



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-22-201

District (old/new): 8 / 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Armando Hernandez/Stacy Collins

Site Location: 3600 E. Rosedale Street

Acreage: 0.13 acres

Request

Proposed Use: Auto Sales

Request: From: "E" General Commercial

To: "FR" General Commercial Restricted

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 7-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Existing Improvements
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The proposed site is located on the corner of East Rosedale Street and Campbell Street. The applicant is proposing to zone the subject site “FR” General Commercial Restricted. The applicant intends use the lot for automotive sales. In 2010, nearby properties were included in a Council Initiated rezoning to reduce the intensity of zoning in the area. In addition, the Polytechnic/Wesleyan Urban Village is located approximately two blocks from the site. The current “E” Neighborhood Commercial zoning is an appropriate district buffering Urban Villages.

This case was continued in order for the applicant to reach out to the neighborhoods.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / convenience store
East “E” Neighborhood Commercial /commercial building
South “ER” Neighborhood Commercial Restricted / salon, single-family
West “CF” Community Facilities / church

Recent Zoning History

- ZC-10-118-Council Initiated Rezoning impacting several nearby properties for lower zoning designations.

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.
The following organizations were emailed on December 30, 2022:

Organizations Notified	
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	FWISD
East Fort Worth Business Association	

**Located just south of this Neighborhood Organization.*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting a zoning change to “FR” General Commercial Restricted. Surrounding uses vary with a convenience store to the north, commercial building east, church to the west, and salon to the south. The

overall area was rezoned via Council Initiated Rezoning to reduce the intensity of zoning. As such, the proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Polytechnic Heights

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial, “FR” zoning is not consistent zoning classification according to the following table.

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1

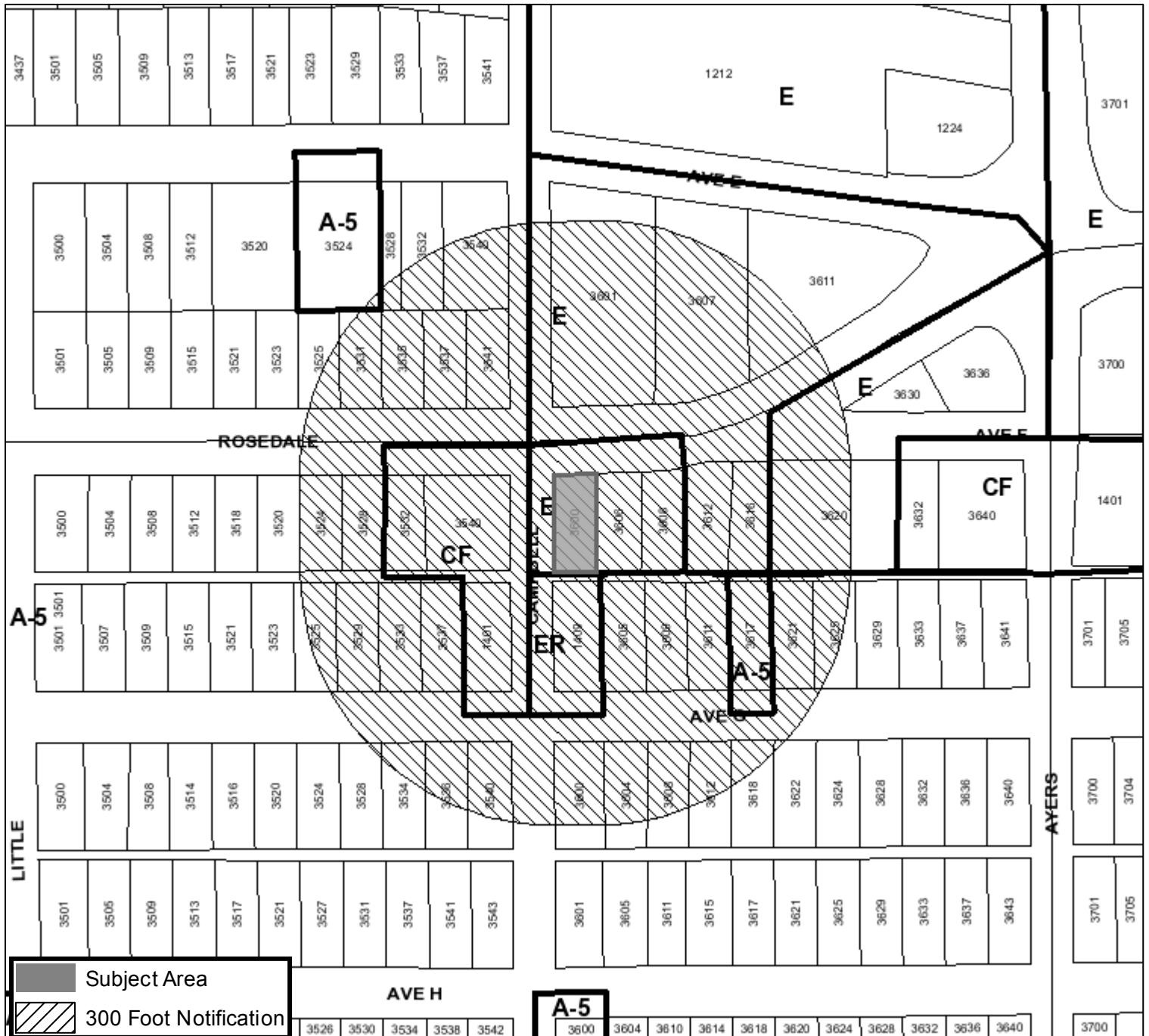
The proposed zoning **is not consistent** with the Comprehensive Plan.



Economic Development Plan

The site is not directly addressed in the 2017 Economic Development Strategic Plan; however, one of the desired outcomes of the plan is a more sustainable tax base driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow more intense commercial development would not make a significant difference since this property is already commercial.

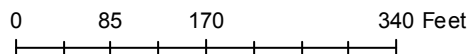
Area Zoning Map

Applicant: Armando Hernandez/Stacy Collins
 Address: 3600 Rosedale Street
 Zoning From: null
 Zoning To: null
 Acres: 0.13349382
 Mapsco: 078L
 Sector/District: Polytechnic Heights
 Commission Date: 1/11/2023
 Contact: null

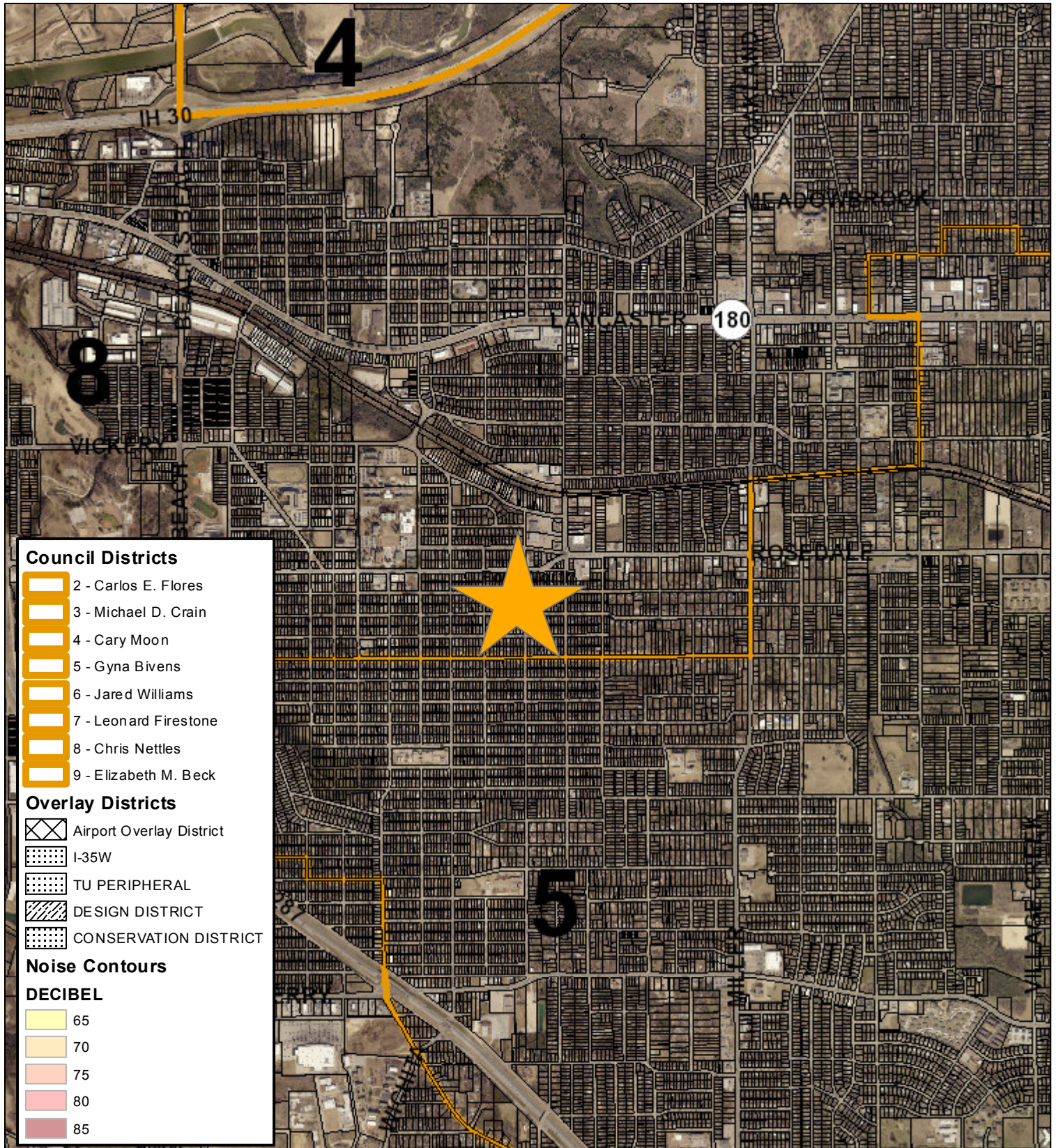


	Subject Area
	300 Foot Notification

AVE H
 A-5
 3526 3530 3534 3538 3542 3600 3604 3610 3614 3618 3620 3624 3628 3632 3636 3640 3700








Area Map








Council Districts

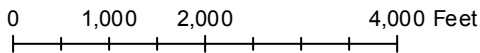
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

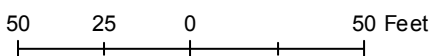
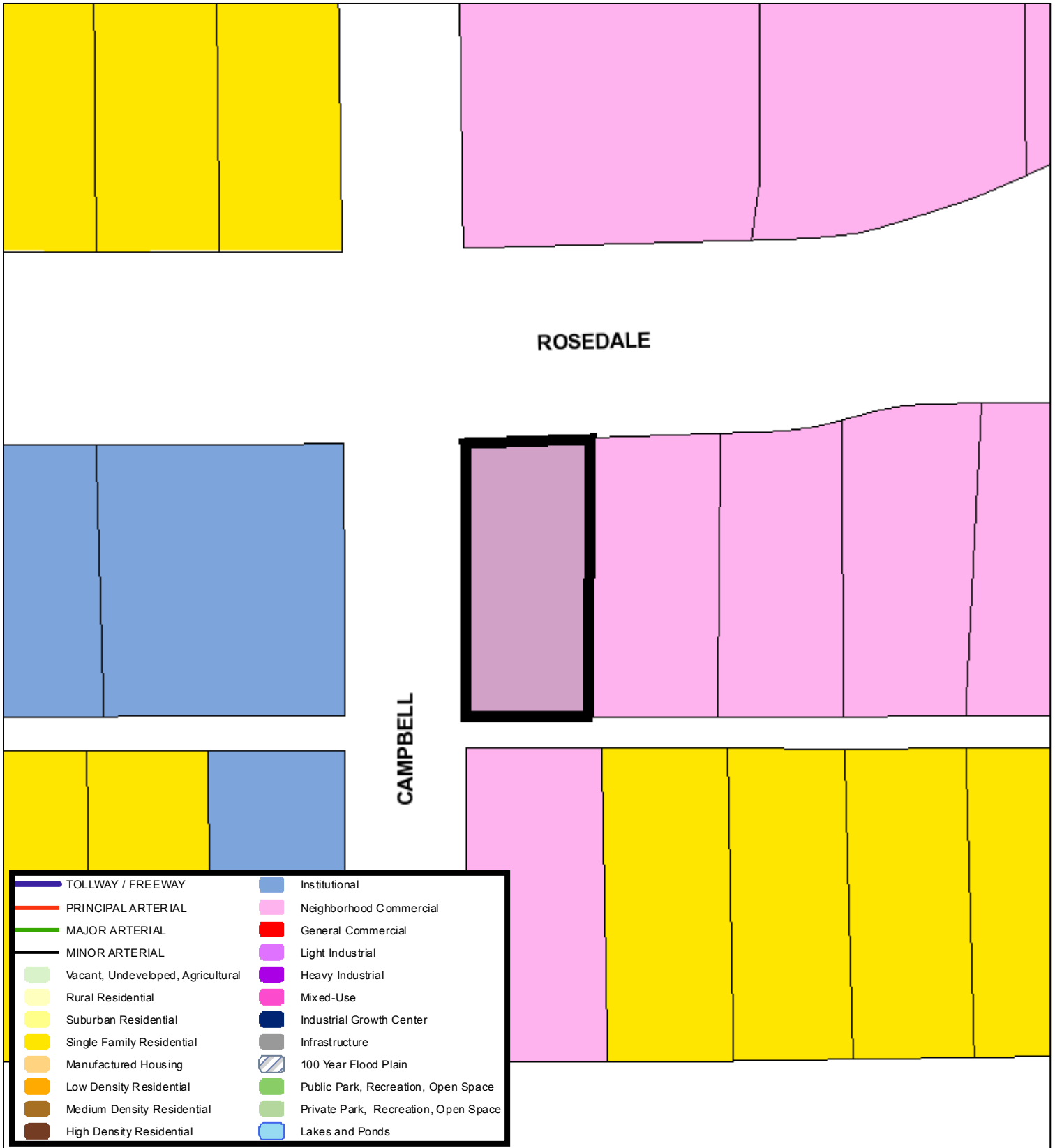
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



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 6, 2018.



Aerial Photo Map

