

Acreage: 2.94 acres
 Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "B" Two-Family / single-family, light industrial
 East "A-5" One-Family; "B" Two-Family; "ER" Neighborhood Commercial Restricted / single-family, church, vacant
 South "E" Neighborhood Commercial / commercial, vacant
 West "E" Neighborhood Commercial; "I" Light Industrial /vacant, industrial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-030
Platting History: None
BOA History: None

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Transportation/Public Works (TPW) site plan comments

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. Driveway location must not interfere with intersection function.
3. A triangular right of way dedication measuring 10 feet by 10 feet, measured at the property line, is required on corner lots at the intersection of two streets or the intersection of a street and an alley: A triangular dedication measuring 5 feet by 5 feet is required at street and alley intersections in which there are no traffic signals or all-way stop signs; No dedication is required at all-way stops and signalized intersections.
4. A triangular 10'x10' POSE (Public Open Space Easement), shall be provided at the intersection of an alley and a driveway.

Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
East Rosedale Street	Major Arterial	Principal Arterial	No
Miller Avenue	Minor Arterial	Minor Arterial	No
Bradley Street	Residential	Residential	NO

Public Notification:

The following Organizations were notified:

Organizations Notified	
Stop 6/Poly Oversight Assn.	Southeast Fort Worth Inc.
Poly Historic	FWISD
East Fort Worth Business Assoc.	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" and "PD/E" for a mini-warehouse. Surrounding land uses vary with vacant commercially zoned land to the south and west, industrial to the west, single-family, a church, and industrial to the north and east. The proposed site is in close proximity to a commercial corridor near the corner Rosedale Street and Miller Avenue. After rezoning, the applicant intends to include several single-family lots into a larger parcel already zoned E for a 55,000 sq. ft. grocery store. Additionally, the applicant would like to rezone a rear portion of the property, currently zoned E, for a mini-warehouse.

The proposed additions are intended to serve and benefit the surrounding single-family residences. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation. Additionally, the proposed site is located on the corner of two significant roadways, which will lessen the impact to the residents along Bradley Street and internal to the development. As a result, both the proposed "E" and the "PD/E" plus mini-warehouse zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as neighborhood commercial and single-family. The majority of the lots included in the subject area have a single-family future land use designation and face other residentially zoned property. Additionally, the site of the proposed PD/E plus mini-warehouse zoning has a future land use of neighborhood commercial. As result, the overall proposal is **not consistent (TI-Technical Inconsistency)** with the Comprehensive Plan.

However the proposed mini-warehouse and grocery store uses do not negatively impact the surrounding area based on the operational characteristics, appearance or traffic generation. Additionally, the overall proposal is consistent with the following with the following Comprehensive Plan policies.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Separate incompatible land uses with buffers or transitional uses. 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. (pg. 38)

As a result, the proposed change can be considered a Technical Inconsistency (TI)

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
- Site plan
- Minutes of the Zoning Commission meeting

Location Map



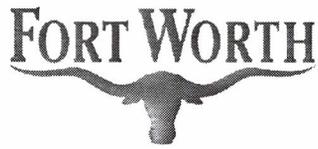
COUNCIL DISTRICTS

- 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





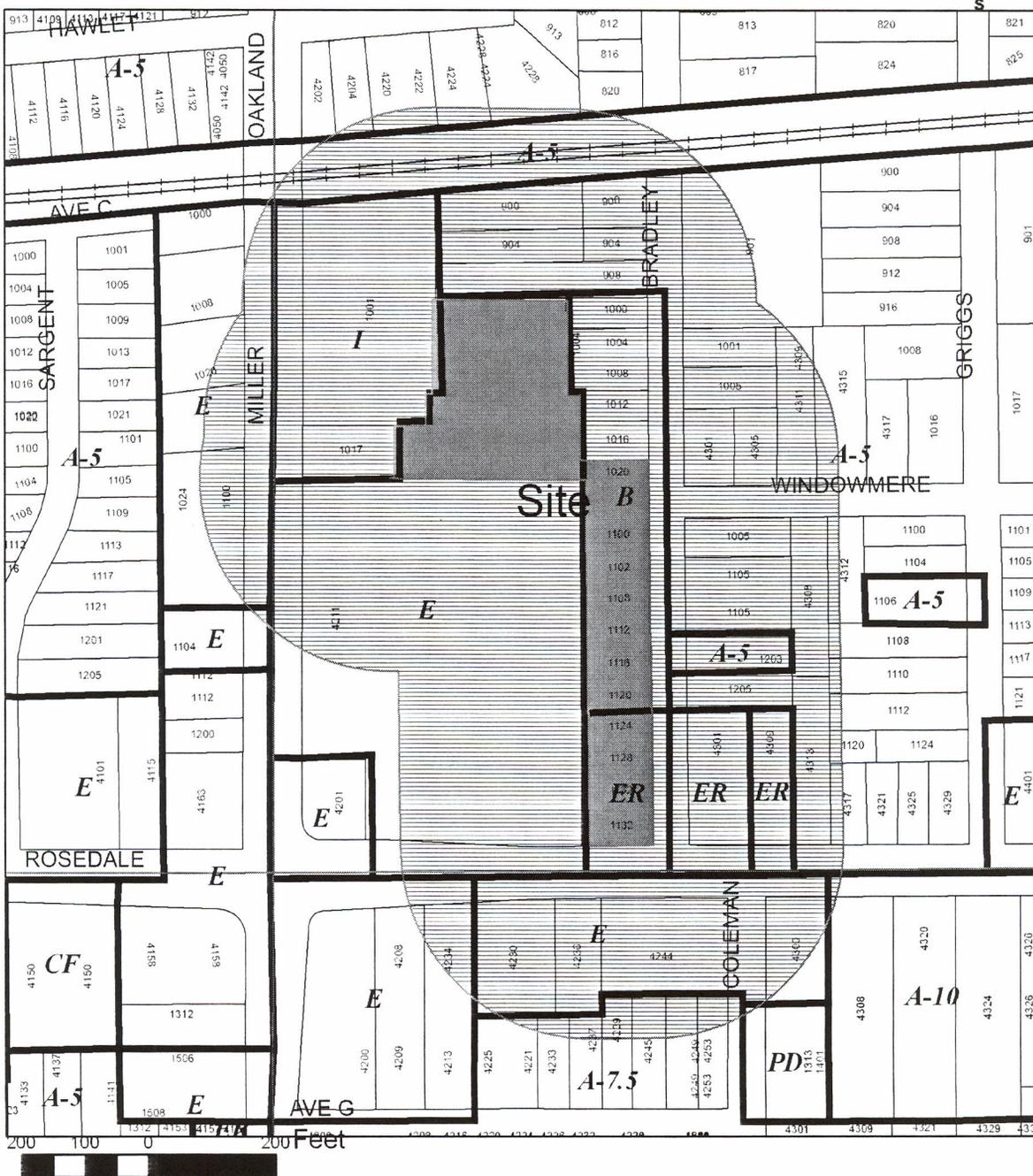
ZC-13-010

Area Zoning Map

Applicant: Panther LLC, Minyard Food Stores
 Address: 4211 E. Rosedale St, 1020 - 1132 (evens) Bradley Ave
 Zoning From: B, ER, E
 Zoning To: E, PD for E uses plus mini-warehouses, site plan included
 Acres: 2.94
 Mapsco: 78M
 Sector/District: Southeast
 Commission Date: 01/09/2013
 Contact: 817-392-8043

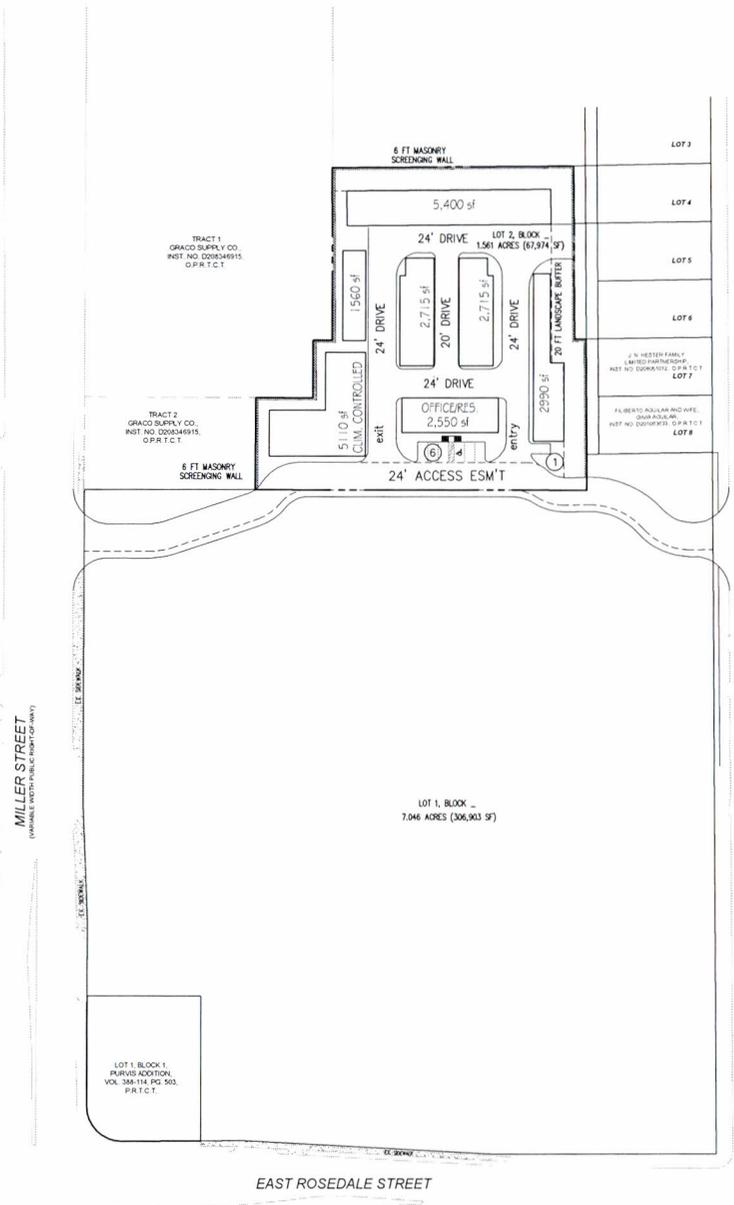


300 Ft. Notification Buffer



ZC-13-010

RECOMMENDED FOR APPROVAL



VICINITY AREA MAP
NOT TO SCALE

SITE DATA SUMMARY

EXISTING ZONING	LOT 2 E (NEIGHBORHOOD COMMERCIAL)
PROPOSED ZONING	PD-E
PROPOSED USE	MINI STORAGE
LOT AREA	1.561 AC (67,974 SF)
	(OFFICE AREA) 2,550 SF
	(MINI-STORAGE AREA) 20,490 SF
TOTAL BUILDING AREA:	23,040 SF
BUILDING HEIGHT	ONE STORY - 20 FT
OFFICE PARKING REQUIRED (1 SPC PER 400 SF)	7 SPACES
PARKING PROVIDED	7 SPACES

SITE PLAN NOTES

1. PROJECT SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
2. PROJECT LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
3. THE PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS.
4. SITE LIGHTING WILL BE WITH CITY OF FORT WORTH SITE LIGHTING STANDARDS. LIGHTS WILL BE DIRECTED DOWN AND AWAY FROM RESIDENTIAL USES.
5. LANDSCAPE BUFFER AND IRRIGATION WILL COMPLY WITH ARTICLE 5.134A.4
6. A 6 FT MASONRY SCREENING WILL BE PROVIDED FOR DUMPSTERS

WAIVERS REQUESTED

1. PD-E ALLOWS FOR MINI STORAGE USE.
2. ALLOW FOR 7 PARKING SPACES PROVIDED FOR MINI STORAGE OFFICE.

ROSEDALE MARKETPLACE
SITE PLAN
LOT 2 OF BLOCK 1

JOHN EDMONDS SURVEY, ABSTRACT NO. 457
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ZONING CASE NO: ZC-_____

Panther LLC OWNER/DEVELOPER
1120 Bradley Ave
Fort Worth, TX, 76102

MARSHALL GAGE LLC ENGINEER
101 E. Park Blvd, Suite 600
Plano, Texas 75074 (214) 986-9018

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

RECEIVED
JAN 6 2 2013

MILLER STREET / E. ROSEDALE STREET
FORT WORTH, TEXAS
DALLAS-FORT WORTH METRO AREA

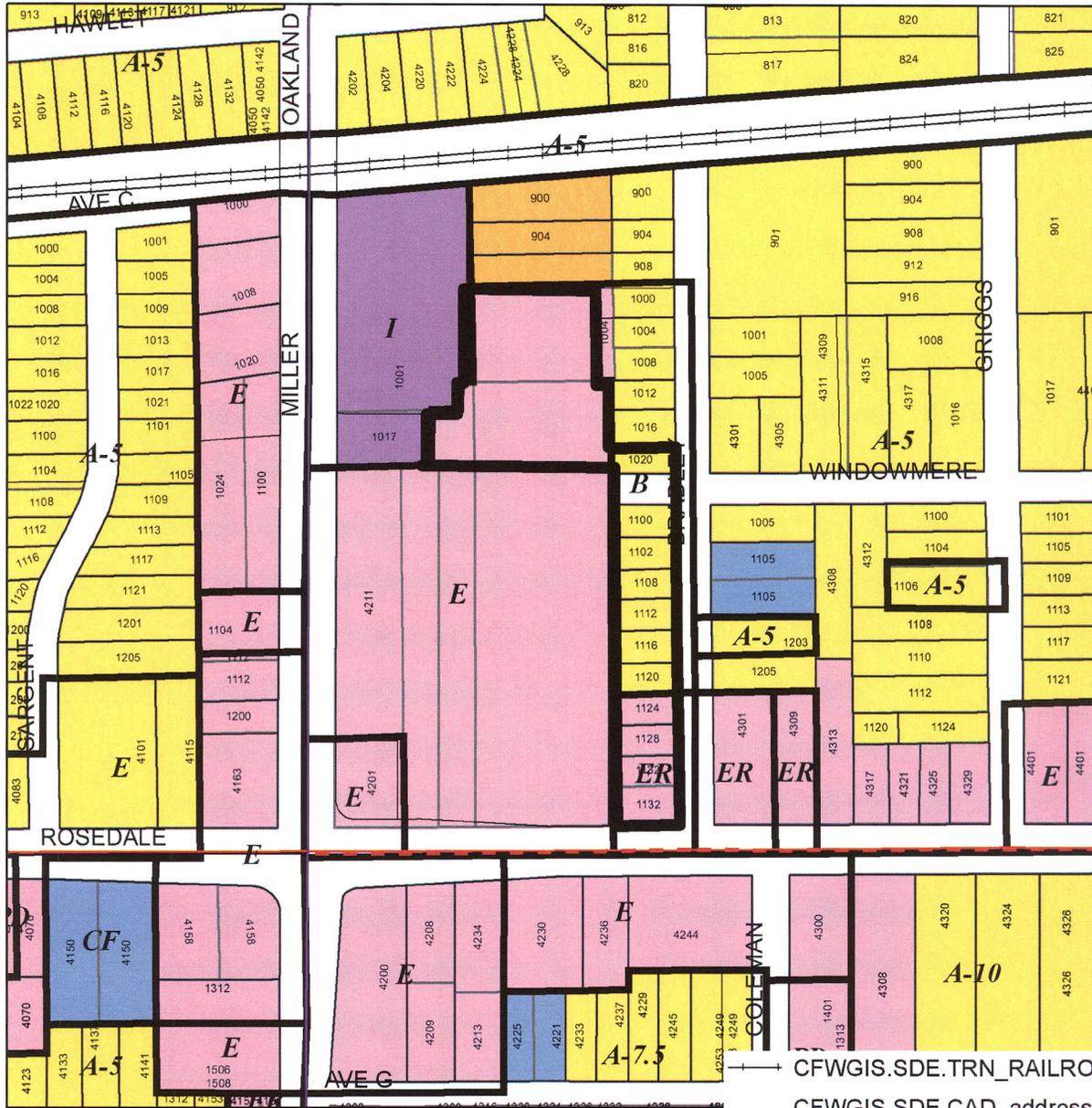
SITE PLAN
ROSEDALE MARKETPLACE



300 E. Oak Street
Suite 600
Plano, TX 75074
PH: 214-986-9018

DECEMBER 28, 2012

Title Reserved (Engineering) Rev. 11-13-12



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

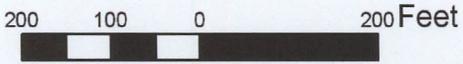
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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



Mr. West asked if he knew what happened to the original plan for this area. Mr. Schaumberg said they purchased the property back in 2007 and attempted to bring that project forward but cratered in 2008/2009. He mentioned there is a strong market for multifamily. Mr. West asked at what point he decided to reach out to the neighborhoods. They didn't reach out to the neighborhoods until a week ago. They were just working through development issues over the past six months.

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

<i>Document received for written correspondence</i>					ZC-13-009
Name	Address	In/Out 200 notification area	ft Position on case		Summary
Erik France	817 W. Daggett	No	Support		Present but did not speak
Janice Michel/Oakhurst Alliance of Neighbors	2115 Primrose Ave	No	Support		Present but did not speak
Libby Willis	2300 Primrose Ave	No		Unsure	Spoke at hearing
Ginger Bason/Oakhurst NA	PO Box 7430	No		Opposition	Sent letter in
Shanna Cate/TRV	307 W. 7 th St	No	Support		Sent letter in
Dean Kuhn/TRWD	PO Box 4508	Yes	Support		Sent letter in

17. ZC-13-010 Panther LLC, Minyard Food Stores (CD 5) – 4211 E. Rosedale Street, 1020 – 1132 E. Bradley Avenue (Murray Hill Addition, Block 1, Lots 1-10 and Block 2, Lot 9 JL, Purvis Survey, Abstract 1228, Tracts 2, 2A2, 2C, 3 & 4, 2.94 Acres): from “B” Two-Family, “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial to “E” Neighborhood Commercial and “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus min-warehouses; site plan included.

John Rose, 4215 Walnut Hill, Dallas, Texas representing Panther LLC & Minyard Food Stores explained to the Commissioners the lots zoned B and ER are vacant lots and are requesting to zone them to E and the lot on the north end to PD/E for mini-warehouse. He did mention they met with five of the HOA's in the area as well as Councilman Moss.

Mr. West asked about the outcome of the meetings. Mr. Rose said they were very favorable of the request. Ms. Conlin mentioned the meeting they had with Mr. Rose was wonderful.

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