



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 5, 2013

Council District 9

Zoning Commission Recommendation:
Approved as Amended with revised site plan by a vote of 9-0

Opposition: none

Continued Yes No
Case Manager Lynn Jordan
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Robert Dunlap

Site Location: 516 & 518 W. Jessamine Mapsco: 77S

Proposed Use: Outside Storage

Request: From: "A-5" One-Family
To: "PD/ER" Planned Development for "ER" Neighborhood Commercial Restricted for parking of company vehicles only; site plan included.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Minor Boundary Adjustment)

Background:

The applicant is proposing a zone change to "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus parking of company vehicles only related to a commercial appliance sales business. The appliance business is located in the second building from the corner. The property owner lives in the home on the corner. Other lots on the block include a restaurant. The zoning change request includes only two lots, though another third lot is fenced with the subject lots. These fences will be adjusted.

The lots are currently vacant. The business owner was working with Code Compliance to remove items that were being stored outside and the lots are now clean. The applicant does not intend to store any appliances outside. The applicant mentioned he did have a meeting with the Hemphill Corridor Task Force from whom a letter of support was received.

A meeting was held with the applicant to discuss ER vs PD/ER in which there was a letter of support from the Hemphill Corridor Task Force for PD/ER with a site plan.

Site Information:

Owner: Robert Dunlap
PO Box 1808
Fort Worth, TX 76101
Applicant: Greg Jenkins
Acreage: 0.22 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / vacant
- East "A-5" One-Family / vacant, single-family
- South "E" Neighborhood Commercial / commercial business
- West "E" Neighborhood Commercial / commercial business

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations, the following apply:

- The site plan shall indicate parking space dimensions (minimum of four on a revised site plan).
- There is a 20' projected front yard setback along Grainger in which no permanent structures are permitted. The proposed fence should be no higher than four feet and have an open type design. The site plan does not indicate the type or height of the fence. *(A waiver may be required)*
- The site plan indicates road gravel base for required parking. Section 6.201.E of the Zoning Ordinance refers to minimum required parking spaces must be hard-surface dust free. *(A waiver was recommended)*

Compliance with the first two items noted above shall be reflected on the site plan or a waiver is required. An improved site plan would help clear up some of the items.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-168 Approved by City Council 11-29-08 for various zoning districts, subject properties went from B to A-5 as well as properties to the east of this site.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W. Jessamine	Two-way Residential	Residential	No
Grainger	Two-way Residential	Residential	No
Hemphill	Major Arterial	Major Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
South Hemphill Heights	Fairmount NA
Ryan Place Improvement Assoc.	Southside Preservation Association
Jennings-May St. Louis	FWISD
Hemphill Corridor Taskforce	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "PD/ER" plus parking of company vehicles only. The Company business is located at 2259 Hemphill and is using the two lots behind the business to park his company vehicles.

Hemphill Road is a major arterial with high volume traffic, which would be appropriate for access to the site. Access for the parking will be from Grainger Street.

Surrounding uses are currently vacant and single-family to the north, vacant and railroad to the east, commercial, industrial and railroad to the south and a single-family home at the corner of Jessamine and Hemphill and commercial businesses fronting Hemphill to the west.

The proposed zoning for this lot **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as one-family residential. The requested land use designation is not appropriate in one-family zoning.

- Separate incompatible land uses with buffers or transitional use. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on the lack of conformance with the future land use map and policy stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

However in the Comprehensive Plan the table on page 38 mentions all residential in neighborhood commercial zoning as being a compatible land use. *(MBA) Minor Boundary Adjustment*

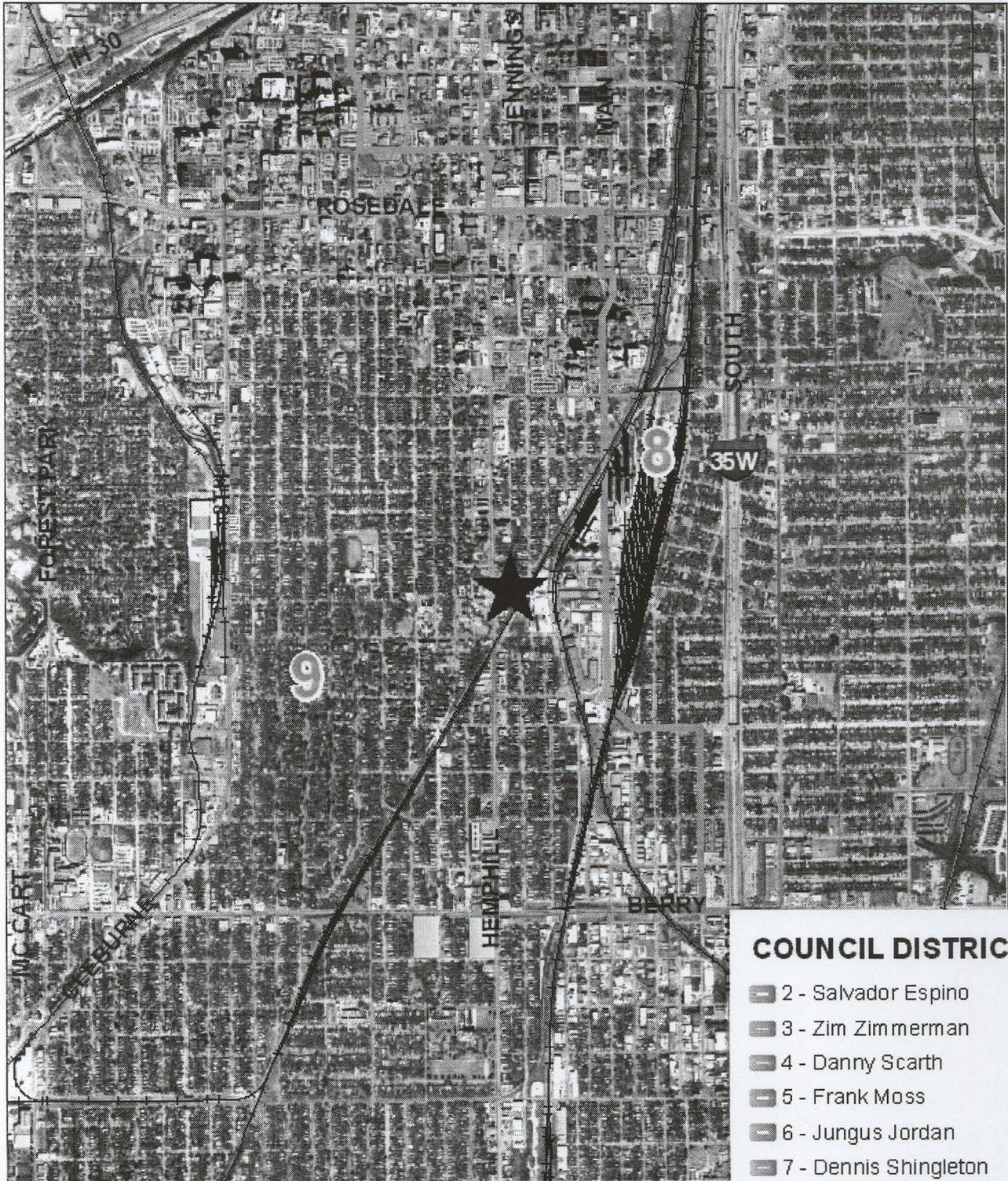
Attachments:

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

FORT WORTH

Location Map

ZC-12-123



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet



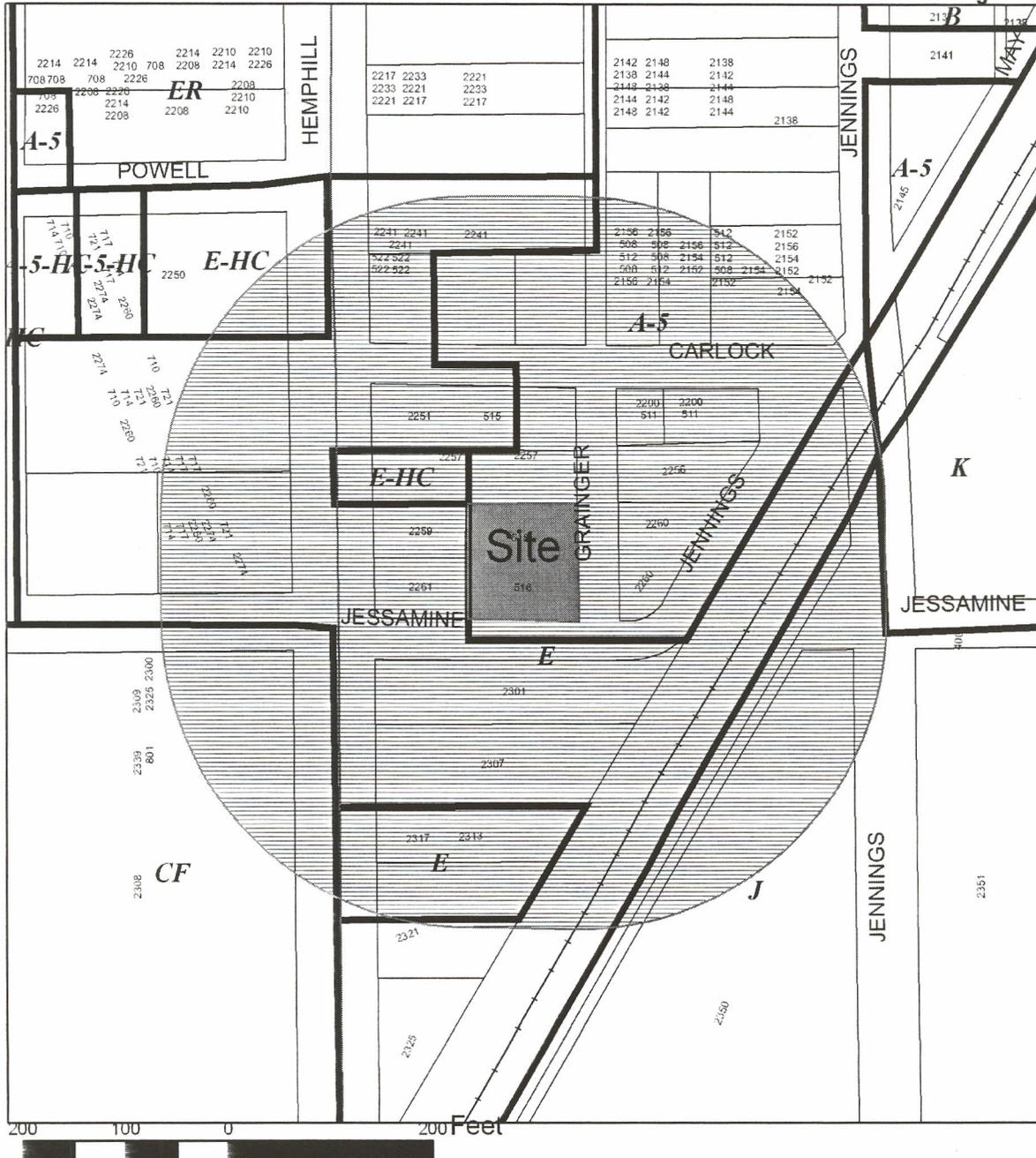


ZC-12-123

Area Zoning Map

Applicant: Robert Dunlap
 Address: 516 & 518 W. Jessamine Street
 Zoning From: A-5
 Zoning To: PD/ER for business parking only
 Acres: 0.28
 Mapsco: 77S
 Sector/District: Southside
 Commission Date: 01/09/2013
 Contact: 817-392-2495

 300 Ft. Notification Buffer

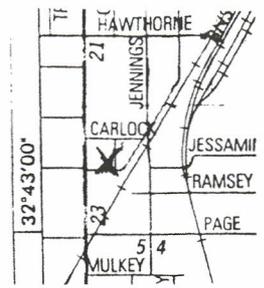


516 & 518 W. Jessamine

Emory College Sub of Patillo, Block 22, Lots 5 & 6

ZC-12-123

Site Plan

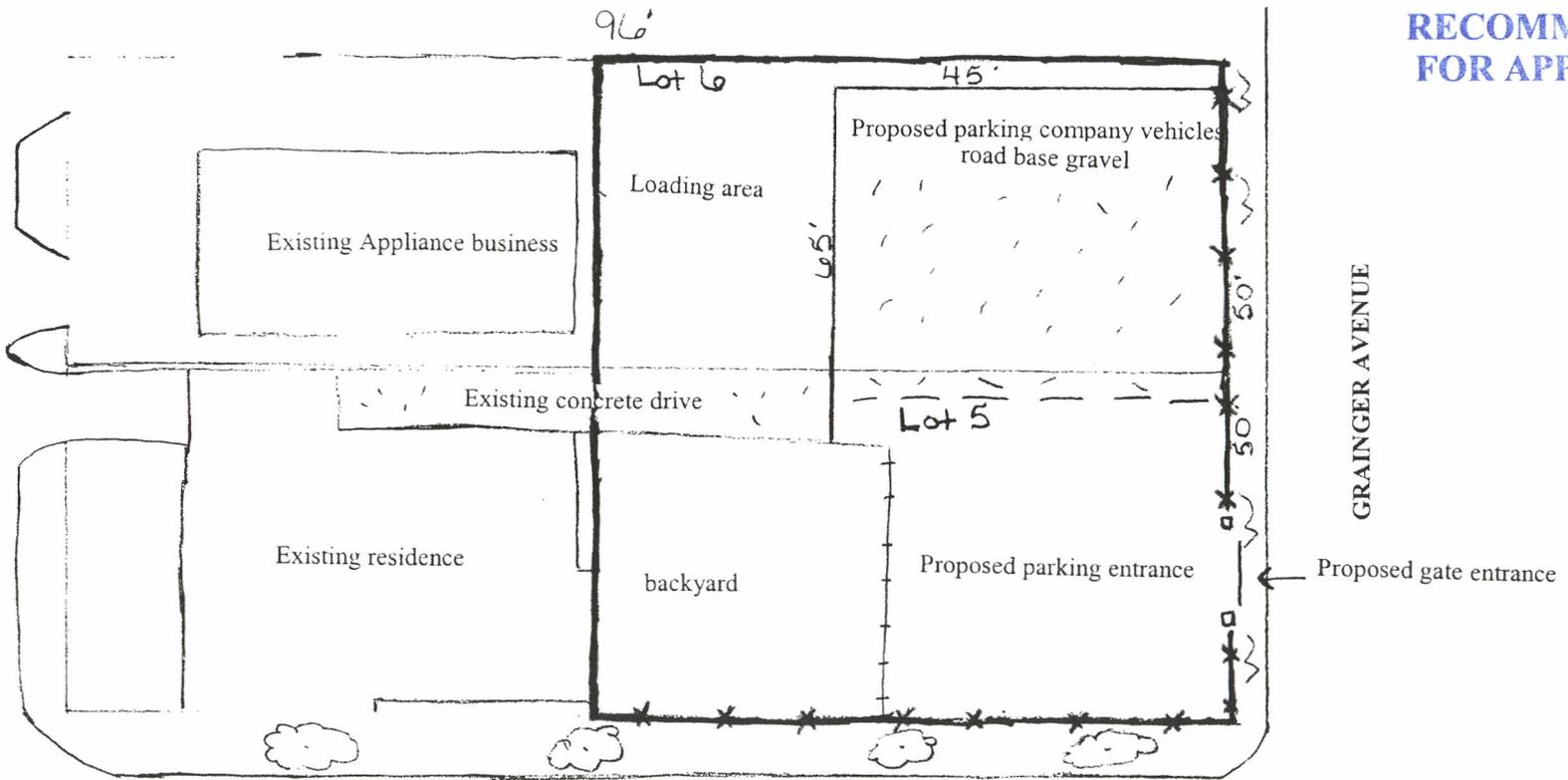


NOTES:

1. Add road/gravel base for parking lot
2. Build privacy fence along Jessamine & Grainger with access gate
3. Plant four trees along Jessamine outside of fence.
4. Add shrubs along Grainger outside of fence.
5. Remove overgrowth from sidewalk and curb along Jessamine
6. Will comply with Landscaping and Urban Forestry requirements

RECOMMENDED FOR APPROVAL

HEMPHILL STREET



- Proposed fence XXX
- Existing fence ||
- Proposed trees 
- Proposed shrubs 

E

A-5

W. JESSAMINE

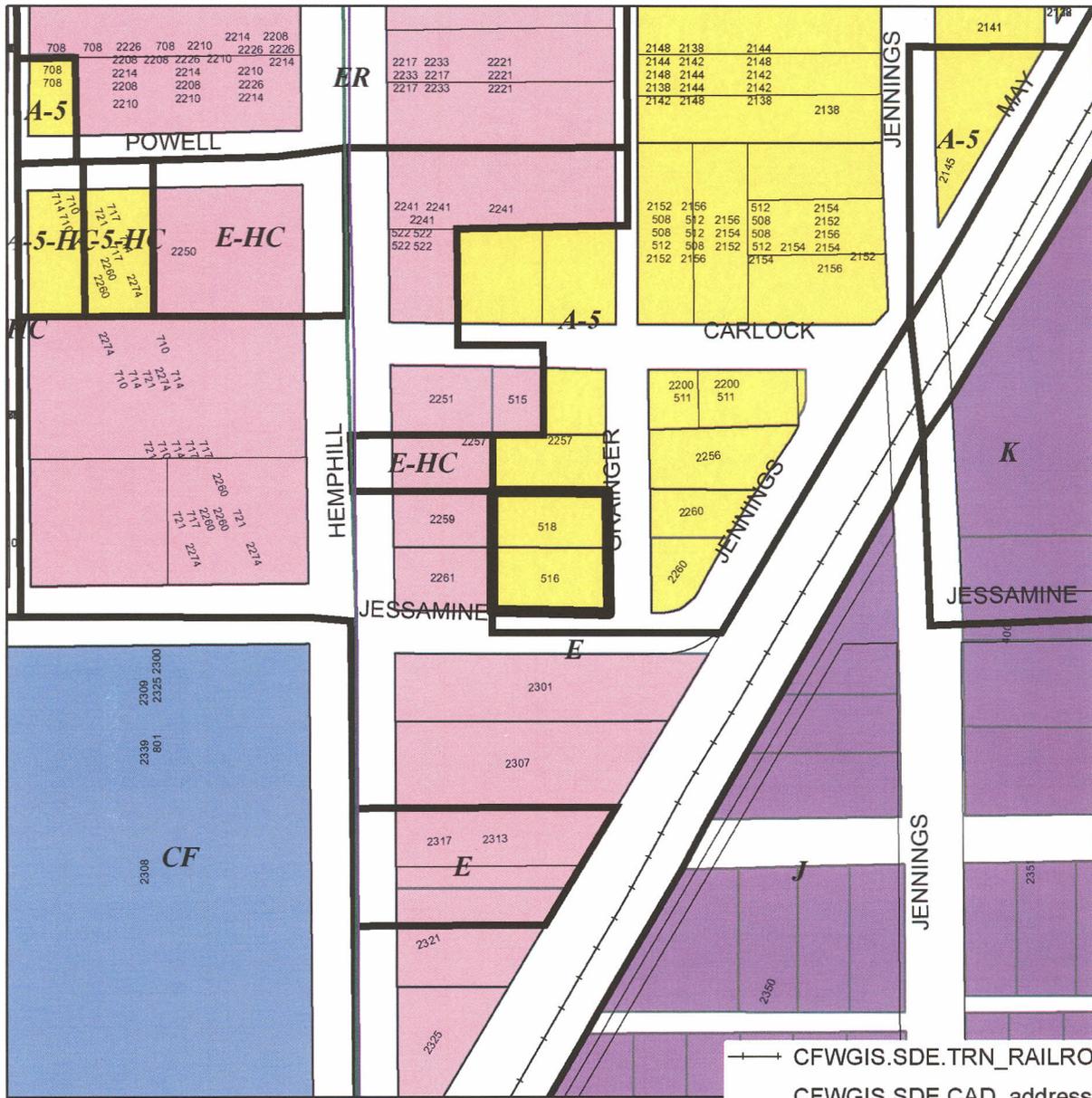
Director of Planning & Development

Date



Future Land Use

ZC-12-123

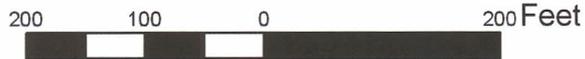


CFWGIS.SDE.TRN_RAILROADS
CFWGIS.SDE.CAD_addresses

- 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

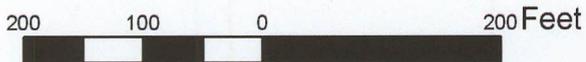
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



Document received for written correspondence				ZC-12-129	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Sammy Carr	12849 Breckenridge Ct	Yes		Support	Spoke at hearing

4. ZC-12-130 Trinidad Ministries Foundation, Inc. (CD 2)- 3005 Oscar Avenue (J M Moody Addition, Block 18, Lots 3, 4, & 5, 0.46 Acres): from "A-5" One-Family to "PD/A-5" Planned Development for all uses in "A-5" One-Family plus two independent accessory living units within existing church building for church related uses only; site plan waiver requested

Deric Salser, 10847 Sandin Drive, Dallas, Texas with Evergreen Architectural Group representing Trinidad Ministries Foundation explained to the Commissioners they did reach out to the neighborhoods as directed by Commissioner Flores last month and still need more time. They are requesting to continue another 30 days.

Mr. Flores asked how many meetings he has attended. Mr. Salser said he has only attended one but Church and Ministry staff has had several meetings with them. Mr. Flores asked what is still outstanding. Mr. Salser said the remaining committee member would like a personal presentation and explanation. He said he finds it hard to believe they would invest money in this project without an ulterior motive, possibly converting it to rental property later. Mr. Salser noted this will only be used for church and ministry services only. Mr. Flores mentioned there was concern from the neighborhood that if Trinidad Ministries was to go away that property could be used for another contractual use. Ms. Salser said the current use of the property is Trinidad Ministries and all they want to do is add the living units to the current ministry use. He said if the living units were to fail it would continue to be used as it is today and that they have not made a large investment in this.

Motion: Following brief discussion, Mr. Flores recommended a 30 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

IV. New Cases

5. ZC-12-123 Robert Dunlap (CD 9) 516 & 518 W. Jessamine Street (Emory College Sub of Patillo, Block 22, Lots 5 & 6, 0.46 Acres): from "A-5" One-Family to "PD/ER" Planned Development for "ER" Neighborhood Commercial Restricted limited to company vehicle parking only; site plan included

Greg Jenkins, 2261 Hemphill, Fort Worth, Texas representing Mr. Dunlap explained to the Commissioners he owns Jenkins Appliance located at 2259 Hemphill and has been in business since 1998. He wishes to rezone the two lots back behind his business to PD/ER to park his company vehicles. Mr. Jenkins mentioned he spoke with the Hemphill Corridor Task Force and Jennings May/St. Louis NA and are in support.

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

<i>Document received for written correspondence</i>				ZC-12-123	
Name	Address	In/Out 200 notification area ft	Position on case		Summary
Robert Dunlap/property owner	2301 Hemphill St	Yes	Support		Present did not speak
Hemphill Corridor Task Force	NA	No	Support		Sent letter in

6. ZC-12-137 Northwest ISD (CD 7) 11870 Willow Springs Road (James Righley Survey, Abstract No. 1268, 127.51 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Mickey Thomas, 3978 W. Vickery, Suite 103 Fort Worth, Texas with MJ Thomas Engineering representing Northwest ISD explained to the Commissioners they are requesting to rezone the property to neighborhood commercial in order to allow for a larger sign for the proposed Middle and High School.

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

7. ZC-12-138 Texas Wesleyan University (CD 8) 3216 E. Rosedale Street (Polytechnic Heights, Block 27, Lots 4 & 5, 0.26 Acres): from “MU-1/HC” Low Intensity Mixed Use/Historic & Cultural to “MU-1” Low Intensity Mixed Use

Fred Slabach, 1221 Elizabeth Boulevard, Fort Worth, Texas representing Texas Wesleyan explained to the Commissioners they have been and will continue to be good stewards in regards to historic structures on their campus. He also wanted to note that Texas Wesleyan partners with the City of Fort Worth for the Poly Wesleyan Urban Village and East Rosedale Street improvements and revitalization project. The campus itself is a testament of the value the University places on its historic buildings when it is economically feasible to do so. Mr. Slabach pointed out on the overhead several existing historic structures that are on campus. Some of the structures date back as far as 1809. The Poly Cemetery that is not on the map dates back more than 150 years.

He explained that Texas Wesleyan’s presence is a central factor in revitalizing East Fort Worth. They have been the anchor in the community for 123 years. He went on to mention they relocated their book store off campus into one of the historic storefronts on Rosedale. They’re grateful for the support from the community as well as local government on their success. He also mentioned Texas Wesleyan is engaged in a multimillion dollar capital campaign to partner with the City of Fort Worth, North Texas Council of Governments and Tarrant County for the streetscape sustainable development project. They will be building a new multimillion dollar vertical structure on Rosedale Street. They have entered into an agreement with the Central