



**Public Notification:**

The following Neighborhood Associations were notified:

Carter Park NA  
Southeast Fort Worth Inc.

United Communities Association  
Fort Worth ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Berke Street	2 way, Residential	Residential	No
Fogg Street	2 way, Residential	Residential	No

**Development Impact Analysis:**

1. **Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Locate single-family homes adjacent to local or collector streets. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

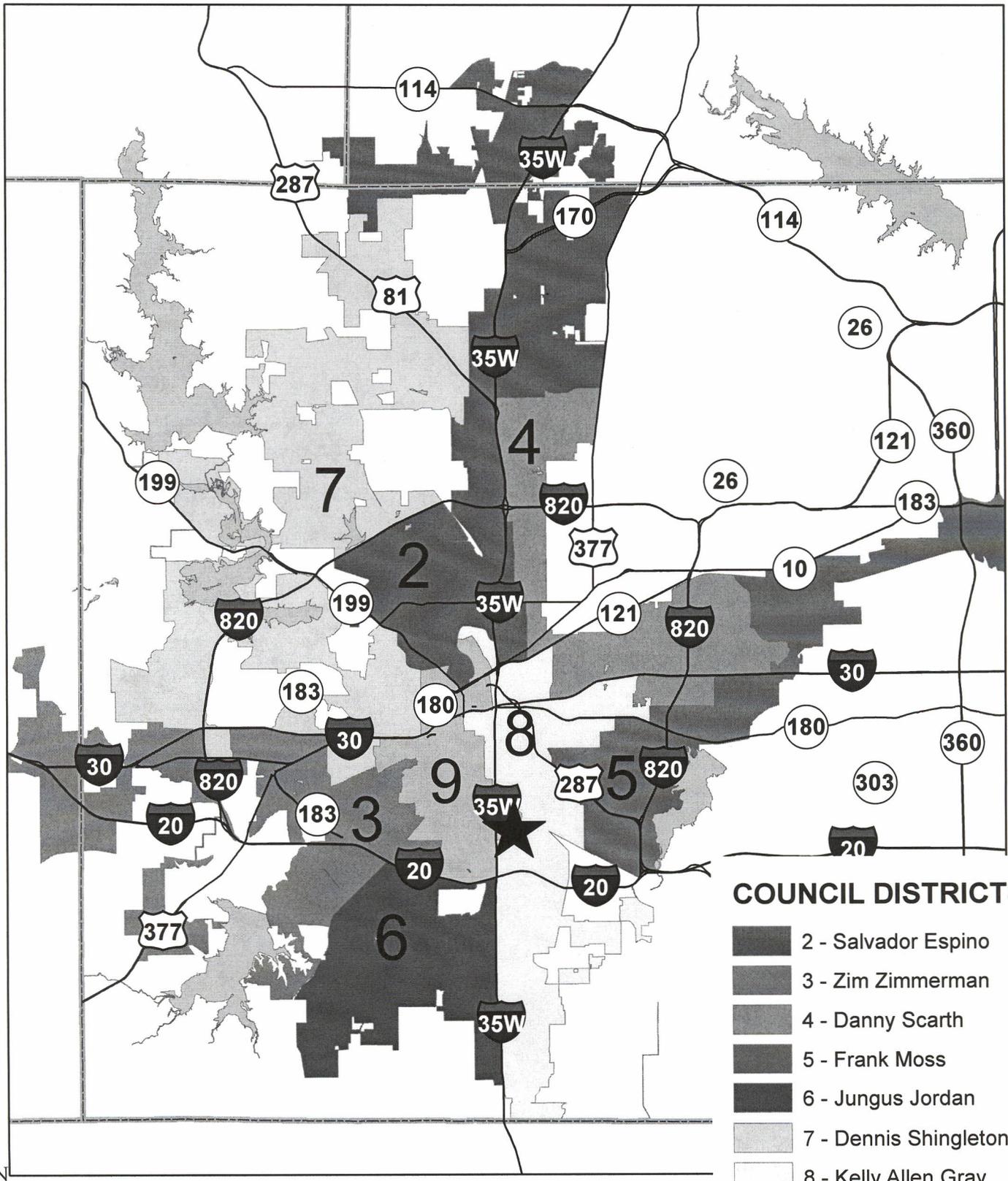
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

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

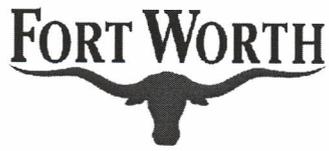
### Location Map



#### COUNCIL DISTRICTS

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Danny Scarth
-  5 - Frank Moss
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Joel Burns





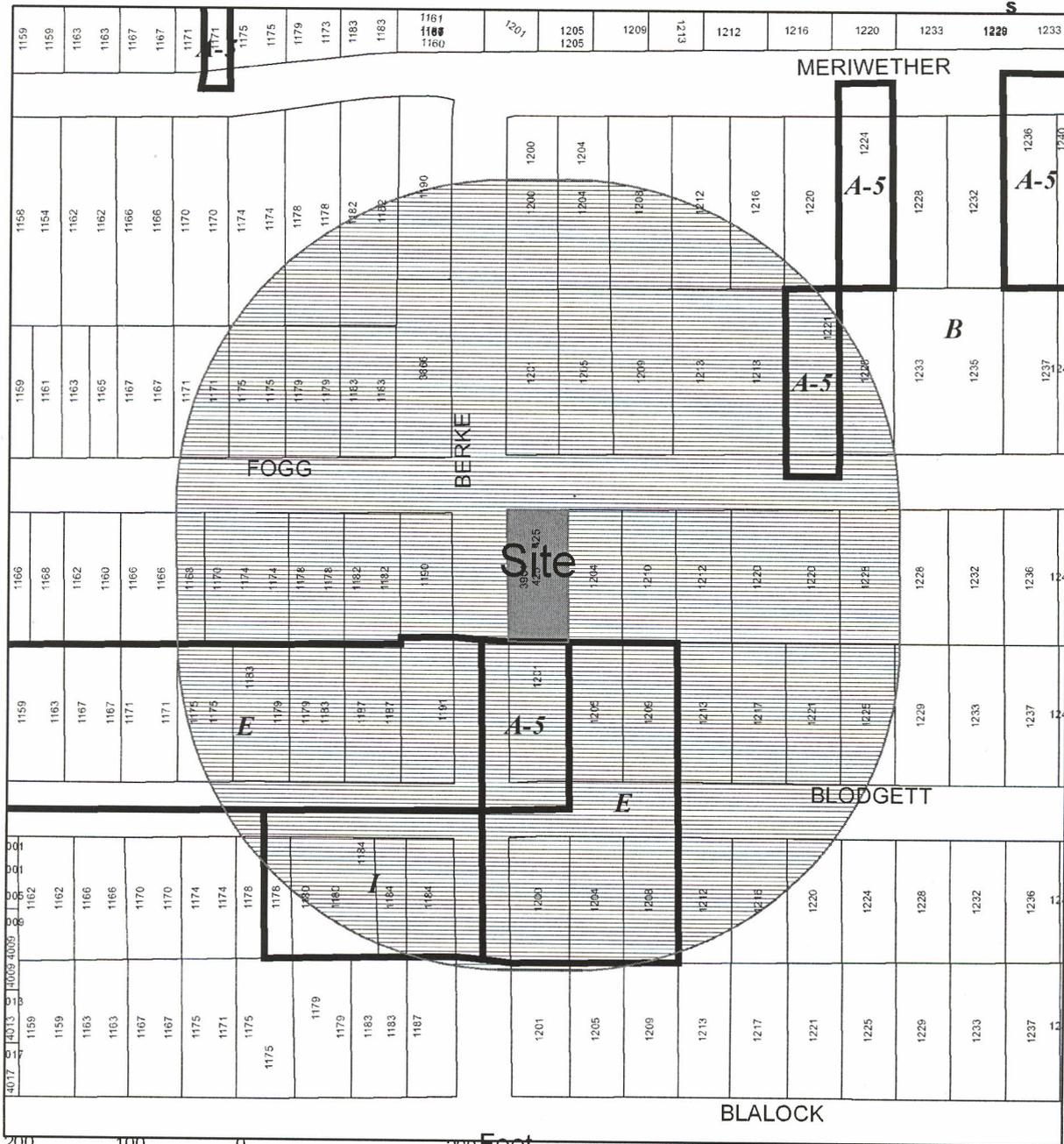
ZC-12-103

# Area Zoning Map

Applicant: City of Fort Worth Planning and Development  
 Address: 3901 Berke Road  
 Zoning From: B  
 Zoning To: A-5  
 Acres: 0.15139988  
 Mapsco: 91G  
 Sector/District: Southside  
 Commission Date: 9/12/2012  
 Contact: 817-392-8043



 300 Ft. Notification Buffer





3901 Berke Road

# Future Land Use

ZC-12-103



- 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, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





3901 Berke Road

ZC-12-103

# Aerial Photo Map



200 100 0 200 Feet

Hillary Von Ahsen, 801 Cherry Lane, Fort Worth, Texas with Kimley Horn & Associates explained the hand out to the Commissioners. She explained the area colored in purple is for Plant 1 & 2. Plant One currently operates under the PD zoning that Bell has for the campus. They would like to extend the PD through Plant Two.

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

**15. ZC-12-103 City of Fort Worth Planning & Development (CD 9)- 3901 Berke Road (Weisenberger Addition #4, Block 4, Lot 1, 0.15 Acres): from "B" Two-Family to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

**16. ZC-12-104 City of Fort Worth Housing & Development (CD 8)- 920 E. Humbolt Street (McNaulty Nesbitt, Block 2, Lot 36, 0.11 Acres): from "A-5" One-Family to "NS-T4R/HC" Near Southside-T4 Restricted/Historic & Cultural Overlay**

Charletra Hurt, Development Project Coordinator, Housing & Economic Development Department, City of Fort Worth explained to the Commissioners earlier this year they approved several properties in the Evans Rosedale area to NS-T4/HC. This lot was recently purchased and needed to be rezoned for a public facility to be leased by United Community Centers.

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

<i>Document received for written correspondence</i>					<i>ZC-12-104</i>
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
KT Land/Tom Struhs		In		Support	Sent letter in

**Meeting adjourned: 12:20 p.m.  
09/12/12**

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

Neftali Ortiz, Chair