



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 10, 2015

**Council District** 8

**Zoning Commission Recommendation:**  
Denial by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** Southeast Ft. Worth Inc.

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

**Owner / Applicant:** John Hixson

**Site Location:** 1804 & 1812 Bessie Street. Mapsco: 77H

**Proposed Use:** Upholstery Shop

**Request:** From: "B" Two-Family  
To: "FR" General Commercial Restricted

**Land Use Compatibility:** Requested change is not compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent (Significant Deviation)

**Background:**

The proposed site is located on Bessie Street near Riverside Dr. The applicant is requesting a zoning change from "A-5" One-Family to "FR" General Commercial Restricted in order to construct an upholstery shop. Initially the applicant proposed "J" Medium Industrial; however, staff contacted the applicant and recommended "FR" General Commercial, due to the intensity of the uses allowed in "J". Upholstery shops are first allowed within the "FR" District. The applicant has agreed to this change.

At the Zoning Commission, the applicant was questioned what type of upholstery shop it would be, either auto or furniture. He said he was preparing the property for a tenant and was not sure what type of shop he needed.

The surrounding area is primarily residential with commercial, automotive and industrial uses along Riverside drive. Two duplexes also are located within the blockface. The proposed zoning would be an intrusion into a predominantly residential area.

If approved, several supplemental standards will have to be met or the applicant will be required to go to the Board of Adjustment. The table below describes several requirements for the site.

Standards	FR
Setback	20 ft. projected setback along Bessie due to "A-5" One-Family within the block face (no parking or structures)

<b>Supplemental setback and buffer</b>	25 ft. supplemental setback, screening fence with 5 ft. bufferyard required adjacent a "A-5" One-Family residential district (point system required: includes fencing type, shrubs, and tree planting)
<b>Parking</b>	4 spaces per 1000 sf (minimum parking standards would apply)

**Site Information:**

Applicant: John M. Hixson  
715 W. Harris Rd  
Arlington, TX 76001

Acreage: 0.289 ac  
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "B" Two-Family / automotive repair  
East "B" Two-Family / duplex  
South "A-5" One-Family; "B" Two-Family / single-family; upholstery shop  
West "J" Medium Industrial / vacant, 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)
Riverside Dr.	Major Arterial	Major Arterial	No
Bessie Street	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
United Communities Association of South Fort Worth	Southeast Kingdom NA
Glenwood Triangle Improvement	East Fort Worth Business Assn
Historic Southside NA	Southeast Fort Worth Inc
Parker Essex Boaz NA	Trinity Habitat for Humanity

Not located within a registered neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "FR" General Commercial Restricted. Surrounding land uses consist of duplexes to the east, single-family to the south, automotive repair just north and vacant land to the west.

Based on the encroachment of commercial into a residential neighborhood and the expected increase of land use intensity, the proposed zone change **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The proposal is inconsistent with the Comprehensive Plan and the policies stated below:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- 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. (pg. 40)

The requested zoning change **is not consistent (Significant Deviation)** 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

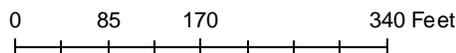
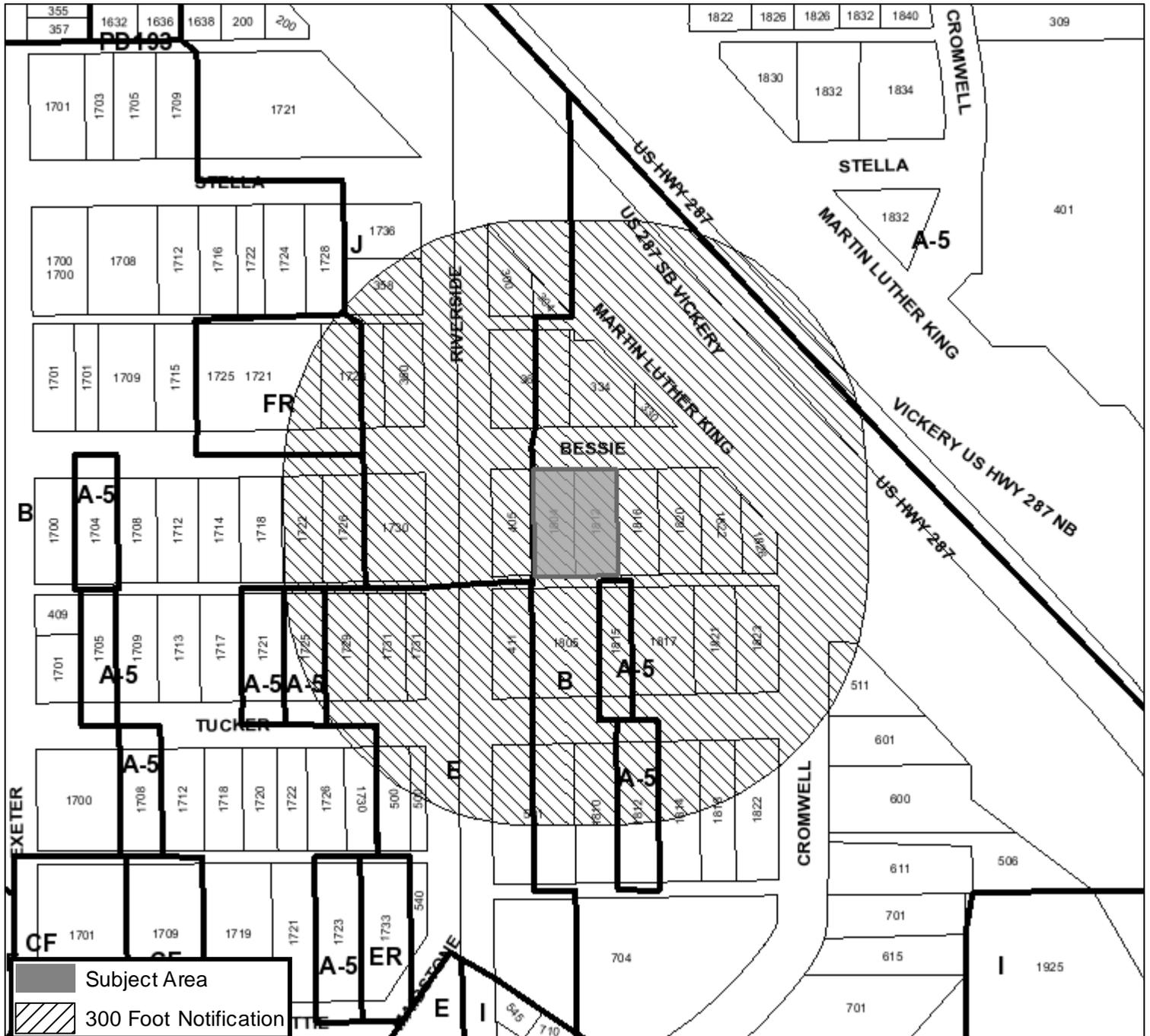


0 1,000 2,000 4,000 Feet

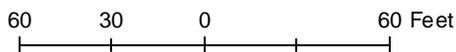
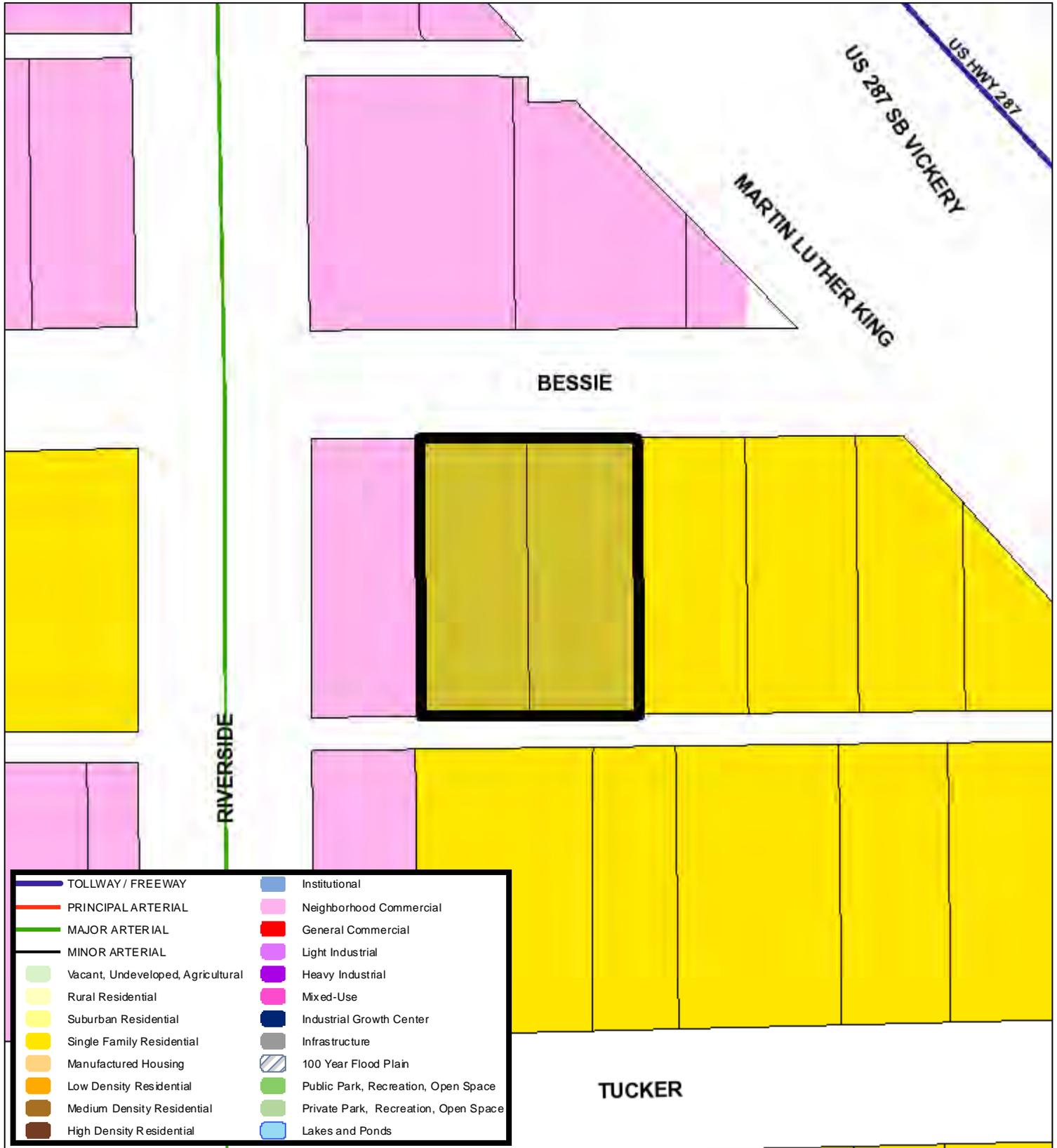


# Area Zoning Map

Applicant: John Hixson  
 Address: 1804 & 1812 Bessie Street  
 Zoning From: B  
 Zoning To: J  
 Acres: 0.29709766  
 Mapsco: 77H  
 Sector/District: Southside  
 Commission Date: 10/14/2015  
 Contact: 817-392-8043



### Future Land Use



**Aerial Photo Map**



0 37.5 75 150 Feet



**City of Fort Worth, Texas**  
**Zoning Commission**  
**October 14, 2015 – Meeting Minutes**

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**Present:**

Nick Genua, Chair, District 7  
Will Northern, District 1  
Carlos Flores, District 2  
John Cockrell Sr., District 3  
Charles Edmonds, Jr., Vice Chair, District 4  
Vacant, District 6  
Melissa McDougall, District 5  
Wanda Conlin, District 8  
Leah Dunn, District 9

**Staff Members Present:**

Dana Burghdoff, Assist. P&D Director  
Jocelyn Murphy, Planning Manager  
Lynn Jordan, Planner  
Stephen Murray, Planner  
Melinda Ramos, Sr. Assistant City Attorney

**Absent:**

None

**I. Public Hearing** – 1:03 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting. Mr. Genua read into the record and presented a Certificate of Appreciation to outgoing commissioner Ms. Gaye Reed.

**II. Minutes**

The Commission, on a motion by Mr. Flores, seconded by Mr. Cockrell, on a vote of 8-0, voted to approve the Zoning Commission minutes of the September 9, 2015 meeting.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**III. New Cases**

**1. ZC-15-127 John M. Hixson (CD 8) 1804-1812 Bessie (Glenwood Addition, Block 21, Lot 2 & 3, 0.29 Acres): from “B” Two-Family to “J” Medium Industrial**

John Hixson, 715 W. Harris Road, Arlington, Texas property owner explained to the Commissioners he also owns the property on the corner, zoned “J” Medium Industrial. Mr. Hixson said he has a client that would like to build an upholstery shop. He also mentioned after talking with staff he would like to amend his application to “FR”. Mr. Hixson has reached out to the neighborhood organizations and has not received any response back.

Ms. Conlin asked Mr. Hixson what type of upholstery shop is he proposing. Mr. Hixson said he believes it is furniture shop but is not for sure. Ms. Conlin is concerned if it was for auto upholstery there would be more cars parked there and is uncomfortable not knowing for sure what is being proposed.

Ms. McDougall asked about the lot on the corner and what the use is there now, and does he own other lots in the area. Mr. Hixson said the lot on Riverside is zoned “J” and is currently vacant. Mr. Hixson also said he has an existing business but needs a shop for it; he only owns the three lots.

Mr. Genua asked if he had reached out to the duplexes next door to him and if they were rental properties. Mr. Hixson said he wasn’t for sure if they were owner occupied and has not reached out to them.

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

<i>Document received for written correspondence</i>					ZC-15-127
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Southeast Fort Worth Inc.	NA	Out		Support	Sent letter in
East Fort Worth Business Assoc.	NA	Out		Undecided	Sent letter in

**2. ZC-15-128 Lisa D. Hixson (CD 8) 4205 Panola Avenue (Panola Subdivision, Block 1, Lot 1, 0.62 Acres): from “A-5” One-Family to “ER” Neighborhood Commercial Restricted**

John Hixson, 715 W. Harris Road, Arlington, Texas property owner explained to the Commissioners when they purchased the property they thought it was zoned commercial. Several of the lots surrounding them are commercial and or MU-1. They have had several requests for a restaurant use.

Mr. Flores explained to Mr. Hixson that the Tarrant Appraisal District does not have the same zoning classifications as the City of Fort Worth. Mr. Flores asked what type of restaurant are they getting calls for, and the request for ER limits alcohol. Mr. Hixson said Mexican restaurants, both independent and a chain, and he is requesting “E” for alcohol sales.

Ms. Burghdoff asked staff to explain the revised agenda. Ms. Murphy explained the original request was for “MU-1” which was too far into the neighborhood. Staff spoke with the applicant and suggested “ER” might be a better fit adjacent to the residential. If they wanted to entertain “E” then it would have to be continued and re-noticed. Mr. Hixson said they initially came in with “MU-1” and staff suggested “ER” based on comments from the Councilmember.

Ms. Murphy explained the requirements related to “ER” zoning. Mr. Hixson said he is ok with “ER” and would come back before the Commission if needed.

Ms. Conlin said she doesn’t think the neighborhood would support a restaurant but supports “ER”.