

According to their website, the mission is “to break the cycle of poverty through education, healthy life skills, and spiritual direction.” Additionally, “The Dream & Go Center offers free bilingual community education for adult learners and mentoring services for youth. Training is offered for computer literacy, ESL, music, nutrition, and gardening. The after school program focuses on nutrition and academic enrichment. The Go Center offers guidance for student-college engagement.” This ministry is already in operation, and the extra people will assist in the ministry. The elementary school across the street also uses the church chapel for certain events.

The case was continued from the February meeting for further clarification concerning the lease agreement and the proposed living arrangements. There were two concerned entities that were deeply involved but none were at the hearings. As a result, the applicant has provided the following information in order to clarify questions related to the case.

Trinidad Ministries Foundation (“TMF”) is the Owner of the Church and Community Building and will be the Lessor of the Parsonage unit. Missional Wisdom Foundation (“MFW”) is the foundation who will Lessor of the Parsonage unit and will work hand in hand with TMF on community outreach and service. The Boards of both the TMF and MFW have unanimously approved and entered into a Lease Agreement for the occupancy and operation of the Parsonage unit. MFW will interview, qualify, approve, and conduct on-going training and monitoring of the residents of the Parsonage. Residents of the Parsonage will work hand in hand with TMF on community outreach and a variety of community service endeavors.

The Church building and community building were conveyed to the TMF with a Deed Restriction that requires that the Church and Community Building must at all times remain a place of “Divine Worship.” This Section of the Lease also allows either the TMF or MFW to continue to operate the Parsonage should either party default under the Lease but in no circumstances in violation of the Deed Restriction.

Additionally, the applicant has been in constant contact with the Diamond Hill Neighborhood Action Committee (“DHNAC”) and has distributed copies of the executed Lease Agreement and other requested documentation. It is their understanding that DHNAC is in full support of our project and will draft a letter of support this week in advance of the meeting. DHNAC, is also expected to attend the Zoning Commission meeting.

Site Information:

Owner: Trinidad Ministries Foundation, Inc.
 3005 Oscar Avenue
 Fort Worth, TX 76106

Agent: Deric Salser, Evergreen Architectural Group, LLC

Acreage: 0.46 acres

Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / single-family
- East “A-5” One-Family / elementary school
- South “A-5” One-Family / single-family
- West “A-5” One-Family /single-family, childcare

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oscar Avenue	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Diamond Hill Jarvis NA	FWISD.
Near Northside Partners Council	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “A-5” One-Family to “PD/A-5” plus two independent accessory living units within existing church building. Surrounding land uses are primarily residential with an elementary school to the east. The additional unit for ministry purposes will be confined to the inside of the existing structure and will not pose additional traffic or operational issues.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as institutional. The policy below applies to this development.

- 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. (pg. 38)

The church will remain and the additional unit does not negatively impact the surrounding area based on the operational characteristics, appearance or traffic generated usually associated with an additional unit.

The proposed zoning change request **is consistent** with the Comprehensive Plan and the policy stated above.

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 City Council meeting
- Minutes of the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Burns



2,000 1,000 0 2,000 Feet

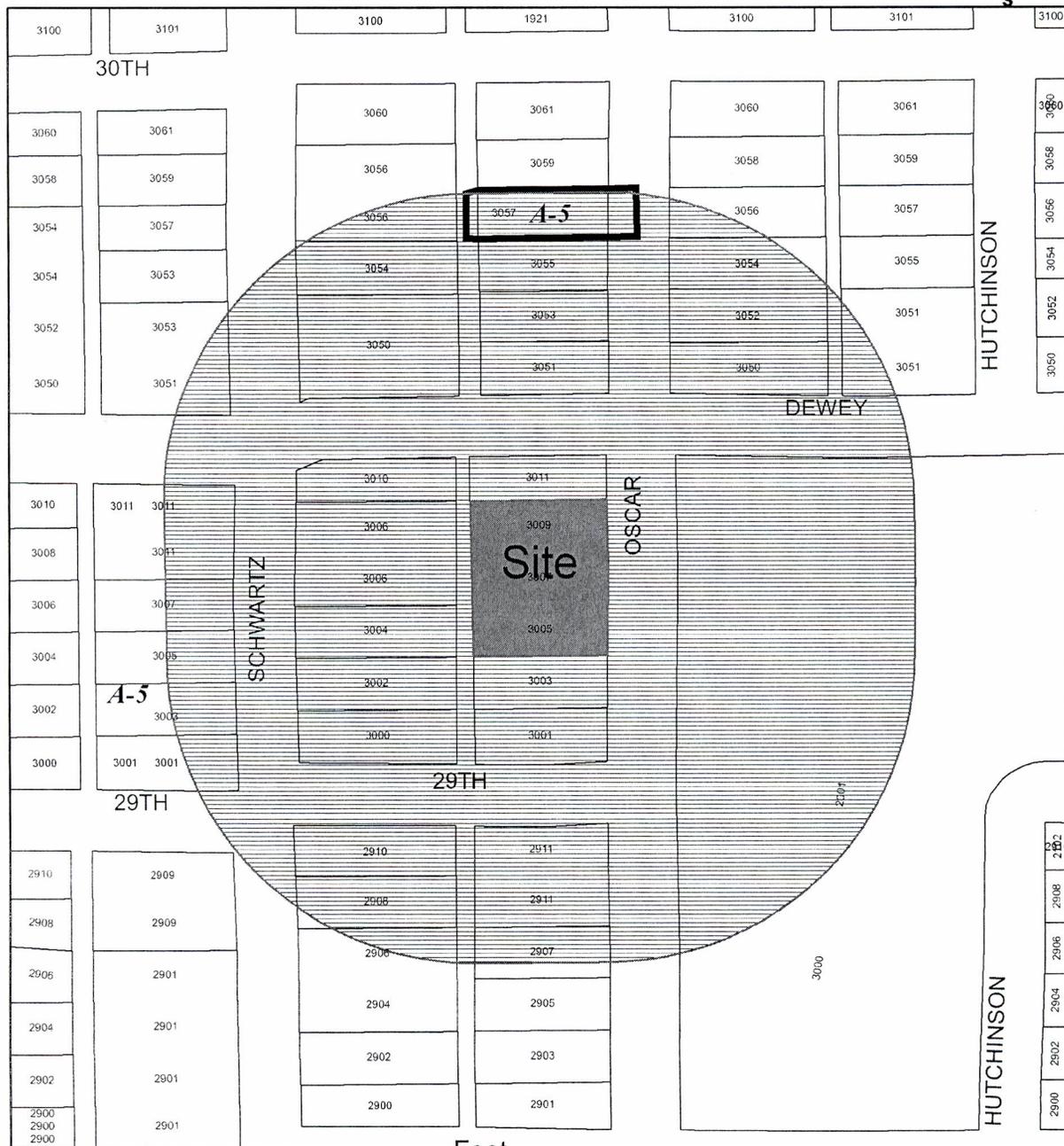


Area Zoning Map

Applicant: Trinidad Ministries Foundation, Inc.
 Address: 3005 & 3009 Oscar Avenue
 Zoning From: A-5
 Zoning To: PD for A-5 uses plus 2 dwelling units inside existing church
 Acres: 0.47
 Mapsco: 63A
 Sector/District: Northeast
 Commission Date: 12/12/2012
 Contact: 817-392-2495



 300 Ft. Notification Buffer



200 100 0 200 Feet

FORT WORTH



Future Land Use

ZC-12-130



- 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, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



4. ZC-12-128 - (CD 2) - David McDavid, 4621 Keller Hicks Road; from: "I" Light Industrial to: "A-5" One-Family (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket No. ZC-12-128 be continued until the May 7, 2013, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

5. ZC-12-130 - (CD 2) - Trinidad Ministries Foundation, Inc., 3005 Oscar Avenue; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus two independent accessory living units within existing church building for church related uses; site plan waiver recommended. (Recommended for Approval by the Zoning Commission)

Motion: Council Member Espino made a motion, seconded by Council Member Moss, that Zoning Docket No. ZC-12-130 be continued until the April 16, 2013, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

6. ZC-13-009 - (CD 2) - Legend Bank, Tarrant County Water District, 1351, 1801, 1811 E. Northside Drive; from: "O-1" Floodplain, "PD-399" Planned Development/Specific Use for all uses in "F" General Commercial except certain prohibited uses and allowing limited uses will be permitted: Property development standards will be the same as set forth in the "F" district except for height. A height of 5 stories or 75 feet maximum shall be permitted if approved on the required site plan, and "PD-717" Planned Development/Specific Use for all uses in "F" General Commercial plus hotel, permitting a parking area or garage as long as it is in conjunction with or auxiliary to an onsite business, a temporary residence for security purposes, a temporary trailer used for construction or storage purposes, a bar, tavern, or cocktail lounge if such use is a part of or in connection with a hotel, motel, or restaurant. Property development standards will be the same as set forth in the "F" district except for height. A height of 5 stories or 75 feet maximum shall be permitted; site plan required, and excluding certain uses to: "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included. (Recommended for Approval by the Zoning Commission)

Council Member Espino stated that it was his intent to continue this item for two (2) weeks due to some concerns voiced by the Oakhurst neighborhood.

Mr. Erik France, 6008 Wormar Avenue, completed a speaker card in support of Zoning Docket No. ZC-13-009, but did not wish to address the Council.

they had facility needs; they have completed the last major construction building project which has allowed them to consolidate staff in the new building. Mr. West asked about the parking garage. Mr. Harvard said the parking garage is designed to add one more story of parking and the addition of 64 spaces will be surface parking.

Mr. West asked Ms. Patoski how they felt about the MOU and if the Church had fulfilled their requirement. Ms. Patoski said yes they did and they would like to have another tool instead of a new MOU negotiated. A master plan or formal mediation would be much better. She mentioned the church has bought four properties west of their site on Owasso and asked why they were purchased. It was mentioned they needed a buffer from the neighborhood. She felt like they had violated their original MOU with the neighborhood. Ms. Patoski mentioned the grass pavers proposed and looked at a couple of sites where they were failing tremendously. There are two existing homes that chose not to sell to the Church between the proposed parking lots. They would rather see this as a green space than a paved parking lot.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Conlin. The motion carried 5-2 with Ms. Conlin and Ms. Reed against.

<i>Document received for written correspondence</i>				<i>ZC-12-079</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Janice Michel	2115 Pershing	Out		Support	Present did not speak
Christina Patoski	4237 El Campo	Out		Opposition	Spoke at hearing
Kevin Stark	3801 El Campo	In		Opposition	Spoke at hearing
Paul Hooper	3701 El Campo	In		Opposition	Spoke at hearing
Tim Harvard	1502 McDonald	Out		Support	Spoke at hearing
John Morris	4900 Calmont	Out		Opposition	Sent letter in
Diana Wiley	3909 Pershing	Out		Opposition	Sent letter in
D. Ragan	4028 El Campo	Out		Opposition	Sent letter in
Allan Pickering	3829 Birchman	Out		Opposition	Sent letter in

2. ZC-12-130 Trinidad Ministries Foundation, Inc. (CD 2)- 3005 Oscar Avenue (J M Moody Addition, Block 18, Lots 3, 4, & 5, 0.46 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus two independent accessory living units within existing church building for church related uses only; site plan waiver requested

Deric Salser, 10847 Sandin Drive, Suite 101, Dallas, Texas with Evergreen Architectural Group representing Trinidad Ministries Foundation explained to the Commissioners since the last meeting there has been a lot of activity between the Church staff and neighborhood. He asked

Mr. Flores if he had received a letter of support from the neighborhood. Mr. Flores said he did not receive anything from the neighborhood.

Rev. Daniel Flores, 1300 Gould Avenue, Fort Worth, Texas Pastor for Trinidad United Methodist Church spoke in support. In January of 2012 they took possession of the property and began worship services. He explained they are a ministry that reaches out to the community. The Diamond Hill NA asked them to provide some documentation that they are indeed a church and to explain the geographic boundaries of the ministry. Rev. Flores said they reach out to the community to points east of Decatur Avenue, west of 35W, south of East Long, and north of Brennan Avenue.

Rev. Bret Wells, 1855 White Chapel Boulevard, Southlake, Texas spoke in support. Rev. Wells is with Mission Wisdom Foundation and mentioned they work with surrounding communities all over North Texas. He mentioned this type of worship focuses on connecting neighborhoods, working with developing communities and strengthening families. He did note this is not a residential housing project.

Mr. Flores asked Rev. Flores about the Mission Wisdom Foundation and the agreement they have come up with. Rev. Flores handed in a copy of the agreement with Mission Wisdom Foundation. He stated they have agreed to participate in the daily life of ministry and use the community hours a requirement as part of their covenant of being residents with the Mission Wisdom Foundation and outreaching to the neighborhood. Mr. Flores asked how many board members are on the Foundation. Rev. Flores said there are six members. Mr. Flores asked when the last meeting was held with the neighborhood representatives. Rev. Flores said they had phone meetings but did not recall the last meeting. He did mention most of the communication with Mr. Shearer was through email or phone conversations, and the last communication with Jona Badgewell was on Monday.

Ben Danila, 3005 Oscar Avenue, Fort Worth, Texas spoke in support. Mr. Danila is the Vice President for Trinidad Ministries Foundation. He noted they were pleased when Mission Wisdom Foundation agreed to partner with them.

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

<i>Document received for written correspondence</i>					ZC-12-130
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Rev. Flores	1300 Gould	Out		Support	Spoke at hearing
Rev. Wells	1855 White Chapel Blvd	Out		Support	Spoke at hearing
Ben Danila	3005 Oscar	Out		Support	Spoke at hearing
Rev Larry Duggins	NA	Out		Support	Sent letter in