



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 7, 2011

Council District 5

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: None

| | |
|-------------------|---------------------|
| Continued | Yes ___ No <u>X</u> |
| Case Manager | <u>Beth Knight</u> |
| Surplus | Yes ___ No <u>X</u> |
| Council Initiated | Yes <u>X</u> No ___ |

Owner / Applicant: City of Fort Worth Planning & Development Department,
West Handley Neighborhood

Site Location: 4716 E. Lancaster Avenue and 421 S. Edgewood Terrace Mapsco: 79E

Proposed Use: Commercial strip center

Request: From: "PD-125" Planned Development for F uses with exclusions

To: "E" Neighborhood Commercial

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

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

Background:

This portion of the West Handley neighborhood is part of the larger neighborhood, which was approved by the City Council on April 5, 2011. During a review of the rezoning ordinance, two parcels were unintentionally omitted from the zoning case.

The parcels consist of commercial uses and a vacant lot, designated as neighborhood commercial in the 2011 Comprehensive Plan. Council Member Moss held an informational meeting with the neighborhood on December 7, 2010, to discuss the proposed zoning changes. No one in opposition was noted.

Site Information:

Owner: First Aid Pain Center

Agent: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 2.70 ac.

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North E / Commercial uses
- East E / Commercial uses
- South A-5 and C / Single family and multifamily

West A-5 and E / Single family and small commercial uses

Public Notification:

The following Neighborhood Associations were notified:

| | |
|------------------------------------|--------------------------------------|
| Central Meadowbrook NA | East FW Neighborhoods Coalition |
| Handley, Caville, Historic Poly NA | Neighborhoods of East Fort Worth |
| Stop Six/Poly Oversight NA | East Fort Worth Business Association |
| Historic Carver Heights NA | Southeast Fort Worth, Inc. |
| West Meadowbrook NA | Historic Handley Development Corp. |
| Eastside Sector Alliance | Fort Worth ISD |

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-179, northwest of rezoning area, implementation of the Oakland Corners Urban Village, approved
ZC-09-126, northwest of rezoning area, from PD 127 to PD for E uses plus distribution warehouse, denied;
ZC-09-141, ZC-10-010, ZC-10-137; north and west of rezoning area Council-initiated from various districts to be in conformance with the Comprehensive Plan, approved; and
ZC-11-030, east and south of rezoning area, Council-initiated from various districts to be in conformance with the Comprehensive Plan, approved.

Platting History: None.

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request is intended to align the existing land uses and zoning.

The process for Council-initiated rezoning was adopted in November 2000 and involves:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (12/10);
- Allowing interested City Council members to conduct one or more informational meetings in or near the proposed zoning districts in order to explain the proposed changes to affected property owners; (12/7/10)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (2/8/11), and
- Placing a Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (2/8/11), which shall schedule the application for the next available public hearing by the Zoning Commission (3/9/11).

The subject area covers 2.70 acres and two parcels. The request is to renotice areas that were omitted from the original zoning case. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

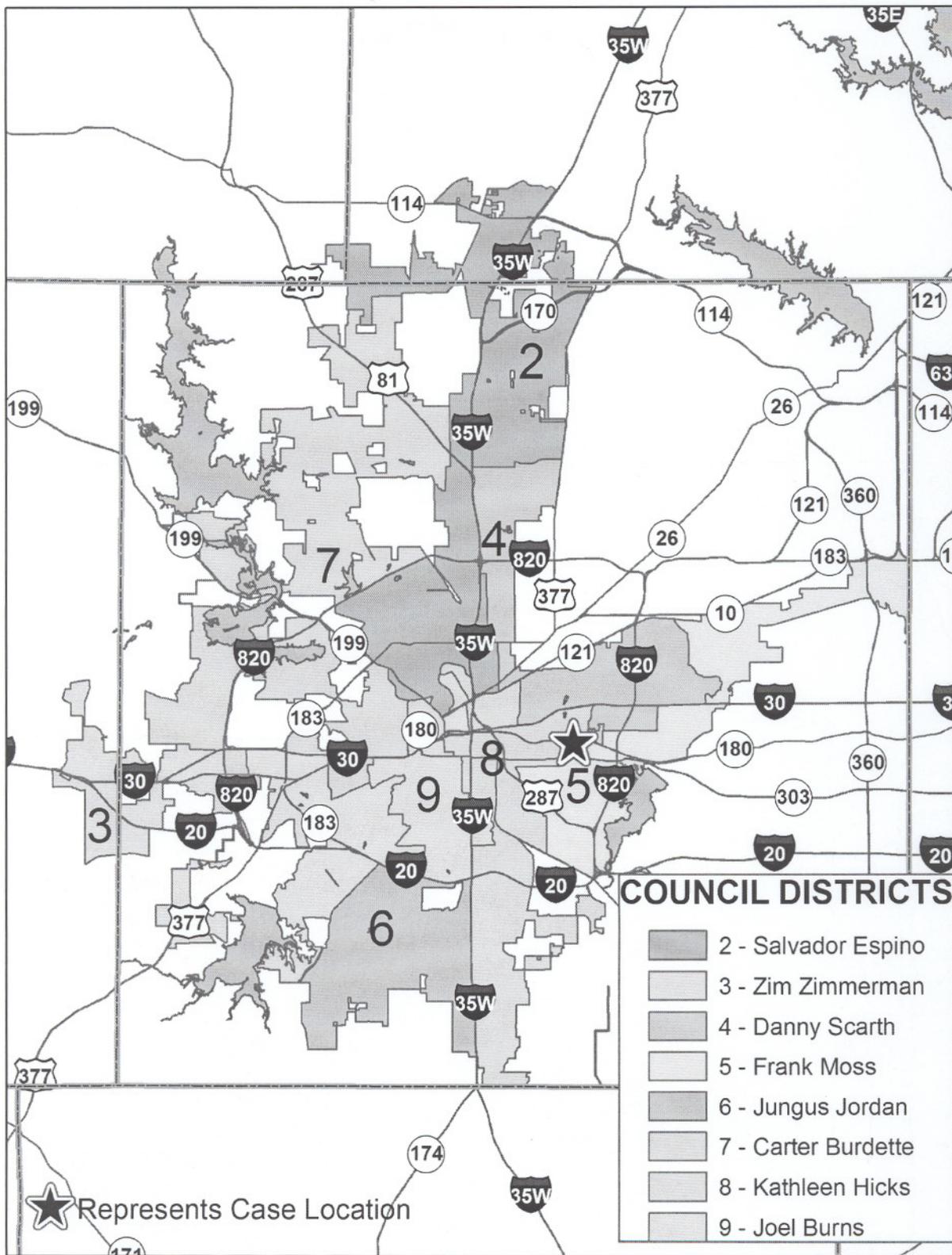
2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject site as neighborhood commercial. The requested zoning classification is appropriate for the land use designation. Based on conformance with the future land use map in the 2011 Comprehensive Plan, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

Location Map



★ Represents Case Location



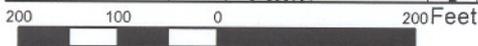
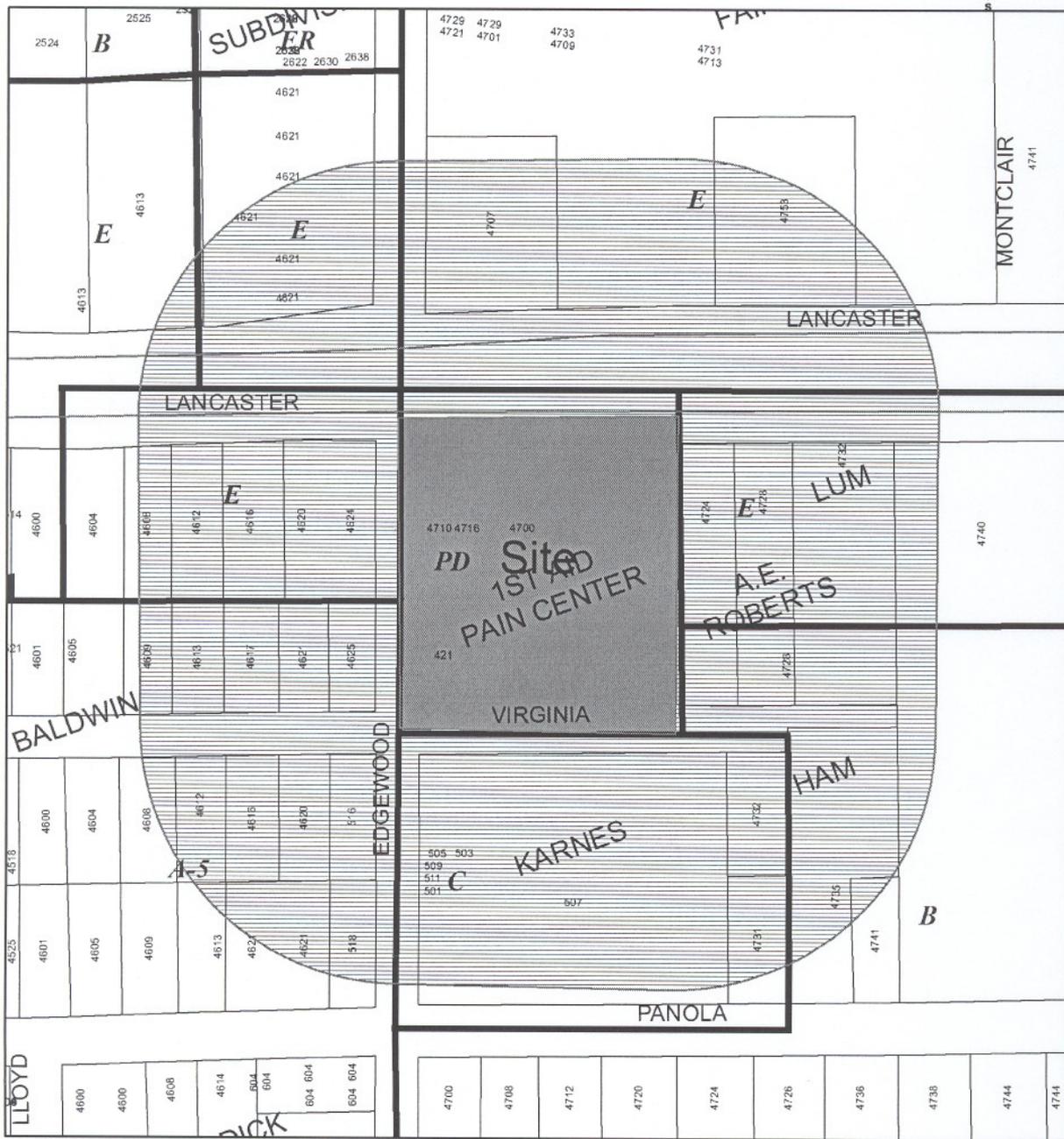


ZC-11-030B

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 4716 E. Lancaster Ave, 421 S. Edgewood Terr.
 Zoning From: PD 125
 Zoning To: E
 Acres: 2.7
 Mapsco: 79E
 Sector/District: Eastside
 Commission Date: 05/11/2011
 Contact: 817-392-8190

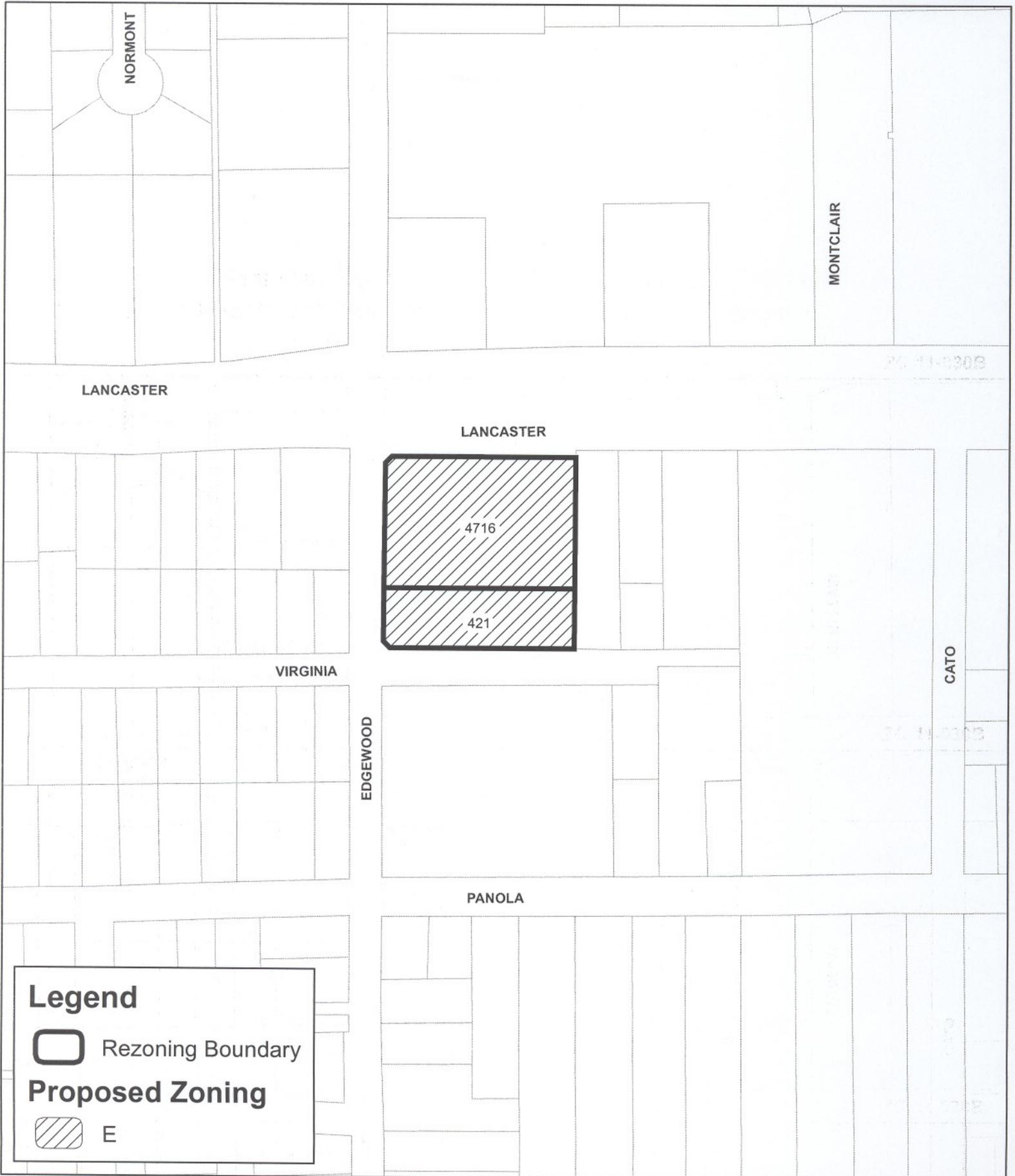
 300 Ft. Buffer



West Handley Area Neighborhood: Proposed Zoning

From "PD 125" Planned Development To "E" Neighborhood Commercial

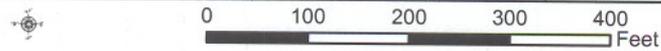
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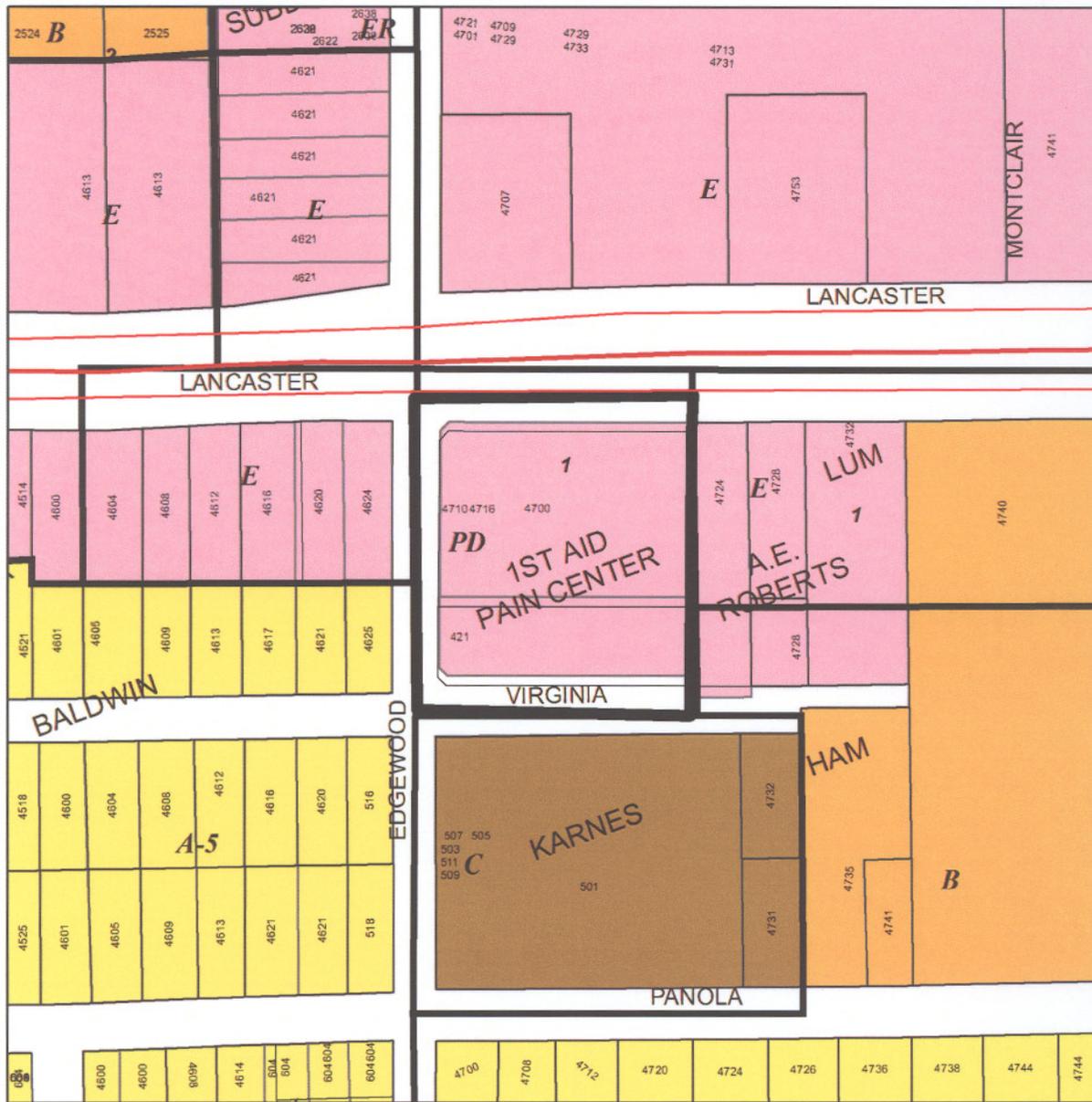
ZC-11-030B





Future Land Use

ZC-11-030B



- 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



**City of Fort Worth, Texas
Zoning Commission
April 13, 2011 – Meeting Minutes**

DRAFT

Present:

Neftali Ortiz, Chair, District 2
Ann Zadeh, Vice Chair, District 1
Jackson Wilson, District 3
Charles Edmonds, Jr., District 4
Maurice Barnes, District 5
Stephanie Spann, District 6
Nick Genua, District 7
Ramon Romero, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Assistant City Attorney

Absent:

None

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Zadeh, on a vote of 9-0, voted to approve the Zoning Commission minutes of the April 13, 2011 meeting.

Video on individual cases can be viewed at the following website.
http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-11-025 Richard Young (CD 6)- 5700 McCart Avenue (Southwest Hills Addition, Block 5, Lot 1RB, 050 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto detail;; site plan required.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners staff has requested a 30 day continuance in order for a site plan to be submitted.

Motion: Following brief discussion, Ms. Spann recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried 8-1 with Mr. Romero being against.

2. ZC-11-030B City of Fort Worth Planning & Development (CD 5)-4716 E. Lancaster Avenue and 421 S. Edgewood Terrace (First Aid Pain Center Addition, Block 1, Lots 1 & 2, 2.70 Acres): from “PD-125” Planned Development for F uses with exclusions to “E” Neighborhood Commercial.