



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2014

Council District 8

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

Opposition: none

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

Owner / Applicant: Estate of Beverly Flint, James Smith, Jr., Donald Frisbie, Ortha V. Williams, Gwendolyn Williams, Doris Robinson, John Delin III & B. H. Thompson, John & Lynn Farley

Site Location: 1409-1511 Illinois Avenue Mapsco: 77P

Proposed Use: Friary

Request: From: "A-5" One-Family
To: "PD/SU" Planned Development/Specific Use for a friary; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Technical Inconsistency)

Background:

The proposed site is located east of Illinois Avenue and north of Maddox Avenue. The applicant is proposing to rezone from "A-5" One-Family to "PD/SU" Planned Development for a Friary. A Friary is a monastery (residence of a religious community) of friars. They are an existing organization in the city and have been looking for an appropriate site for their new structure in Southeast Fort Worth. Eight residents are proposed to live in the structure that will function as a large single family unit with more than five residents. The friars intend to serve the immediate community.

The friary consists of a 6,000 square feet, one story facility for congregate housing, three parking spaces at the main entrance, and an additional 18 spaces on the northern property line. Few permanent, paved parking spaces are provided because it is explained that the friars typically walk to their destinations. A gravel lot is proposed for gatherings that may be held at the residence. They expect to replat all of the nine individual lots into one lot. They are proposing a six foot wood fence around the front and sides of the building and a chain link fence on the rear; the property backs up to a city park. A wood fence will be built between the building and the park for privacy.

Several neighborhood associations have provided letters of support for this project: New and Improved Hillside, Vickie Place, Southeast Fort Worth Inc., and United Communities Assoc.

Site Information:

Owner: Beverly Flint James Smith

	1409 Illinois Ave Fort Worth, Texas 76104	1411 Illinois Ave Fort Worth, Texas 76104
Donald Frisbie 1415 Illinois Ave Fort Worth, Texas 76104	Ortha V. Williams 1417 Illinois Ave Fort Worth, Texas 76104	Gwendolyn Williams 1419 Illinois Ave #A Fort Worth, Texas 761047
Doris Robinson 1419/1421 Illinois Ave Fort Worth, Texas 76104	John Delin III B. H. Thompson 1501 Illinois Ave Fort Worth, Texas 76104	Lynn Farley John Farley 1511 Illinois Ave Fort Worth, Texas 76104

Applicant: Innovative Developers/Glen Hahn
Acreage: 1.34 acres
Comprehensive Plan Sector: Southside
Surrounding Zoning and Land Uses:
North "A-5" One-Family / single-family
East "A-5" One-Family / Hillside Park
South "A-5" One-Family / single-family
West "A-5" One-Family / single-family

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-151 approved by City Council 10-14-08 various zoning districts, Council initiated, subject area
Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Illinois Ave	Two-way	Two-way	No
Maddox Ave	Two-way	Two-way	No

Public Notification:

The following organizations were notified:

Organizations Notified	
New & Improved Hillside	Historic Southside
Hillside Morningside*	United Communities Association
Fort Worth South, Inc	East Fort Worth Business Association
Southeast Fort Worth, Inc	Fort Worth ISD

*within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/SU" Planned Development/Specific Use for a friary. Surrounding land uses consist of primarily single-family to the north, south and west sides, public park to the east. While homes in the area are smaller, the friary will function as a large single family home in the community.

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

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. As the structure is intended to function as a large eight plus single family home, the requested zoning change is not consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. (***Technical Inconsistency***)

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes

Location Map



2,000 1,000 0 2,000 Feet



Area Zoning Map

Applicant: Flint/Smith/Frisbie/Williams(2)/Robinson/others
 Address: 1409 - 1511 (odds) Illinois Avenue
 Zoning From: A-5
 Zoning To: PD for friary residence
 Acres: 1.34659446
 Mapsco: 77KP
 Sector/District: Southside
 Commission Date: 1/8/2014
 Contact: 817-392-2495





1409 - 1511 (odds) Illinois Avenue

Future Land Use

ZC-14-002



- 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



Darin Hoppe	3200 Mt. Vernon	area Out		Opposition	Spoke at hearing
East Fort Worth Business Assoc	NA	Out		Opposition	Sent letter in

7. ZC-14-001 PCI Grand Avenue LLC (CD 2) – 1203 Lee Avenue and 502 Grand Avenue (North Fort Worth, Block 62, Lots 1 & 2R, 0.45 Acres): from “A-5” One-Family to “ER” Neighborhood Commercial Restricted

Mark Presswood, 131 E. Exchange Avenue, Suite 134, Fort Worth, Texas representing PCI Grand Avenue LLC explained to the Commissioners that he has met with the neighborhood as well as Councilmember Espino and had their support for this request. He explained his proposal for the site and that he would like to open a real estate office along with other suites for office space. Mr. Presswood mentioned that he would like to maintain the green space and leave some space for parking. Mr. Flores noted that he did meet with Mr. Presswood but did not participate in the decision making process and directed Mr. Presswood to the neighborhood association. Mr. Flores asked for clarification on what construction will be taking place. Mr. Presswood said that there would be 3 offices with common areas and 3 employees.

Mr. Flores asked for details of any discussion with the neighborhood. Mr. Presswood said that he did visit the house in front of him and no one answered. Mrs. Flores noted the opposition on file and also the surrounding uses. Mr. Edmonds asked about the demoltion crew as well as the picture on display. Mr. Presswood commented that the building is structurally sound and made reference to the clean up of the property. Mr. West noted that the Trinity River vision project is not within this requested change. Ms. Reed asked about the existing storage building on site. Mr. Presswood said that it is a loading dock but that they do not have any plans for it at this time. Mr. Flores asked if there was access from Lee street. Mr. Presswood clarified that there was.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-14-001	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Deborah Gallardo	1209 Lee	In		Opposition	Sent letter in

8. ZC-14-002 Estate of Beverly Flint, James Smith, Jr., Donald Frisbee, Estate of Ortha V. Williams, Gwendolyn Williams, Doris Robinson, John Delin III, B. H. Thompson, and John & Lynn Farley (CD 8) –1409-1511 Illinois Avenue (Elston Addition, Lots 20 thru 27, 1.34 Acres): from “A-5” One-Family to “PD/SU” Planned Development/Specific Use for a friary; site plan included

Glen Hahn, 930 W. First Street, Suite 201, Fort Worth, Texas representing the property owners explained to the Commissioners that they met with the neighborhoods as well as Councilmember Gray and felt that all parties where in agreement with the request. Mr. Hahn gave a brief history

on the applicants’ request for a Friary. He mentioned the daily activities of the tenants and the shared use of three cars amongst them. The residence is proposed to be about 6000 square feet and that they will replat the property pending approval of the zoning request. He said there are they own two separate lots that would not contain a building. Mr. Hahn also mentioned that there is a 20 foot grade difference to the east. Mr. Hahn explained that there are 10 bedrooms in a private area of the house and explained the layout of the home.

Mr. West asked about any contact with the neighborhood organizations. Mr. Hahn noted that he has talked to them and has letters of support and would be able to produce those letters.

Monnie Gilliam, 1100 Vicki Lane, representing his neighborhood spoke in support of the request. He mentioned that he had met with Mr. Hahn and are in support of his request for the friary.

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

<i>Document received for written correspondence</i>				<i>ZC-14-002</i>
Name	Address	In/Out 300 notification area	Position on case	Summary
Monnie Gilliam	1100 Vicki Lane	Out	Support	Spoke at hearing/ submitted letter
Mary Blakemore/ New and Improved Hillside		Out	Support	Submitted letter
Allen Smith/ Southeast Fort Worth Inc.	1150 S. Freeway Ste. 148 76104	Out	Support	Submitted letter
Laverne Walker/ United Communities Assoc.		Out	Support	Submitted letter

9. SP-14-001 Garland All Storage Associates, Ltd (CD 5) – 2941 Precinct Line Road (River Trails All Storage Addition, Block A, Lots 4 & 5, 2.52 Acres): to Amend “PD-“627” site plan to add storage units, outdoor storage, and a retail building; site plan included

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing Garland All Storage Associates, Ltd. explained to the Commissioners their request to modify the site plan due to the demand for climate controlled storage facilities. Mr. Quine mentioned they have a deal pending with a retail provider. Mr. Quine noted that he has reached out to some of the neighborhood associations in the area and felt that there was no opposition to his request. Mr. Quine also noted the opposition from East Fort Worth NA. Ms. McDougall noted that Mr. Quine has always reached out to the neighborhoods in the past and has always been very cooperative.

Ms. McDougall also mentioned that the notification system having a error and notices not being sent out properly. Ms Murphy confirmed The River Trails NA has requested a continuance to allow for more time for them to review the request. Mr. West asked what the time frame of this project would be. Mr. Quine responded that there was a gap in time due to getting people moved in and also would need to go through the platting process as well as the building permit process.