



**ZONING MAP CHANGE  
STAFF REPORT - REVISED**

**City Council Meeting Date:**  
July 9, 2013

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Beth Knight  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Harold and Maudia Hamilton

**Site Location:** 2002 Stalcup Road Mapsco: 79Q

**Proposed Use:** Barber/beauty shop or restaurant

**Request:** From: "A-5" One-Family  
To: "E" Neighborhood Commercial

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

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

**Background:**

The proposed rezoning site is located northwest quadrant of Stalcup Road and Elgin Street. The applicant is proposing to open a barber/beauty shop or restaurant. The site was rezoned as part of the Stop Six Neighborhood, which surrounds and includes the subject. The case was approved September 16, 2008. The subject site was previously zoned "B" Two-Family and is now "A-5" One-Family residential. The land use identified on the site at the time of the rezoning was a vacant building.

Single family uses flank the site to the east and west, with commercial buildings to the north and south. About a third of the commercial buildings in this vicinity are occupied. The existing building covers the center of the narrow lot, which leaves room for approximately three on-site parking spaces. If the zoning is approved for commercial activity, variances are likely to use the property.

**Site Information:**

Owner: Harold and Maudia Hamilton  
6320 Willard Rd.  
Fort Worth, TX 76119

Acreage: 0.10 ac  
Comprehensive Plan Sector: Southeast

**Surrounding Zoning and Land Uses:**

- North "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial / Beauty salon, vacant commercial building, and vacant land
- East "A-5/HC" One-Family/Historic and Cultural / Single family homes and vacant land
- South "E" Neighborhood Commercial / Beauty salon and vacant commercial building

West "A-5" One-Family / Single family homes

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-06-231, east of site, Council-initiated to add historical overlay, approved;  
ZC-06-259, east of site, Council-initiated from various districts to be in conformance to the Comprehensive Plan, approved;  
ZC-07-046, southwest of site, surplus property, from B to A-5, approved; and  
ZC-08-128, surrounding and including site, Council-initiated from various districts to be in conformance to the Comprehensive Plan, approved.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Stalcup Road	Collector	Collector	No

**Public Notification:**

The following Neighborhood Associations were notified:

Historic Stop Six NA  
Historic Rosedale Park NA  
East Fort Worth Neighborhoods Coalition

Southeast Fort Worth Inc.  
Fort Worth ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant proposes to open a barber/beauty shop or restaurant in the "E" Neighborhood Commercial district. In 2008, a zoning change was approved from "B" Two-Family to "A-5" One-Family to support stabilization of the existing neighborhood, in accordance with the Comprehensive Plan. The immediate neighborhood is predominantly residential with a significant number of vacant commercial sites and buildings.

The subject property contains an 800 square foot building, constructed by the applicant in the mid-1980s that has been vacant for several years, and three parking spaces on the eastern side of the building. No additional landscaping is noted in front of the building. Previous commercial uses are documented as a fast food establishment and a barber/beauty shop. If used as a barber or beauty shop, the existing parking spaces are sufficient. However, the building's square footage would require eight parking spaces to open a restaurant.

As the building is situated on a predominantly residential block, additional development standards of bufferyards, supplemental building setbacks, and a projected front residential setback are required. A twenty-foot building setback is found adjacent to the residential district on the west; however, a formal five-foot landscaped buffer yard is required in this area also.

Based on the surrounding commercial buildings and previous commercial uses of this building, the proposed E zoning for commercial **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as single-family residential. The proposed "E" is inconsistent to the following Comprehensive Plan policies:

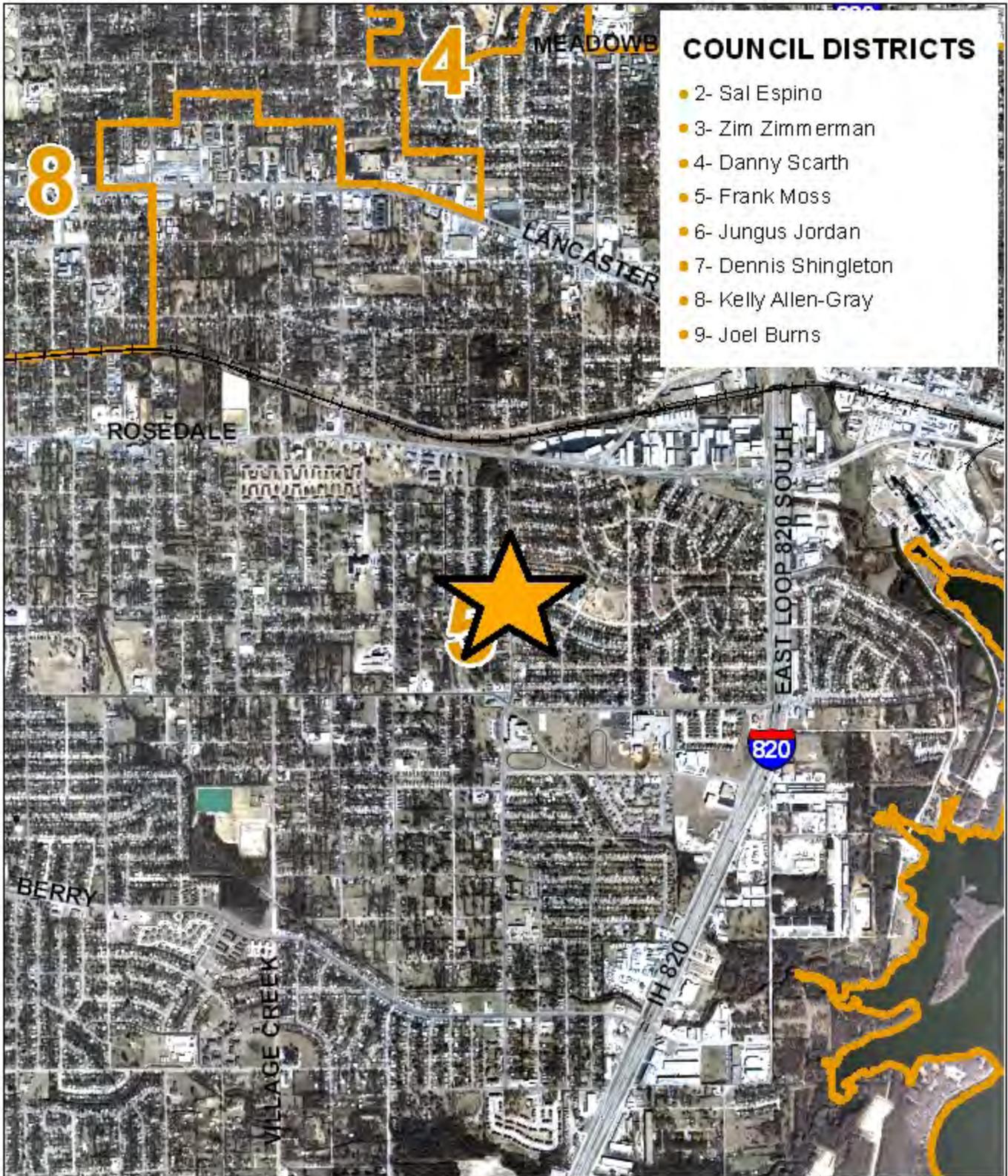
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the lack of conformance with the future land use map and policies stated above the zoning change request **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 of the Zoning Commission meeting

## Location Map



2,000 1,000 0 2,000 Feet





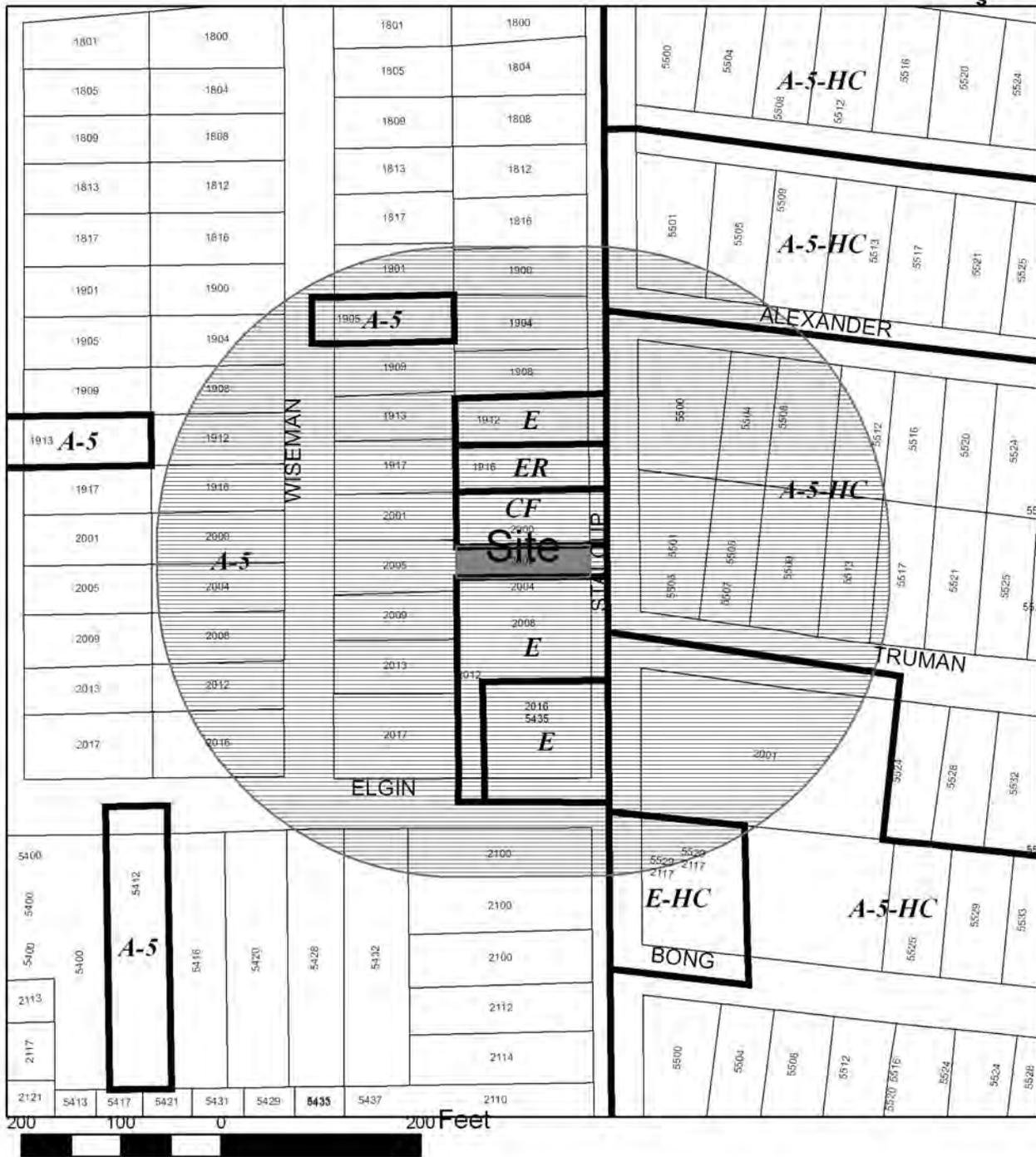
ZC-13-063

# Area Zoning Map

Applicant: Harold and Maudia Hamilton  
 Address: 2002 Stalcup Rd.  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 0.1  
 Mapsco: 79Q  
 Sector/District: Southeast  
 Commission Date: 06/12/2013  
 Contact: 817-392-8190



300 Ft. Notification Buffer





# Future Land Use

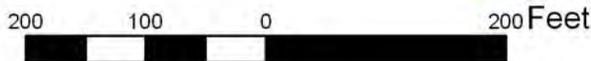
ZC-13-063



- 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

- 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 1, 2011



## Aerial Photo Map



**2. ZC-13-063 Harold James Hamilton (CD 5) 2002 Stalcup Road (Hollywood Hills Addition, Block 5, Lot 27A , 0.09 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

Harold Hamilton, 6320 Willard Road, Fort Worth, Texas owner of the property explained to the Commissioners the property was zoned neighborhood commercial at one time and rezoned to A-5. He mentioned he had a restaurant there for several years as well as a barber shop.

Dana Burghdoff tried to explain to the applicant what she thought may have happened to his property several years ago. The property was zoned B but a Certificate of Occupancy was given for the commercial uses. The property was rezoned to A-5 during the recent Council initiated rezoning to be consistent with the current zoning.

Motion: Following a brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. West. The motion carried unanimously 8-0.

**3. ZC-13-072 Ronald Reaves (CD 5) –3551 Tarrant Main (John Heirs Childress Survey, Abstract 249, Tract 1A01, 0.77 Acres): from “AG” Agricultural to “PD/I” Planned Development for “I” Light Industrial plus single-family residence; site plan waiver requested**

Ronald Reaves, 902 Yorkshire Drive, Grand Prairie, Texas property owner explained to the Commissioners he has owned the property for several years and has always stored some farm equipment and a truck at the back of the lot. He also has a couple of storage boxes. He did explain he is keeping the residence for his security. Mr. Reaves did hand in a petition from property owners in support.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

**4. ZC-13-073 Hudson Services Inc. (CD 7) – 3010 Keller Hicks Road (Williams McCowen Survey, Abstract 999, Tract 12A04, 0.54 Acres): from “MH” Manufactured Housing to “E” Neighborhood Commercial**

Don Hudson, 3010 Keller Hicks Road, Fort Worth, Texas property owner explained to the Commissioners they would like to use the property for an office. He displayed some pictures of the surrounding uses.

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

**5. ZC-13-074 Francisco Javier Medina (CD 2) – 1300 Harrington (North Fort Worth Addition, Block 70, Lot 22, 0.20 Acres): from “A-5” One-Family to “ER” Neighborhood Commercial Restricted**