



**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 9

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

Continued Yes  No   
Case Manager Lynn Jordan  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Joseph Bialek

**Site Location:** 1314 Alston Avenue Mapsco: 76M

**Proposed Use:** Historic Designation

**Request:** From: "NS-T4/HC" Near Southside T4 District/Historic & Cultural Overlay

To: "NS-T4/HSE" Near Southside-T4 District/Highly Significant Endangered

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

This vernacular style shotgun house was constructed c.1920. The 1951 Sanborn map shows this building as one of four houses of similar size and footprint. This is the last remaining of the four. The proposed work will include interior remodel and exterior alterations.

The applicant is proposing to construct a wood deck with pergola on the north side of the structure. To access the deck, a new door opening with wood door will be added to the north elevation. Square wood posts will support the pergola. The applicant requested a waiver from the Fairmount Historic District for use of a Lexan-type covering over the proposed pergola.

The HC request was approved by Historic & Cultural Landmarks Commission on July 22, 2011 and a rezoning to "NS-T4/HSE Near Southside-T4 District/Highly Significant Endangered is necessary to implement the overlay.

**Site Information:**

Owner: Joseph Bialek  
1312 Washington Avenue  
Fort Worth, TX 76104

Applicant: City of Fort Worth Planning and Development  
Acreage: 0.15 ac  
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T4/HC" Near Southside-T4 district /Historic Overlay / vacant & commercial  
East "NS-T4/HC" Near Southside-T4 district /Historic Overlay / commercial  
South "C/HC" Medium Density Multifamily /Historic Overlay / single family  
West "NS-T4/HC" Near Southside-T4 district /Historic Overlay / single-family & commercial

**Public Notification:**

The following Neighborhood Associations were notified:

Fairmount  
Southside Preservation Assoc.  
Fort Worth South Inc.  
Neighborhood Unification Project

Hemphill Corridor Task Force  
Fort Worth ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-164 MU-1/HC to NS-T4/HC approved by City Council November 2007.

Platting History: None

**Development Impact Analysis:**

1. **Land Use Compatibility**

The requested "HSE" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The overlay district will not affect the underlying zoning district and future land use.

As a result, the proposed zoning **is consistent** with the 2011 Comprehensive Plan.

**Attachments:**

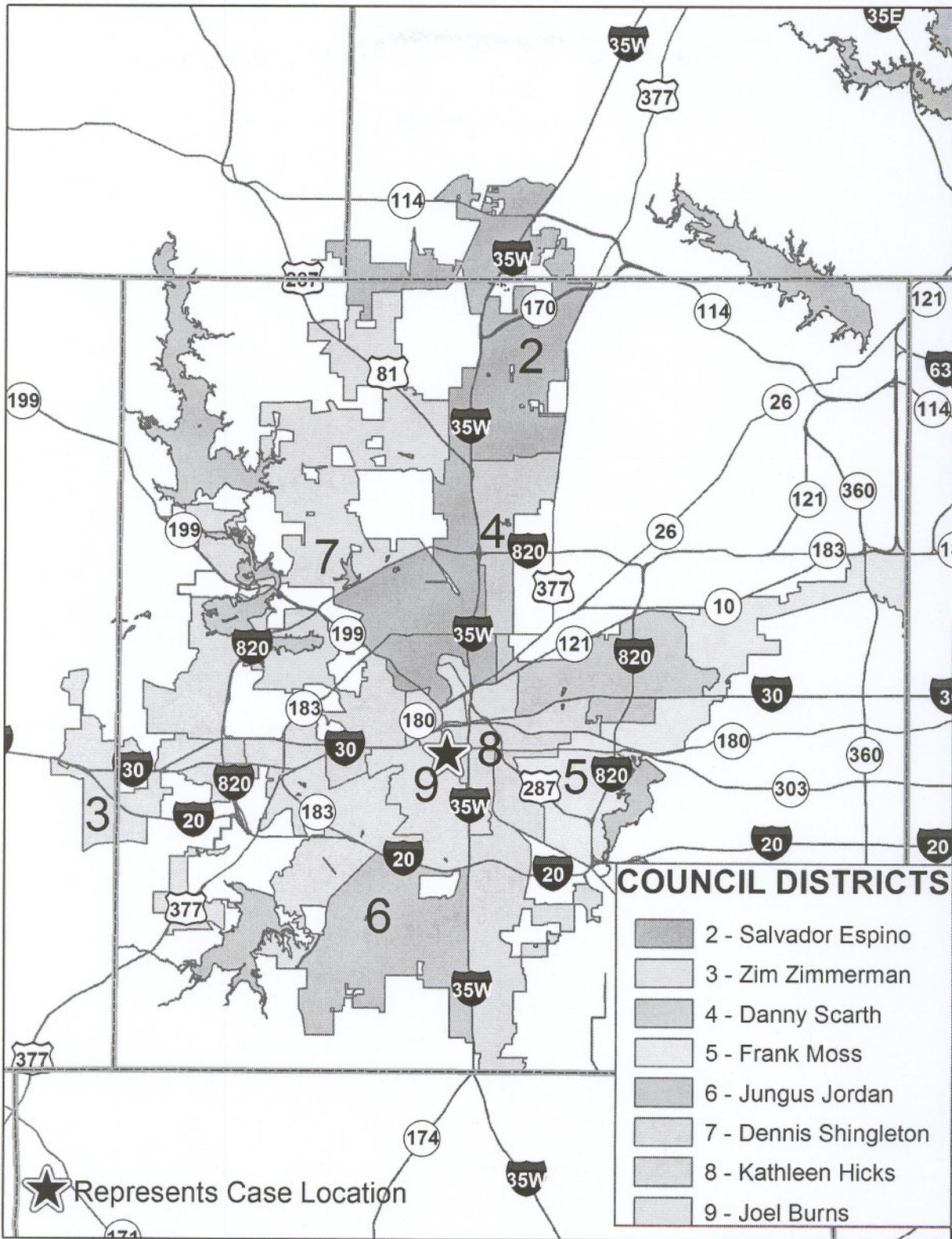
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- HCLC report
- Zoning Commission minutes

# FORT WORTH



ZC-11-072

## Location Map



★ Represents Case Location



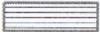


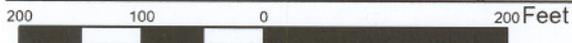
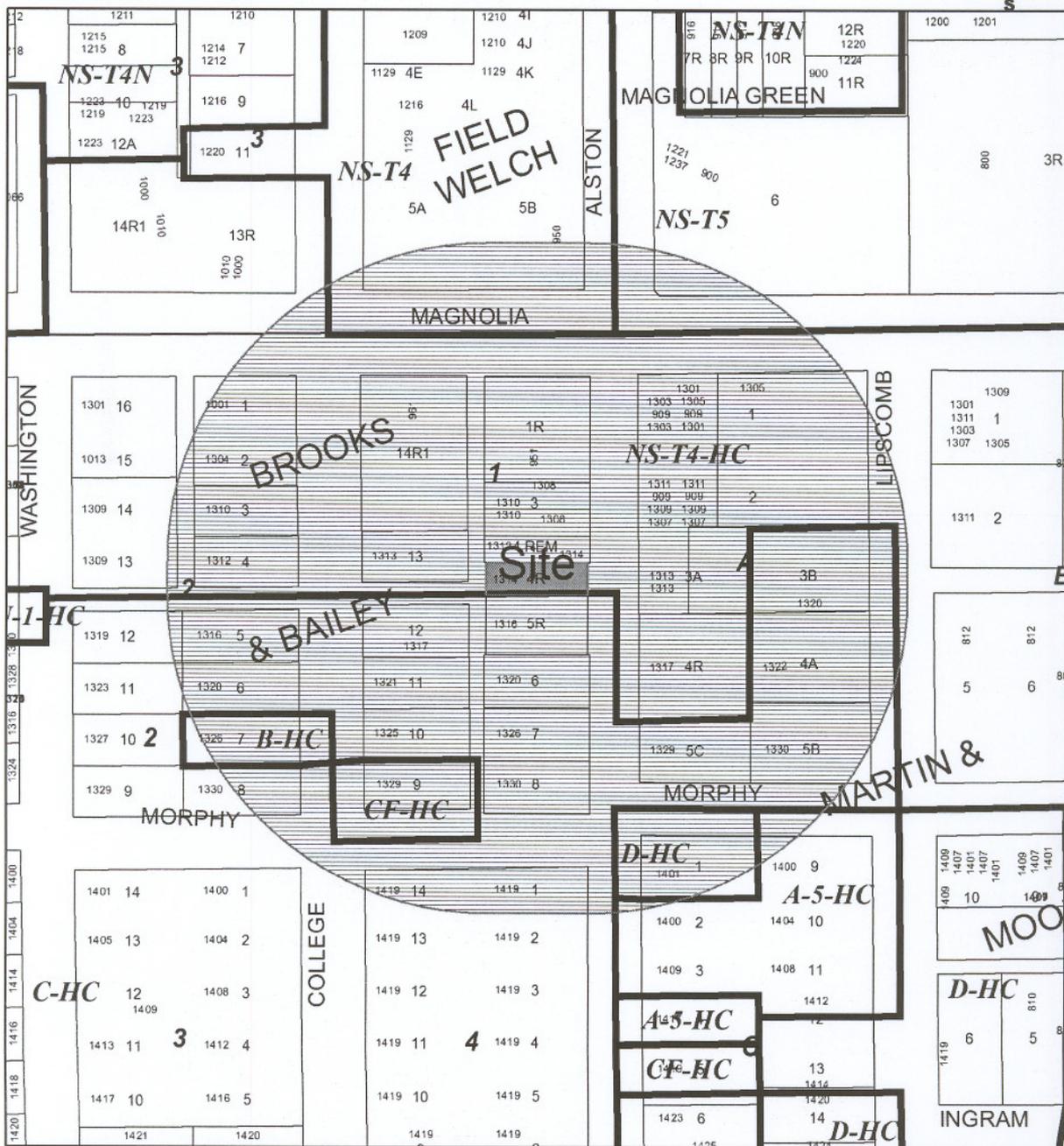
ZC-11-072

# Area Zoning Map

Applicant: Joseph Bialek  
 Address: 1314 Alston Avenue  
 Zoning From: NS-T4/HC  
 Zoning To: NS-T4/HSE  
 Acres: 0.06796345  
 Mapsco: 76M  
 Sector/District: Southside  
 Commission Date: 09/14/2011  
 Contact: 817-392-8037



 300 Ft. Buffer





**Certificate of Appropriateness  
Historic Site Tax Exemption**

**Historic and Cultural Landmarks Commission** ZC - 11 - 072 -

1314 Alston Ave

On **July 22, 2011**, the Historic and Cultural Landmarks Commission **APPROVED** the Certificate of Appropriateness to:

**Modify the structure with the following:**

- 1. Add (1) door opening on the north elevation with wood door**
- 2. Add a 9' x 60' wood deck with railing and stairs and pergola supported by square supports**
- 3. Lexan-type covering over the proposed pergola (*waiver*)**

**Approve with the understanding that the doors will need to be Craftsmen style.**

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case *does not* negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances *before* a Certificate of Appropriateness or building permit will be issued.

APPROVED BY: [Signature] 7/26/11  
Historic and Cultural Landmarks Commission

An **appeal** to this decision may be submitted to the Appeals Board by written request to the City Secretary and the undersigned within 10 days of the hearing decision described above. No hearing shall be scheduled before the Appeals Board until the required filing fee of \$295 has been paid to the Planning and Development Department.

**Residential Certificates of Appropriateness are valid for one year from the date of issuance. Commercial Certificates of Appropriateness are valid for two years from the date of issuance.**

Questions regarding this case may be forwarded to the Planning and Development Department at (817) 392-8000.

**PLANNING AND DEVELOPMENT DEPARTMENT**

THE CITY OF FORT WORTH \* 2ND FLOOR \* 1000 THROCKMORTON STREET \* FORT WORTH, TEXAS 76102  
817-392-8000 \* FAX 817-392-8016

RECEIVED  
AUG 08 2011  
BY:



1314 Alston Avenue

# Future Land Use

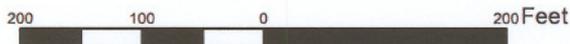
ZC-11-072



- 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



# FORT WORTH



1314 Alston Avenue

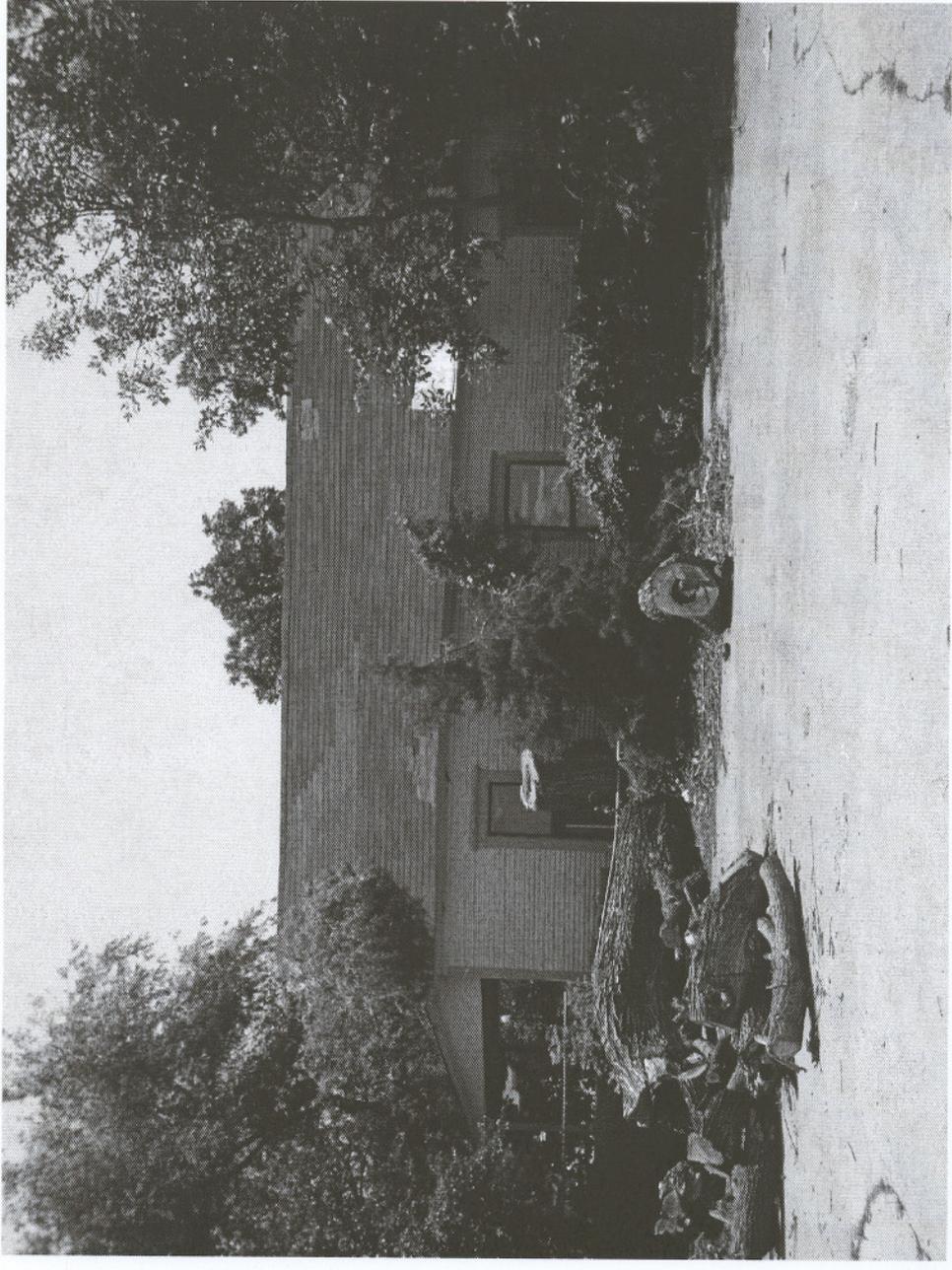
ZC-11-072

## Aerial Photo Map



200 100 0 200 Feet

# Deck Area View Right Side of House



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>