



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 1, 2012

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: Two spoke

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Hulen Street Baptist Church

Site Location: 7100 S. Hulen Street Mapsco: 103E

Proposed Use: Commercial

Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Minor Boundary Adjustment)

Background:

The applicant is requesting a zoning change from "CF" Community Facilities to "E" Neighborhood Commercial. The additional property allows additional parking for the existing Braums restaurant, but primarily is necessary for Braums to reconstruct the building similar to the building at 6601 Camp Bowie. The adjacent church has agreed to sell an additional 30 ft. x 200 ft. strip of their property for this purpose.

Braums had recently purchased a 50 ft. x 200 ft. strip from the church, which was recently rezoned as Case No. ZC-11-071, approved in October 2011. Braums subsequently realized that they needed a small amount more of land for a new building, resulting in the necessity of this case.

Site Information:

Owner: Hulen Street Baptist Church
7100 S. Hulen Street
Fort Worth, Texas 76133

Agent: Gordon E. Pulis
Acreage: 0.13
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial & "CF" Community Facilities / proposed parking lot & vacant
- East "F" General Commercial / commercial
- South "F" General Commercial / Braums Ice Cream Store

West "F" General Commercial / auto repair

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-071 approved by City Council 11/02/11 for E zoning subject property to the south

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
S. Hulen Street	Major Arterial	Principal Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Kingswood Place
Candle Ridge West
Candleridge

District 6 Alliance
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Braums intends to remodel the store and additional parking is needed once the store is complete. Surrounding land uses are primarily commercial. The remaining site is zoned "F" General Commercial, however, the applicant is rezoning to "E" in order to align with the Comprehensive Plan.

As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as institutional. However, the small portion of land requested for change would constitute a minor boundary adjustment.

As a result, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

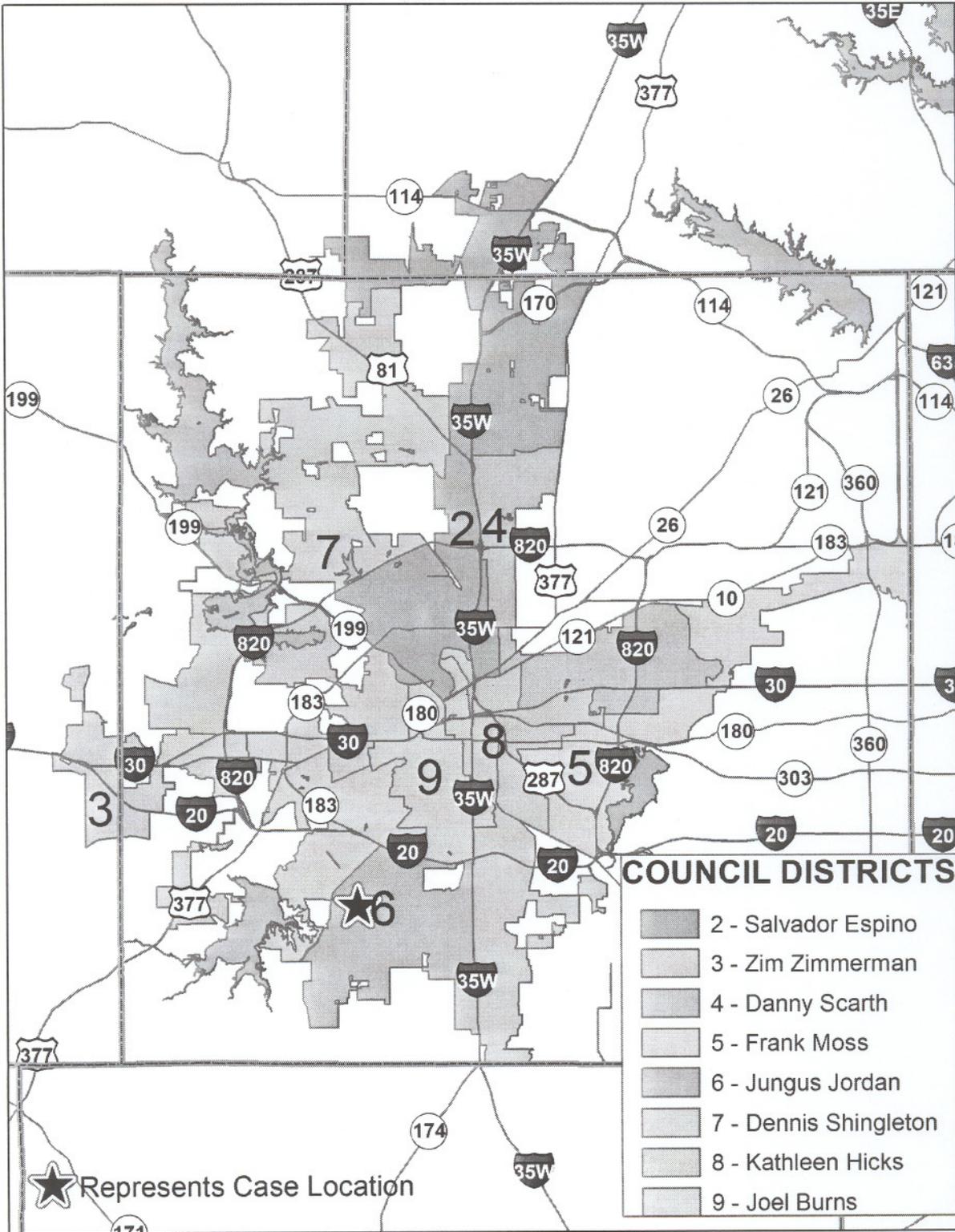
Attachments:

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



ZC-12-031

Location Map



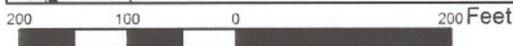


ZC-12-031

Area Zoning Map

Applicant: Hulen Street Baptist Church
 Address: 7100 S. Hulen Street
 Zoning From: CF
 Zoning To: E
 Acres: 0.13773391
 Mapsco: 103E
 Sector/District: Wedgwood
 Commission Date: 03/14/2012
 Contact: 817-392-8043

 300 Ft. Buffer

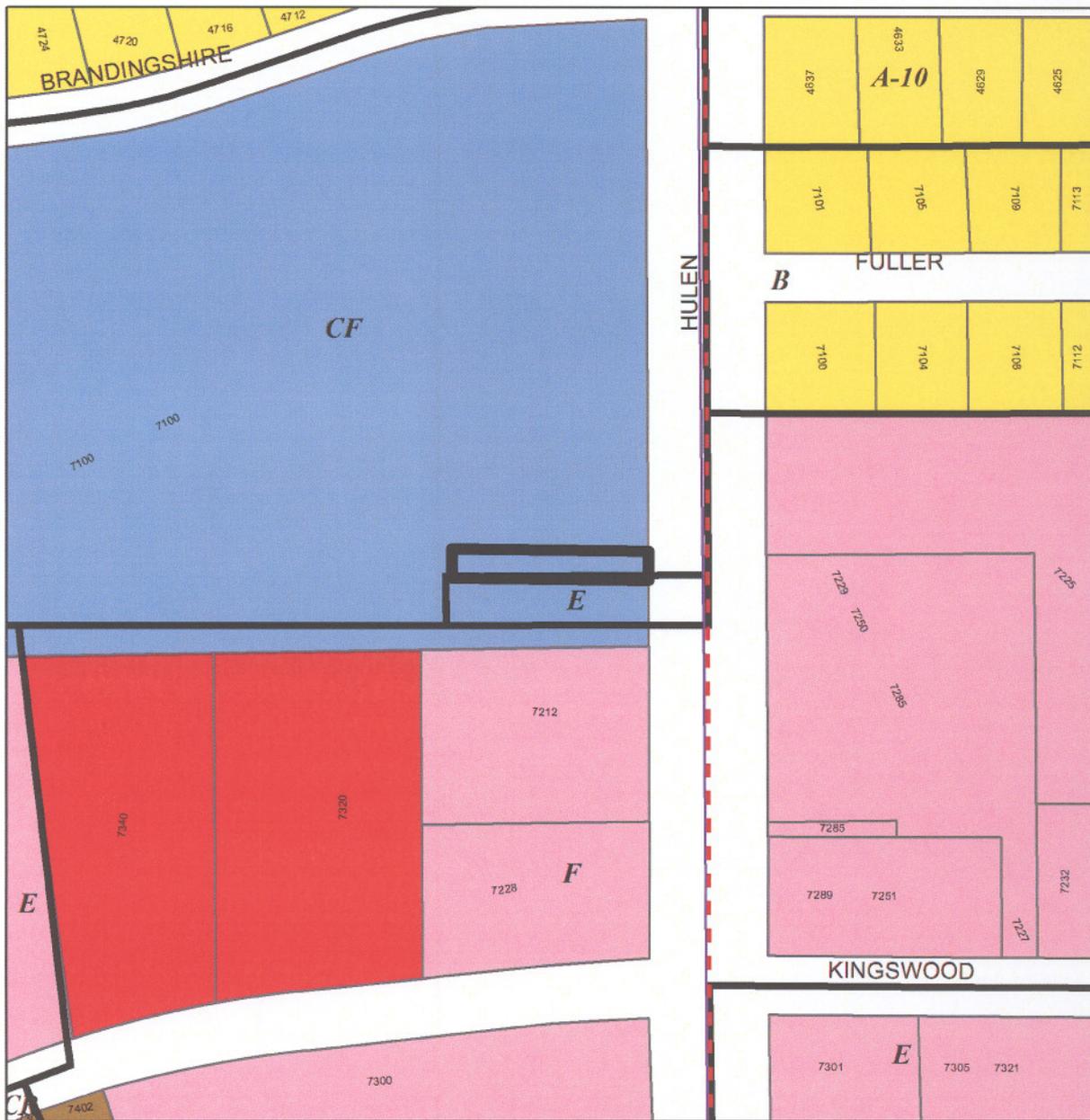




7100 S. Hulen Street

Future Land Use

ZC-12-031



- 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 01, 2011



Aerial Photo Map



3. ZC-12-031 Hulen Street Baptist Church (CD 6)- 7100 South Hulen Street (W. W. Wheat Survey, Part of Lot 1, Block 73, Candleridge Addition, 0.14 Acres): from "CF" Community Facilities to "E" Neighborhood Commercial

Gordon Pulis, 7212 South Hulen Street, Fort Worth, Texas representing Braums explained to the Commissioners the case was continued from last month's meeting in order to work with the neighborhood. He mentioned last year they purchased 50 ft. of property from the church in order to expand Braums. It was later determined that they needed additional land to make that work. They have contracted with the church to purchase another 30 feet of land. Mr. Pulis mentioned this will allow them to either build a new building or renovate and provide additional parking. The building they are proposing would be like the one on Camp Bowie Boulevard.

Mr. West asked if he they planned on building new. Mr. Pulis mentioned providing additional land will give them an option, either to expand the parking lot or build a new building. Mr. West said he would be supportive of a new building.

Wes Hamilton, 7121 Sparrow Drive, Fort Worth, Texas representing Hulen Street Baptist Church spoke in support of the request. He is a homeowner in the Candleridge HOA and mentioned they have been working with some of the neighbors to relieve any fears they may have about future encroachment past this development. He supports Braums' development and future expansion.

Robert Bollinger, 7325 Bramblewood Road, Fort Worth, Texas spoke in opposition. Mr. Bollinger mentioned they have had a couple of meetings and sent e-mails back and forth with good suggestions about what they're proposing, but as a homeowner he is still unclear on if they are building a new store. He is requesting the zoning case be denied.

Ms. Spann asked if he was in opposition for the parking or the new building. Mr. Bollinger said he is not opposed to the parking or the new building but would like to be involved with how it will look and affect the neighborhood.

Thomas Green, 4605 Brandingshire, Fort Worth, Texas also spoke in opposition. He mentioned the concerns they have is future encroachment of commercial down the block toward the neighborhood. This could affect property values and increase traffic.

In rebuttal, Mr. Pulis mentioned they will either build a new building or expand the parking lot; this will be Braums' decision.

Mr. Ortiz asked if this would be the last parcel they would need. Mr. Pulis mentioned yes it would.

Mr. Genua asked if they were going to raze the existing building a build a new one. Mr. Pulis said they have two options one is to expand the parking lot or eventually build a new store. The store is 24 years old.

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

<i>Document received for written correspondence</i>					ZC-12-031	
Name	Address	In/Out 200 notification area	ft		Position on case	Summary
Robert Bollinger	7325 Bramblewood Dr.	Out	Opposition		Spoke at hearing	
Thomas Green	4605 Brandingshire	Out	Opposition		Spoke at hearing	
Daniel Jones	4616 Brandingshire	Out	Opposition		Sent letter in	
Joy Maxfield	4637 Brandingshire	Out	Opposition		Sent letter in	
Dennis Dilworth	4716 Brandingshire	Out	Opposition		Sent letter in	
Bob Krause	4629 Brandingshire	Out	Opposition		Sent letter in	
Arlene Westover	4621 Foxfire	Out	Opposition		Sent letter in	
Ronald Staley	4613 Brandingshire	Out	Opposition		Sent letter in	
Linda Ridings	4600 Brandingshire	Out	Opposition		Sent letter in	
Doris Green	4605 Brandingshire	Out	Opposition		Sent letter in	
Amy Peterson	4604 Brandingshire	Out	Opposition		Sent letter in	
Bernice Peirson	6812 Winchester	Out	Opposition		Sent letter in	
Terry Widner	4633 Foxfire	Out	Opposition		Sent letter in	
William Avery	4620 Brandingshire	Out	Opposition		Sent letter in	
Connie Stanton	4632 Brandingshire	Out	Opposition		Sent letter in	
Linda Powley	4617 Brandingshire	Out	Opposition		Sent letter in	
Mellanie Clay	4308 French Lake	Out		Support	Sent letter in	

IV. New Cases

4. ZC-12-032 Treasure Wholesale Inc., (CD 9)- 600 and 604 W. Berry Street (South Hemphill Heights Addition, Block 32, Lots 11 & 12, 0.37 Acres): from “MU-1” Low Intensity Mixed Use to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus wholesale warehouse; site plan included.

Sean Linch, 164 College Avenue, Fort Worth, Texas representing Treasure Wholesale explained to the Commissioners they are requesting a 30 day continuance. They need more time to work with the local neighborhood associations.