



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 10, 2012

**Council District** 8

**Zoning Commission Recommendation:**

Approved by a vote of 9-0

**Opposition:** none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** City of Fort Worth Housing and Economic Development etal

**Site Location:** 908, 912, 916, 930, 952, 954, 958, & 962 E. Humbolt Street  
Mapsco: 77K

**Proposed Use:** Community Center

**Request:** From: "A5/HC" One-Family/Historic and Cultural Overlay  
To: "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay

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

**Comprehensive Plan Consistency:** Requested change is **not consistent**.

**Background:**

The applicant is requesting a zoning change from to "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural for a Community Center. The property currently contains two vacant single-family homes and undeveloped property near the Evans and Rosedale Urban Village and in the Near Southeast Growth Center and Terrell Heights Historic District.

Community centers are allowed by right in commercial and form-based districts. The proposed zoning would require the form of the built structure to be consistent with the Near Southside form-based code, which would allow for a transition from the neighborhood to other nearby community facilities.

**Site Information:**

Owner: City of Fort Worth Housing and Economic Development  
1000 Throckmorton  
Fort Worth, Texas 76102

Agent: Fabiola Suarez  
Acreage: 1.2 acres  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

- North "A-5/HC" One-Family/Historic and Cultural / single-family, vacant
- East "A-5/HC" One-Family/Historic and Cultural / community center
- South "A-5/HC" One-Family/Historic and Cultural / Vacant
- West "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay / church

**Recent Relevant Zoning and Platting History:**

Zoning History: None

BOA History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Humbolt Street	2 way, Residential	Residential	No
Dashwood Street	2 way, Residential	Residential	No

**Public Notification:**

The following Neighborhood Associations were notified:

Historic Southside  
Hillside Morningside  
Fort Worth South, Inc.  
East Fort Worth Business Assoc.  
Southside Preservation Assoc.  
Southeast Fort Worth, Inc.

Near Southeast CDC  
NUP-Neighborhood Unification Project  
Morningside/Hillside Crime Watch COPS  
United Communities Association  
Fort Worth ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay. Surrounding land uses are vacant to the north and south, a community center is located just east, and a church to the west.

The proposed site is in close proximity to the Evans/Rosedale Urban Village and based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family and low-density residential. The Community Center use is not in conformance with the future land use map, and therefore the proposed zoning **is not consistent** with the Comprehensive Plan. The proposed zoning is in close proximity to the Evans/Rosedale Urban Village and may serve as a transition from the neighborhood to the library and other community facilities.

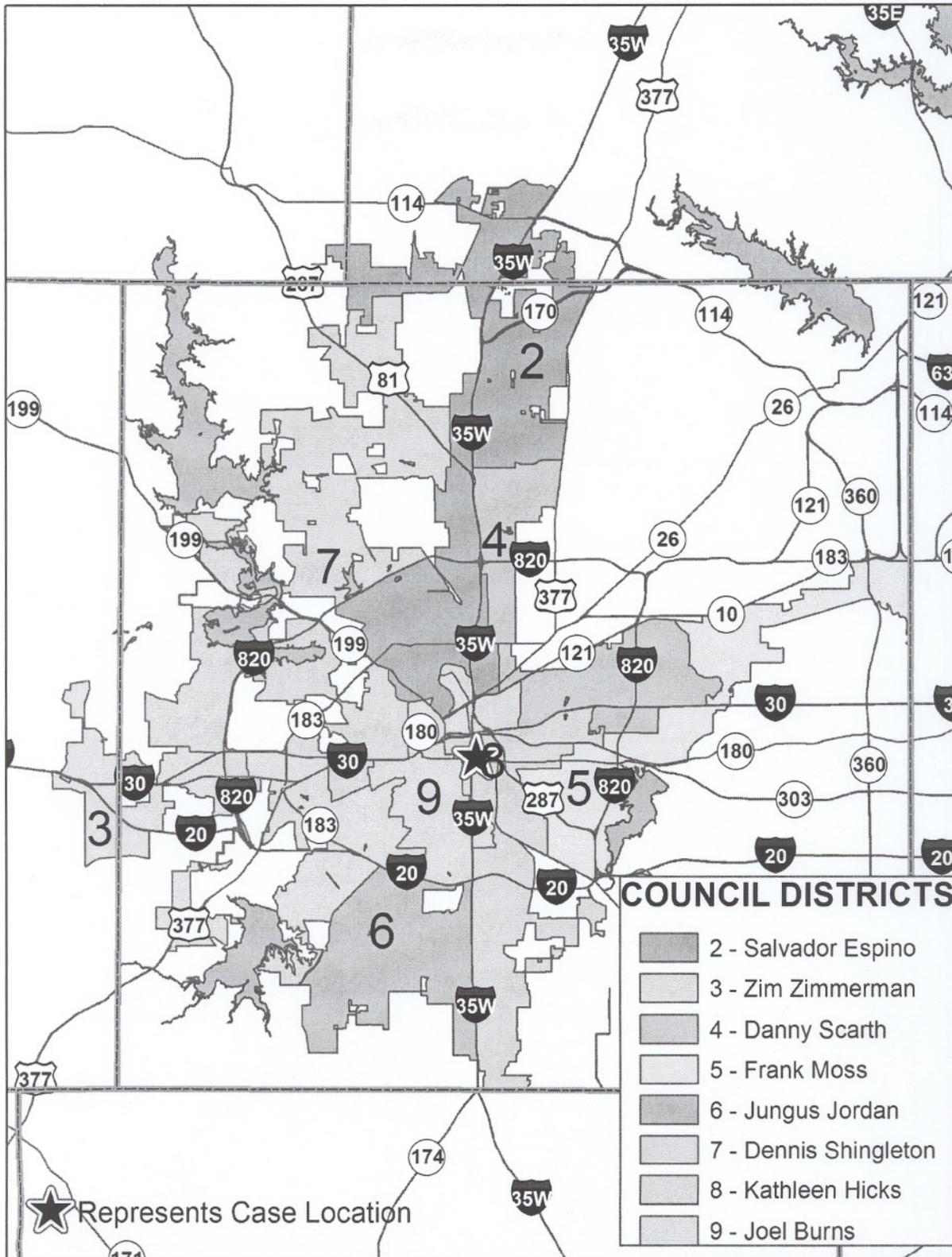
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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 Zoning Commission meeting

## Location Map



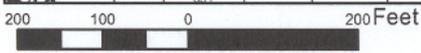
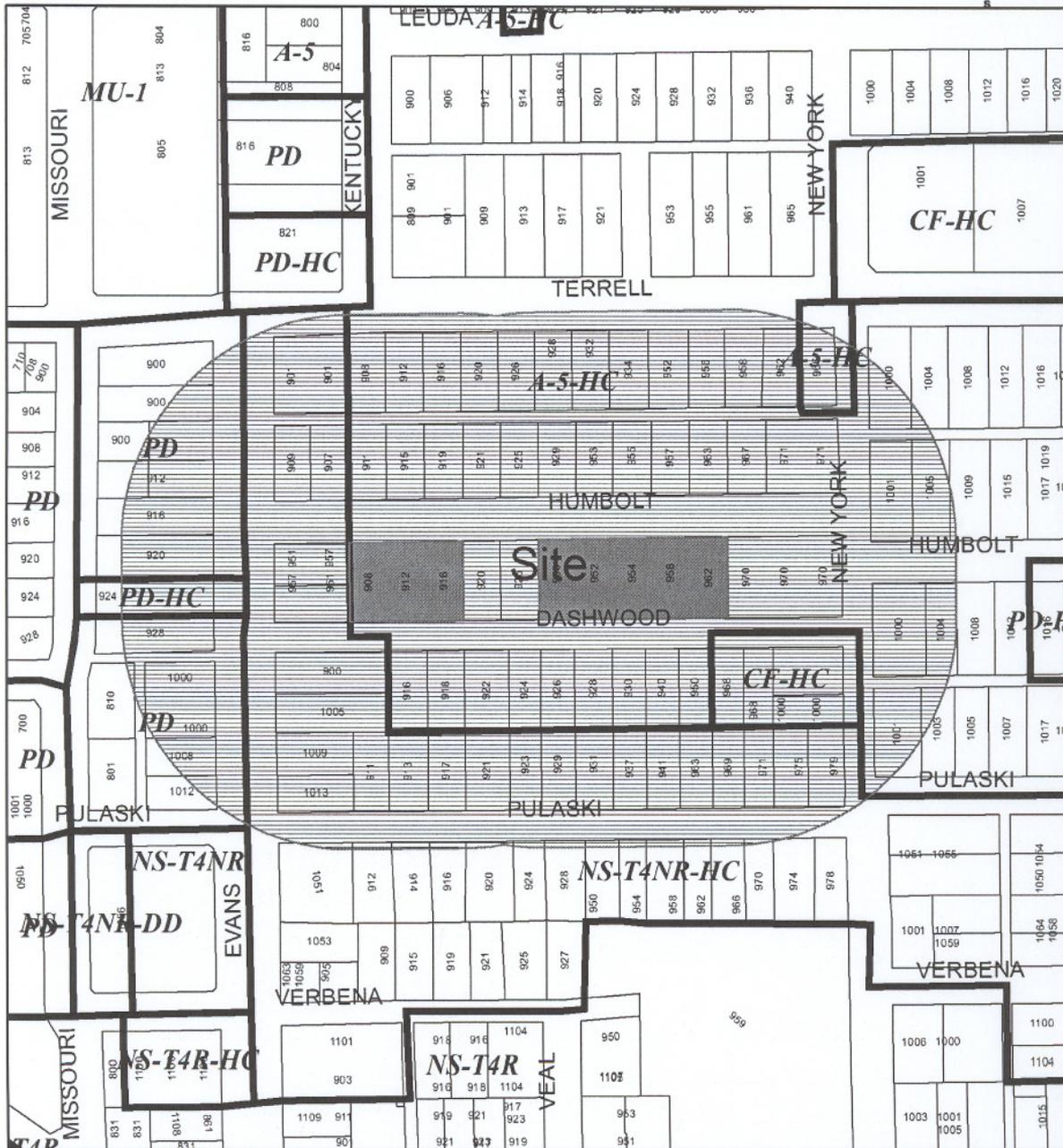


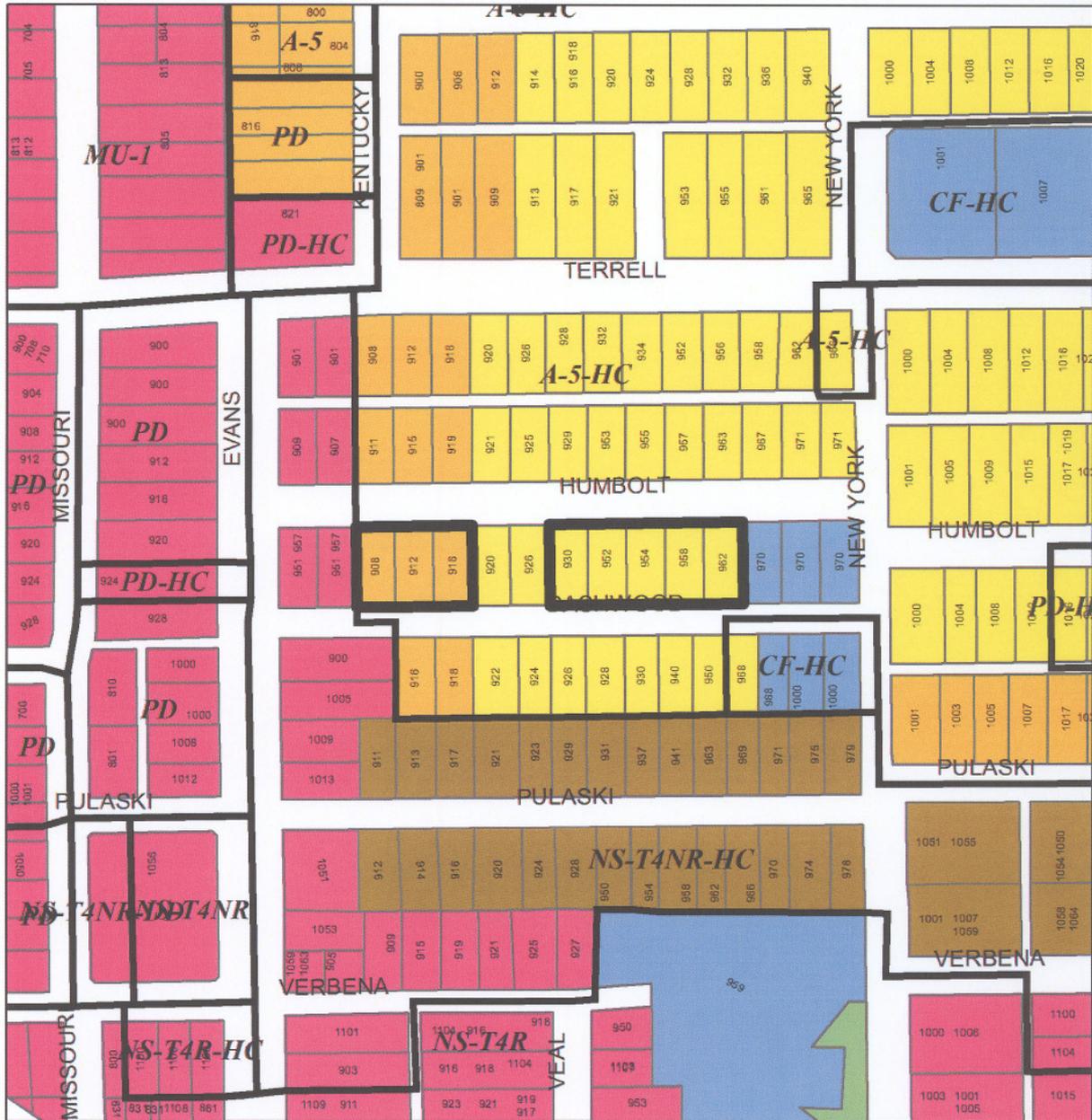
ZC-11-123

# Area Zoning Map

Applicant: City FW Housing Eco. Dev., et.al  
 Address: 908, 912, 916, 930, 952, 954, 958, and 962 E. Humbolt Street  
 Zoning From: A-5/HC  
 Zoning To: NS-T4R/HC  
 Acres: 1.21032993  
 Mapsco: 77K  
 Sector/District: Southside  
 Commission Date: 12/14/2011  
 Contact: 817-392-8043

 300 Ft. Buffer





- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | General Commercial       | CFWGIS.SDE.CAD_addresses    |
| Suburban Residential              | Light Industrial         | Freeways/Toll Roads         |
| Single Family Residential         | Heavy Industrial         | Proposed Freeway/Toll Road  |
| Manufactured Housing              | Mixed-Use Growth Center  | Principal Arterial          |
| Low Density Residential           | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential        | Infrastructure           | Major Arterial              |
| High Density Residential          | Lakes and Ponds          | Proposed Major Arterial     |
| Institutional                     | Public Park, Open Space  | Minor Arterial              |
|                                   | Private Park, Open Space | 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



		200 notification area	ft		
Emilio Zubizarreta	6001 Tension Dr	Yes		Support	Sent letter

**9. ZC-11-123 City of Fort Worth Housing & Economic Development (CD 8)- 908, 912, 916, 930, 952, 954, 958, & 962 E. Humbolt Street (McAnulty & Nesbit Subdivision, Block 2, Lot 41, 1.20 Acres): from "A-5/HC" One-Family/Historic & Cultural Overlay to "NST4-R/HC" Near Southside T4 Restricted/Historic & Cultural Overlay**

Robin Bentley, 1000 Throckmorton Street, Fort Worth, Texas representing Housing & Economic Development explained to the Commissioners the request is to rezone the property to build a new Community Center.

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

<i>Document received for written correspondence</i>				<b>ZC-11-123</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Daniel Reimer	930 & 954 E. Humbolt St	In		Support	Sent letter

**10. SP-11-008 Sandage Development Partners, LLC (CD 9)- 2816-2828 Sandage Avenue (Frisco Heights Addition, Block 14, Lots 5, 6, 7, & 8, 0.57 Acres): site plan for PD-794**

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Sandage Development explained to the Commissioners this is a site plan that was required from a previous zoning case. They are constructing eight duplexes with 38 bedrooms. They did meet with the neighborhood association who requested there be only one parking space per bedroom and to indicate where they would be keeping the trash receptacle containers which is noted on the revised site plan. Mr. Schell mentioned they are asking for a waiver to the fence requirement because they will be providing a retaining wall that may not be conducive of this.

Mr. West asked if they meet with the neighborhood and was the fence mentioned. Mr. Schell stated they did not bring up the fence.

Ms. Reed asked about the note for dusk to dawn street lighting. Mr. Schell mentioned it is indicated on the site plan. Timm Baumann, 500 W. Lookout Drive, Richardson, Texas spoke to Ms. Reed's question and reiterated is noted on the site plan notes. Mr. West asked him to comment on the neighborhood and the fence. He mentioned the homeowners preferred not to have the fence because it would be too tall.