

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
La Nueva Northside
Northside

Near Northside Partners Council
Fort Worth 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)

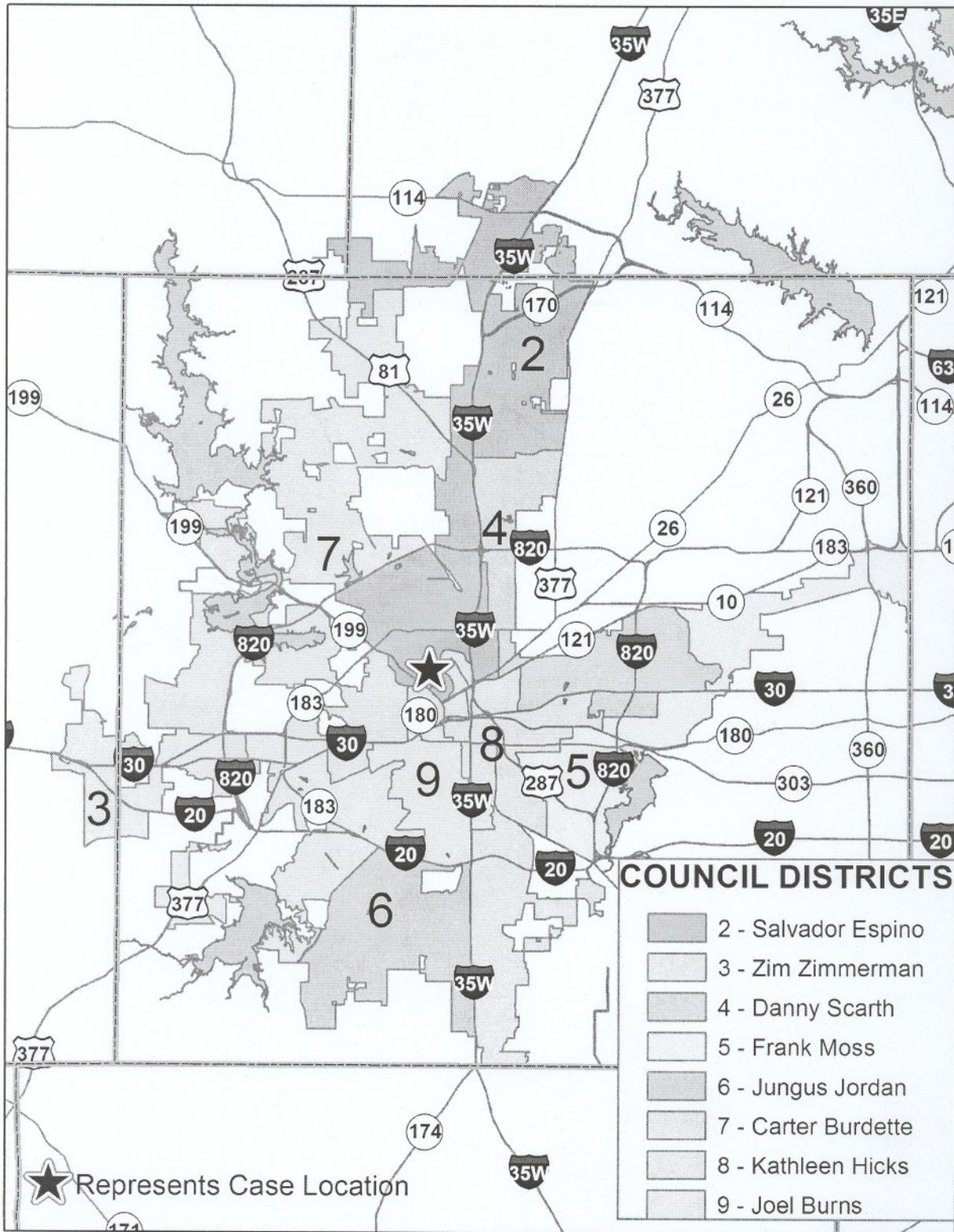
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

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
- Zoning Commission minutes

Location Map



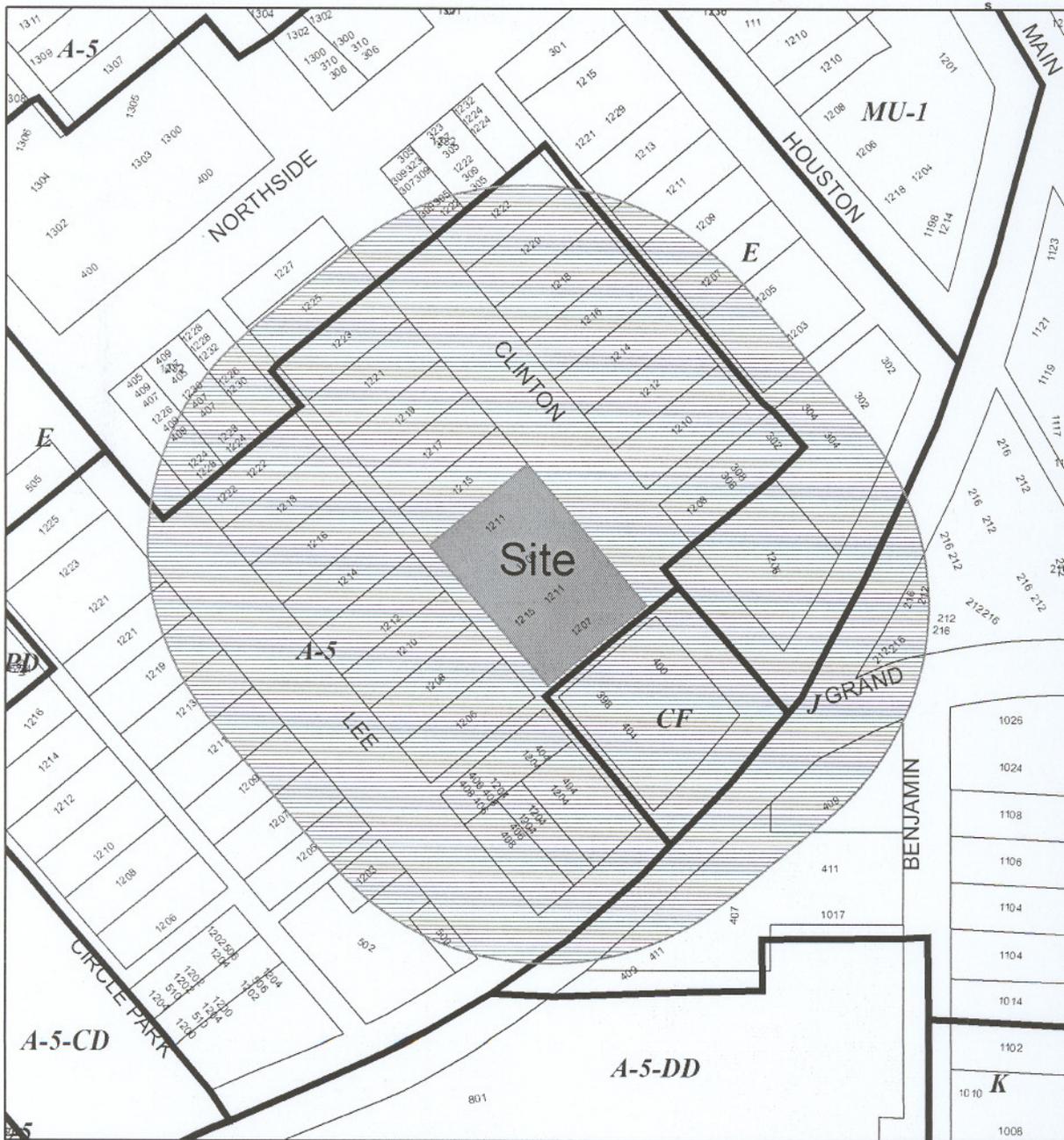


ZC-11-044

Area Zoning Map

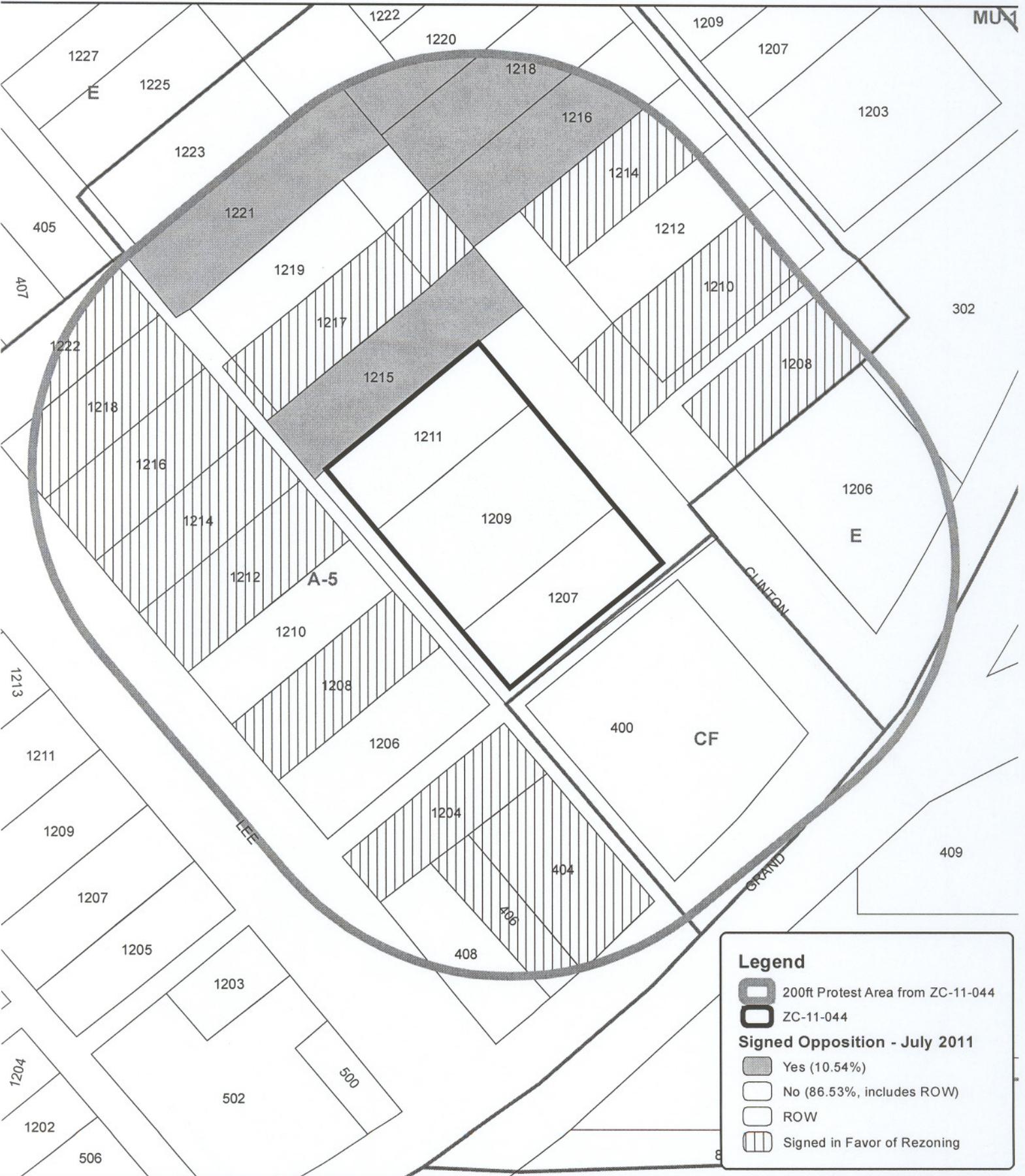
Applicant: Blanca Cantu
 Address: 1207, 1209, & 1211 Clinton Avenue
 Zoning From: A-5
 Zoning To: ER
 Acres: 0.62
 Mapsco: 62Q
 Sector/District: Northside
 Commission Date: 06/08/2011
 Contact:

 300 Ft. Buffer



200 100 0 200 Feet

Updated 20% Protest Area for ZC-11-044

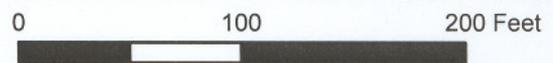


Legend

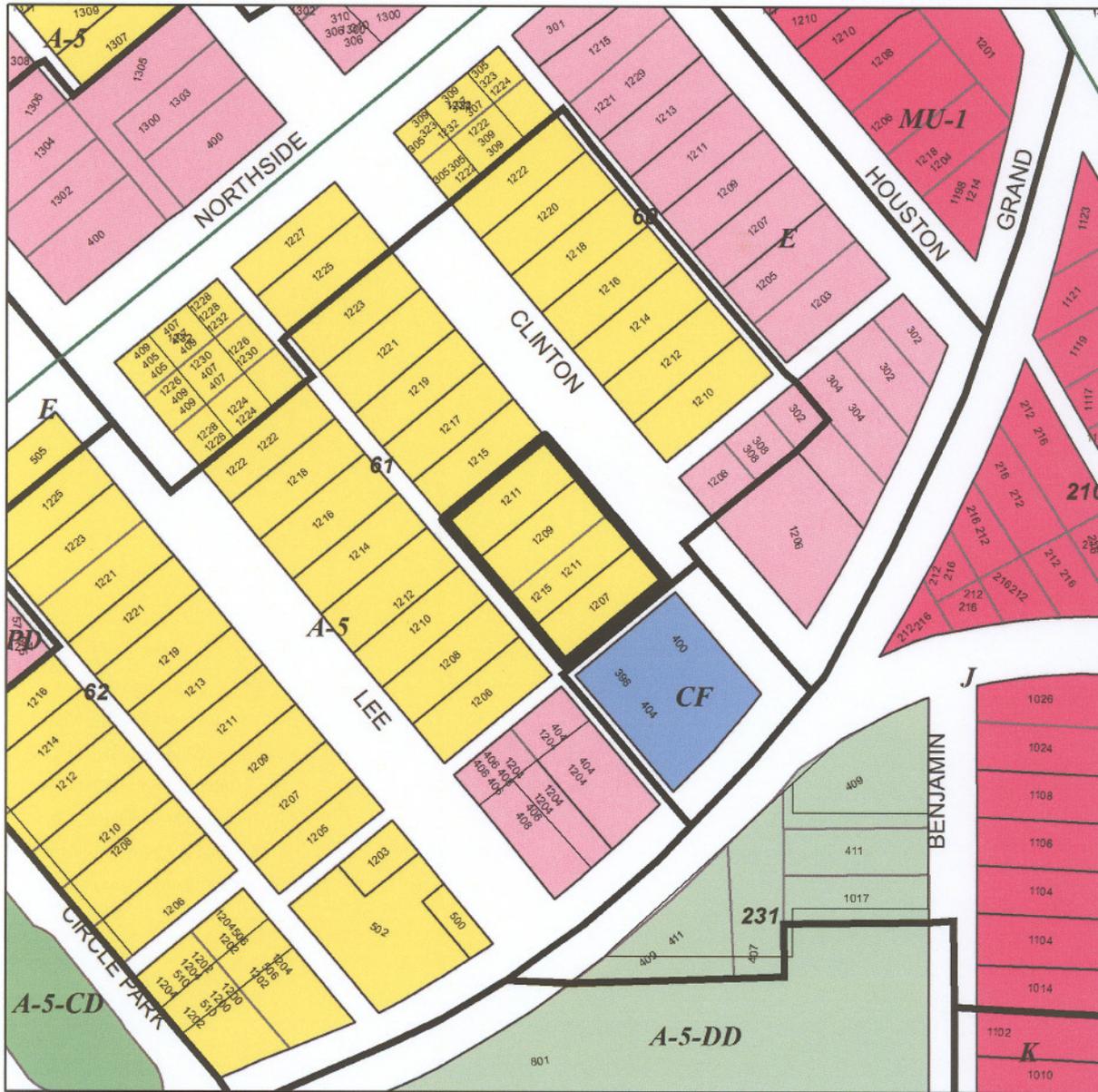
- 200ft Protest Area from ZC-11-044
- ZC-11-044
- Signed Opposition - July 2011**
- Yes (10.54%)
- No (86.53%, includes ROW)
- ROW
- Signed in Favor of Rezoning



Planning & Development
Department 7/6/11 - BK



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- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

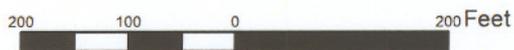
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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



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

DRAFT

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

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