



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 2, 2020

**Council District**     **8**

**Zoning Commission Recommendation:**  
Denial by a vote of 7-0  
  
**Opposition:** none submitted  
**Support:** none submitted

Case Manager     Arty Wheaton-  
Rodriguez  
Surplus            Yes \_\_\_ No X  
Council Initiated   Yes \_\_\_ No X  
Continued         Yes \_\_\_ No X

**Owner / Applicant:**         **Mohammad Rahman**

**Site Location:**                2700 & 2704 E. Rosedale St.                                 Acreage: 0.39

**Proposed Use:**                 **Commercial/Convenience Store and Groceries**

**Request:**     From: "MU-1" Low Intensity Mixed Use  
To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (significant deviation).**

**Staff Recommendation:**         **Denial**

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**Background:**

The proposed site is located just off the southeast intersection of East Rosedale Street, an Activity Street on the Master Thoroughfare Plan and Conner Avenue. The applicant is requesting a zoning change to "E" Neighborhood Commercial for an expansion/addition (3,250 sf) of an existing convenience store to allow retail sales and grocery store. The "MU-1" district does allow for retail sales and grocery store, but the applicant is seeking this change in order to not adhere to design regulations set forth in the "MU-1" ordinance and Urban Village Master Plan for the Polytechnic Wesleyan Urban Village.

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. In the spring of 2013, the City of Fort Worth reconstructed East Rosedale from Mitchell Blvd to S Ayers St as part of the continued effort to create pedestrian friendly sidewalks lined with street trees and new lighting. That project has since grown to continue east to East Loop 820.

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.

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 "MU-1" Low Intensity Mixed Use
- East "MU-1" Low Intensity Mixed Use
- South "UR" Urban Residential / single family
- West "MU-1" Low Intensity Mixed Use / commercial

Zoning History: ZC-02-279 from various to MU-1; effective 11/19/02; subject property and surrounding  
 ZC-10-118 expanded UV boundary west to Beach creating gateway of MU-1

**Public Notification:**

300 foot Legal Notifications were mailed on April 22, 2020.  
 The following organizations were notified: (emailed April 21, 2020)

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	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-1 for an addition to an existing gas/convenience store to sell groceries and other retail items. 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 a Community Mixed-Use Growth Center. The proposed development does not meet the below policies and strategies 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.
- Prioritizing development within mixed-use growth centers is critical to building a financially sustainable future. Urban infill development uses existing public infrastructure (roadways, water, and sewer) making it less expensive to build and maintain the development long-term. Population density, encouraged by mixed-use centers, allows for the efficient use of public services (police, fire, public transportation); which improves quality of service while reducing

expenditures. Overall, mixed-use growth centers and urban villages generate more tax revenue than they consume through use of city services and infrastructure.

The Polytechnic Wesleyan Urban Village was created in 2002 and had an intensive master planning effort completed in 2007 completed to outline strategies for the redevelopment of the area. A fundamental premise of the Urban Village Program is to promote revitalization of these designated areas by providing capital improvements (provided by the City in 2013) and development incentives that leverage private investment and enhance pedestrian and transit access. One strategy to provide this is mixed-use zoning, which provides helps create a good relationship between the built environment and the public realm. Design principles within the MU-1 ordinance strive and the Urban Village Master Plan are not met by the type of development that is proposed on this site.

Based on a lack of conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

***Attachments:***



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

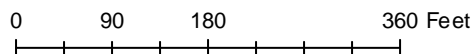


# Area Zoning Map

Applicant: Mohammad Rahman  
 Address: 2700 & 2704 E Rosedale St  
 Zoning From: MU-1  
 Zoning To: E  
 Acres: 0.39989241  
 Mapsco: 78J  
 Sector/District: Southeast  
 Commission Date: 5/13/2020  
 Contact: 817-392-6226



 Subject Area  
 300 Foot Notification



### Area Map



**Council Districts**

- 2 - Carlos E. Flores
- 3 - Brian Byrd
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

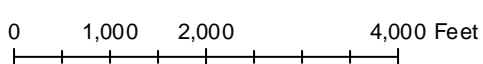
**Overlay Districts**

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

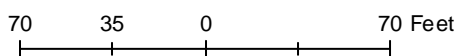
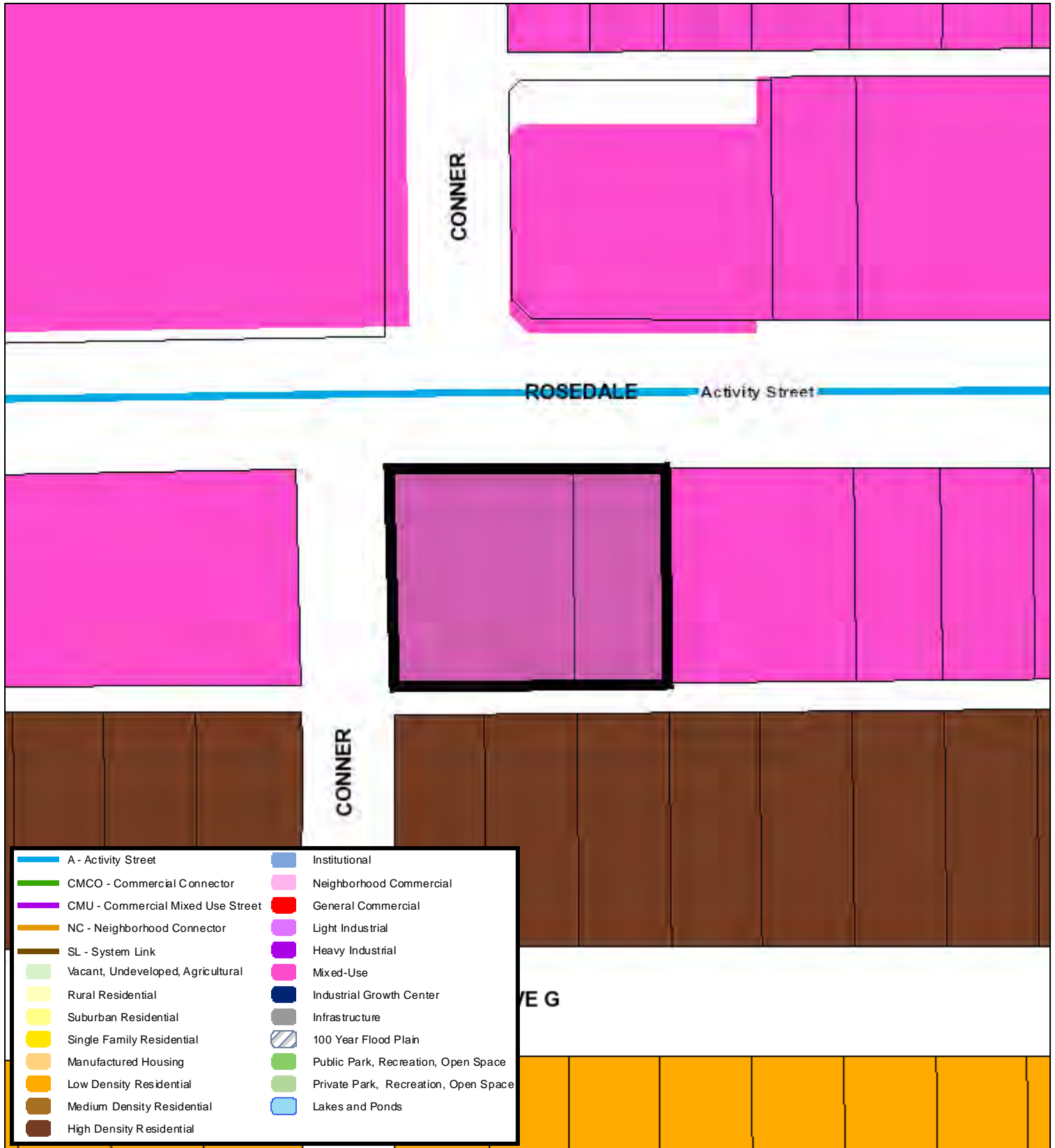
**Noise Contours**

**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 5, 2019.



**Aerial Photo Map**



0 45 90 180 Feet

