



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 1, 2016

**Council District 8**

**Zoning Commission Recommendation:**

Approval by a vote of 8-0

**Opposition:** None submitted

**Support:** None submitted

Continued	Yes <u>X</u> No <u>  </u>
Case Manager	<u>Stephen Murray</u>
Surplus	Yes <u>  </u> No <u>X</u>
Council Initiated	Yes <u>  </u> No <u>X</u>

**Owner / Applicant:** **Tony Cervantes and Marie Chairez**

**Site Location:** 2210 E. Vickery Boulevard      Mapsco: 77M

**Proposed Use:** **Multifamily**

**Request:**      From: "A-5" One-Family  
                    To: "C" Medium Density Multifamily

**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 the US HWY 287 access road and Vickery Blvd. The applicant is proposing to change the zoning from "A-5" One-Family to "C" Medium Density Multifamily. The applicant would like to continue to refurbish the site for a Triplex.

The existing site appears to have two units on the bottom and one unit on the top. Code Compliance currently has a case due to being in a state of disrepair. The applicant is requesting "C", in order to bring the site into conformity with current zoning laws. A Certificate of Occupancy is required in order to operate any residential use 3 units or more. A review of parking, setbacks, and building code would be required to occupy the site.

The site was rezoned through the Council Initiated process in 2008 and went from "C" Medium Density Multifamily to "A-5" One-Family.

Discussion at the Zoning Commission hearing included confirmation with the applicant that the required parking lot must be paved and striped on the property and the applicant agreed. Following the Zoning Commission meeting, the Parker Essex Boaz NA expressed opposition to the case. They feel that the Council Initiated Rezoning has put the correct zoning in place and they would like it to remain.

The case was continued at the City Council meeting in order for the applicant to reach out to the neighborhood. A meeting was to be held on October 19 but was cancelled. There is another meeting scheduled November 11<sup>th</sup>, in which the applicant has stated they will be attending. At the time of this report staff has not received opposition or support from the neighborhood.

**Site Information:**

Owner: Tony Cervantes and Marie Chairez  
 711 McCurdy St  
 Ft. Worth, TX 76114

Acreage: 0.25

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family  
 East "A-5" One-Family / single-family  
 South "A-5" One-Family / single-family  
 West "A-5" One-Family / US Hwy 287

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-167, from "C" Medium Density Multifamily to "A-5" One-Family, effective April 5, 2011 (subject property)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed
Vickery Blvd	Neighborhood Connector	Neighborhood Connector
US HWY 287	Freeway Access Rd	Freeway Access Rd

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Parker Essex Boaz NA*	Streams And Valleys Inc.
East Fort Worth Business Assn	East Fort Worth, Inc.
Southeast Fort Worth Inc	Fort Worth ISD

*\*Within this neighborhood association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from "A-5" One-Family to "C" Medium Density Multifamily. Surrounding land uses are primarily single-family with the US Highway 287 access road to the west.

The proposed site was constructed in 1952 and currently has two units on the bottom floor with a third unit on the second floor. The site faces the access road and will provide a buffer to the single-family homes east of the site. The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2016 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)

However, since the site is on the corner of a highway and arterial, a more intense land use designation should be considered for the next update.

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

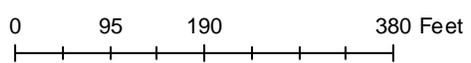
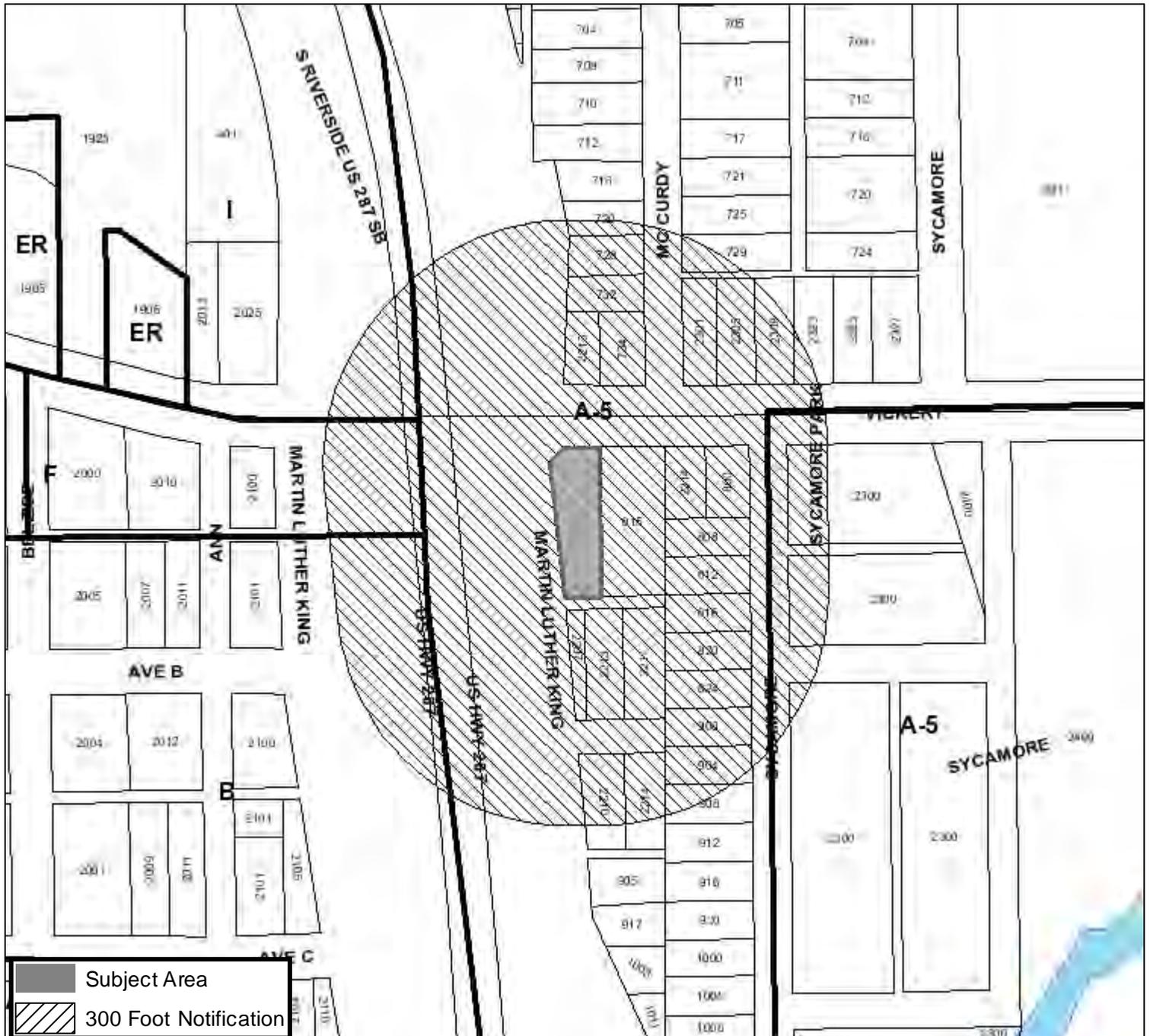
***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the City Council meeting
- Minutes of September 14, 2016 Zoning Commission hearing

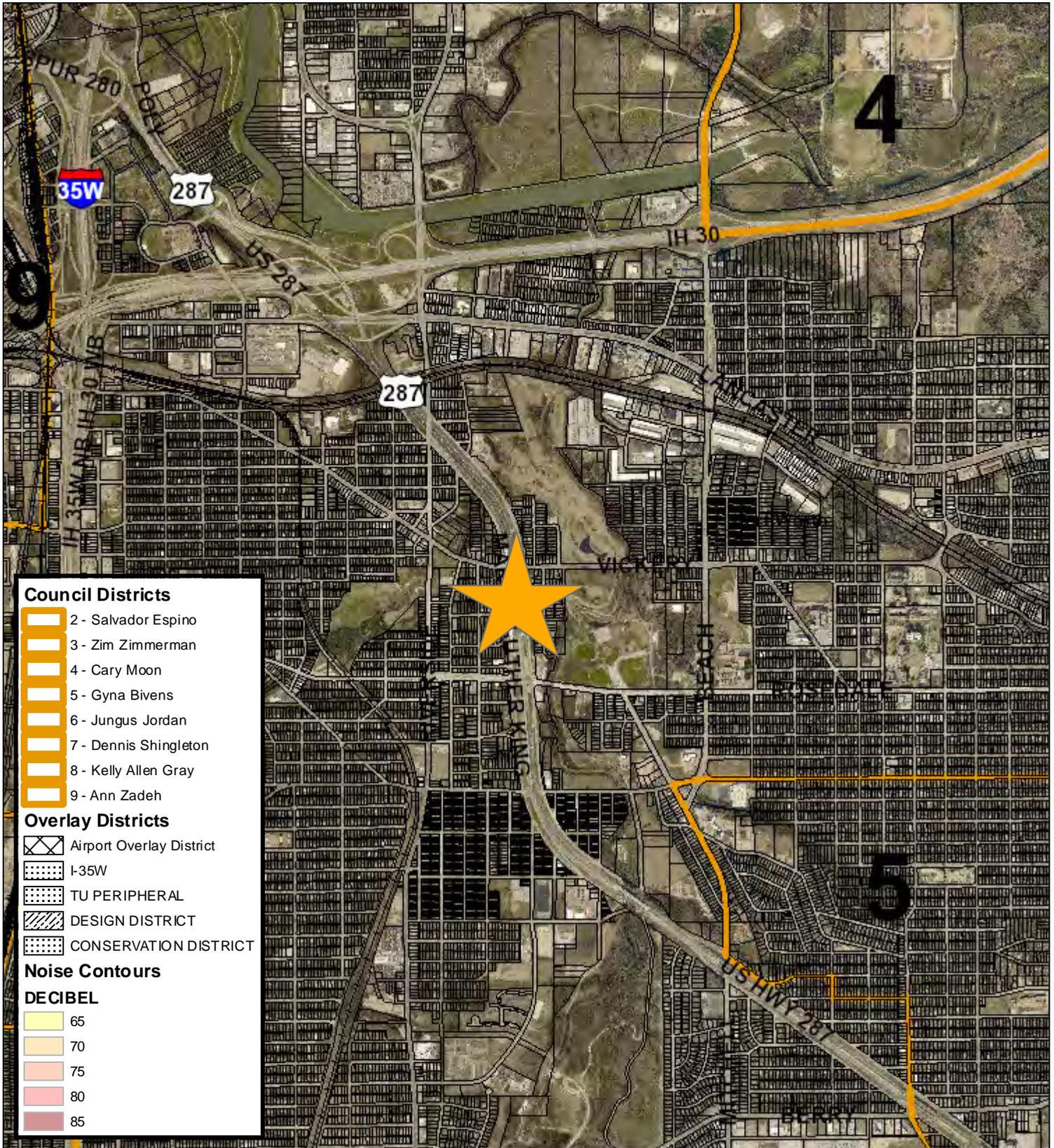


# Area Zoning Map

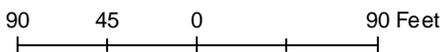
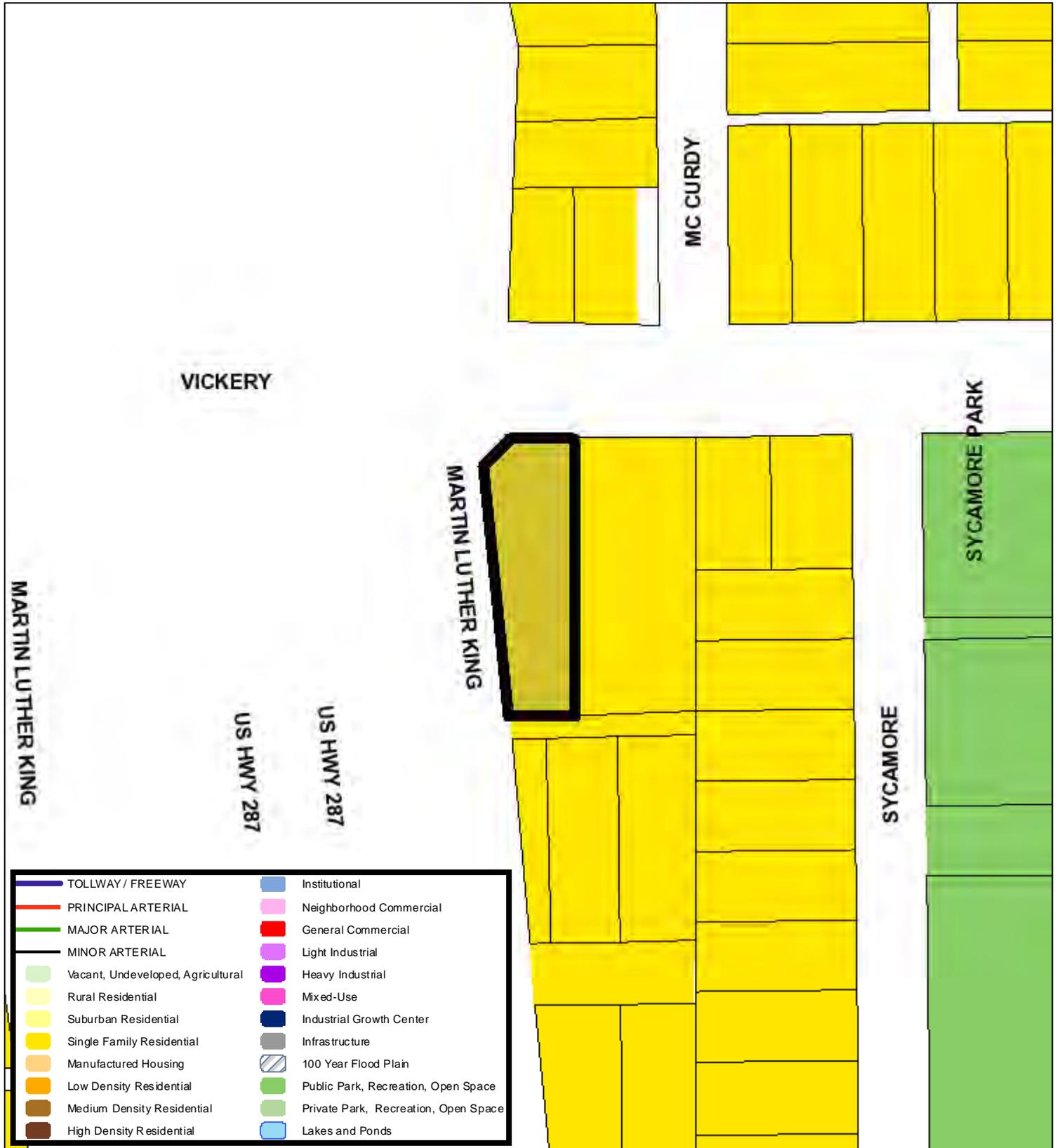
Applicant: Tony Cervantes and Marie Chairez  
 Address: 2210 E. Vickery Boulevard  
 Zoning From: A-5  
 Zoning To: C  
 Acres: 0.25675002  
 Mapsco: 77M  
 Sector/District: Southside  
 Commission Date: 9/14/2016  
 Contact: 817-392-8043



### Area Map



### 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.





ZC-16-157

# Aerial Photo Map



0 60 120 240 Feet



		notification area		
Tony	NA (ETJ)	Out	Opposition	Sent letter in
Jennifer Humphry	225 Ridge Country (ETJ)	Out	Opposition	Sent letter in

**10. ZC-16-156 FW Bluff Apartments LP (CD 9) – 2198-2200 and 2300 blocks Bird, 2201 Embry and 850-999 Scenic Hill Drive (Scenic Village, Block 1R, Lot 1 and Block 2R, Lot 1, 12.51 Acre): from PD1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards; site plan waived to Amend PD1041 to clarify calculation of signage on entry wall on sign area only, sign not to exceed 49 sq. ft., allow a maximum of four (4) directional type signs not to exceed 48 inches in height and 36 inches in width with a maximum of 30% containing branding or logo for the apartments, and allow for the leasing office/community center to be a minimum of one story; site plan waiver requested**

Pretlow Riddick, 3413 Bryn Moore, Dallas, Texas property owner explained to the Commissioners they are wanting to do some unique signage on the retaining wall for the property.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Flores. The motion carried 7-0-1 with Mr. Northern recusing.

<i>Document received for written correspondence</i>					ZC-16-156
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Belinda Norris/ Scenic Bluff NA	NA	Out		Support	Sent letter in
Libby Willis	2300 Primrose	Out		Support as long as Oakhurst Scenic Dr is preserved	Sent letter in

**11. ZC-16-157 Tony Cervantes and Marie Chairez (CD 8) – 2210 E. Vickery (Highlands to Glenwood Addition, Block 70, Lot E 32' Lot 4, 0.25 Acre): from "A-5" One-Family to "C" Medium Density Multifamily**

Marie Chairez, 2210 E. Vickery, Fort Worth, Texas property owner explained to the Commissioners she is present to answer any questions.

Ms. Conlin asked Ms. Chairez if she was aware that if approved she would have to provide paved and marked parking spaces. Ms. Chairez said she can provide the parking.

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