



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 4, 2015

**Council District** 8

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** None submitted  
**Support:** None submitted

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

**Owner / Applicant:** City of Fort Worth Planning and Development

**Site Location:** 2800 St. Louis Avenue Mapsco: 77S

**Proposed Use:** Single-family

**Request:** From: "J" Medium Industrial  
To: "I" Light Industrial

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

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

**Background:**

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site contains a vacant lot, across the street from industrial warehouse uses and is located on the corner of St. Louis Avenue and Cantey Street. The zoning to I" Light Industrial is proposed due to lack of access, proximity to railroad ROW, and the prevalence of nearby industrial uses.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102  
Acreage: 0.18 ac  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North "J" Medium Industrial / industrial  
East "J" Medium Industrial / vacant  
South "J" Medium Industrial / vacant  
West "B" Two-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

| Street/Thoroughfare | Existing    | Proposed    | In Capital Improvements Plan (CIP) |
|---------------------|-------------|-------------|------------------------------------|
| St. Louis Ave       | Residential | Residential | No                                 |

**Public Notification:**

The following Organizations were notified:

| Organizations Notified               |                              |
|--------------------------------------|------------------------------|
| Near Southside Neighborhood Alliance | Hemphill Corridor Task Force |
| South Hemphill Heights NA            | Trinity Habitat for Humanity |
| West Morningside NA                  | Streams And Valleys Inc      |
| Jennings May St Louis NA             | Fort Worth ISD               |
| Berry Street Initiative              |                              |

*\*Site located within the Jennings-May St. Louis*

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are single-family to the west and vacant with industrial uses located across the street to the north. The proposed "I" Light Industrial zoning is **compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Light Industrial. The proposed "I" zoning is consistent with the following Comprehensive Plan policy.

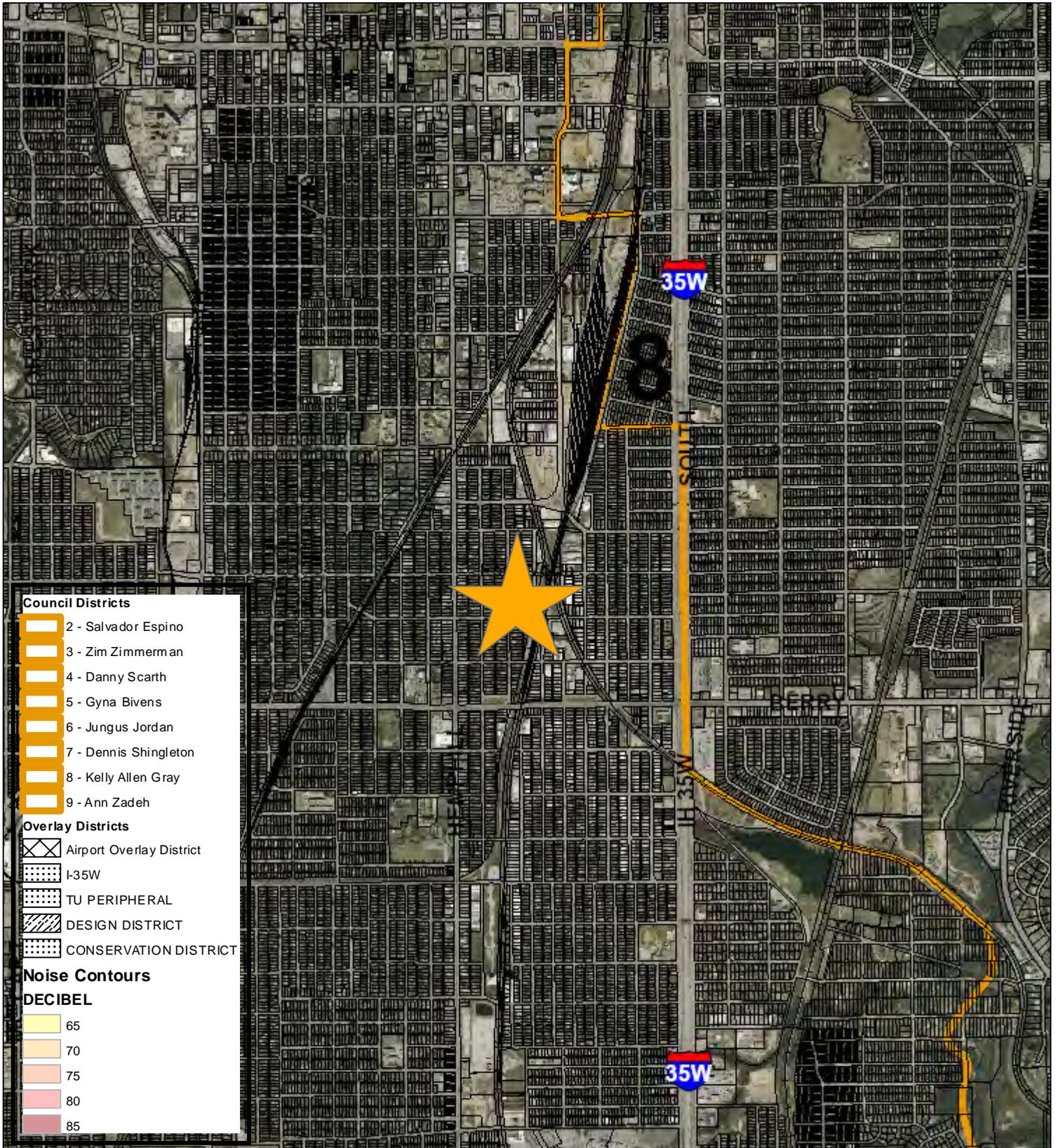
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on the conformance with the future land use map and the 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

### Area Map

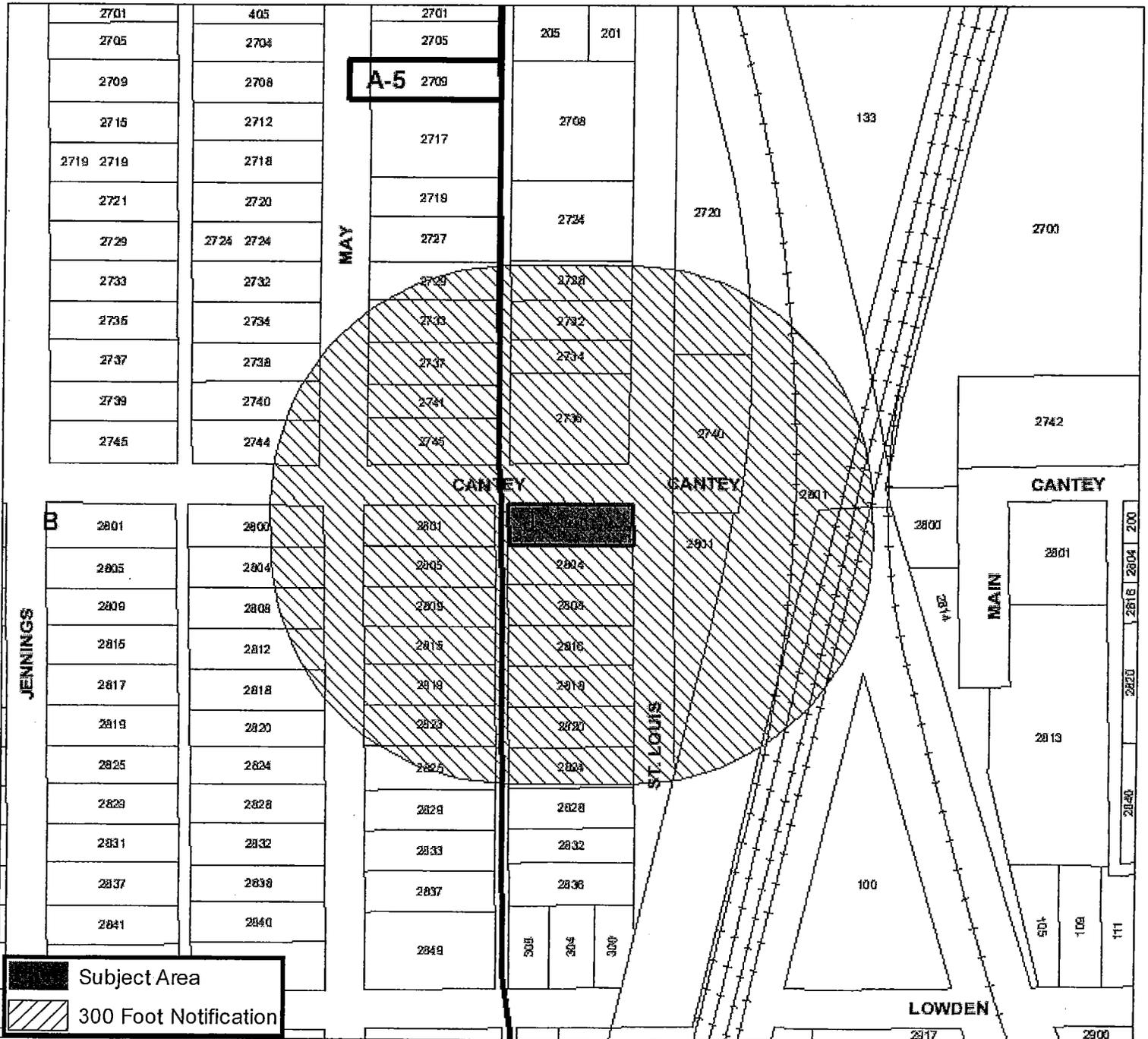




ZC-15-057

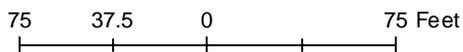
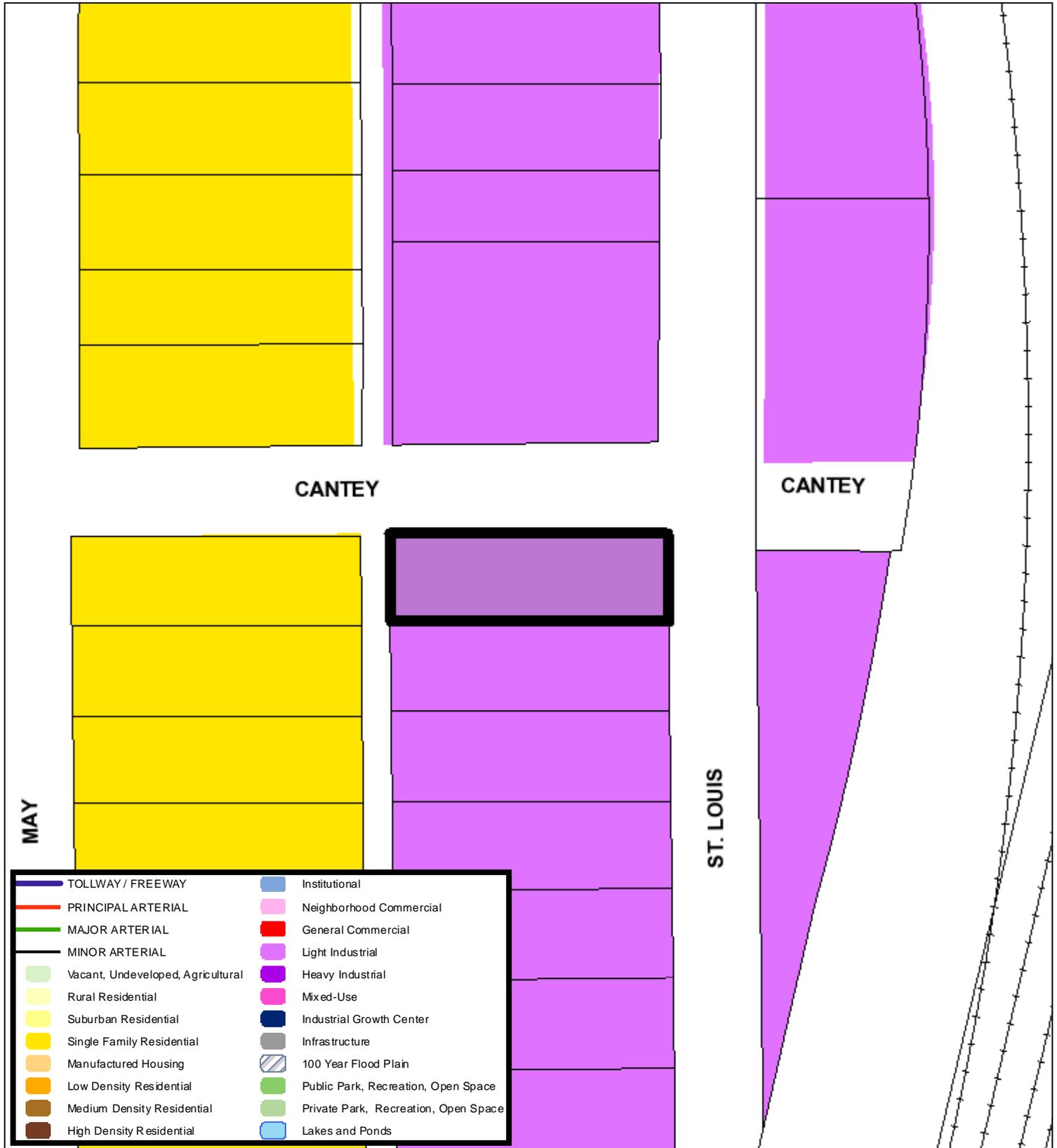
# Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 2800 St. Louis Avenue  
 Zoning From: J  
 Zoning To: I  
 Acres: 0.18107615  
 Mapsco: 77S  
 Sector/District: Southside  
 Commission Date: 7/08/2015  
 Contact: 817-392-8043



0 90 180 360 Feet

### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



## Aerial Photo Map



0 45 90 180 Feet



Michael Dimitri, 4105 Eldridge, Fort Worth, Texas representing Sunset Heights NA spoke in opposition. Mr. Dimitri said they would be in favor of the request if they rezone to “PD/ER” and allow restaurant, no fast food and mobil food vendors, with a site plan. He mentioned the site plans Mr. Brodersen sent to the neighborhood and they would be in favor of the one that doesn’t show a drive-thru.

In rebuttal Mr. Brodersen said he has had conversations with Mr. Dimitri and understands his concerns but he can’t commit to anything because he has no end user at this time. He said he doesn’t have a lot of options for the 30,000 sq. ft. of “E” he has now.

Ms. Reed said the opposition is looking at the zoning in place on both sides of the street, to the north and south it is zoned “ER”.

Ms. Reed made a motion to Approve, seconded by Ms. Moore for discussion purposes. Mr. Northern made a substitute motion to “PD/ER” to include mobile vendor food court, restaurant, café, cafeteria to exclude drive-thru, no site plan, seconded by Mr. Edmonds.

Motion: Following brief discussion, on another substitute motion, Mr. Reeves recommended Approval as Amended of the request to “ER”, seconded by Ms. Reed. The motion carried unanimously 7-0.

| <i>Document received for written correspondence</i> |               |  |                    |  | <i>ZC-15-047</i> |
|---|---------------|--|--------------------|--|------------------|
| Name  | Address       | In/Out<br>300 ft<br>notification<br>area | Position on case   |  | Summary          |
| Michael Dimitri/<br>Sunset Heights<br>NA            | 4105 Eldridge | Out                                      | Opposition<br>to E |  | Spoke at hearing |
| South Cole/Alamo<br>Heights NA                      | NA            | Out                                      | Opposition<br>to E |  | Sent letter in   |

**2. ZC-15-057 City of Fort Worth Planning & Development (CD 8) 2800 St. Louis Avenue (South Hemphill Heights Addition, Block 17, Lot 24, 0.18 Acres): from “J” Medium Industrial to “I” Light Industrial**

Ms. Murphy called the surplus case and explained “I” would be the correct zoning for the property.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 7-0.

**3. SP-15-007 Crestmont Management Co LLC (CD 7) 1600 Montgomery Street and 3609-3613 Crestline Road (Queensborough Heights Addition, Block 1, Lots 1-4, 0.56 Acres): from PD770 “PD/SU” Planned Development/Specific Use for camera shop, photography studio, art studio, office, and museum; site plan required to provide required site plan for PD770**

**19. ZC-15-055 City of Fort Worth Planning & Development (CD 8) 2807 Vanhorn Avenue (Vanhorn Subdivision, Block L, Lot 18, 0.17 Acres): from "B" Two-Family to "A-5" One-Family**

Ms. Murphy called the surplus case.

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

**20. ZC-15-056 City of Fort Worth Planning & Development (CD 8) 3005 E. 12<sup>th</sup> Street (Lincoln Place Addition, Block, Lot 2, 0.16 Acres): from "B" Two-Family to "A-5" One-Family**

Ms. Murphy called the surplus case.

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

| <i>Document received for written correspondence</i> |                |  |                         | <b>ZC-15-056</b> |                |
|---|----------------|--|-------------------------|------------------|----------------|
| <b>Name</b>   | <b>Address</b> | <b>In/Out<br/>300 ft<br/>notification<br/>area</b> | <b>Position on case</b> |                  | <b>Summary</b> |
| Munnell Davis                                       | 3001 E. 12th   | In   |                         | Support          | Sent letter in |

**21. ZC-15-057 City of Fort Worth Planning & Development (CD 8) 2800 St. Louis Avenue (South Hemphill heights Addition, Block 17, Lot 24, 0.18 Acres): from "J" Medium Industrial to "A-5" One-Family**

Ms. Murphy called the surplus case.

Ted Lange, 3308 Bellaire Park Court, Fort Worth, Texas spoke in opposition. Mr. Lange owns the property across the street with an industrial/warehouse building. He mentioned there are no homes in this area and that it is an industrial area. The single-family homes in question are substandard and need to be taken down.

Mr. Flores asked staff for clarification if there was a single-family home on the lot. Ms. Burghdoff asked Mr. Lange if the single-family structure is still there. Mr. Lange said he had the house torn down and sold the property. Ms. Burghdoff recommended the case be continued and have staff do a site visit.

Motion: Following brief discussion, Ms. Conlin recommended a 60 day Continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

| <i>Document received for written correspondence</i> |                |   |                         | <b>ZC-15-057</b> |                |
|---|----------------|---|-------------------------|------------------|----------------|
| <b>Name</b>   | <b>Address</b> | <b>In/Out<br/>300 ft<br/>notification</b> | <b>Position on case</b> |                  | <b>Summary</b> |

|               |  | area |            |                |
|---------------|--|------|------------|----------------|
| Munnell Davis |  | In   | Opposition | Sent letter in |

**22. ZC-15-058 City of Fort Worth Planning & Development (CD 8) 2712 Ennis Avenue (Martindale Addition, Block 1, Lot 12, 0.11 Acres): from “B” Two-Family to “A-5” One-Family**

Ms. Murphy called the surplus case.

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

**23. ZC-15-059 City of Fort Worth Planning & Development (CD 2) 4824 Melody Lane Street (Melody Hills Addition, Block 7, Lot 13A, 0.13 Acres): from “B” Two-Family to “A-5” One-Family**

Ms. Murphy called the surplus case.

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

**24. ZC-15-060 City of Fort Worth Planning & Development (CD 9) 2801 Creston Avenue (Wilshire Addition, Block 28, Lot 9, 0.18 Acres): from “B” Two-Family to “A-5” One-Family**

Ms. Murphy called the surplus case.

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

**25. ZC-15-062 City of Fort Worth Planning & Development (CD 8) 3021 Galvez Avenue (Riverside Addition Ft. Worth, Block 33, Lot 9, 0.17 Acres): from “C” Medium Density Multifamily to “A-5” One-Family**

Ms. Murphy called the surplus case.

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