



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 8

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

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Compassionate Church of God**

Site Location: 951-957 Evans Avenue Mapsco: 77K

Proposed Use: **Community Center/Public Facility**

Request: From: "NS-T4NR/HC" Near Southside-T4 Neighborhood Restricted/Historic and Cultural Overlay

To: "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay

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

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

Background:

The applicant is requesting a zoning change for an existing church from to "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural to remove the "N" neighborhood requirement. It is part of the Terrell Heights Historic District and Near Southeast Growth Center and just out of the Evans and Rosedale Urban Village.

Community Centers are allowed by right in commercial and form-based districts. The proposed zoning would require the form of the built structure to be consistent with the Near Southside, which would allow for a transitional use from the neighborhood to other nearby community facilities.

Site Information:

Owner: Compassionate Church of God
951 Evans Ave.
Fort Worth, Texas 76104

Agent: City of Fort Worth, Housing and Economic Development
Acreage: 0.24 acres
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural / vacant
- East "PD/MU-1" Planned Development for MU-1 / vacant
- South "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural / vacant
- West "A-5/HC" One-Family/Historic and Cultural/ single family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Evans Ave.	2 way, Collector	Collector	Recently reconstructed
Humbolt Street	2 way, Residential	Residential	No
Dashwood Street	2 way, Residential	Residential	No

Public Notification:

The following Neighborhood Associations were notified:

Historic Southside
Hillside Morningside
Fort Worth South, Inc.
East Fort Worth Business Assoc.
Southside Preservation Assoc.
Southeast Fort Worth, Inc.

Near Southeast CDC
NUP-Neighborhood Unification Project
Morningside/Hillside Crime Watch COPS
United Communities Association
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "NS-T4R/HC" Near Southside-T4 Restricted/Historic and Cultural Overlay. Surrounding land uses are vacant to the north, south and west; a fire station is located to the southwest and a single family residential home to the east.

The proposed site is in close proximity to the Evans/Rosedale Urban Village and 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 Mixed Use Growth Center. Based on conformance with the future land use map the proposed zoning **is consistent** with the Comprehensive Plan and the below policies:

- Promote appropriate infill development of vacant lots and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

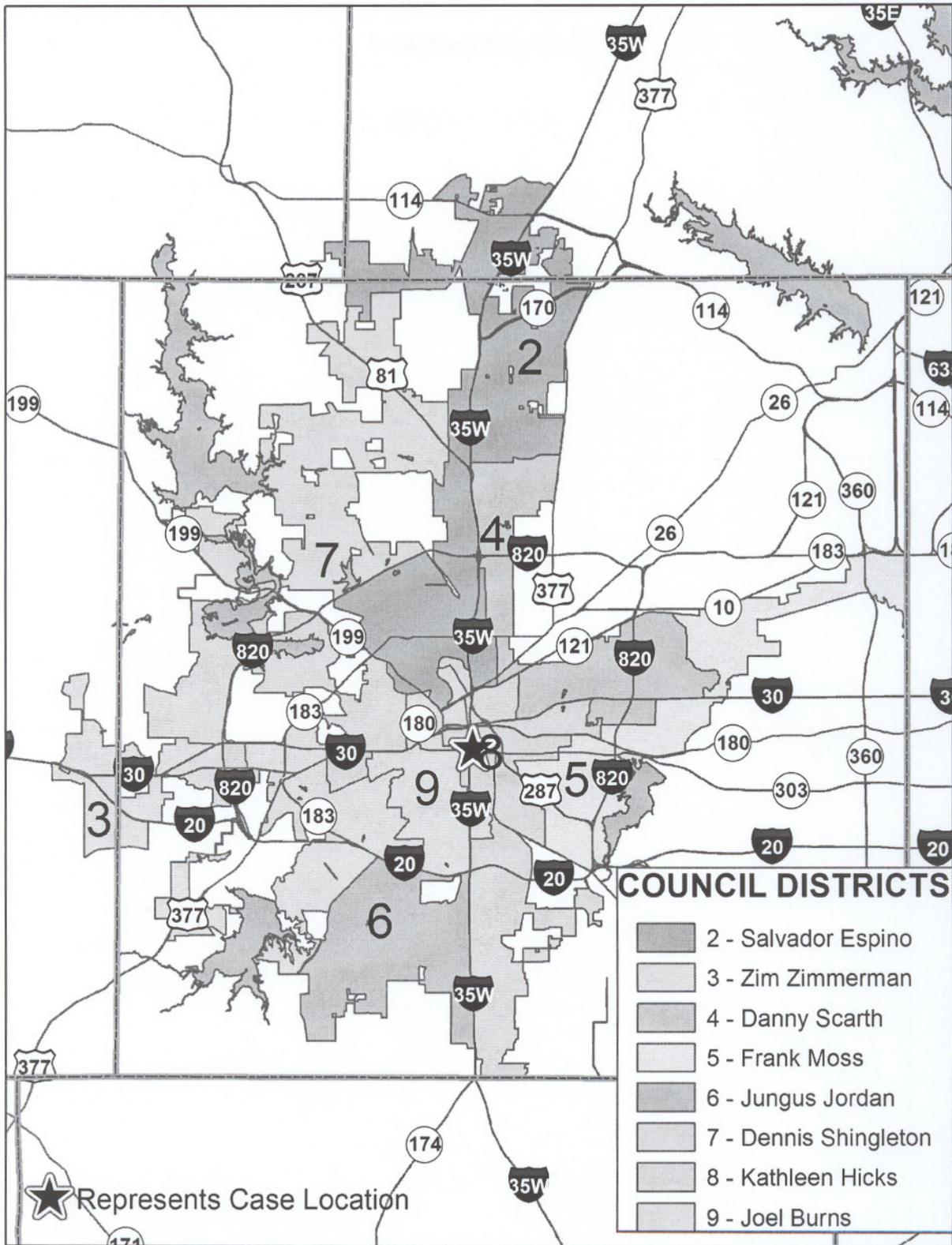
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-126

Location Map



★ Represents Case Location



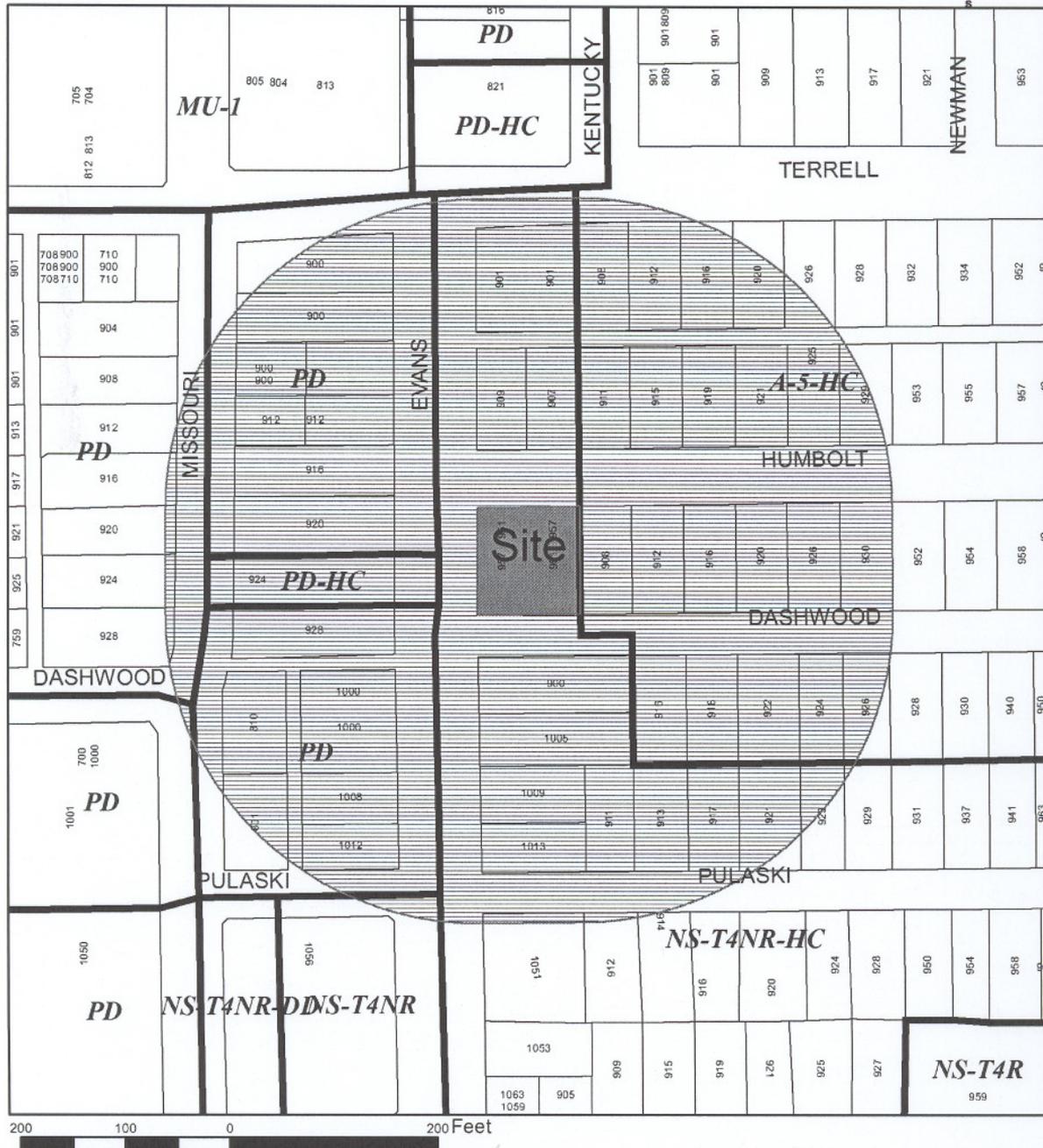


ZC-11-126

Area Zoning Map

Applicant: Compassionate Church of God
 Address: 951, 957 Evans Avenue
 Zoning From: NS-T4NR/HC
 Zoning To: NS-T4R/HC
 Acres: 0.23688007
 Mapsco: 77K
 Sector/District: Southside
 Commission Date: 12/14/2011
 Contact: 817-392-8043

 300 Ft. Buffer

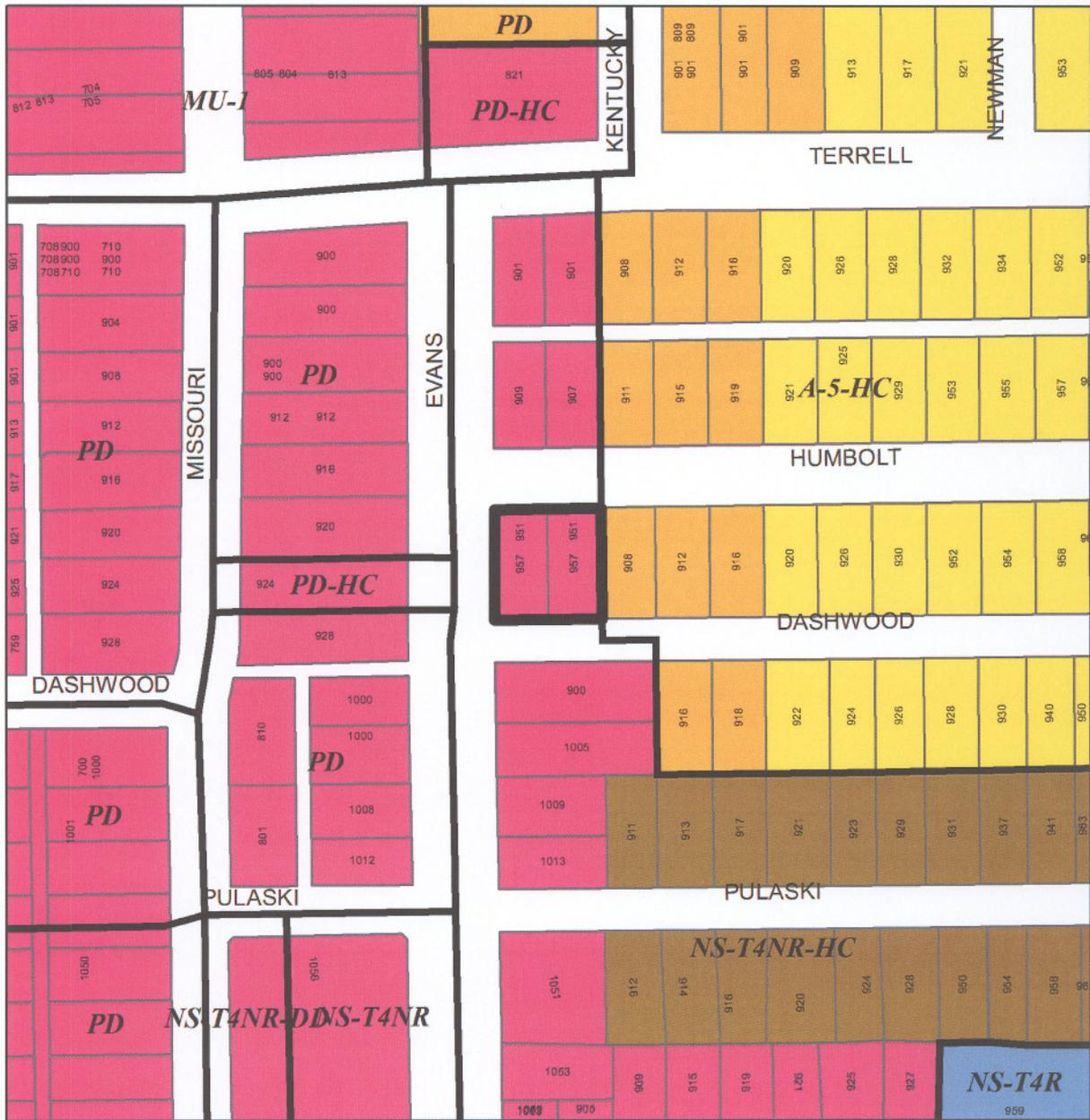




951, 957 Evans Avenue

Future Land Use

ZC-11-126



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | 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 01, 2011





951, 957 Evans Avenue

ZC-11-126

Aerial Photo Map



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

11. ZC-11-124 City of Fort Worth Planning & Development (CD 3)- 4700 S. Loop 820 W. & 9300 & 9336 Team Ranch Road (Montserrat Addition, Block 6, Lots C1, C2, & C3, 9.87 Acres): from Unzoned to "E" Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth, 1000 Throckmorton Street, Fort Worth, Texas explained the annexation case. It is approximately a 10 acre site that was left out of previous annexations.

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

<i>Document received for written correspondence</i>				ZC-11-124	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
David Ross	9311 Marbella Dr	Yes		Support	Sent letter
Paulis & Marqaret Erwin	4605 Marbella Circle	Yes		Opposition	Sent letter

12. ZC-11-125 Tarrant County College District (CD 7)- 4801 Marine Creek Parkway (Part of Northwest Tarrant County Junior College Subdivision, A. F. Albright Survey, Abstract 1849, 2.93 Acres): from "AG" Agricultural to "PD/AG" Planned Development for all uses in "AG" Agricultural plus indoor shooting range, site plan included.

Logan McWhorter, 6000 Western Place, Suite 625, Fort Worth, Texas representing Tarrant County College explained to the Commissioners they are requesting to rezone a piece of the Northwest Campus to allow for an indoor shooting range. They currently have an outdoor firing range immediately to the west. The noise from the outdoor range will be drastically reduced.

Mr. Genua asked if this is strictly for students and/or opened to the public. Mr. McWhorter said it is for law enforcement training only and is not opened to the public. He mentioned they have several parking spaces surrounding the building.

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

13. ZC-11-126 Compassionate Church of God (CD 8)- 951-957 Evans Avenue (McAnulty and Nesbitt Subdivision Evans, Block 2, Lots 31, 31A, & 32, 32A, 0.24 Acres): from "NS-T4NR/HC" Near Southside-T4 Neighborhood Restricted/Historic & Cultural Overlay to "NS-T4R/HC" Near Southside-T4 Restricted/Historic & Cultural Overlay

Robin Bentley, 1000 Throckmorton Street, Fort Worth, Texas representing Housing & Economic Development explained to the Commissioners the site has a church on it and will be incorporated into the new community center.

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

<i>Document received for written correspondence</i>				ZC-11-126	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Daniel Reimer	962 E Humbolt St	Yes		Support	Sent letter

14. ZC-11-127 City of Fort Worth Planning & Development (CD 8)- 3013 E. 12th Street (Lincoln Place Addition, Lot 4, 0.12 Acres): from “B” Two-Family to “A-5” One-Family

A motion was made to hear cases ZC-11-027 through ZC-11-130 at the same time. Mr. Genua recommended approval to hear all at once, seconded by Ms. Spann. The motion carried unanimously 9-0.

Ms. Murphy called cases ZC-11-027 through ZC-11-130. There was no opposition.

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

15. ZC-11-128 City of Fort Worth Planning & Development (CD 8)- 601 S. Retta Street (Riverside Addition, Block 80, Lot 1, 0.15 Acres): from “B” Two-Family to “A-5” One-Family

A motion was made to hear cases ZC-11-027 through ZC-11-130 at the same time. Mr. Genua recommended approval to hear all at once, seconded by Ms. Spann. The motion carried unanimously 9-0.

Ms. Murphy called cases ZC-11-027 through ZC-11-130. There was no opposition.

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

<i>Document received for written correspondence</i>				ZC-11-128	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary