



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 3, 2012

Council District 9

Zoning Commission Recommendation:
Denial without Prejudice by a vote of 9-0

Opposition: none

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

Owner / Applicant: Fellowship Church

Site Location: 2716-2724 & 2725-2741 Merrimac Street Mapsco: 62X

Proposed Use: Auxiliary Parking for Existing Church

Request: From: "R2" Townhouse/Cluster and "PD-268" Planned Development/Specific Use for additional parking for the existing building with restrictions

To: "MU-1" Low Intensity Mixed Use

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Background:

The applicant is requesting a zoning change from "R2" Townhouse/Cluster and "PD-268" Planned Development for additional parking to "MU-1" Low Intensity Mixed Use. The proposed use is explained to expand an auxiliary parking lot for an existing church, however, the rezoning to MU-1 would permit other uses as well. The R2 lots are currently vacant. Auxiliary parking in residential districts requires a Special Exception from the Board of Adjustment, but not in MU-1.

A building permit for the church was received in 2007. At that time a joint use parking agreement was submitted for 81 off-site parking spaces to accommodate the total of 129 parking spaces for the church.

The Linwood Neighborhood Association expressed concern with the proposed MU-1; if the property was no longer used as auxiliary parking for the church, the MU-1 zoning district permits other uses and building sizes that they are uncomfortable with.

A request for a Special Exception to allow auxiliary parking on Block 16, Lots 16-18 was heard and approved by the Board of Adjustment on March 7, 2012. The neighborhood supports the Special Exception but does not support a zoning change. As agreed, the applicant withdrew this zoning case, which requires an action of Denial Without Prejudice by the Zoning Commission and City Council.

Development Standards	R2 District	MU-1 District
Permitted Uses	Townhouse/residential	Low Density Mixed Uses; residential and commercial
Height	35 ft max.	45 to 60 ft.
Front Yard	None required	20 ft. max.
Rear & Side Yard	5 ft.	5 ft.
Parking	Requires a Special Exception for auxiliary parking	Auxiliary Parking Permitted
Signage	An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one sq. ft. in area or non-residential use not to exceed 30 sq. ft. in area	Total area of 10% of the façade for attached signs

Site Information:

Owner: Fellowship Church
2450 N. Highway 121
Grapevine, Texas 76051

Agent: Brad Stovall
Acreage: 1.48 acres
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "R2" Townhouse/Cluster & "MU-1" Low Intensity Mixed Use / single-family/vacant
East "MU-1" Low Intensity Mixed Use & "MU-2" High Intensity Mixed Use / vacant, Fellowship Church and parking lot
South "MU-2" High Intensity Mixed Use & "I" Light Industrial / commercial
West "R2" Townhouse/Cluster / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-144 – B & E to MU-1 approved by City Council 09/04/07

BOA History: BAC-12-023 Auxiliary Parking for 2716, 2720 & 2724 Merrimac Street approved by BOA 03/07/12

Platting History: FS-11-114 re-platting of Block 14, Lots 11-21 & Block 16, Lots 10-18, to include Fellowship Church as one lot

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Carroll Ave.	Two-way collector	local road	no
Merrimac St.	Two-way residential	local road	no

Considerations: The site's primary access is off of Carroll Avenue, a non-controlled intersection, then on to Merrimac a residential street, which is not adequate for traffic generated by the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

Linwood
Westside Alliance
Cultural District Development Initiative

Linwood Redevelopment Association
Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "MU-1" Low Intensity Mixed Use for an auxiliary parking lot. Surrounding land uses are vacant and single-family to the north, vacant & Fellowship Church to the east, commercial to the south and single-family to the west.

Based on surrounding land uses, the proposed zoning for MU-1 **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as low density residential for the R2 lots and mixed use growth center for the PD lot. The requested zoning change is consistent with the following Comprehensive Plan policy.

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)

Based on the lack of conformance with the future land use map and the policy stated above; the proposed zoning **is not consistent** with the Comprehensive Plan.

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

Attachments:

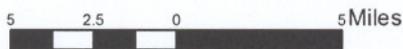
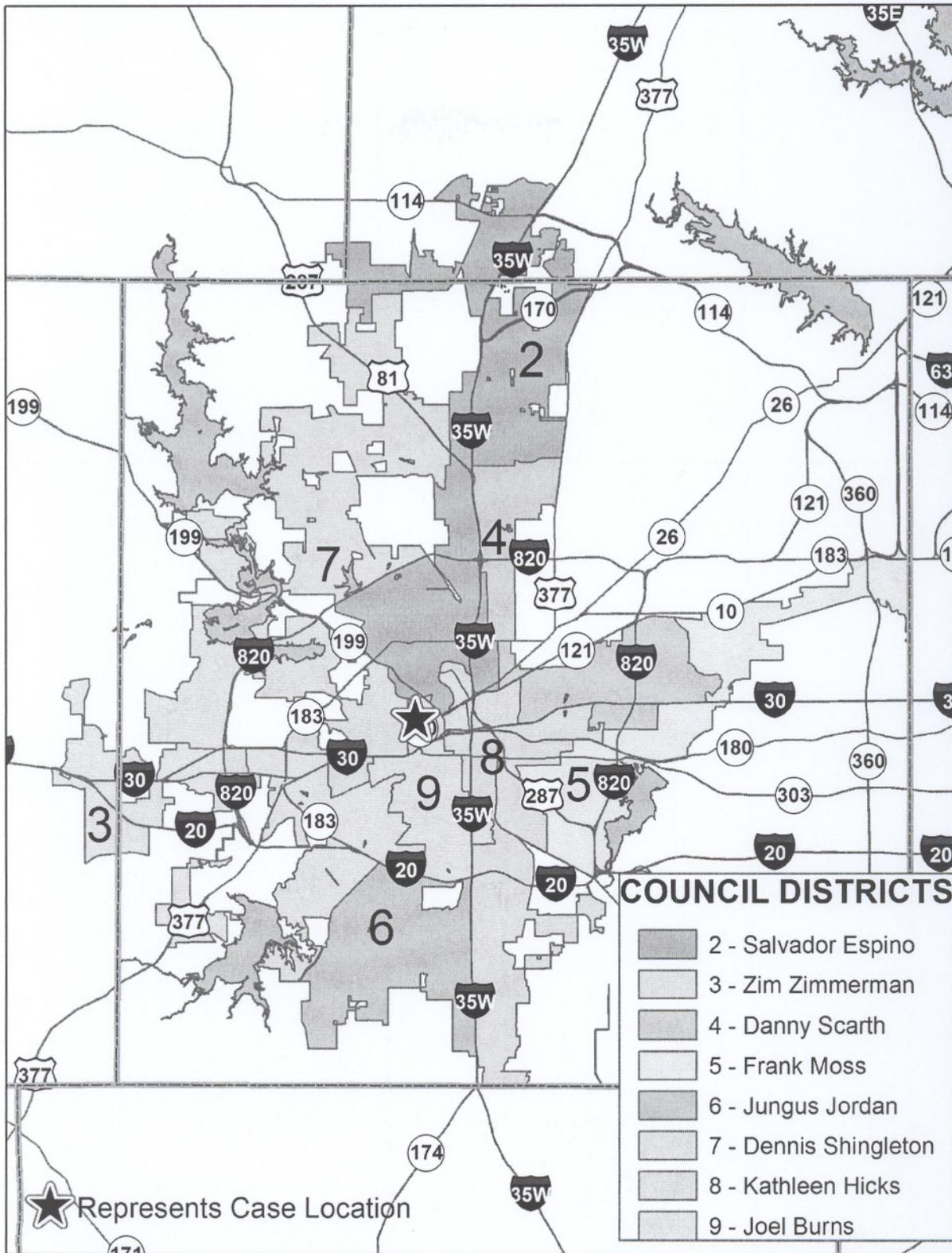
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

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ZC-11-070

Location Map





ZC-11-070

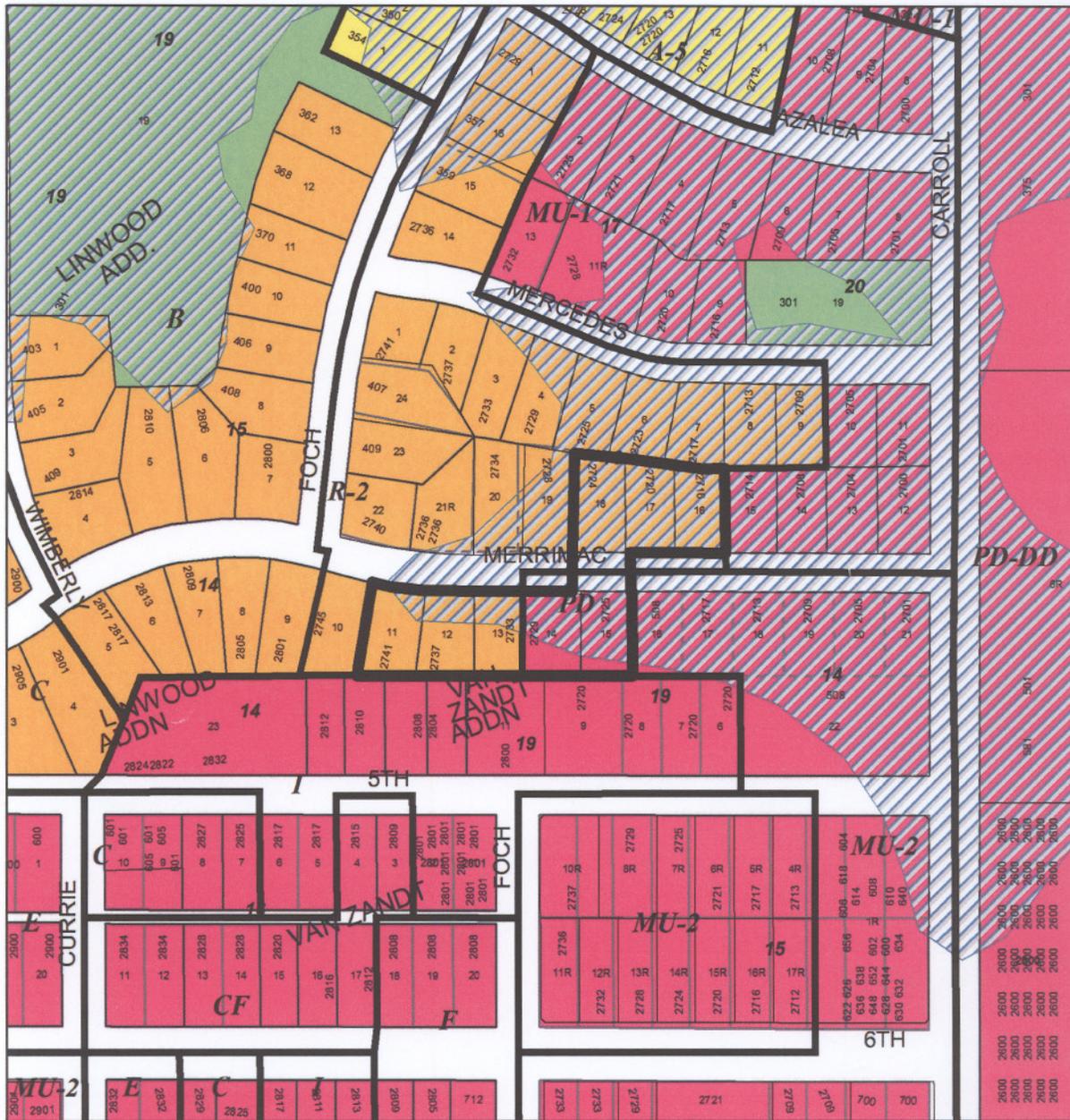
Area Zoning Map

Applicant: Fellowship Church
Address: 2716-2724 (evens) & 2725-2741 (odds) Merrimac St
Zoning From: R2, PD 268
Zoning To: MU-1
Acres: 1.48276236
Mapsc0: 62X
Sector/District: Arlington Heights
Commission Date: 09/14/2011
Contact: 817-392-2495

300 Ft. Buffer



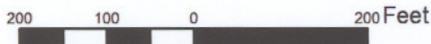
200 100 0 200 Feet



- 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
- 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 01, 2011



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2716-2724 (evens) & 2725-2741 (odds) Merrimac St

ZC-11-070

Aerial Photo Map



200 100 0 200 Feet

City of Fort Worth, Texas
Zoning Commission
March 14, 2012 – Meeting Minutes

DRAFT

Present:

Neftali Ortiz, Chair, District 2
Ann Zadeh, Vice- Chair, District 1
Robert West, District 3
Charles Edmonds, Jr. District 4
Hugh Ferrell, District 5
Stephanie Spann, District 6
Nick Genua, District 7
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Ted Gorski, Senior Assistant City Attorney

Absent:

none

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Mr. Genua, on a vote of 9-0, voted to approve the Zoning Commission minutes of the February 8, 2012 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-11-070 Fellowship Church (CD 9)- 2716 – 2724 and 2725 – 2741 Merrimac Street (Linwood Addition, Block 14, Lots 11 – 15 & Block 16, Lots 16 – 18, 1.39 Acres): from “R2” Townhouse/Cluster and “PD-268” Planned Development/Specific Use for additional parking for existing building with restrictions to “MU-1” Low Intensity Mixed Use

No one was present for the meeting. Ms. Murphy explained a letter was sent in to request a withdrawal of the case.

Motion: Following brief discussion, Ms. Reed recommended a denial without prejudice of the request, seconded by Ms. Zadeh. The motion carried 8-1 with Mr. Ferrell against.

2. ZC-12-003 Edwards Geren LTD (CD 3)- Southeast corner of Vickery Boulevard and Bryant Irvin Road (L. J. Edwards Survey, Abstract No.464 and the F. G. Beasley Survey, Abstract 135, 12.18 Acres): from “PD-630” Planned Development for all uses in MU-2” High Intensity Mixed Use as outlined in the September 30, 2003 Comprehensive Zoning