



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 10, 2017

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted

Support: Fairmount NA, Hemphill Corridor Task Force,
South Hemphill Heights

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

Owner / Applicant: **Bastion on Hemphill, LLC**

Site Location: 2100, 2110 Hemphill Street and 801 Hawthorne Avenue
Mapsco: 76R

Proposed Use: **Residential**

Request: From: PD 866 "PD/SU/HC" Planned Development/Specific Use for restaurant, café, catering facility, cafeteria, cooking school, wedding service, bakery, bed & breakfast inn, offices, medical services, including doctor's office, art, apparel, clothing or tailor, books, medical supplies, antique, leather goods, daycare/kindergarten (child), place of worship/worship auxiliary use, studio (art & photography), museum/cultural facility, library, fine arts, bank, financial institution (no drive-thru), community center, recreation center (private or non-profit), health or recreation club (not open 24 hours), interior decorating, auxiliary parking and a maximum of 8 residential units per site /Historical & Cultural Overlay; site plan included

To: Amend PD 866 to allow 13 residential units/Historical & Cultural Overlay; site plan included

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

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

Background:

The applicant is requesting a zoning change to amend PD 866 PD/SU/HC for specific uses plus a maximum of 13 residential units per site, up from the approved 8 units. They are also proposing an auxiliary parking lot at 801 Hawthorne Street. Several waivers are being requested for the existing buildings.

The applicant is proposing to add five additional units to the existing site. Each unit will have one bedroom with one unit having two bedrooms. There are currently six apartments on the property; eight units were approved in 2009. The applicant mentioned there has been a big demand for historic apartments with authentic and detailed remodeling.

According to the applicant a meeting was held in which the general assemblies for the Hemphill Corridor Task Force and the Fairmount NA were present and no opposition was received.

Site Information:

Owner: Bastion on Hemphill, LLC
2204 Lipscomb Street
Fort Worth, Tx 76110
Agent: Richard & Chandra Riccetti
Acreage: 1.07 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "B/HC" Two-Family/Historic & Cultural Overlay; CF/HC" Community Facilities/Historic & Cultural Overlay / Church offices and vacant
East "CF" Community Facilities / Church
South "A-5/HC" One Family/Historic & Cultural Overlay and "E/HC" Neighborhood Commercial/Historic & Cultural Overlay / single family and law office
West "B/HC" Two Family/Historic & Cultural Overlay / single family

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

- 1. There is a 20 ft. projected setback along Lilac in which a building structure, dumpster enclosure and seven parking spaces are encroaching (**waiver required**).
- 2. There is a 20 ft. projected setback along Hawthorne in which no permanent structures or required parking is permitted. Two buildings and five parking spaces encroach into this setback (**waiver required**).
- 3. The site plan indicates 27 parking spaces. The minimum requirement for the restaurant is 118 spaces. The minimum parking count for the residential use is one space per bedroom for a total of approximately 20 parking spaces. Provide the calculation on the site plan. (**waiver will be required**)
- 4. Add notes to the site plan will comply with Urban Forestry, Landscaping and Signage.

Zoning Commission recommended waivers to the items noted above.

TPW comments:

- 1. Head-in Parking - Head-in parking must comply with ordinance #17517. TPW will need to review new head in parking to the South
- 2. Sidewalks (Ch. 31-106-C-15) - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks are 6 feet along street frontages.

Platting Comments: None received at this time.

Park Comments:

PARD/PDP: This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. Please contact the PARD to confirm the number of residential units to be constructed, so that the appropriate amount of fees can be confirmed prior to you attempting to acquire a building permit. There is a required \$500.00 PDP fee due for each new residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PDP fees have been paid. Call Joe Janucik at 817-392-5706 for additional information.

Water Comments: None received at this time.

Fire Comments: None received at this time.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Hemphill St.	Commercial Mixed-Use Street	Commercial Mixed-Use Street	No
Hawthorne Ave.	Two-Way Residential	Two-Way Residential	No
Lilac St.	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on August 25, 2017.

The following organizations were notified: (emailed August 21, 2017)

Organizations Notified	
Near Southside Neighborhood Alliance	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Streams And Valleys Inc
Jennings May St Louis NA	Near Southside Neighborhood Alliance
Fairmount NA*	Fort Worth League of Neighborhood Assoc.
South Hemphill Heights NA	Ryan Place Improvement Assn
NUP-Neighborhood Unification Project	Fort Worth ISD

**Located within this Registered Neighborhood Association*

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-124 Approved by City Council for specific uses with HC overlay, eff. 01/08/10

Platting History: None

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to amend the PD/SU for specific uses to allow a maximum of 13 residential units.

Surrounding land uses consist of a church to the north and east, single family to the west, and a law office and single-family to the south.

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

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the site as Neighborhood Commercial. The proposed zoning change conforms to the following Comprehensive Plan policy:

- Encourage development type and intensity appropriate to existing planned street infrastructure (pg. 38).
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

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

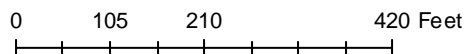
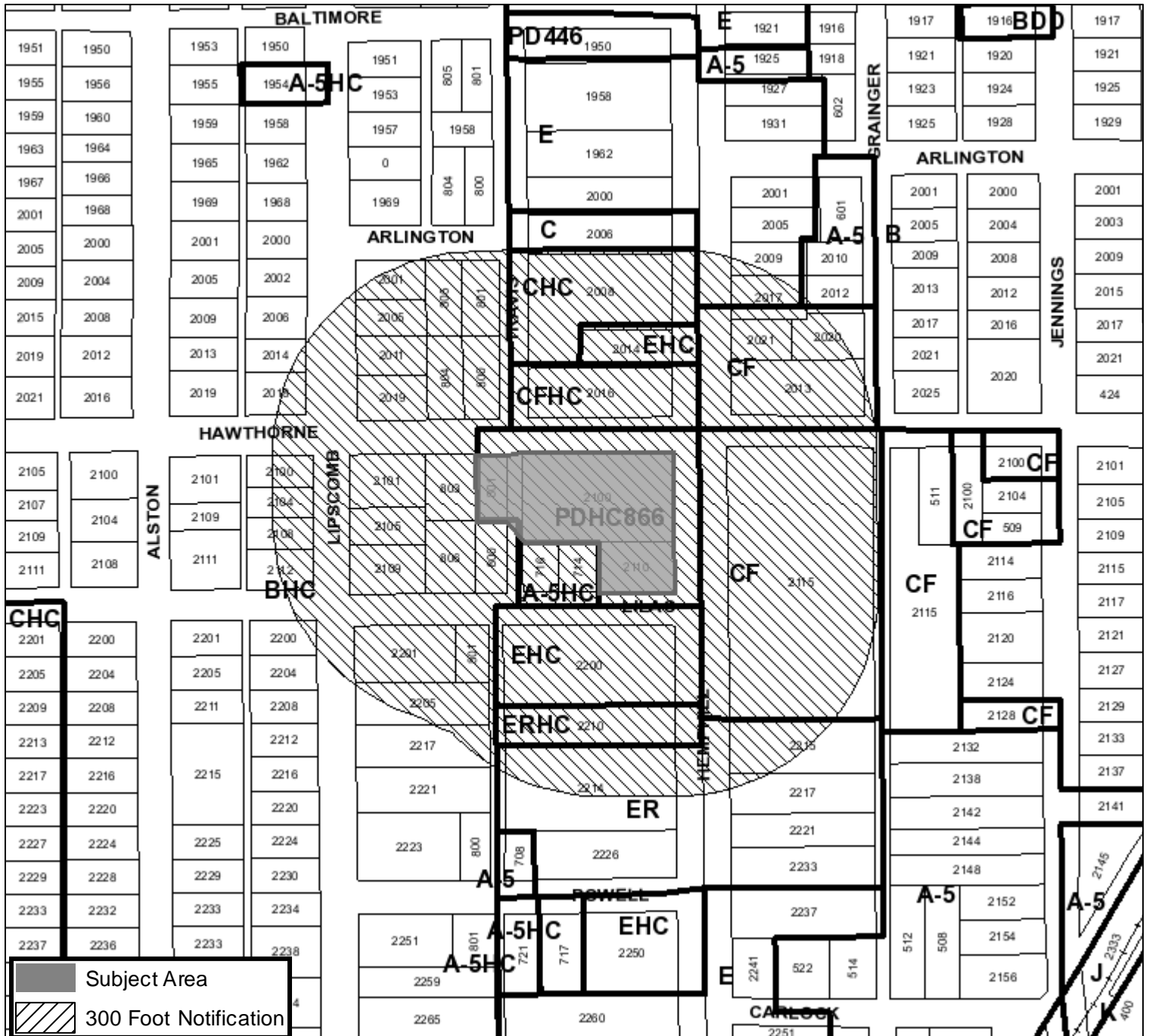
Attachments:

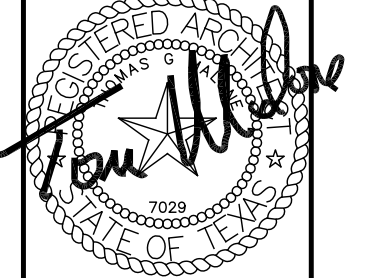
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



Area Zoning Map

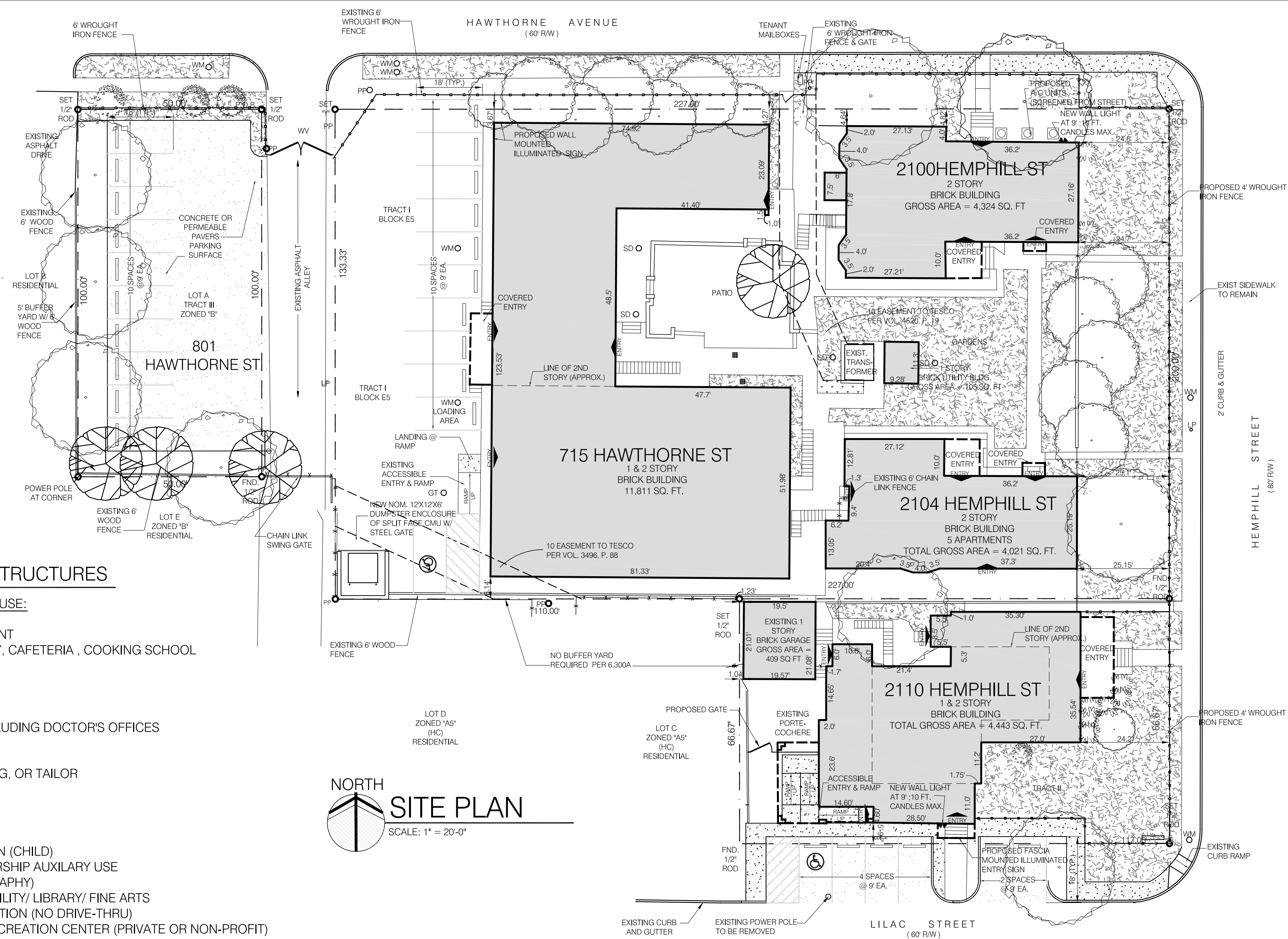
Applicant: Bastion on Hemphill LLC
 Address: 2100, 2110 Hemphill St. and 801 Hawthorne Ave.
 Zoning From: PD 866 HC
 Zoning To: Amend PD 866 HC to allow 13 residential units
 Acres: 1.03735736
 Mapsco: 76R
 Sector/District: Southside
 Commission Date: 9/13/2017
 Contact: 817-392-8043





THE BASTION
CHANDRA & RICHARD RICCIETTI
715 & 801 HAWTHORNE STREET
AND 2100, 2104, 2110 HEMPHILL ST
FORT WORTH, TX 76110

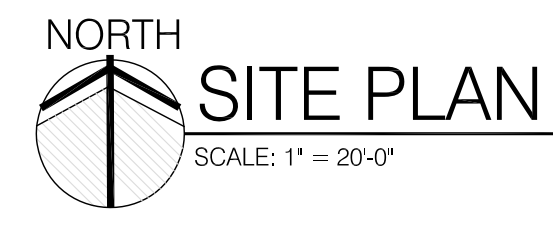
ZONING CASE #



BUILDINGS AND STRUCTURES

SPECIFIC CATEGORIES OF USE:

- FULL SERVICE RESTAURANT
- CAFE, CATERING FACILITY, CAFETERIA, COOKING SCHOOL
- WEDDING SERVICE
- BAKERY
- BED & BREAKFAST INN
- OFFICES
- MEDICAL SERVICES, INCLUDING DOCTOR'S OFFICES
- RETAIL:
 - ART
 - APPAREL, CLOTHING, OR TAILOR
 - BOOKS
 - MEDICAL SUPPLIES
 - ANTIQUE
 - LEATHER GOODS
- DAYCARE/ KINDERGARTEN (CHILD)
- PLACE OF WORSHIP/ WORSHIP AUXILIARY USE
- STUDIO (ART & PHOTOGRAPHY)
- MUSEUM/ CULTURAL FACILITY/ LIBRARY/ FINE ARTS
- BANK, FINANCIAL INSTITUTION (NO DRIVE-THRU)
- COMMUNITY CENTER/ RECREATION CENTER (PRIVATE OR NON-PROFIT)
- HEALTH CLUB OR RECREATION CLUB (NOT OPEN 24 HOURS)
- INTERIOR DECORATING
- RESIDENTIAL



RESIDENTIAL DENSITY

- 13 UNITS PER SITE (MIN. 300 S.F. EACH)

STREET PARKING & DRIVES

- OFF STREET PARKING:
 - (21) SPACES INCLUDING (1) ACCESSIBLE SPACE
 - (6) STREET SPACES INCLUDING (1) ACCESSIBLE SPACES
 - (27) SPACES TOTAL

LEGAL DESCRIPTION

TRACT I:
A Part of Block E-5 of POWELL'S SUBDIVISION of a part of BELLVUE HILL ADDITION to the City of Fort Worth, Tarrant County, Texas. Street Address: 2100 Hemphill St. Fort Worth, TX 76110.

TRACT II:
The East 117 feet of the South 1/3 of Block E-5, of POWELL'S SUBDIVISION of a part of BELLVUE HILL ADDITION to the City of Fort Worth, Tarrant County, Texas. Street Address: 2110 Hemphill St. Fort Worth, TX 76110.

TRACT III:
A 50 feet by 100 feet tract out of the northeast corner of Block F-6, of POWELL'S SUBDIVISION of a part of BELLVUE HILL ADDITION to the City of Fort Worth, Tarrant County, Texas. Street Address: 801 W. Hawthorne Ave. Fort Worth, TX 76110.

NOTE:
ALL PROPERTIES TO KEEP PD-HC ZONE EXCEPT 801 HAWTHORNE ST. TO BE PD NON-HC

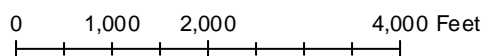
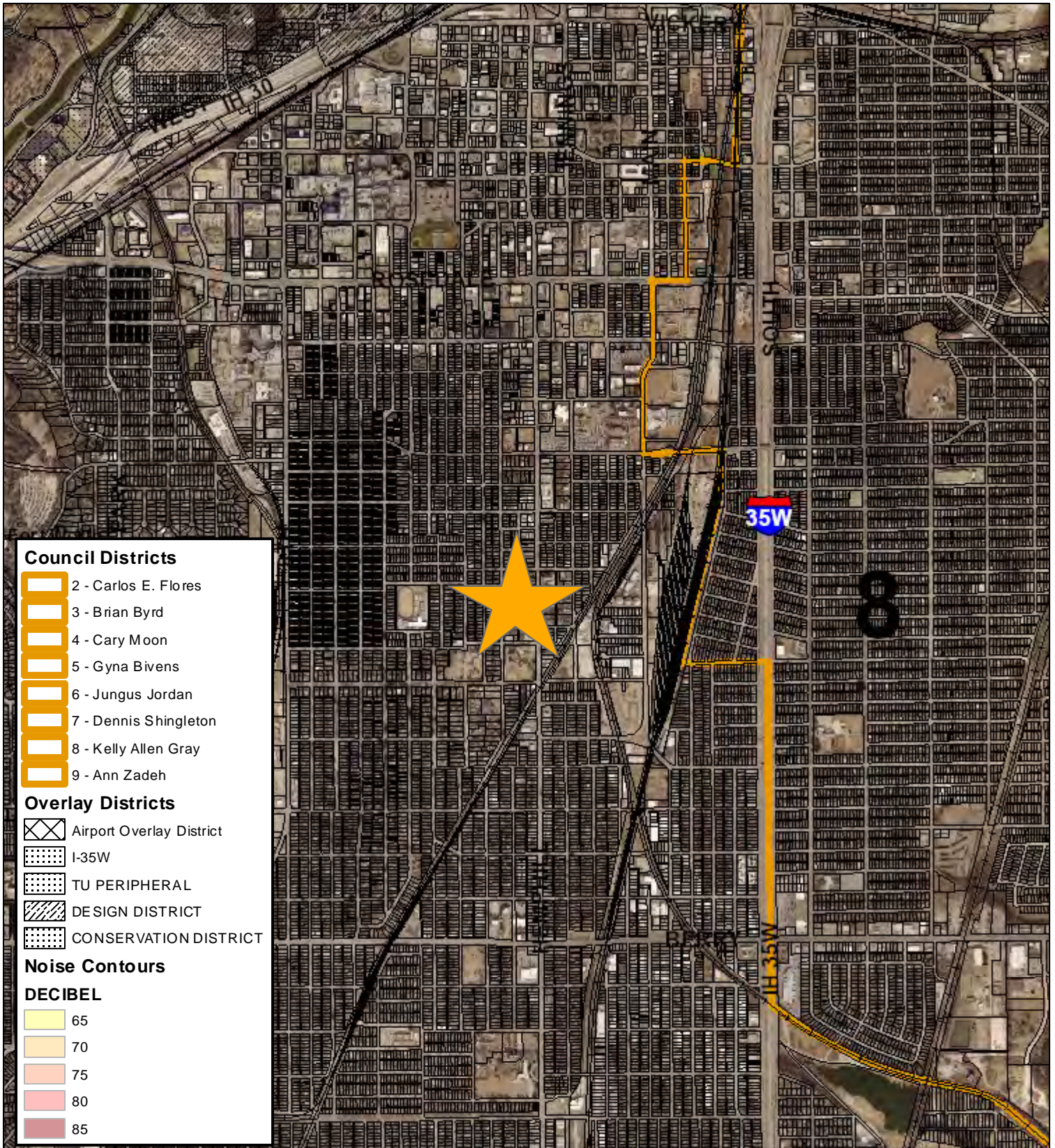
LOCATION MAP



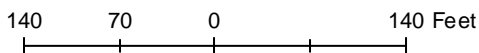
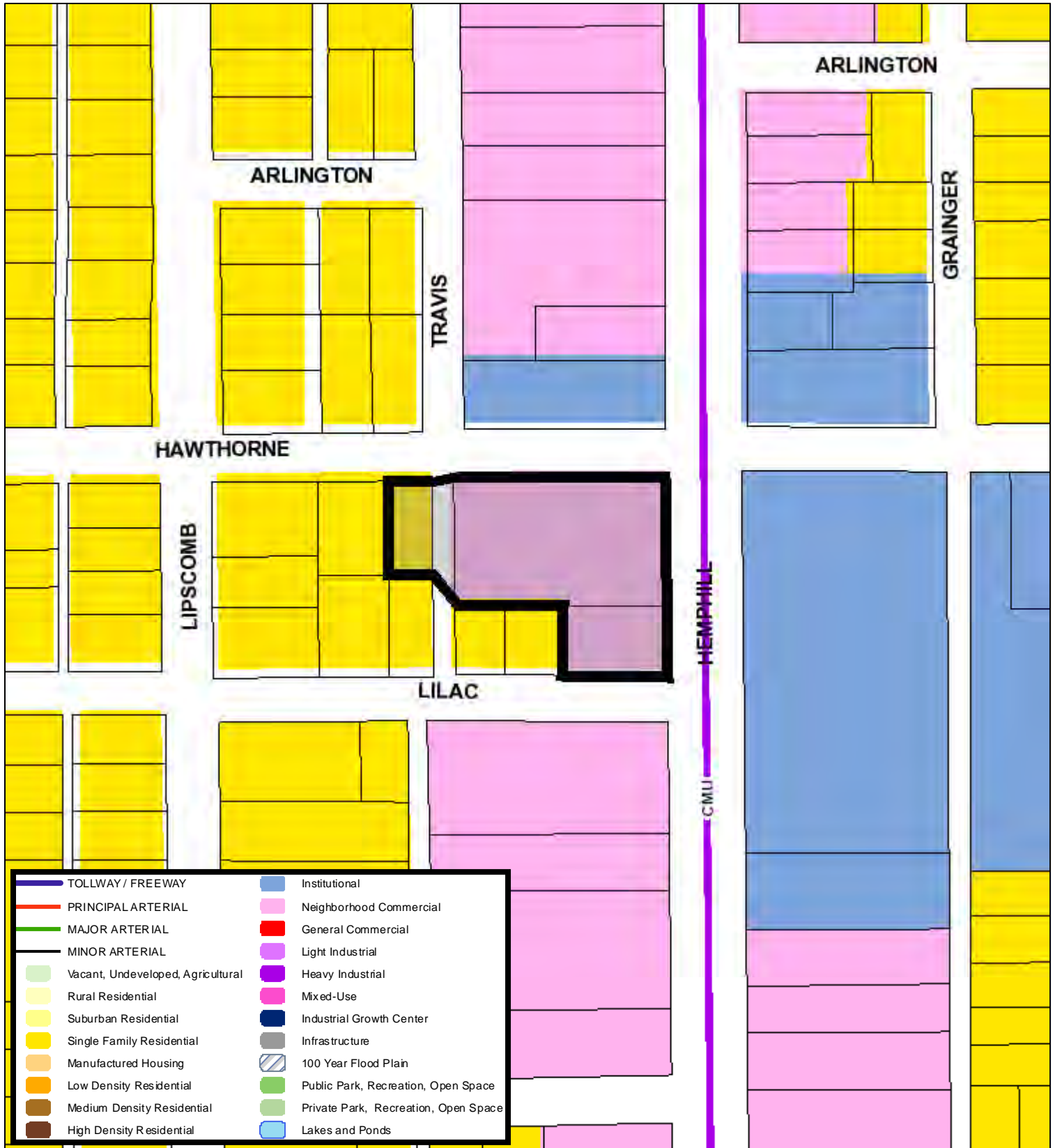
LEGEND

- EXISTING TREE
- EXISTING TREE
- CREPE MYRTLE OR FRUIT TREE
- EXISTING CHAIN LINK FENCE
- PROPERTY LINE
- EASMENT
- BUILDING ENTRY
- WROUGHT IRON FENCE
- EXISTING PAVING TO REMAIN
- PROPOSED CONCRETE WALK
- PROPOSED PERMEABLE PAVERS
- EXISTING GRASS TO REMAIN
- BUILDING FOOTPRINT
- STAIRS
- GROUND MOUNTED A/C UNIT
- WALL MOUNTED LIGHT MOUNT AT 9' ABOVE GRADE

Area Map



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 7, 2017.





ZC-17-141

Aerial Photo Map



0 87.5 175 350 Feet



7. ZC-17-138 Innisbrook Holdings, LLC (CD 7) – 5900 block WJ Boaz Road (Innisbrook Place Addition Block 2, Lots 71-109, Block 6, Lots 52-60, Block 10, Lots 1-33, Block 11, Lots 1-22, Block 12, Lots 3-26, Block 13, Lots 1-7, 15.25 ac.) From: “CR” Low Density Multifamily To: “A-5” One-Family

Trace Strevey, 7434 CR 305 Grandview, TX, stated they are downzoning the property from multifamily to single family.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-17-138
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Trace Strevey	7434 CR 305 Grandview, TX		Support		Representing Applicant

8. ZC-17-140 Douglas Coyle (CD 7) – 940 Anahuac Avenue (Greenfield Acres, Block 2, Lot 1B, 0.15 ac.) From: “E” Neighborhood Commercial To: “A-5” One-Family

Douglas Coyle, 5520 Dennis, stated that this property has been zoned “E” for a while and he wants to build a single family home on the property.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Trevino. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-17-140
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Douglas Coyle	5520 Dennis		Support		Applicant

9. ZC-17-141 Bastion on Hemphill, LLC (CD 9) – 2100, 2110 Hemphill Street and 801 Hawthorne Avenue (Powell Subdivision Lot A, Block F6, Lot A, Block E5, Lot B Block D5, 1.04 ac.) From: PD 866 "PD/SU/HC" Planned Development/Specific Use for restaurant, cafe, catering facility, cafeteria, cooking school, wedding service, bakery, bed & breakfast inn, offices, medical services, including doctor's office, art, apparel, clothing or tailor, books, medical supplies, antique, leather goods, daycare/kindergarten (child), place of worship/worship auxiliary use, studio (art or photography), museum/cultural facility, library, fine arts, bank, financial institution (no drive-thru), community center, recreation center (private or non-profit), health or recreation club (not open 24 hours), interior decorating, auxiliary parking and a maximum of 8 residential units per site/Historical & Cultural Overlay; site plan approved and on file in the Planning and Development Department. HC

To: Amend PD 866 to allow 13 residential units

Chandra Riccetti, 2204 Lipscomb, applicant, spoke in support. She stated that this is a slight change from the original 2009 zoning change. She stated they received letters of support. She also gave a brief presentation over the property and its history.

Fred Harper, 2248 5th Ave, spoke in support. He stated they are excellent neighbors and restorers.

Fran McCarthy, 2245 5th Ave, spoke in support. He has worked for the Ricetti's since they bought this property.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-17-141
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Chandra Riccetti	2204 Lipscomb		Support		Applicant
Fred Harper	2248 5th Ave	Out	Support		Spoke at hearing
Fran McCarthy	2245 5th Ave	Out	Support		Spoke at hearing
Cade Lovelace	2316 5th Ave	Out	Support		Sent email
Fairmount NA			Support		Sent letter
Hemphill Corridor Task Force			Support		Sent letter
South Hemphill Heights			Support		Sent letter

10. ~~ZC-17-142 Fort Growth Partners (CD 7) – 332-416 (evens) Nursery Lane, 403-413 (odds) Sunset Lane (Deavers Addition, Lot 11 Block 2, 2.22 ac.) From: “B” Two-Family To: “UR” Urban Residential~~

~~Shana Crawford, 105 Nursery Ln, spoke in support of the zoning change. She brought a letter of support from the Riverdistrict NA.~~

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

<i>Document received for written correspondence</i>					ZC-17-142
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Shana Crawford	105 Nursery Ln		Support		Representing applicant