

West "E" Neighborhood Commercial / Office and retail uses

Public Notification:

The following Neighborhood Associations were notified:

Mistletoe Heights NA
Fort Worth South, Inc.

Southside Preservation Association
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-037, SP-07-061, SP-08-008, SP-11-004, SP-11-06, Midtown development north of site, to PD for MU-2 with subsequent site plans, approved;

ZC-07-164, east of site, from various districts to Near Southside district, approved; and

ZC-11-181, centered within zoning case, from ER/HC to PD for triplex, approved as B/HC.

Platting History: PP-10-004, Midtown development, north of site.

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request is intended to align the future 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 (4/12);
- Allowing interested City Council members to mail information regarding the proposed zoning district in order to explain the proposed changes to affected property owners; (4/19/12)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes; (1/31/12), 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 (5/1/12), which shall schedule the application for the next available public hearing by the Zoning Commission (5/8/12).

The subject area covers 1.62 acres and 8 parcels. The request is to rezone the area to correspond to the existing land uses. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

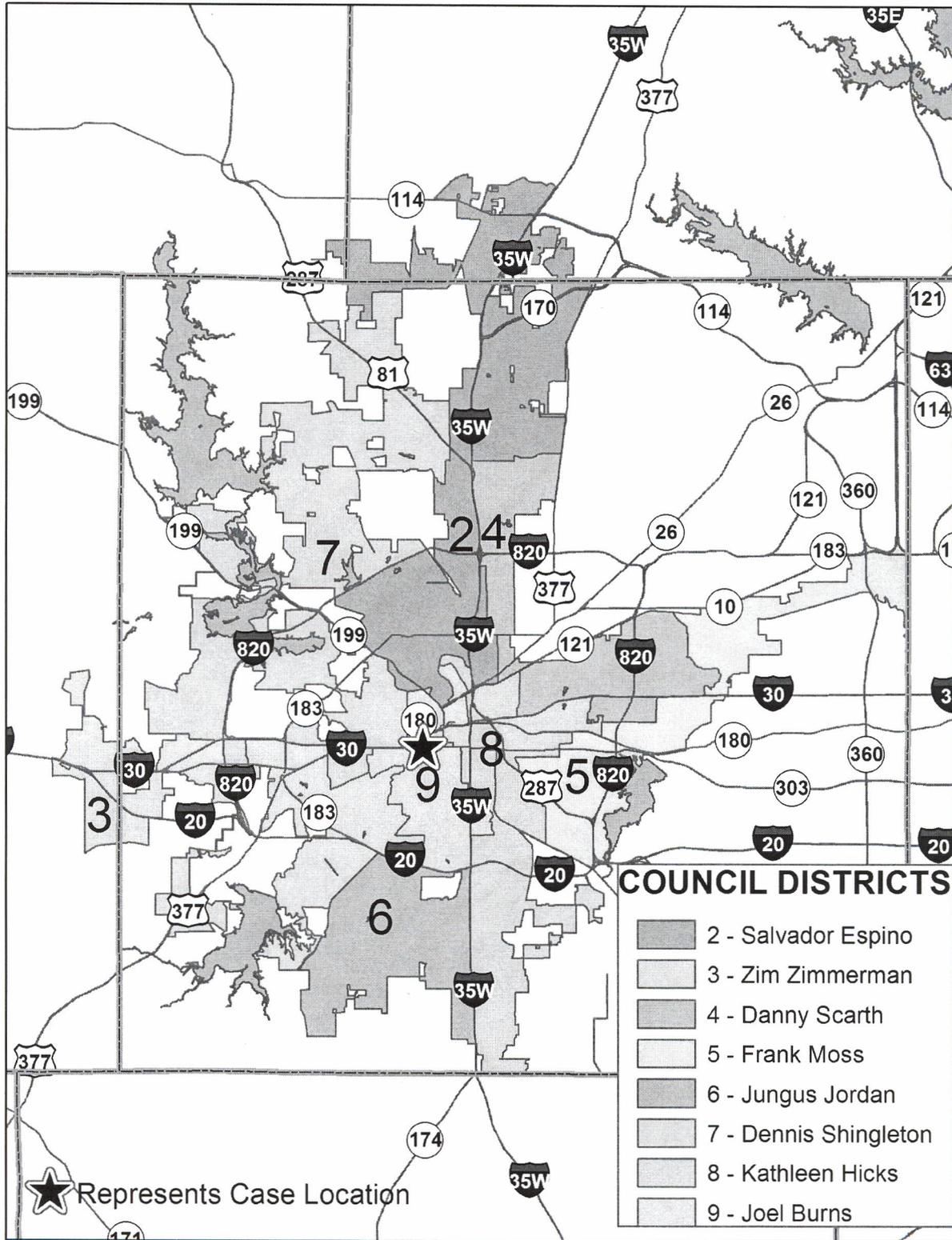
The 2012 Comprehensive Plan designates the subject neighborhood as low density residential. The requested zoning classification is appropriate for the land use designations. Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

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
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

Location Map

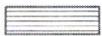


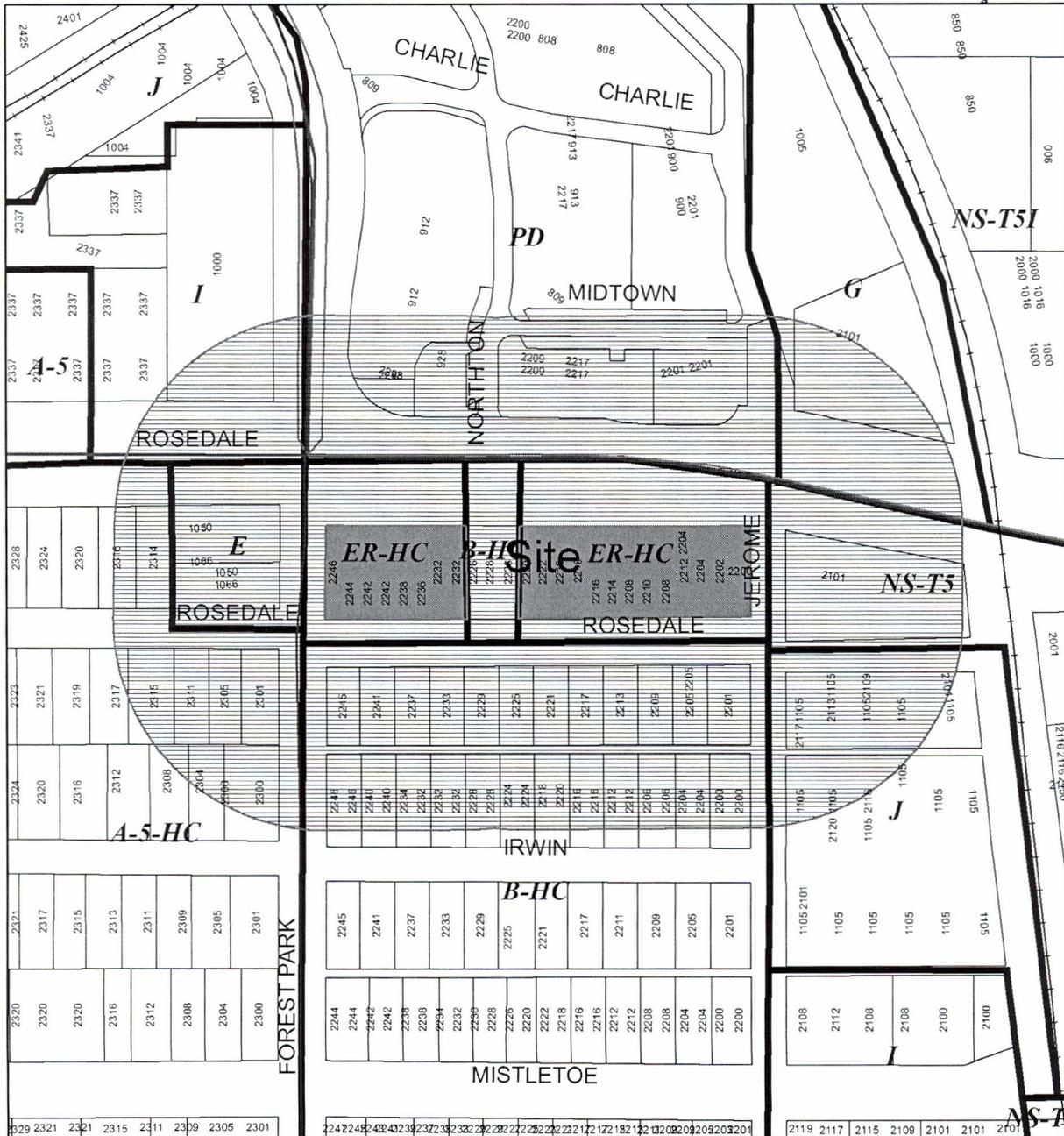


ZC-12-056

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 2200 block W. Rosedale Street South
 Zoning From: ER/HC
 Zoning To: B/HC
 Acres: 1.62485256
 Mapsco: 76KL
 Sector/District: TCU/Westcliff
 Commission Date: 06/13/2012
 Contact: 817-392-8190

 300 Ft. Notification Buffer



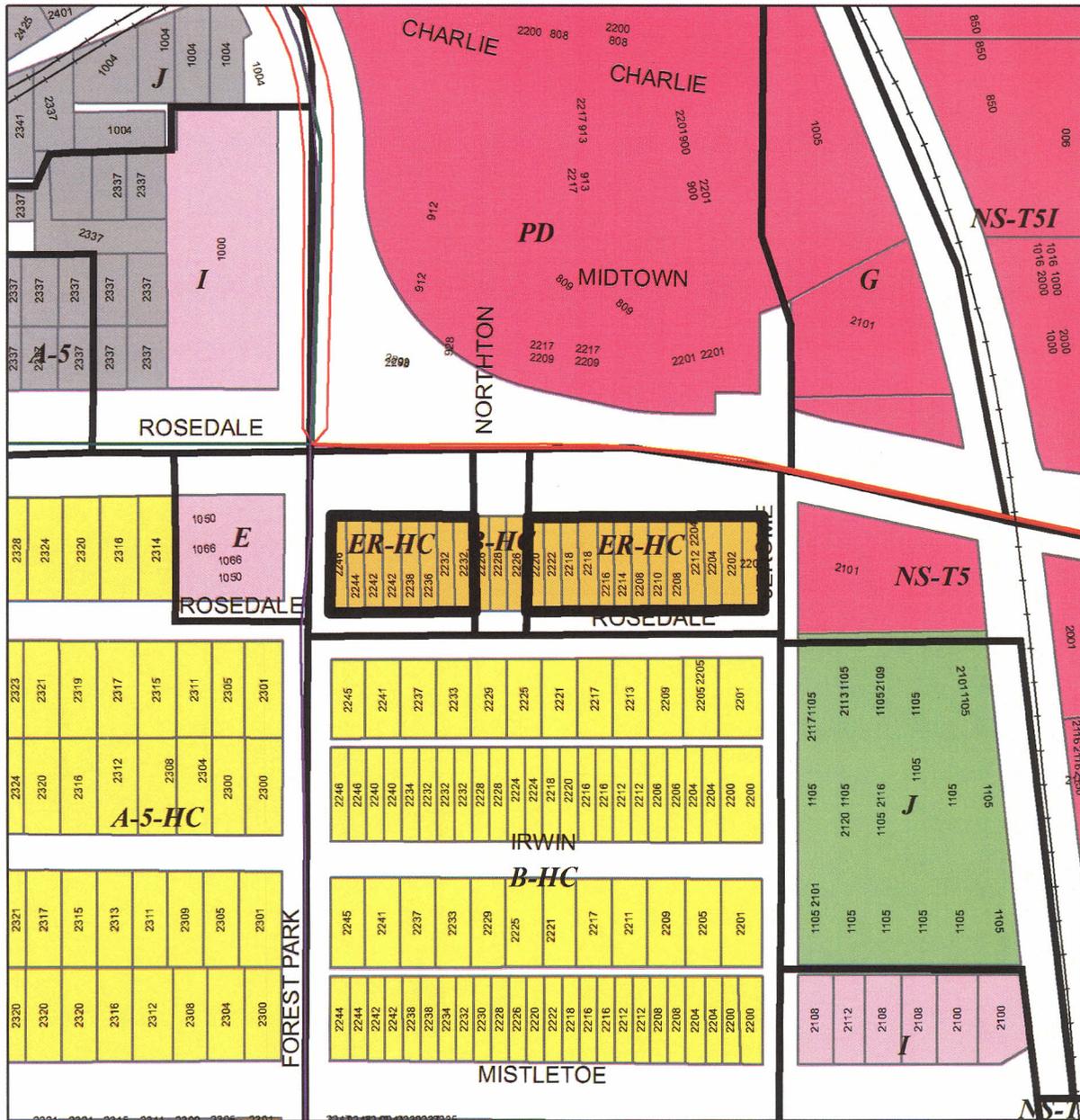
200 100 0 200 Feet



2200 block W. Rosedale Street South

Future Land Use

ZC-12-056



- 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 06, 2012





2200 block W. Rosedale Street South

ZC-12-056

Aerial Photo Map



200 100 0 200 Feet

Gerald Monk, 2426 Brookcrest Plaza, Garland, Texas representing Bryant Irvin Capital LLC explained to the Commissioners they are requesting to rezone in order to allow for an assisted living memory care facility.

Ms. Zadeh asked for clarification on the revised staff report. Ms. Murphy explained the report reflects compliance and there are no waivers required.

Mr. Edmonds asked for clarification on the zoning. Ms. Murphy explained the legal description is correct and that sometimes on the mapping system it doesn't always line up correctly.

Mr. West asked if there had been any communication with the neighborhood. Mr. Monk said the owner will be meeting with the neighborhood on the 28th and has spoken to the HOA and there was no objection to it.

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

11. ZC-12-055 Crown Valley Acquisitions South, LP (CD 2)- 11501 and 11601 Timberland Boulevard (James H. Eastman Survey, Abstract No. 501, 13.60 Acres): from "CF" Community Facilities and "E" Neighborhood Commercial to "A-5" One-Family

Travis Clegg, 5751 Kroger Drive, Keller, Texas representing Crown Valley Acquisitions South, LP explained the request to the Commissioners. Mr. Clegg mentioned this is part of the Woodland Springs West development. There are currently 2600 single-family lots and they are requesting to rezone to add 52 more lots.

Mr. Ortiz asked how he would plat this area. Mr. Clegg provided a map that shows the lot layout. They've tried to sell the lot as a commercial property and have had no luck over the last eight years. Mr. Clegg did mention there is a greenbelt/open space about 200 feet wide the separates the single-family to the north and they are proposing nothing here.

Mr. West asked if all three corners at the intersection are vacant. Mr. Clegg said yes.

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

<i>Document received for written correspondence</i>				ZC-12-055	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
KISD	na			Opposition	Sent letter in
Rodrigo Cantu	2500 Stable Door	In		Opposition	Sent letter in

12. ZC-12-056 City of Fort Worth Planning & Development (CD 9)- 2200 Block W. Rosedale Street S. (Mistletoe Heights Addition, Block 7, Lots 25 – 32 and Lots 36 - 48, 1.63

Acres): from “ER/HC” Neighborhood Commercial Restricted/Historic & Cultural Overlay to “B/HC” Two-Family/Historic & Cultural Overlay

Beth Knight, Senior Planner, City of Fort Worth, Texas explained to the Commissioners all the homes on this block are duplexes and are non-conforming. A petition was attempted by the neighborhood and ended up being processed as a Council-initiated case. The back of the houses face W. Rosedale Street and have quite a topography change that is why there is no functional access.

Mr. West asked if anyone has talked to the property owners. Ms. Knight responded Councilmember Burns sent notices out to the property owners and she has had conversations with three of the eight property owners.

Jonnie Steed, 2220 W. Rosedale Street S. spoke in support. She mentioned they have been in their home for 12 years and appreciate staff’s help.

Patsy Slocum, 2218 W. Rosedale Street S. also spoke in support.

Mr. West mentioned there is a letter of opposition from Irwin Investment Properties and asked Ms. Knight if she knew the nature of the request. Ms. Knight said their property is just inside the 200 ft notification boundary. She also mentioned they are not changing the use just making them legal.

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

<i>Document received for written correspondence</i>					ZC-12-056
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Jonnie Steed	2220 W Rosedale St S	In	Support		Spoke at hearing
Patsy Slocum	2218 W Rosedale St S	In	Support		Spoke at hearing
Irwin Investment	2240 & 2242 Irwin	In		Opposition	Sent letter in

13. ZC-12-057 City of Fort Worth Planning & Development (CD 7)- 5512 and 5519 Bonnell Avenue (Chamberlain Arlington Heights 2nd Filing, Block 65, Lots 10 & 11, 0.28 Acres): from “ER” Neighborhood Commercial Restricted to: “A-5” One-Family

On a motion made by Mr. Genua and seconded by Ms. Spann, Ms. Murphy called cases ZC-12-057 thru ZC-12-064.

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is surplus property.

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