



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 5, 2012

Council District 6

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner: Robert Petrie

Site Location: 5408 Woodway Drive Mapsco: 89R

Proposed Use: Office

Request: From: "CF" Community Facilities
To: "E" Neighborhood Commercial

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

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

Background:

The applicant is requesting a zoning change from "CF" Community Facilities to "E" Neighborhood Commercial for a CPA office. The building is currently vacant. The last Certificate of Occupancy was for a medical clinic.

The applicant has purchased the property during the processing of this case. He understands that a deed restriction for the property does not allow the sale of alcohol, which would preclude the opening of a retail package liquor store at this site. Deed restrictions are private and not enforced by the City.

Site Information:

Owner: Robert Petrie
7217 Charlene Street
Azle, Texas 76020

Agent / Applicant: Mitch Reitman
Acreage: 0.28
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / commercial strip center
- East "CF" Community Facilities / Church
- South "ER" Neighborhood Commercial Restricted / green space
- West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Woodway Dr.	Two-way Collector	Two-way Collector	No

Public Notification:

The following Neighborhood Associations were notified:

- Wedgewood East
- Wedgewood Square
- Wedgewood square Business Association
- District 6 Alliance
- Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial for a CPA office. Retail services, offices and mixed uses serving daily needs would be appropriate for this site.

Surrounding land uses are commercial to the north, a church to the east and single-family to the south and west. A vacant lot is directly south and is being used for green space.

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

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning change is consistent with the following Comprehensive Plan policy:

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern. (pg. 39)

The proposed zoning **is consistent** with the Comprehensive Plan and policy stated above.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

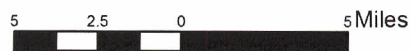
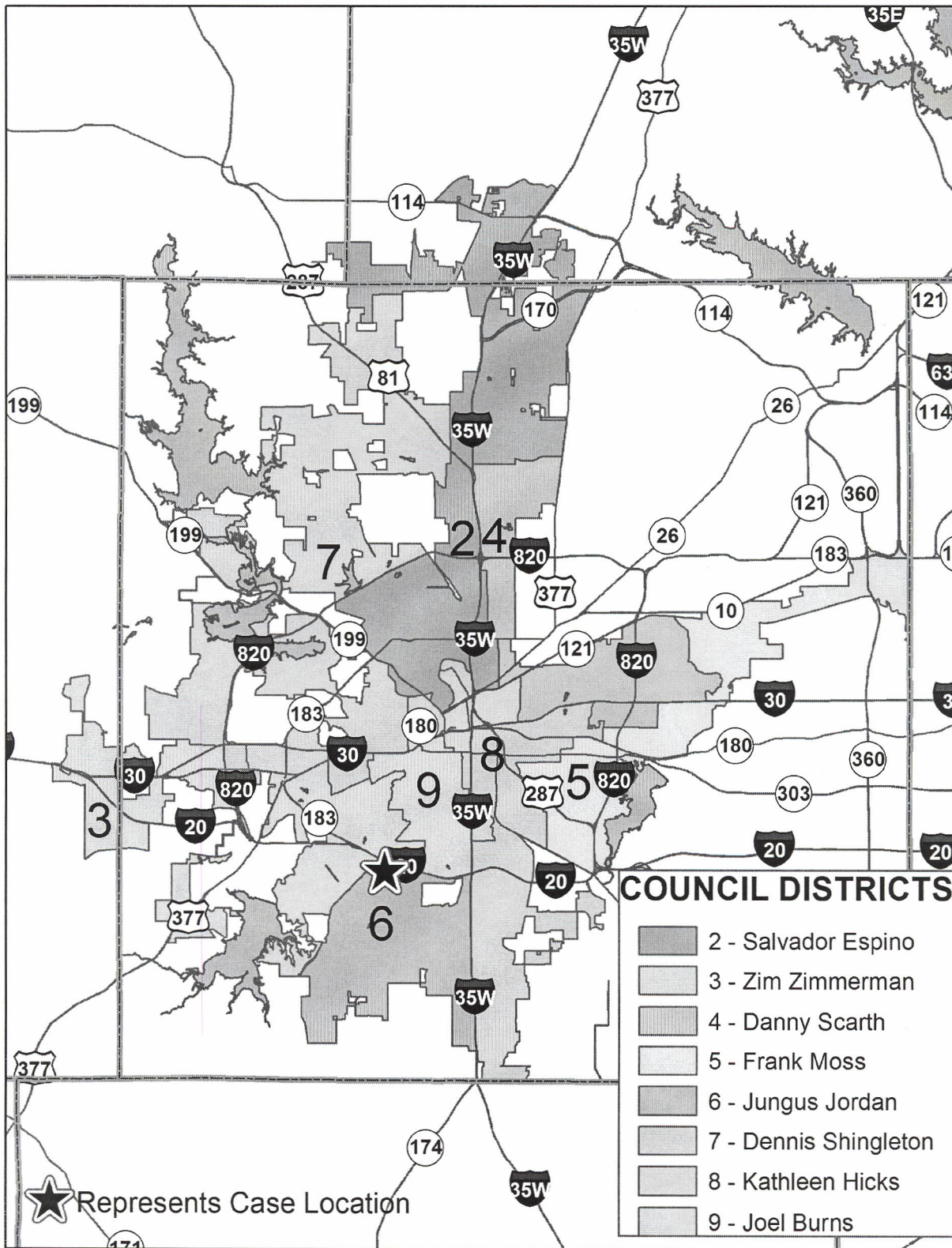
Attachments:

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



ZC-12-041

Location Map



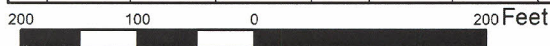
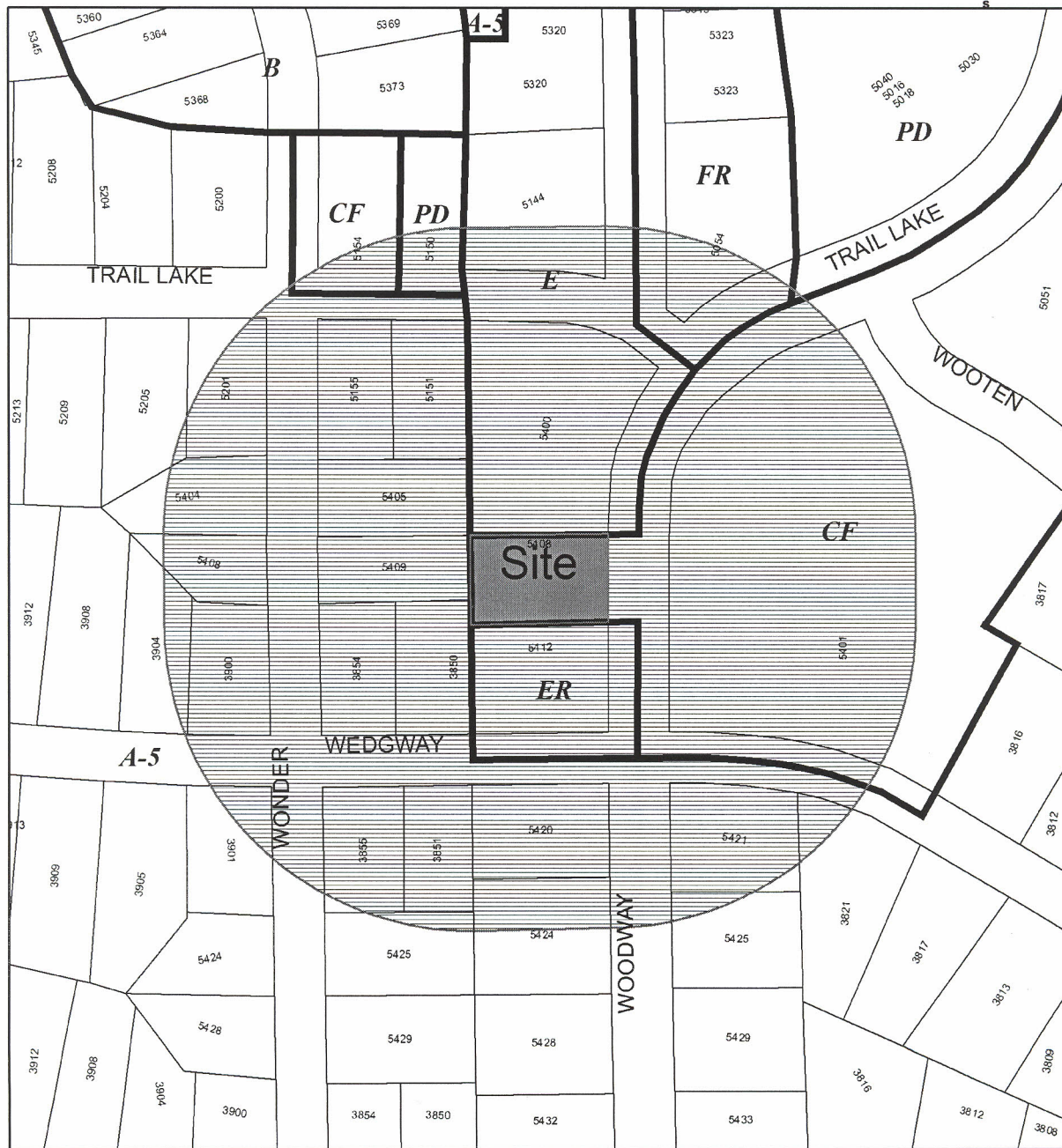


ZC-12-041

Area Zoning Map

Applicant: Robert Petrie
 Address: 5408 Woodway Drive
 Zoning From: CF
 Zoning To: E
 Acres: 0.26936518
 Mapsco: 89R
 Sector/District: Wedgwood
 Commission Date: 05/09/2012
 Contact: 817-392-2495

 300 Ft. Notification Buffer



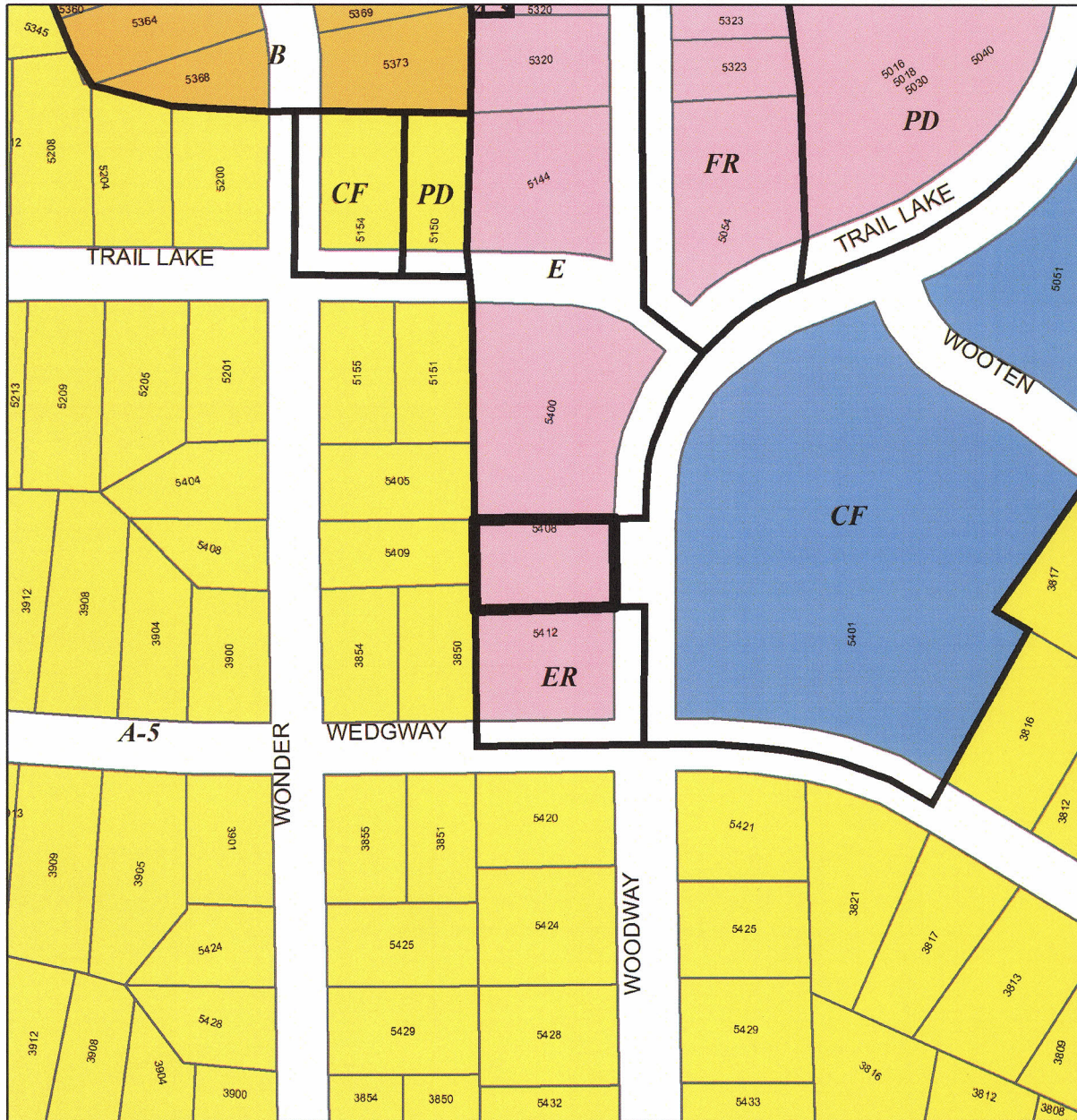
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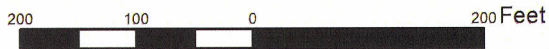
5408 Woodway Drive

Future Land Use

ZC-12-041



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | Proposed Minor Arterial |
| | | Flood Plain |



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 08, 2012



Aerial Photo Map



5. ZC-12-041 Robert Petrie (CD 6)- 5408 Woodway Drive (Wedgewood Addition, Block 30, Lot 8, 0.28 Acres): from “CF” Community Facilities to “E” Neighborhood Commercial

Mitch Reitman, 3880 Hulen Street, Fort Worth, Texas representing Robert Petrie explained to the Commissioners he is now the current owner of the property and is requesting to rezone to E for a CPA office. Mr. Reitman mentioned this was the site for the Cook Children’s Hospital outpatient clinic and has been vacant for about three years. He noted he is requesting to go to E instead of ER because of the front parking which is needed for his staff. They are going to resurface the parking lot and do some minor changes to the outside of the building.

Mr. West asked where his office is now. Mr. Reitman mentioned they are at the corner of Hulen & Vickery where all the construction is going on. Mr. West also asked if he had any contact with the neighborhood associations or direct neighbors adjacent to him. He said they did sent out letters and knocked on some doors; the only negative response was they wanted it to go back to a pediatrician’s office. He has had conversations with Councilman Jordan.

Ms. Spann mentioned this would be a good fit for the neighborhood. Ms. Spann asked if he was going to re-landscape the property. Mr. Reitman said he is a big believer in native plants.

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

<i>Document received for written correspondence</i>				ZC-12-041	
Name	Address	In/Out 200 notification area ft	Position on case		Summary
Billie Foster	5409 Wonder Dr.	Out		Opposition	Sent letter in

6. ZC-12-042 Taly’s Properties Inc. (CD 2)- 3240 NW 33rd St. (Rosen Heights Second Filing, Block 247R, Lot 1A, 3.93 Acres): from “A-5” One-Family to “PD/SU” Planned Development/Specific Use for arena, club house, and stables; site plan included

Chris Bonilla, 8540 Charleston Avenue, Fort Worth, Texas representing Taly’s Properties Inc. explained the request to the Commissioners. Mr. Bonilla mentioned the site has an existing stable and can accommodate 12 horses which are boarded on site. There are some bleachers in the building process and an arena which the owner did not request permits for. Mr. Bonilla mentioned the applicant is not familiar with the permitting and or zoning process. They have sent letters to all the executive members of the Far Greater Northside Historical neighborhood and invited over 400 citizens from the neighborhood to the facility to discuss the site plan. Mr. Bonilla said in the development control they will be limited to 24 rodeos per year, 24 maximum horses boarded on site, hours of operation 7 am to 11 pm, public address system and the sale of alcohol is prohibited. Horse manure will be placed in covered containers and removed from the site three times a week. They will comply with the Landscaping and Urban Forestry requirements.