



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 6, 2011

Council District 8

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: Fat Tiger Investments, LLC

Site Location: 656 May Street Mapsco: 77E

Proposed Use: Historic Designation

Request: From: "NS-T4N/DD" Near Southside T4 Neighborhood District/Demolition Delay

To: "NS-T4N/HC" Near Southside T4 neighborhood District/Historic & Cultural Overlay

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

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

Background:

The building is a Prairie style house built in 1920. Prairie style houses with a four-square plan were popular in Fort Worth during this time and are still seen throughout the southern portions of the Near Southside neighborhood. The 1951 Sanborn map shows the main house as a two-story dwelling with a single-story front porch. A rear detached accessory building appears to be an "auto house" or garage.

The structure meets the following for the historic designation:

1. Distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas, or the United States.
2. Embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
3. Bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties of architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to a plan based on architectural, historic or cultural motif.

The HC request was approved by Historic & Cultural Landmarks Commission on October 10, 2011 and a rezoning to "NS-T4N District/HC" Near Southside T4 Neighborhood District/Historic & Cultural is necessary to implement the overlay.

Site Information:

Owner: Matthew Hammond
656 May Street
Fort Worth, TX 76103

Applicant: City of Fort Worth
Acreage: 0.14 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T4N" Near Southside-T4N District / single-family
East "NS-T4/HSE" Near Southside-T4 District/Highly Significant Endangered / commercial
South "NS-T4/HC" Near Southside-T4 District/Historic & Cultural Overlay / single-family
West "NS-T4" Near Southside-T4 District / vacant single-family

Public Notification:

The following Neighborhood Associations were notified:

Fort Worth South, Inc.
Hemphill Corridor Task Force
Southside Preservation Assoc.

NUP Neighborhood Unification Project
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Development Impact Analysis:

1. **Land Use Compatibility**

The requested "HC" zoning overlay will not change the base zoning; as a result, there will be no effect on compatibility.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as mixed use growth center. However, the overlay district will not affect the underlying zoning district and future land use.

As a result, the proposed zoning **is consistent** with the 2011 Comprehensive Plan.

Attachments:

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

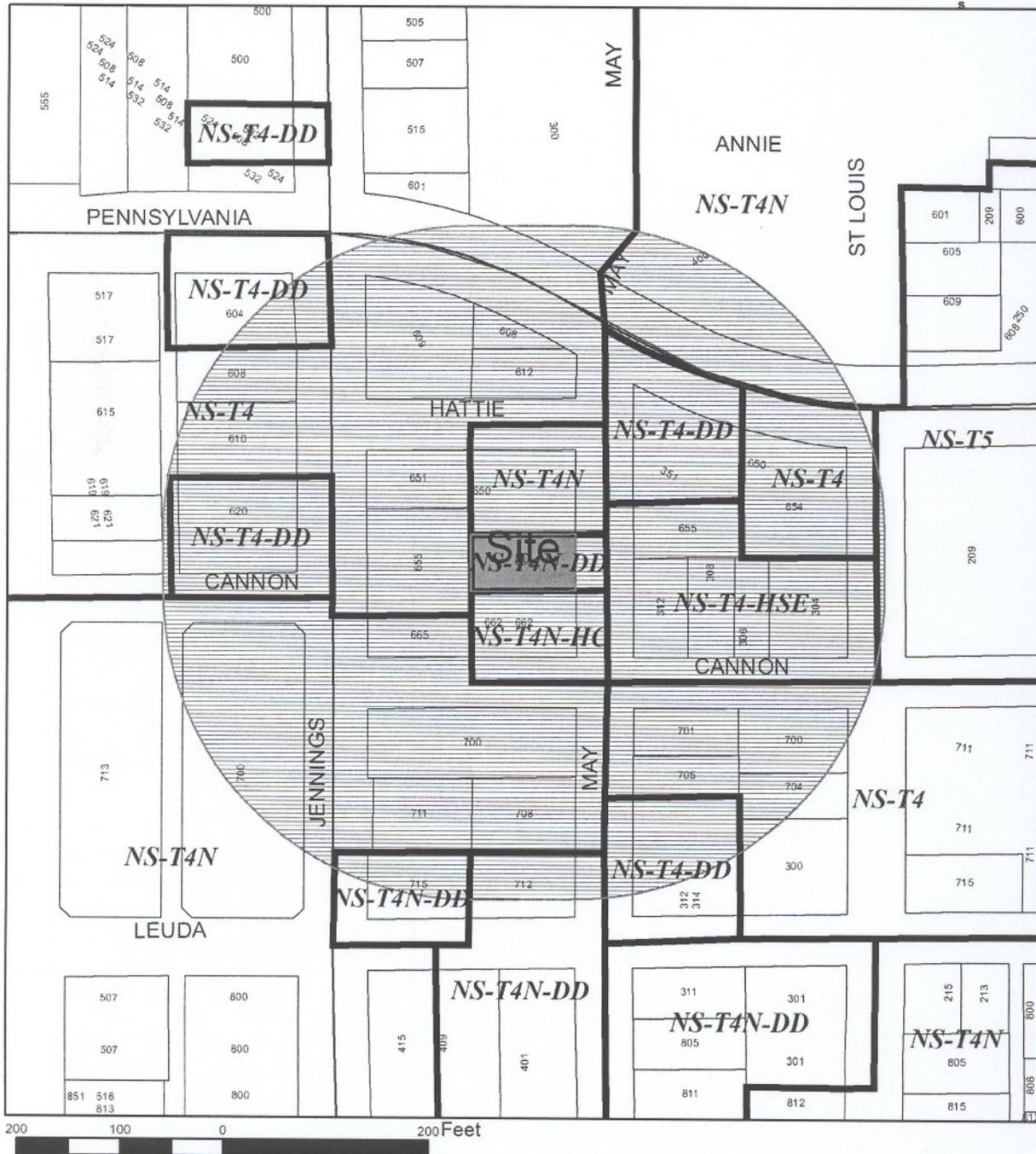


ZC-11-117

Area Zoning Map

Applicant: Fat Tiger Investments, LLC
 Address: 656 May Street
 Zoning From: NS-T4N/DD
 Zoning To: NS-T4N/HC
 Acres: 0.13083126
 Mapsco: 77E
 Sector/District: Southside
 Commission Date: 11/09/2011
 Contact: 817-392-2495

 300 Ft. Buffer



FORT WORTH



656 May Street

Future Land Use

ZC-11-117



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

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 01, 2011





656 May Street

ZC-11-117

Aerial Photo Map



located within this area, the triangle for future burials. This land is dedicated for cemetery purposes. Their concern is the light industrial zoning being proposed and how it may affect their property. Mr. Bishop did mention Mount Olivet in Fort Worth has no room to expand. They want their property to remain an agricultural use and would like to see the properties to the east of them be rezoned to single-family not industrial.

Ken Bradley, 3135 Keller Haslet Road, Roanoke, Texas spoke in opposition. He would like for his property to remain Ag for agricultural uses.

Beth Knight, Senior Planner, City of Fort Worth mentioned the property owner for the Cemetery was offered a development agreement in which they signed. She also mentioned a portion of the lot is owned by someone else and the development agreement has not been turned back in. Ms. Knight noted if the development agreements are accepted at Council then they will not be annexed.

Mr. West asked Mr. Bishop about the property he mentioned to the east. Mr. Bishop mentioned it is proposed for A-5. Mr. West asked about the industrial uses that are around the cemeteries now. Mr. Bishop mentioned Mount Olivet is almost full and shouldn't be affected by the industrial.

Mr. Bradley mentioned he has two parcels he is requesting to remain AG, 3125 & 3135 Keller Haslet.

Motion: Following brief discussion, Ms. Zadeh recommended approval of the request as amended and to deny without prejudice 3125 & 3135 Keller Haslet, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-11-116	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Phillip Bishop	500 W. 7 th Street	In	Opposition		Spoke at hearing
Ken Bradley	3135 Keller Haslet	In	Opposition		Spoke at hearing
Michael /Lindsey Zuber	12925 Walnut Canyon	In	Opposition		Letter of Opposition
Matthew Travis	13705 Ponderosa	In	Opposition		Letter of Opposition
Ann Cullen	13701 Ponderosa	In	Opposition		Letter of Opposition
Ronnie/Amber Angel	13405 Ponderosa	In	Opposition		Letter of Opposition

7. ZC-11-117 Fat Tiger Investments LLC (CD 8)- 656 May Street (Tucker Addition, Block 17, Lot 2A, 0.13 Acres): from “NS-T4/DD” Near Southside T-4 District/Demolition Delay to “NS-T4/HC” Near Southside-T4 District/Historic & Cultural Overlay

Jocelyn Murphy, Planner, City of Fort Worth explained to the Commissioners the request is to add an HC overlay designation to the property.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

Meeting adjourned: 12:43 p.m.
11/09/11

Dana Burghdoff, Executive Secretary & Deputy Director, Planning and Development Department

Neftali Ortiz, Chair