



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 4, 2013

Council District 6

Zoning Commission Recommendation: Approval as Amended and to Deny without Prejudice the R2 and UR area by a vote of 9-0 Opposition: petition received from Wedgwood Square NA; written opposition; several persons spoke. Opposition received within the case and 200 ft. equals 20.72% which requires a supermajority vote for approval	Continued	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Case Manager	<u>Beth Knight</u>
	Surplus	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Owner / Applicant: City of Fort Worth Planning & Development Department

Site Location: Generally bounded by I-20, Woodway, Trail Lake, Wedgmont Cr, and Inverness Mapsco: 89PQ

Proposed Use: I-20/Granbury Road TEX Rail Station and associated uses

Request: From: "CR" Low Density Multifamily, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, and "PD" Planned Development 93, 175, 218, 348, & 683 for various commercial uses

To: "PD 900" Planned Development 900 and "PD/MU-1" Planned Development Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waiver requested

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

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

Background:
This area is the focus of the I-20/Granbury Road TEX Rail Station, as well as the more intensive land uses approximately 1/4-mile from the train station. The proposed rail station is part of the TEX Rail project connecting far southwest Fort Worth and DFW International Airport. The proposed rezoning will support redevelopment from the existing low-density, auto-oriented form to a higher-density, pedestrian and transit-oriented form. Transit-oriented development typically occurs in a compact area, generally one-quarter mile around a transit stop, and supports ridership on the transit line.

A zoning request to expand an existing auto-oriented use adjacent to the train platform triggered additional discussion regarding the appropriate zoning for the surrounding area. The area surrounding the station consists of multifamily, commercial uses, and vacant land. These properties are designated as mixed-use in the 2013 Comprehensive Plan.

The Planned Development area addresses areas of noted concerns regarding building height adjacent to residential, signs adjacent to the freeway, and increased parking minimums. A comparison of the typical requirements is shown in the chart.

	MU-1 District	Proposed PD
Transitional height adjacent to single family	Above 45 feet or 3 stories	Above 35 feet or 2 stories
Signs adjacent to freeway	Up to 50 feet, to allow 20 feet above adjacent freeway	Not allowed; monument signs only
Parking Minimums	50% of normal requirement when within 1,000' of rail station	75% of normal requirement when within mixed use development

The PD requirements proposed are to encourage appropriate transitional heights adjacent to single family uses. The language below is provided in the MU-1 district regulations, with an adjustment within the PD for the transition to start at 2 stories. This transition requirement will provide protection to the adjacent residential uses but also not limit the overall site to two stories.

In addition, a transitional height plane of 45 degrees shall apply to portions of a building above **35 feet or 2 stories**, whichever is less; starting from the property line of the one- or two-family district. Any portion of a building above **35 feet or 2 stories**, whichever is less, shall be set back so that the building does not encroach the transitional height plane; i.e., the portion of a building above **35 feet or 2 stories** must be set back an additional foot for each additional foot in height, with the plane starting from the property line of the one- or two-family district.

The PD for the MU-1 areas also provides a restriction that no "freeway" signs will be permitted adjacent to I-20. Detached monument signs or wall signs will be permitted throughout the development. Additionally, a minimum of 75% of the required parking will be provided, instead of the reduced parking (50%) typically allowed around a transit-oriented development.

Property owners met regarding the proposed zoning changes on January 22, 2013. Area neighborhood associations requested and were granted a continuance from the March 13 meeting. During this time period, a letter was sent to apartment and nonresidential property owners to increase their awareness of the proposal and invite questions; many phone calls resulted from this letter. In addition, multiple meetings were held. A presentation of the zoning request was given to a Java With Jungus session, to a larger neighborhood meeting where over 200 persons attended, and to the Wedgewood South neighborhood association. Meetings were held upon request with a representative of the Fountains Apartments, Chesapeake and with the neighborhood leaders.

The primary concern of the nonresidential owners is the timing of the zoning as it relates to the timing of the rail and station, and opposition has been received from two owners within the area. The case was proposed at this time to provide that future development will be constructed to the mixed-use standards for the future rail station, for support of the federal grant for the construction of the rail, and to correspond with the new TIF district being created to assist with funding of the rail project.

The concerns of the residential owners include the parking and the affect on adjacent single family residential properties and lack of control over who will build on the site. To address these concerns, the zoning request includes a height transition plane for properties adjacent to single family homes and to prohibit freeway signs. The proposal has also been amended to remove the parking reduction allowed when in proximity to a rail station, which effectively increases the parking minimums to 75% of the required parking which is the standard for MU-1.

Councilmember Jordan has also agreed to remove the residential component (R2 and UR) from this proposed zoning case. It may be brought back at a future date as the area begins to redevelop.

Site Information:

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

Acreage: 83.01 ac.

Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

- North "A-5" One-Family, "D" High Density Multifamily, "CF" Community Facilities / Single family, church, and Interstate 20
- East "A-5" One-Family, "B" Two-Family, "E" Neighborhood Commercial, "PD" Planned Development 900 for multifamily uses/ Single family, duplexes, commercial uses, and vacant land
- South "A-5" One-Family, "B" Two-Family/ Single family and duplexes
- West A-5" One-Family, "B" Two-Family, "CR", "PD 542" / Single family, duplexes, quadruplexes, and school

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Interstate 20	Freeway	Freeway	No
Granbury Road	Major Arterial	Major Arterial	No

Additional access consideration: I-20/Granbury Road TEX Rail Station is planned to open in 2016

Public Notification:

The following Neighborhood Associations were notified:

- Foster Park NA
- Overton South NA
- South Hills NA
- Wedgwood East NA
- Wedgwood Square NA
- District 6 Alliance
- Neighbors Working Together Wedgwood Square Business Assoc.
- Crowley ISD
- Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-296 within case boundary, from E to PD for E uses plus furniture upholstery, approved; ZC-07-194, east of site, from E to FR, denied; ZC-08-106, east of site, from G to E, approved; ZC-11-001, adjacent to site, from E to MU-1, approved as PD for MU-1 uses with height limitation; ZC-12-041, east of site, from CF to E approved; and ZC-12-117, centered within zoning case, from PD 175 to PD for E uses with auto repair, denied.

Platting History: FS-09-165, ATT West, inside zoning boundary, and FS-10-038, Wedgwood Addition, east 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.

The subject area covers 83.01 acres and approximately 49 parcels. The request is to rezone the area to correspond to land uses supporting ridership on a transit line. On the basis of the proposed I-20/Granbury Road TEX Rail Station, the proposed zoning change **is compatible** with the surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan is proposed to designate the subject area as mixed-use. The requested zoning classifications are appropriate for the land use designations. Based on conformance with the future land use map, 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

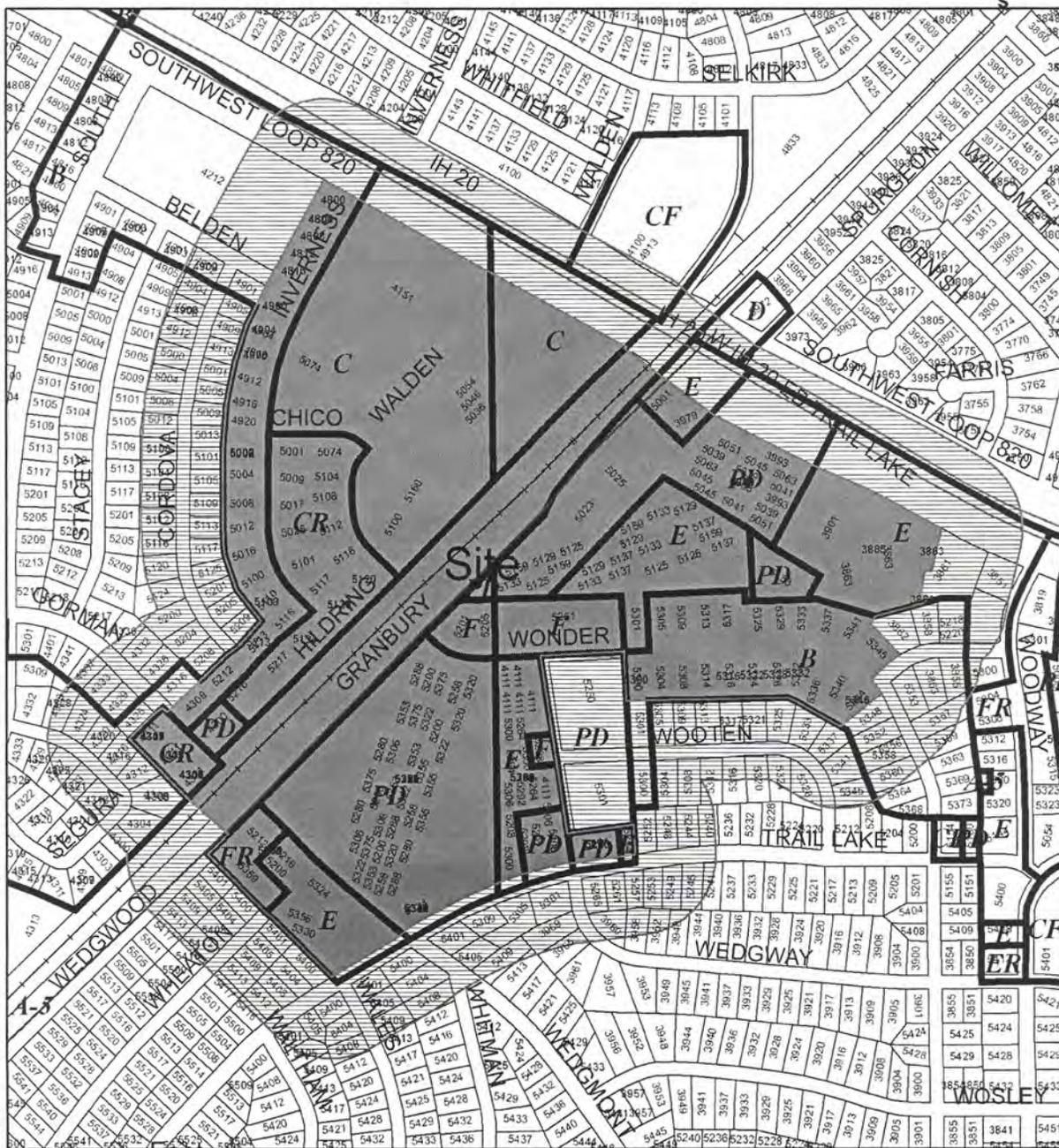


Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: Generally bounded by I-20, Woodway, Trail Lake, Wedgmont Cr, and Inverness
Zoning From: B, CR, C, E, FR, F, and PDs 93, 175, 218, 348, 542, & 683
Zoning To: R2, UR, MU-1, PD 900 and PD/ R2, PD/UR, & PD/MU-1 with height limitations
Acres: 102.53
MapSCO: 89PQ
Sector/District: Wedgwood
Commission Date: 03/13/2013
Contact: 817-392-8190



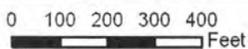
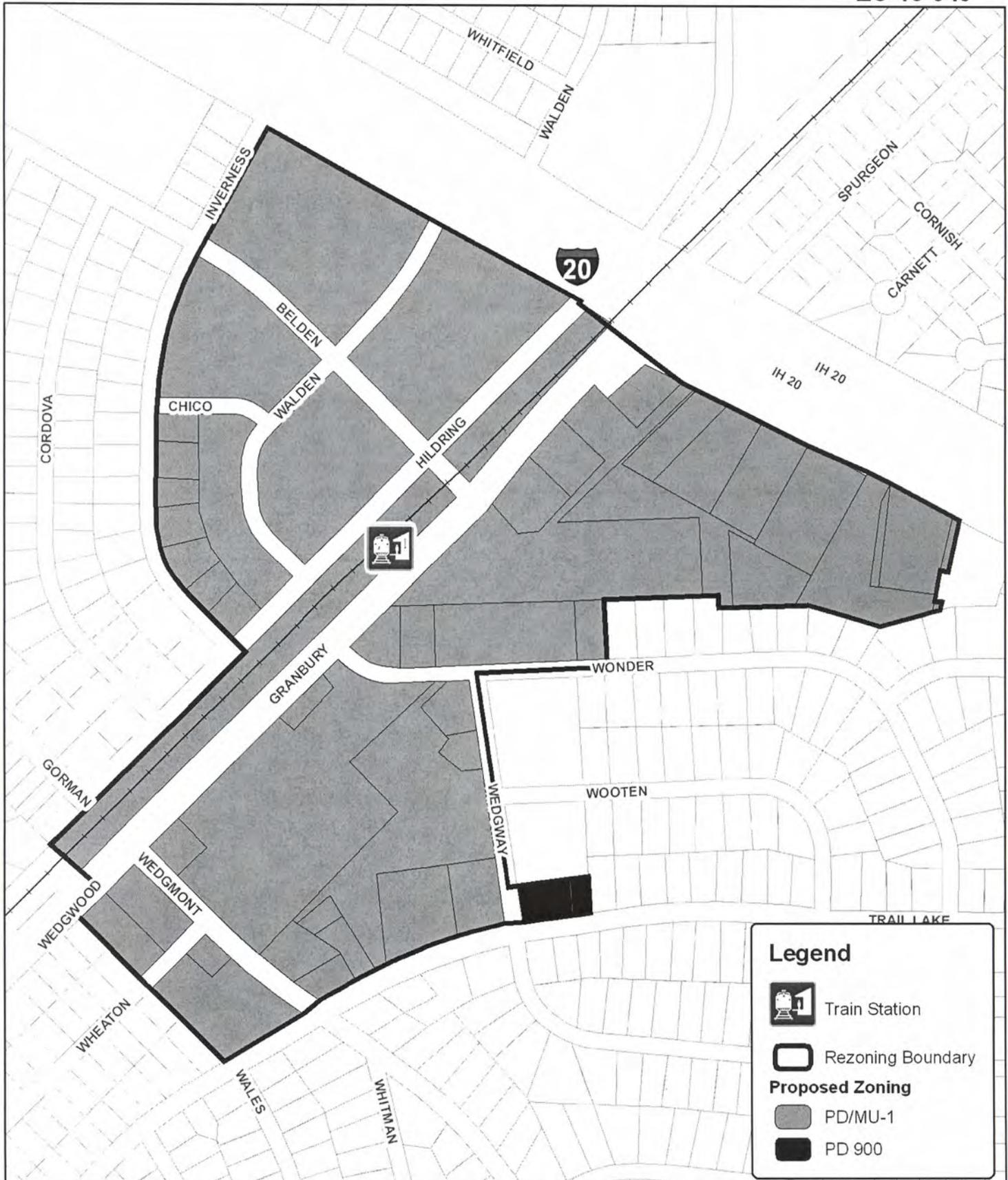
300 Ft. Notification Buffer



Granbury Station Area: Proposed Zoning

From Various Districts To "PD/MU-1" Planned Development for MU-1 limiting height adjacent to residential and highway signs, and increasing minimum parking requirements

ZC-13-045

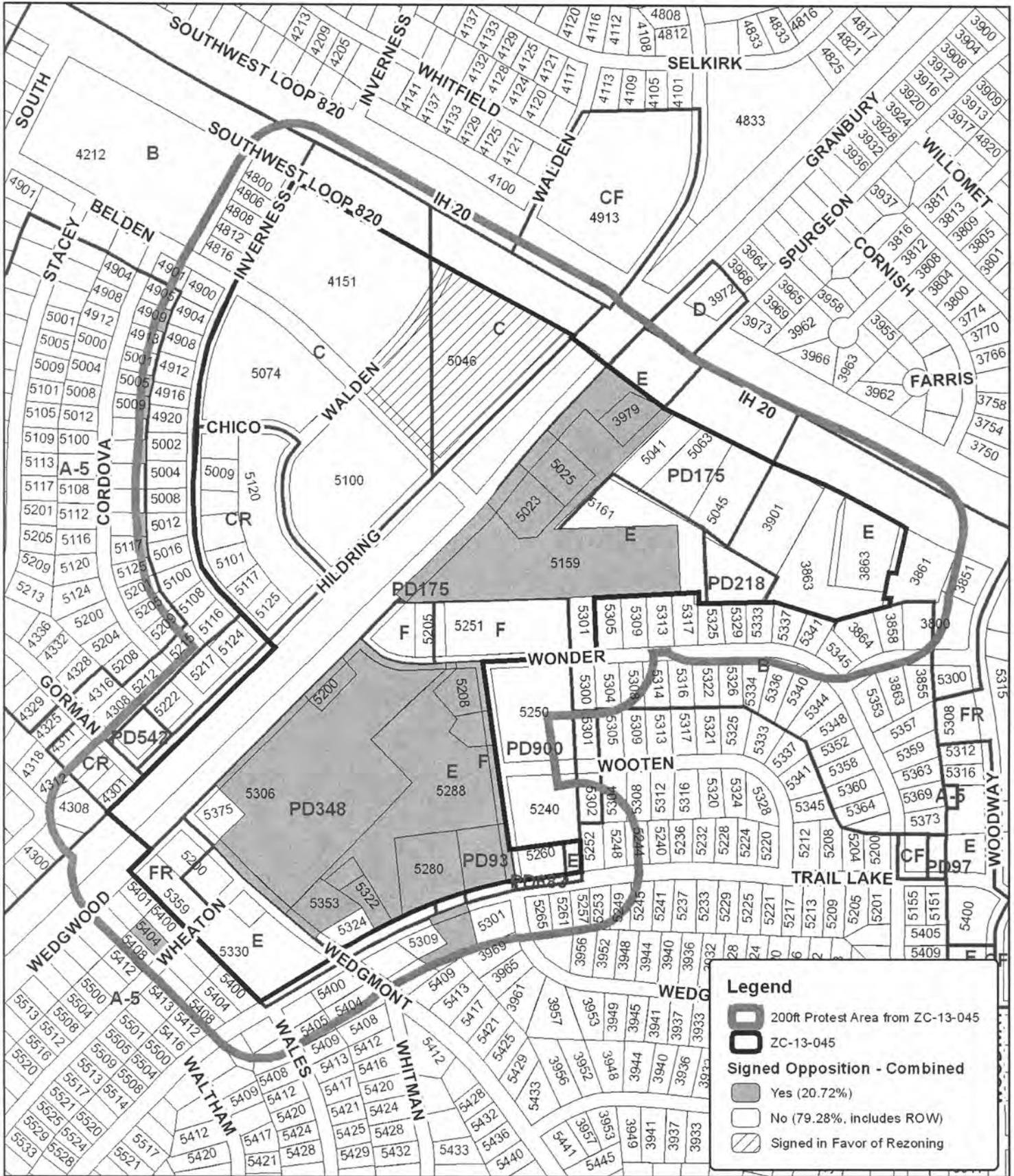


Planning and Development
Department 4/29/13 - BK

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20% Protest Area for ZC-13-045



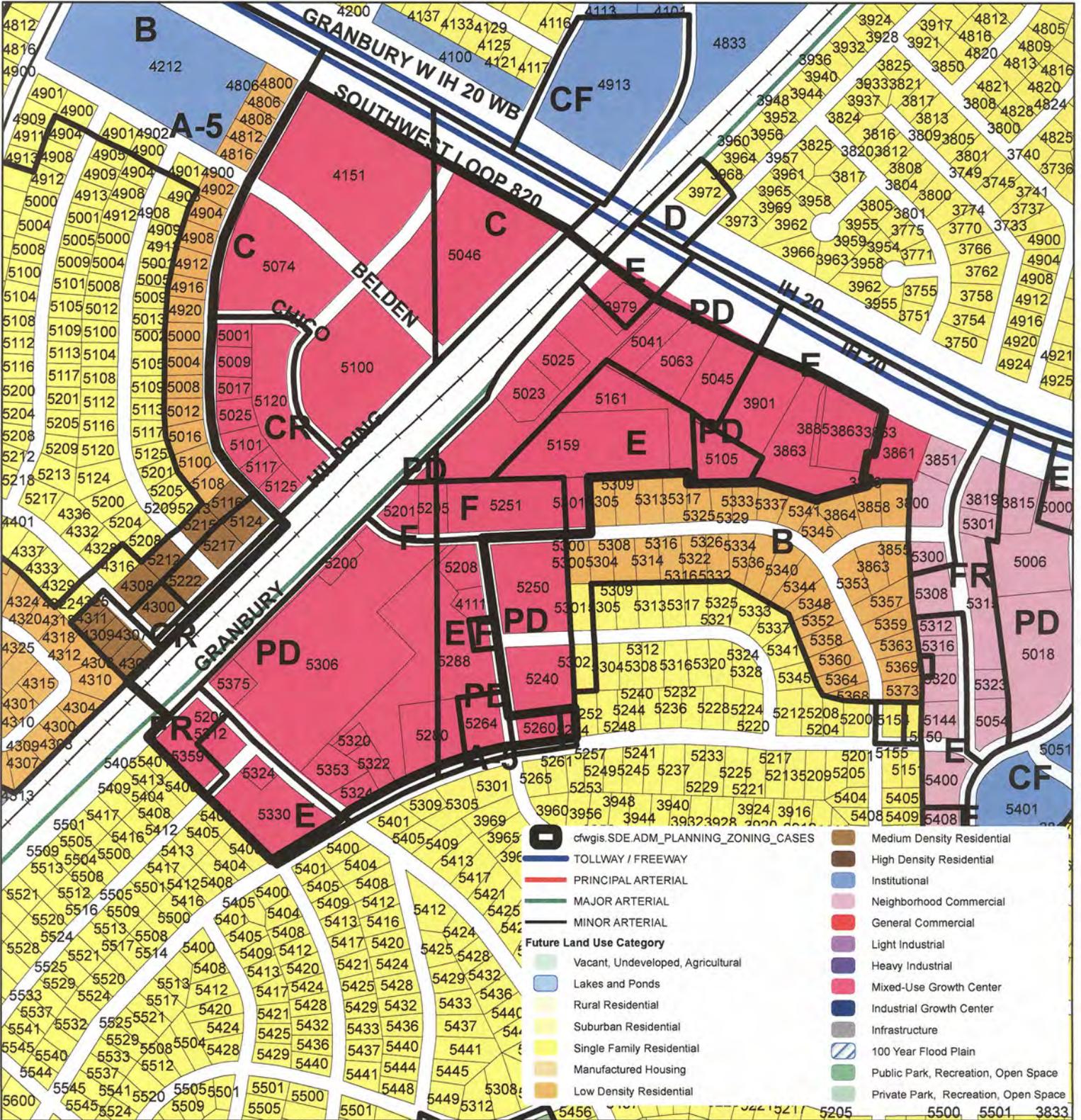
Planning & Development
Department 5/14/13 - BK



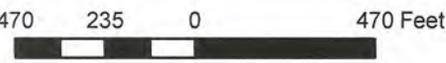
0 500 1,000 Feet

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Future Land Use



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 5, 2013.



Aerial Photo Map



Motion: Following brief discussion, Ms. Conlin recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried unanimously 7-0.

16. ZC-13-045 City of Fort Worth Planning & Development Granbury Station Area (CD 6) – Generally bounded by I-20, Woodway, Trail Lake Drive, Wedgemont Circle, and Inverness (See case file for addresses, 102.53 Acres): from “B” Two-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, and “PD” Planned Development 93, 175, 218, 348, 542, & 683 for various commercial uses to “R2” Zero Lot Line/Townhouse, “UR” Urban Residential, “MU-1” Low Intensity Mixed-Use, “PD” Planned Development 900 and “PD/R2” Planned Development Zero Lot Line/Townhouse, “PD/UR” Planned Development Urban Residential, & “PD/MU-1” Planned Development Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet; site plan waiver requested

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is one of the stations we recognized needed to be rezoned in support of the TXRail plan. Ms. Murphy said they are proposing MU-1 in order to encourage a mix and density of uses. She mentioned Councilman Jordan recommended limiting the height to any new proposed developments adjacent to residential. Ms. Murphy said they have heard from the neighborhood that has asked to look at it further and to have some meetings. Staff is requesting a 30 day continuance of the case.

Fletcher Johnson, 6409 Waverly Way, Fort Worth, Texas representing Benbrook Wedgewood Partners spoke in opposition. Mr. Johnson said his client owns the shopping center which is not completely occupied. He knows the railroad would be great but isn't here yet. He mentioned what if the funding doesn't happen and we've developed this area in hopes of the train station coming in. They are struggling with the 180,000 sq. ft. shopping center that was built back in 1967 to try and accommodate for different retailers.

Mr. Edmonds asked if he is ok with a 30 day continuance. Mr. Johnson said yes.

David Foster, 5116 Cordova Avenue, Fort Worth, Texas spoke in opposition. They are concerned about the height proposed and how it will affect the existing homes in the neighborhood.

Tolli Thomas, 5341 Wooten Drive, Fort Worth, Texas representing Wedgwood Square NA spoke in opposition. She mentioned they weren't involved with the zoning decisions for this area or the Comprehensive Plan update. They are not against the rail line they are concerned about the proposed density for multifamily housing. Ms. Thomas mentioned they want to be involved with the decisions and development of this proposal. She also noted they are concerned with the height restrictions and parking and appreciate staff requesting to continue the case.

Kevin Strawser, 5159 Granbury Road, Fort Worth, Texas representing Chesapeake spoke in opposition. He mentioned they own the property at the corner of 820 and Granbury Road. He mentioned they are also excited about the rail line but want to be involved with the process. They

currently have a contract on a piece of land in this zoning proposal that if changed the use would not be permitted.

Motion: Following brief discussion, Mr. Genua recommended a 60 day continuance of the request, seconded by Ms. Conlin. The motion carried 6-0-1 with Mr. West recussing.

<i>Document received for written correspondence</i>					ZC-13-045
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Tolli Thomas/Wedgewood Square NA	5341 Wooten	In		Opposition	Spoke at hearing
Fletcher Johnson	6409 Waverly Way	In		Opposition	Spoke at hearing
David Foster	5116 Cordova Ave	In		Opposition	Spoke at hearing
Kevin Strawser/Chesapeake	5159 Granbury	In		Opposition	Spoke at hearing
Paul & Sherry Hancock	5204 Cordova Ave	In		Opposition	Sent letter in
Lucile Hefner	5009 Cordova Ave	In		Opposition	Sent letter in
Eva Rosenthal	5005 Stacey Ave	In		Opposition	Sent letter in
Joshua Creel	5337 Wooten	In		Opposition	Sent letter in
Leslie Chatfield	5213 Cordova	In		Support	Sent letter in
Elizabeth Bigley	5112 Cordova	In		Opposition	Sent letter in
Thomas Jennings	4909 Cordova	In		Opposition	Sent letter in
Asher Cohen	5200 Cordova	In		Opposition	Sent letter in

17. ZC-13-046 City of Fort Worth Planning & Development (CD 2) – 3106 Hardy (Shoe & Leather Company Addition, Block 7, Lot 3-5, 0.46 Acres): from “I” Light Industrial to “A-5” One-Family

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

Motion: Following brief discussion, Mr. Flores recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

18. ZC-13-047 H/FW Realty Partners, LP (CD 7) – 4652/4654 White Settlement Road (Brookside Acres, Block, Lot 116B1 and 116B2, 0.46 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “E” Neighborhood Commercial

Motion: Following brief discussion Mr. Ferrell recommended approval as amended for tracts two to remove mining & excavation of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

Document received for written correspondence				ZC-13-035A	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Wanda Montgomery	3401 Lake Knoll	In		Support	Spoke at hearing

2. ZC-13-045 City of Fort Worth Planning & Development Granbury Station (CD 6) – Generally bounded by I-20, Woodway, Trail Lake Drive, Wedgmont Circle and Inverness Drive (see addresses in case file, 102.53 Acres): from “A-5” One-Family, “B” Two-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial and “PD” Planned Development 93, 175, 218, 348, 542, & 683 for various commercial uses to “R2” Zero Lot Line/Townhouse, “UR” Urban Residential, “MU-1” Low Intensity Mixed Use, “PD” Planned Development 900 and “PD/R2” Planned Development Zero Lot Line/Townhouse with a height transitional plane beginning at 2 stories or 35 feet, “PD/UR” Planned Development Urban Residential with a height transitional plane beginning at 2 stories or 35 feet, and “PD/MU-1” Planned Development Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet, no “freeway” signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waiver requested.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the nature of the request and revisions that were made since they last heard the case. She mentioned this is one of eight stations planned for the TxRail project and this area is intended for Mixed Use in order to support the rail line. Staff is proposing MU-1 with the ability to not have highway signs along 820 and to limit the height of structures when adjacent to existing residential to start at two stories and to require more parking than what would normally be allowed next to a transit station. The residential components have been removed from the request per Councilman Jordan may come back at a later date. The power point displayed some pictures of what this proposal could look like. Ms. Murphy said there have been several meetings with the neighborhood.

Tollie Thomas, 5341 Wooten Drive, Fort Worth, Texas representing Wedgwood Square NA spoke in opposition. She explained they appreciated the 60 day continuance since it allowed them time to have a neighborhood meeting. Ms. Thomas mentioned there is still large majority of the neighborhood that is against the MU-1 zoning. They are concerned how this will affect the school district, parking in residential streets and infrastructure that isn't in place. She turned in a petition with additional signatures. Ms. Thomas said they want the light rail and development, they just want to be part of the process when the development comes along. Ms. Thomas said they are willing to support the MU zoning that is being proposed on the west side of Granbury Road provided a site plan is required and they have the 75% parking requirement. They have issues with the proposed MU on the east side of Granbury and would prefer this be removed at this time to continue negotiations.

Judy Williams, 9815 Shady Lane, Fort Worth, Texas spoke in opposition. She is concerned the neighborhoods will deteriorate like the Western Hills area did in the 1990's.

Fletcher Johnson, 6409 Waverly Way, Fort Worth, Texas representing Wedgewood/Benbrook Partners spoke in opposition. He mentioned they are the largest piece on the east side of Granbury Road and do support light rail. Mr. Johnson said they have been struggling to develop this area as well as other areas in Fort Worth.

Kevin Stronser, 100 Energy Way, Fort Worth, Texas representing Chesapeake Energy spoke in opposition. He mentioned they occupy several buildings with most of the spaces leased and are concerned if the zoning changes that it would affect future tenants. Mr. Stronser mentioned they have a contract for a 2 acre parcel that is dependent on the existing zoning and questioned how this will affect the possible buyer. They would like to request to deny the case or at least continue for another 6 months to bring all the stake holders on board.

Barry Miller, 5305 Wooten Drive, Fort Worth, Texas; President of Wedgwood Square NA spoke in opposition. He is requesting a six month continuance as well for further communication with staff.

Mr. Flores asked Mr. Stronser if they had a current contract on the property. Mr. Stronser said yes they do.

Motion: Following brief discussion, Mr. Hollis recommended approval as amended of the request and to deny without prejudice the R2 and UR area, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-13-045</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Tollie Thomas/Wedgewood Square NA	5341 Wooten Dr	In	Opposition		Spoke at hearing
Judy Williams	9815 Shady Ln	In	Opposition		Spoke at hearing
Fletcher Johnson	6409 Waverly Way	In	Opposition		Spoke at hearing
Kevin Stronser/Chesapeake	100 Energy Way	In	Opposition		Spoke at hearing
Barry Miller/Wedgwood Square NA	5305 Wooten Dr	In	Opposition		Spoke at hearing
Thomas Jennings	4909 Cordova	In	Opposition		Sent letter in
David Foster	5200 Cordova	Out	Opposition		Sent letter in
Elizabeth Bigley	5112 Cordova	Out	Opposition		Sent letter in
Paul Hancock	5204 Cordova	Out	Opposition		Sent letter in
Eva Rosenthal	5005 Stacey Ave	Out	Opposition		Sent letter in

Dan Moore	4316 Gorman	Out	Opposition		Sent letter in
Janice Granberry	5600 Wedgworth Rd	Out	Opposition		Signed petition
Georgia Stepleton	4712 Flatrock	Out	Opposition		Signed petition
Betty Miller	5309 Wooten Dr	In	Opposition		Signed petition
Geln Burns	5613 Walraven	Out	Opposition		Signed petition
Mark Funk	5732 Wales	Out	Opposition		Signed petition
Kenneth Kirstein	5629 Walraven	Out	Opposition		Signed petition
Greg Featherston	5113 Cordova	In	Opposition		Signed petition
Sue Cameron	3854 Wosley	Out	Opposition		Signed petition
Randy Towles	3925 Wosley	Out	Opposition		Signed petition
Lynne Yeaman	5644 Wedgmont Cir	Out	Opposition		Signed petition
Jeannike James	5544 Trail Lake	Out	Opposition		Signed petition
Stephen Wells	5725 Wheaton	Out	Opposition		Signed petition
William Roberts	5233 Winnifred	Out	Opposition		Signed petition
Charles McCoy	5636 Wedgmont Cir	Out	Opposition		Signed petition
Frances Baker	5437 Whitman	Out	Opposition		Signed petition
Sherrie Ballew	5101 Cordova	In	Opposition		Signed petition
Josh Creel	5337 Wooten	Out	Opposition		Signed petition
Jane Strange	5004 Cordova	Out	Opposition		Signed petition
Carey McKenzie	5005 Cordova	Out	Opposition		Signed petition
Lucile Hefner	5009 Cordova	Out	Opposition		Signed petition
Molly Hidrugo	3952 Wosley	Out	Opposition		Signed petition
Virginia Percoskie	5624 Wedgworth	Out	Opposition		Signed petition
Karen Presley	5800 Walraven	Out	Opposition		Signed petition
Steve Awey	5305 Trail Lake	In	Opposition		Signed petition
D B Fletcher	5905 Wedgmont Cir	Out	Opposition		Signed petition
Richard Phelps	5333 Wooten Dr	Out	Opposition		Signed petition
Lou Djurdjevic	5435 Wonder	Out	Opposition		Signed petition
Fidel Escamilla	5328 Wooten Dr	Out	Opposition		Signed petition

Ronnie Stapleton	4712 Flat Rock	Out	Opposition		Signed petition
Mark Metroka	3905 Wosley	Out	Opposition		Signed petition
Paula Guelian	4855 Countryside Ct	Out	Opposition		Signed petition
S A Shelton	6008 Welch	Out	Opposition		Signed petition
Bethy Verma	3941 Wedgway	Out	Opposition		Signed petition
Andrey Fedor	5309 Wooten Dr	Out	Opposition		Signed petition
Lou Willis	5713 Wessex	Out	Opposition		Signed petition
Ida Ownby	5449 Wedgmont	Out	Opposition		Signed petition
Roddy Gonzales	5012 Cordova	Out	Opposition		Signed petition
John Stiles	3949 Wosley	Out	Opposition		Signed petition
Samantha Cople	5205 Trail Lake	Out		Support	Signed petition
Janis Werland	4908 Westhaven	Out		Support	Signed petition
Allan Arendez	Fountain Apartment	In		Support	Signed petition
Beatrice Cuevas	5208 Trail Lake	Out		Support	Signed petition
Sandra Williams	5444 Whitman	Out		Support	Signed petition
Marilyn Van Hoozan	5228 Winifred	Out		Support	Signed petition
Connie Ross	5700 Whitman	Out		Support	Signed petition
Kim McCarthy	5441 Whitman	Out		Support	Signed petition
Gene Perkins	5224 Winifred	Out		Support	Signed petition
Rick Castro	5644 Wedgmont Cir	Out		Support	Signed petition
Clare Taylor	5104 Cordova	Out		Support	Signed petition

SEE CASE FILE FOR ADDITIONAL SIGNATURES OF OPPOSITION

3. ZC-13-051 Duong Thuan (CD 8) 5570 Meadowbrook Drive (Forty Oaks Addition, Block 4, Lots J & K , 0.57 Acres): from "ER" Neighborhood Commercial Restricted to "E" Neighborhood Commercial

Kevin Vuong, 2223 Clark Trail, Grand Prairie, Texas representing the applicant explained to the Commissioners he is requesting the zoning change to attract more business. Mr. Vuong said the building has four lease sites; the nail salon is 1800 sq. ft, the next is 650 sq. ft. and vacant. The barber shop/beauty salon is 1200 sq. ft. and the site next to it is 870 sq. ft. currently vacant. He is looking at possibly bringing in a donut shop or gift shop for the neighborhood.