proposed Use: Light Industrial

Request: From: "J" Medium Industrial
To: "I" Light Industrial

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 east of Stuart Drive and north of Shaw Street. More broadly, the site is located in an industrial area south of East Berry Street, west of I-35W, and east of Hemphill. It is within NEZ (Neighborhood Empowerment Zone) Area Six.

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / vacant and industrial
- East "I" Light Industrial / vacant and industrial
- South "J" Medium Industrial / industrial
- West "J" Medium Industrial / vacant

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

United Communities Association of South Fort Worth	Jennings May St Louis NA
Brentmoor NA	Worth Heights NA*
Vicki Lane-Bowie Street Homeowners and Tenants Assoc	South Hemphill Heights NA
Shaw Clarke NA	Morningside NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Southeast Fort Worth Inc
Berry Street Initiative	Fort Worth ISD

Located within a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

Uses surrounding the proposed site are primarily industrial and vacant. The proposed "I" Light Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency – Southside

The 2020 Comprehensive Plan designates the subject property as "I" Light Industrial. The proposed "I" Light Industrial zoning is consistent with the following Comprehensive Plan policies.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

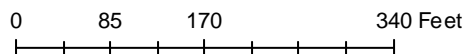
Attachments:

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

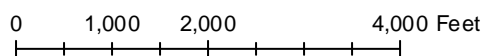
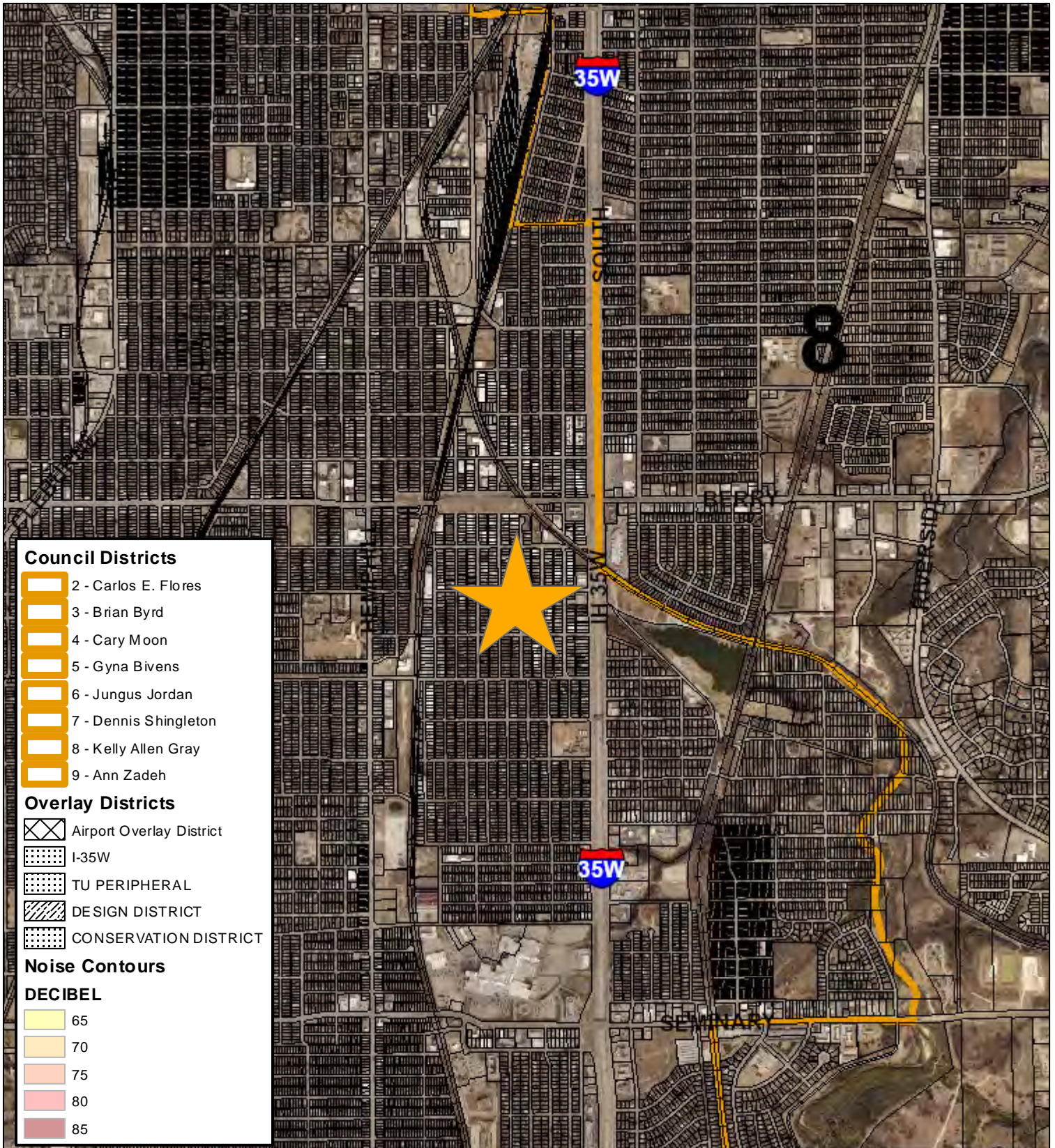


Area Zoning Map

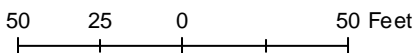
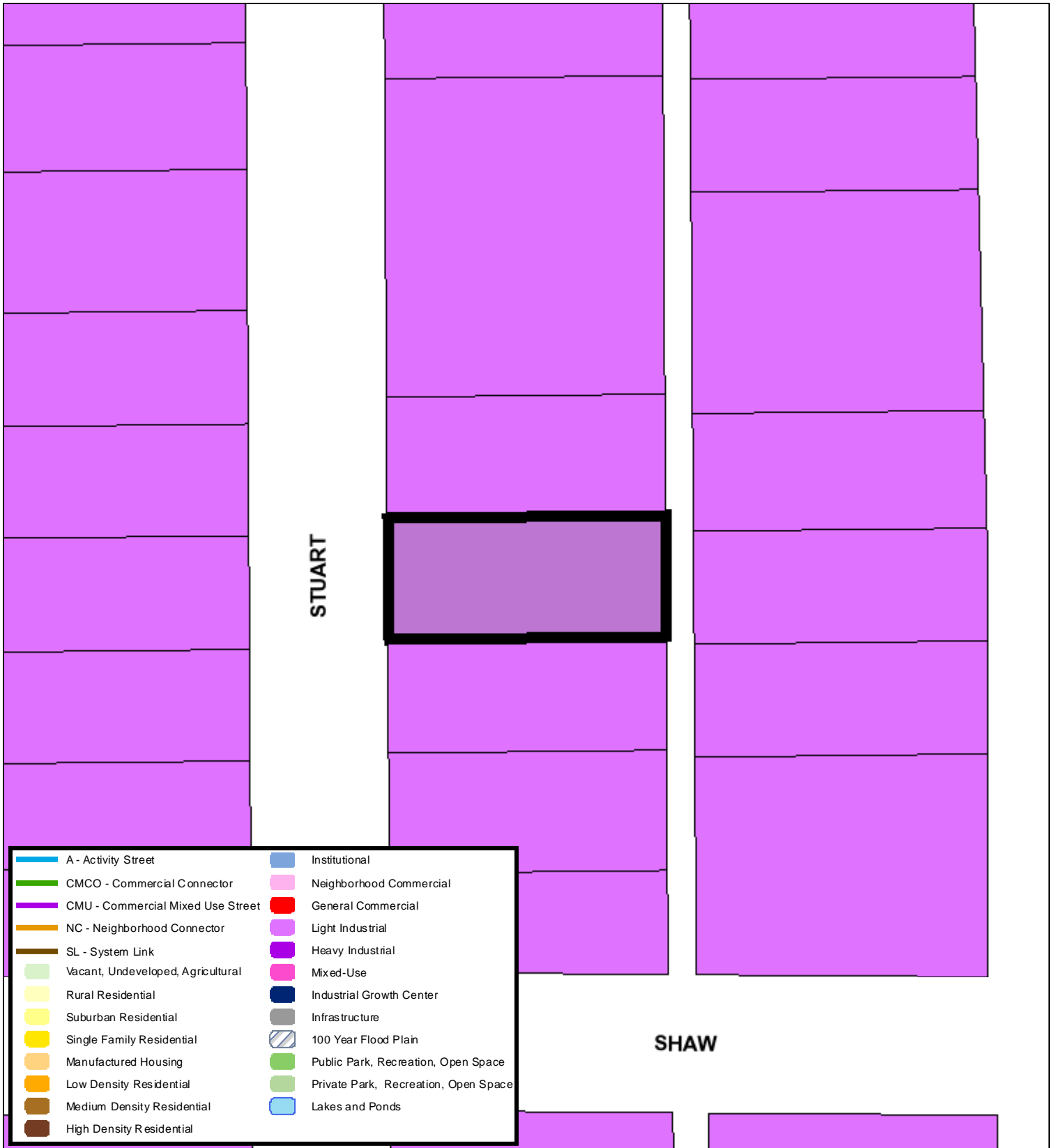
Applicant: City of Fort Worth Property Management
 Address: 3233 Stuart Drive
 Zoning From: J
 Zoning To: I
 Acres: 0.1469201
 Mapsco: 91A
 Sector/District: Southside
 Commission Date: 10/14/2020
 Contact: 817-392-2806



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 35 70 140 Feet

