



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 6, 2014

Council District 8/9

Zoning Commission Recommendation:
Approval as Amended to NS-T4R by a vote of 9-0

Opposition: None submitted
Support: Fort Worth South Inc.

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

Owner / Applicant: **Agape Holdings, LLC**

Site Location: 212 & 300 E. Hattie Street Mapsco: 77E

Proposed Use: **Office**

Request: From: "D" High Density Multifamily
To: "NS-T4R" Near Southside-General Urban Zone Restricted

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

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

Background:

The applicant is requesting a zoning change from "D" High Density Multifamily to "NS-T4" Near Southside-General Urban Zone for the development of an existing building to convert to an office use. The property is south of Hattie and west of Calhoun. When the Near Southside zoning took place in 2007, these properties were not included in the zoning but were in the overall boundary area. The subject area consists of two properties; one is in council district 8 and the other is in district 9.

Offices uses are permitted within the NS-T4 District. The applicant has a building permit on hold for a remodel of the existing building for a doctor's office. The building is about 880 square feet.

The property owner has met with Fort Worth South and explained their intentions. It was agreed that the owner would request NS-T4R which would restrict alcohol sales and therefore eliminate the possibility that a bar could be established.

Site Information:

Owner: Agape Holdings, LLC
650 St. Louis Avenue
Ft Worth, TX 76104

Acreage: 0.22 acres
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T5" Near Southside / single-family
East "NS-T5" Near Southside / mini-warehouse storage/vacant

South "NS-T5" Near Southside / single-family and vacant
 West "NS-T5" Near Southside / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-164, from various zoning districts to "NS" Near Southside, approved by City Council 11/06/07 (subject area)
Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E. Hattie St.	Minor Arterial	Minor Arterial	No
Crawford St.	Residential/Two-Way	Residential/Two-Way	No
Cannon St.	Residential/Two-way	Residential/Two-Way	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Historic Southside*	Fort Worth South, Inc.*
NUP-Neighborhood Unification Project	Southeast Fort Worth, Inc.
United Communities Assoc.	Fort Worth ISD
East Fort Worth Business Association	

within this neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "NS-T4" Near Southside-General Urban Zone for an office use. Surrounding land uses are Hattie Street to the north, vacant to the west, single-family to the south, and a bar to the east.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Mixed Use. The requested zoning change is consistent with the Future Land Use map.

The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Locate commercial and institutional uses adjacent to arterials streets, preferably at the intersections of other arterials and highways (pg. 37).
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38).

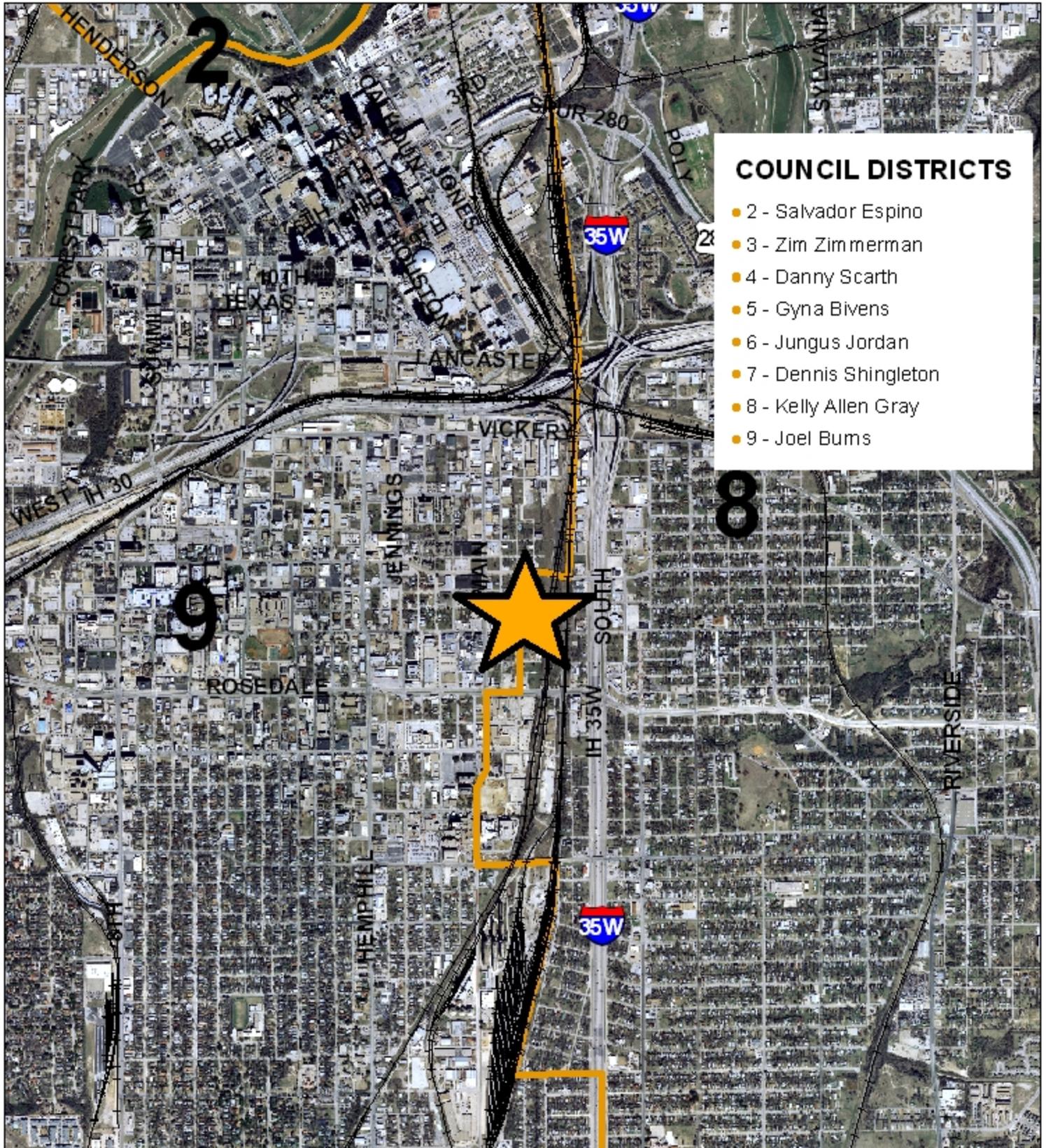
Based on conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

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

Attachments:

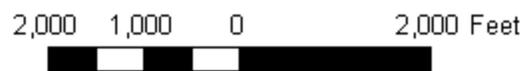
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map



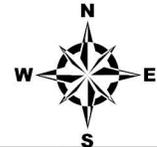
COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums

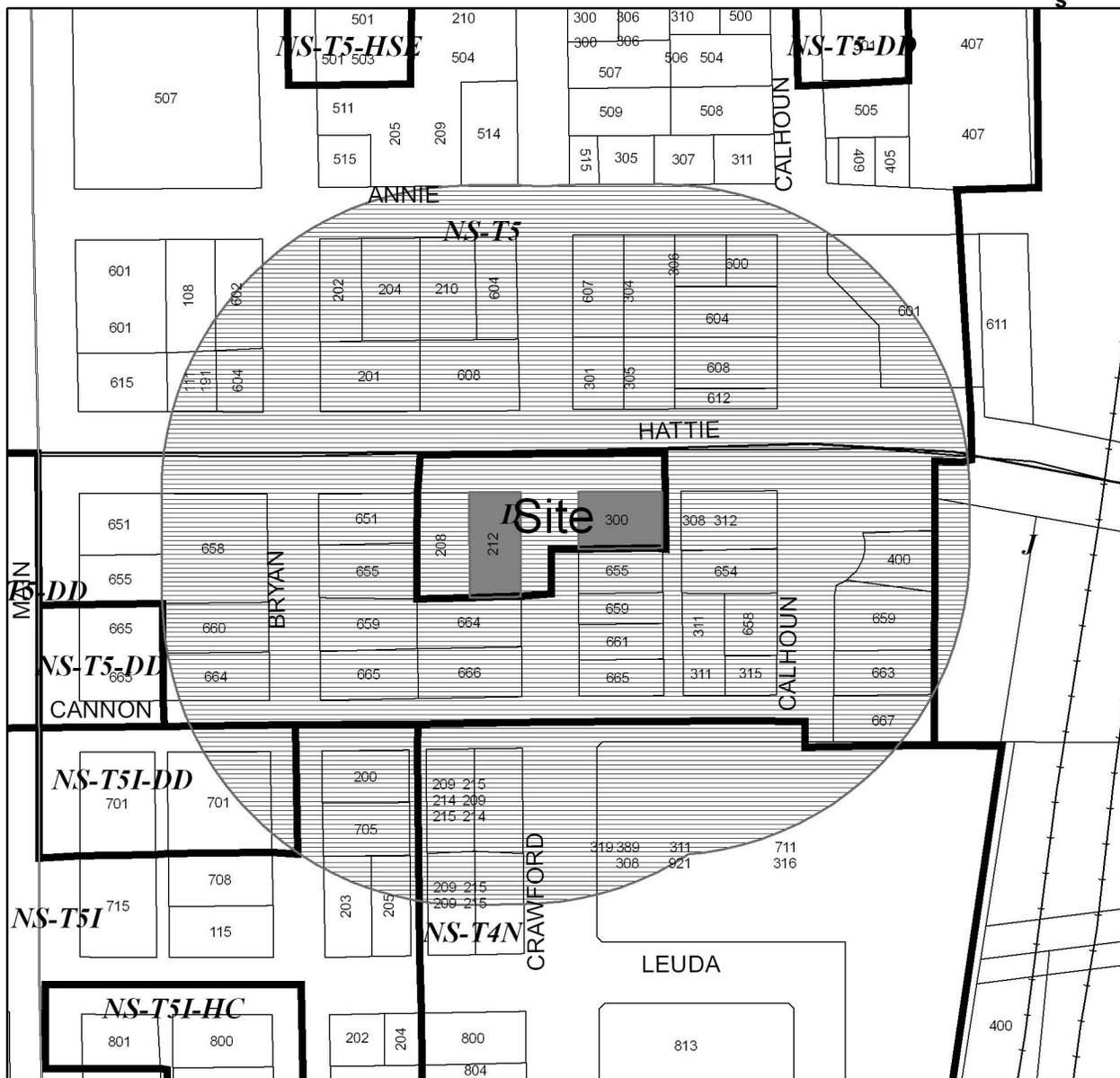


Area Zoning Map

Applicant: Agape Holdings, Inc.
 Address: 212 and 300 E. Hattie Street
 Zoning From: D
 Zoning To: NS-T4
 Acres: 0.10387693
 Mapsco: 77E
 Sector/District: Southside
 Commission Date: 4/9/2014
 Contact: 817-392-2495



300 Ft. Buffer





212 and 300 E. Hattie Street

Future Land Use

ZC-14-042



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

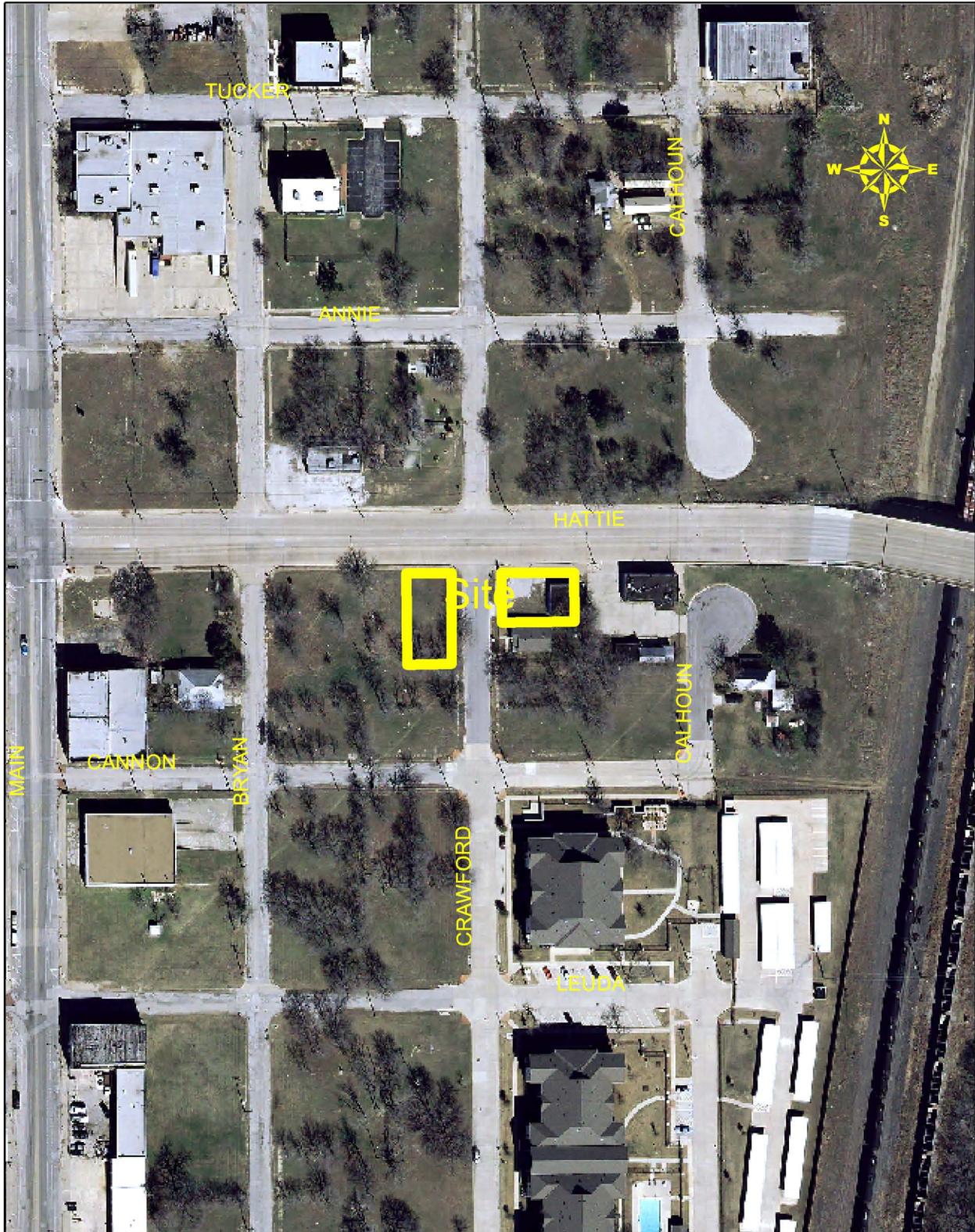
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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 18, 2014.



Aerial Photo Map



8. ZC-14-041 State of Texas/The Texas General Land Office (CD 7) – 11401 Timberland (Part of Tract 2, Permanent School Fund, Tract C, TGLO/Synergy Tracts, 11.16 Acres): from “I” Light Industrial to “G” Intensive Commercial

Stephen Crawford, 2080 N. Hwy 360, Suite 350, Grand Prairie, Texas representing the General Land Office/State of Texas explained to the Commissioners the request is to have consistent zoning, bring the zoning in compliance with the comprehensive land use plan and the zoning request would comply with the Alliance Airport Overlay Ordinance.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

Document received for written correspondence					ZC-14-041
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Debra Miller	11825 Horseshoe Ridge	In	Opposition		Sent letter in
Charlotte Albrecht	11817 Horseshoe Ridge	In	Opposition		Sent letter in

9. ZC-14-042 Agape Holdings LLC (CD 5) – 212 & 300 E. Hattie (William Welch Survey, Abstract No. 1668, 7.36 Acres): from “D” High Density Multifamily to “NS-T4” Near Southside-General Urban Zone

Jocelyn Murphy, Planning Manager, City of Fort Worth mentioned to the Commissioners staff has received a request to change the zoning to NS-T4R.

Kehinde Olumegbon, 79 Kia Royal Lane, Dallas, Texas representing Agape Holdings explained to the Commissioners the property is zoned residential and they want to zone it for commercial use for a medical office about 800 square feet.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, as Amended to NS-T4R, seconded by Ms. Reed. The motion carried unanimously 9-0.

Document received for written correspondence					ZC-14-042
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Mike Brennan/ Fort Worth South	1606 Mistletoe Blvd	Out		Support	Present did not speak/sent letter in

10. ZC-14-043 JNL Texas Holdings LLC (CD 9) – 2512 Akers Avenue, 501-517 N. Sylvania (Akers & Aikman Sub, James & Teresa Lucas, Abstract No. 958, Tracts 36, 38, 58, 2.05 Acres): from “B” Two-Family & “E” Neighborhood Commercial to “PD/E” Planned