



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 14, 2014

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** 1 letter submitted within 200 ft  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** James R. Claunch

**Site Location:** 1321 N. Houston Mapsco: 62Q

**Proposed Use:** Commercial/Law Practice

**Request:** From: "A-5" One-Family  
To: "E" Neighborhood Commercial

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

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

**Background:**

The proposed site is located near the southwest corner of Central Avenue and Houston Street. The applicant is proposing to change the zoning from "A-5" One-Family to "E" Neighborhood Commercial. The applicant is refurbishing the existing office to the north of the site for a family law practice and will be required to provide parking as part of a change of use. A parking lot exists to the south, but will be required to come into zoning compliance in order to obtain the Certificate of Occupancy. The zoning on the property was "F" in 2011 when zoning case ZC-11-016 Council-initiated rezoning changed it to A-5.

If approved, the proposed site would be required to have a minimum 20 ft. front yard setback (no parking), bufferyard, and screening fence adjacent to residential. Also, additional supplemental setbacks will apply if the applicant expands the existing commercial business. Variances from the Board of Adjustment will be necessary if any standard cannot be met.

**Site Information:**

Owner: James R. Claunch  
2912 W. 6<sup>th</sup> Street  
Fort Worth, TX 76107

Agent Clifford Proffit  
Acreage: 0.16 acres  
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:  
North "E/DD" Neighborhood Commercial/Demolition Delay / commercial  
East "UR" Urban Residential / single-family

South "A-5" One-Family / single-family  
 West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-11-016 from "F" General Commercial to "A-5" One-Family, approved by City Council 03/08/2011.  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Central Ave.	Residential	Residential	No
Houston Street	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
North Side	Fort Worth ISD
Inter-District 2 Alliance	

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial for a parking lot next to an office complex. Surrounding land uses are primarily single-family with an office to the north.

The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "E" zoning is consistent with the following Comprehensive Plan policy:

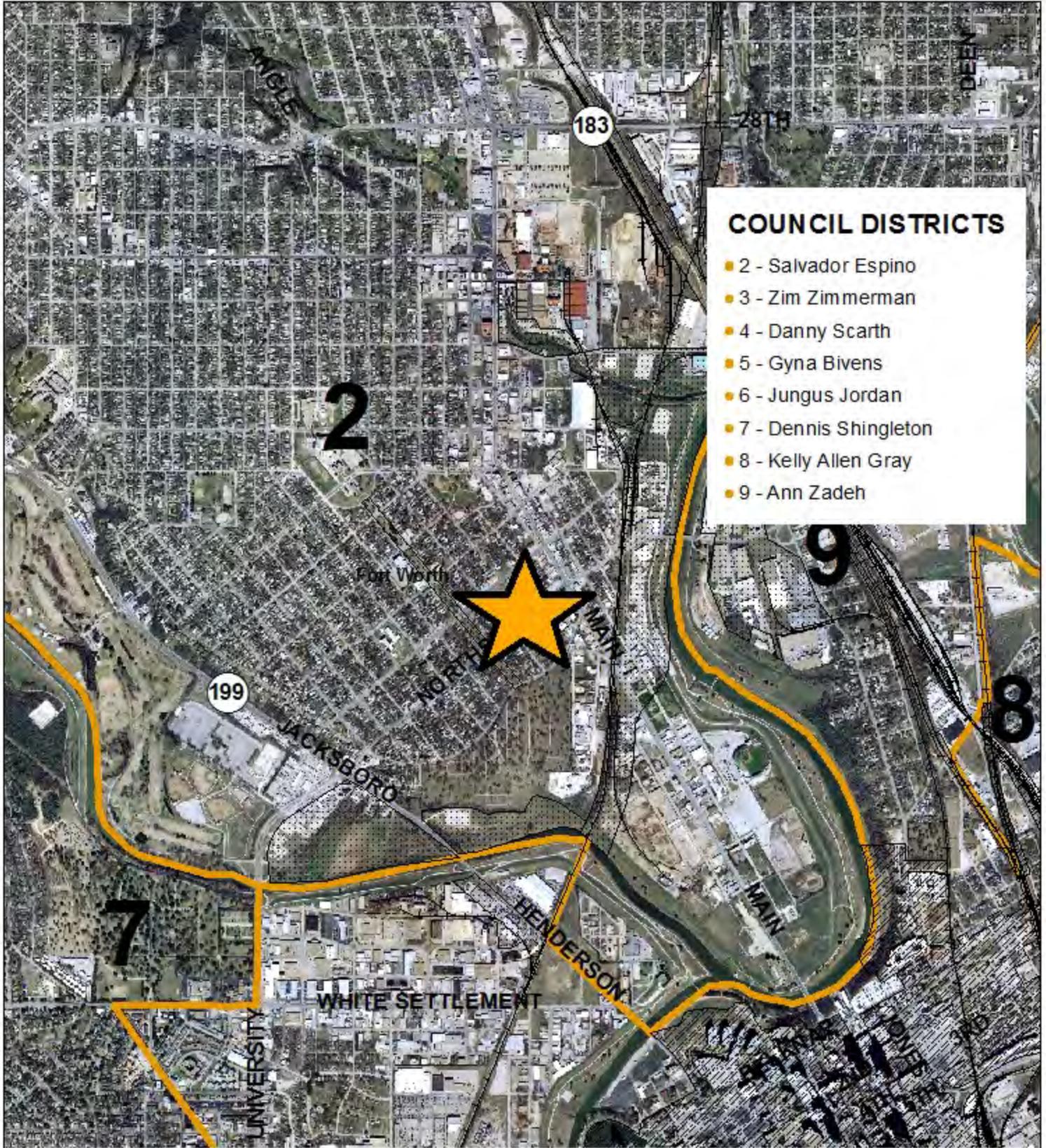
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

**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



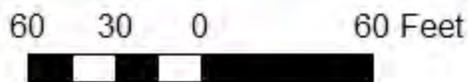
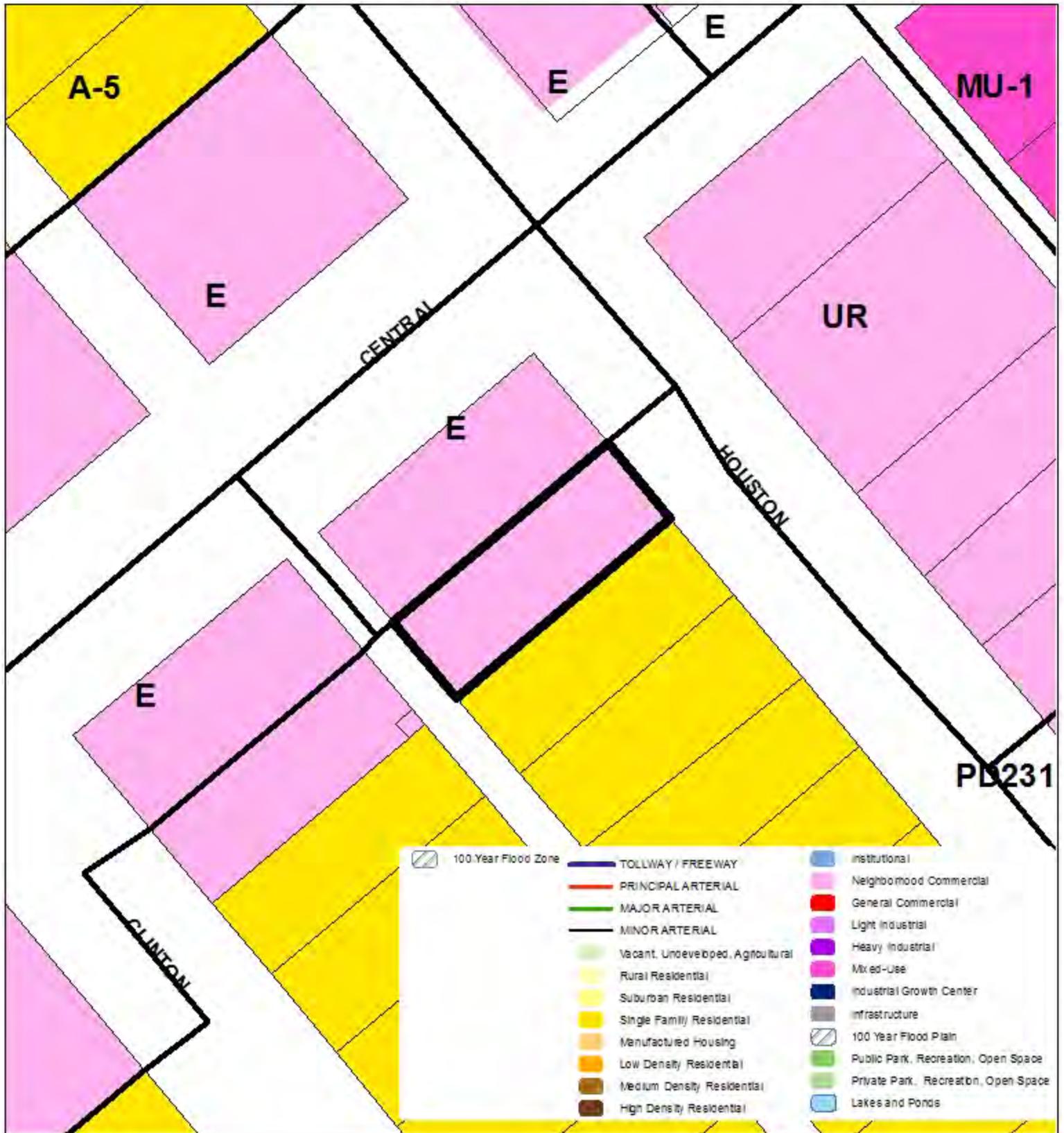


### Area Zoning Map

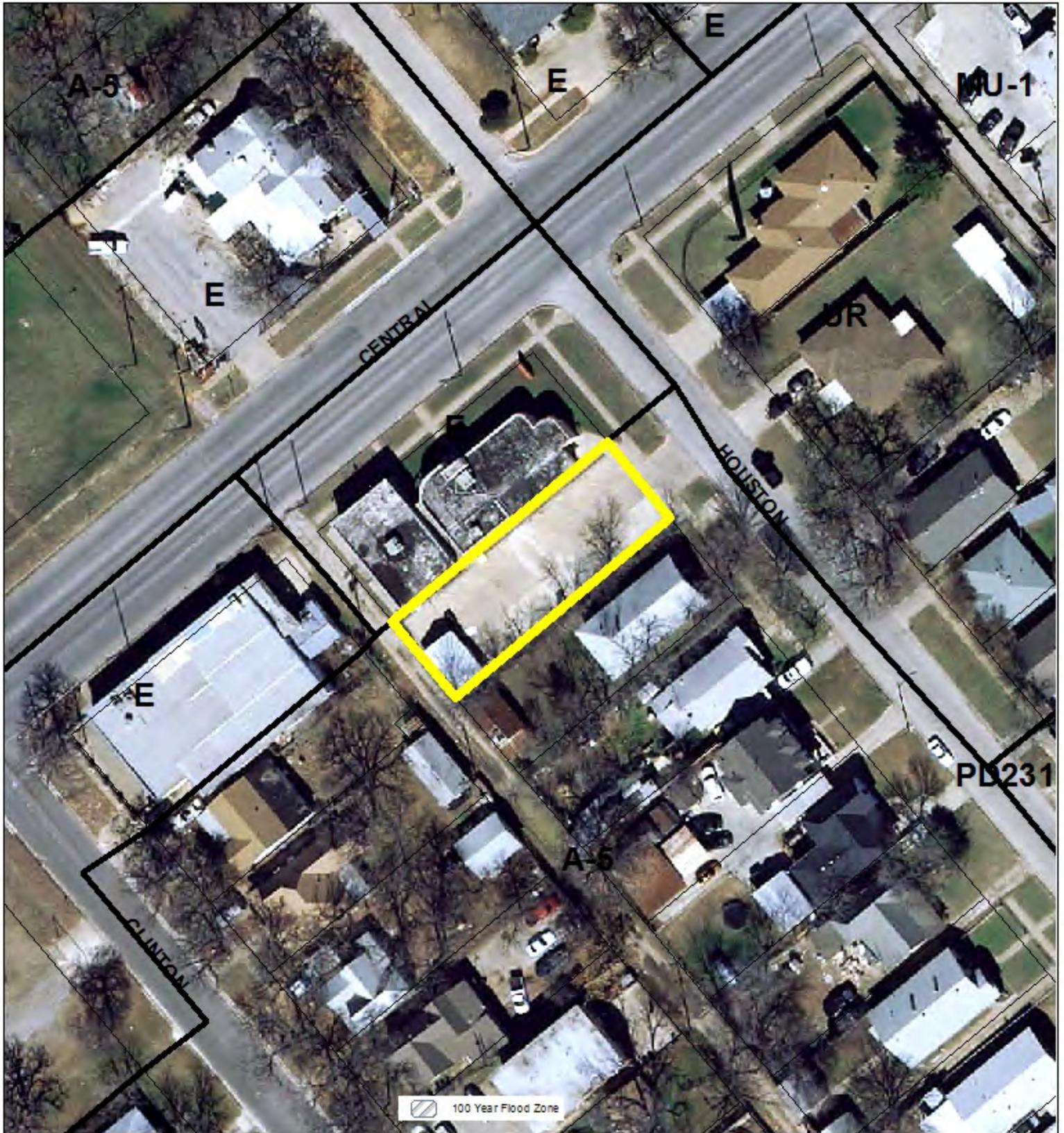
Applicant: James Claunch; Titleholder: Tx Rev Exch Holding Co.  
Address: 1321 N. Houston  
Zoning From: A-5  
Zoning To: E  
Acres: 0.160005  
Mapsc0: 62Q  
Sector/District: Northside  
Commission Date: 08/13/2014  
Contact: 817-392-8043



**Aerial Photograph**



## Aerial Photograph



60 30 0 60 Feet

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.



three spaces instead of the original five spaces and the one story height of the building. Mr. Bonilla confirmed.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request as Amended with revised site plan, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-065	
Name	Address	In/Out 300 notification area	Position on case		Summary
Tressa Hillburn/ Northside NA	NA	Out		Support	Sent letter in

**2. ZC-14-095 FM 1187 Partners, LP (CD 6) – 401 W. Rendon Crowley Road ( John Steele Survey, Abstract No. 1381, 5.47 Acres): from “A-5” One-Family and “PD-548” Planned Development for “FR” General Commercial Restricted uses excluding tattoo parlors and pawn shops; site plan waived to amend “PD-548” Planned Development to include mini-storage; site plan included for mini-storage use**

Coy Quine, 301 South Sherman, Suite 100, Richardson, Texas, representing FM 1187 Partners, LP explained to the Commissioners after meeting with the representatives of the neighborhood they have determined they will not be able to move forward with the project. They are requesting to withdraw the application to rezone.

Motion: Following brief discussion, Mr. Northern recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-095	
Name	Address	In/Out 300 notification area	Position on case		Summary
Deidra Turner	12637 Viewpoint Ln	In	Opposition		Sent letter in

**3. ZC-14-098 James R Claunch (CD 2) – 1321 North Houston Street (North Fort Worth Addition, Block 77, Lot 13, 0.16 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

Kyle Claunch, 6424 Hilldale Rd, Fort Worth, Texas representing property owner James Claunch explained to the commissioners the property is zoned residential and is an existing parking lot for their business to the north.

Mr. Flores asked for clarification on the use of the existing storage building; what it will be used for and where the proposed parking structure will be. Mr. Claunch pointed out to Mr. Flores where the carport space would be and stated that the existing storage building would be used for

file storage. Mr. Claunch said he believes Mr. Proffit has met with neighborhood and he said that the NEZ application was withdrawn. Mr. Flores also mentioned the letter of opposition they received from Ms. Woods. Mr. Claunch said the parking lot has been in existence for quite some time.

Ms. McDougall asked if the parking area would be lighted. Mr. Claunch said that there would be minimal lighting under the carport.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-098	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gloria Woods	1328 Pegasus	Out		Opposition	Sent letter in

#### IV. New Cases

#### 4. ZC-14-093 Ruben Villagomez (CD 8) –2317 Oakland Boulevard (Fostepco Heights Addition, Block 53, Lot 10, 0.76 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Javier Villagomez, 5016 Glen Park, Fort Worth, Texas, the property owner, explained the zoning change to request to sale beer and wine at his restaurant.

Ms. Conlin asked for a brief history on the operation of the restaurant and mentioned she offices across the street. Mr. Villagomez stated that he had been in operation for almost three years and is not going anywhere. He also stated his need for the alcohol sales for his customers and that he is losing business to other facilities that can offer alcohol. Mr. Villagomez stated that he has no opposition to his request.

Mr. Northern asked about the hours of operation. Mr. Villagomez stated that they are open at 7:30 a.m. and close at 9 p.m.

Mr. Flores asked for clarification on speaking to the church and if there is a church in the vicinity. Ms. Conlin said that there is a church in the vicinity but not directly adjacent.

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

<i>Document received for written correspondence</i>				ZC-14-093	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary