



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 5, 2015

**Council District** 8

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> One letter submitted <b>Support:</b> Southeast Fort Worth, Inc.	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Beautiful Feet Ministry

**Site Location:** 1701 E. Hattie Street Mapsco: 77H

**Proposed Use:** Community Facility

**Request:** From: "F" General Commercial  
To: "CF" Community Facilities

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

**Comprehensive Plan Consistency:** Requested change is not consistent (Minor Boundary Adjustment).

**Background:**

The proposed site is located on Hattie Street, just east of Exeter. The applicant is proposing a zoning change from "F" General Commercial to "CF" Community Facilities for the Beautiful Feet Ministries Discipleship. The Ministry is located at 1709 E. Hattie, directly adjacent. The subject site will be used as a parsonage and discipleship for their ministry.

Beautiful Feet Ministries owns the entire block along East Hattie and 5 of the 10 lots along Tucker.

**Site Information:**

Owner: Beautiful Feet Ministry  
 P. O. Box 6212  
 Fort Worth, TX 76115

Acreage: 0.41 acres

Comprehensive Plan Sector: Southside

Agent: Lynette Payne

Surrounding Zoning and Land Uses:

- North "B" Two-Family / vacant
- East "CF" Community Facility / Ministry
- South "CF" Community Facility / commercial
- West "F" General Commercial / vacant convenience store

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-133 Effective 01/10/2010 for CF, property on the south side of Vickery

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E. Hattie St	Residential	Residential	No
Exeter	Residential	Residential	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Glenwood Triangle Improvement*	Streams & Valleys Inc
Southeast Kingdom NA	Trinity Habitat for Humanity
Parker Essex Boaz NA	United Communities Assoc. of Ft. Worth
Historic Southside NS	East Fort Worth Inc.
East Fort Worth Business Assoc.	Fort Worth ISD
Southeast Fort Worth, Inc.	

\*closest neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from “F” General Commercial to “CF” Community Facilities. Uses surrounding the proposed site are vacant to the north, commercial to the south and west with a church ministry to the east.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The proposed “CF” Community Facilities is not consistent with the following Comprehensive Plan policies:

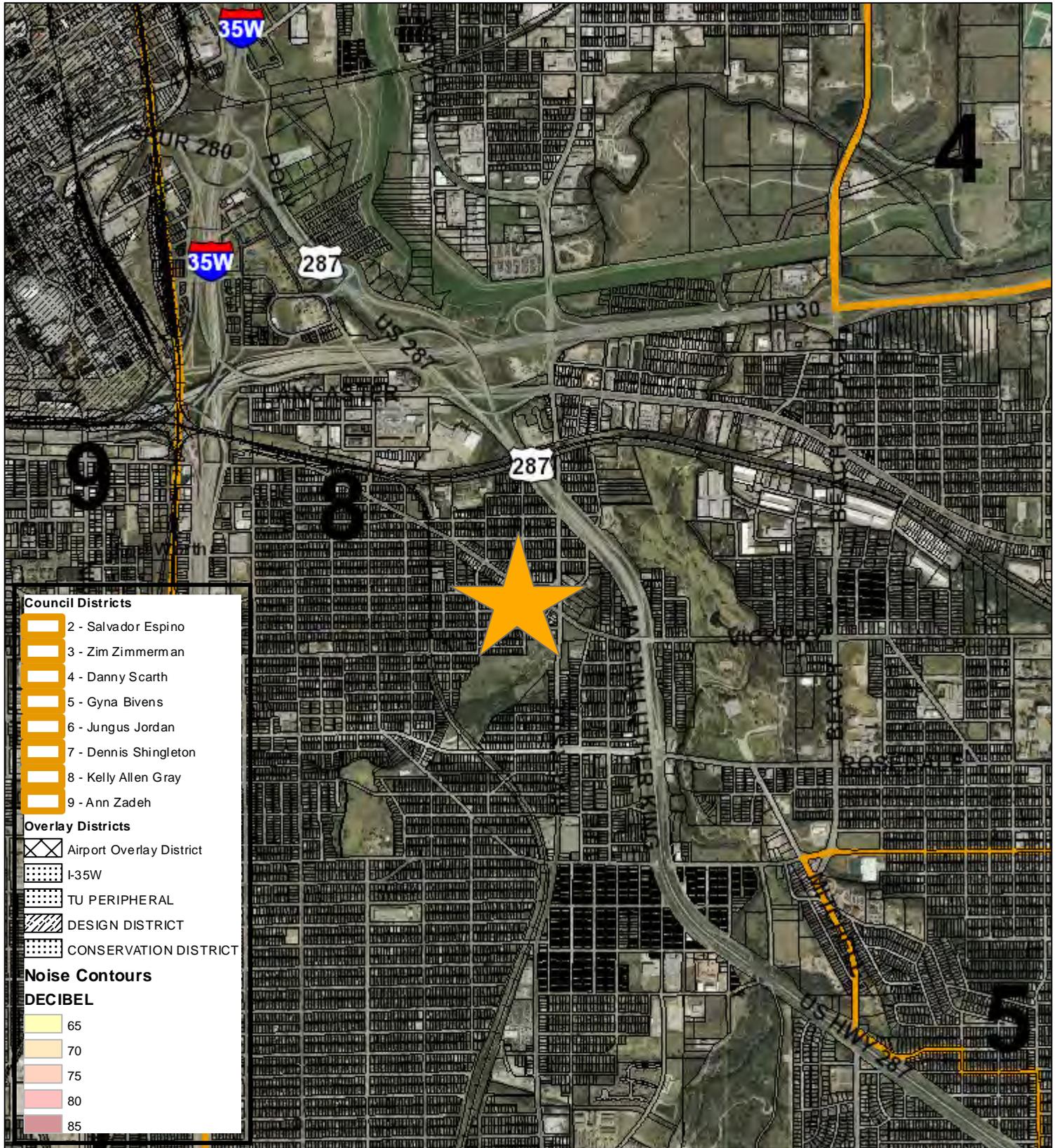
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. However the surrounding land uses are predominantly associated with Beautiful Feet Ministry and is directly adjacent to the church.

**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



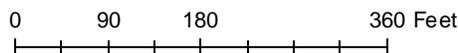


# Area Zoning Map

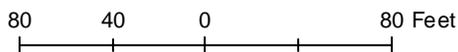
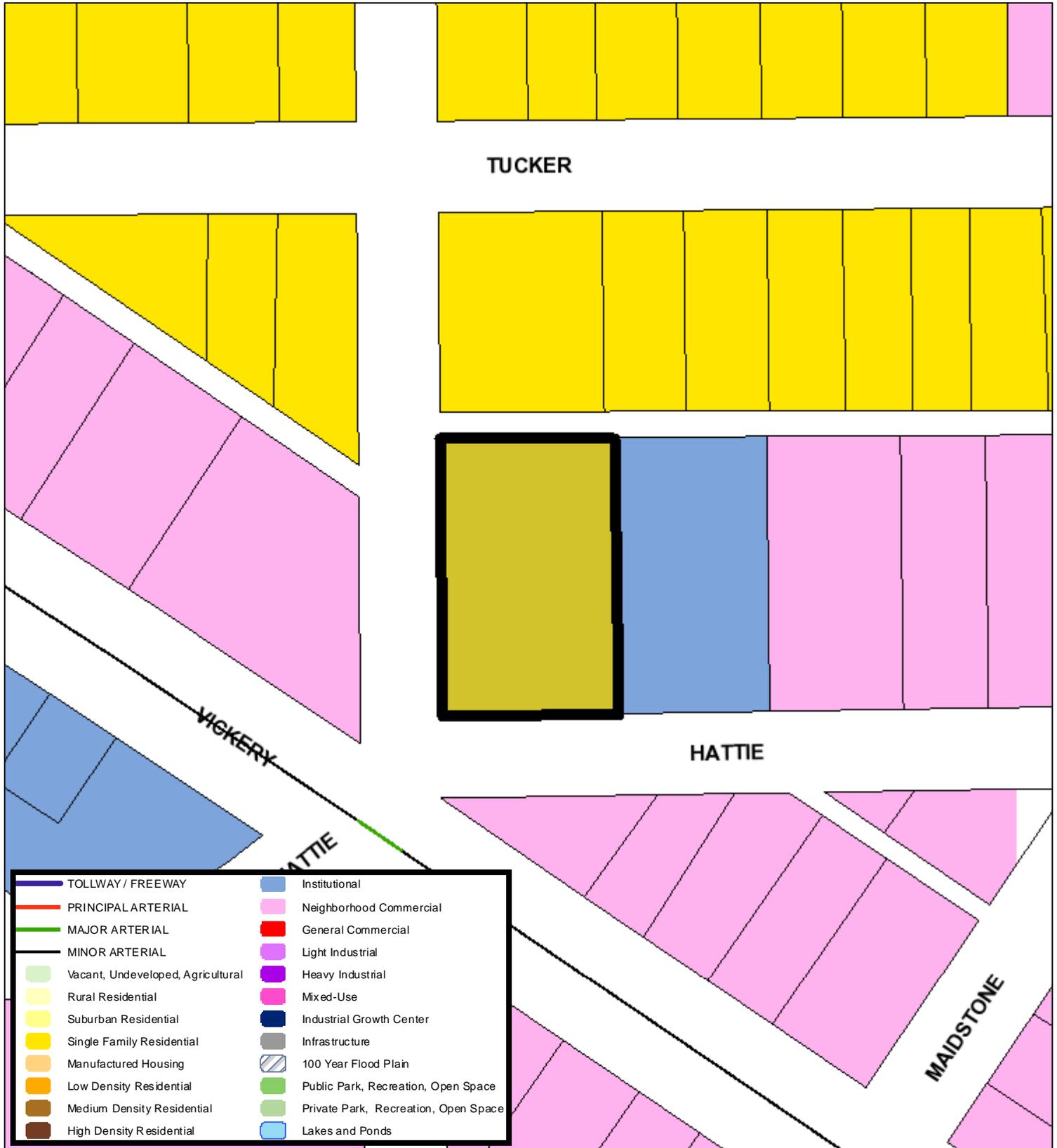
Applicant: Beautiful Feet Ministry  
 Address: 1701 E. Hattie Street  
 Zoning From: F  
 Zoning To: CF  
 Acres: 0.41799252  
 Mapsco: 77H  
 Sector/District: Southside  
 Commission Date: 4/8/2015  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



**Aerial Photo Map**



0 50 100 200 Feet



**10. ZC-15-040 Beautiful Feet Ministry (CD 8) 1701 E. Hattie Street (Glenwood Addition, Block 19, Lots 19 & 20, 0.41 Acres): from “F” General Commercial to “CF” Community Facilities**

Lynnette Payne, 1547 North Highway 77, Italy, Texas representing Beautiful Feet Ministry explained to the Commissioners the request to rezone from F to CF to refurbish an existing structure used as a residence for discipleship for the Ministry and to serve the community.

Ms. Conlin asked Ms. Payne if the residence was like a parsonage. Ms. Payne said it is a discipleship house and the gentleman who works there are with the church. Ms. Conlin said this has been there for a long time.

Omar Elhamid Jr. 2707 Marquis Circle East, Arlington, Texas spoke in opposition. Mr. Elhamid said he owns the property at 1634 E. Vickery Boulevard and they sell alcohol, will the rezoning affect his property. Staff explained and said no it will not. Mr. Elhamid said he is supports the zoning change.

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

<i>Document received for written correspondence</i>					<b>ZC-15-040</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Omar Elhamid Jr.	2707 Marquis Circle East	Out		Support	Spoke at hearing
Stacy Marshall/Southeast Fort Worth, Inc.	NA	Out		Support	Sent letter in

**11. ZC-15-041 Lighthouse Assembly of God (CD 7) 4101 Golden Triangle Boulevard (William McCowan Survey, Abstract 999, 6.80 Acres): from “R2” Townhouse/Cluster to “E” Neighborhood Commercial**

John Miller, 14105 Maxwell Court, Fort Worth, Texas representing the Lighthouse Assembly of God explained to the Commissioners they are rezoning to E Neighborhood Commercial for a single’s ministry. Mr. Miller said they have reclaimed the floodplain and will be building on the far west end and would like to sell coffee out of it. Mr. Miller said they want the ability to keep it E and open to other uses later.

Mr. Edmonds clarified he was requesting E neighborhood commercial.

Melinda Ramos, City Attorney stated the applicant would have to agree to no alcohol sales.

Mr. Genua asked Mr. Miller if they would agree to no alcohol sales. Mr. Miller said they would not sell alcohol but they are on a major thoroughfare and would like to be open to other uses.