



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 18, 2011

**Council District** 6

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

Continued Yes  No   
Case Manager Stephen Murray  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** **Hulen Street Baptist Church**  
  
**Site Location:** 7100 S. Hulen Street Mapsco: 103E  
  
**Proposed Use:** **Commercial**  
  
**Request:** From: "CF" Community Facilities  
To: "E" Neighborhood Commercial

**Land Use Compatibility:** Requested change is compatible.  
  
**Comprehensive Plan Consistency:** Requested change is consistent (Minor Boundary Adjustment)

**Background:**  
The applicant is requesting a zoning change from "CF" Community Facilities to "E" Neighborhood Commercial for the construction of additional parking. The existing Braums restaurant will be renovated, which will require additional parking spaces. The property will provide double row parking as preferred by Braums. The adjacent church has agreed to sell a small portion of their vacant property for this purpose.

**Site Information:**  
Owner: Hulen Street Baptist Church  
7100 S. Hulen Street  
Fort Worth, Texas 76133  
  
Agent: Gordon E. Pulis  
Acreage: 0.23  
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:  
North "CF" Community Facilities / vacant  
East "F" General Commercial / commercial  
South "F" General Commercial / Braums Ice Cream  
West "F" General Commercial / auto repair

**Recent Relevant Zoning and Platting History:**  
Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Hulen Street	Major Arterial	Principle Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Kingswood Place  
Candle Ridge West  
Candleridge

District 6 Alliance  
Fort Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Braums intends to remodel the store and more parking is needed once the store is complete. Surrounding land uses are primarily commercial. The remaining site is zoned "F" General Commercial, however, the applicant is rezoning to "E" in order to align with the Comprehensive Plan.

As a result, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as institutional. However, the small portion of land requested for change would constitute a minor boundary adjustment.

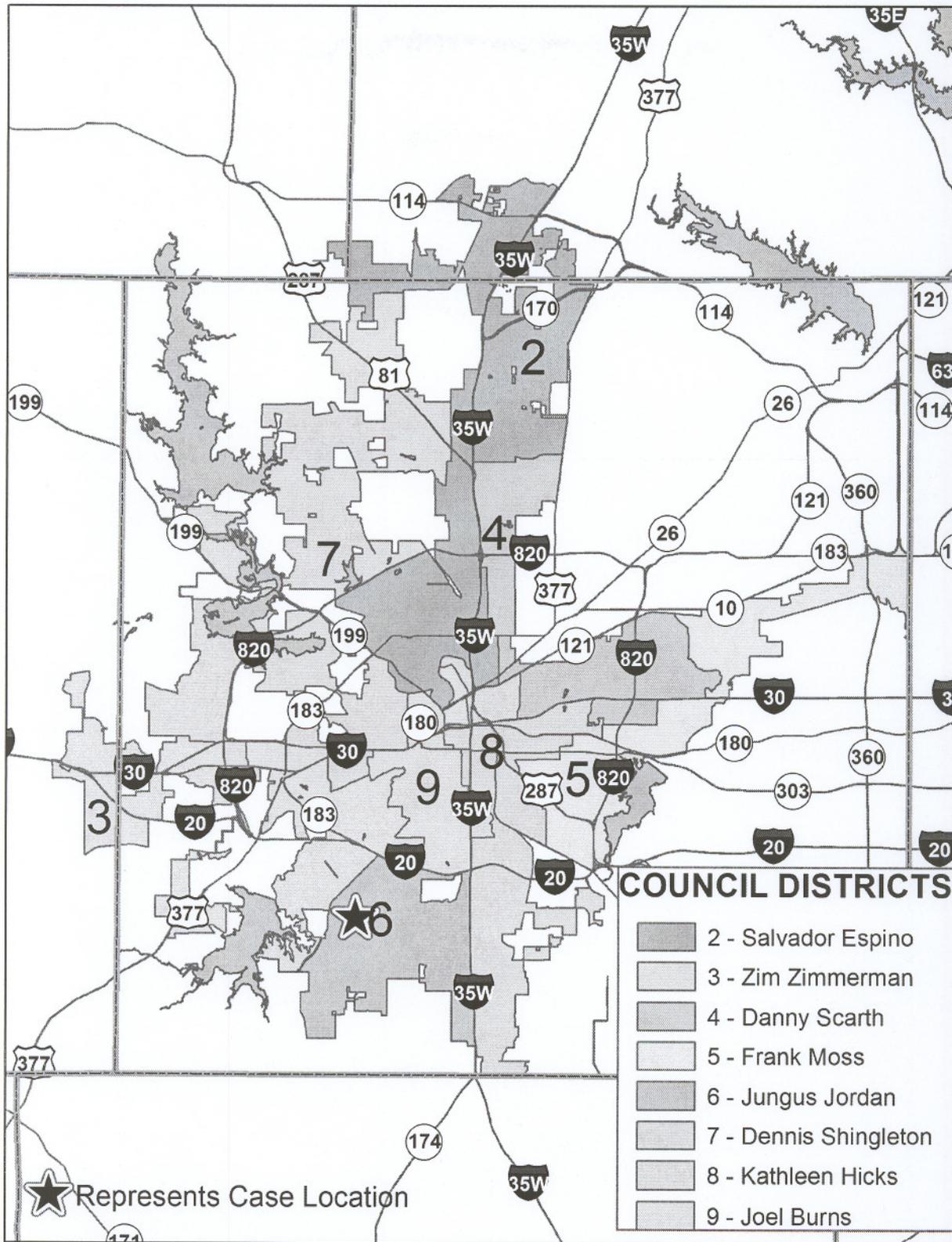
As a result, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

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



★ Represents Case Location

- COUNCIL DISTRICTS**
- 2 - Salvador Espino
  - 3 - Zim Zimmerman
  - 4 - Danny Scarth
  - 5 - Frank Moss
  - 6 - Jungus Jordan
  - 7 - Dennis Shingleton
  - 8 - Kathleen Hicks
  - 9 - Joel Burns





ZC-11-071

# Area Zoning Map

Applicant: Hulen Street Baptist Church  
 Address: 7100 S. Hulen Street  
 Zoning From: CF  
 Zoning To: E  
 Acres: 0.22956521  
 Mapsco: 103E  
 Sector/District: Wedgwood  
 Commission Date: 09/14/2011  
 Contact: 817-392-8043



 300 Ft. Buffer



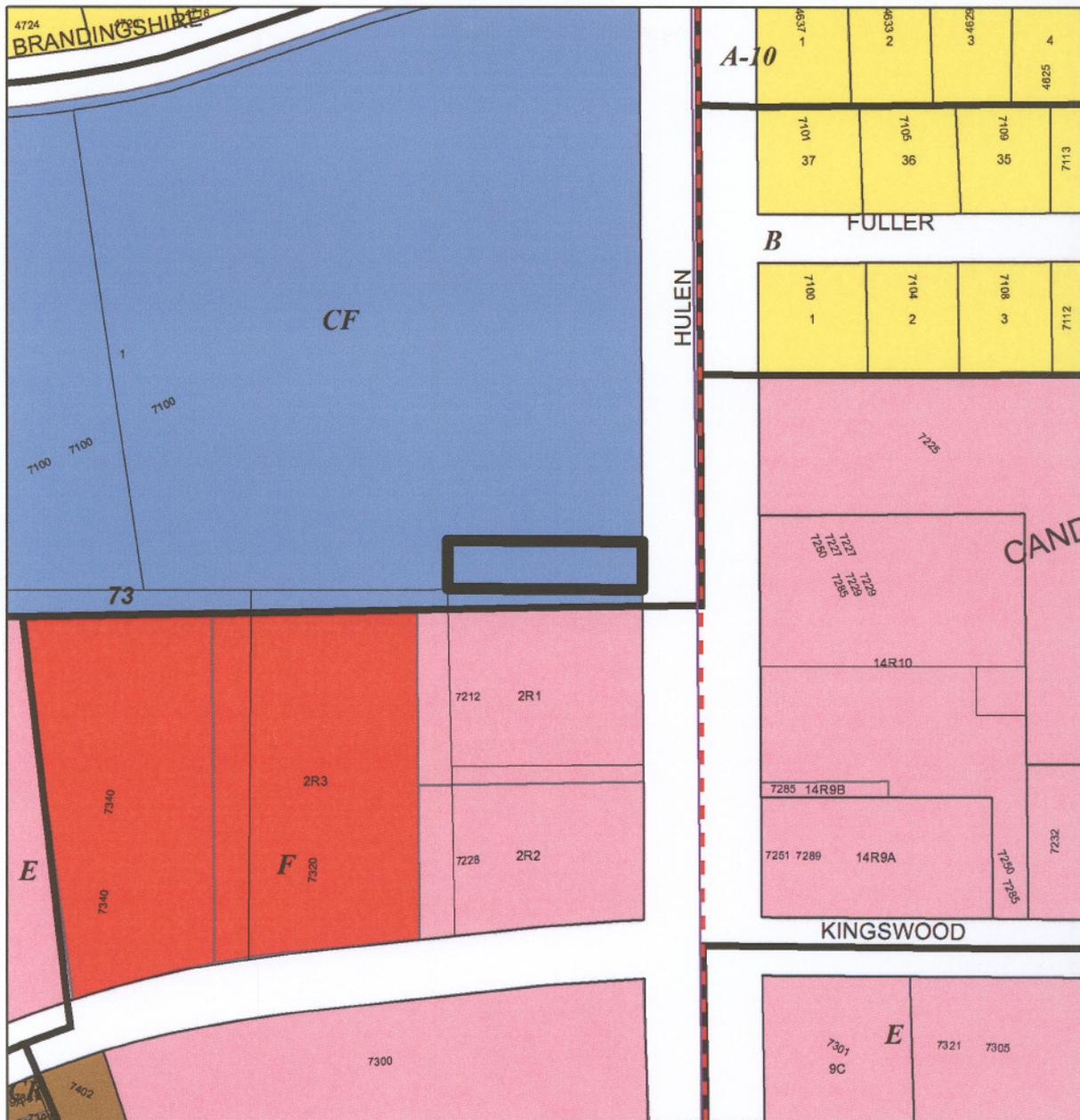
200 100 0 200 Feet



7100 S. Hulen Street

# Future Land Use

ZC-11-071



- 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 01, 2011



## Aerial Photo Map



Motion: Following brief discussion, Ms. Reed recommended approval of the request as amended to remove the masonry waiver request for Lot 8, seconded by Dr. Barnes. The motion carried unanimously 8-0. Mr. Romero left for the day.

**9. ZC-11-071 Hulen Street Baptist Church (CD 6)- 7100 South Hulen Street (Portion of Candleridge Addition, Block 73, Lot 1, 0.23 Acres): from "CF" Community Facilities to "E" Neighborhood Commercial.**

Gordon Purvis, 7212 South Hulen Street, Fort Worth, Texas representing Braums Ice Cream explained to the Commissioners they have a contract to purchase a portion of the Hulen Street Church property to expand for additional parking.

Mr. Ortiz asked how many additional parking spaces are needed. Mr. Purvis said they need 12 additional spaces.

Ms. Spann asked where they are extending the parking and will they provide landscaping. Mr. Purvis mentioned it's indicated with red flags on the site and noted they will be providing landscaping.

Motion: Following brief discussion, Ms. Spann recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

**10. ZC-11-072 Joseph Bialek (CD 9)- 1314 Alston Avenue (Brooks & Bailey Subdivision, Block 1, Lot 4R, 0.15 Acres): from "NS-T4/HC" Near Southside T-4 District/Historic & Cultural Overlay to "NS-T4/HSE" Near Southside-T4 District/Highly Significant Endangered**

Jocelyn Murphy, Planner, City of Fort Worth explained to the Commissioners the request is to add an HSE overlay designation to the property.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 8-0.

**11. ZC-11-073 City of Fort Worth Parks & Community Services (CD 6)- 4680 McPherson (Southwest Community Park Addition, 71.43 Acres): from "AR" One-Family Restricted & "E" Neighborhood Commercial to "CF" Community Facilities**

Ronnie Clements, 401 West 13<sup>th</sup> Street, City of Fort Worth explained to the Commissioners they are requesting CF zoning to build a community center to serve the neighborhood.

<i>Document received for written correspondence</i>				<i>ZC-11-073</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 200 ft notification area</b>	<b>Position on case</b>	<b>Summary</b>