



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 7, 2020

**Council District** 8

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Texas Wesleyan; Sebastian Salazar; Gloria Salazar

**Site Location:** 3222, 3226, 3228 E. Rosedale St.; Acreage: 1.076  
3217, 3221, 3235 Avenue G

**Proposed Use:** Multifamily

**Request:** From: "MU-1" Low Intensity Mixed Use

To: "MU-2" High Intensity Mixed Use

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located on the southwest intersection of East Rosedale Street, an Activity Street on the Master Thoroughfare Plan and Collard Street. The applicant is requesting a zoning change to "MU-2" High Intensity Mixed Use for a multifamily development.

Activity Streets are "destination streets". They are typically retail-oriented, with generous parkway widths and room for sidewalk cafes and other such features. Automobile speeds are slow, and lanes are slightly narrower than typical. Parking is typically on-street, and building facades front the street. Buildings are typically one to three stories high. Streets are typically in a grid pattern, diffusing traffic. Bicycles may share the road depending on speeds, but bike lanes are also used.

The Polytechnic/Wesleyan Urban Village was designated in 2002 to encourage higher density and better quality development. To implement the urban village designation, the areas was rezoned to MU-1. Most surrounding properties in the area are zoned MU-1 and UR, apart from the university. T

The site is also located in a Neighborhood Empowerment Zone (NEZ Area Six), which is an overlay put in place to promote housing, economic development and quality service within the central city. Municipal property tax abatements, fee waivers and release of city liens are available to property owners who build or rehabilitate property within a NEZ. These incentives are designed to promote affordable housing, economic development and expanded services.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "CF" Community Facilities / university
- East "MU-1" Low Intensity Mixed Use; "UR" Urban Residential / single family
- South "MU-1" Low Intensity Mixed Use / commercial/utility
- West "MU-1" Low Intensity Mixed Use / commercial/single family

Zoning History: ZC-02-279 from various to MU-1; effective 11/19/02; subject property and surrounding

**Public Notification:**

300 foot Legal Notifications were mailed on February 19, 2020.

The following organizations were notified: (emailed February 14, 2020)

<b>Organizations Notified</b>	
Neighborhoods of East Fort Worth	Polytechnic Heights NA*
West Meadowbrook NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

\*Closest registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to MU-2 for a multifamily development. Surrounding uses consist of a university, commercial, and single family uses.

The proposed development **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Southeast**

The 2020 Comprehensive Plan designates the subject property as Mixed-Use. The proposed multifamily development meets the below policies within the following Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
- Encourage redevelopment of the Polytechnic/Wesleyan and Lake Arlington Urban Villages consistent with their urban village plans and the Lake Arlington Master Plan.
- Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.

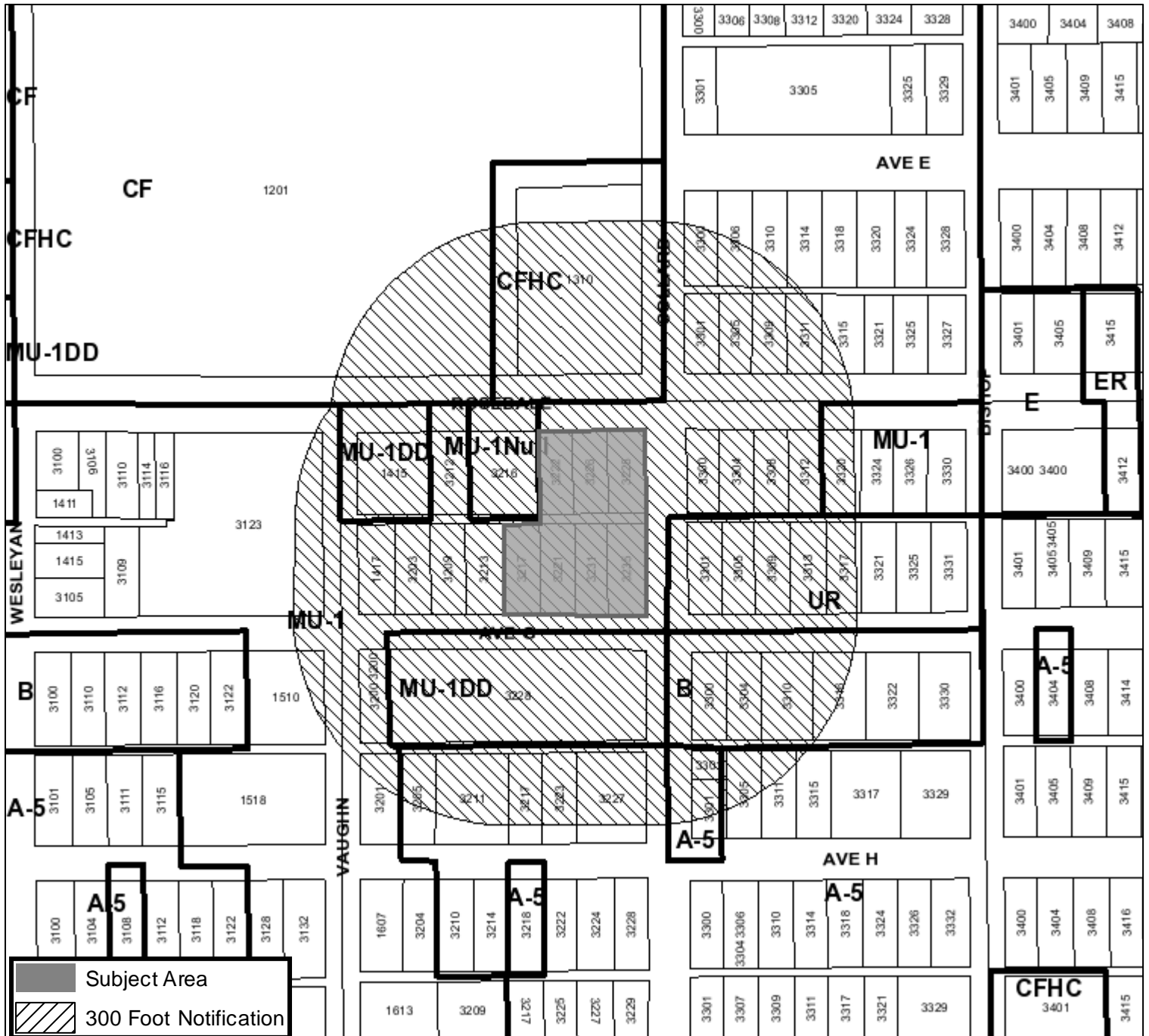
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



**Attachments:**

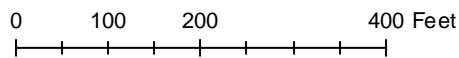
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

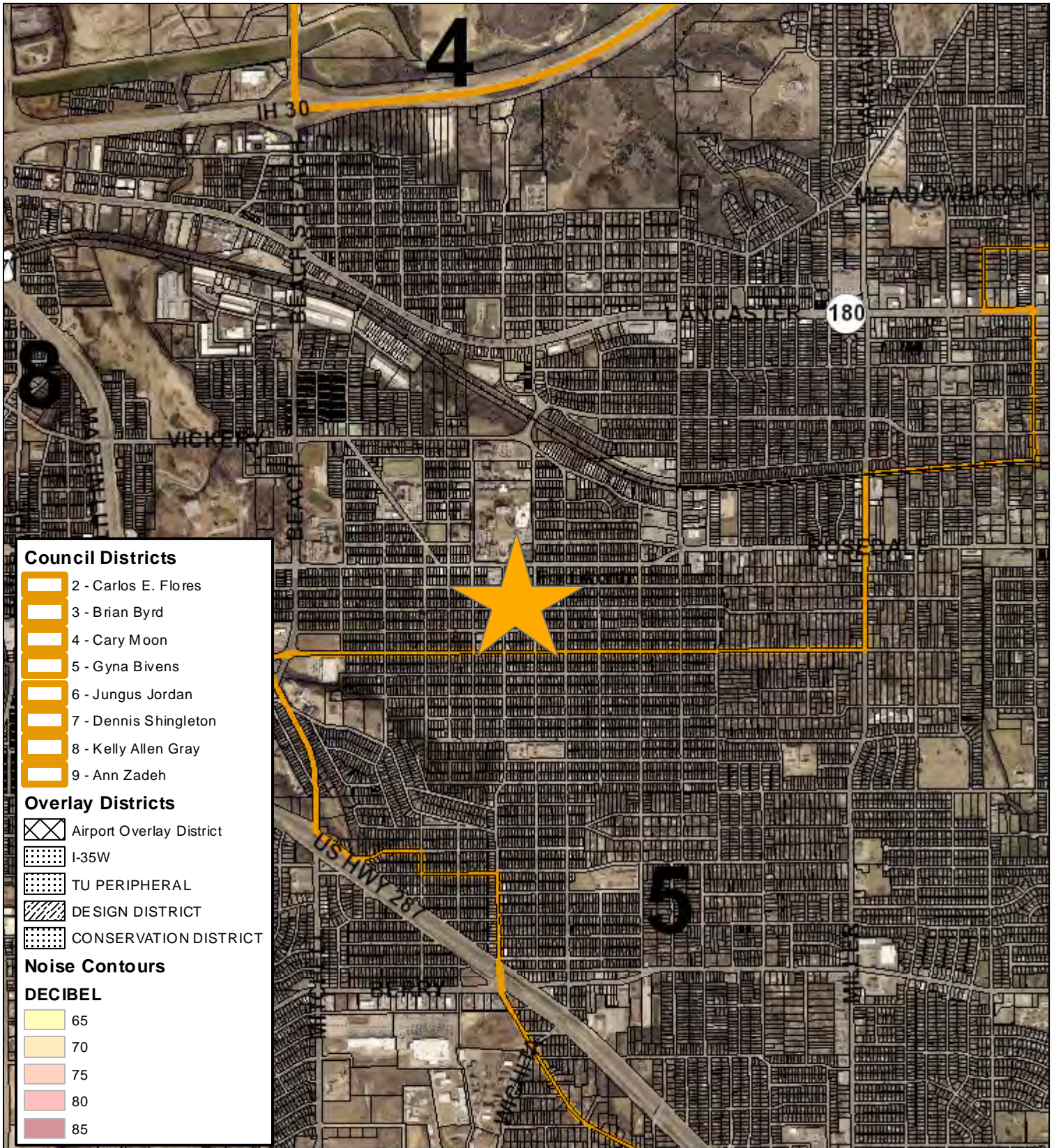
Applicant: Texas Wesleyan; Sebastian Salazar; Gloria Salazar  
 Address: 3222, 3226, 3228 E Rosedale St; 3217, 3221, 3231, 3235 Ave G  
 Zoning From: MU-1  
 Zoning To: MU-2  
 Acres: 1.07623911  
 Mapsco: 78K  
 Sector/District: Southeast  
 Commission Date: 3/4/2020  
 Contact: 817-392-8043



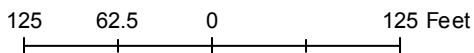
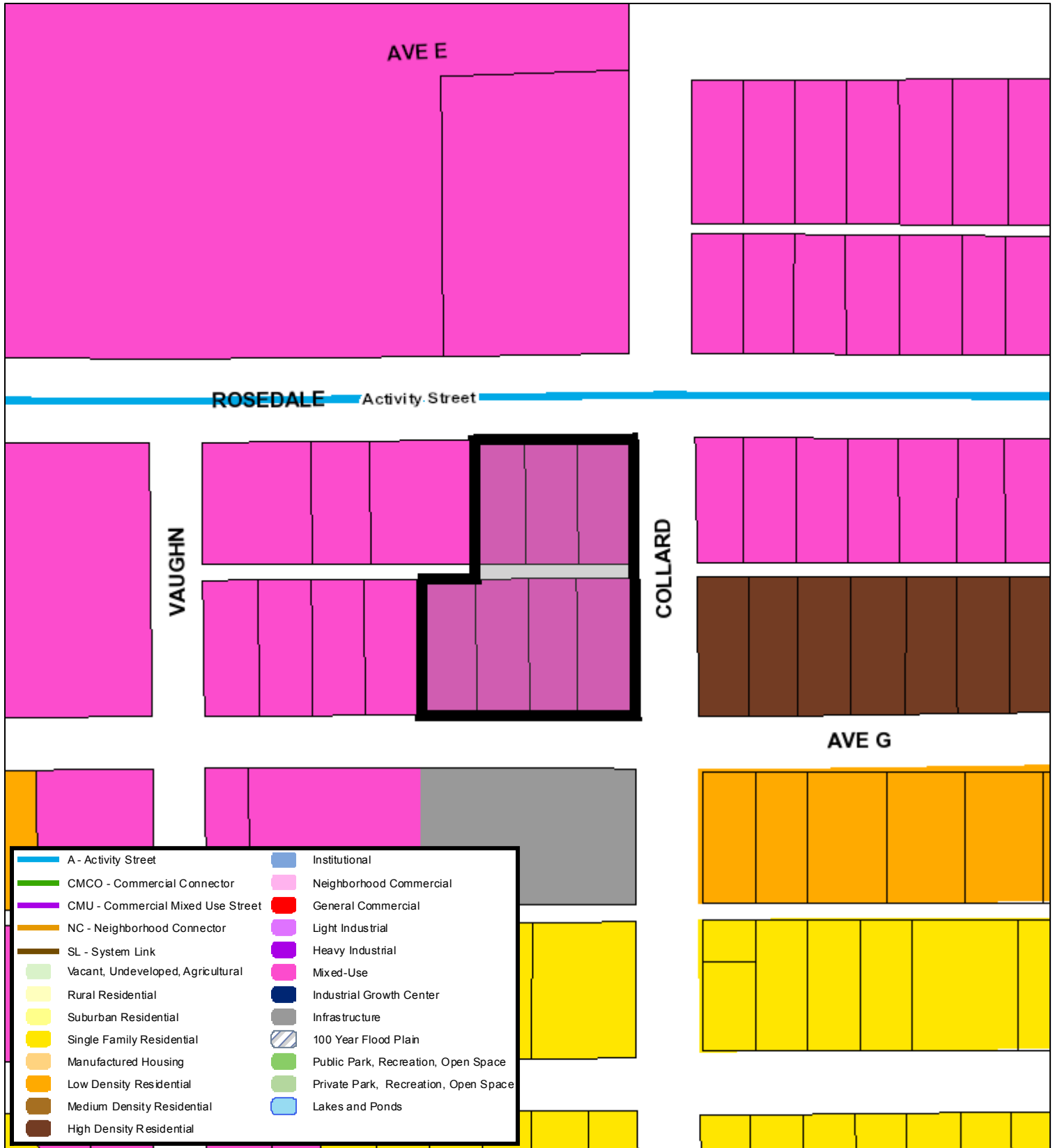
 Subject Area  
 300 Foot Notification



### Area Map



### Future Land Use



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 5, 2019.



## Aerial Photo Map



0 80 160 320 Feet

