



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 3, 2013

Council District 7

Zoning Commission Recommendation:
Denial by a vote of 5-3

Opposition: Neighboring owners, Multiple NH organizations
Support: Neighboring owners

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

Owner / Applicant: **Burleson Land Company Inc.**

Site Location: 1221 Dorothy Lane & 3736 Camp Bowie Boulevard Mapsco: 75D

Proposed Use: **Commercial with Bar**

Request: From: "A-5" One-Family, "C" Medium Density Multifamily and "F" General Commercial
To: "PD/E" Planned Development for "E" Neighborhood Commercial Uses plus bar; site plan included

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

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

Background:

The proposed site is located north of Camp Bowie and east of Dorothy. The applicant is requesting a zoning change for neighborhood commercial uses plus bar. The existing Gingerman pub is located at 3718 Camp Bowie Boulevard to the east. If the zoning is approved the bar would be included in this development and relocated to this site. The remaining building and will include commercial type uses such as offices.

The remaining part of an existing three story structure will be razed and a new one story building will be built. The proposed uses are for office, retail, restaurant, and bar. The parking lot will separate the building from the single-family residence to the north with approximately 39 parking spaces, and a required landscaped bufferyard. The developer expects that the parking lot will provide ample parking for both the office building and bar because of their different operating hours. An existing 8 ft. cedar fence is on the property line. No access is provided to Dorothy Ln. and a wrought iron fence is proposed in order to discourage parking on Dorothy Ln. and pedestrian traffic.

Traffic will exit out of the parking lot to the east to a dedicated alley out to Camp Bowie. The site plan indicates the 10 existing on-street parking spaces on Dorothy are being retained. The applicant has noted the trash receptacles will be provided on Lot 21R with the same owner and developer. Dumpsters are not required, but if a dumpster is provided it must be screened.

The applicant and neighbors mentioned there have been multiple meetings with the neighborhood to discuss the project. Letters of opposition were received from several associations in the area. They prefer to retain the multi family zoning on the corner and are concerned that if commercial zoning is approved at this site that other similar corners along Camp Bowie may also be changed from residential to commercial uses.

Site Information:

Owner: Bureson Land Company Inc.
 101 NW Newton Drive
 Bureson, Texas 75028
 Agent: John Cornelson
 Acreage: 0.68
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
 East "F" General Commercial / parking lot for Gingerman pub
 South "E" Neighborhood Commercial / commercial
 West "A-5" One-Family & "ER" Neighborhood Commercial Restricted / single-family & commercial

Recent Relevant Zoning and Platting History:

Zoning History: NA
Platting History: NA

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations.

1. The site plan indicates a 20 projected setback along Dorothy Lane in which the proposed building encroaches and 10 parking spaces are indicated. **(Waiver is required)**
2. The site plan indicates an 8 ft. wrought iron fence with masonry columns encroaching into the 20 ft. projected setback along Dorothy Lane. **(Waiver is required)**

Compliance with the items noted above shall be reflected on the site plan or waivers are required.

TPW/Transportation and Public Works site plan comments:

1. Dead end alleys are prohibited, provide a connection to a public ROW. The proposed development creates a dead end alley as shown. Alternate accommodations shall be required at the time of platting.
2. ROW Vacation: Alternate Access - Vacation or closure of ROW requires alternate public access to be required.
3. Dumpster Pickup - Dumpster pickup must be located internal to the site.
4. ROW Corner Clip - 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, the intersection of a street and an alley or a driveway/access easement and a street, with the following exceptions in zoning districts "H" Central Business District, "MU-1" Low Intensity Mixed-Use District, and MU-2 High Intensity District: A triangular dedication measuring 5 feet by 5 feet is required at street, access easement, 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.
5. Sidewalks - Sidewalks shall be required for all streets as per City of Fort Worth Standards. ADA compliant sidewalks shall be provided along Dorothy and Camp Bowie.

Comments made by TPW staff must be addressed through TPW, Zoning Commission can't waive the requirements.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
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Camp Bowie Blvd	Major Arterial	Major Arterial	No
Dorothy Ln	Residential, Two-Way	Residential, Two-Way	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
North Hi-Mount*	Crestline Area
Arlington Heights	Westside Alliance
Cultural District Alliance	Camp Bowie District Inc
	Fort Worth ISD

*Within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “A-5” One-Family, “C” Medium Density Multifamily and “F” General Commercial to “PD/E” Planned Development for E uses plus bar. Surrounding land uses are single-family to the north and west with a commercial business, parking lot to the east, and commercial to the south.

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

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, other negative forces. (pg. 37)
- 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)

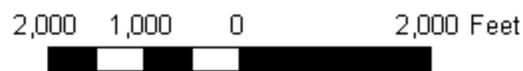
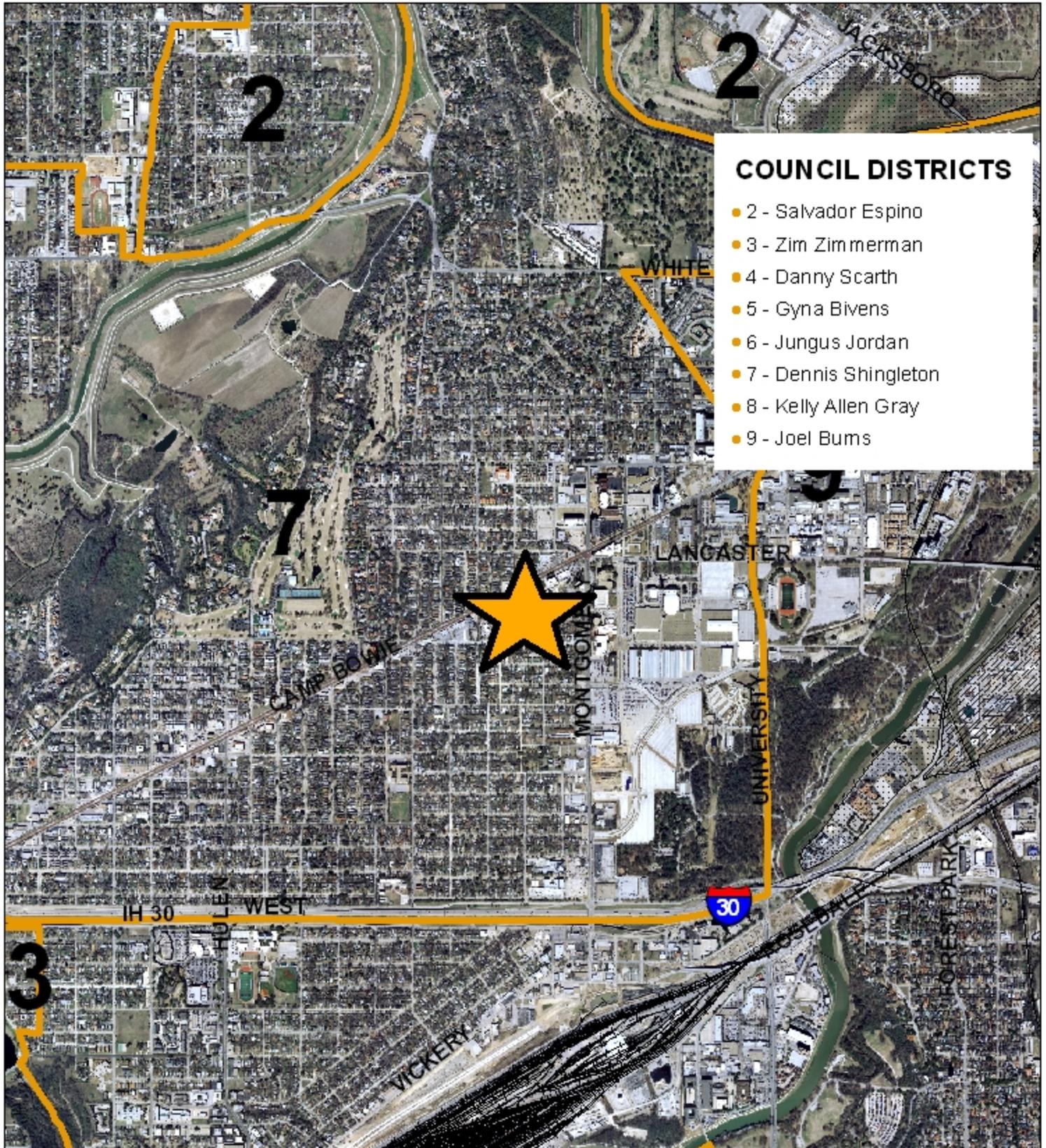
Based on the lack of conformance with the future land use maps and policies stated above, the proposed zoning **is not consistent** (*Minor Boundary Adjustment*) with the Comprehensive Plan. Some of the negative effects may be mitigated through the site plan process.

However, the property is located on Camp Bowie Blvd., a major arterial, where single family uses are not desirable. Commercial uses and the Comprehensive Plan reflect neighborhood commercial on both sides of Camp Bowie in this general area. Consideration of an amendment to the future land use map is likely appropriate.

Attachments:

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

Location Map



Area Zoning Map

Applicant: Burleson Land Co.
 Address: 1221 Dorothy Ln, 3736 Camp Bowie Blvd
 Zoning From: A-5, C, F
 Zoning To: PD for E uses plus pub
 Acres: 0.68182046
 Mapsco: 75D
 Sector/District: Arlington Heights
 Commission Date: 5/14/2014
 Contact: 817-392-8043



300 Ft. Buffer



SITE PLAN GENERAL NOTES

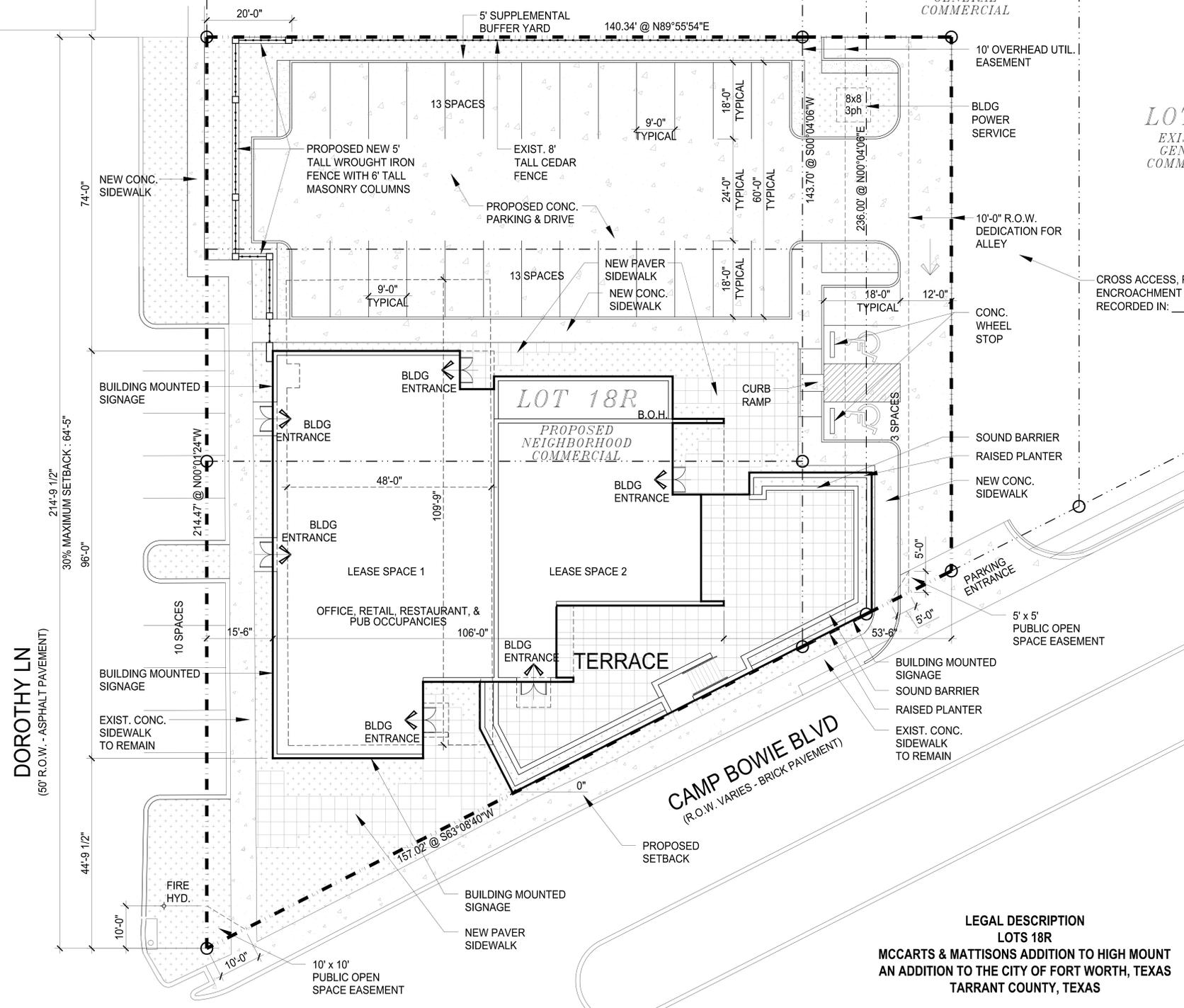
- ANY IMPROVEMENTS WITHIN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WORTH'S STANDARD SPECIFICATIONS FOR STREETS AND SIDEWALK CONSTRUCTION.
- ALL LANDSCAPING SHALL COMPLY WITH ARTICLE 3 - LANDSCAPING, BUFFERS, AND URBAN FORESTRY PER THE CITY OF FORT WORTH'S ZONING ORDINANCE CHAPTER 6 DEVELOPMENT STANDARDS.
- ALL PARKING LOT AND DRIVE LIGHTING SHALL MEET MINIMUM LIGHTING DENSITIES ALLOWED PER CODE.
- ALL OTHER SITE LIGHTING FOR WALKWAYS AND EGRESS SHALL BE PEDESTRIAN SCALED LIGHTING MEETING THE MINIMUM LIGHTING DENSITIES ALLOWED PER CODE.
- ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS.
- PROPOSED PERIMETER FINISHED GRADE OF THE SITE WILL REMAIN UNCHANGED OR PROVIDE RETAINING WALLS ALONG PERIMETER OF SITE SO AS TO NOT MODIFY ELEVATIONS OF ADJACENT SITES.

SITE PLAN LEGEND

- CONCRETE PAVING
- LANDSCAPING (PLANTINGS, TREES, & GROUND COVER)
- SIDEWALK / TERRACE PAVERS
- DECOMPOSED GRANITE

BUILDING PROGRAM		Sq.Ft.	Sq.Ft.	acres
Total Building Net	6,741	Proposed Site	29,811	0.68
Total Building Non-Assignable	171	Proposed Building Footprint	7,348	0.17
Total Walls & Plumbing	436	Proposed Land Density	25%	
Total Building Gross Area	7,348	Proposed Landscaping	9,060	30%
		Parking Req'd		
Lease Space 1 - Office / Retail	4,430	Office/Retail @ 4 / 1000 sq.ft.	18	
Lease Space 2 (80 Seats) - Restaurant / Pub	2,136	Restaurant/Pub @ 1 / 100 sq.ft.	21	
B.O.H. - Restaurant / Pub	175	1 space / 4 employees	1	
Total Net	6,741	Total Parking Req'd	40	
Electrical & Fire Riser	108	Total Off Street Parking Prov'd	29	
Storage	63	Total On Street Parking Prov'd	10	
Total Non-Assignable	171	Total Parking Prov'd	39	
Total Assignable & Non-Assignable	6,912	Accessible Parking Prov'd (included)	2	
Interior/Exterior Walls & Chases	436			
Gross Square Footage	7,348			

PROJECT LOCATION



LOT 22 EXISTING GENERAL COMMERCIAL
 LOT 23 EXISTING GENERAL COMMERCIAL
 LOT 24 EXISTING GENERAL COMMERCIAL

DIRECTOR OF PLANNING & DEVELOPMENT _____ DATE _____
CAMP BOWIE DEVELOPMENT
 ZONING CASE #: _____
 DATE OF PREPARATION : 04.14.14

DEVELOPER / OWNER **Burleson Land Company**
 101 NW Newton Dr.
 Burleson, Texas 76028
 817.426.9505

ARCHITECT **Bennett Benner Partners**
 500 West Seventh Street, Suite 1400
 Fort Worth, Texas 76102
 817.335.4991

CIVIL ENGINEER **Evolving Texas**
 420 Throckmorton, Suite 930
 Fort Worth, Texas 76102
 817.529.2700

SURVEYOR **Crossway Surveying**
 6000 Western Place, Suite 700
 Fort Worth, Texas 76107
 817.550.8026

LEGAL DESCRIPTION
 LOTS 18R
 MCCARTS & MATTISONS ADDITION TO HIGH MOUNT
 AN ADDITION TO THE CITY OF FORT WORTH, TEXAS
 TARRANT COUNTY, TEXAS



1221 Dorothy Ln, 3736 Camp Bowie Blvd

Future Land Use

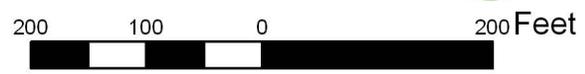
ZC-14-058



- 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 18, 2014.



Aerial Photo Map



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

<i>Document received for written correspondence</i>				<i>ZC-14-057</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
3104 Wabash, Inc	3104 Wabash	In		Support	Sent letter in

15. SP-14-006 LVG Investments (CD 7) – 5306-5336 White Settlement Road (NH Carroll Survey, Abstract No. 264, 13.55 Acres): to provide required “PD-724” site plan for mixed use

Richard Smith, 9523 Hillview Drive, Dallas, Texas representing LVG Investments Inc. explained to the commissioners his request to continue the case per staff advise so that changes can be made to the site plan.

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

16. ZC-14-058 Burleson Land Company (CD 7) – 1221 Dorothy Lane and 3736 Camp Bowie Boulevard (McCarts & Mattisons Addition to North High Mount, Block 1, Lots 18-21, 0.68 Acres): from “A-5” One-Family, “C” Medium Density Multifamily and “F” General Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar; site plan included

John Cornelsen, 6709 Georgia, North Richland Hills, Texas representing the applicant explained to the commissioners the request for proposed neighborhood commercial zoning plus a bar. He explained conversations he had with neighbors in the area and believed to have come to a proposal to fit everyone’s needs including the neighborhood. He also mentioned the concern for patio noise by the neighborhood and explained the placement of the patio being between the building and the bricks of Camp Bowie. Mr. Cornelsen explained the elimination of access onto Dorothy Lane to accommodate the neighborhood’s requests.

Susan Urshel, 1312 Madeline Place, Fort Worth, Texas chair to the North Hi Mount NA spoke in opposition. She stated that she has met with the neighbors directly affected on Dorothy Lane and they are opposed to the change in zoning. She stated that the residents to do not want a bar or a retail space encroaching into their neighborhood. Ms. Urshel went on to recognize the persons present in opposition as well as three neighborhood associations opposed to the change which include Crestline NA, Arlington Heights NA and West Byers NA. Ms. Urshel stated that she would like to see more homes or residential uses for that space. Mr. Flores asked for clarification on discussions that took place with the developer. Ms. Urshel stated that there were several meetings with the developer but that there was no agreement to the proposed request. Mr. Flores asked if removing the bar would change Ms. Urshel’s opposition and Ms. Urshel replied no.

Ms. Reed asked for clarification from Ms. Urshel as to what she would like to see at this location. Ms. Urshel stated that she would consider giving up the single family lot for a multifamily development but would prefer residential uses for this site.

James Forrester, 1300 Dorothy Lane, Fort Worth, Texas spoke in opposition. Mr. Forrester stated that he lived directly across the street from the property in question. He stated that he is opposed to the bar use because of noise issues he already has from the existing Ginger Man location. He stated his street is already being encroached upon by other businesses in the area and does not want to add more encroachment into his neighborhood. He also stated that this proposal is not constant with the comprehensive plan for the City of Fort Worth and asks that it be denied.

In rebuttal, Mr. Cornelsen explained that concerns to parking on Dorothy Lane. Mr. Cornelsen mentioned the support from property owner Beverly York which lives immediately north of the property in question. He stated that his proposed site plan would eliminate any parking issue that would spill onto Dorothy Lane by eliminating access to the street. He explained that his proposal would create more parking spaces for the proposed bar and that customers would not have to park on Dorothy Lane to access their facility. Ms. Conlin asked for clarification on the number of meetings he had with neighborhood. Mr. Cornelsen stated that there were seven organized meetings held.

Mr. Genua noted that he was impressed with the organized and professional appearance from the developer.

Motion: Following brief discussion, Mr. Edmonds recommended Denial of the request, seconded by Mr. West. The motion carried 5-3-1, with Ms. McDougall, Mr. Hollis and Ms. Conlin against and Mr. Northern recused.

Document received for written correspondence				ZC-14-058	
Name	Address	In/Out 300 notification area	Position on case		Summary
Susan Urshel/ North Hi Mount NA (representing)	1312 Madeline Place	Out	Opposition		Spoke at hearing
James Forrester	1300 Dorothy Ln	In	Opposition		Spoke at hearing
Jessica Redman/ Arlington Heights NA	NA	Out	Opposition		Sent letter in
Ann McFadyen/ Crestline Area NA	NA	Out	Opposition		Sent letter in
Phil Love/ North Hi Mount NA	NA	Out	Opposition		Sent letter in
Cherry Richardson/ West Byers NA	NA	Out	Opposition		Sent letter in
John Cook	3828 Mattison Ave	Out	Opposition		Sent letter in
Stu & Jill Brown	3730 Clarke Ave	Out		Support	Sent letter in
Beverly York	1217 Dorothy Ln	In		Support	Sent letter in

Tarrant Baptist Assoc.	4520 James Ave	Out		Support	Sent letter in
Jeri Nader	1216 Dorothy Ln	In	Opposition		Sent letter in
Sheila Copeland	3715 Clarke Ave	In	Opposition		Sent letter in
Catherine Lawrence	3721 Clarke Ave	In	Opposition		Sent letter in
Carol Harp	3729 Clark Ave	In	Opposition		Sent letter in
Jan Henckell	1200 Dorothy Ln	In	Opposition		Sent letter in
Glen Silvi	1206 Dorothy Ln	In	Opposition		Sent letter in
MMJ Group, Inc	1220 Dorothy Ln	In	Opposition		Sent letter in
Bobbie Hopkins	1319 Madeline PI	In	Opposition		Sent letter in
Jacqueline Pritchard	1309 Madeline PI	In	Opposition		Sent letter in
Jeanie Scott	1305 Madeline PI	In	Opposition		Sent letter in
Dana Bloxom	1320 Madeline PI	Out	Opposition		Sent letter in
Emily Norris	1316 Madeline PI	Out	Opposition		Sent letter in
Susan Urshel/ Paul Schmidt	1312 Madeline PI	Out	Opposition		Sent letter in
Helen Furguson	1305 Madeline PI	In	Opposition		Sent letter in
Claire & Joseph Berkes	1304 Madeline PI	Out	Opposition		Sent letter in
Chas & Veronica Dummit	1300 Madeline PI	Out	Opposition		Sent letter in
Mark Jarecki	1220 Madeline PI	Out	Opposition		Sent letter in
Daniel Gassner	1208 Madeline PI	Out	Opposition		Sent letter in
Holly Colhen	1212 Madeline PI	Out	Opposition		Sent letter in
Phyllis Summerall	1204 Madeline PI	Out	Opposition		Sent letter in
Barbara Sloan	1200 Madeline PI	Out	Opposition		Sent letter in
Bill & Nancy Mastin	3825 Clark Ave	Out	Opposition		Sent letter in
Caren & Scott Rector	3800 Clark Ave	Out	Opposition		Sent letter in
Mary & Kelly Grimes	3801 Bunting Ave	Out	Opposition		Sent letter in
Dave Gunther	3828 Bunting Ave	Out	Opposition		Sent letter in
Diane Fraser	1309 Belle PI	Out	Opposition		Sent letter in
K L Sherwood	1321 Belle PI	Out	Opposition		Sent letter in
Mary Lattimore	3830 Tulsa Way	Out	Opposition		Sent letter in

Thomas G. Haase & Sally Brown-Hasse	3708 Watonga	Out	Opposition		Sent letter in
David G Miley	3811 Tulsa Way	Out	Opposition		Sent letter in
David Weltman	2707 Tulsay Way	Out	Opposition		Sent letter in
James A Smart	1209 Dorothy Lane	In	Opposition		Sent letter in
Glen Silvi	1206 Dorothy Lane	In	Opposition		Sent letter in
Jan Henckell	1200 Dorothy Lane	In	Opposition		Sent letter in
Nader R jeri	1216 Dorothy Lane	In	Opposition		Sent letter in
MMJ Group Inc	1220 Dorothy Lane	In	Opposition		Sent letter in
James Forrester	1300 Dorothy Lane	In	Opposition		Sent letter in
Ben Davis	1304 Dorothy Lane	In	Opposition		Sent letter in
Joyce Marshall	3802 Mattison Ave	Out	Opposition		Sent letter in
William A Grammer	3805 Mattison Ave	Out	Opposition		Sent letter in
Kenda Pennington	3813 Mattison Ave	Out	Opposition		Sent letter in
Jarrett Jones	3817 Mattison Ave	Out	Opposition		Sent letter in
Marien Elizabeth Douglas	4020 Mattision Ave	Out	Opposition		Sent letter in
Shiela Copeland	3715 Clarke Ave	In	Opposition		Sent letter in
Catherine Ginn Lawrence	3721 Clarke Ave	In	Opposition		Sent letter in
Michael Ramsey	3724Clarke Ave	Out	Opposition		Sent letter in
Beverly Sue Hammond	3726 Clarke Ave	Out	Opposition		Sent letter in
Carol M Harp	3729 Clarke Ave	In	Opposition		Sent letter in
Lois Ann and Roy Pipes	3732 Clarke Ave	Out	Opposition		Sent letter in
Caren & Scott Rector	3800 Clarke Ave	Out	Opposition		Sent letter in
Bill & Nancy Mastin	3825 Clarke Ave	Out	Opposition		Sent letter in
James L Norman	3917 Modlin	Out	Opposition		Sent letter in
Don & Joanne Jackson	4007 Modlin	Out	Opposition		Sent letter in
Webster Dean	3837 Tulsa Way	Out	Opposition		Sent letter in
Margaret Dean	3803 Camp Bowie Blvd	Out	Opposition		Sent letter in
Jerry & Janiel Bodiford	3816 Tulsa Way	In	Opposition		Sent letter in
Peter J Stahl & Jean Ann	3800 Mattison	Out	Opposition		Sent letter in

Peter J Stahl & Jean Ann	3763 Bertrose	Out	Opposition		Sent letter in
Peter J Stahl	908 Dorothy Lane	Out	Opposition		Sent letter in
Peter J Stahl	3805 Modlin	Out	Opposition		Sent letter in
Peter J Stahl	3807 Modlin	Out	Opposition		Sent letter in
Peter J Stahl	3809 Modlin	Out	Opposition		Sent letter in
Peter J Stahl and Jean Ann	3725 Mattison	Out	Opposition		Sent letter in
Peter J Stahl and Jean Ann	3729 Mattison	Out	Opposition		Sent letter in
Peter J Stahl and Jean Ann	3733 Mattison	Out	Opposition		Sent letter in
Peter J Stahl and Jean Ann	3737 Mattison	Out	Opposition		Sent letter in
Peter J Stahl and Jean Ann	3741 Mattison	Out	Opposition		Sent letter in
Peter J Stahl and Jean Ann	3733 Modlin	Out	Opposition		Sent letter in
Bill B Smith & Angela Smith dba Baker-Stahl Properties	3739 Modlin	Out	Opposition		Sent letter in
Barbara A Sloan	1200 Madeline Place	In	Opposition		Sent letter in
Phyllis Summerall	1204 Madeline	Out	Opposition		Sent letter in
Daniel M Gassner	1208 Madeline	Out	Opposition		Sent letter in
Holly	1212 Madeline Place	Out	Opposition		Sent letter in
Mark Jarecki	1220 Madeline Place	Out	Opposition		Sent letter in
Chas & Veronica Dummit	1300 Madeline Place	Out	Opposition		Sent letter in
Claire & Joseph Berkes	1304 Madeline Place	Out	Opposition		Sent letter in
Jeanie Scott	1305 Madeline Place	Out	Opposition		Sent letter in
Helen Ferguson	1308 Madeline Place	Out	Opposition		Sent letter in
Jacqueline Pritchard	1309 Madeline Place	In	Opposition		Sent letter in
Susan Urshel/ Paul Schmidt	1312 Madeline Place	Out	Opposition		Sent letter in
Emily Norris	1316 Madeline Place	Out	Opposition		Sent letter in
Bobbie J Hopkins	1319 Madeline Place	In	Opposition		Sent letter in
Dana Bloxom	1320 Madeline Place	Out	Opposition		Sent letter in
Mary & Kelly Grimes	3801 Bunting Ave	Out	Opposition		Sent letter in
Dave Gunter	3828 Bunting Ave	Out	Opposition		Sent letter in

Diane Fraser	1309 Belle Place	Out	Opposition		Sent letter in
KL Sherwood	1321 Belle Place	Out	Opposition		Sent letter in

17. ZC-14-059 City of Fort Worth Planning & Development (CD 9) – 2500 blocks Lubbock and Sandage (See addresses in case file, 5.48 Acres): from “B” Two-Family and “B/DD” Two-Family/Demolition Delay to “A-5” One-Family and “ER/DD” Neighborhood Commercial/Demolition Delay

Bill Conley, 2505 Lubbock Ave, Fort Worth, Texas explained to the commissioner his request to initiate the request to take his neighborhood to a single family zoned district. He also stated that his neighborhood did not want a multifamily neighborhood. He also mentioned incorporating the commercial use that already existed to rezone properly.

Mr. Edmonds asked about the property size of the lots. Mr. Conley stated that they were all roughly 5,000 square foot lots.

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

<i>Document received for written correspondence</i>					ZC-14-059
Name	Address	In/Out 300 notification area	Position on case		Summary
Kyle Dedrick	2560 Waits	In		Support	Sent letter in
Jody Sanders	2533 Lubbock	In		Support	Sent letter in
Nick Ibarra	2501 Waits	In		Support	Sent letter in
William Conley	2505 Lubbock	In		Support	Sent letter in
Bradley Hickman Jr	2509 Lubbock	In		Support	Sent letter in
Aaron & Stacey Rumpfelt	2512 Sandage	In		Support	Sent letter in
Andrew & Bette Felder	2537 Lubbock	In		Support	Sent letter in

18. ZC-14-060 City of Fort Worth Planning & Development (CD All) –Text Amendment: Scenic Preservation Areas and Corridors; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix “A” of the Code of The City of Fort Worth (1986), by amending:

- Article 4 “Signs” of Chapter 6, “Development Standards”, amending Section 6.402 “Scenic Preservation Areas and Corridors” to add Chisholm Trail Parkway to Scenic Preservation Corridors established; and delete references to SH 121 from future Scenic Corridors