



**ZONING MAP CHANGE
STAFF REPORT - REVISED**

City Council Meeting Date:
April 1, 2014

Council District 8

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: **Korina Peterson**

Site Location: 1314 E Vickery Blvd Mapsco: 77G

Proposed Use: **Indoor storage of catering materials**

Request: From: "A-5/HC" One-Family/Historic & Cultural Overlay

To: "PD/E/HC" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage for catering materials, and retain Historic & Cultural Overlay; site plan waiver requested.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed rezoning site is located on Vickery Blvd near the corner of Stella Street. The applicant is proposing to a zoning change to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage for catering materials; site plan waiver requested. The site was rezoned as part of a Council Initiated Rezoning in 2004. The subject site was previously zoned "I" Light Industrial and is now "A-5/HC" One-Family/Historic & Cultural. The land use identified on the site at the time of the rezoning was a vacant building.

Surrounding uses are primarily vacant with a vacant commercial building directly south. The existing commercial building covers roughly 1/3 of the lots, which leaves room for approximately three to five on-site parking spaces. The applicant intends to store tables, linens, and other items for a catering business inside the existing building. If the zoning is approved, outdoor storage would not be permitted.

Site Information:

Owner: Korina Peterson
4301 Dearing Dr.
Fort Worth, TX 76114
Acreage: 0.25 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "K" Heavy Industrial; "I/HC" Light Industrial/Historic and Cultural Overlay / vacant
 East "I/HC" Light Industrial/Historic and Cultural Overlay / rail ROW
 South "A-5/HC" One-Family/Historic and Cultural Overlay / vacant commercial, single-family
 West "ER/HC" Neighborhood Commercial Restricted/Historic and Cultural Overlay / vacant

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E Vickery Blvd	Minor Arterial	Minor Arterial	No
Stella Street	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Glenwood Triangle	Eastside Sector Alliance
Historic Southside	East Fort Worth Business Assn
Near East Side	Southeast Fort Worth Inc
United Communities Association	Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-191, Council-initiated from "I" to "A-5, approved 8/04 (Subject property); ZC-07-183 Terrell Heights Historic Guidelines Designation approved by City Council 11/06/07 (Subject area)

Platting History: None

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to a zoning change to "PD/E/HC" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage for catering materials, and retain historic & cultural overly; site plan waiver requested. Surrounding land uses are predominantly vacant with a commercial structure south of the proposed site.

The subject property contains a 2,700 square foot commercial building, No additional landscaping is noted in front of the building. If used for storage, the existing parking spaces are sufficient. The site is located along Vickery Blvd, which is considered a minor arterial. Storage of materials for a catering business would result in minimal traffic issues and these materials would be required to be located within the confines of the existing structures. All future uses will have to correspond to the base "E" zoning, which is compatible with the surrounding area.

Based on the surrounding zoning, proximity to Vickery Street, and intensity of the use, the proposed E zoning for commercial is **compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as neighborhood commercial. The proposed "PD/E" is inconsistent to the following Comprehensive Plan policies:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

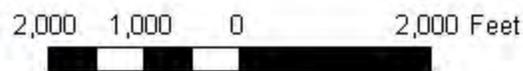
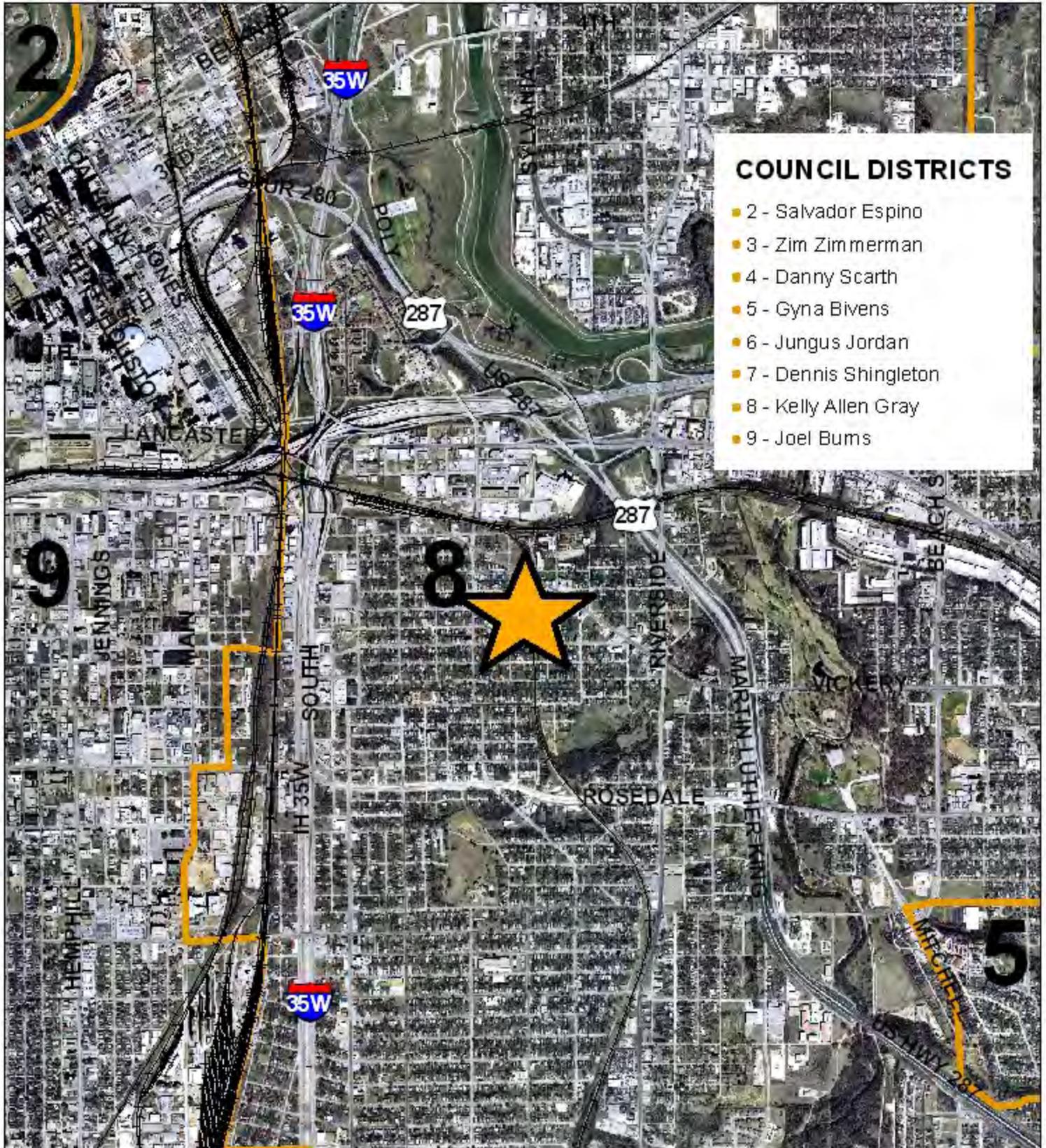
Based on the conformance with the future land use map and policies stated above the zoning change request is **consistent** with the Comprehensive Plan.

Attachments:

- Location Map

- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Location Map

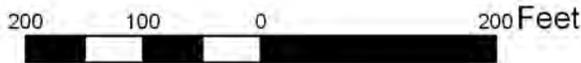


Area Zoning Map

Applicant: Korina Peterson
 Address: 1314 E. Vickery Boulevard
 Zoning From: A-5/HC
 Zoning To: PD for E uses plus catering storage
 Acres: 0.25486756
 Mapsco: 77G
 Sector/District: Southside
 Commission Date: 3/12/2014
 Contact: 817-392-8043



 300 Ft. Buffer

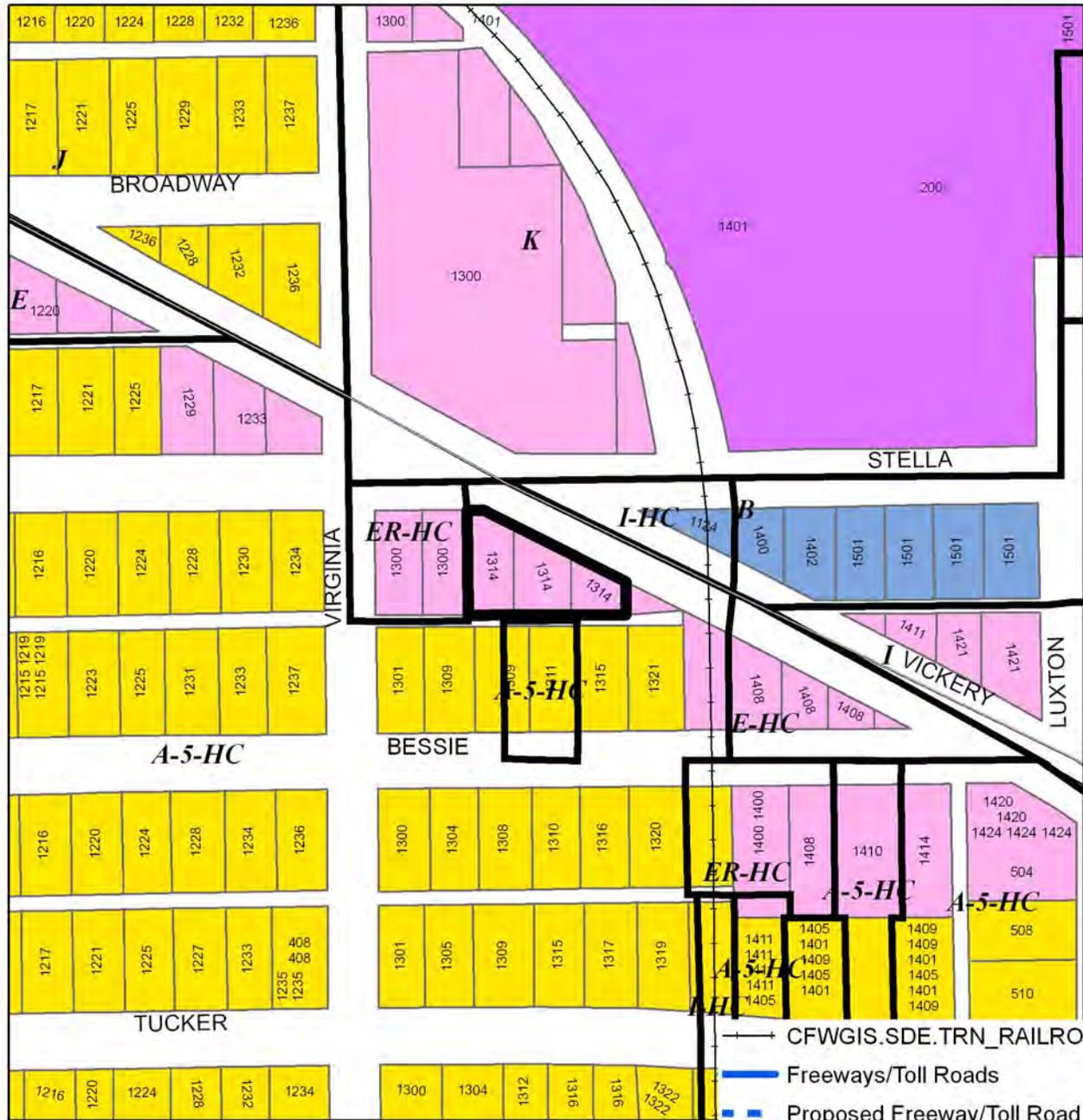




1314 E. Vickery Boulevard

Future Land Use

ZC-14-021

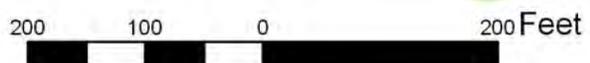


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

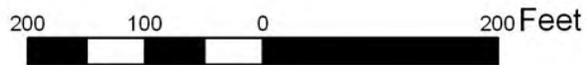
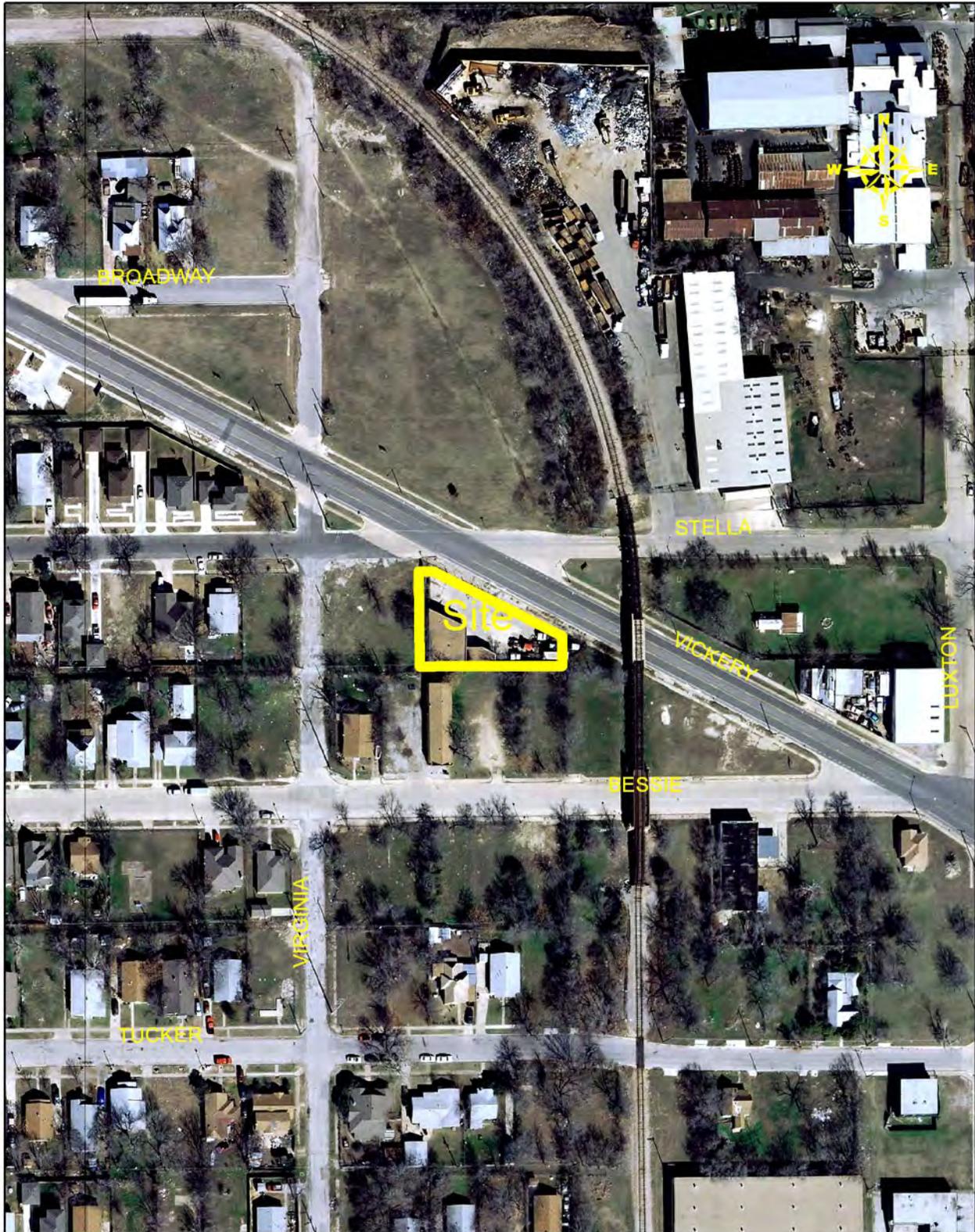
FLD_ZONE
 Floodplain



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



Will Whitten	3137 Odessa	Out		Opposition	Signed petition
Chris Mercer	3216 Wabash	Out		Opposition	Signed petition
Joe and Lisa Nottoli	3253 Wabash	Out		Opposition	Signed petition
Dottie Zey	3236 Wabash	Out		Opposition	Signed petition
Kevin Nicoletti	3232 Wabash	Out		Opposition	Signed petition
James Roe	3243 Wabash	Out		Opposition	Signed petition
Laurence Mevers	3133 Stadium Dr	Out		Opposition	Signed petition
Jace Thompson	3212 Wabash	Out		Opposition	Signed petition
Benita Harper	3125 Wabash	Out		Opposition	Signed petition
Cynthia Hill	3140 Wabash	Out		Opposition	Signed petition
?	3225 Wabash	Out		Opposition	Signed petition
Mark Stelnes	3237 Wabash	Out		Opposition	Signed petition
Douglas Allen	3229 Wabash	Out		Opposition	Signed petition
Cynthia Magnuson	3229 Wabash	Out		Opposition	Signed petition
Mia Kelton	3245 Wabash	Out		Opposition	Signed petition
Raye Crittenden	3256 Wabash	Out		Opposition	Signed petition
Oralia Moerno	3121 Wabash	Out		Opposition	Signed petition

4. ZC-14-021 Korena Peterson (CD 8) – 1314 E. Vickery Boulevard (Union Depot Addition, Block 40, Lots 3-5, 0.25 Acres): from “A-5/HC” One-Family/Historic & Cultural Overlay to “PD/E/HC” Planned Development for all uses in “E” Neighborhood Commercial plus storage for catering business and retain Historic & Cultural overlay; site plan waiver requested

Korina Peterson, 1314 E. Vickery, Fort Worth, Texas property owner explained to the Commissioners she is requesting to rezone her property for a catering business. She is zoned residential but it is not a residential building. She has support from the neighborhood association, Historic Southside and other neighbors around her.

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

<i>Document received for written correspondence</i>				ZC-14-021
Name	Address	In/Out 300 notification area	ft	Position on case
				Summary

Al Piper/ Historic Southside NA	932 E. Terrell	Out	Support		Sent letter in
Ross Martin/ Lone Star Metals	1401 E. Stella	In	Support		Sent letter in
Teresa Fuquo/ Armstrong Garage	1421 E. Vickery	In	Support		Sent letter in
J. Carter Llewellyn	3535 W. 7th	Out	Support		Sent letter in

5. ZC-14-022 3900 Hemphill Street Partners, LP (CD 9) –3900 Hemphill Street (South Fort Worth Addition, Block 39, Lot 1-R, 0.57 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto parts limited to 8,000 sq. ft.; site plan waiver requested

Chris Landers, 6161 Oran Street, Dallas, Texas representing 3900 Hemphill Street Partners, LP explained to the Commissioners they purchased the grocery store in August and have plans to redevelop the site. Mr. Landers said they are going to remove the front side of the building and redo the façade, stone will be along the bottom of the building. The front part of the property is zoned F and the back lot the building is zoned E. They are requesting to keep the E zoning and allow for retail auto parts for only 8,000 sq. ft. of the building. They do have a tenant ready to move in if the zoning is approved. He said the lease he has for the property doesn’t allow for another auto parts use to go on the front lot. Mr. Landers said he has support from Worth Heights, Hemphill Corridor Task Force and has provided 95 signatures of those in support.

Mr. Genua asked what he intended on doing with all the property. Mr. Landers said he has four different lots and plan to remodel the grocery store space. About 8,000 sq. ft. will be for an auto parts store and the remainder would be for some type of retail. There will be new store fronts, glass, awnings and new signage.

Ms. McDougall asked what the other use will be next to the auto parts. Mr. Landers said they are talking to some national retail tenants with one large retailer to take the space.

Ms. Reed asked what side the auto parts will be on. Mr. Landers said on the north side.

Jackie Gouge, 824 W. Drew Street, Fort Worth, Texas spoke in support. He lives directly behind the grocery store. He said he works with the local Fire and PD Departments to help control crime. The building being occupied will help benefit the neighborhood.

Ron Harding, 2413 CR 913, Joshua, Texas spoke in support. Mr. Harding is the Pastor for South Fort Worth Baptist Church and has seen some of the problems they’ve had in this neighborhood.

Robert Snoke, 3826 6th Avenue, Fort Worth, Texas President of the Rosemont NA spoke in opposition. He is here representing four other neighborhoods and mentioned the residential zoning surrounding the property. He said this is the only commercial intrusion into the neighborhood. Mr. Snoke said there are four auto parts stores in the area and not one of them has residential on any side of their property. Mr. Snoke asked the people in the room to stand who are in opposition. Several people were present but did not have time to speak and handed in speaker forms.