



Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-168

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Danielle Tucker

Site Location: 1203 E. Leuda Street

Acreage: +/- 0.1147 acre

Request

Proposed Use: Commercial Uses- antique shop, bookstore, and copy shop

Request: From: "A-5/HC" One- Family/ / Historic and Cultural
To: PD/E for all uses in "E" Neighborhood Commercial plus vendor, food, potentially hazardous food, excluding ambulance dispatch station, assisted living, care facility, liquor or package store, and convenience store, site plan waiver requested /Historic and Cultural Overlay

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation **Approval 9-0**

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Project Description and Background

This case was previously heard by the Zoning Commission around October of last year. The request was for “ER” Neighborhood Commercial Restricted. At Council, the applicant mentioned that they may want to have a restaurant and a few more uses that were more intense than just the standards ER. As a result, staff is bringing this case back as a PD that is designed to meet the uses the applicant has requested, while removing uses that may be problematic with the neighborhood.

The subject property, currently designated for single-family use, covers approximately 0.1147 acres. It is located within an "A-5" One-Family zoning district, situated in the heart of a historical residential neighborhood. This property is also a part of the Terrell Heights Historic District, which was established by the City Council on November 6, 2007, to preserve the area's historical significance.



Figure 1: Site photos taken on September 30, 2024, staff provided

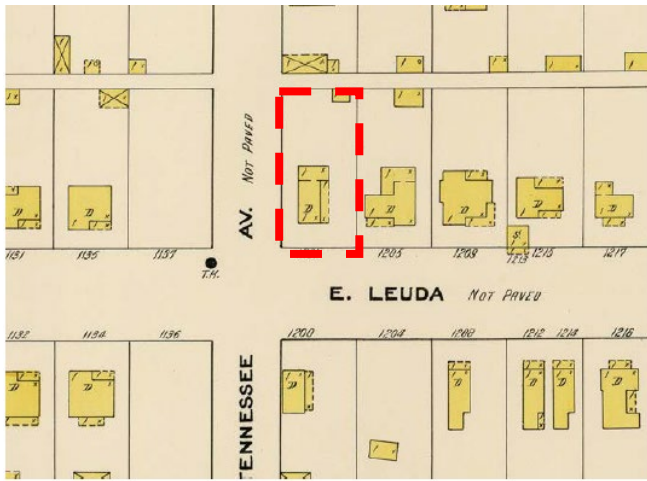


Figure 14 1906 Sanborn, showing previous dwelling on site

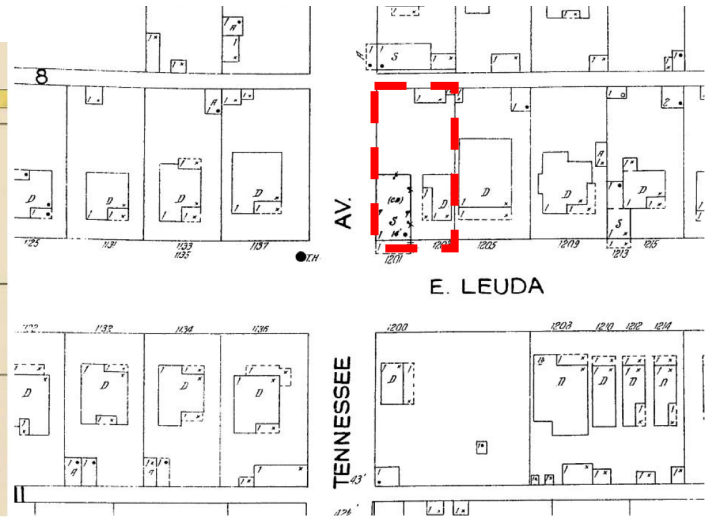


Figure 13 1926 Sanborn

Figure 2: Left-Sanborn map from 1906 and Right-Sanborn map from 1926; HCLC Staff report (HCLC-24-127)

The parcel contains an existing historical building constructed in 1911 (**Figure 2**). Historically, this building has served commercial purposes, previously operating as a beauty shop and grocery store (**Figure 3**). On May 4, 2018, a code compliance issue was raised due to the building's deteriorating condition, requiring it to be brought up to code. The case was first reviewed by the Historic and Cultural Landmarks Commission (HCLC) on June 11, 2018, to determine whether the building could be restored or if demolition was necessary. It was decided that the building should be restored.

Following the meeting, the property owner, Allen Tucker, applied for and received approval for a Certificate of Appropriateness (COA) from HCLC staff on August 21, 2019, but the approved restoration work was never carried out. The property was reviewed again at the HCLC meeting on June 10, 2024, but the case was continued to the July 8, 2024, meeting under case number HCLC-24-127. At that meeting, the applicant submitted a site plan set for approval and proposed a General Store and copy store use—both of which are not permitted in the current "A-5/HC" One-Family / Historic and Cultural zoning district. Although the HCLC-24-127 case received approval, the applicant is now seeking rezoning to a more appropriate district that will allow for the building's historical commercial use (for information on use compatibility based on the request, go to 'Land Use Compatibility' section).



Figure 12 1983 Image; storefront is unoriginal

Figure 3: Historical Photo taken in 1983; HCLC Staff report (HCLC-24-127)

In the last HCLC meeting, the applicant stated they understand the building's 113-year history as a vital part of the neighborhood's identity and are committed to restoring it in a way that honors its past while contributing to the future of the community. The proposed rezoning will allow the property to serve a renewed purpose, maintaining its role as an essential element of the neighborhood's fabric. By adhering to the "PD" zoning, the applicant aims to strike a balance between preserving the historical significance of the property and supporting the continued well-being and cohesion of the Terrell Heights Historic District.

Surrounding Zoning and Land Uses

All zoning districts mentioned below are with the HC Overlay District

North "A-5" One Family / Vacant Lot
East "A-5" One Family / Vacant Lot
South "A-5" One Family / Residential
West "A-5" One Family / Residential

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on December 20, 2024.

The following organizations were notified: (emailed December 20, 2024)

Organizations Notified	
United Communities Association of South Fort Worth	Streams and Valleys Inc
East Fort Worth Business Association	Historic Southside NA
Trinity Habitat for Humanity	Southeast Fort Worth Inc

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

All adjacent parcels, including the property under review in this zoning case, are currently zoned as "A-5" One-Family. While the proposed "PD" zoning does not typically align with the surrounding single-family neighborhood, this particular parcel has a historical precedent of commercial use, making the proposed rezoning consistent with the neighborhood's historical character.

The proposed uses would be incompatible with the neighborhood and could create nuisances. Additionally, the small size of the lot further restricts the feasibility of such uses.

The applicant's intended use, which includes an antique shop, bookstore, and copy shop, aligns well with the zoning and is more appropriate for the property's size and historical context. These proposed uses are low-impact

and compatible with the surrounding area, ensuring that the requested land use harmonizes with the existing neighborhood fabric.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as a Single-Family Residential on the Future Land Use (FLU) Map. The FLU classifies Single-Family Residential as A-10, A-7.5, A-5, and AR, all of which do not allow for commercial Uses. With that said changing the zoning district from “A-5” One Family to “E” Neighborhood Commercial goes against the Comprehensive Plan policies and map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

Figure 1

The proposed zoning is **not consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

The proposed heavy industrial zoning for this area does align with the policies outlined in the Comprehensive Plan:

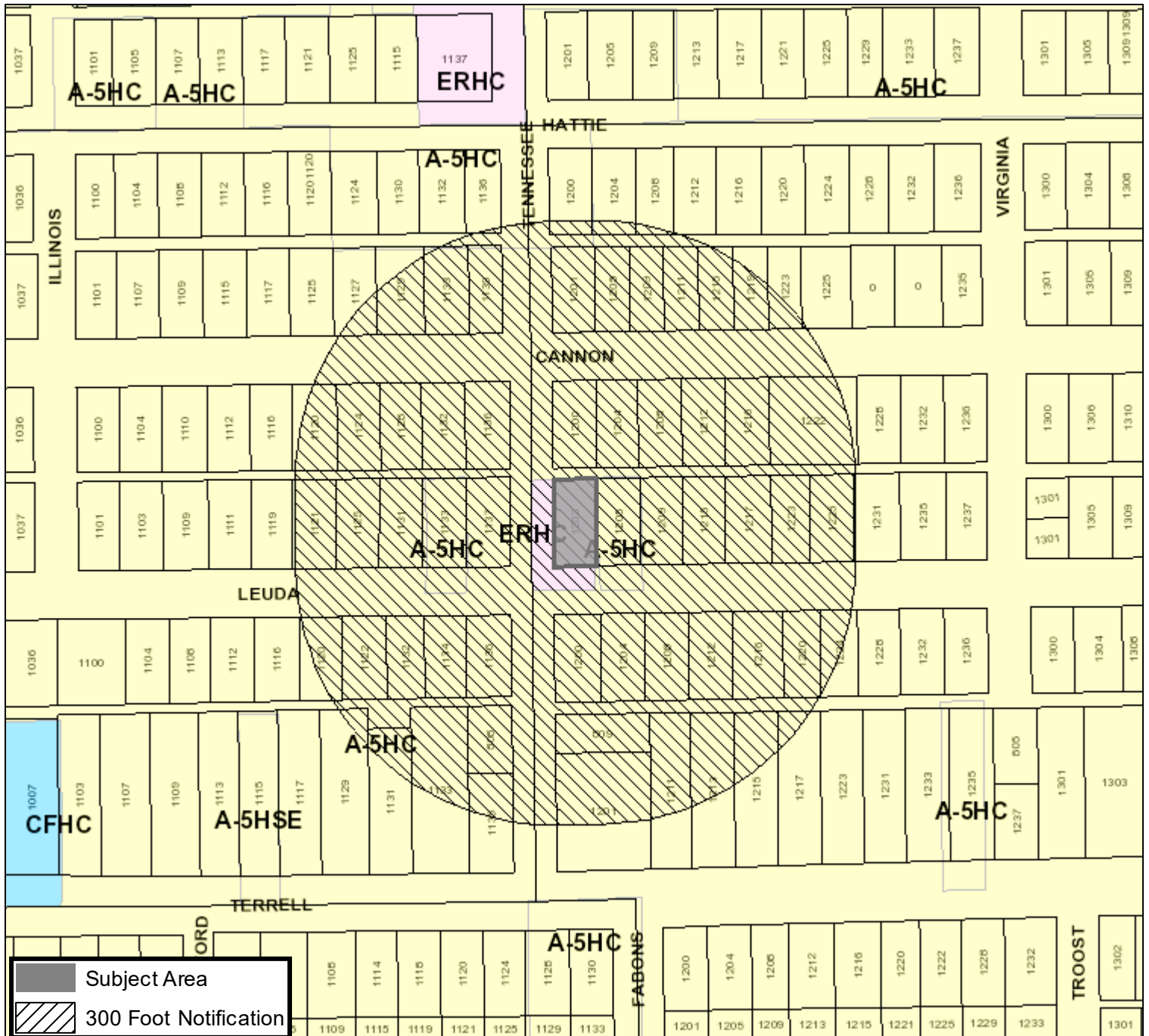
- *Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*
- *Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.*



The proposed rezoning of the parcel will allow for the restoration of a historically significant building, enhancing both the character of the neighborhood and the City of Fort Worth as a whole. This positive impact is especially important given the challenges posed by the historic overlay. The complexities of the parcel—including its limited buildable space, historical significance, and the need to comply with strict design standards—highlight the importance of carefully considering the property’s past when evaluating the potential effects of a rezoning.

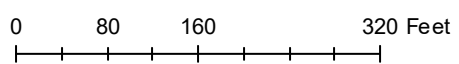
The proposed zoning is **consistent** with the land use designations for this area.

Area Zoning Map

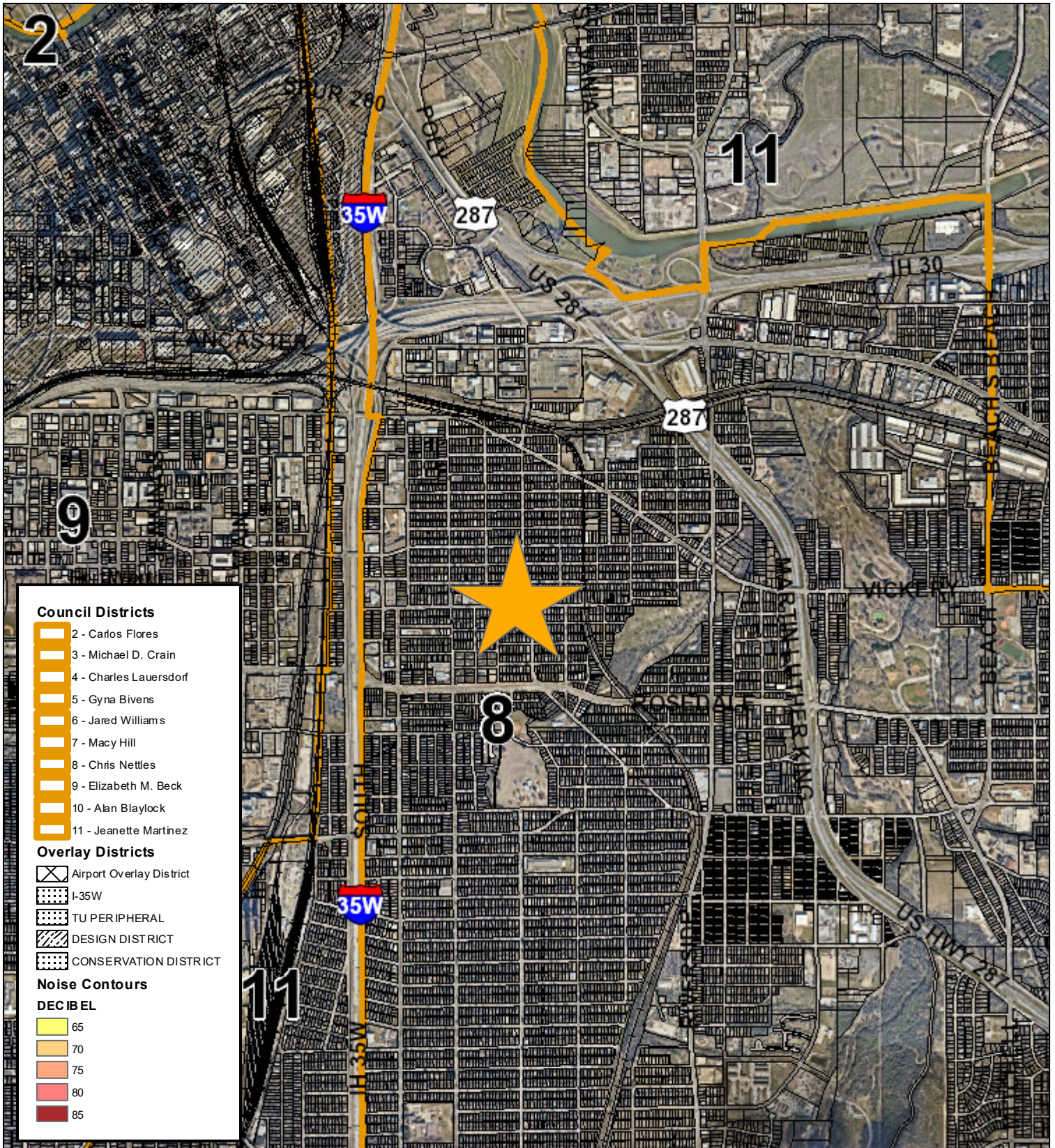
Applicant: Allen Tucker/Danielle Tucker
 Address: 1203 E. Leuda Street
 Zoning From: A-5/HC
 Zoning To: To Planned Development PD/E for all uses in "E" Neighborhood Commercial plus food truck
 Acres: 0.11513017
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 1/8/2025
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification

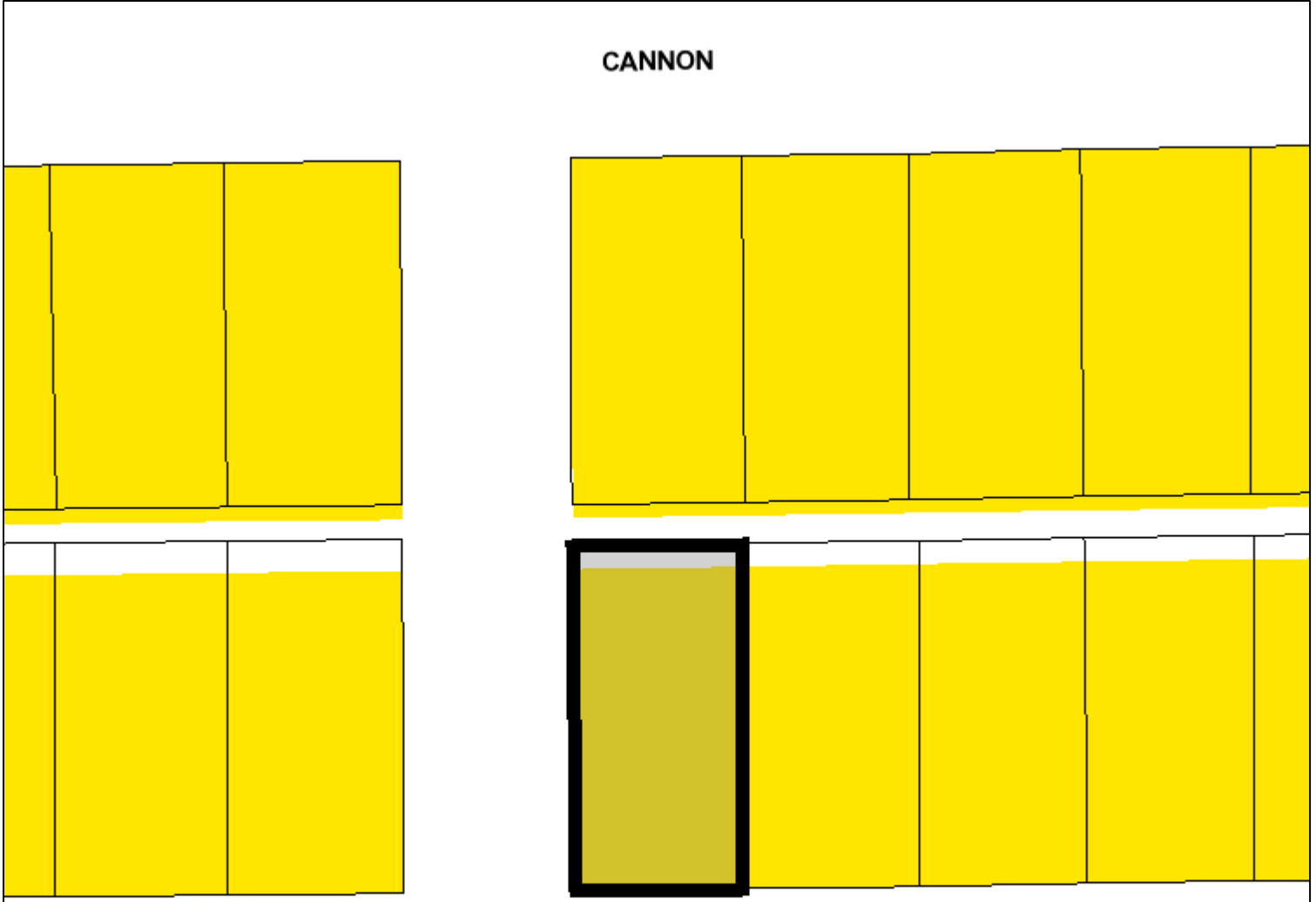


Area Map

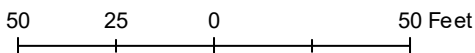
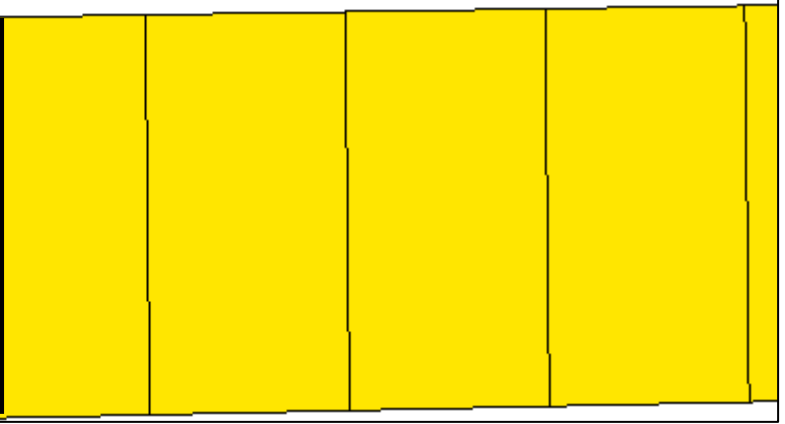
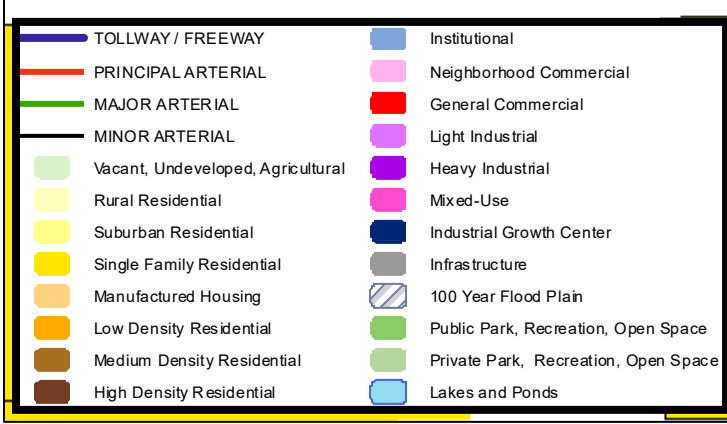


Future Land Use

CANNON



LEUDA



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 6, 2018.



Aerial Photo Map



0 30 60 120 Feet

