



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 9, 2015

Council District 9

Zoning Commission Recommendation:
Approval as Amended to "ER" Neighborhood Commercial
by a vote of 7-2

Opposition: None submitted
Support: None submitted

Continued Yes X No ___
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Linda McLarty

Site Location: 1701 May Street Mapsco: 77N

Proposed Use: Commercial

Request: From: "B" Two-Family
To: "ER" Neighborhood Commercial Restricted

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located on the corner of Allen Avenue and May Street. The applicant is requesting a zoning change from "B" Two-Family to "ER" Neighborhood Commercial Restricted to allow for commercial or office uses. Allen Avenue is considered a minor arterial and parking for John Peter Smith Hospital (JPS) is directly across the street to the north. However, the majority of May Street contains residential uses along the block face.

There are also several development constraints for this property. The site must meet all setback, parking, screening, and landscaping requirements. The lot is 5,000 sf and without variances through the Board of Adjustment the lot may be rendered undevelopable. The following provide the hardships to developing the site with the requested zoning. Variances may be necessary.

- 20 ft projected setback along May Street (structures and parking prohibited)
- 20 ft setback with 5 ft landscape buffer, fencing, with no structures adjacent Two-Family zoning
- Parking minimums required
- Parking prohibited within the front yard

During the Zoning Commission hearing the applicant agreed to amend the zoning to "ER" Neighborhood Commercial in order to remove alcohol sales.

The case was continued from the June 2 meeting. With input from Fort Worth South, Councilmember Zadeh is expected to remand the case to the Zoning Commission for renote for NS-T4R.

Site Information:

Owner: Linda C. McLarty
 733 Evergreen Dr.
 Hurst, TX 76054

Acreage: 0.11 ac

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T5I" Near Southside-T5I / JPS Hospital
 East "PD 139" "PD-SU" for all uses in "E" but restricting the sale of alcohol except in conjunction with a restaurant or cafe / parking
 South "B" Two-Family / single-family
 West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Allen Ave	Minor Arterial	Minor Arterial	No
St. Louis Ave	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Near Southside Neighborhood Alliance	NUP-Neighborhood Unification Project
Fairmount NA	Trinity Habitat for Humanity
Fort Worth South Inc	Streams And Valleys Inc
Hemphill Corridor Task Force	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted for commercial uses. Surrounding land uses vary with single-family to the south and west, JPS hospital parking to the north and parking to the east. The proposed site is located on the corner of Allen Avenue, which is a minor arterial. However, May Street primarily contains single-family uses.

The lot also presents development constraints due to projected setbacks and supplemental setbacks which renders the majority of the site undevelopable without variances through the Board of Adjustment.

The proposed commercial on this lot **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is not consistent with the following Comprehensive Plan policies.

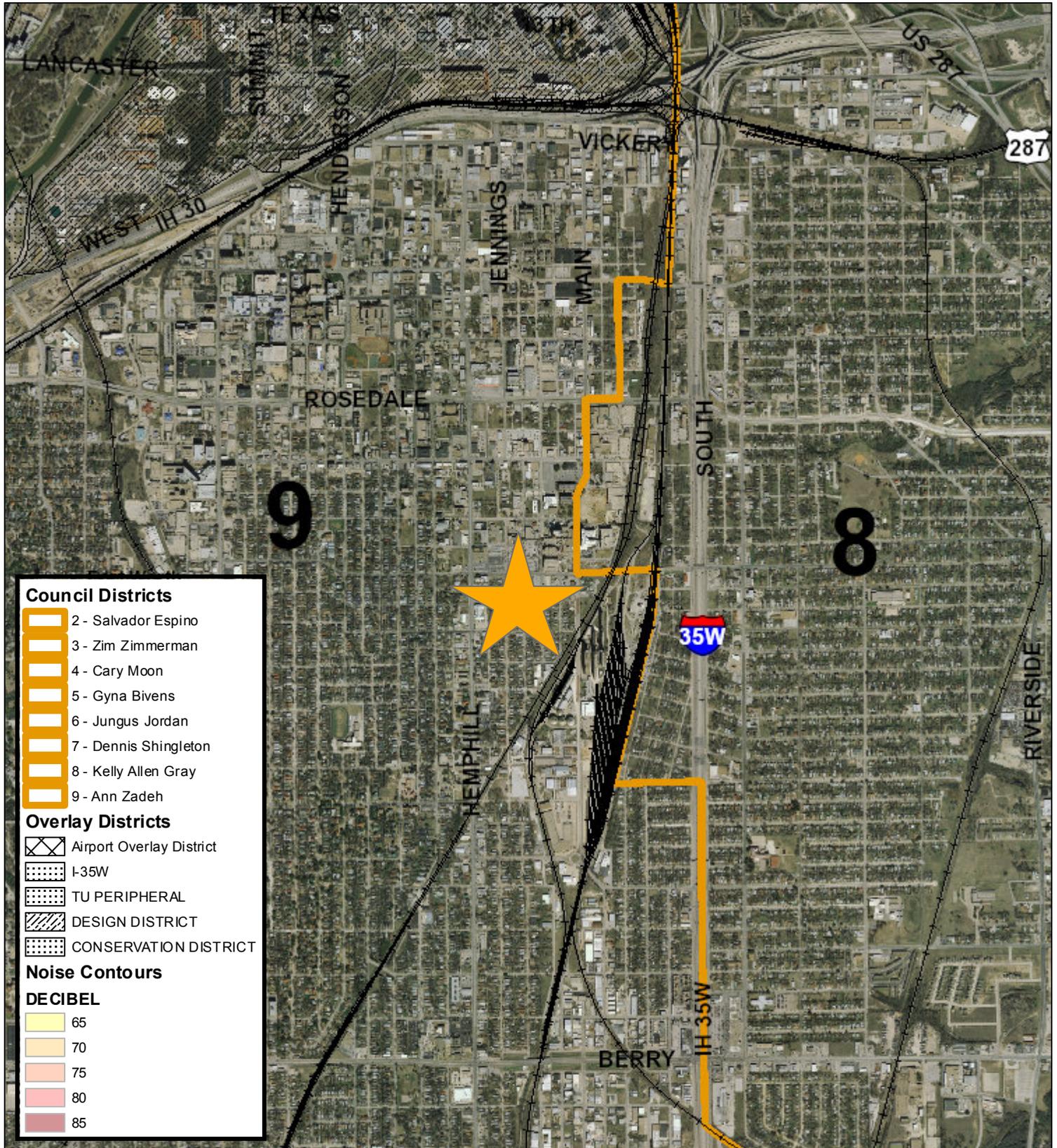
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack conformance with the future land use map and the policies stated above; the proposed zoning **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 from the Zoning Commission meeting

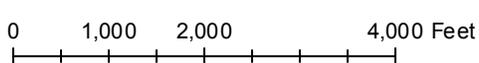
Area Map



Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

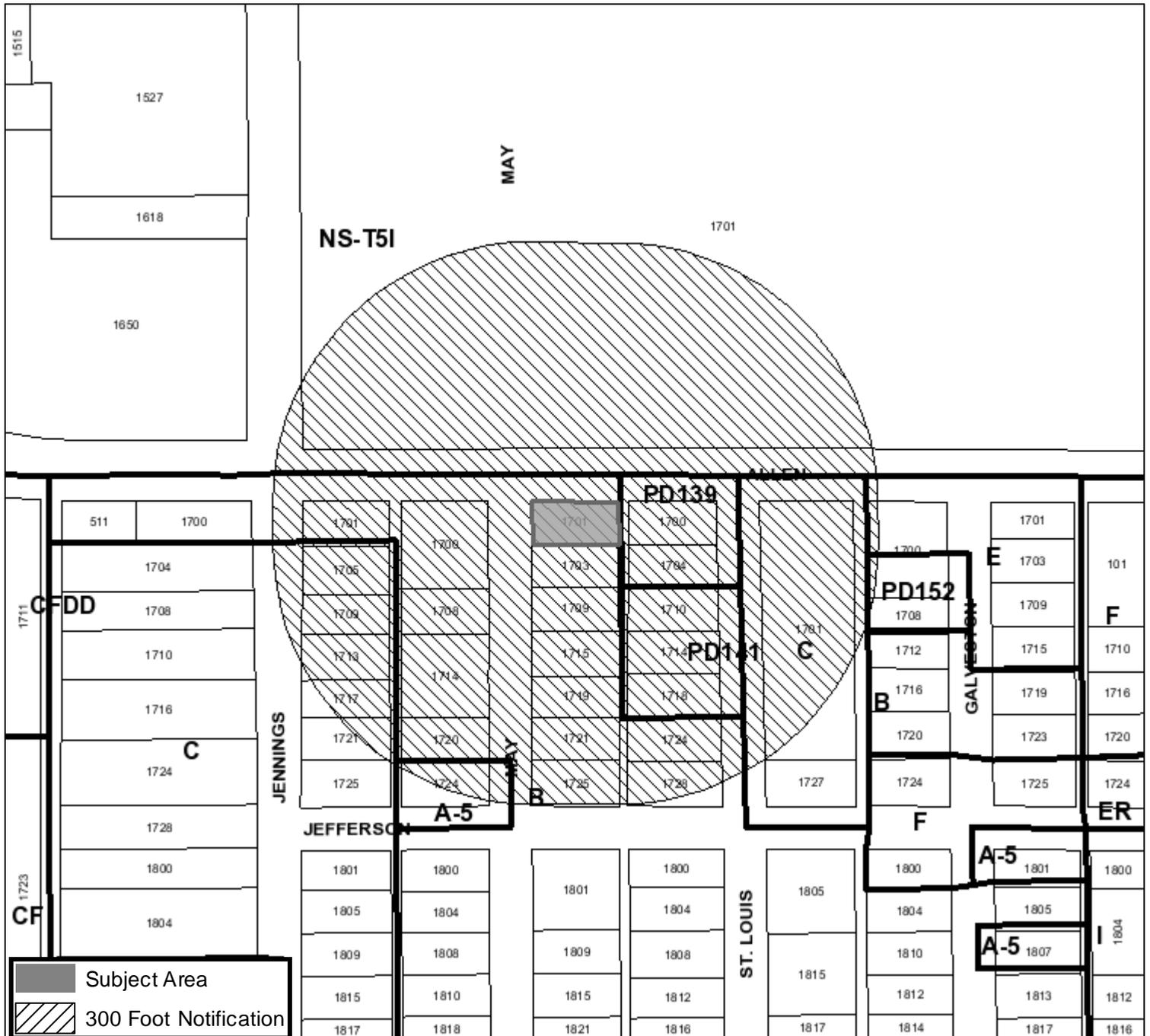
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



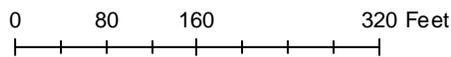


Area Zoning Map

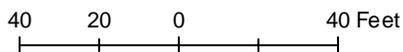
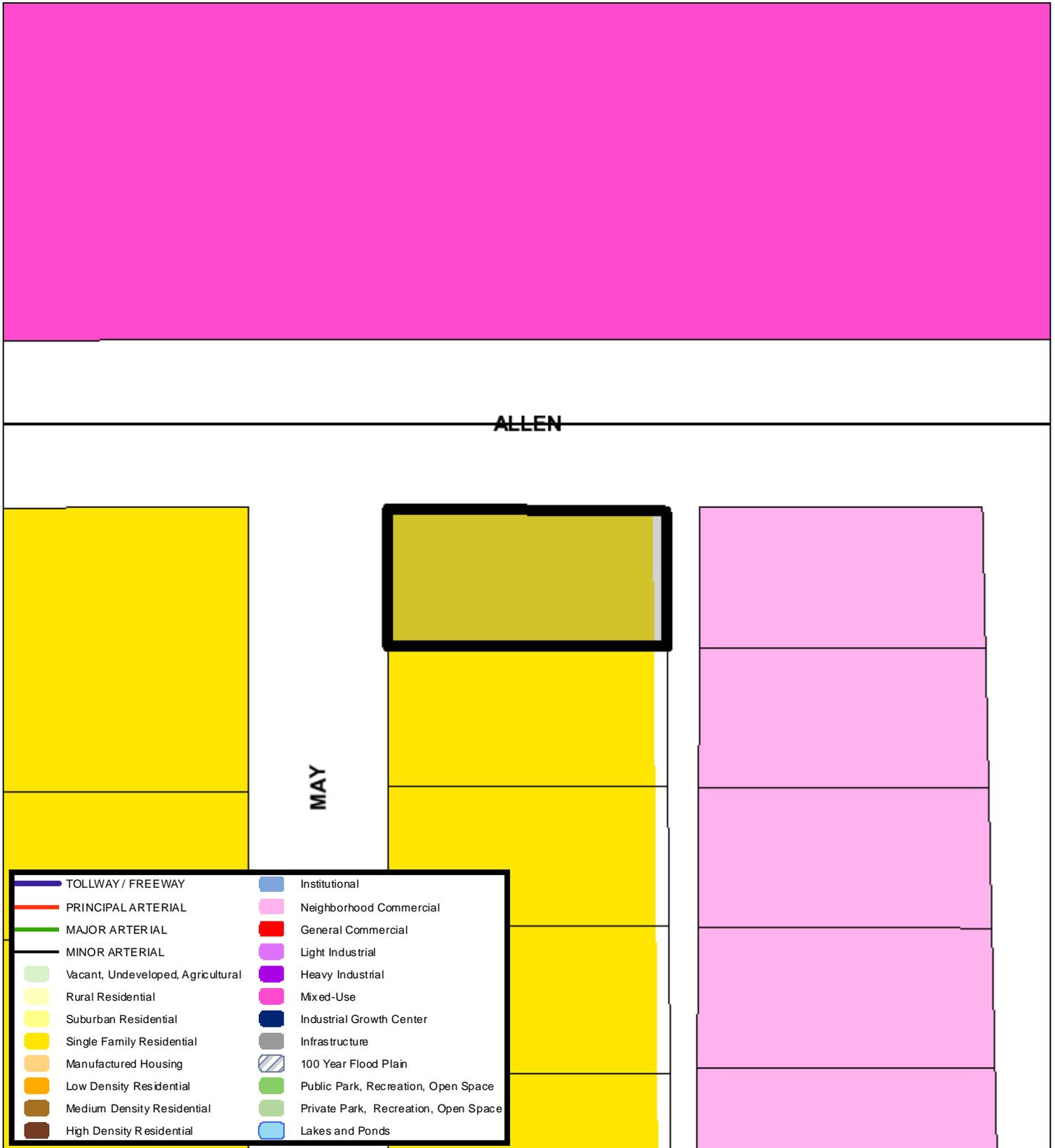
Applicant: Linda McLarty
 Address: 1701 May Street
 Zoning From: B
 Zoning To: E
 Acres: 0.11305873
 Mapsco: 77N
 Sector/District: Southside
 Commission Date: 5/13/2015
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



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 17, 2015.



Aerial Photo Map



0 30 60 120 Feet



4. ZC-15-042 Linda McLarty (CD 9) 1701 May Street (Emory College Sub of Patillo, Block 9, Lot 33, 0.11 Acres): from “B” Two-Family to “E” Neighborhood Commercial

Linda McLarty, 733 Evergreen Drive, Hurst, Texas property owner explained to the Commissioners the request to rezone the property to neighborhood commercial.

Mr. Flores asked Ms. McLarty her intentions for the property. Ms. McLarty said she is wants to sell the property, not develop it.

Ms. Reed said the lot would be hard to sell based on all the constraints it has. Ms. McLarty said this is the best thing to do for the property based on her information.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request as Amended to ER, seconded by Mr. Reeves. The motion carried 7-2 with Ms. Conlin and Mr. Edmonds being against.

5. SP-15-003 Summer Sycamore I LTD (CD 6) 7500 Summer Creek Drive (J. Van Lent Survey, Abstract 1871, 1.21 Acres): from “PD-823” PD/MU-1 for all uses in “MU-1” Low Intensity Mixed-Use; site plan required to provide required site plan for “PD-823” for convenience store with gasoline sales

Barry Hudson, 550 Bailey Avenue, Fort Worth, Texas spoke for the applicant who is not present. He mentioned the proposed use is a 7-11.

Ms. Moore made a motion to move to the end of the agenda, seconded by Mr. Northern.

Thomas Martin, 10755 Sandhill Drive, Dallas, Texas representing 7-11 Stores explained to the Commissioners_____

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

6. ZC-15-043 HOPE Farm Inc. (CD 3) – 5816-5828 (evens) Helmick Avenue and 5821 Farnsworth Avenue (Chamberlain Arlington Heights 2nd Filing, Block 457, Lots 11-12 and 25-32, 0.74 Acres): from “A-5” One-Family to “CF” Community Facilities

Bill Baird, 6300 Ridglea Place, Fort Worth, Texas representing HOPE Farm, Inc., explained to the Commissioners HOPE Farm is a leadership program to guide at risk boys to become Christian centered men of integrity. They have a facility at the corner of Fletcher and Horne Street and have been there for about five years. They have outgrown that facility and want to expand. They are proposing a 7,500 square foot facility to be located on Helmick. It will be a one story residential design to fit in with the neighborhood. Mr. Baird said they met with the