



# Zoning Staff Report

**Date:** November 12, 2024

**Case Number:** ZC-24-123

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Sandy Michel](#)

**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: "ER/ HC" Neighborhood Commercial Restricted/ Historic and Cultural

### 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 by a vote of 8-0**

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## Project Description and Background

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



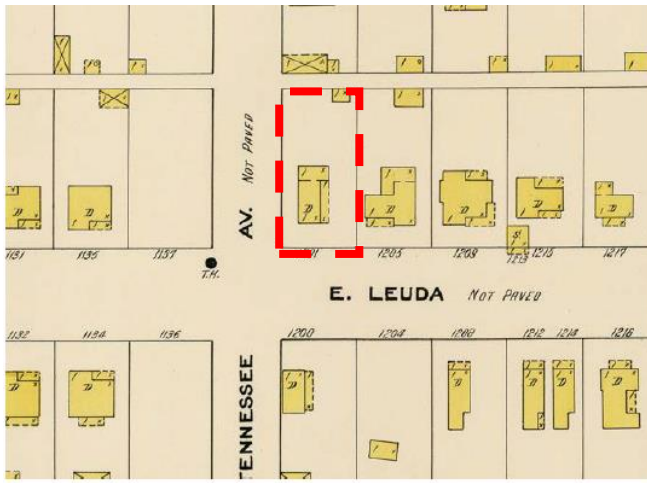


Figure 14 1906 Sanborn, showing previous dwelling on site

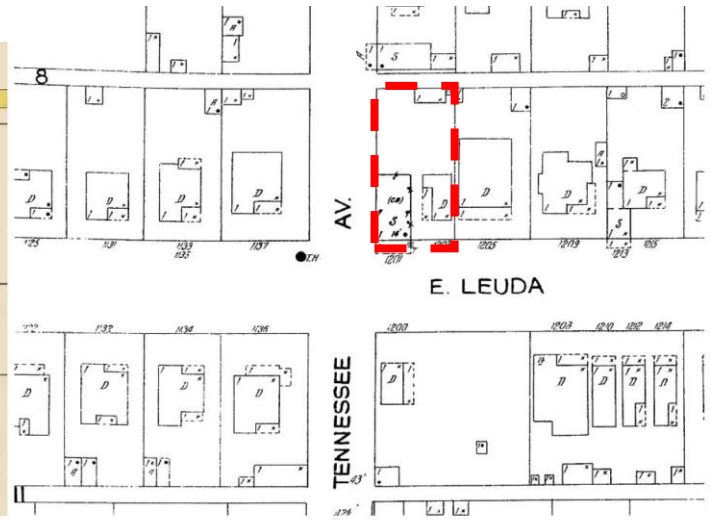


Figure 13 1926 Sanborn

Figure 2: Left-Sandborn map from 1906 and Right-Sandborn 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)

The applicant is now requesting to rezone the property from its current "A-5/HC" One-Family / Historic and Cultural designation to "ER/HC" Neighborhood Commercial Restricted. This rezoning request reflects a desire to both preserve the property's historic commercial use and safeguard the integrity of the surrounding neighborhood. By opting for the "ER" Neighborhood Commercial Restricted designation, the property will be subject to limited, carefully selected commercial uses that align with the community's character and needs.

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 "ER" 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 September 27, 2024.  
The following organizations were notified: (emailed September 27, 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 "ER" Neighborhood Commercial Restricted 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 "ER" Neighborhood Commercial Restricted designation is the most limited commercial district, which will **prevent uses** that could disrupt the residential nature of the area, including:

- Alcohol sales
- Retail sales
- Banks
- Restaurants
- Gasoline sales
- Bakeries
- Vehicle sales and service
- Manufacturing
- Industrial activities

These types of 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 "ER" 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

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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 pedestrianoriented 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

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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.

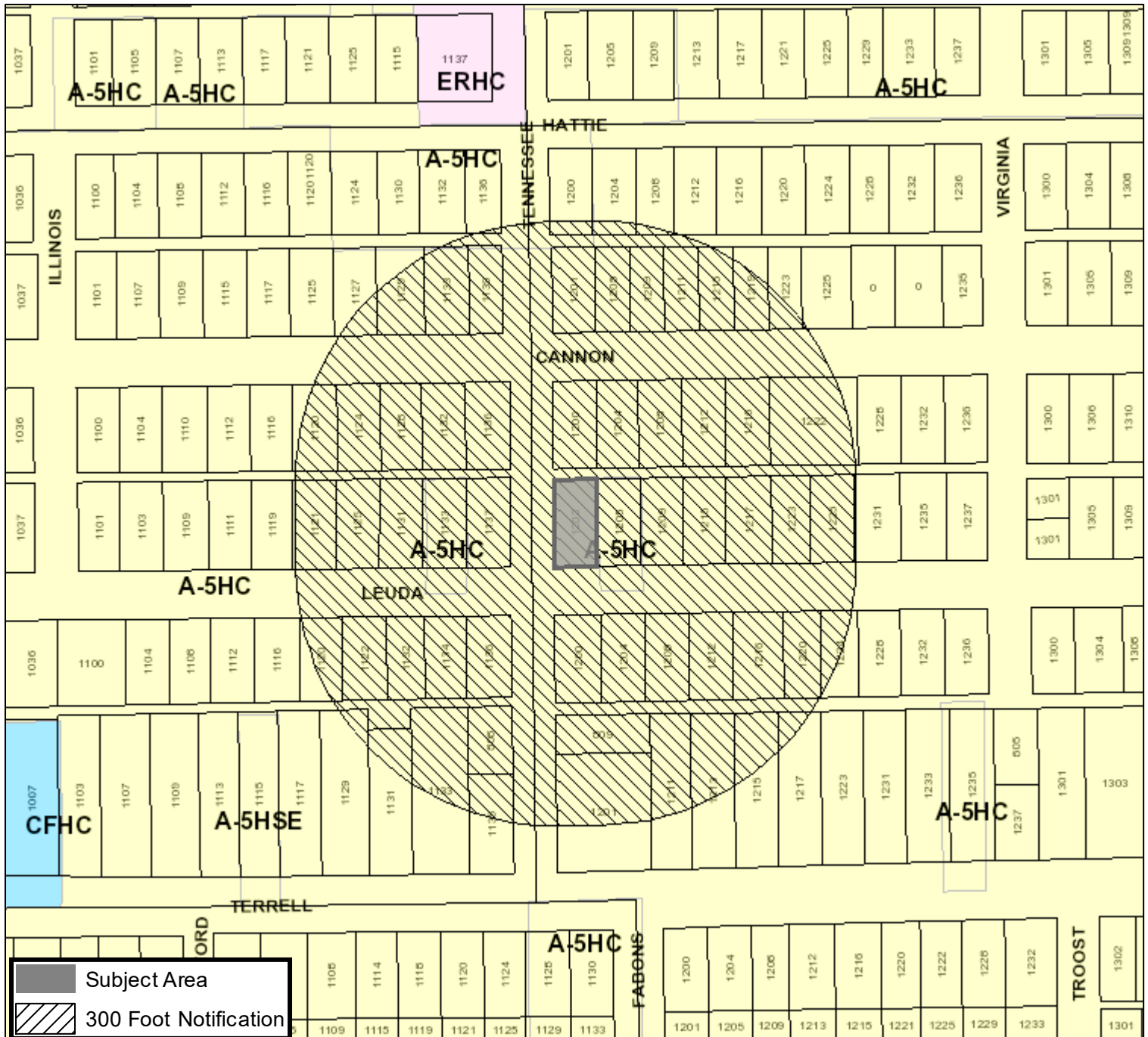




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## Area Zoning Map

Applicant: Allen Tucker/Danielle Tucker  
Address: 1203 E. Leuda Street  
Zoning From: A-5/HC  
Zoning To: E/HC  
Acres: 0.11513017  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 10/8/2024  
Contact: 817-392-2806



0 80 160 320 Feet

Created: 9/27/2024 9:00:23 AM



1

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10°

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## SITE P1

## SITE PLAN LAYOUT

**AY**

**AY**

**AY**

**AY**

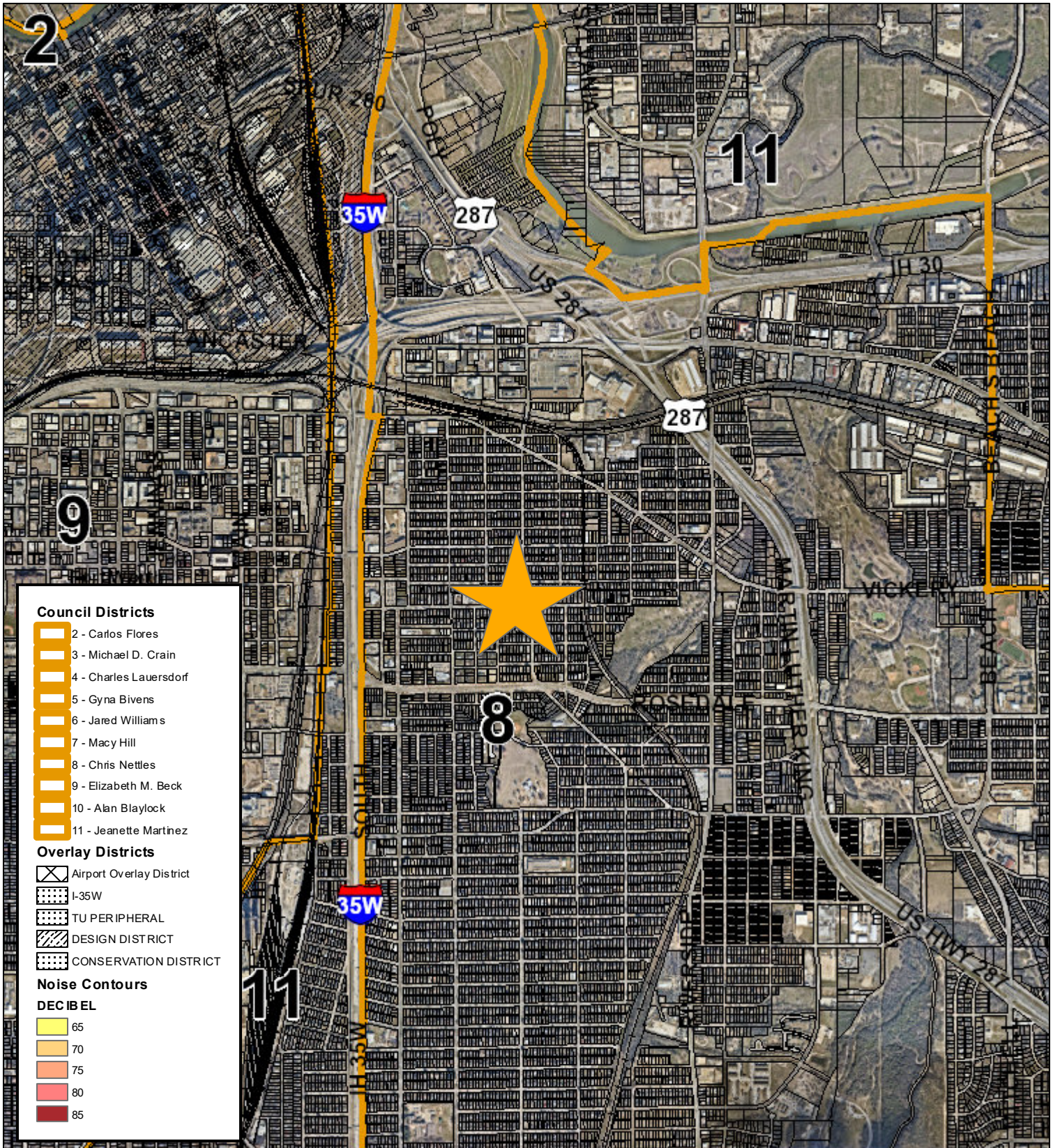
**SITE F**

SCALE: 1"=10'-0"





### Area Map



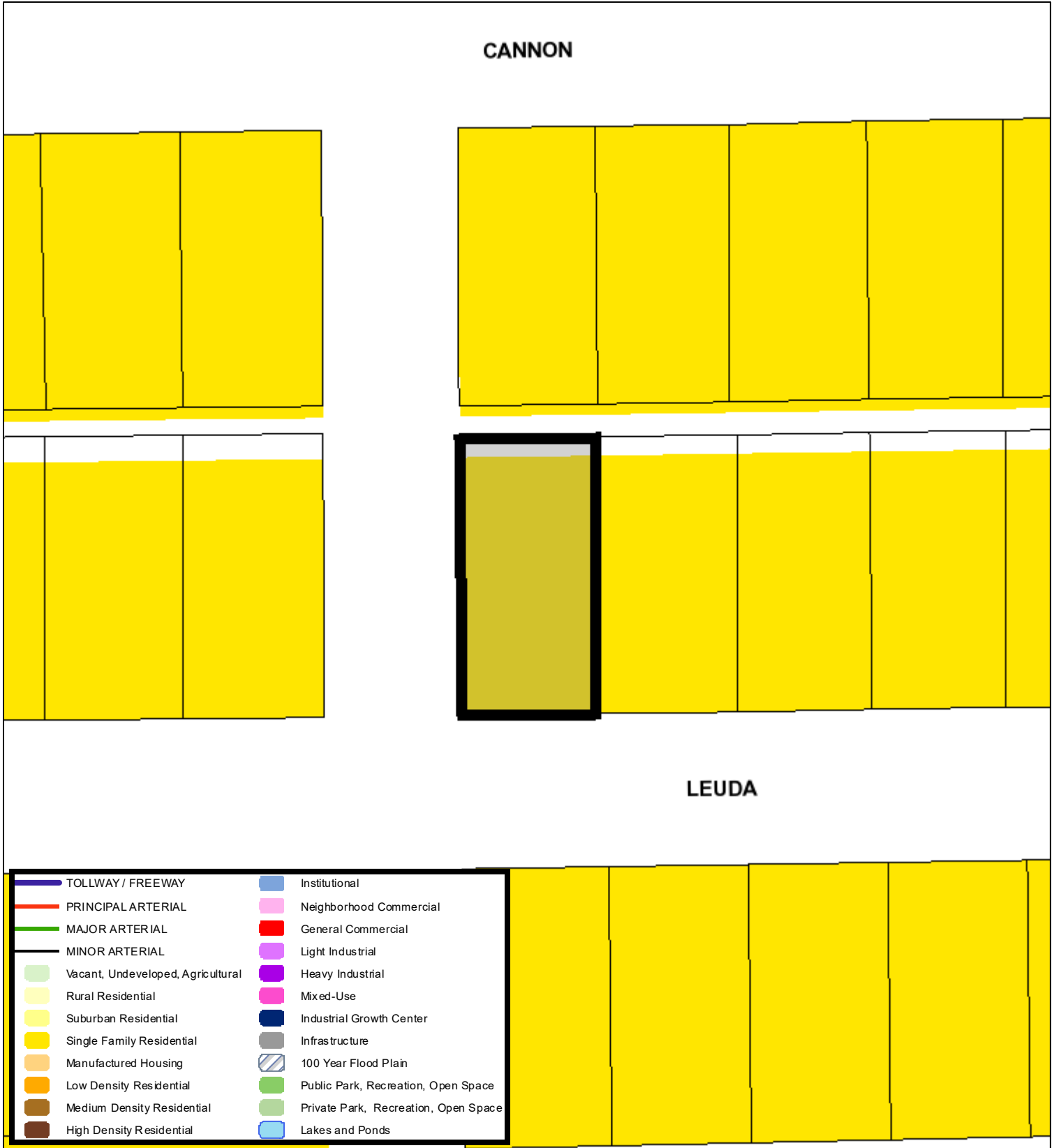
0 1,000 2,000 4,000 Feet





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## Future Land Use



50 25 0 50 Feet

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.







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## Aerial Photo Map



0 30 60 120 Feet

