

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 8, 2013

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

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

**Owner / Applicant:** Mexican Eats Cafe

**Site Location:** 4713 Camp Bowie Boulevard Mapsco: 77F

**Proposed Use:** Outside Patio Seating

**Request:** From: "C" Medium Density Multifamily  
To: "E" Neighborhood Commercial

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

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

**Background:**

The applicant is proposing a zone change to "E" Neighborhood Commercial for outside patio seating for an existing restaurant. A building permit was submitted for the use and it was identified that the zoning was not correct and the permit was placed on hold. The area is currently being used for parking. According to plans submitted with the permit, the patio area would cover approximately 1/4 of the parking area.

According to TAD, the applicant does not own the business or the lot including the zoning case, but owns two lots about 75 ft. west of the subject site that are used for parking with approximately 15 spaces. Not all of these spaces are reserved for the restaurant but are shared with other neighboring businesses. On-street parking is also available at the front of the businesses. The restaurant is just outside the 250 foot distance from a nearby "B" Two Family district therefore there is no set amount of required parking. (PD 480 is for commercial uses.)

A Council-initiated rezoning for properties generally along Camp Bowie, Montgomery, I-30 and Merrick was withdrawn back in 2009. The subject area was proposed for E zoning at that time.

**Site Information:**

Owner: Mexican Eats Cafe  
4713 Camp Bowie Blvd  
Fort Worth, TX 76107

Applicant: Robert L. Self  
Acreage: 0.11 acres  
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

- North "F/DD" General Commercial/Demolition Delay / restaurant/strip center
- East "E/DD" Neighborhood Commercial/Demolition Delay / Bluebonnet Bakery
- South "PD-480" Planned Development / multifamily
- West "F/DD" General Commercial/Demolition Delay / strip center and parking

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-001 Approved by City Council 02-23-10 for E/DD, subject property to the east; ZC-02-234 Approved by City Council 09-05-02 for PD-480 Planned Development for specific neighborhood commercial type uses, subject properties to the south.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Camp Bowie Blvd	Major Arterial	Major Arterial	No
Byers Ave	Two-way Residential	Residential	No
Kenley St	Two-way Residential	Residential	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Crestline Area NA	Camp Bowie District Inc
Arlington Heights NA	FWISD
Westside Alliance	

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial to expand for outdoor patio seating for an existing restaurant.

Surrounding uses consist of a restaurant and commercial strip center to the north, a commercial bakery to the east, commercial strip center to the west and multifamily to the south. The proposed zoning request would be more appropriate based on surrounding land uses.

Parking is not required for this property due to the distance from the nearest "B" district. However much of the "C" zoning was developed for single family structures, therefore the reduction of parking and increase in service area for the restaurant could be a concern.

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

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed zoning for E is in conformance with the future land use map, and therefore **is consistent** with the Comprehensive Plan.

**Attachments:**

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

# FORT WORTH

ZC-12-136

## Location Map



### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet



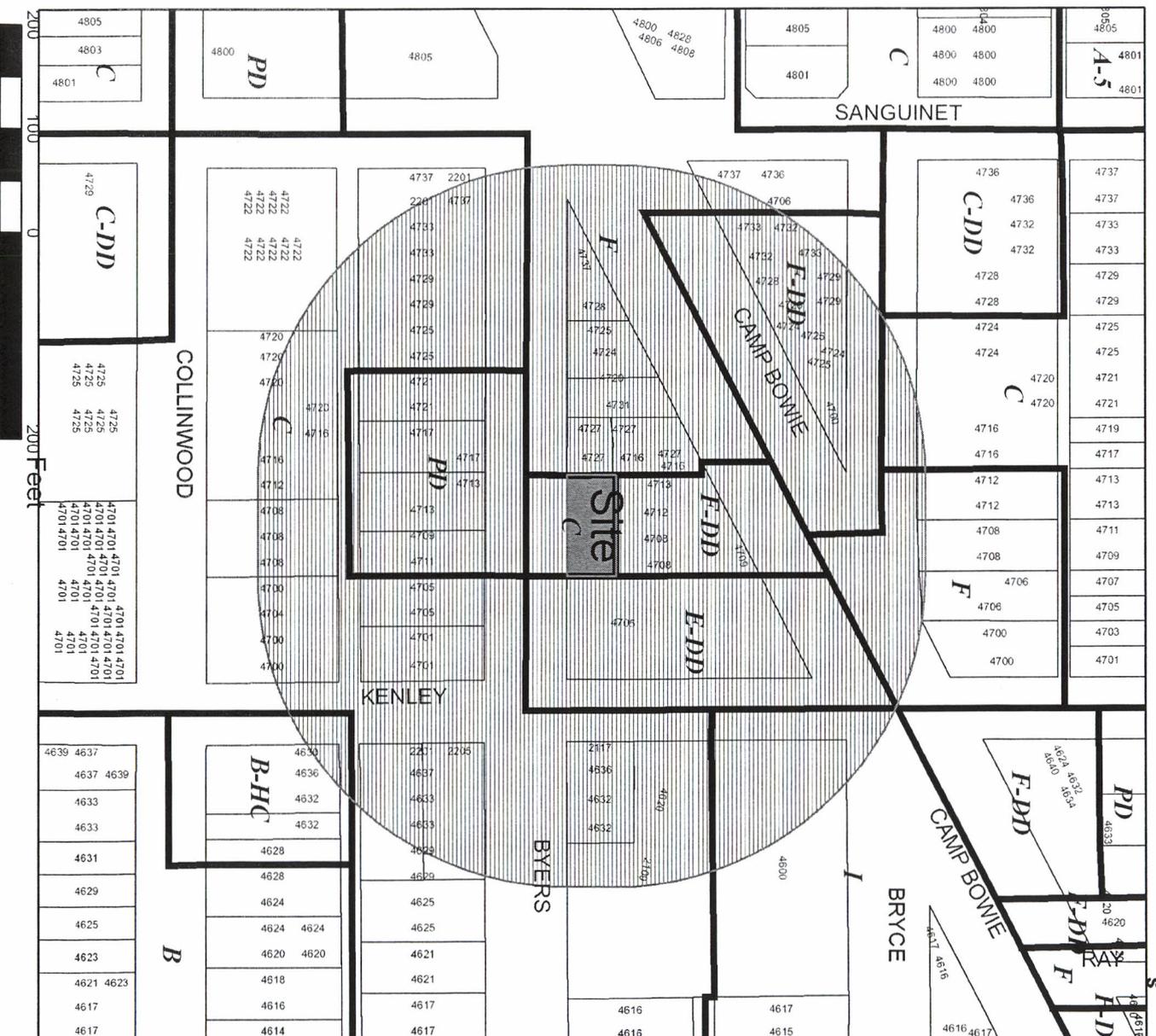


ZC-12-136

# Area Zoning Map

Applicant: Mexican Eats Cafe  
 Address: 4713 Camp Bowie Boulevard  
 Zoning From: C  
 Zoning To: E  
 Acres: 0.11  
 Mapsco: 75F  
 Sector/District: Arlington Heights  
 Commission Date: 12/12/2012  
 Contact: 817-392-2495

300 Ft. Notification Buffer

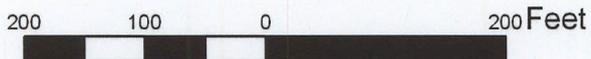


200 Feet





## Aerial Photo Map



Stephanie Melton	1917 Belzise	In	Support	Signed petition
Walter Taylor	2008 Belzise	In	Support	Signed petition
James Mitchell	1805 Belzise	Out	Support	Signed petition
Margie Donnell	1801 Belzise	Out	Support	Signed petition
Tommy Lampkin	1726 Belzise	Out	Support	Signed petition
Victoria Rodriquez	1924 Belzise	In	Support	Signed petition

**15. ZC-12-136 Mexican Eats Cafe (CD 7)- 4713 Camp Bowie Boulevard (Arlington Heights First Addition, Block 37, Lots 33 – 36, 0.11 Acres): from “C” Medium Density Multifamily to “E” Neighborhood Commercial**

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing the Original Mexican Restaurant explained to the Commissioners the property located to the west is used for parking. The site is a portion of four 25 foot wide lots. He said it will never be developed into multifamily. He is going to construct a patio dining area with seating, canopy and a fountain back behind the building.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-12-136
Name	Address	In/Out 200 notification area ft	Position on case	Summary
Steven Flowers	4701 Byers Ave	In	Opposition	Sent letter in

**Meeting adjourned: 12:35 p.m.  
12/12/12**

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Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

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Ann Zadeh, Chair