

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 09, 2012

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>Stephen Murray</u> | |
| Surplus | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Council Initiated | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

Owner / Applicant: **City of Fort Worth Housing and Economic Development**

Site Location: 920 E. Humbolt Street Mapsco: 77K

Proposed Use: **Community Center**

Request: From: "A5/HC" One-Family/Historic and Cultural Overlay
To: "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment).**

Background:

The applicant is requesting a zoning change from to "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural for a Community Center. This property is the last property needed to complete the blockface for the economic development project and is a companion case to a zoning case heard last year.

Community centers are allowed by right in commercial and form-based districts. The proposed zoning would require the form of the built structure to be consistent with the Near Southside form-based code, which would allow for a transition from the neighborhood to other nearby community facilities.

Site Information:

| | |
|----------------------------|---|
| Owner: | City of Fort Worth Housing and Economic Development 1000 Throckmorton Fort Worth, Texas 76102 |
| Agent: | Charleta Hurle |
| Acreage: | 0.122 acres |
| Comprehensive Plan Sector: | Southside |

Surrounding Zoning and Land Uses:

- North "A-5/HC" One-Family/Historic and Cultural / vacant
- East "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay / vacant
- South "A-5/HC" One-Family/Historic and Cultural / single-family
- West "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-123 from A-5/HC to NS-T4R/HC; approved 2/2012

BOA History: None

Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|--------------------|-------------|------------------------------------|
| Humbolt Street | 2 way, Residential | Residential | No |

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|---------------------------------|---------------------------------------|
| Historic Southside | Near Southeast CDC |
| Hillside Morningside | NUP-Neighborhood Unification Project |
| Fort Worth South, Inc. | Morningside/Hillside Crime Watch COPS |
| East Fort Worth Business Assoc. | United Communities Association |
| Southside Preservation Assoc. | Fort Worth ISD |
| Southeast Fort Worth, Inc. | |

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay. Surrounding land uses vary with single-family to the west and south, with vacant land north and east.

The proposed site is in close proximity to the Evans/Rosedale Urban Village and is planned for a community center. Based on surrounding land uses, the proposed zoning for this site is **compatible** at this location.

2. Comprehensive Plan Consistency

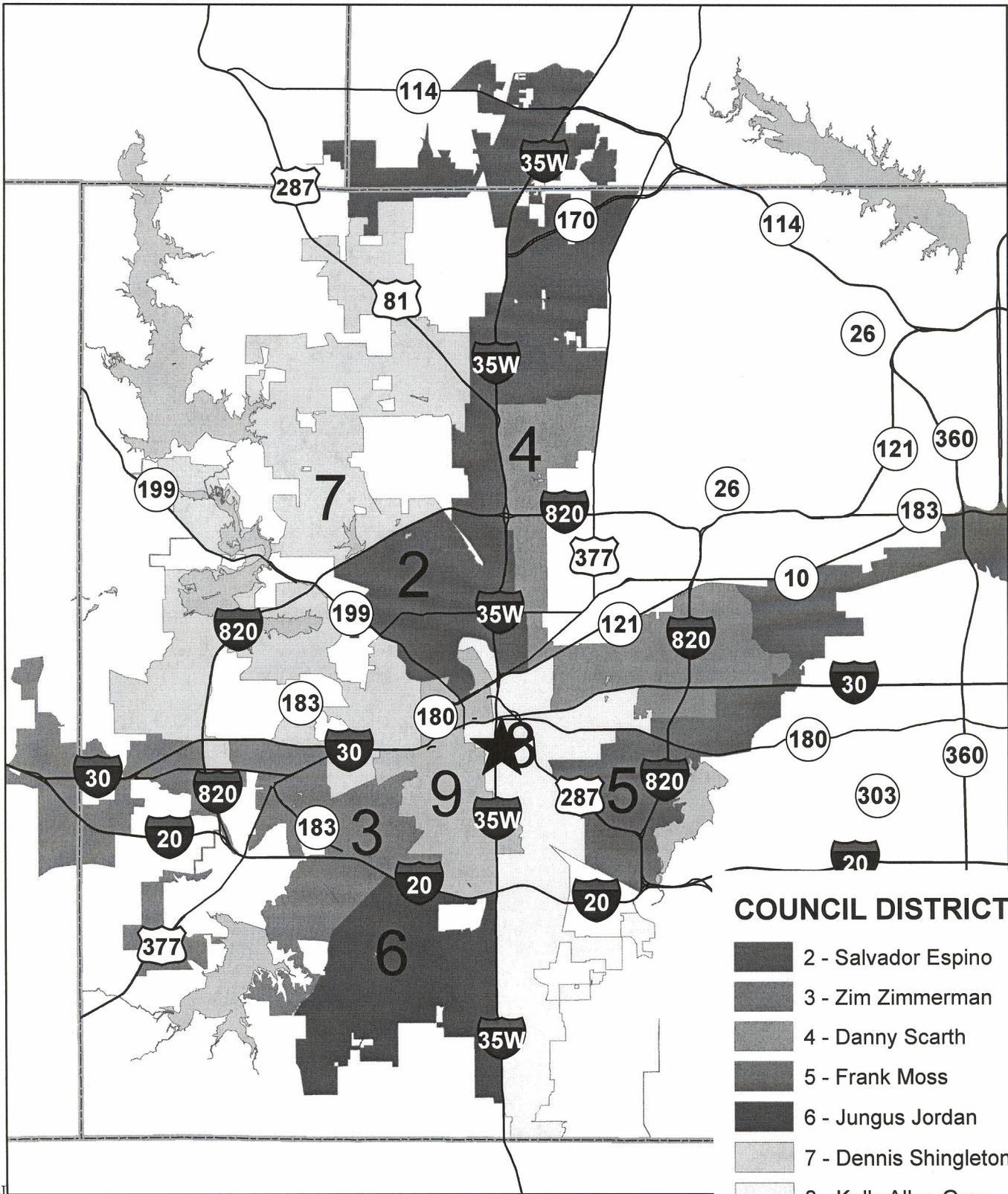
The 2012 Comprehensive Plan designates the subject property as single-family residential. However, the proposed zoning is in close proximity to the Evans/Rosedale Urban Village and may serve as a transition from the neighborhood to the library and other community facilities. In addition, the remainder of the blockface is designated institutional on the Comprehensive Plan in preparation for the new community center. As a result, the proposed zoning is **consistent (Minor Boundary Adjustment)** 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





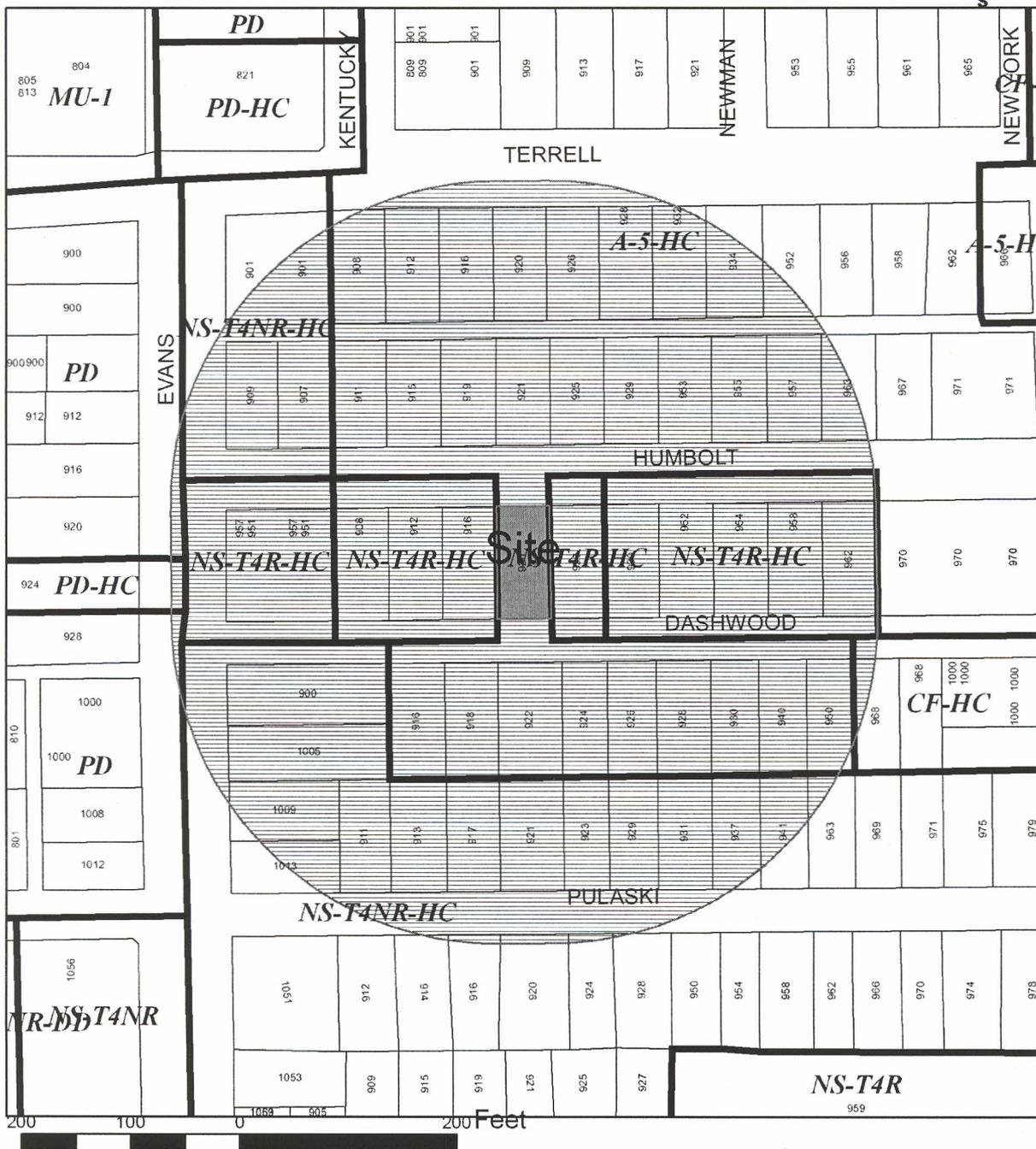
ZC-12-104

Area Zoning Map

Applicant: City of Fort Worth Housing & Econ. Devel.
 Address: 920 E. Humbolt Street
 Zoning From: A-5/HC
 Zoning To: NS-T4R/HC
 Acres: 0.11931006
 Mapsco: 77K
 Sector/District: Southside
 Commission Date: 9/12/2012
 Contact: 817-392-8043



 300 Ft. Notification Buffer

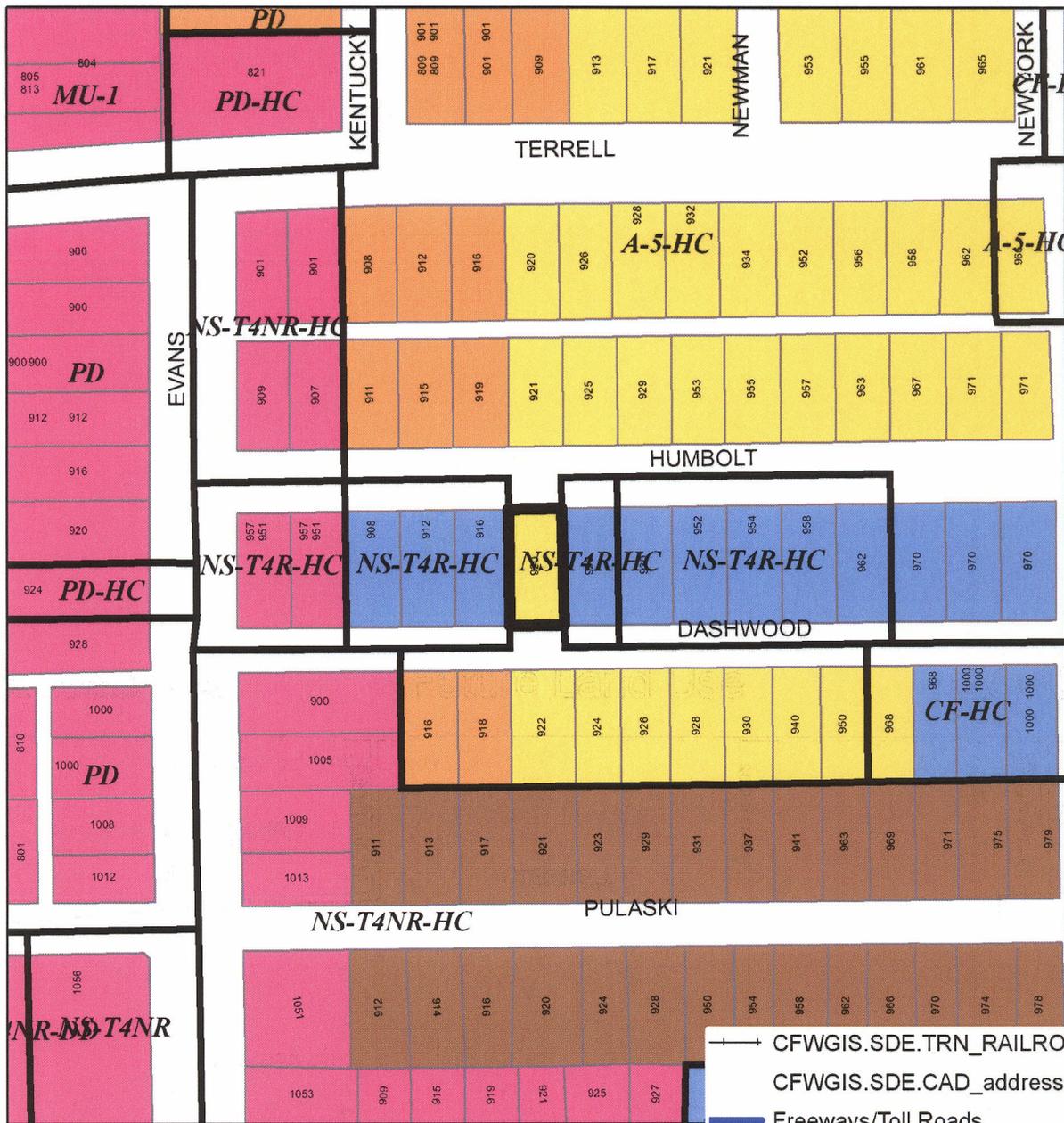




920 E. Humbolt Street

Future Land Use

ZC-12-104



- 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.



FORT WORTH



920 E. Humbolt Street

ZC-12-104

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