

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2011

Council District 5

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: One person spoke at the March meeting

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

Owner / Applicant: Catholic Diocese of Fort Worth

Site Location: 2641 & 2644 Avenue L, 2000 McKenzie, and 2701 Burchill
Mapsco: 78NP

Proposed Use: Meeting Rooms and Short Term Ministry Lodging

Request: From: "B" Two-Family, "PD-54" and "PD-75" Planned Developments for child care facilities with staff; site plan waived

To: Amend PDs 54 & 75 to all uses "CF" Community Facilities to include temporary lodging with development standards; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is proposing a zone change to "PD/CF" Planned Development for all uses in "CF" Community Facilities with temporary lodging for a ministry formation center. The majority of the site is zoned PD-54 for a child care facility.

The case was continued from the March 9 meeting and the Commission requested that the applicant provide a site plan and meet with adjacent property owners who expressed concern over the overflow parking that occurs during church meetings and services. The applicant has provided a site plan that shows the three existing buildings with lodging and meeting areas with bunk beds for adults that will sleep approximately 104 people and the proper parking. The existing building located at 2000 McKenzie has been demolished. The proposed site plan provides future meeting facilities and additional lodging with associated parking to be constructed at the same time.

The applicant met with the adjacent owners concerning the overflow church parking. In order to accommodate the need, Conner Ave. and Ave L are being abandoned and an additional 67 parking spaces are being provided from the abandoned roads/future driveways. An application for a hearing by the City Plan Commission has been received for the abandonment and replatting of these streets and adjacent lots. The case is scheduled to be heard on April 27, which is before the scheduled Council hearing date for this zoning case on May 3. The parking will be serving the church's needs and will be separated by a fence, but is included on this site plan and is intended to be constructed within the first phase.

The property currently has a chain link fence along the front property line. This will be replaced with an 8 ft. wrought iron fence in the same location. Since a sign would have to be placed behind this fence, the applicant is proposing to install two masonry monument signs incorporated into the fenceline. The panels would be 8 ft. tall to match the iron fencing and 10 ft. wide to match the iron panel widths. The wording in these two locations would have raised lettering.

Development Standards	CF District	Proposed PD/CF
Front Yard	20 feet minimum when across the street from an A or B zoning district, no required parking permitted	20 feet minimum when across the street or projection from an A or B zoning district. Parking to be permitted in the front yard along the eastern and southern property lines.
Parking	Lodging: 1 space for proprietor, plus 1 space per 2 sleeping rooms, plus 1 space per each 4 employees; Meeting area: One space per 4 seats in main auditorium	Parking will be provided at the ratio of 1 space per 2 beds (compared to sleeping rooms). Some of the parking spaces are located in front of the front building line, for which a waiver is necessary. The location of parking for future meeting and lodging facilities is indicated on the site plan and will meet requirements. Additional parking is being provided to meet the church's parking needs.
Screening/Fencing	A minimum of four feet tall open type design in the front yard.	A minimum of eight feet open type design/ iron in the front yard setback
Signage	10 sf monument for each 100 sf of frontage, which equals to about 65 sf	Two 8 ft. by 10 ft. masonry monument signs incorporated into the fence line

Site Information:

Owner: Catholic Diocese of Fort Worth
800 W. Loop 820 S.
Fort Worth, TX 76108

Acreage: 7.93 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "B" Two-Family & "E" Neighborhood Commercial / vacant
- East "A-5" One-Family & "B" Two-Family / vacant & single-family
- South "B" Two-Family / single-family
- West "B" Two-Family / Church & parking lots

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. There is a 20 ft. projected setback along Burchill Road and McKenzie Street. The proposed masonry sign, fencing and several parking spaces are encroaching in this setback.
2. Future structures in phase II and III are requesting a maximum height of 48 ft.
3. To allow for additional parking for the church property which exceeds the maximum parking count of 125%.
4. An eight foot tall internal fence

Zoning Commission recommended waivers to the items noted above.

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: VA-11-003 & 004 Vacation of Conner & pt of Avenue, Plan Commission hearing April 27, 2011

Public Notification:

The following Neighborhood Associations were notified:

Burchill
United Communities Association

Fort Worth ISD
Southeast Fort Worth, Inc.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a church/ministry training facility with temporary living quarters and development standards; site plan included.

Surrounding uses are currently vacant to the north, vacant and single-family to the east, single-family to the south, and a Church to the west.

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

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as institutional and low density residential. The requested zoning classification is appropriate for the land use designation.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 37)

Based on conformance with the future land use, and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

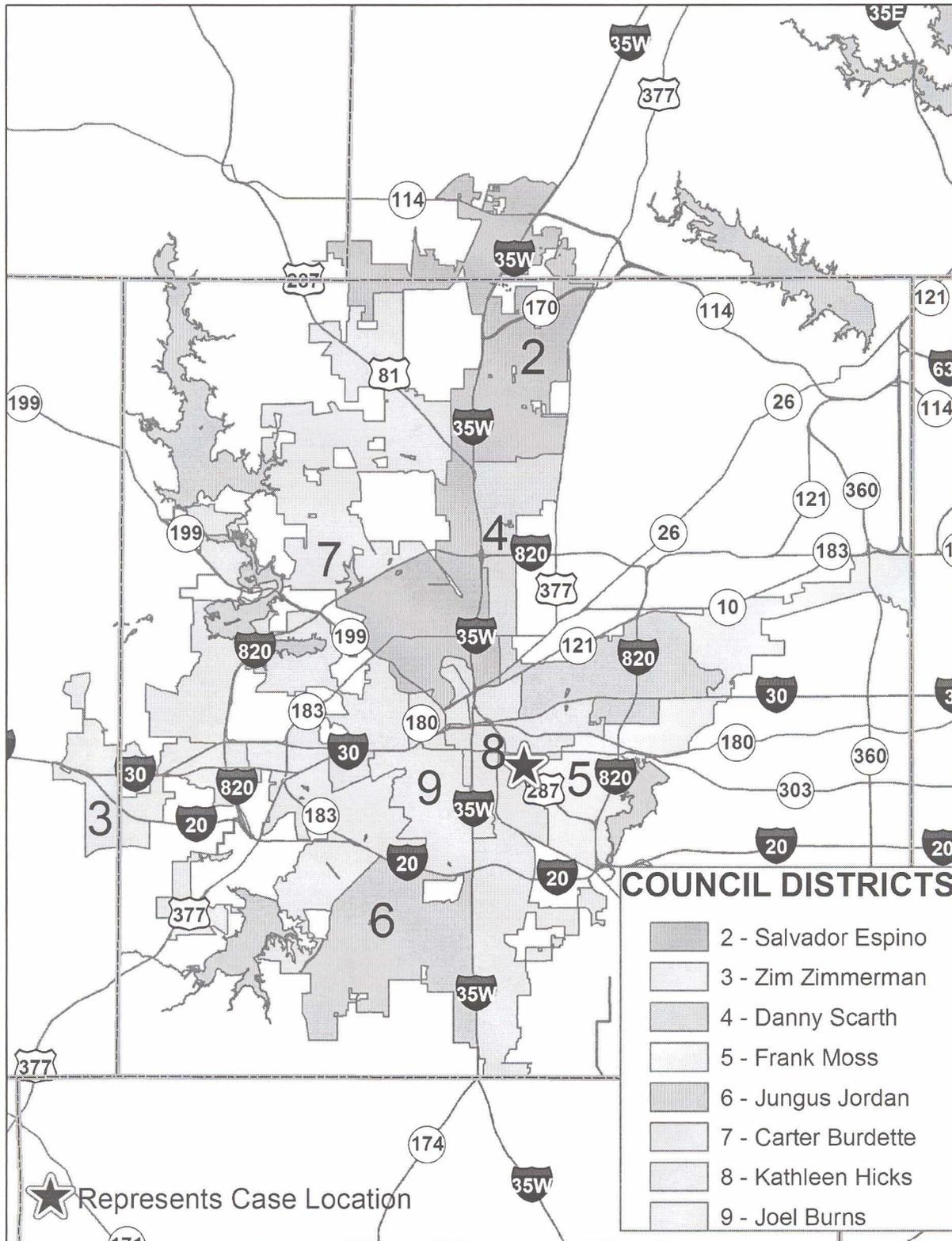
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

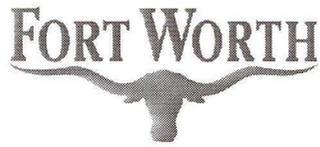
FORT WORTH



ZC-11-026

Location Map



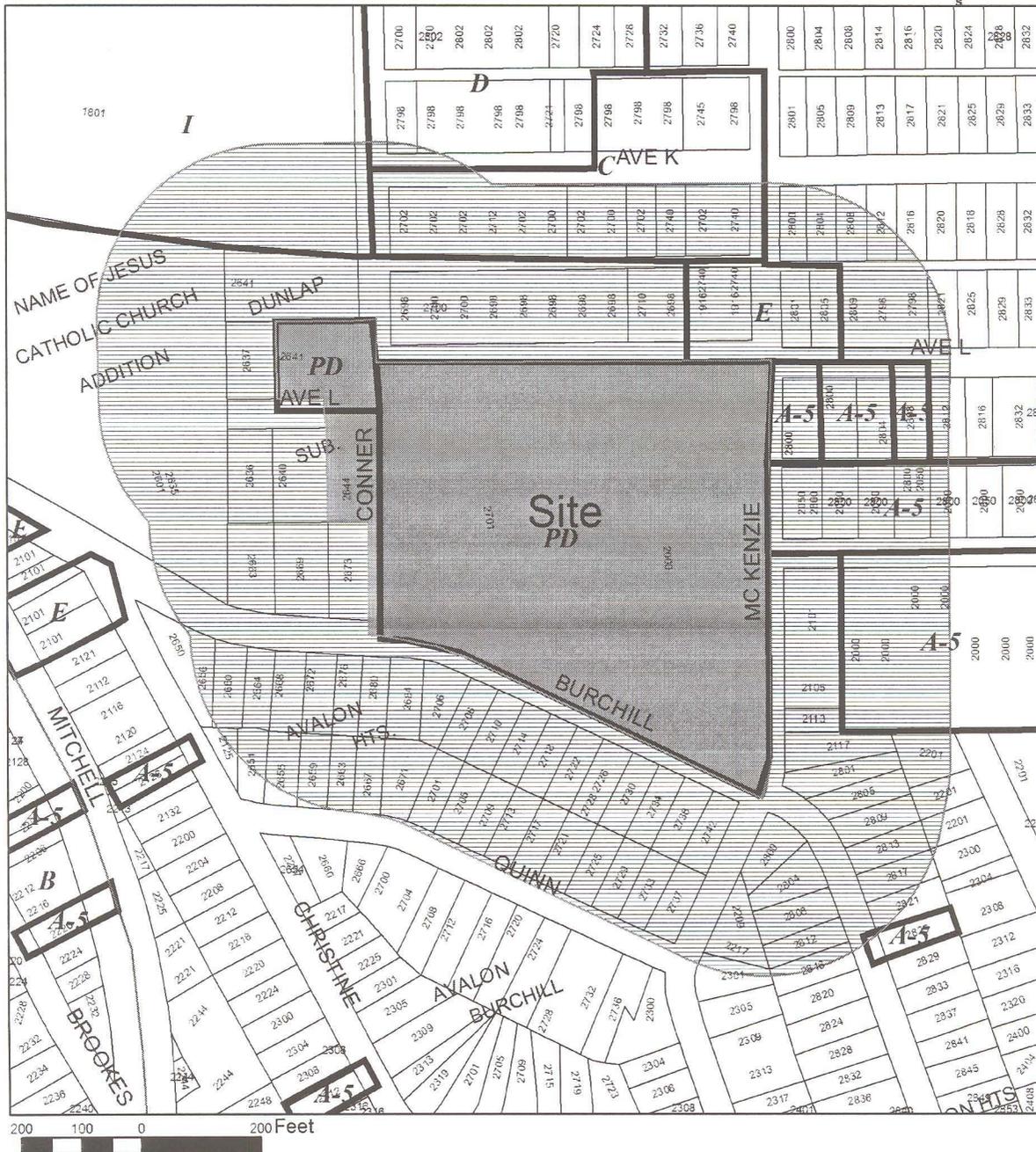


ZC-11-026

Area Zoning Map

Applicant: Catholic Diocese of Fort Worth
 Address: 2641 & 2644 Avenue L, 2000 McKenzie, and 2701 Burchill
 Zoning From: B, PD 54, PD 75
 Zoning To: PD for all CF uses plus temporary lodging, waivers to development standards
 Acres: 9.9
 Mapsco: 78N&P
 Sector/District: Southeast
 Commission Date: 03/09/2011
 Contact: 817-392-2495

300 Ft. Notification Buffer



ZC-11-040

KEY

NOTES BY SYMBOL - ZONING	NOTE
.1	NEW FENCE
.2	NEW COMPLIANT GATE AT EXISTING DRIVE
.3	NEW SIGN
.4	EXISTING PARKING
.5	NEW PARKING - PART OF PHASE I
.6	ABANDONED & RECONFIGURED PUBLIC R.O.W. (COMPLIANT FIRELANE)
.7	NEW FENCE (INTERNAL)
.8	EXISTING FIRE HYDRANT
.9	APPROXIMATE LOCATION OF NEW CURB CUT
.10	MINOR ADDITION (+/- 100 SF) TO MATCH EXISTING BUILDING IN MATERIAL AND HEIGHT

COMPLIANCE NOTE:
THE SITE PLAN WILL CONFORM TO SECTION 6.301, LANDSCAPING
THE SITE PLAN WILL CONFORM TO SECTION 6.302, URBAN FORESTRY

- ZONING REQUESTED VARIANCES**
- MINIMUM 8 FT OPEN STYLE METAL FENCE WITHIN THE FRONT YARD SETBACK WITH MASONRY SIGNAGE.
 - PARKING WITHIN THE FRONT YARD ON THE EASTERN PROPERTY LINE
 - WAIVER TO ALLOW FOR MORE PARKING THAN 125% OF REQUIREMENT (FOR ADJACENT CHURCH PROPERTY)
 - WAIVER TO ALLOW FOR MAX 48' BUILDING HEIGHT TO THE PEAK OF FUTURE STRUCTURE(S)
 - WAIVER TO ALLOW FOR 8 FT TALL FENCE ALONG EAST EDGE OF PARKING AT ABANDONED CONNER AVE. (NOTE NO. 7 ABOVE)

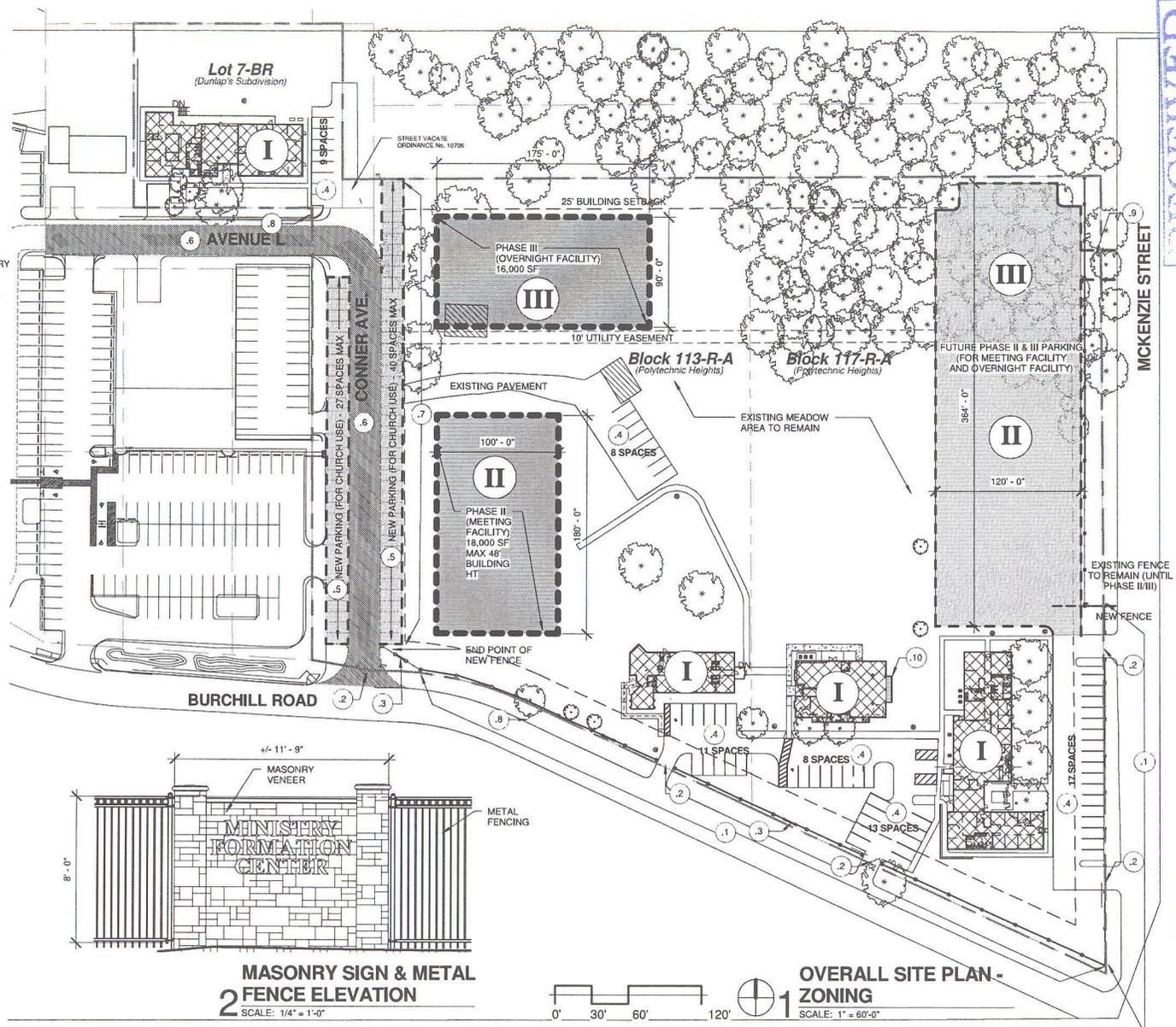
- ZONING REQUIREMENTS**
- NO DEVIATION REQUESTED FROM SCREENING AND SETBACK REQUIREMENTS, EXCEPT AS NOTED
 - NO DEVIATION REQUESTED FROM LIGHTING STANDARDS
 - FUTURE STRUCTURES WILL COMPLY WITH ALL REQUIREMENTS, EXCEPT AS NOTED
 - EXTERIOR CONSTRUCTION MATERIALS, AND ENTRANCES/EXITS TO FUTURE STRUCTURES ARE UNKNOWN AT THIS TIME.
 - NEW AND FUTURE PARKING AS SHOWN WILL COMPLY WITH ALL REQUIREMENTS, EXCEPT AS NOTED. EXACT LOCATION OF ACCESS DRIVES AND INTERNAL VEHICULAR CIRCULATION IS UNKNOWN AT THIS TIME.
 - LOCATION OF DUMPSTERS/AIR CONDITIONERS/COMPACTORS WILL BE DETERMINED AS PART OF FUTURE BUILDING DESIGN.

LEGAL DESCRIPTION OF PROPERTY:
LOT 7-BR, DUNLAP'S SUBDIVISION AS RECORDED IN CABINET B, SLIDE 333, P.R.T.C.T.
BLOCK 113-R-A & BLOCK 117-R-A, POLYTECHNIC HEIGHTS AS RECORDED IN VOLUME 388-28, PAGE 199, P.R.T.C.T.
CONNER AVENUE PROPOSED STREET VACATION, CITY OF FORT WORTH CASE NO. VA-011-003, REF. EXHIBIT "A"

- DEVELOPMENT SCHEDULE:**
- PHASE I:**
REMODEL EXISTING BUILDINGS FOR MINISTERIAL OVERNIGHT FACILITIES, FOR 105 PEOPLE (TOTAL ALL 4 EXISTING BUILDINGS)
- PHASE II:**
MEETING FACILITY, ADDITIONAL PARKING
- PHASE III:**
OVERNIGHT FACILITY, ADDITIONAL PARKING

PARKING CALCULATIONS - MINISTRY FORMATION CENTER

REQUIRED PARKING:	AREA/OCCUPANCY	CALCULATION	REQUIRED SPACES
FACILITY	103 TOTAL OCCUPANTS	1 PER 2	51.5
TRAVELING/DORMITORY:			5
EMPLOYEE PARKING:			5
TOTAL REQUIRED:			57
PROVIDED PARKING:			
EXISTING ON SITE PARKING SPACES:			
GUEST	61		
EMPLOYEE	5		
TOTAL	66		
NEW PARKING (PART OF PHASE I)			
ALONG ABANDONED CONNER AVE: MAX 67 SPACES - TO BE USED BY ADJACENT HOLY NAME OF JESUS CATHOLIC CHURCH			
FUTURE PARKING (PHASE II & III)			
PARKING WILL BE PROVIDED WHERE DESIGNATED BASED ON CODE REQUIREMENTS AT THE TIME OF BUILDING DESIGN			



OWNER:
CATHOLIC DIOCESE OF FORT WORTH
800 W LOOP 820 SOUTH
FORT WORTH, TEXAS 76108
PH: 817.560.2452

CONTACT: MR. GARY FRAGOSSO

ARCHITECT:
O'CONNOR ARCHITECTURE & INTERIOR DESIGN, LTD
304 MAIN STREET
FORT WORTH, TEXAS 76102
PH: 817.877.0691
www.oaid.net

CONTACT: MR. RAYMOND O'CONNOR, AIA

DIRECTOR OF PLANNING AND DEVELOPMENT
DATE

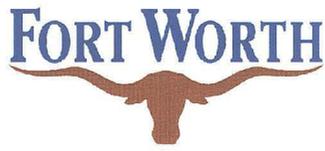
Ministry Formation Center
FOR THE CATHOLIC DIOCESE OF FORT WORTH
Zoning Case # ZC-01102

RECEIVED
MAR 25 2011

RECOMMENDED FOR APPROVAL
O'CONNOR ARCHITECTURE & INTERIOR DESIGN, LTD
ADDRESS: BURCHILL ROAD SITE - FORT WORTH, TX
REVISION SCHEDULE
Project no.: 02024.02
Issue date: 03/25/11
checked by: OR
drawn by: ROC

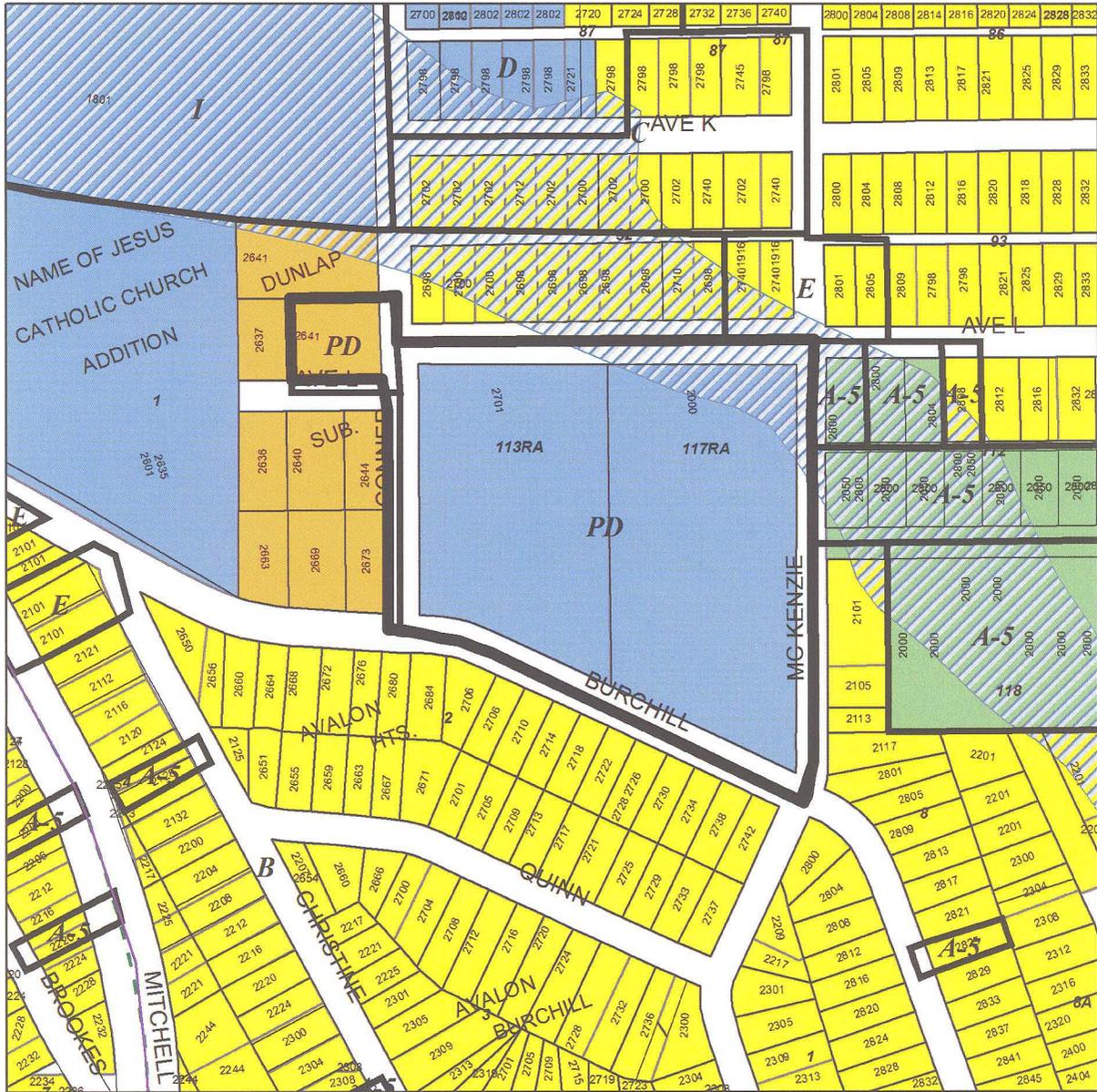
RECOMMENDED FOR APPROVAL
O'CONNOR ARCHITECTURE & INTERIOR DESIGN, LTD
304 Main Street
Fort Worth, Texas 76102
ph (817) 877 0691 fax (817) 977 4093
www.oaid.net

SHEET No:
A.01



Future Land Use

ZC-11-026



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- 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 1, 2011.



Aerial Photo Map



Mr. Ortiz asked the question if the neighborhood is ok with the amount of activity the business could generate. Mr. Flores explained the neighborhood did discuss this but do not know the volume it may create. He also mentioned the majority of the neighborhood is ok with the concept.

Ms. Zadeh asked about the uses on site and if the applicant could explain. Mr. Schell explained that if there were 22 cars in line for the car wash they would likely come back another time.

Mr. Wilson mentioned that Mr. Petrie is a business man and will make the area appealing.

Motion: Following brief discussion, Mr. Genua made a motion to approve the request with the stipulation of it being a trial for six months and to come back before the Commission; no second was provided. On a substitute motion Mr. Edmonds recommended approval as amended of the request to remove the language related to tune ups and add spark plugs and wires, seconded by Mr. Romero. The motion carried unanimously 9-0.

2. ZC-11-005 Trinity Bluff Development, LTD (CD 9)- 761 & 765 Samuels Avenue (Mulligan Addition, Lot 5C & 5D, 3.13 Acres): from "D" High Density Multifamily & "O1" Floodplain to "PD/TU-N1" Planned Development for all uses in "TU/N1" Trinity Uptown/Neighborhood Zone with development standards; site plan included.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested to withdraw the application.

Motion: Following brief discussion, Ms. Reed recommended a denial without prejudice of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

3. ZC-11-026 Catholic Diocese (CD 5)-2701 Burchill, 2000 McKenzie, 2641 and 2644 Avenue L (Polytechnic Heights Addition, Block 113RA & 117RA, Lot All, Dunlap Subdivision, Block, Lots 6 & 7BR, 7.93 Acres): from "B" Two-Family and "PDs" 54 and 75 to Amend PD 54 and 75 to all uses in "CF" Community Facilities to include temporary lodging with development standards; site plan included.

Gary Fragosse, 800 W. Loop 820 South, representing Catholic Diocese, explained to the Commissioners the case was continued from the last meeting in order for them to provide a site plan and to accommodate for more church parking. Mr. Fragosse explained they have created a plan to close Conner & Avenue L to provide for more parking for the church and create a pedestrian friendly environment. He explained that approximately 90 cars are parked illegally on Burchill & Conner on Sundays and that there should be better enforcement on controlling the traffic problems that currently exist. They have a request to vacate Conner and Avenue L that will be heard by the Planning Commission at their April meeting.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

4. SP-11-002 Trinity/Precinct LP (CD 4)- 2929 Precinct Line Road (Vincent J. Hutton Survey, Abstract 681, 1.65 Acres): amend PD-627 to provide outdoor storage facilities.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested to withdraw the case.

Motion: Following brief discussion, Mr. Edmonds recommended a denial without prejudice of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

IV. New Cases

5. ZC-11-031 Janice M. West. (CD 7)- 5320 Boat Club Road (Greenfield Acres, Block 1, Lot 12B, 0.61 Acres): from "A-5" One-Family to "ER" Neighborhood Commercial Restricted.

Richard West, 1059 Thornridge Circle, Argyle, Texas representing the owner, explained to the Commissioners over the past ten years the area has changed and more traffic is generated along Boat Club Road. A packet was handed to the Commissioners explaining his presentation. He also mentioned the traffic count and concerns along Boat Club Road. The property was recently renovated and they would like to sell it as a commercial property. He believes the neighborhood would benefit from this change.

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

6. ZC-11-032 Derek Sheppard (CD 7)- 6001 River Oaks Boulevard (Cardinal Addition, Block 3, Lots A & B 1.13 Acres): from "FR" General Commercial Restricted to "E" Neighborhood Commercial

Larry Fowler, 777 Main Street Fort Worth, Texas representing the applicant, explained to the Commissioners they are requesting to rezone the property to E to permit for a restaurant user with alcohol sales. He mentioned there is only one tenant in the shopping center.

Mr. Wilson provided some background history that the property had to be rezoned to allow an upholstery shop.

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

7. ZC-11-033 City of Fort Worth Planning & Development (CD 5)- Generally bounded by the East Freeway (I-30), Eastchase Parkway, Brentwood Stair Road and Alda Drive (see

4. ZC-11-006B City of Fort Worth Planning & Development Department Northside Neighborhood Phase 3. (CD 2)- Generally bounded by N. Main Street, NW 26th Street, Lincoln Avenue, and NW 20th Street (see addresses in case file, 21.33 Acres): from “B” Two-Family, “CF” Community Facilities, “CF/DD” Community Facilities/Demolition Delay, “K” Heavy Industrial, and “PD” Planned Developments 217, and 589 to “UR” Urban Residential, “CF” Community Facilities, “CF/DD” Community Facilities/Demolition Delay, “MU-1” Low Intensity Mixed Use, and “MU-2” High Intensity Mixed Use.

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners a portion of this case is back before them because of a notification error.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Mr. Romero. The motion carried unanimously 7-0.

5. ZC-11-026 Catholic Diocese (CD 5)-2701 Burchill, 2000 McKenzie, 2641 and 2644 Avenue L (Polytechnic Heights Addition, Block 113RA & 117RA, Lot All, Dunlap Subdivision, Block, Lots 6 & 7BR 7.93 Acres): from “B” Two-Family and “PDs” 54 and 75 to Amend PD 54 to all uses in “CF” Community Facilities to include short term lodging with development standards; site plan waiver requested.

Raymond O’Connor, 304 Main Street, representing Catholic Diocese, explained to the Commissioners they are amending the original PD to allow for temporary lodging for ministry training and Community Facilities related uses. Mr. O’Connor mentioned there is an existing chain link fence surrounding the property. It will be replaced with an eight foot open type design fence in which the monument sign will be located within the fence line

Mr. Romero asked if the fencing is proposed along Burchill and McKenzie. Mr. O’Connor responded it will be located along there street frontage. Mr. Romero also asked about the parking along Conner. Mr. O’Connor mentioned the street is proposed to be abandoned. He explained that the church has their own parking. The lodging facilities will hold about 90 people. Mr. Romero mentioned there are always parking issues with churches on Sundays.

Walter Mataner, 2733 Quinn Street spoke in opposition and was unclear on the request. He questioned how big the sign will be and that there are serious parking problems in the area. Mr. Mataner mentioned the church has two police officers to direct parking on Sundays. The overall site including the church needs to be addressed before moving forward, especially on the parking.

In rebuttal, Mr. O’Connor said the church parking is not related to their site. Mr. O’Connor mentioned the parking shown is already there. Mr. Romero asked about the waiver of the site plan related to his exhibit and mentioned visitors will use the church parking if there is not enough. It was suggested to come back with a site plan addressing some of the issues. Ms. Zadeh commented on the waiver of a site plan and the unknown for future build out.

Dr. Barnes mentioned it would be feasible to try to address the concerns about parking with the neighborhood.

Motion: Following brief discussion, Dr. Barnes recommended a 30 day continuance of the request to the April 13, 2011 meeting and site plan being required, seconded by Mr. Genua. The motion carried unanimously 7-0.

6. ZC-11-027 Matthew Hicks. (CD 7)- 5338 Boat Club Road (Greenfield Acres Addition, Block 1, W314'13 0.80 Acres): from "A-5" One-Family to "ER" Neighborhood Commercial Restricted

Matthew Hicks, 4300 Boat Club Road Lake Worth, Texas representing himself, explained to the Commissioners the request to rezone the property to ER is to allow for an insurance office. Mr. Hicks mentioned he did speak with the surrounding property owners as well as Councilman Burdette on his proposed use of the property. The house has been vacant for nine months. It has been used as rental property and the owners would like to sell it. He will not be making any changes to the structure and will be adding landscaping to the property. Mr. Hicks also mentioned Boat Club Road is a very busy road with about 27,000 cars a day. Pictures were submitted of surrounding properties.

Linda Cobb, 6332 North Ridge, spoke in opposition of the request and also submitted a petition. Ms. Cobb mentioned neighborhoods are changing and that a lot of properties fronting Boat Club are commercially zoned. Ms. Cobb also mentioned there are three more properties adjacent to this site that may go commercial as well and they're concerned about protecting the neighborhood from further encroachment. She also mentioned a couple of the property owners adjacent signed the petition.

In rebuttal, Mr. Hicks mentioned the insurance office that is being used for a home in the area. He doesn't believe changing the zoning to ER will affect the neighborhood.

Todd Bagsby, 5328 Boat Club Road speaking on behalf of his mother and Mr. Martinez, an adjacent owner, explains they are in support of the request. He also mentioned the heavy traffic along Boat Club Rd.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 7-0.

7. ZC-11-028 Triple T Farms Ltd (CD 7)- 6051 W. Bailey Boswell Road (R. Whitley Survey, Abstract 1672, 16.60 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial with no maximum building size; site plan included

Mike Clark, Winkelmann & Associates 6750 Hillcrest Plaza, Suite 325, Dallas Tx., representing Triple T Farms, explained to the Commissioners they are requesting a change to PD/E with no maximum building size to allow for a Kroger store. The deed restricts the property to E uses