



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 13, 2016

**Council District** 8

**Zoning Commission Recommendation:**  
Approval as Amended to "ER" by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** East Fort Worth Business Association, five letters submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** David Salgado

**Site Location:** 3921 E Rosedale St. Mapsco: 78M

**Proposed Use:** Office

**Request:** From: "A-5" One-Family  
To: "E" Neighborhood Commercial (applicant request); "ER" Neighborhood Commercial Restricted (Zoning Commission recommendation)

**Land Use Compatibility:** Requested change is not compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.  
**(Significant Deviation)**

**Background:**

The proposed site is located on the corner of East Rosedale St and Arch Street. The applicant is requesting a zoning change from "A-5" One-Family to "E" Neighborhood Commercial for a commercial office. It will be an extension of a business they operate across the street. The Zoning Commission preferred the "ER" district since it met the applicant's needs for an office and due to the adjacency to residential

The site located along a minor arterial, however the entire blockface still consists of single-family homes. The proposed commercial office would encroach into this established single-family neighborhood. If approved, the site will have to adhere to several development standards at the time of permitting. The table below describes several of the development standards below.

Development Standards	"E" Neighborhood Commercial
Along Arch Street	20 ft. minimum setback/no parking, or structures permitted; entire front yard shall be maintained as open or landscape green space; open fence maximum 4 ft. high
Landscaping and buffers adjacent to A or B Districts (located west and north of the site)	20 ft. supplemental setback, screening fence, 5 ft. bufferyard, point system; no dumpster in the supplemental setback
Parking	Parking is not permitted along Rosedale or Arch St due to projected setback, 2.5 spaces per 1000 sf (office uses)

**Site Information:**

Owner: David Salgado  
3921 E Rosedale St  
Fort Worth, Texas 76105  
Acreage: 0.19 acres  
Comprehensive Plan Sector: Southeast  
Surrounding Zoning and Land Uses:  
North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South "CF" Community Facilities / church  
West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-118 from "B" Two-Family to "A-5" One-Family, effective 10/01/10 (subject property).  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Arch Street	Residential	Residential	No
E Rosedale St	Commercial Connector	Commercial Connector	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

\*Site is not located within the confines of a registered NA

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial for offices. Surrounding land uses consist of single-family to the north, east, and west, with a church to the south. Despite being located on Rosedale St., the majority of the blockface contains single-family homes. Changing the site from residential would result in commercial encroachment. In addition, the site is adjacent A-5 zoning, which would result in several commercial requirements that would constrain the overall development of the site.

As a result, the proposed zoning for this site **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. (***Significant Deviation***)

***Attachments:***

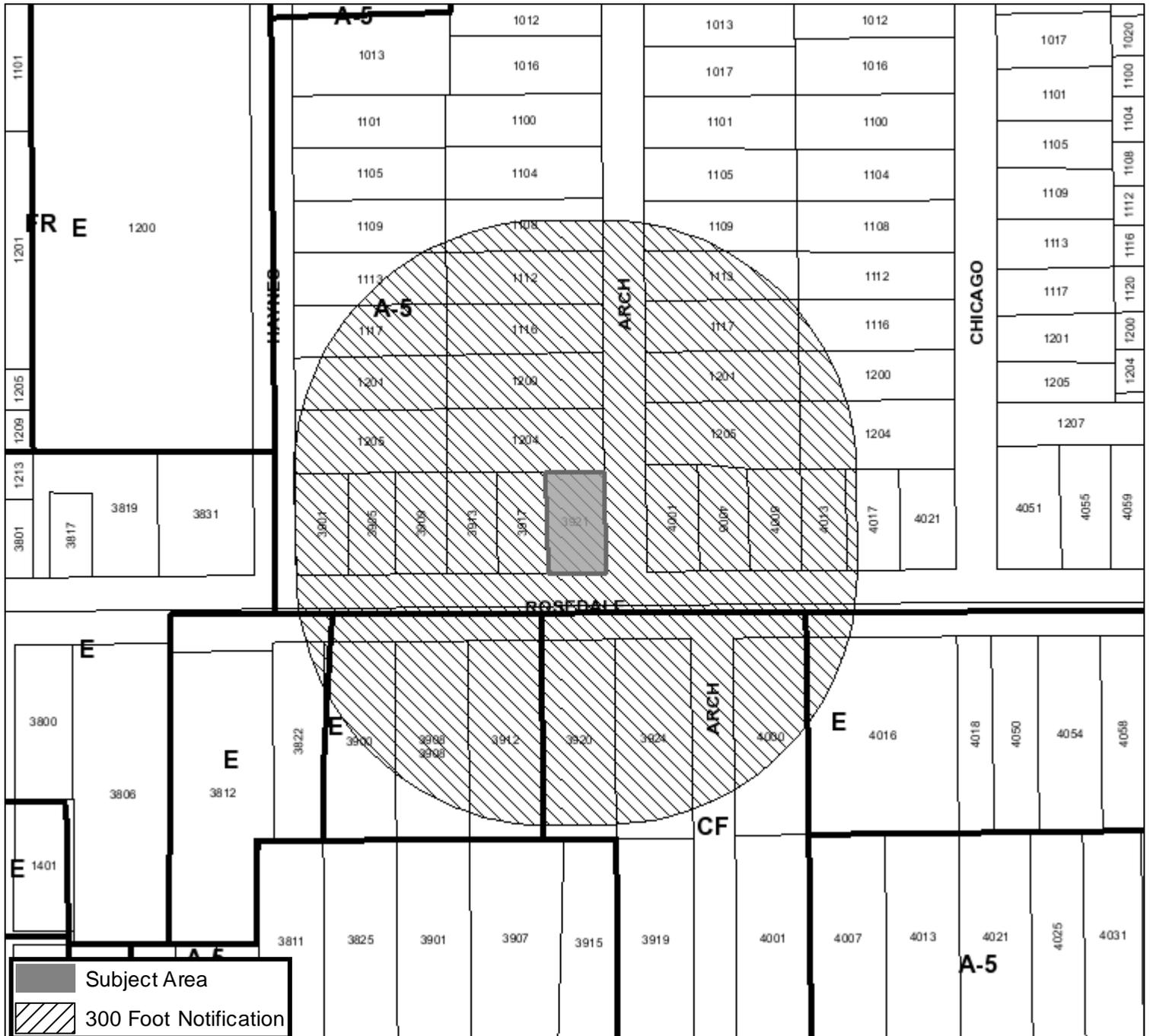
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



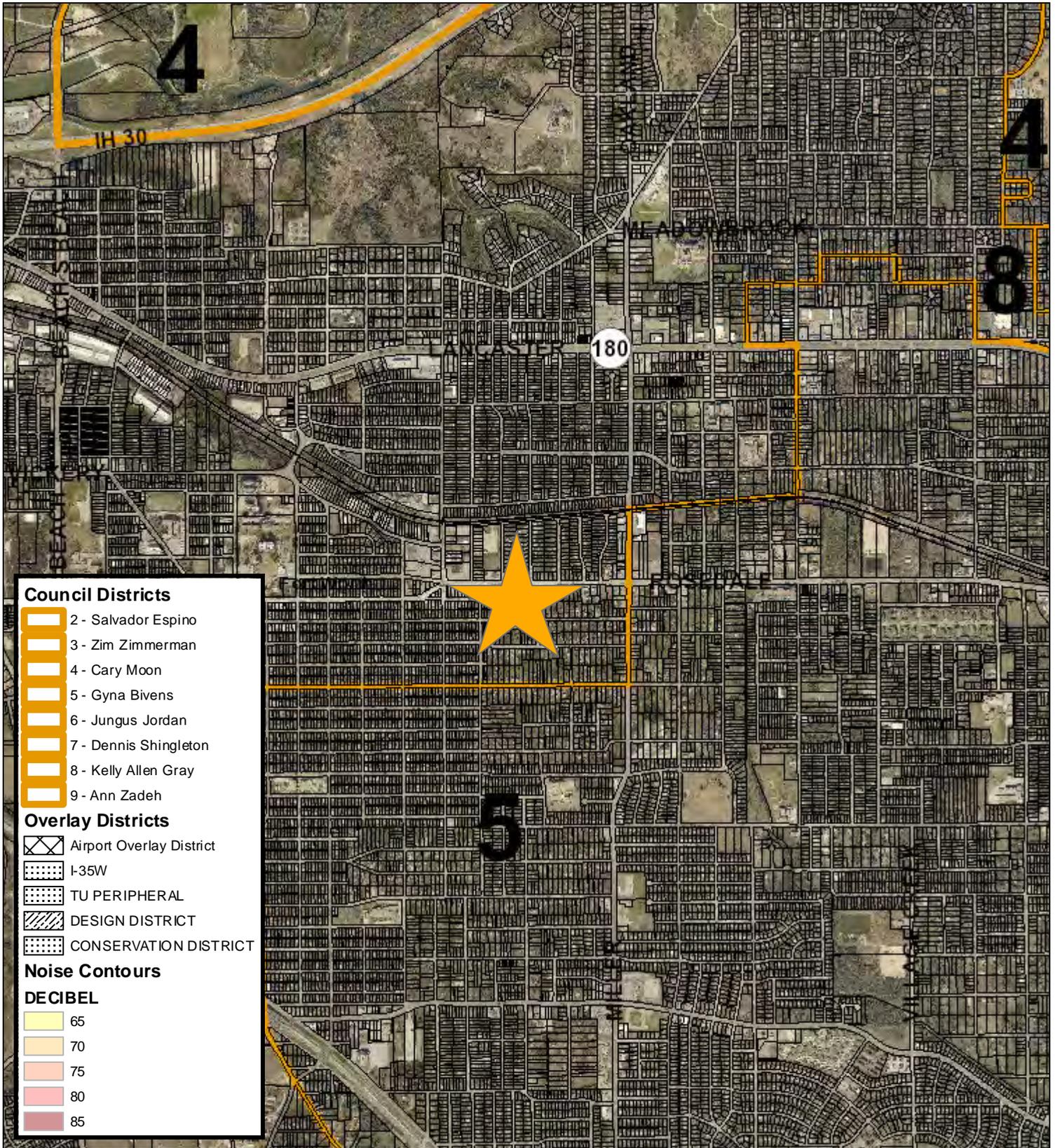
ZC-16-133

# Area Zoning Map

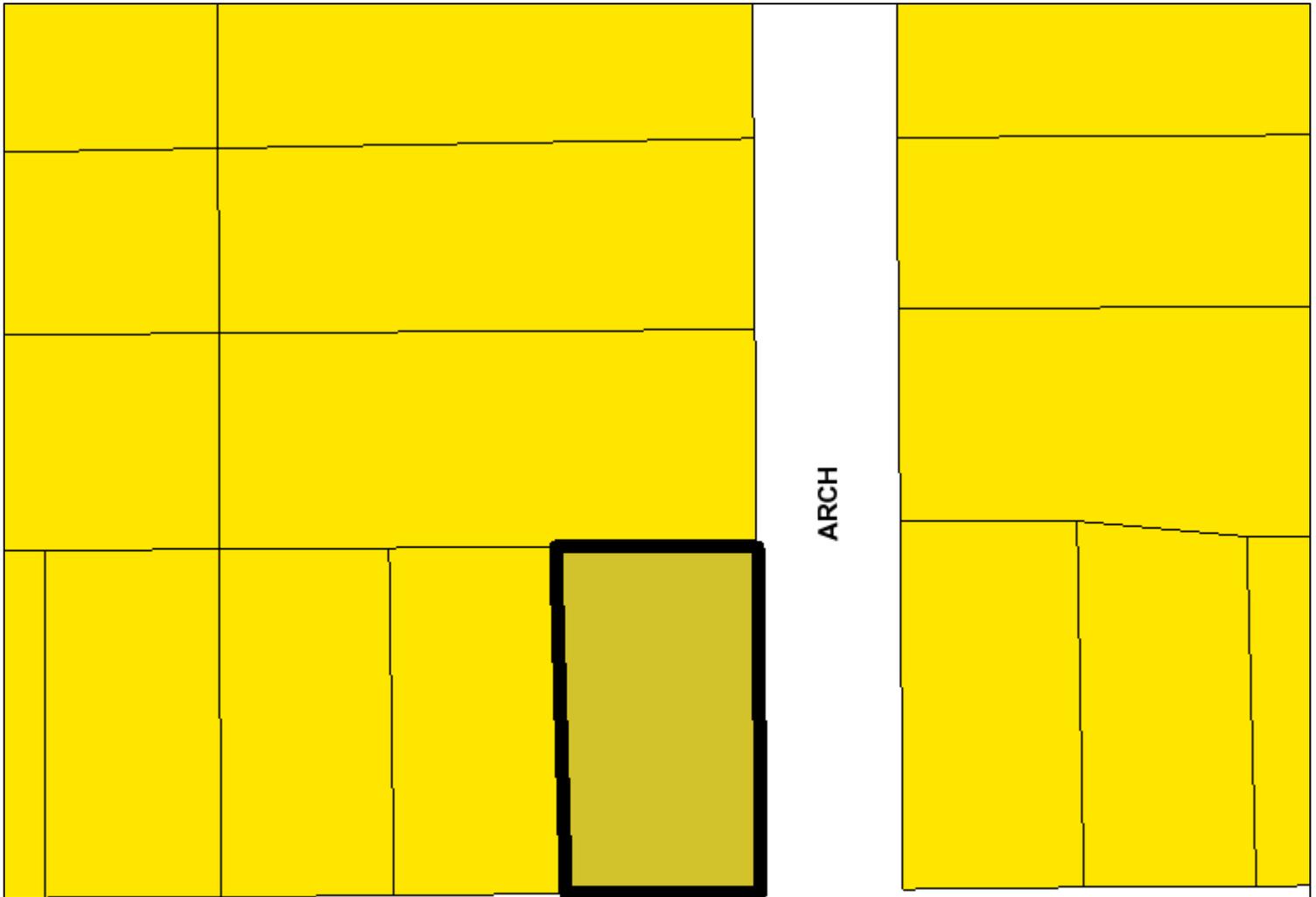
Applicant: David Salgado  
 Address: 3921 E. Rosedale Street  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 0.19103289  
 Mapsco: 78M  
 Sector/District: Southeast  
 Commission Date: 8/10/2016  
 Contact: 817-392-8043



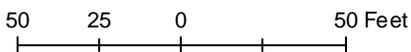
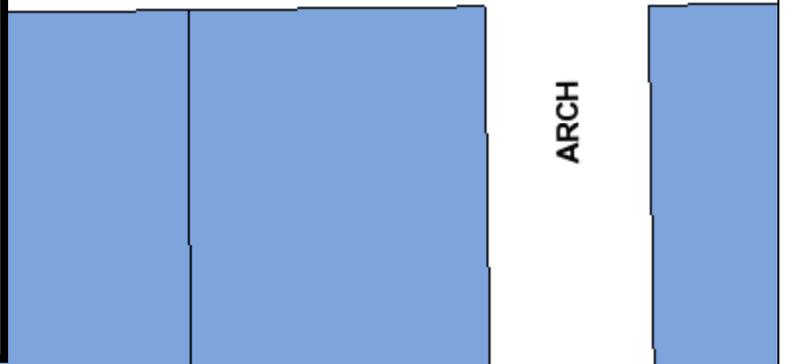
### Area Map



### Future Land Use



### ROSEDALE



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 29, 2016.



**Aerial Photo Map**



0 35 70 140 Feet



Mr. Flores asked staff to explain the off premise use. Ms. Murphy said taking the beer and wine off premise to be consumed elsewhere; on premise is related to a restaurant or bar use.

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

#### **IV. New Cases**

#### **4. ZC-16-121 WGK Development (CD 2) – 6000 Old Denton Road (A. Smith Survey, Abstract 1419 and J. A. Walker Survey, Abstract 1738, 6.48 Acre): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse; site plan included**

Barney Boydston, 1590 Staree Lane, Fort Worth, Texas representing WGK Development explained to the Commissioners they would like to continue the case for 30 days.

Mr. Flores asked Mr. Boydston why the continuance. Mr. Boydston said they had some last minute changes to the site plan that would require the case to be renoticed and go back before the neighborhood.

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

#### **5. ZC-16-133 David Salgado (CD 8) – 3921 E. Rosedale Street (Rouland Place Addition, Block, Lot 31, 0.19 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

David Salgado, 4312 Ashmore Drive, North Richland Hills, Texas property owner explained to the Commissioners they own the property across the street and purchased this property to expand the business for an office use. Mr. Salgado presented five letters of support.

Mr. Flores asked Mr. Salgado the intended use. Mr. Salgado said it would be a multi-use office for tax and accounting services. He wants to move their existing office across the street.

Ms. Conlin explained their existing business across the street consists of a grocery store, bakery and restaurant.

Ms. Burghdoff asked if they had considered “ER” zoning. Mr. Salgado said “ER” would be sufficient.

Motion: Following a brief discussion, Ms. Conlin recommended Approval as Amended of the request for “ER” Neighborhood Commercial Restricted, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-16-133	
Name	Address	In/Out 300	ft	Position on case	Summary

		notification area			
Harold Durham	1204 Arch St	In		Support	Sent letter in
Wanda Hayat	4001 E. Rosedale	In		Support	Sent letter in
Maria Alcala	1205 Arch St	In		Support	Sent letter in
Johnny Black	1201 Arch St	In		Support	Sent letter in
Gloria Hernandez	3917 E. Rosedale	In		Support	Sent letter in
Dan Cooper/ Fort Worth Business Assoc.	East Worth NA	Out		Support	Sent letter in

**6. ZC-16-134 Alejandro Orozco (CD 2) – 2305, 2307, 2309 and 2311 Ross Avenue (MG Ellis Addition, Block 5, Lots 3, 4, 5, 6, 0.59 Acres): from “B” Two-Family to “PD/B” Planned Development for all uses in “B” Two-Family plus nine residential units and parking lot; site plan included**

Marybel Pina, City of Fort Worth interpreted for Mr. Alejandro Orozco who resides at 2316 Ross Avenue. He explained to the Commissioners there are four lots they are requesting to rezone to allow for nine residential units.

In response to questions from Mr. Flores, Mr. Orozco said he purchased the property January 21, 2016, he was not represented by a real estate agent and he did talk with the neighborhood association. Mr. Orozco presented a petition of surrounding property owners in support. He explained what he was going to do at the neighborhood meeting and asked if there had been any problems with the tenants or parking in the past. The neighborhood association responded there had been no problems. Mr. Flores asked if they mentioned the number of buildings on the property and was he aware of opposition received. Mr. Orozco said he didn’t get very much feedback from the neighborhood and was not aware of any opposition.

Mr. Genua asked him to identify on the site plan where the nine units are located. Mr. Genua asked staff if 16 parking spaces was enough for 14 bedrooms. Ms. Murphy said they only need 15 parking spaces. Ms. Burghdoff asked if there were two bedrooms in each duplex unit. Mr. Orozco said yes there is.

Mr. Flores asked if buildings two and four were connected, how many lots are on the site plan and if the parking is paved. Mr. Orozco said there is a storage unit between them but they are not connected. There is a total of four lots and the parking is compacted gravel with loose dirt on top.

Ms. McDougall asked if utilities are shared. Mr. Orozco said there are three water meters, four gas meters and six electric meters.

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