



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2015

Council District 8

Zoning Commission Recommendation:
Approval as Amended to E for Rosedale properties and ER for the Campbell St. property by a vote of 8-0

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: Armando Hernandez

Site Location: 3600 & 3606 E. Rosedale Street and 1400 Campbell Street Mapsco:
78L

Proposed Use: Office, Beauty Salon, Retail

Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial and "ER" Neighborhood Commercial Restricted

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

Comprehensive Plan Consistency: Requested change is **not consistent**.
(Technical Inconsistency) E. Rosedale Properties
(Significant Deviation) Campbell Property

Background:

The applicant is requesting a zoning change from "CF" Community Facilities to "E" Neighborhood Commercial for property located along Rosedale Street and "ER" Neighborhood Commercial Restricted for property along Campbell Street. The applicant intends to use the existing structures for an office, beauty salon, and retail.

The properties were purchased in 2012 and 2013 by the current owner. Only 1400 Campbell was once owned by a church. From appearances, it seems that the E. Rosedale lots were used by the church to the west due to the size of the parking lot and handicapped access at the rear of the building. Both of the structures appear to originally have been residential structures which may have been used by the church without Certificates of Occupancy (CO).

The existing structures are currently vacant and the proposed commercial uses would require a Change of Use for the CO and meet all applicable commercial building standards. The front setback of the existing structure at 3600 E. Rosedale does not appear to meet the required 20 feet; therefore a setback variance may be needed for the new commercial use.

As it is at the edge of a residential area, "ER" Neighborhood Commercial Restricted is more appropriate for the Campbell St. property as a transitional use. An office use is ideal in ER and parking and signage is limited. The building size is limited to 5,000 s.f. for a single use and 10,000 s.f. maximum building size. If the buildings are removed and the zoning approved, the property along Campbell Street will require a 20 ft. projected front yard setback on Ave G and a 20 ft. supplemental side setback adjacent to the A-5 district, which will reduce the amount of buildable space without variances.

Site Information:

Owner: Armando Hernandez
 2000 Watson
 Fort Worth, TX 76103

Acreage: 0.44 acres

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "CF" Community Facilities; "E" Neighborhood Commercial / commercial,
 East "CF" Community Facilities; "A-5" One-Family /single-family
 South "A-5" One-Family / single-family
 West "CF" Community Facilities / church and parking

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-118 Council-initiated various zoning categories, effective 10/01/10 subject area

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Campbell St	Residential	Residential	No
Rosedale Street	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
West Meadowbrook NA	Trinity Habitat for Humanity
East Fort Worth Business Assn	Streams And Valleys Inc
Southeast Fort Worth Inc	East Fort Worth, Inc.
Eastside Sector Alliance	Fort Worth ISD

Not located within a registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "CF" Community Facilities to "E" Neighborhood Commercial and "ER" Neighborhood Commercial restricted for an office, beauty salon, and retail uses in the existing structures. Surrounding land uses vary with a church to the west, single-family east and south and commercial to the north. The majority of the proposed site is located along Rosedale Street, which is considered a minor arterial and is appropriate for neighborhood commercial uses.

However, the lot to the south is beginning to encroach into an established single-family neighborhood with no other commercial uses other than a parking lot for the adjacent church. If approved, the property along Campbell Street will require a 20 ft projected front yard setback on Ave G and 20 ft. supplemental side setback adjacent to the A-5 district, which will reduce the amount of buildable space without variances. Parking would be necessary for any nonresidential use.

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

2. **Comprehensive Plan Consistency**

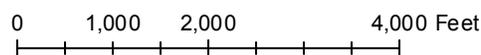
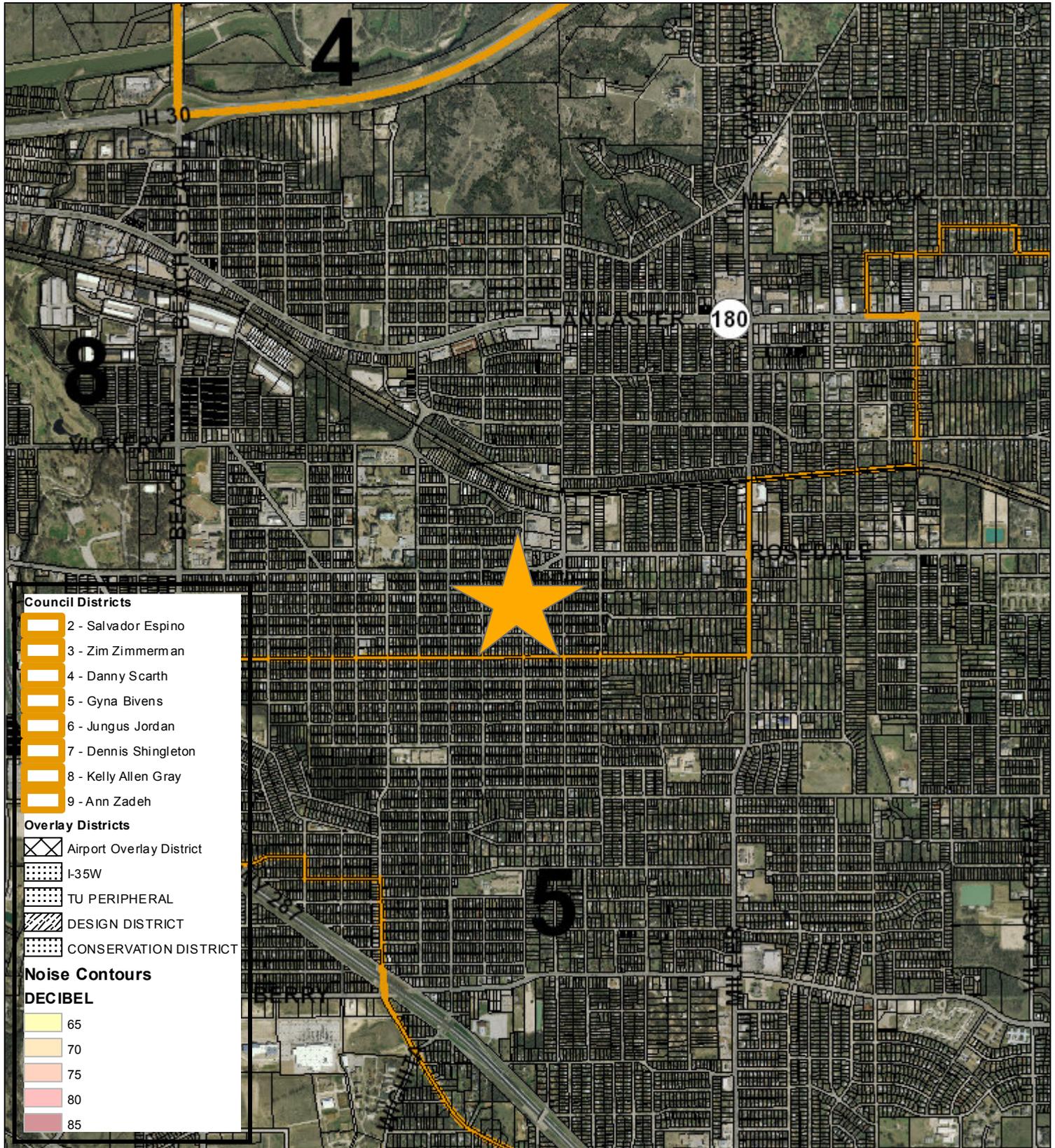
The 2015 Comprehensive Plan designates the site as Institutional, consistent with the current zoning district. The requested zoning change to commercial **is not consistent (Technical Inconsistency)** on E. Rosedale. However the requested change for the property on Campbell is considered a **Significant Deviation** due to the residential encroachment. The site is located along Rosedale Street, which is located along a minor arterial and is appropriate for neighborhood commercial uses. The proposed site on E. Rosedale is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- 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. 40)

Attachments:

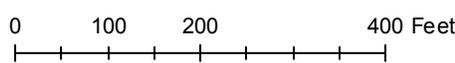
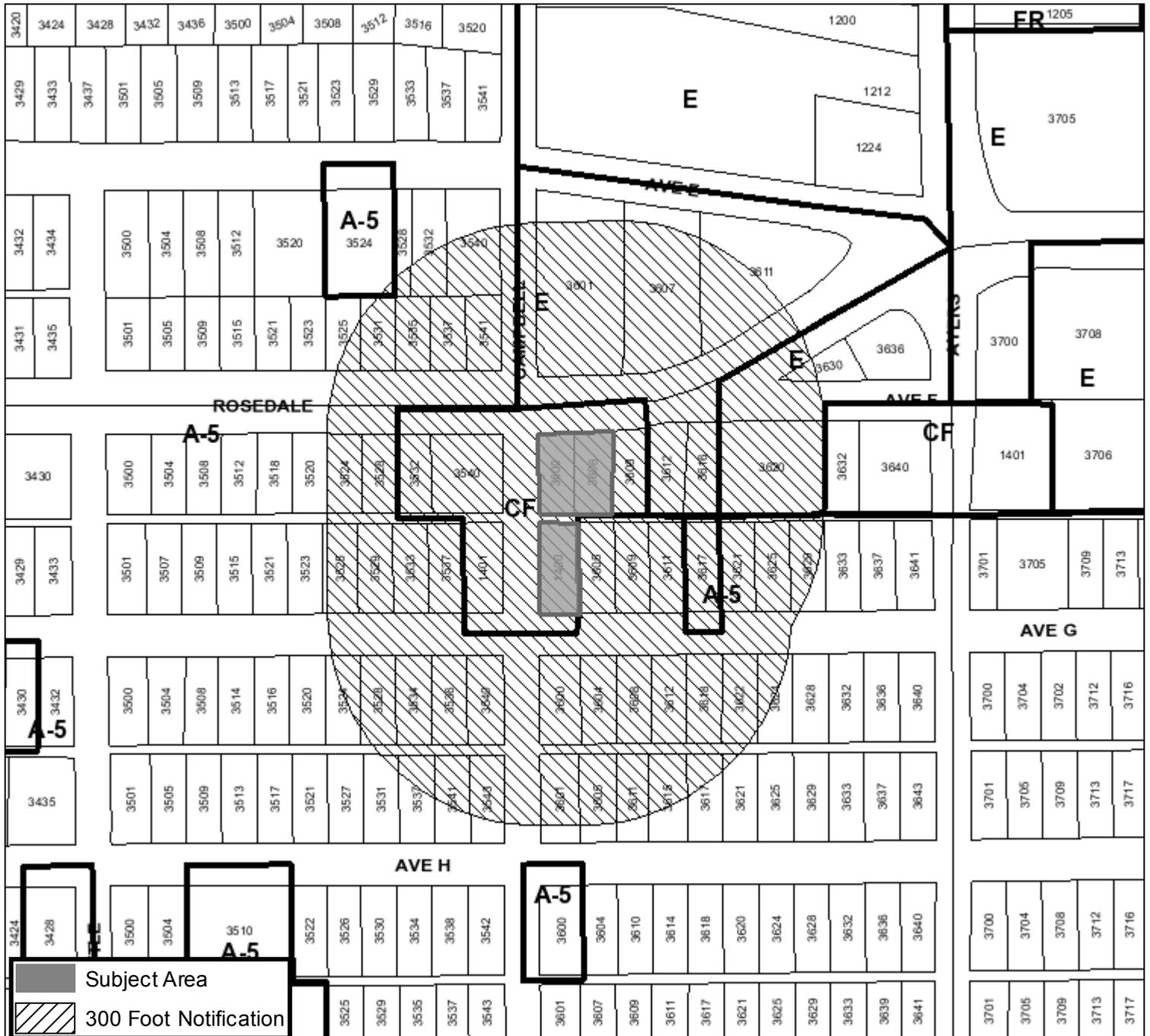
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map

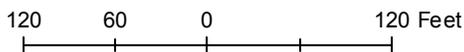
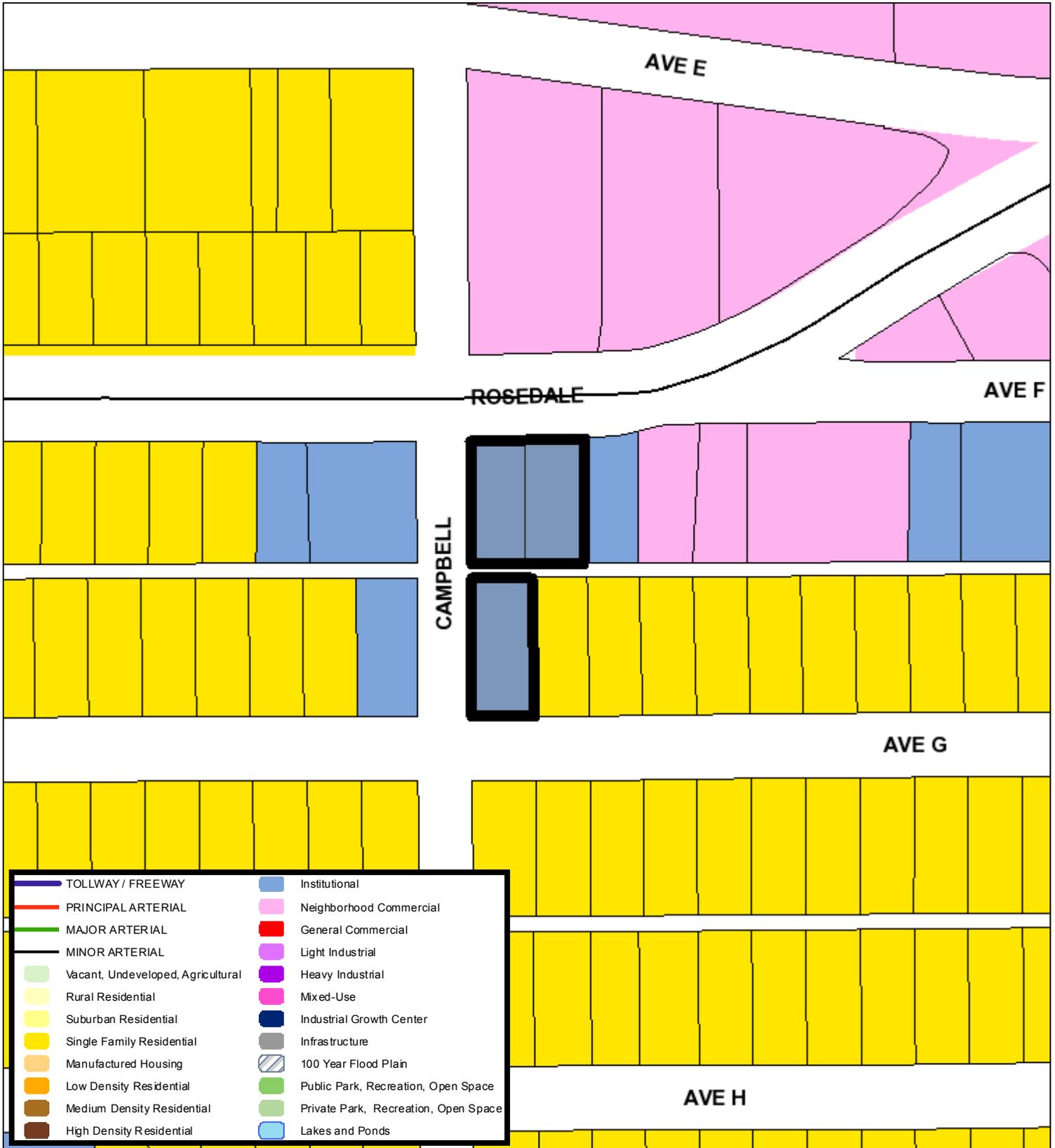


Area Zoning Map

Applicant: Armondo Hernandez
 Address: 3600 & 3606 E. Rosedale Street, 1400 Campbell Street
 Zoning From: CF
 Zoning To: E
 Acres: 0.4472568
 Mapsco: 78L
 Sector/District: Southeast
 Commission Date: 3/11/2015
 Contact: 817-392-8043



Future Land Use



Aerial Photo Map



0 75 150 300 Feet



5. ZC-15-023 Armando Hernandez (CD 8) – 1400 Campbell and 3600-3606 E. Rosedale (A S Hall Addition, Block 10, Lots 10 & 11 less row and Polytechnic Heights Addition, Block 23, Lot 12, 0.44 Acres): from “CF” Community Facilities to “E” Neighborhood Commercial

Armando Hernandez, 2000 Watson Street, Fort Worth, Texas and the property owner explained to the Commissioners the request to rezone from CF to E is because of the difficulty to rent anything with CF zoning. He wants to rezone to E so he can have one of the properties used for his personal office and possibly a beauty salon in the other one. Mr. Hernandez said he would like the property on Campbell to be his office. Ms. Conlin said that would work

Ms. Conlin mentioned to Mr. Hernandez they would like to see E zoning along Rosedale and ER for the property on Campbell so that no alcohol can be sold on that property. Mr. Hernandez was agreeable.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request as Amended to E for 3600 and 3606 E. Rosedale and ER for 1400 Campbell, seconded by Mr. Flores. The motion carried unanimously 8-0.

6. ZC-15-024 Fort Worth Area Habitat for Humanity (CD 5) – 5901 & 5909 Wilbarger and 4320 S. Cravens (Wilkes Estates, Block 1, Lots 7, 9, & 18, 0.87 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Debbie Bingham, 6801 Winchester, Fort Worth, Texas representing Fort Worth Area Habitat for Humanity explained to the Commissioners they have a partnership agreement with Carver Heights East NA to build habitat homes and revitalize the neighborhood.

Mr. Genua asked if she has spoken with Mr. Thomas. Ms. Bingham said yes she tried to purchase some of his lots but he didn’t say why he was in opposition to building habitat homes.

Ms. McDougall asked if she has had any communication with the City of Arlington or Councilwoman Bivens in regards to this. Ms. Bingham said no.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-15-024
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Ernest Thomas	Multiple properties	In	Opposition	Sent letter in

7. ZC-15-025 City of Fort Worth/Lodgestar Investment (CD 5) 4200 and 4600 Blocks Highway 360 (Vincent J. Hutton Survey, Abstract #681, 13.17 Acres): from “J” Medium Industrial to “G” Intensive Commercial