

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2011

Council District 7

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Derek E. Sheppard**

Site Location: 6001 River Oaks Blvd. Mapsco: 60V

Proposed Use: **Restaurant with alcohol sales**

Request: From: "FR" General Commercial Restricted

To: "E" Neighborhood Commercial

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

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

Background:

The applicant is requesting a zoning change from "FR" General Commercial Restricted to "E" Neighborhood for a restaurant with alcohol sales. The site consists of a retail center with a land office, hair salon, and vacant space proposed for a restaurant. The current zoning allows restaurant uses by right, but with no alcohol sales, which are prohibited in the "FR" zoning district. FR allows more intense uses such as automotive repair and sales.

The proposed "E" zoning would continue to provide a buffer to the nearby residential uses and is appropriate along River Oaks Blvd. The property is located in a small section of the City of Fort Worth which includes this property and the river. The cities of River Oaks and Westworth Village are on either side of the property.

Site Information:

Owner: Derek E. Sheppard
6401 Drury Lane
Fort Worth, Texas 76116

Agent: Larry Fowler
Acreage: 1.28 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial; City of River Oaks / vacant, single-family
- East "B" Two-Family / single-family
- South "E" Neighborhood Commercial; "B" One-Family / Trinity River, single-family

West "E" Neighborhood Commercial / Trinity River, vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZN-94-127; subject site from "E" Neighborhood Commercial to "FR" General Commercial Restricted for a commercial upholstery shop; Approved January 1995.

Platting History: None

Public Notification:

The following Neighborhood Associations were notified:

Streams Valleys Inc.

Castleberry ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial for a restaurant with alcohol sales. Surrounding uses vary, with the Trinity River to the south and west, with single-family north, south and east. The proposed "E" zoning is appropriate and will provide a buffer and transition to the adjacent neighborhood from more intense land uses.

Based on surrounding land uses, the proposed zoning for this lot **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Separate incompatible land uses with buffer or transitional uses. (pg. 38)

Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

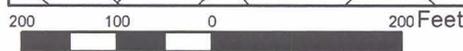


ZC-11-032

Area Zoning Map

Applicant: Derek Sheppard
 Address: 6001 River Oaks Boulevard
 Zoning From: FR
 Zoning To: E
 Acres: 1.13
 Mapsco: 60V
 Sector/District: Northside
 Commission Date: 04/13/2011
 Contact: 817-392-8043

 300 Ft. Notification Buffer





Future Land Use

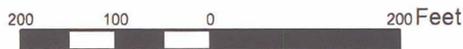
ZC-11-032



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011



Aerial Photo Map



Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

4. SP-11-002 Trinity/Precinct LP (CD 4)- 2929 Precinct Line Road (Vincent J. Hutton Survey, Abstract 681, 1.65 Acres): amend PD-627 to provide outdoor storage facilities.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested to withdraw the case.

Motion: Following brief discussion, Mr. Edmonds recommended a denial without prejudice of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

IV. New Cases

5. ZC-11-031 Janice M. West. (CD 7)- 5320 Boat Club Road (Greenfield Acres, Block 1, Lot 12B, 0.61 Acres): from "A-5" One-Family to "ER" Neighborhood Commercial Restricted.

Richard West, 1059 Thornridge Circle, Argyle, Texas representing the owner, explained to the Commissioners over the past ten years the area has changed and more traffic is generated along Boat Club Road. A packet was handed to the Commissioners explaining his presentation. He also mentioned the traffic count and concerns along Boat Club Road. The property was recently renovated and they would like to sell it as a commercial property. He believes the neighborhood would benefit from this change.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

6. ZC-11-032 Derek Sheppard (CD 7)- 6001 River Oaks Boulevard (Cardinal Addition, Block 3, Lots A & B 1.13 Acres): from "FR" General Commercial Restricted to "E" Neighborhood Commercial

Larry Fowler, 777 Main Street Fort Worth, Texas representing the applicant, explained to the Commissioners they are requesting to rezone the property to E to permit for a restaurant user with alcohol sales. He mentioned there is only one tenant in the shopping center.

Mr. Wilson provided some background history that the property had to be rezoned to allow an upholstery shop.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 9-0.

7. ZC-11-033 City of Fort Worth Planning & Development (CD 5)- Generally bounded by the East Freeway (I-30), Eastchase Parkway, Brentwood Stair Road and Alda Drive (see