



Case Number ZC-11-048

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 2, 2011

**Council District** 3

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

**Opposition:** None

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** McKinney Memorial Bible Church

**Site Location:** 4805 Arborlawn Drive Mapsco: 89E,F

**Proposed Use:** Existing Church facility

**Request:** From: "A-5" One-Family  
To: "CF" Community Facilities

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

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

**Background:**

The applicant is requesting a zoning change from "A-5" One-Family to "CF" Community Facilities for future expansion of the church and to align with the Comprehensive Plan. The church currently has a permit under review for a day care building and additional church related buildings may be constructed in the future. Certain new uses may not be permitted in the existing "A-5" zoning.

The CF zoning district is more restrictive on development standards and allows for uses associated with a church as indicated in the chart below. It also provides for more signage and can request a special exception for an electronic changeable copy sign if preferred.

Development Standards	CF District	A-5 District
Height	Based on most restrictive adjacent district: "A-5" is 35 ft.	35 ft max.
Front Yard	Across from A-5 or B district: 20 ft. minimum	20 ft.
Rear & Side Yard	5 ft.	5 ft
Parking	Prohibited in front yard	Two parking spaces behind building line
Signage	One square foot of sign area for each 10 linear feet of street frontage	30 square feet in area, no higher than six feet above grade
Uses	Community homes, churches, schools, care facilities, community centers, etc.	Single-family, churches and schools

**Site Information:**

Owner: McKinney Memorial Bible Church  
4805 ArborLawn Drive  
Fort Worth, Texas 76109

Agent: Scot McLeod/Robert Stroup  
Acreage: 19.71 acres  
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:  
North "B" Two-Family / single-family/duplex  
East "A-5" One-Family / Fine Arts Center/single-family  
South "A-5" One-Family / Beth-el Congregation/Fort Worth Library  
West "CF" Community Facilities / Church

**Recent Relevant Zoning and Platting History:**

Zoning History: None

BOA History: BAC-11-050 Special Exception approved by BOA for a daycare facility for 200 children providing 5,000 square foot play area.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Arborlawn Dr.	Major Arterial	two-way local	no
Hulen Street	Principal Arterial	two-way local	no
Briarhaven Rd.	2 way residential	local	no
Library Ln.	2 way residential	local	no

Considerations: The site's primary access is off of Arborlawn Drive a controlled intersection, which is adequate for traffic generated by the proposed and existing use.

**Public Notification:**

The following Neighborhood Associations were notified:

Stonehenge Clan	Overton Park
Overton Woods	Lake Como/Vickery Redevelopment Org.
Overton West	Fort Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "CF" Community Facilities. Surrounding land uses are single-family to the north, fine arts center to the east, church and library to the south. And church to the west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as institutional. The requested zoning change is consistent with the following Comprehensive Plan policy.

- 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 map and the 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
- Minutes of the Zoning Commission meeting



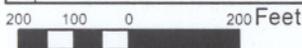
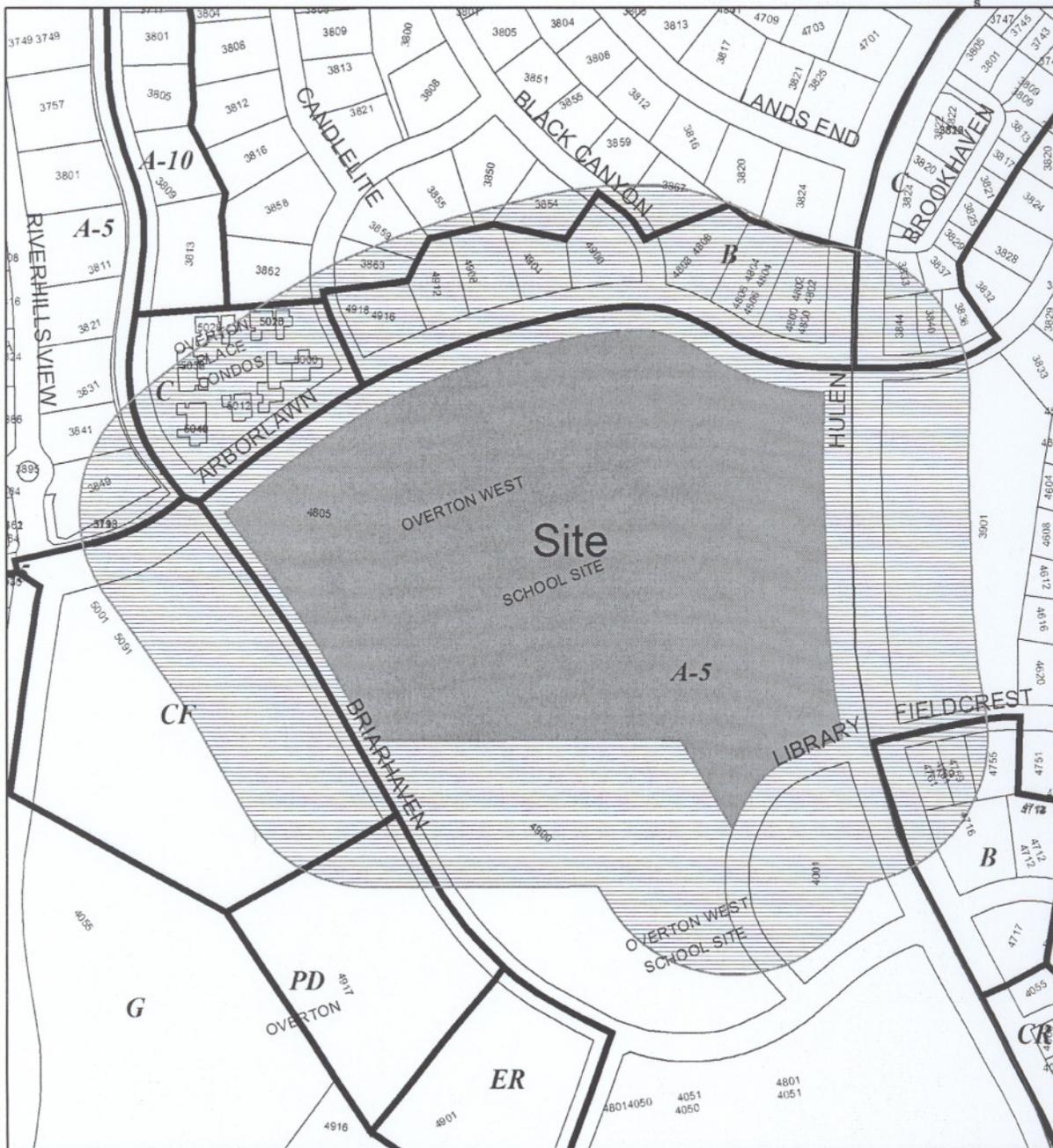


ZC-11-048

# Area Zoning Map

Applicant: McKinney Memorial Bible Church  
 Address: 4805 Arborlawn Drive  
 Zoning From: A-5  
 Zoning To: CF  
 Acres: 19.71  
 Mapsco: 89EF  
 Sector/District: TCU/Westcliff  
 Commission Date: 07/13/2011  
 Contact: 817-392-2495

 300 Ft. Buffer

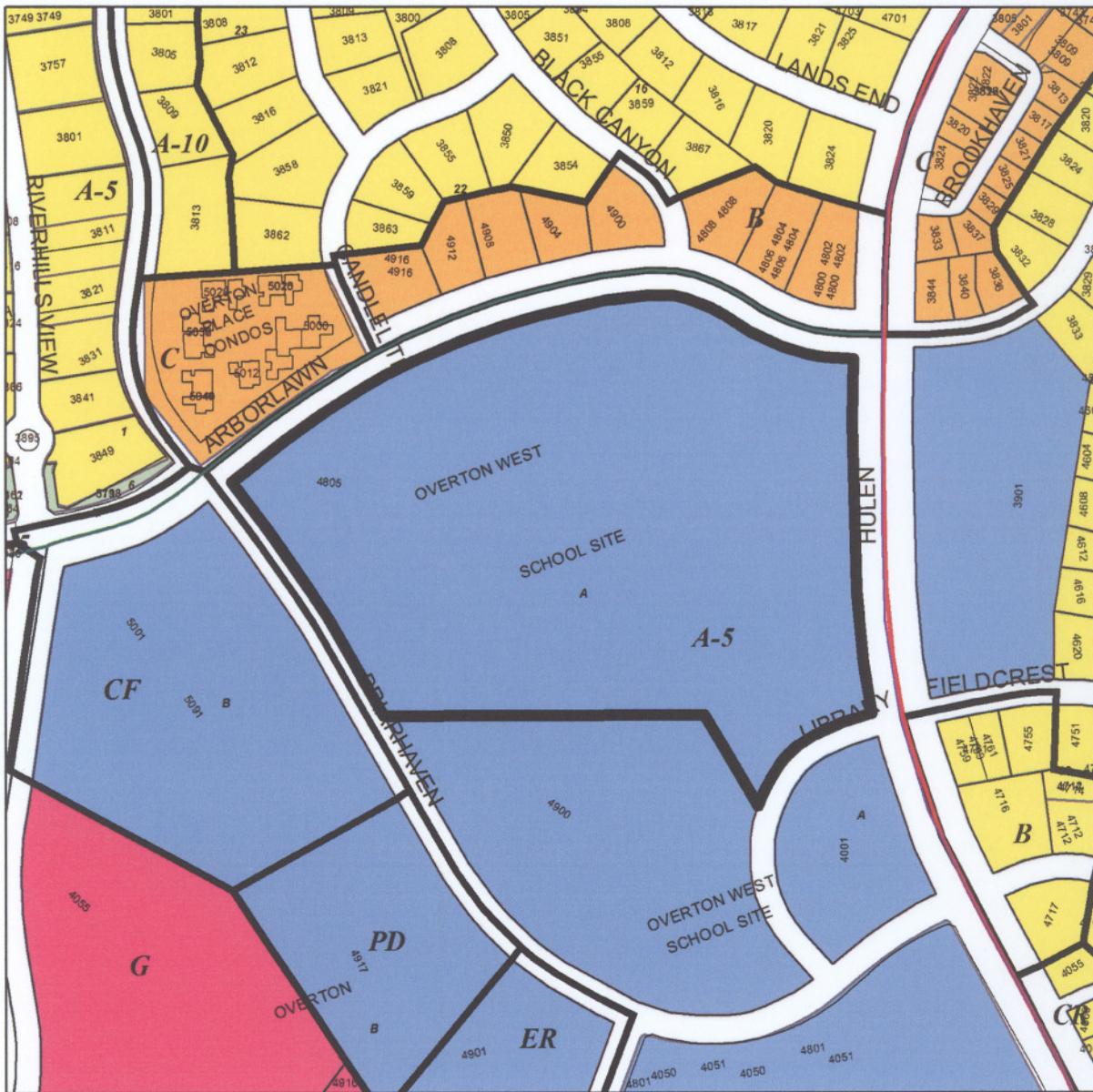


# FORT WORTH



## Future Land Use

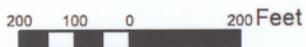
ZC-11-048



- 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



In rebuttal, Mr. Clark mentioned he understands the concerns and noted there is floodplain at the back of the property by the school property and nothing would be built back there. As far as the height issue, he is aware of it based on a previous case for the hospital. Mr. Clark mentioned if they change the zoning to I, they would come back at a later time to request for J for a specific user or go before the Board of Adjustment for a height variance.

Motion: Following brief discussion, Mr. Genua recommended approval of the request as amended for I Light Industrial, seconded by Mr. Edmonds. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				ZC-11-046
Name	Address	In/Out 200 ft notification area	Position on case	Summary
Ray Stringer/Lake Worth ISD	6805 Telephone Rd	In	Opposition	Spoke at hearing

**3. ZC-11-048 McKinney Memorial Bible Church. (CD 3)- 4805 Arborlawn Drive (Overton West School Site, Block A, Lot 1R, 19.71 Acres): from “A-5” One-Family to “CF” Community Facilities.**

Robert Stroup, 4805 Arborlawn Drive Avenue, Fort Worth, Texas representing the Church and the Board of Elders, explained to the Commissioners that they are requesting to zone the property to CF Community Facilities for future expansions and to be consistent with the Comprehensive Plan. Mr. Stroup mentioned their Community Master Plan calls for CF.

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

**4. ZC-11-049 Vertex Asset Partners LP (CD 8)- 2942 S. Riverside Drive (SP Loving Survey, Abstract 943, 8.87 Acres): from “PD-852” Planned Development for E uses with exclusions to “UR” Urban Residential**

Brandy O’Quinn, 2801 Willing Avenue, Fort Worth, Texas representing Vertex Asset Partners explained to the Commissioners the request to rezone the property to UR. Ms. O’Quinn explained this area has been designated an Urban Village. Mr. Mallick owns several properties around this area. He developed Sierra Vista, the single-family development to the west of the subject property. She explained there is a real demand for senior housing. The UR zoning district is fitting for the Urban Village. It encourages housing next to transit and a future transit station is proposed across the street. Ms. O’Quinn also mentioned they have a letter of support from the United Communities neighborhood. Fort Worth Southeast Inc. has not had their board meeting yet to give input on the development.

Cleveland Harris, 1037 Colvin Street, Fort Worth, Texas represented the Morningside Neighborhood and spoke in support of the request.