



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 21, 2016

**Council District** 9

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** First Presbyterian Church of Fort Worth

**Site Location:** 1700 S. Jennings and 511 W. Allen Mapsco: 62Q

**Proposed Use:** Office Building

**Request:** From: "B" Two-Family

To: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted for office building; site plan included

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

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

**Background:**

The subject property is located south of Allen Avenue, a minor arterial, and west of Jennings Avenue, a residential street. The applicant is proposing a zoning change from "B" Two Family to "PD/ER" Planned Development for all uses in "ER" for office building with a site plan. The site plan indicates approximately a 3,678 sf. two story building.

The JPS Medical complex is to the immediate north of this property. The rezoning can serve as a buffer between the mass and activity of this area and the residential to the south.

A site plan is provided because the applicant is requesting several waivers due to the size of the lot and projected, established or platted building line setbacks. The table below depicts the waivers requested.

Development Standards	ER	PD/ER	
Business/Tenant size	5,000 max. gross floor area per tenant	3,678 sq. ft. Complies	
Building Lot Coverage	30% maximum	Complies	
Front yard along Allen Ave.	20 ft. minimum	10 ft.	<b>Waiver required</b>

Projected side yard along S. Jennings	35 ft. along S. Jennings	3 parking spaces in side yard setback	<b>Waiver required</b>
Rear yard adjacent to all other districts	5 ft. minimum	5 ft. Complies	
Height	35 ft. maximum	Less than 35 ft. Complies	
Signage	No freestanding or roof signs, non-illuminated	Will comply	

**Site Information:**

Owner: First Presbyterian Church of Fort Worth  
1000 Penn Street  
Fort Worth, TX 76102

Applicant: Alan Magee  
Acreage: 0.27 acres  
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "NS-T5I" Near Southside / JPS Hospital  
East "B" Two-Family / single family  
South "C" Medium Density Multifamily / single-family  
West "CF" Community Facilities / Church

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-042 from "B" to "ER", subject property one block to the east, approved by City Council on 6/09/15. Near Southside District in 2007, subject property to the north.

Platting History: None

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations.

1. There is an established approximately 35 ft. projected setback along the east property line on S. Jennings in which no permanent structures or required parking are permitted, site plan indicates three parking spaces within the setback. **(waiver required)**
2. There is a 20 ft. front yard setback on Allen Ave, building is encroaching 10 ft. into the setback. **(waiver required)**
3. Indicate on the site plan where the new wood fence stops, can't encroach into the projected side yard setback.

**Zoning Commission recommended waivers to items one and two noted above.**

**TPW comments:**

1. Alley Width (31-106.g.2). Dedication of additional right-of-way for the alley will be required as multi-family and non-residential alleys are to be 20ft. with 20ft. paving edge to edge. The alley will have to be paved from the nearest street to the property line if used for access.
2. Driveway Locations - Driveway location must not interfere with intersection function. The driveway on Jennings is less than 11ft. from the back of curb at the intersection.

**Platting Comments:**

1. The property consists of two portions of a previously platted lot, therefore this lot is not platted. The property must be platted prior to the issuance of a building permit.
2. During the platting process an additional 4 feet of right-of-way dedication will be required along the alley on the western boundary of this property.
3. Confirm with TPW that the driveway along South Jennings Avenue will be permitted so close to the intersection.

**Water Comments:**

- No connection to 4-inch water line in Allen.
- 2. 2 options for sewer connection
- 3. Field verify location of sewer in alley, additional easement may be required
- 4. Pressure guaranteed at ground elevation
- \*\*4-inch water in Allen and 16-inch in Jennings
- \*\*8-inch sewer in alley and 8-inch in Jennings
- \*\*No permanent structures over, under, over, encroaching lines and their easements
- \*\*Impact Fees for 2017 Fiscal Year are currently being assessed
- \*\*No private plumbing crossing lot lines

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Allen Ave	Minor Arterial	Minor Arterial	No
S Jennings	Residential	Residential	No

**Public Notification:**

Organizations Notified	
<b>Near Southside Neighborhood Alliance*</b>	Hemphill Corridor Task Force
Fort Worth South, Inc.	NUP-Neighborhood Unification Project
Fairmount NA	Streams & Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

*Site located within this registered neighborhood alliance.*

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to “PD/ER” Planned Development for “ER” Neighborhood Commercial Restricted for medical office facility. Surrounding land uses consist of John Peter Smith Hospital to the north, single-family to the east and south, Church to the west.

The proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Low Density Residential. 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)

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.

However, the proposed use with site plan, and a major hospital across the street the proposed zoning would act as a buffer from the single-family uses.

**Attachments:**

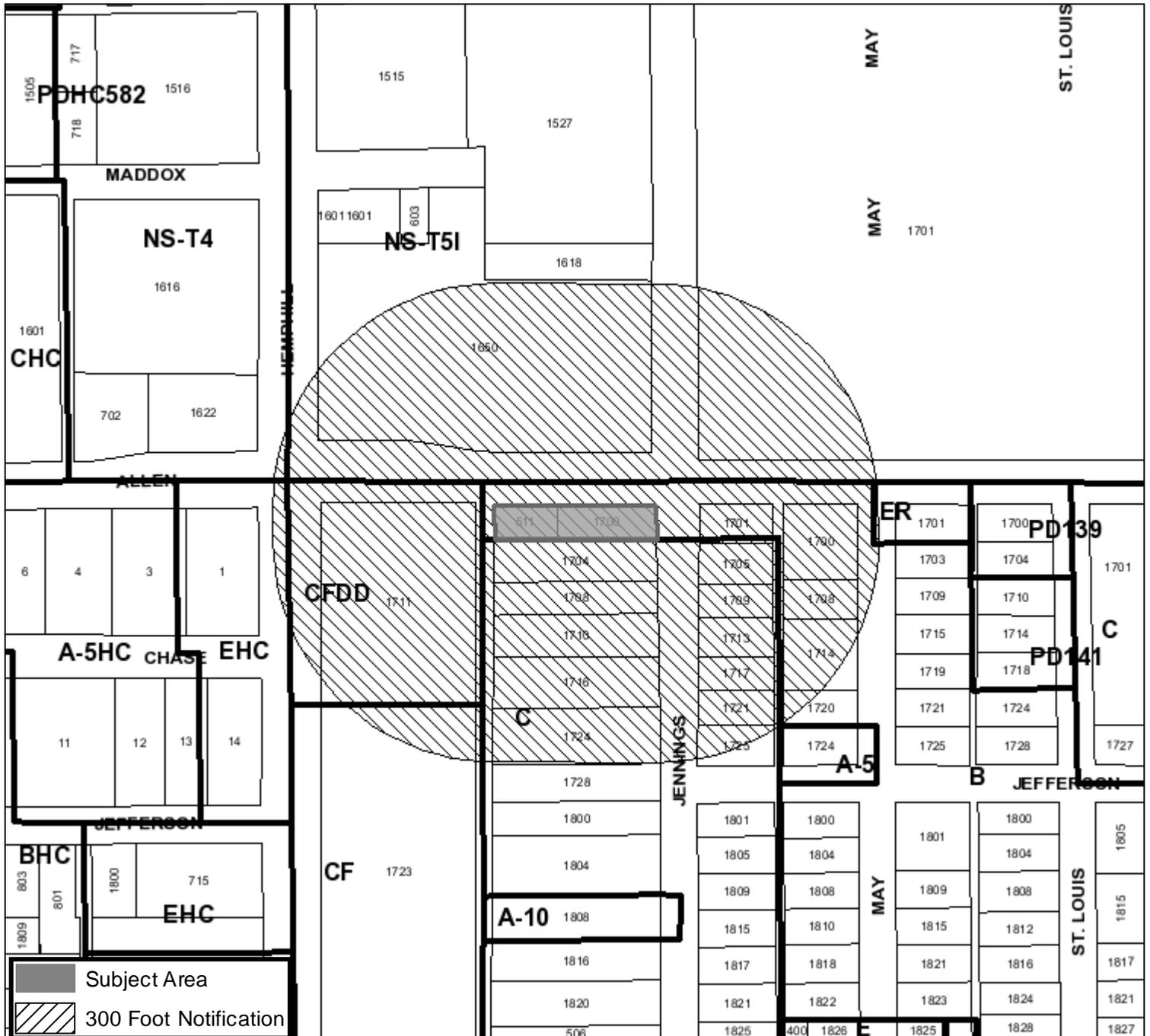
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



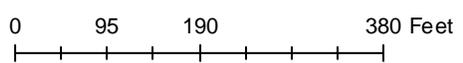
ZC-16-111

# Area Zoning Map

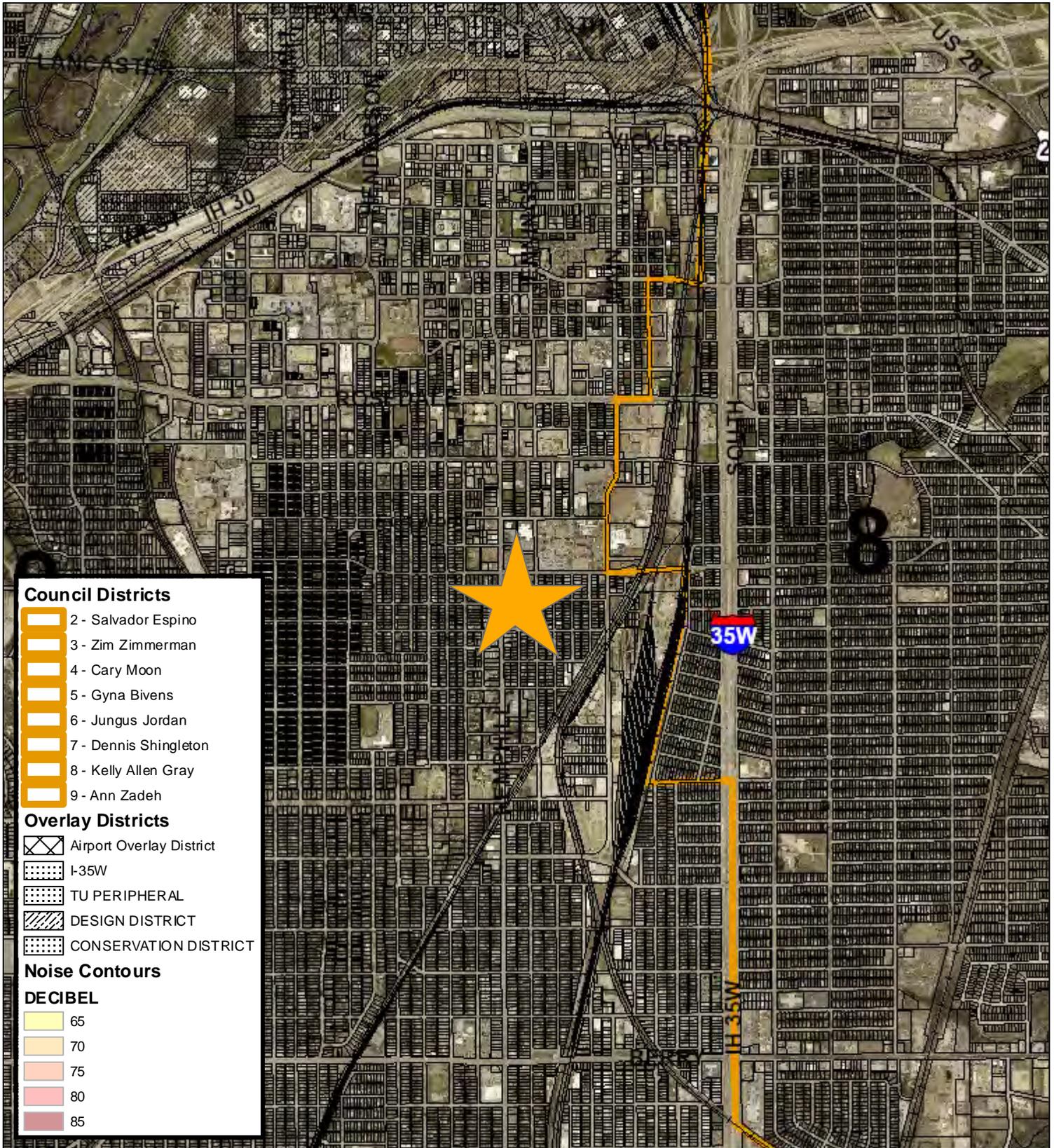
Applicant: First Presbyterian Church of Fort Worth  
 Address: 1700 S. Jennings Avenue, 511 W. Allen Avenue  
 Zoning From: B  
 Zoning To: PD for ER with site plan for medical office building  
 Acres: 0.24284955  
 Mapsco: 77N  
 Sector/District: Southside  
 Commission Date: 6/8/2016  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



### Area Map



20-16-111

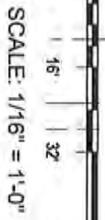
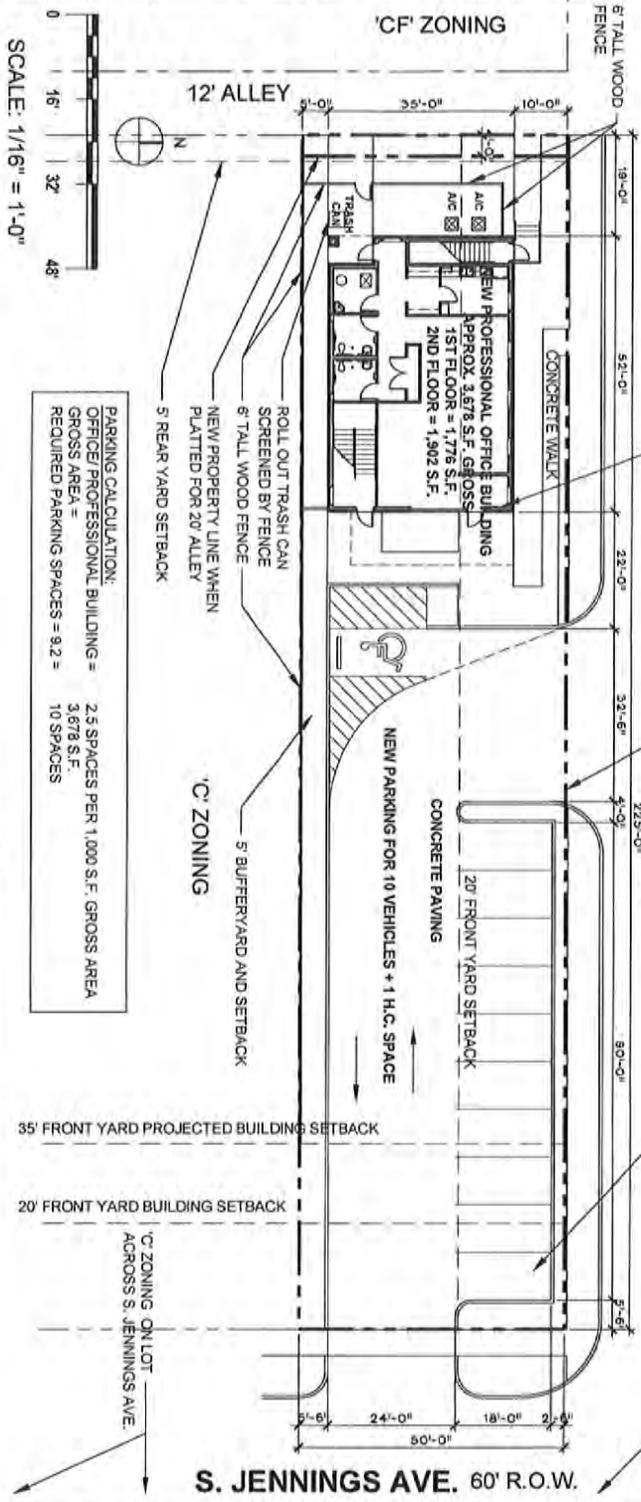


2 STORY PROFESSIONAL OFFICE BUILDING LESS THAN 35' TALL WITH MASONRY (50%+) AND PLASTER STUCCO

**ALLEN AVE.**  
60' R.O.W.

NS-T51' ZONING

**S. JENNINGS AVE.** 60' R.O.W.



SCALE: 1/16" = 1'-0"

**PARKING CALCULATION:**  
OFFICE/PROFESSIONAL BUILDING = 2.5 SPACES PER 1,000 S.F. GROSS AREA  
GROSS AREA = 3,678 S.F.  
REQUIRED PARKING SPACES = 9.2 = 10 SPACES

- NOTES:**
- ALL AREA LIGHTING WILL CONFORM TO LIGHTING CODE
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
  - THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING, EXCEPT AS SHOWN ON THIS SITE PLAN
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY

DIRECTOR OF PLANNING AND DEVELOPMENT:

DATE: \_\_\_\_\_

**ALLEN AVENUE OFFICE PROJECT**  
ZONING CASE NUMBER: \_\_\_\_\_

**ARCHITECT:**  
MAGEE ARCHITECTS, L.P.  
2822 W. 7TH STREET, STE. 100  
FORT WORTH, TX 76107  
817-731-5392

**OWNER:**  
THE FIRST PRESBYTERIAN  
CHURCH OF FT. WORTH  
1000 PENN ST., FT. WORTH, TX 76102  
817-335-1231

**SURVEYOR:**  
C.B.G. SURVEYING, INC.  
12025 SHILOH ROAD, STE. 290  
DALLAS, TX 75228  
214-349-9485

**PURCHASER/DEVELOPER:**  
DOCTOR JOHN STELLA DDS  
1625 ST. LOUIS AVE.  
FORT WORTH, TX 76104  
817-927-1325



**MAGEE ARCHITECTS, L.P.**  
DESIGNERS • PLANNERS • INTERIORS

**REVISED**  
DATE RECEIVED 5/26/10  
FORT WORTH, TEXAS

**ALLEN AVENUE OFFICE PROJECT**  
1700 S. JENNINGS AVE. & 511 W. ALLEN AVE.  
FORT WORTH, TEXAS 76110

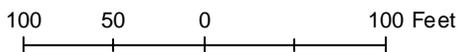
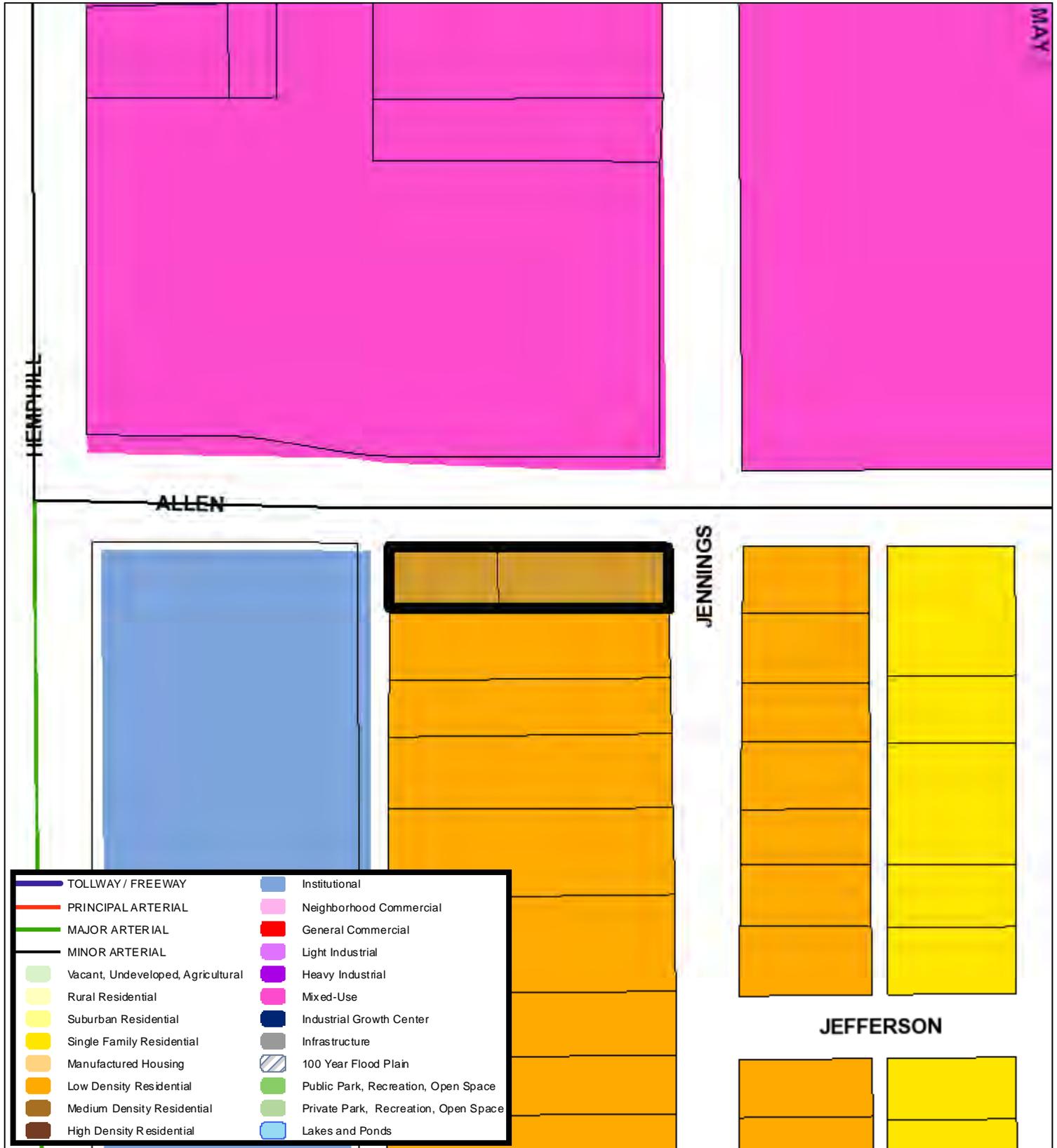
PROJECT NO.: 82714  
DATE: 6/26/08  
DRAWN: PF  
REVISED: 6/25/08

ARCHITECT: ALAN MAGEE  
SHEET CONTENT: SITE PLAN



SHEET NUMBER  
**A1**

### 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 29, 2016.



## Aerial Photo Map



0 65 130 260 Feet



that would include a site plan waiver and Mr. Flores responded yes. Mr. Light commented he would need to discuss the option with his client.

The Zoning Commission determined to table the current case for two case lengths, allowing Mr. Light to discuss potential options on the project with his client.

Motion: Mr. Flores moved to table the case for two case to allow for a discussion period between Mr. Light and his client. The motion carried 8-0.

Ms. Murphy called the case back.

Mr. Genua explained to Mr. Light that he may follow through with the E Neighborhood Commercial zoning or it is suggested he move to adopt the E Neighborhood Commercial under a PD excluding alcohol sales. Mr. Light requested a 30 day continuance so they may discuss problems and concerns with surrounding neighbors about the proposed development site and come to a conclusion.

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-110
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Ofelia Berrones	1220 Clinton	In	Opposition		Spoke at hearing
Tressa Hilurn/Northside NA	NA	Out		Support	Sent letter in

**9. ZC-16-111 First Presbyterian Church of Fort Worth (CD 9) - 1700 S. Jennings Ave. and 511 W. Allen Ave. (Being the North half of Lot 1, Block 8, 0.27 Acres): from “B” Two-Family to “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted for office building; site plan included**

Allen Magee, 2824 W 7<sup>th</sup> Street, Fort Worth, Texas representing First Presbyterian Church of Fort Worth. Mr. Magee explained to the Commissioners the development site, with site plans included. Mr. Magee mentioned the building will be less than 35 feet in height and will have the required screening fence along the south and asking for consideration on the setbacks. Mr. Magee mentioned they have met with four neighborhood groups and received no opposition from them on the project.

Mr. Genua asked if the project would be on one lot even though there were two addresses and Mr. Magee responded yes, it is one lot 50 x 225 which would have to be put through the platting process at a later date.

Motion: Following a brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**10. ZC-16-112 Fort Worth Independent School District (CD 8), et al 1800, 1817-1909 IM Terrel Way, 1404-1416 IM Terrel Cr. S., 1401-1417 E. 19<sup>th</sup> St., 1900 blk Chambers St. (Chambers Addition, Block 11R, Lot 1R, Block 15, Lot 1R, 2.55 Acres): from “C” Medium Density Multifamily, “I” Light Industrial and PD 505 “PD/SU/DD” Planned Development/Demolition Delay for administrative offices, textbook/materials storage, and community service organizations; site plan waived to Amend PD 505 to PD/CF/DD Planned Development for all uses in “CF” Community Facilities/Demolition Delay to add property with waivers to parking, setbacks and signage and allow parking as a primary use; site plan included**

Fort Worth Independent School District did not show for the public hearing.

Mr. Genua commented that he would like to see Fort Worth ISD present if they have any submissions.

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

**11. ZC-16-113 Tandy Mob LLC (CD 9) - 1924 8<sup>th</sup> Ave. (Tancor Addition #2, Block 1, Lot 1, 1.53 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini warehouse; site plan included**

Shawn Massock, 5000 W 7<sup>th</sup> Street, Suite 1800, Fort Worth, Texas representing BGE explained to the Commissioners he is providing an addition to the site plan for certain materials and with building elevations to the existing packet. Mr. Massock explained the additional materials added includes a letter of support from the Burkely Place Neighborhood Association. Also included is a narrative on the PD and requests from the NA.

Mr. Northern asked the applicant to describe the materials used on the outside of the building. Mr. Massock deferred the question to Mr. Conint with Banner Storage, the developer for the project. Mr. Conint explained the materials used for the exterior of the building are split face CMU along with architectural metal panels both flat and ribbed. Mr. Conint explained he has meet with the NA numerous times over the past couple months to resolve all architectural discussions, land plans, and landscaping.

Mr. Northern asked if there was a decided color scheme and Mr. Conint responded yes, the color scheme includes whites and grays.

Mr. Genua asked who owns the property to the west near the railroad tracks and Mr. Massock said the land is owned by the current land owner of the railroad tracks. Mr. Genua commented the developer is requesting for a “PD/I” however there is still “I” zoning near the neighborhood. Mr. Massock commented a re-plat for the triangle piece of land has been submitted.