



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2013

Council District 6

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

Opposition: One letter within 200 feet

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes X No ___

Owner / Applicant: Great Commission Baptist Church

Site Location: 7700 McCart Avenue Mapsco: 103M

Proposed Use: Church

Request: From: "C" Medium Density Multifamily and "PD 2" Planned Development for all uses in "E" Neighborhood Commercial; site plan required

To: "CF" Community Facilities

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:
The property is being used as a religious facility of the Great Commission Baptist Church, which is designated as institutional in the 2013 Comprehensive Plan. The Planned Development zoning district places unneeded restrictions on the church, causing new permits for different activities to be denied or delayed. The multifamily zoning district is located outside a growth center or area designated for transit-oriented development where higher density is encouraged. Council Member Jordan mailed letters to the affected property owners regarding the proposed zoning changes in late May 2013. The property owner is agreeable to the rezoning request. The one letter in opposition did not indicate a reason for the opposition.

Site Information:
Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 15.09 acres
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:
North "FR" General Commercial Restricted, "PD 482" Planned Development / retail and mini-warehouses
East "A-5" One-Family / single family residences
South "E" Neighborhood Commercial / church
West "A-5" One-Family / single family residences

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-009, north of subject, amend PD to add fitness center, approved;
 ZC-06-119, north of site, from C to PD for certain E and FR uses, approved; and
 ZC-13-040, adjacent to north, from FR and PD to PD with pawn shop, denied.

Platting History: None.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Avenue	Principal Arterial	Principal Arterial	No
Columbus Trail	Residential	Residential	No

Public Notification:

The following Neighborhood Associations were notified:

Far Southwest NA*	District 6 Alliance
Meadow Creek NA*	Fort Worth ISD
Southgate	Crowley ISD

* Adjacent to registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request aligns the future land uses and zoning. The Council-initiated rezoning process, adopted in November 2000, requires notification of the affected property owners (5/29/13); an Informal Report presented at Pre-Council (8/20/13); and Council approval of an M&C to initiate a zoning case (9/10/13).

The subject area covers 15.09 acres and one parcel. The request is to rezone the area to zoning districts that are consistent with the future land use map. Based on the impact of removing unnecessary restrictions from the church and increasing the predictability of future land uses, the proposed CF zoning for an existing church **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as institutional. Religious uses are appropriate. The proposed CF zoning is consistent with the following Comprehensive Plan policies.

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Support zoning changes that reduce the amount of vacant land zoned for multifamily residential development outside of designated growth centers, urban villages, and transit-oriented developments (TOD). (pg. 39)

Based on the conformance with policies 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 from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet

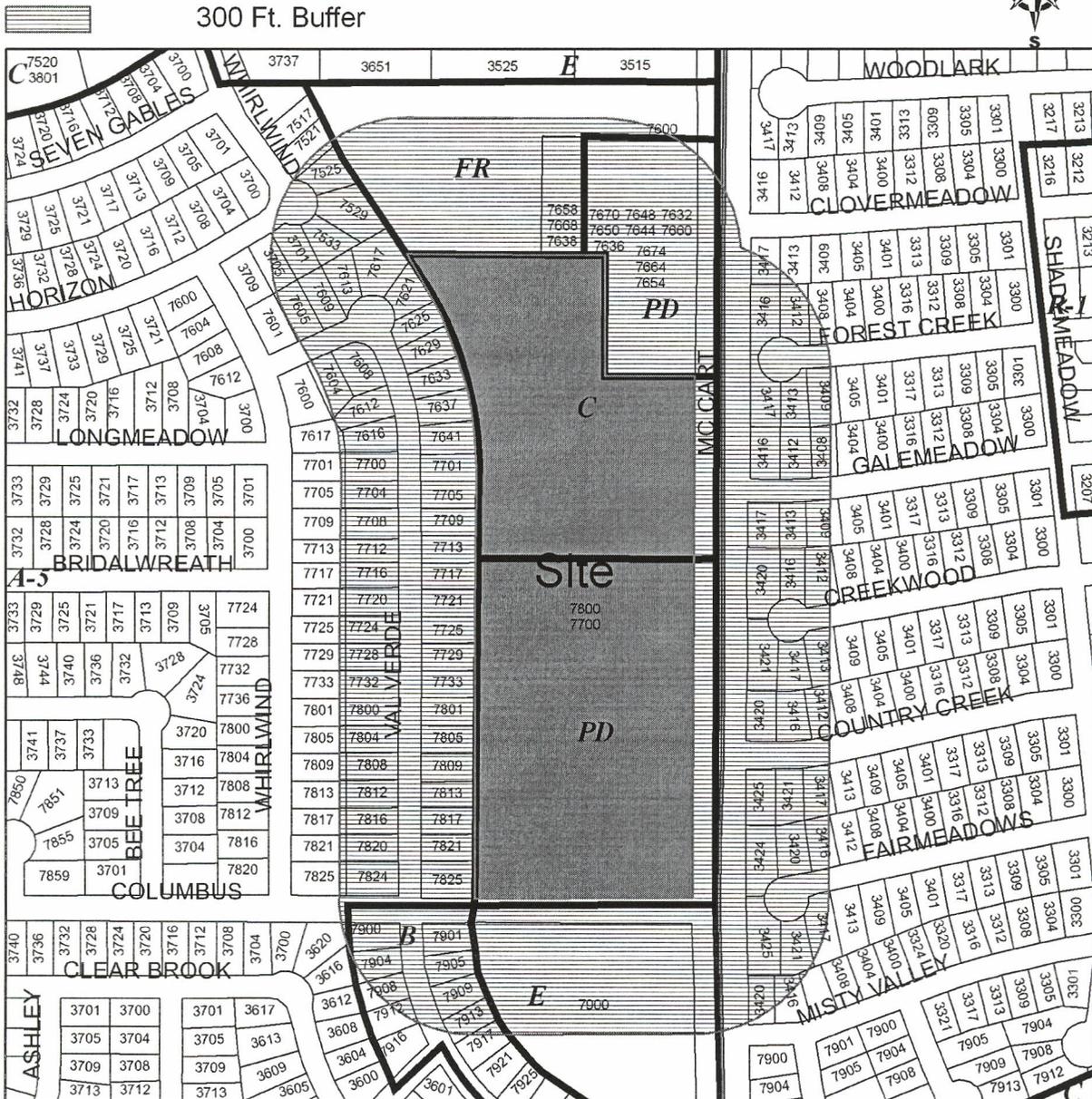




ZC-13-146

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 7700 McCart Avenue
 Zoning From: C, PD 2
 Zoning To: CF
 Acres: 15.08815817
 Mapsco: 103M
 Sector/District: Wedgwood
 Commission Date: 10/9/2013
 Contact: 817-392-8190



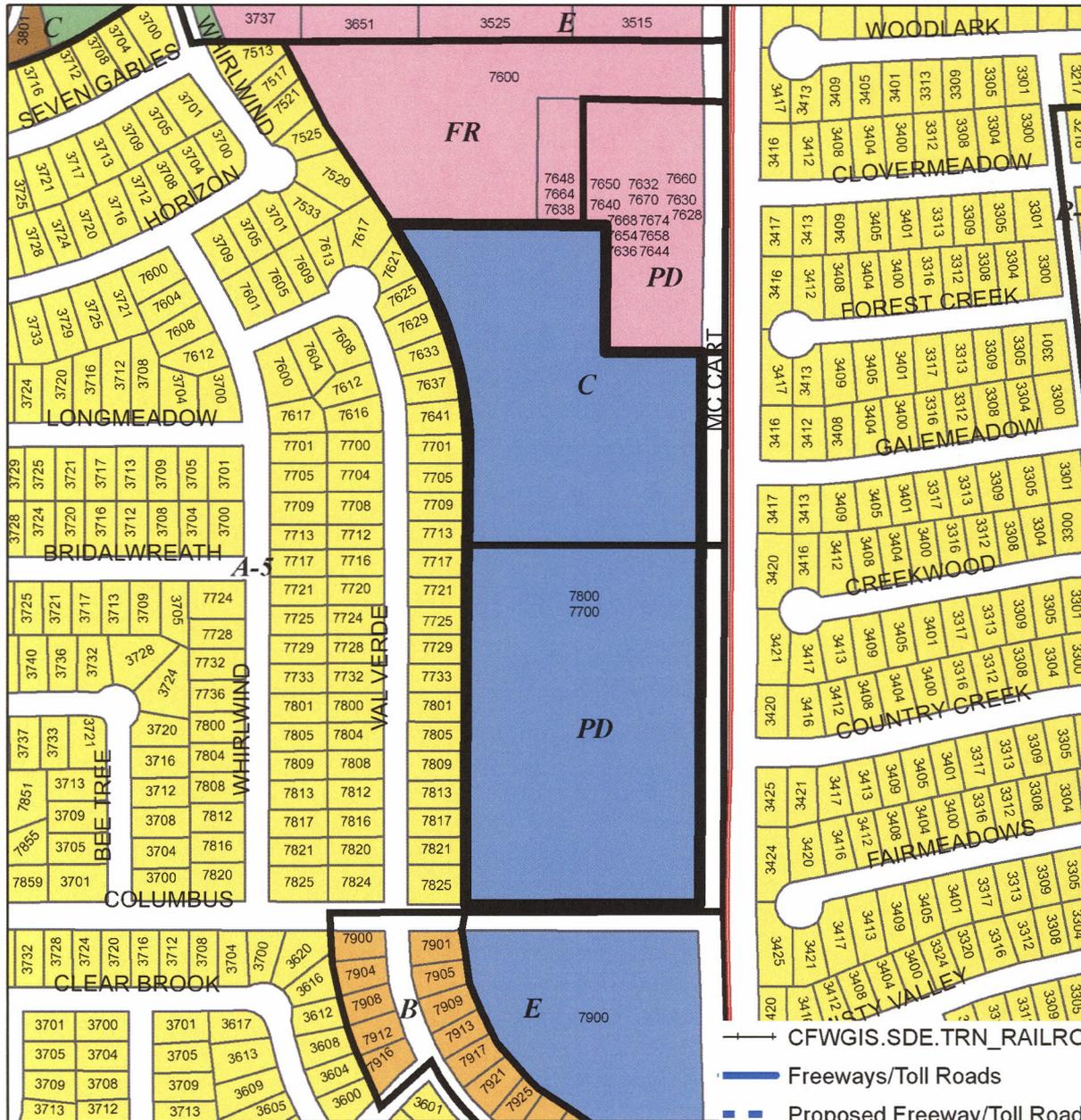
FORT WORTH



7700 McCart Avenue

Future Land Use

ZC-13-146



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

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

- FLD_ZONE**
- Floodplain



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 5, 2013.



Aerial Photo Map



Mary Wheeler	1525 Bassett Hound	Out	Opposition		Present did not speak
Leroy Ledet Jr	1609 Bassett Hound Dr	Out	Opposition		Present did not speak
Jana Doarn	13248 Moonlake Wy	Out	Opposition		Present did not speak
T C Seckman	1539 Velda Kay Ln	Out	Opposition		Present did not speak
Christain Matt	13617 Saddlewood	Out	Opposition		Sent letter in
Jana Doarn	NA	Out	Opposition		Sent letter in
Gary Sidoti	Bassett Hound Dr	Out	Opposition		Sent letter in
Celeste Holland	NA	Out	Opposition		Sent letter in

12. ZC-13-145 Hillwood Alliance Residential (CD 4) – 8500 Ray White Road (John Edmonds Survey, Abstract No. 457, 10.52 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus grocery store over 60,000 s. f. ; site plan included

Michael Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing Hillwood Alliance Residential explained to the Commissioners they are requesting a PD for the size of the building proposed.

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

<i>Document received for written correspondence</i>				ZC-13-145	
Name	Address	In/Out 300 notification area	ft	Position on case	
Summary					
Rick & Renee Ott	5200 Alta Loma	In		Opposition	Sent letter in

13. ZC-13-146 Great Commission Baptist Church (CD 6) – 7700 McCart Avenue (Dabney Addition, Block 3, Lot 1-R, 15.07 Acres): from “C” Medium Density Multifamily, and “PD-2” Planned Development for all uses in “E” Neighborhood Commercial; site plan required to “CF” Community Facilities

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners Councilmember Jordan is looking at changing the zoning to less intensive uses and bringing it into conformance with the Comprehensive Plan.

Mr. West mentioned there was a letter of opposition received. Ms. Knight explained she received phone calls and after explaining the request for CF most were in general support. Ms. Knight said she did not know where they were in relation to the request.

Motion: Following brief discussion, Mr. Hollis recommended approval of the request,

seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-13-146	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Sandra Smith	3413 Galemeadow	In		Opposition	Sent letter in

14. ZC-13-147 McCart Panther Partners (CD 9) – 3500 McCart Avenue (Sutherland Survey, Abstract 1438, 2.98 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini-warehouse; site plan waiver recommended

Coy Quine, 301 S. Sherman Street, Richardson, Texas explained to the Commissioners the request to rezone to PD/I to allow for mini-warehouses. Mr. Quine met with the neighborhood associations and they requested to keep I zoning with a PD for the storage units. The building is about 60 years old. The property will be remodeled for air conditioned climate control storage units.

Robert Snoke, 3826 6th Avenue, Fort Worth, Texas representing Rosemont NA spoke in support. Mr. Snoke mentioned he is speaking on behalf of five organizations in the neighborhood (present with him in the Chamber) that support the request.

Mr. West mentioned a petition was submitted with 189 signatures in support of the request.

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

<i>Document received for written correspondence</i>				ZC-13-147	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Robert Snoke/ Rosemont NA	3826 6 th Ave	Out		Support	Spoke at hearing
Alanzo Aguilar/ Neighbors Working Together	3725 Stuart Dr	Out		Support	Present did not speak
Felix Alvarado	10125 Long Rd	Out		Support	Present did not speak
Jonny Hamlin/ Hubbard Heights NA	1305 W. Gambrell	Out		Support	Present did not speak
David Vella/ Seminary Hills	5013 Gordon Ave	Out		Support	Present did not speak
Elizabeth & Eric Rodriquez/ Rosemont West	4145 Frazier	Out		Support	Present did not speak
John Massey	1117 W. Pafford	Out		Support	Sent letter in
Carol Pruitt	3816 Willing Ave	Out		Support	Sent letter in