



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 6, 2015

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: One person spoke; Two letters submitted
Support: Petition submitted

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

Owner / Applicant: **Richard N. and Linda Claytor**

Site Location: 1601 NW 25th Street and 2417 Prairie Avenue Mapsco: 62E

Proposed Use: **Group Home**

Request: From: "E" Neighborhood Commercial
To: "CF" Community Facilities

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

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

Background:

The proposed site is located at the southwest corner of NW 25th Street and Prairie Avenue. The applicant is proposing to change the zoning to "CF" Community Facilities for the construction of a group home to provide for a spiritual growth center for men. The site is currently vacant with concrete lot for parking, currently used by other adjacent businesses. The requested zoning for CF allows for churches, schools, government, human services, utilities, community centers and group homes.

The applicant is proposing to relocate from their existing building located at 2526 Columbus Avenue to construct a new facility at this location. The applicant has reached out to the neighborhood associations.

The neighborhood associations have agreed to support the proposed use with a Memorandum Of Agreement noting the existing treatment program will be relocated to the site, limit the number of men to a maximum of 80, install security cameras, provide a control device for entry and exit locations, curfew hours end at 11 p.m., and not convert any existing facilities.

Due to the number of residents expected at this site, it would be considered a Group Home II. The definition of Group Home II refers to the same definition of Group Home I but has no limit on the number of residents.

GROUP HOME I: A family based facility which contains not more than 15 residents and three supervisory personnel and which provides 24-hour care in a protected living arrangement for the mentally and/or physically impaired, developmentally disabled, or victims of abuse or neglect. This classification includes congregate living facilities for the elderly, maternity homes, emergency shelters during crisis intervention for victims of crime, abuse or neglect, and residential services licensed by the Texas Commission on Alcohol and Drug Abuse, but not primarily for criminal rehabilitation.

The table below indicates the development standards for the proposed zoning district:

Requirement	E	CF
Front Yard	20 ft. minimum	20 ft. min; and projected 20 ft. along Prairie
Side Yard	20 ft. supplemental setback adjacent to A-5 zoning	Adjacent to residential district 5 ft. minimum
Rear Yard	20 ft. supplemental setback adjacent to A-5 zoning	5 ft. minimum
Height	3 stories or 45 ft. maximum	Based on most restrictive adjacent district; 35 ft. maximum
Parking	Not applicable	Not applicable
Bike parking	Calculated with use/parking spaces provided/not applicable	Calculated with use/parking spaces provided/not applicable

Site Information:

Owner: Richard N. & Linda Claytor
 2803 Black Oak Lane
 Arlington, TX 76012

Applicant: Victory Temple Ministries/Gary Moates

Acreage: 0.51 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:
 North "E" Neighborhood Commercial / convenience store & strip center
 East "E" Neighborhood Commercial / commercial
 South "A-5" One-Family / single-family
 West "A-5" One-Family & E" Neighborhood Commercial / single-family and auto repair

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-025, City initiated rezoning; denied without prejudice 05/06/14; subject area to the northwest

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW 25 th St	Collector	Collector	No
Prairie Ave	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
North Side*	
Inter-District 2 Alliance	FWISD

*Within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "CF" for Group Home II for a group home/spiritual growth center for men. Surrounding land uses consist of auto repair and single-family to the west, commercial to the north and east, single-family to the south.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

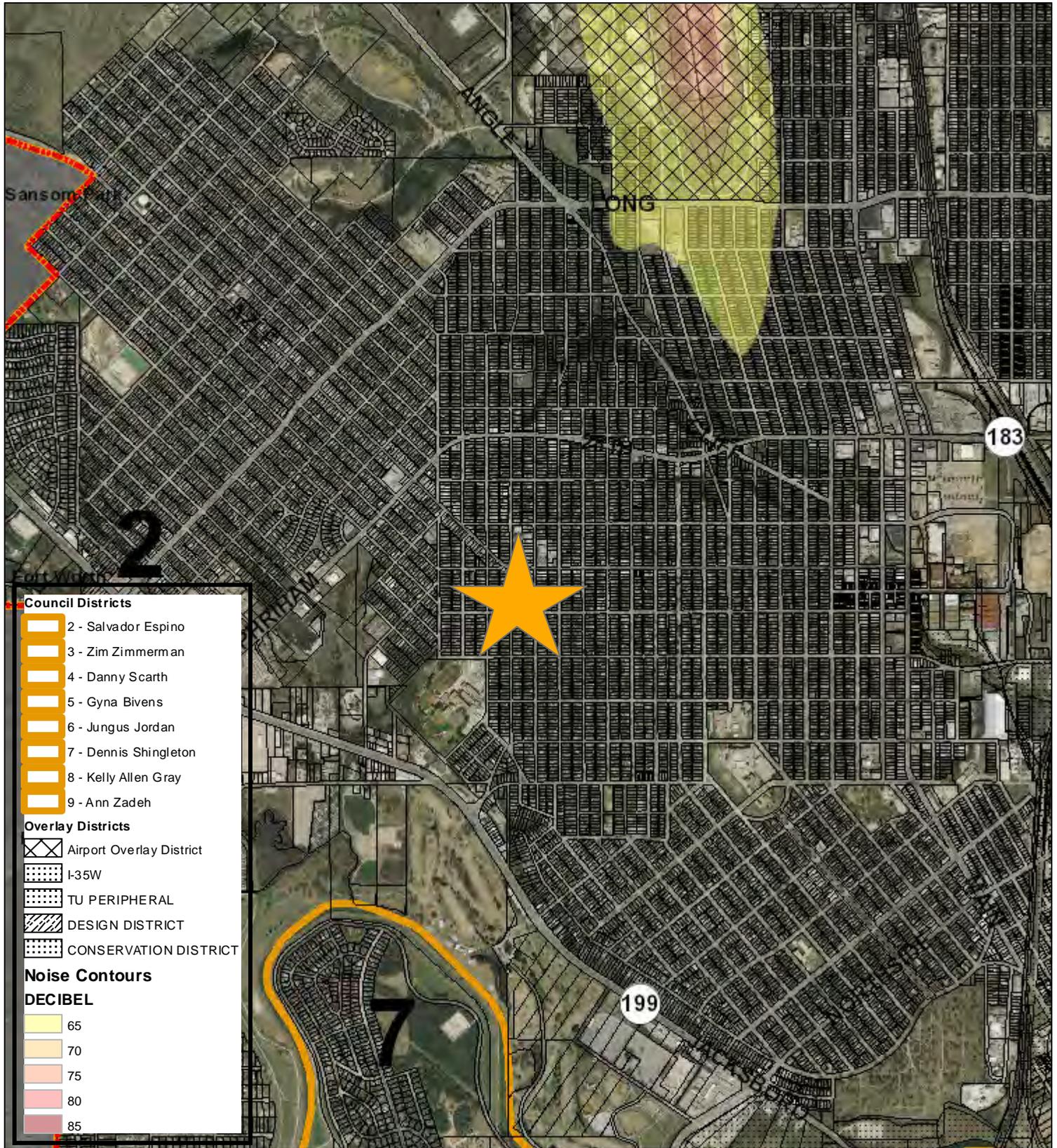
The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "CF" zoning **is consistent** with the Comprehensive Plan policies.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (Pg. 37)

Attachments:

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

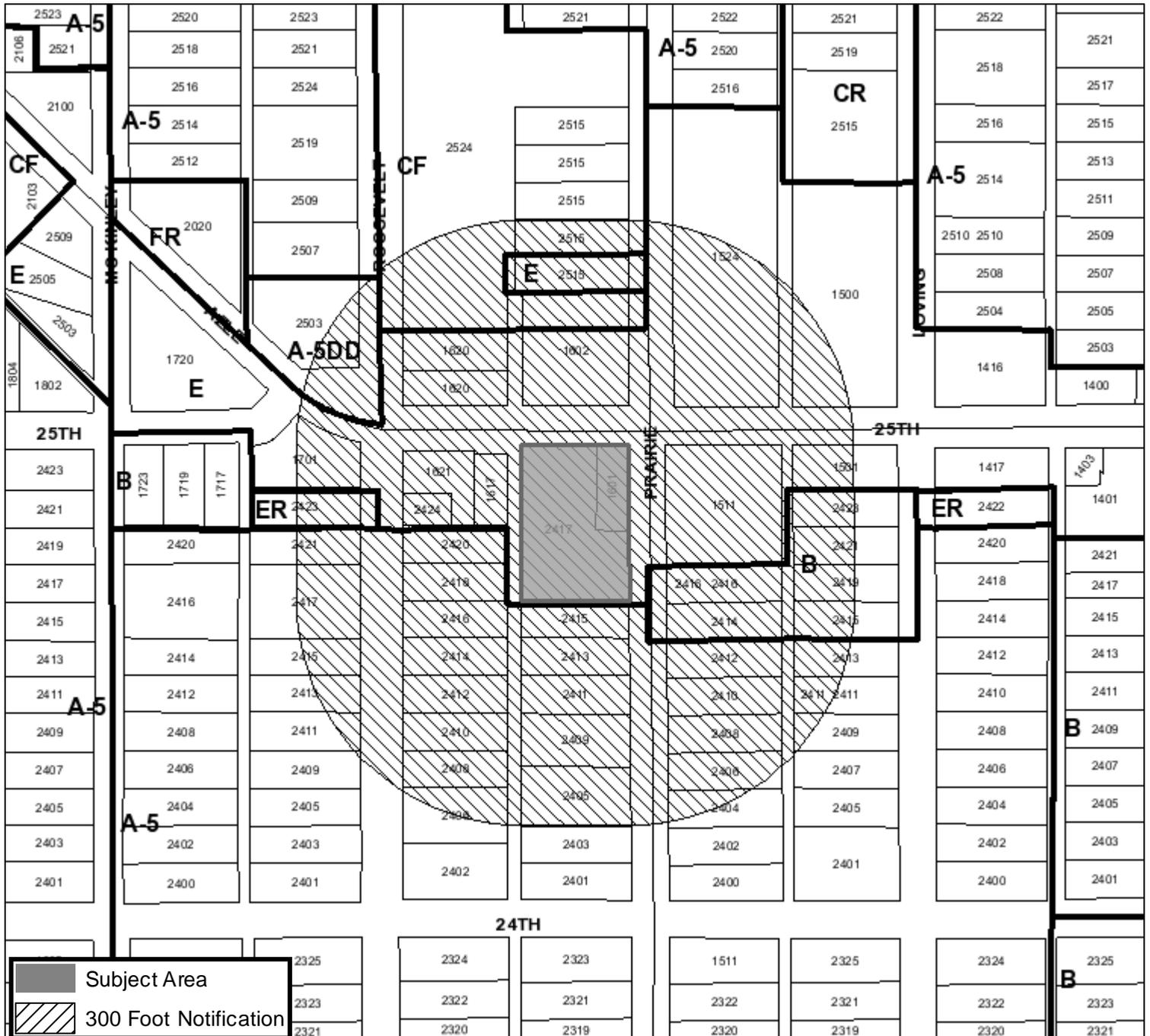
Area Map



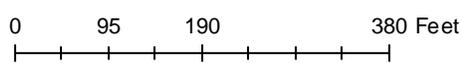


Area Zoning Map

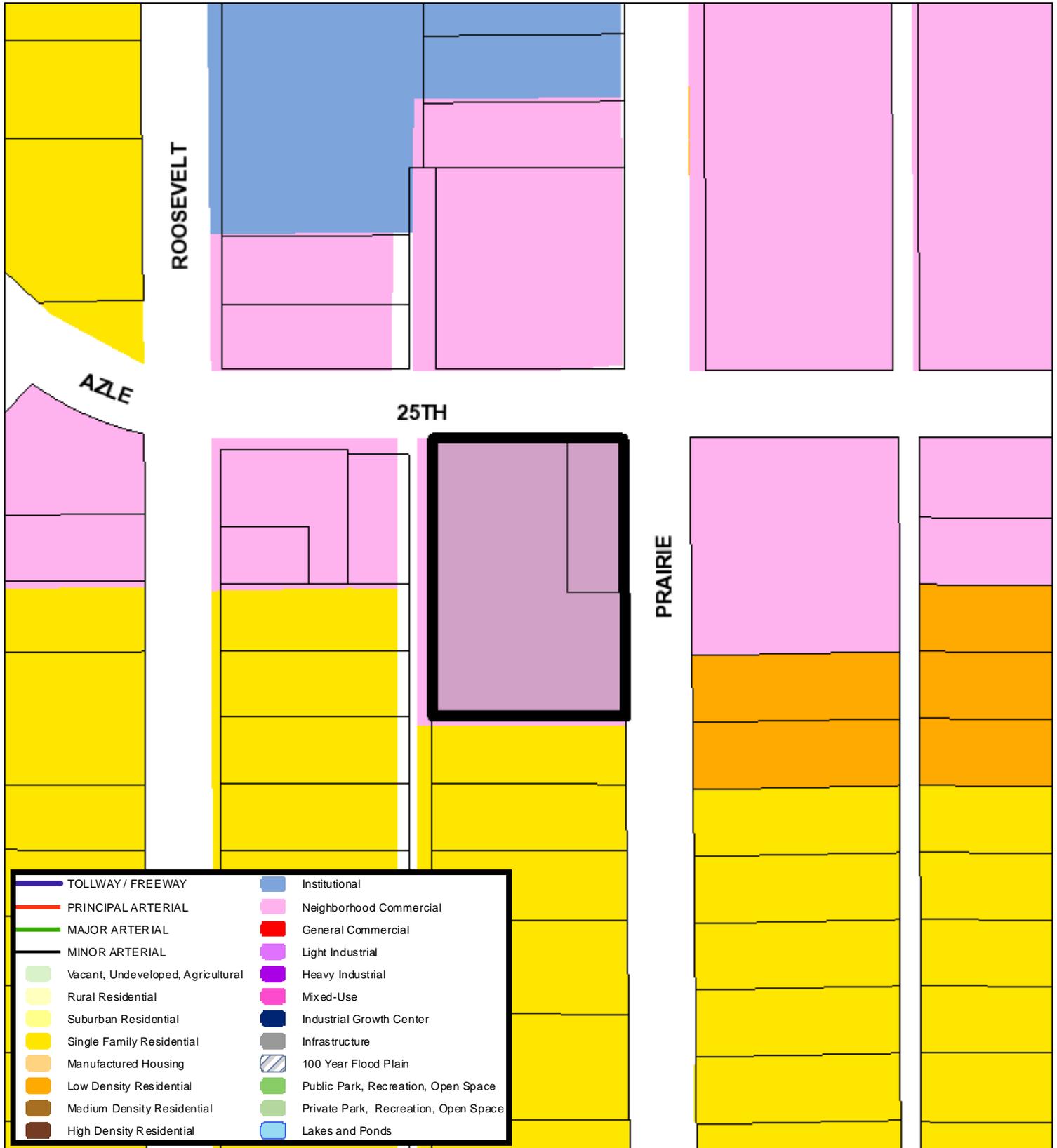
Applicant: Richard & Linda Claytor
 Address: 1601 NW 25th Street & 2417 Prairie Avenue
 Zoning From: E
 Zoning To: CF
 Acres: 0.68384874
 Mapsco: 62E
 Sector/District: Northside
 Commission Date: 12/10/2014
 Contact: 817-392-2495



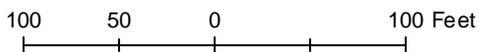
 Subject Area
 300 Foot Notification



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 18, 2014.



Aerial Photo Map



0 62.5 125 250 Feet



Mr. Flores asked if she had met with the applicant to discuss the concerns. She said they meet on December 2 and none of the suggestions were addressed on the site plan.

Dan Tartaglia, 4412 Westridge Avenue, Fort Worth, Texas spoke in opposition. He has the same concerns and issues related to drainage. He wants to see the decorative wrought iron fence with gate around the entire perimeter.

In rebuttal, Tina Cannon, 4801 Westridge Avenue, Fort Worth, Texas with Ridglea NA spoke in support.

Mr. Hammond mentioned the site plan and drainage issues will be addressed prior to the permitting process, the wrought iron fence will be along the rear of the property only for security and remain open in the front.

Ms. Reed asked about service entrance deliveries off Bryant Irvin. Mr. Hammond said based on the shape of the lot they are unable to make all entrances off Bryant Irvin.

Ms. Burghdoff asked if he was aware of the parking requirements based on the proposed use. Mr. Hammond said this is the parking formula they use for assisted living.

Mr. Edmonds mentioned commercial uses fronting commercial streets and parking.

Motion: Following brief discussion, Mr. Reeves recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-14-150</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Tina Cannon/Ridglea	4801 Westridge Ave	Out		Support	Spoke at hearing
Mary O'Donnell	4500 Westridge	Out	Opposition		Spoke at hearing
Dan Tartaglia	4412 Westridge	In	Opposition		Spoke at hearing

IV. New Cases

3. ZC-14-153 Richard and Linda Claytor (CD 2) – 1601 NW 25 Street and 2417 Prairie Avenue (Rosen Heights Addition First Filing, Block 27, Lots 9-12, 0.68 Acres): from “E” Neighborhood Commercial to “CF” Community Facilities

Gary Moates, 801 Cherry Street, Suite 2400, Fort Worth, Texas representing the applicant Victory Temple Ministries explained to the Commissioners the memorandum of agreement between Victory Temple Ministries, Ron Shearer, Inner District 2 Alliance, Tressa Hilburn, Northside NA, and Burl Hampton, Far Greater Historical Northside NA and provisions outlined. Mr. Moates did mention Burl Hampton is the only signature they don't have at this time. They will be constructing a new building being donated by a builder.

Mr. Flores mentioned the memorandum of agreement and was all the concerns addressed. Mr. Moates mentioned he feels all concerns have been addressed, based on the agreement.

Nick Panzera, 2523 Loving Avenue, Fort Worth, Texas with Victory Temple Ministries spoke in support.

Mr. Flores asked if he could explain to the Commissioners what Victory Temple Ministries does and will do at this location. Mr. Panzera mentioned they are a non-profit organization; the vision is for them to help people in need and provide a residential home for men to come into and help them change their lives. No sex offenders are allowed and those with mental help are refereed.

Mr. Flores asked the number of supervisory personnel, and what happens to the existing facility at 2526 Loving Avenue. Mr. Panzera said there will be six supervisors and the existing facility will be used for office and storage.

Linda Claytor, 2803 Black Oak, Arlington, Texas spoke in support.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-14-153
Name	Address	In/Out 300 notification area	Position on case		Summary
Nick Panzera	2523 Loving	Out		Support	Spoke at hearing
Linda Claytor	2803 Black Oak	Out		Support	Spoke at hearing
PGM Eagle	1524 NW 25th	In	Opposition		Sent letter in
Kazmor Group LLC	1500 NW 25th	In	Opposition		Sent letter in
A petition was submitted in support with 104 signatures in case fil					

4. ZC-14-156 DGI Enterprises, LP (CD 4) – 3900 Block N. Tarrant Parkway (Charles C. Whyte Survey, Abstract No. 1611, 2.89 Acres): from “I” Light Industrial to “E” Neighborhood Commercial

Bill Boomer, 6610 Bryant Irvin Road, Fort Worth, Texas representing DGI Enterprises, LP explained to the Commissioners the request to propose a Calloway’s retail nursery for the site.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.