

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

- 1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
- 2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
- 3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

#### Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission

- c/o Development Services, City Hall
- 100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

	Case Number:		
Applicant:	Site Address:	Council District:	
Current Zoning:	Proposed Zoning:	Proposed Use:	
		· · · · · · · · · · · · · · · · · · ·	

#### Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

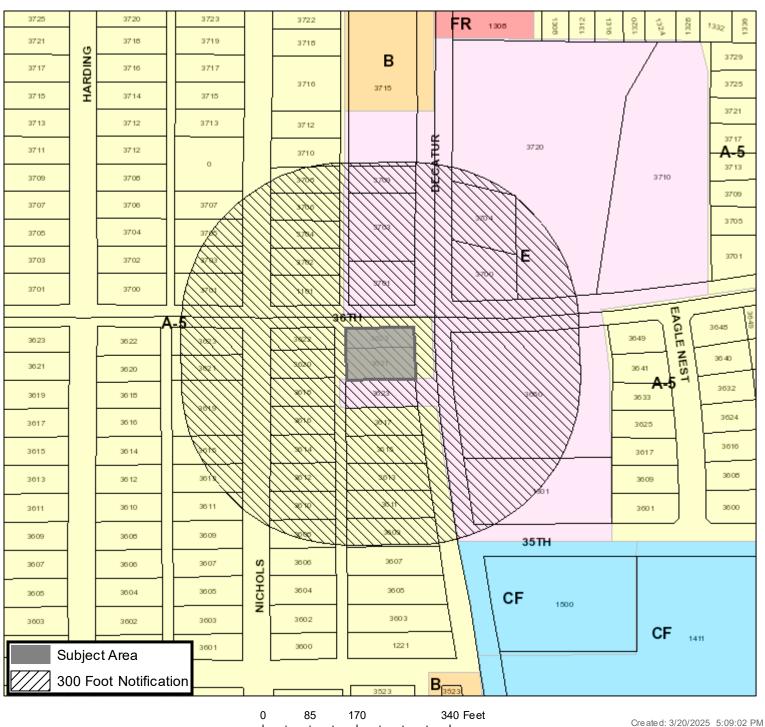
Organization Name:	Oppose Support	:
Signature of Representative:	Printed Name of Representative:	

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
Ι Ο ΓΑΤΙΟΝ ΜΑΡ	



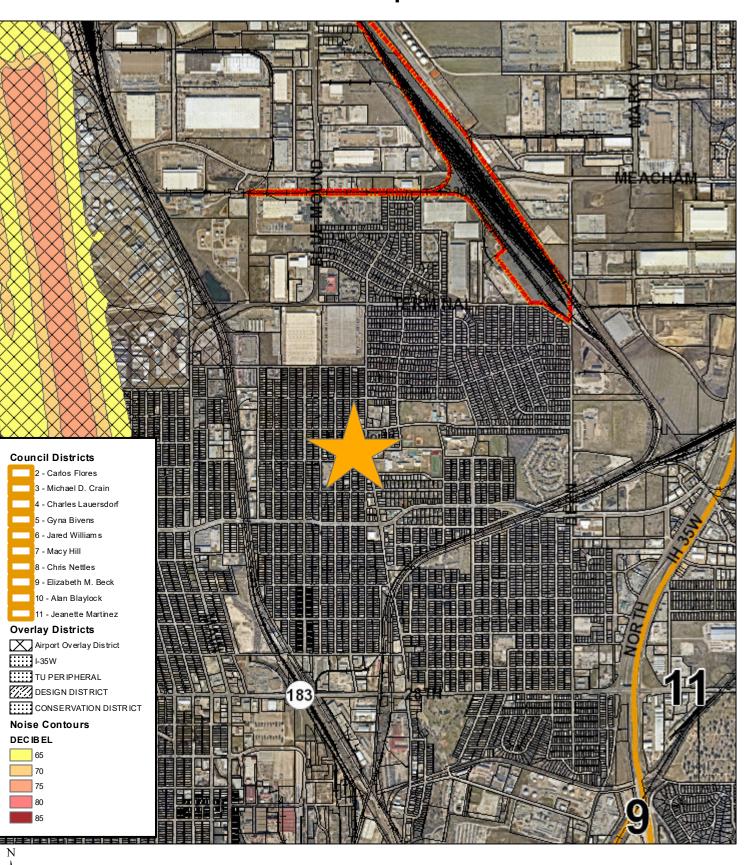
# Area Zoning Map

Applicant:	Stolen Shakespeare Gu
Address:	6323 Decatur Avenue
Zoning From:	A-5
Zoning To:	E
Acres:	0.2694573
Mapsco:	Text
Sector/District:	Northeast
Commission Date:	4/9/2025
Contact:	817-392-8028



4



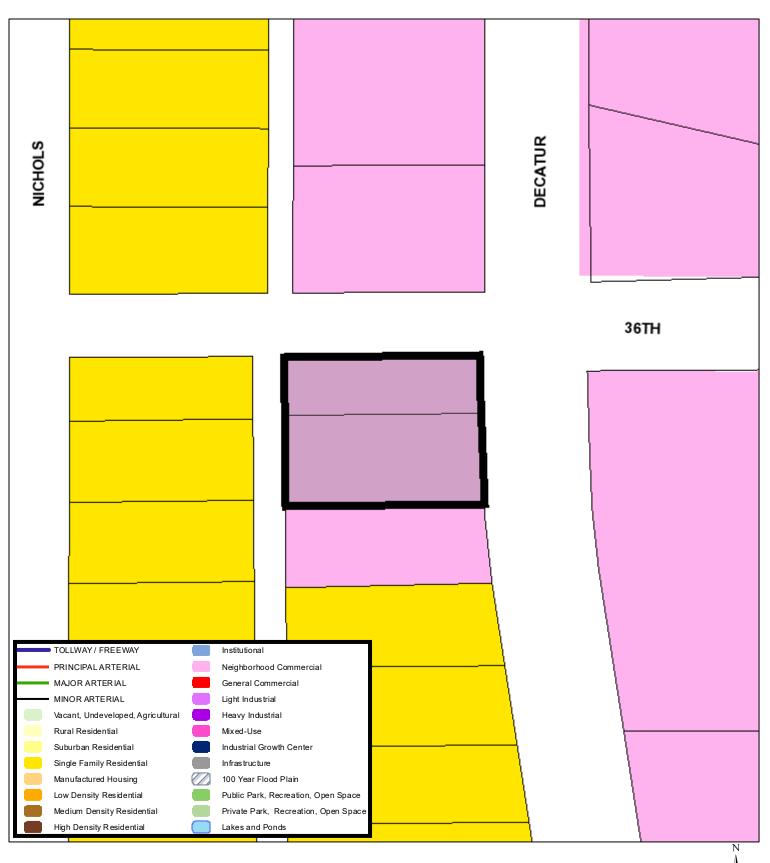


1,000 2,000 4,000 Feet

0



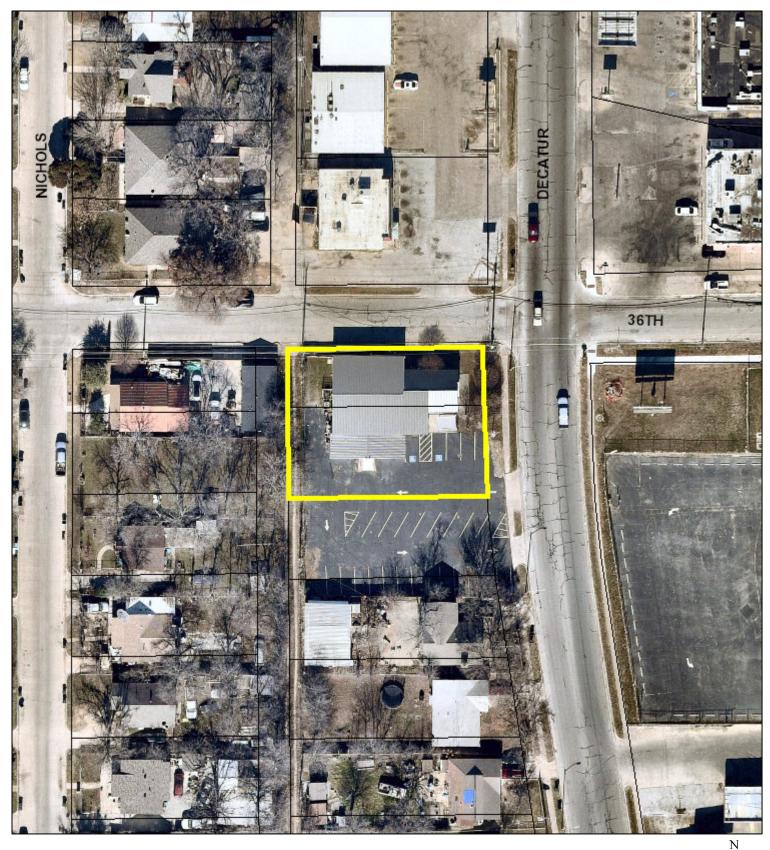
**Future Land Use** 



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 6, 2018.



## **Aerial Photo Map**



# FORT WORTH. ZONING CHANGE / SITE PLAN APPLICATION

### **CONTACT INFORMATION**

PROPERTY OWNER	STOLEN SHAKESPEARE (	GUILD		
Mailing Address	3623 DECATUR AVE		City, State, Zip _	FORT WORTH, TX 76106
Phone 903-262-0242		_Email	ADAM@21REV.COM	
APPLICANT JA	SON MORGAN			
Mailing Address	3623 DECATUR AVE		City, State, Zip	FORT WORTH, TX 76106
972-839-0		_Email		ENSHAKESPEAREGUILD.ORG
AGENT / OTHER CON	TACT ADAM COMER			
Mailing Address	3623 DECATUR AVE		City, State, Zip	FORT WORTH, TX 7616
Phone 903-262-	0242	_Email	ADAM@21REV.COM	

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

	PROPERTY DESCRIPTION
Site Location (Address or Block Range):	3623 DECATUR AVE (LOTS 22, 23, 24)
Total Rezoning Acreage:0.44	🗴 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

X	<u>YES - PLATTED</u> Subdivision, Block, and Lot (list all):	00987808; 3623 DECATUR AVE; FOSTEPCO HEIGHTS ADDITION Block 24,Lot 24 00987794; 3621 DECATUR AVE; FOSTEPCO HEIGHTS ADDITION Block 24, Lot 23 00987786; 3623 DECATUR AVE; FOSTEPCO HEIGHTS ADDITION Block 24, Lot 22	
	Is rezoning proposed for the entire plat	ted area? 🛙 Yes 🗆 No 🛛 Total Platted Area: acres	

Any partial or non-platted tract will require a certified metes and bounds description as described below.

### □ <u>NO – NOT PLATTED</u>

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_\_acres

## **APPLICATION TYPE**

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
🛙 Rezoning from one standard zoning district to another	□ Submitting a required site plan for an existing PD
Rezoning to Planned Development (PD) District	(no change to development standards or waivers)
□ Adding a Conditional Use Permit (CUP) Overlay	□ Amending a previously approved PD or CUP site plan
Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Existing PD or CUP Number: Previous Zoning Case Number:

## **DEVELOPMENT INFORMATION**

Current Zoning District(s):	Е, А5	Proposed Zoning District(s): _	E
Current Use of Property:	CHURCH		
Proposed Use of Property:	THEATER		

For Planned Development (PD) Requests Only

First, reference Ordinance Section 4.300 to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: \_\_\_\_\_

Land Uses Being Added or Removed:

Are Development Standards or Waivers being requested? 
Yes 
No If yes, please list below:

□ Site Plan Included (completed site plan is attached to this application)

□ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

□ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

### For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP:

Are Development Standards or Waivers being requested?  $\Box$  Yes  $\Box$  No If yes, please list below:

□ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

## **DETAILED PROJECT DESCRIPTION**

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We propose to rezone 3623 Decatur Avenue for use as a theater. The property has been operating as a church, and the different parcels on the property are zoned differently. We understand they need to match and all be zoned E.

Stolen Shakespeare Guild is a non-profit 501(c)(3) theater arts organization that has been in existence since 2006. We are dedicated to uniting and enriching our community through the preservation and celebration of classic theater. Our organization produces a full season of 6-7 shows that are classics and classics in their genre. Next season, we will produce a Shakespeare Festival: Twelfth Night and Richard III that will run in repertory, the classic musicals Hairspray and My Fair Lady, the Agatha Christie play A Murder is Announced, and A Christmas Carol. Additionally, we host weekly voice lessons, a Teen Shakespeare Competition, and a Teen Summer Workshop that culminates in a performance. For the past 18 years, we performed at the Fort Worth Community Arts Center and have had to find a new home since its closure. Throughout our history, we have contributed significantly to the cultural landscape of the city.

Our goals align with the City's Comprehensive Plan; we coordinate to support K-16 curricula and lifelong learning, strengthen the economic vitality of the community, and foster engagement, inclusion, and communication with the local community. We look forward to being a part of the Diamond Hill-Jarvis neighborhood. Given our 18-year history, we expect to bring in existing patrons from all over Tarrant County and greater DFW to increase traffic and economic development in our new neighborhood.

We have already begun working to engage the Diamond Hill-Jarvis community. We are down the street from Diamond Hill-Jarvis High School and have reached out to their theater director and administrators about participation in our education initiatives; they were excited about this opportunity. We are offering two good neighbor scholarships to our workshop just for Diamond Hill-Jarvis High School students. Additionally, we have begun reaching out to our local neighborhood associations and plan to offer discounted tickets for residents of the 76106 zip code.

3623 Decatur Avenue is in a mixed-use area. We are surrounded by a combination of businesses and homes. With the library and High School just down the street, we hope to create a small cultural hub within the Diamond Hill-Jarvis neighborhood.

Thank you for your consideration.

## **ADDITIONAL QUESTIONS**

1. Is this property part of a current Code Compliance case? 
Yes 🖾 No If yes, please explain:

#### 2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? $\Box$ Yes $\boxtimes$ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. (*Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.*)

- 3. Have you contacted the relevant Council Member to discuss your proposal? 🛛 Yes 🗆 No <u>Click to find your Council District</u>.
- 4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? X Yes 🗆 No

The <u>Fort Worth Neighborhood Database</u> includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the <u>Online Zoning Map</u> or contact <u>Community Engagement</u>. All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma:

- 6. The following items are required with your application. Please confirm submittal by checking each item below.
  - Completed copy of Zoning Change Application with original signatures (pages 2-6)
  - I Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
  - A copy of the recorded plat or certified metes and bounds description (page 2)
  - X An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
  - □ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
    - □ Site Plan meeting requirements of attached checklist (pages 7-8)
    - $\hfill\square$  A list of all waiver requests with specific ordinance references

## **ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

#### SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): \_\_\_\_

Owner's Name (Printed): Jason Morgan

#### If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME)

\_\_\_ACTING ON MY

BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY

OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

(CERTIFIED LEGAL DESCRIPTION)

**Owner's Signature** (of the above referenced property)

Applicant or Agent's Signature

Jason Morgan
Owner's Name (Printed)

Applicant or Agent's Name (Printed):

## SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

## Items to be Shown on All Site Plans

### Project Identification:

□ Site Address and Legal Description

Fort Worth.

- $\Box$  Title of project or development (in bold letters) in the lower righthand corner of the plan
- $\hfill\square$  Date of preparation or revision, as applicable
- □ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- $\hfill\square$  Vicinity map, north arrow, and scale
- □ Label the zoning case number in the lower righthand corner of the plan, below the title
- □ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

### Site Conditions:

- Buildings and Structures The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- Streets, Parking, and Drives The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- Supplemental Surfaces The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- Dumpsters/Air Conditioners/Compactors The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- Ences and Screening Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- Setbacks and Easements Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- □ Land Use and Zoning Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- For Multifamily Site Plans Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

### **General Notes:**

The following notes should be included on all site plans:

□ This project will comply with Section 6.301, Landscaping.

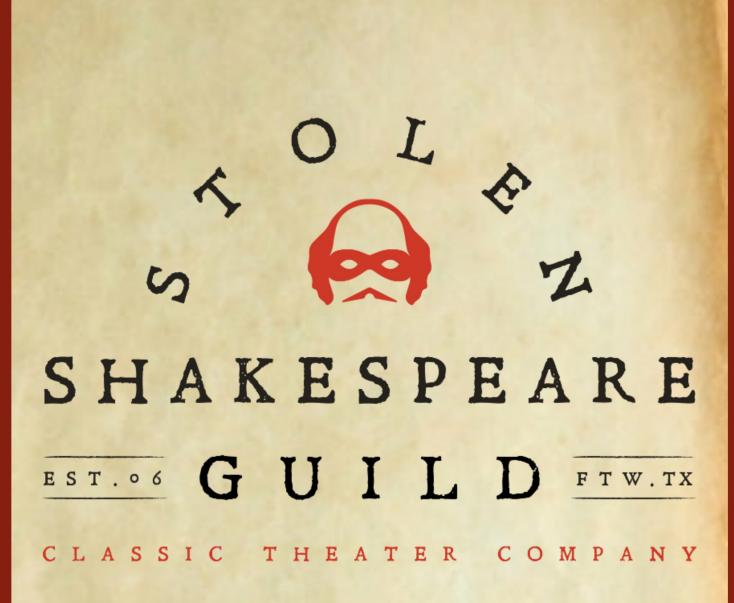
- Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_\_." (reference section for your specific zoning district)
- □ This project will comply with <u>Section 6.302, Urban Forestry</u>.
- All signage will conform to <u>Article 4, Signs</u>.
- □ All provided lighting will conform to the Lighting Code.
- For multifamily projects in CR, C, or D districts, also include the following note:
- □ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in <u>Chapter 4</u> of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

PROJECT NAME	3623 Decatur Ave
AERIAL	
KICK OFF	12-10-24
DUE DATE	12-10-24
NOTES	
CHRONO	
X	· · ·

WRITE UP	
GENERAL INFORMATION	
Appraisal District	00987808; 3623 DECATUR AVE; FOSTEPCO HEIGHTS ADDITION Block 24 Lot 24 00987794; 3621 DECATUR AVE; FOSTEPCO HEIGHTS ADDITION Block 24 Lot 23
Taxing Entities	00987786; 3623 DECATUR AVE; FOSTEPCO HEIGHTS ADDITION Block 24 Lot 22 CFW TC TRWD TC Hospital TC College
Property Taxes	FWISD 00987808 current taxes due - \$2705.61 00987794 current taxes due - \$473.78 00987786 current taxes due - \$289.45
2024 Property Valuation	00987808 \$120,578 00987794 \$21,114 00987786 \$12,900 Total \$154,592 50% \$77,296
PLANNING INFORMATION	
Future Land Use	Northeast sector, NC - neighborhood commercial
Existing Zoning	A-5 & E
Proposed Zoning	E (5.138)
Parking Setbacks	1 space per 4 seats in main auditorium plus 5 spaces per 1,000 square feet of ballroom/similar area plus 1 space per 4 employees Front-20' Side 10'5'
	Side-10'5' Rear-10'
Platting	<image/>
ENGINEERING INFORMATION	
Water CCN/Info	CCN=CFW
Sewer CCN/Info Water/Sewer Map	
FEMA	No - 48439C0190L, 3-21-19
Non-Regulatory Floodplain	none
City	
FEES TRIF Sector & Est Fee	SA L- no fee
	SA J - no fee
NOTES	



www.stolenshakespeareguild.org

# WHY STOLEN Shakespeare Guild?

Stolen Shakespeare Guild (SSG) was launched 19 years ago as Jason Morgan's Master's Thesis Project at Texas Woman's University and over the years has grown to be an essential voice in Fort Worth theater. Our core values are rooted in creating a truly enriching, educational, and entertaining shared theatrical experience at a price point that makes it accessible to all. Classic theater endures because it taps into shared human experience, emphasizing the fundamental aspects of our nature, and at SSG, we strive for everyone to see themselves reflected in these stories regardless of their age, race, or background.

Stolen Shakespeare Guild is the only theater company in Fort Worth that is dedicated to producing the classics. Most major cities that tout themselves as leaders in the arts have classical companies. The classics are the foundation upon which all great theater finds its inspiration, and it is vital for the cultural landscape of the city to keep this art form alive.



# STOLEN SHAKESPEARE Guild's Mission

# SSG'S MISSION STATEMENT

Stolen Shakespeare Guild is dedicated to uniting and enriching our community through the preservation and celebration of classic theater.



Stolen Shakespeare Guild is a non-profit organization under section 501 (c) (3) of the Internal Revenue Code and is considered a public charity. All contributions are deductible under section 170 of the code.

# LOOK HOW WE'VE GROWN!

# WHAT WE SPENT:

2007:	\$5,126
2012:	\$29,128
2017:	\$103,332
2023:	\$190,255

# NUMBER OF PERFORMANCES:

2007: 16 2024: 84

GROWTH AFTER THE PANDEMIC:

2022 Show Attendance: 3417 2024 Show Attendance: 4315

# SSG IS WHERE STUDENTS SEE Classic theater!

# PERCENT OF STUDENTS IN THE AUDIENCE:

Antigone 40% A Midsummer Night's Dream 25% Hamlet 30%

# ACTORS WHO HAVE DONE 10 OR MORE SHOWS WITH US:

# Acting Ensemble members 2017: 5 Acting Ensemble Members 2023: 21 Age Range: 16-85

# FINANCIAL GROWTH AND HEALTH:

# 2006: Income: \$2,455 | Surplus: \$325 2023: Income: \$253,642 | Surplus: \$63,416 2024: Income: \$337,860 | Surplus: \$4,499.24

Our extreme growth over the past two years is partially due to our successful capital campaign for our new theater.

# WHAT YOU WILL SEE ON STAGE AT SSG

THE WORKS OF SHAKESPEARE AND OTHER CLASSICAL AUTHORS SUCH AS MOLIERE, IBSEN AND SOPHOCLES



# WHAT YOU WILL SEE ON STAGE AT SSG

# LITERARY ADAPTATIONS AND TWENTIETH CENTURY CLASSICS



# WHAT YOU WILL SEE ON STAGE AT SSG

# MUSICALS THAT ARE CONSIDERED CLASSICS IN THEIR GENRE

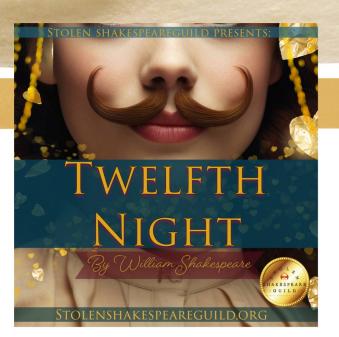


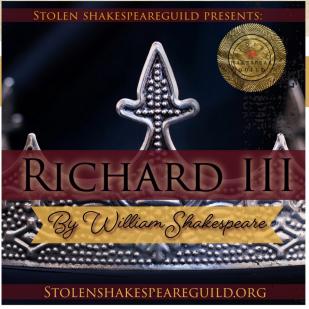


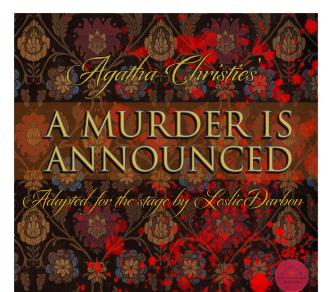




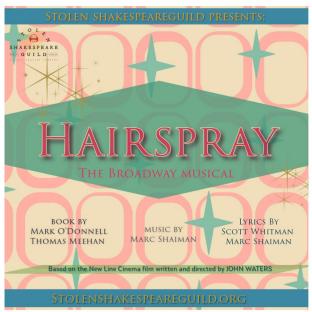
# STOLEN SHAKESPEARE GUILD 2025 Season

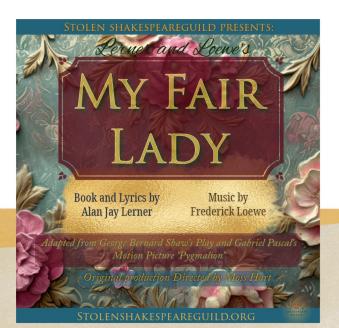






STOLENSHAKESPEAREGUILD.ORC







# SUPPORT ARTS EDUCATION

Our new home will allow us to offer in-person classes year-round, providing more students with access to training in classical theater, music, modern acting techniques, and college audition preparation. With your support, we'll gain additional rehearsal and performance space, and we're excited to launch our Teen Shakespeare Festival in 2025 in our new home!

## Take a look at our 2024 Teen Shakespeare Summer Camp below:



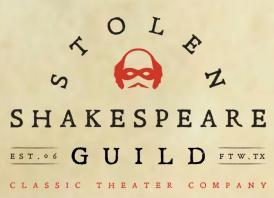


Dear Friends and Supporters,

We extend our heartfelt gratitude for your generous donations and unwavering support of the Stolen Shakespeare Guild. Your contributions are the lifeblood of our organization, allowing us to continue bringing exceptional classical theater to our community. Your support brings us closer to realizing the dream of our own space, and we are excited about the bright future ahead. Thank you for being an essential part of our journey.

With sincere appreciation, Lauren Morgan & Jason Morgan Co-Artistic Directors





\* 3623 DECATUR AVENUE, FORT WORTH, TX 76106 817-988-2058 Lauren.Morgan@stolenshakespeareguild.org

## www.stolenshakespeareguild.org