



The proposed site consists of a single-family home and two vacant lots which are enclosed by a minimum 6 ft. brick and wrought iron perimeter fence. A residential front yard fence can be a maximum of 4 ft. in height which makes this fence nonconforming with the residential use. Changing the use of the structure will require that the fence be made conforming through the PD zoning.

Surrounding uses are primarily single-family, however, a fire station (used for filling air tanks only) is located just south and a commercial auto use is located southeast of the proposed site. While the subject property is not proposing to be used as residential, the Zoning Ordinance permits beauty shops as a home occupation with one employee.

Development Standards	A-5 District	PD/SU based on "ER" Development Standards
Front Yard	20 ft. minimum	20 ft. minimum
Lot Coverage	50% maximum	30% maximum
Adjacent to A or B residential district	5 ft. minimum	20 ft supplemental setback adjacent One-Family district. If the building exceeds 20 ft. in height the setback must equal the height of the building
Parking	Two spaces located behind front building line	Retail requires four spaces per 1,000 square feet, which cannot be located within the front yard (roughly 9 spaces would be required for this site)
Landscaping	NA	Screening trees must be provided within the buffer area along the property line adjacent to A or B district, spaced 25 feet apart
Screening	NA	A minimum six foot screening fence is required along the property line adjacent to A or B district.
Signage	NA	No freestanding or roof sign permitted.
Fencing	Max. 4 ft. front yard fence	Minimum 6 ft. existing brick and wrought iron fence

**Site Information:**

Owner: Blanca D. Cantu'  
P.O. Box 2202  
Fort Worth, TX 76113

Acreage: 0.62 ac  
Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

- North "A-5" One-Family / single-family, vacant
- East "A-5" One-Family; "E" Neighborhood Commercial / single-family, commercial auto use
- South "CF" Community Facilities; "A-5" One-Family / fire station; single-family
- West "A-5" One-Family / single-family

**Public Notification:**

The following Neighborhood Associations were notified:

Marine Park NA	Near Northside Partners Council	
La Nueva Northside	Fort	Worth
Northside		ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-11-016, from "C" Medium Density Multifamily to "A-5" One-Family, approved March 2011.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Clinton Avenue	2 way, Local Road	Residential	No

**Development Impact Analysis:**

**1. Land Use Compatibility**

Surrounding land uses are primarily single-family with a commercial auto use to the southeast and a fire station is located just south of the proposed site. The proposed beauty shop is intended to be compatible with residential uses and meet local needs. However, the commercial use would encroach into the established neighborhood and could potentially have an adverse impact on property owners.

Based on the surrounding land uses, the proposed "PD/SU" Neighborhood Commercial Restricted zoning is **not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family. The proposed PD/SU for a beauty shop is not consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

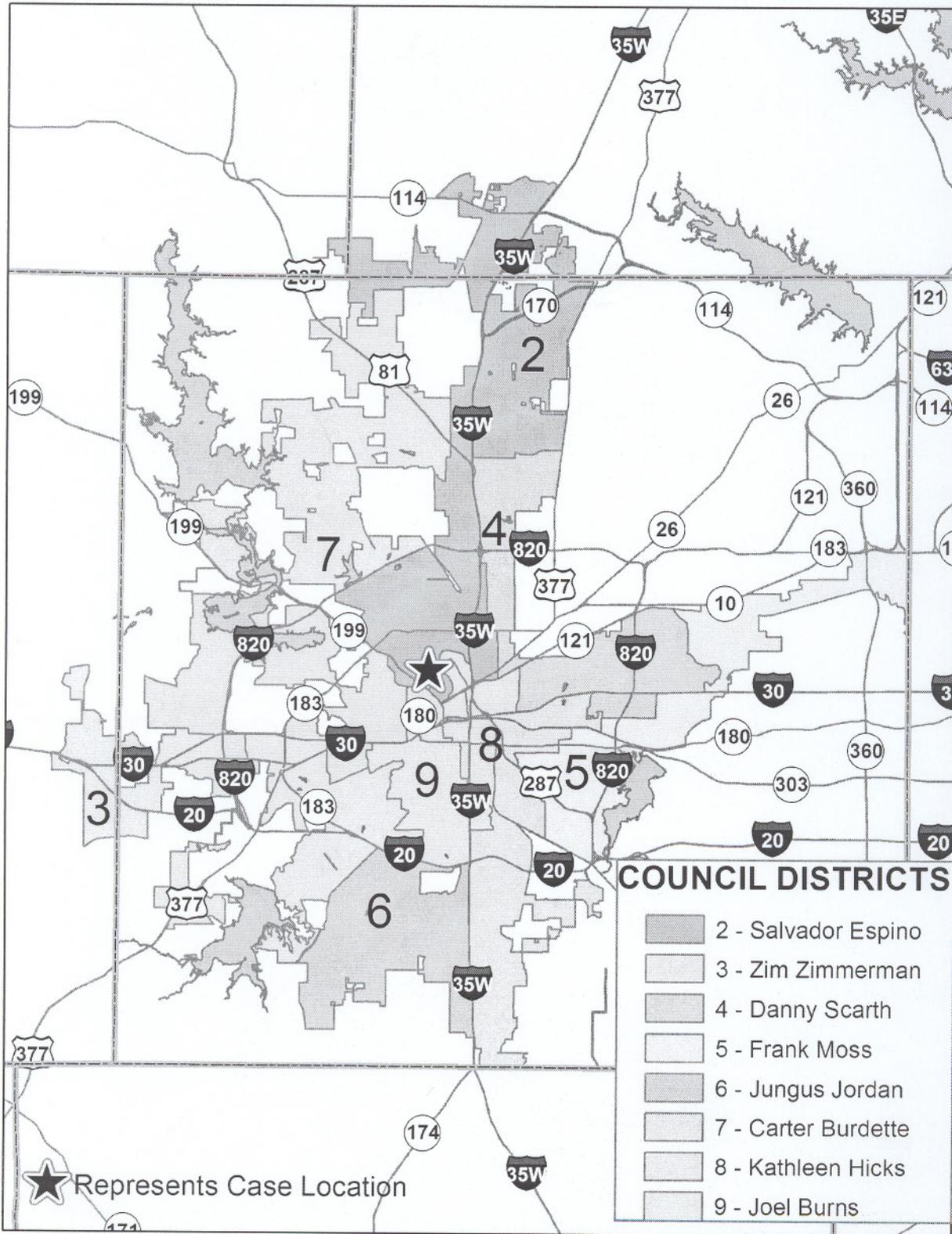
Based on the conformance with the future land use map and policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the City Council meeting
- Minutes of the Zoning Commission meeting

## Location Map



★ Represents Case Location



5 2.5 0 5 Miles



ZC-11-044

# Area Zoning Map

Applicant: Blanca Cantu  
 Address: 1207, 1209, & 1211 Clinton Avenue  
 Zoning From: A-5  
 Zoning To: ER  
 Acres: 0.62  
 Mapsco: 62Q  
 Sector/District: Northside  
 Commission Date: 06/08/2011  
 Contact:

 300 Ft. Buffer

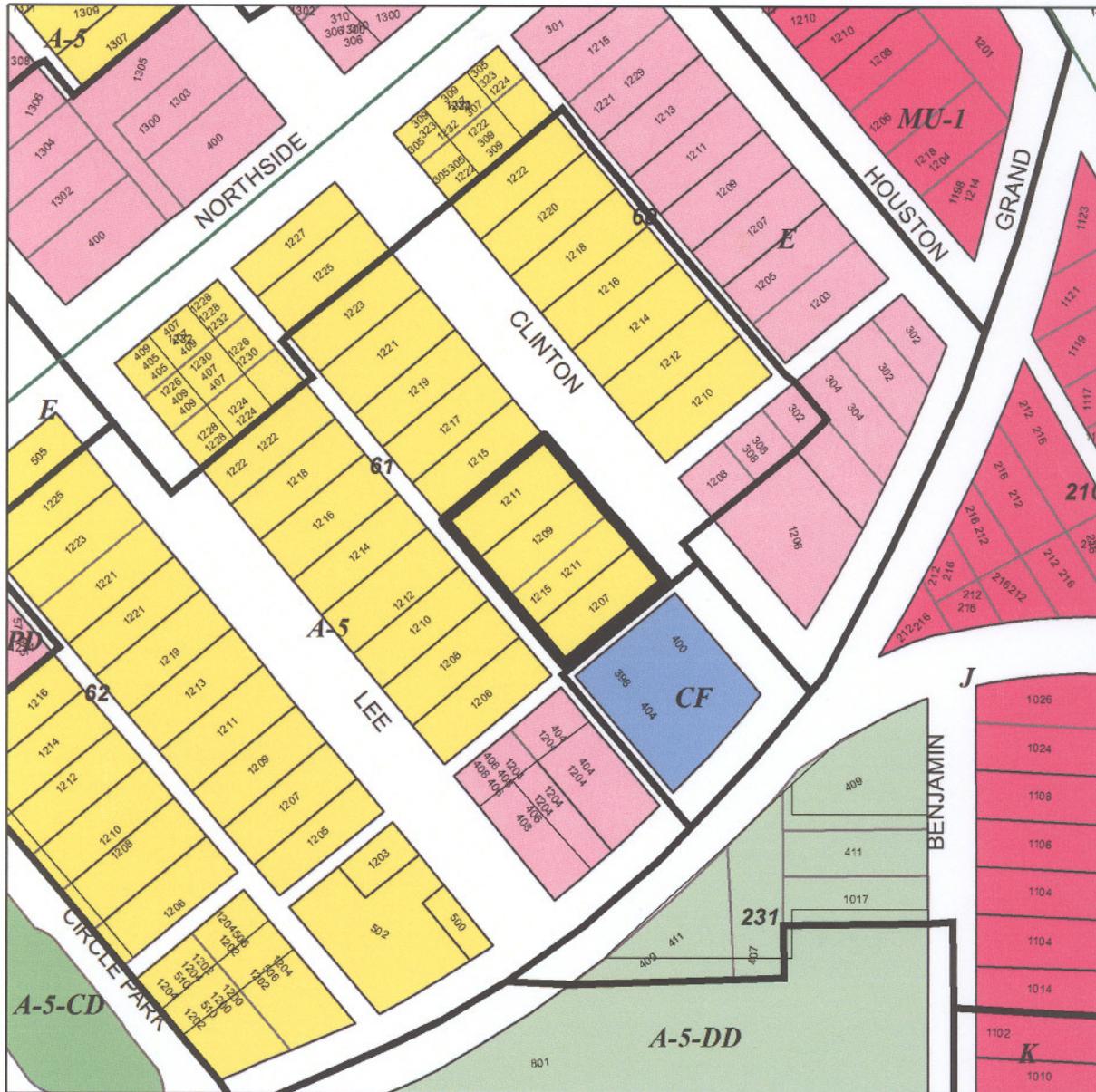






# Future Land Use

ZC-11-044



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.



## Aerial Photo Map



**XIII. ZONING HEARING**

Mayor Price opened the public hearing and asked if there was anyone present desiring to be heard.

- 1. ZC-11-044 - Blanca D. Cantu, 1207-1211 Clinton Avenue; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus beauty shop to be developed to "ER" Neighborhood Commercial Restricted development standards and to include the existing front yard fence; site plan waiver requested. (Recommended for Denial) (Continued from a Previous Meeting)**

It appeared that the City Council at its regular meeting on October 18, 2011, continued Zoning Docket No. ZC-11-044.

Motion: Council Member Espino made a motion, seconded by Council Member Hicks that Zoning Docket No. ZC-11-044 be continued until the November 15, 2011, Council meeting.

(Council Member Scarth left his place at the dais.)

Ms. Amparo Alejandro, 1216 Clinton Avenue, appeared before Council in opposition to Zoning Docket No. ZC-11-044, and requested this item be delayed until the next night Council meeting so more neighbors could attend the meeting after work.

Mr. Robert Snoke, 3820 6th Avenue, appeared before Council in opposition to Zoning Docket No. ZC-11-044, and stated that the residents in the area deserved to keep their neighborhood as a residential area. He stated that the residents had worked very hard through the years against commercial encroachment and requested the Council deny this item.

Mr. Francisco Alejandro, 1216 Clinton Avenue, completed a speaker card in opposition to Zoning Docket No. ZC-11-044, but did not wish to address the Council.

Motion: Council Member Espino made a motion, seconded by Council Member Hicks that the original motion to continue Zoning Docket No. ZC-11-044 until the November 15, 2011, Council meeting be amended to continue Zoning Docket No. ZC-11-044 until the December 6, 2011, Council meeting. The motion carried unanimously seven (7) ayes to zero (0) nays, with Council Members Scarth and Moss absent.

- 2. ZC-11-056 - City of Fort Worth Planning & Development, Alta Mere Addition, Generally bounded by Calmont Avenue, Alta Mere Drive, Garza Avenue, and Reagan Drive; from: "A-5" One-Family, "CF" Community Facilities, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "IP" Industrial Park, and "PD-654" Planned Development to: "CF" Community Facilities, and "I" Light Industrial (Recommended for Approval) (Continued from a Previous Meeting)**

XIV. ZONING HEARING

Mayor Price opened the public hearing and asked if there was anyone present desiring to be heard.

It appeared to the City Council that the Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on October 3, 2011.

1. ZC-11-044 - Blanca D. Cantu', 1207 - 1211 Clinton Avenue; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus a beauty shop; beauty shop to be developed to "ER" Neighborhood Commercial Restricted development standards and to include the existing front yard fence; site plan waiver requested. (Recommended for Denial)

Mr. Louis Zapata, representing the applicant, 2007 North Houston Street, appeared before Council and provided an overview of the request. He stated that the applicant wished to remodel the property to accommodate a beauty shop and would add landscaping. He pointed out that there were concerns about traffic but it would not interrupt the residential setting and urged Council to approve this zoning change. He provided a handout of information to the Council.

Mr. Robert Snoke, 3826 6th Avenue, appeared before Council in support of Zoning Docket No. ZC-11-044 and stated that the Rosemont area was doing spectacular, neighborhood participation was increasing and residents were registering to vote. He stated that many of the residents support this zoning change and encouraged the Council to support this item.

The following individuals appeared before Council in opposition to Zoning Docket No. ZC-11-044 and stated that the citizens wished to keep the entire area as single-family residential. They stated the area consisted of families and children and would not be a good location for a business as it was set away from the main traffic. They stated commercial business on this street would bring crime and traffic to the area. They stated nine (9) of the 10 residents on this block did not support this zoning change.

Ms. Maricela Munoz, 1218 Clinton Avenue

Mr. Francisco Alejandra, 1216 Clinton Avenue

Council Member Espino advised that there was conflicting information about how many residents supported this zoning change. He stated that a beauty shop was a compatible use for the area. He added that many of the residents were concerned about the traffic that a commercial business would bring to the area. He encouraged the applicant and the residents to work together to come to an agreement and advised that he would continue this item to the November 1, 2011, Council meeting.

(ZC-11-044 Continued)

Motion: Council Member Espino made a motion, seconded by Council Member Scarth, that Zoning Docket No. ZC-11-044 be continued until the November 1, 2011, Council meeting. The motion carried unanimously eight (8) ayes to zero (0) nays, with Council Member Moss absent.

**2. ZC-11-056 - City of Fort Worth Planning & Development, Alta Mere Addition, Generally bounded by Calmont Avenue, Alta Mere Drive, Garza Avenue, and Reagan Drive; from: "A-5" One-Family, "CF" Community Facilities, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "IP" Industrial Park, and "PD-654" Planned Development to: "CF" Community Facilities, and "I" Light Industrial. (Recommended for Approval)**

Ms. Rachel Wiggins, 1510 Chennault Avenue, representing the Naval Air Station Joint Reserve Base (NASJRB) appeared before Council in support of Zoning Docket No. ZC-11-056 and stated that this zoning change would align the property with the Comprehensive Plan. She pointed out that the industrial district aided the goals of the 2008 Joint Land Use Study Report for the NASJRB by removing incompatible residential zoning from the southern Accident Potential Zone. She stated that the NASJRB was in support of this zoning change.

Mr. Paul Paine, 1606 Mistletoe Boulevard, completed a speaker card in support of Zoning Docket No. ZC-11-056, but did not wish to address the City Council.

Mr. Donald Watson, 3240 Reagan Drive, appeared before Council in opposition to Zoning Docket No. ZC-11-056 and stated that he had lived in his home since the 1950's and this zoning change was a violation of his rights.

Mayor Pro tem Zimmerman and Council Member Shingleton clarified that this zoning change did not change the use of his property and did not affect him living in his house. They stated this change would protect the base and the residents in the future. They suggested Mr. Watson meet with Ms. Wiggins to get further information on this zoning request.

Motion: Mayor Pro tem Zimmerman made a motion, seconded by Council Member Hicks, that Zoning Docket No. ZC-11-056 be continued until the November 1, 2011, Council meeting. The motion carried unanimously eight (8) ayes to zero (0) nays with Council Member Moss absent.

**City of Fort Worth, Texas**  
**Zoning Commission**  
**September 14, 2011 – Meeting Minutes**

**DRAFT**

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**Present:**

Neftali Ortiz, Chair, District 2  
Ann Zadeh, Vice-Chair District 1  
Jackson Wilson, District 3  
Charles Edmonds, Jr., District 4  
Maurice Barnes, District 5  
Stephanie Spann, District 6  
Nick Genua, District 7  
Ramon Romero, District 8  
Gaye Reed, District 9

**Staff Members Present:**

Dana Burghdoff, Deputy Director  
Jocelyn Murphy, Planning Manager  
Lynn Jordan, Planner  
Stephen Murray, Planner  
Beth Knight, Senior Planner  
Melinda Ramos, Assistant City Attorney

**Absent:**

None

**I. Public Hearing – 10:03 A. M.**

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

**II. Minutes**

The Commission, on a motion by Mr. Edmonds, seconded by Mr. Genua, on a vote of 9-0, voted to approve the Zoning Commission minutes of the August 10, 2011 meeting.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**III. Continued Cases**

**1. ZC-11-044 Blanca D. Cantu (CD 2)- 1207 – 1211 Clinton Avenue (North Fort Worth Addition, Block 61, Lots 23 through 26, 0.62 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus a beauty shop to be developed to “ER” Neighborhood Commercial Restricted standards and to include the existing front yard fence; site plan waiver requested**

Louis Zapata, 2007 North Houston, Fort Worth, Texas representing Ms. Cantu explained to the Commissioners the request to rezone the property to PD/A-5 plus beauty shop. Mr. Zapata mentioned there will be plenty of parking spaces.

Mr. Ortiz asked how far the commercial encroaches into the residences. Mr. Zapata mentioned the first couple of lots are already commercial lots. He also mentioned the area was commercial back in the 1940’s and he rezoned it to residential some time ago. Mr. Ortiz also asked how many beauty stations are proposed. Mr. Zapata mentioned there will be six stations.

Mr. Romero asked about neighborhood concerns and their fear of commercial uses coming into their neighborhood. Mr. Zapata said there's already a mechanic shop and some other commercial uses in the area. Mr. Romero asked when the last time a commercial use went in on Clinton. Mr. Zapata answered by saying the mechanic shop was the last commercial use to go in about ten years ago.

Mr. Genua asked for clarification on the zoning request. Ms. Burghdoff explained the base zoning will not change but another beauty shop could go in there.

Amparo & Francisco Alejandro, 1216 Clinton Avenue, spoke in opposition. He mentioned the area has always been single-family. He also mentioned they have been trying to change this area to commercial since 1993. Ms. Alejandro mentioned if she had clientele from their neighborhood.

Ms. Spann asked about the outside of the house and if it did not change would he be ok with it. Mr. Alejandro said he did not want any commercial businesses.

In rebuttal Joe Guerreo spoke in support of the request. He has a business in Sundance Square and believes Ms. Cantu's business would be an asset to the neighborhood.

Mr. Romero asked about his business and clients in Sundance Square and wanted to explain the concerns of the Alejandro's of unknown parties coming into their neighborhood.

<i>Document received for written correspondence</i>				<i>ZC-11-044</i>	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Amparo & Francisco Alejandro	1216 Clinton Avenue	In	Opposition		Spoke at hearing
Maricela Munoz	1218 Clinton Avenue	In	Opposition		Letter of opposition

Motion: Following brief discussion, Ms. Zadeh recommended denial of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

**2. ZC-11-056 City of Fort Worth Planning & Development, Alta Mere Addition (CD 3)- Generally bounded by Calmont Avenue, Alta Mere Drive, Garza Avenue, and Reagan Drive (see addresses in case file, 55.60 Acres): from "A-5" One-Family, "CF" Community Facilities, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "IP" Industrial Park, and "PD-654" Planned Development to "CF" Community Facilities and "I" Light Industrial**

Beth Knight, Senior Planner, City of Fort Worth, explained to the Commissioners the Council-initiated request from Councilman Zimmerman to rezone certain properties within the Naval Air Stations APZ & ACZ zones. Ms. Knight explained the majority of the neighborhood is in