



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2015

Council District 3

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

Opposition: 5 people spoke, several present; Petition submitted

Support: None submitted

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

Owner / Applicant: HOPE Farm, Inc.

Site Location: 5816-5828 (evens) Helmick Avenue, 5821 Farnsworth Avenue
Mapsco: 74V

Proposed Use: Community Facility

Request: From: "A-5" One-Family
To: "CF" Community Facilities

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Significant Deviation).

Background:

The proposed site is located north of Helmick Avenue, just east of Littlepage and one lot located south of Farnsworth, across the street from a cemetery and north of a medical facility. The applicant is proposing a zoning change from "A-5" One-Family to "CF" Community Facilities for an after school facility for boys. The applicant has indicated that hours of operation for the office staff are 8 am to 5 pm and the after school program is from 3 pm to 7 pm. The proposed building will be approximately 7,500 sq. ft. with offices, classrooms and a plaza.

At the Zoning Commission, the applicant explained that they operate a program to serve at-risk boys in the community. They can enter the program at 5-7 years of age and often remain involved through high school. They currently operate from 865 E. Ramsey and have purchased the subject property with the hopes of expanding their enrollment to 45-50 young boys.

A proposed playground area may be located on the Farnsworth property across the alley if one is installed. The playground area would have lighting which will be turned off at 8:00 pm. The playground will be fenced and gated.

Opposition has been received concerning this use in a residential area, including from multiple adjacent property owners. At the City Council meeting in June the applicant requested a continuance in order to reach out to the opposition. The applicant will be requesting to withdraw the application.

Site Information:

Owner: HOPE Farm, Inc.
 865 E. Ramsey Avenue
 Fort Worth, TX 76104

Acreage: 0.73 acres

Comprehensive Plan Sector: Arlington Heights

Agent: Baird, Hampton & Brown/Bill Baird

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family and vacant
 East "A-5" One-Family / single-family
 South "B/HC" Two-Family/Historic & Cultural / vacant
 West "A-5" One-Family / single-family and vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-199 Council-initiated effective 09/14/2004 for A-5, subject area
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Helmick Ave	Residential	Residential	No
Farnsworth	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
East Libby Avenue NA	Streams & Valleys Inc
Como NAC*	Ridglea Hills NA
Trinity Habitat for Humanity	Ridglea NA
	Fort Worth ISD

*within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "A-5" One-Family to "CF" Community Facilities. Uses surrounding the proposed site are primarily single-family and vacant.

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:

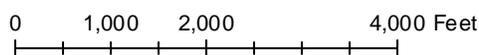
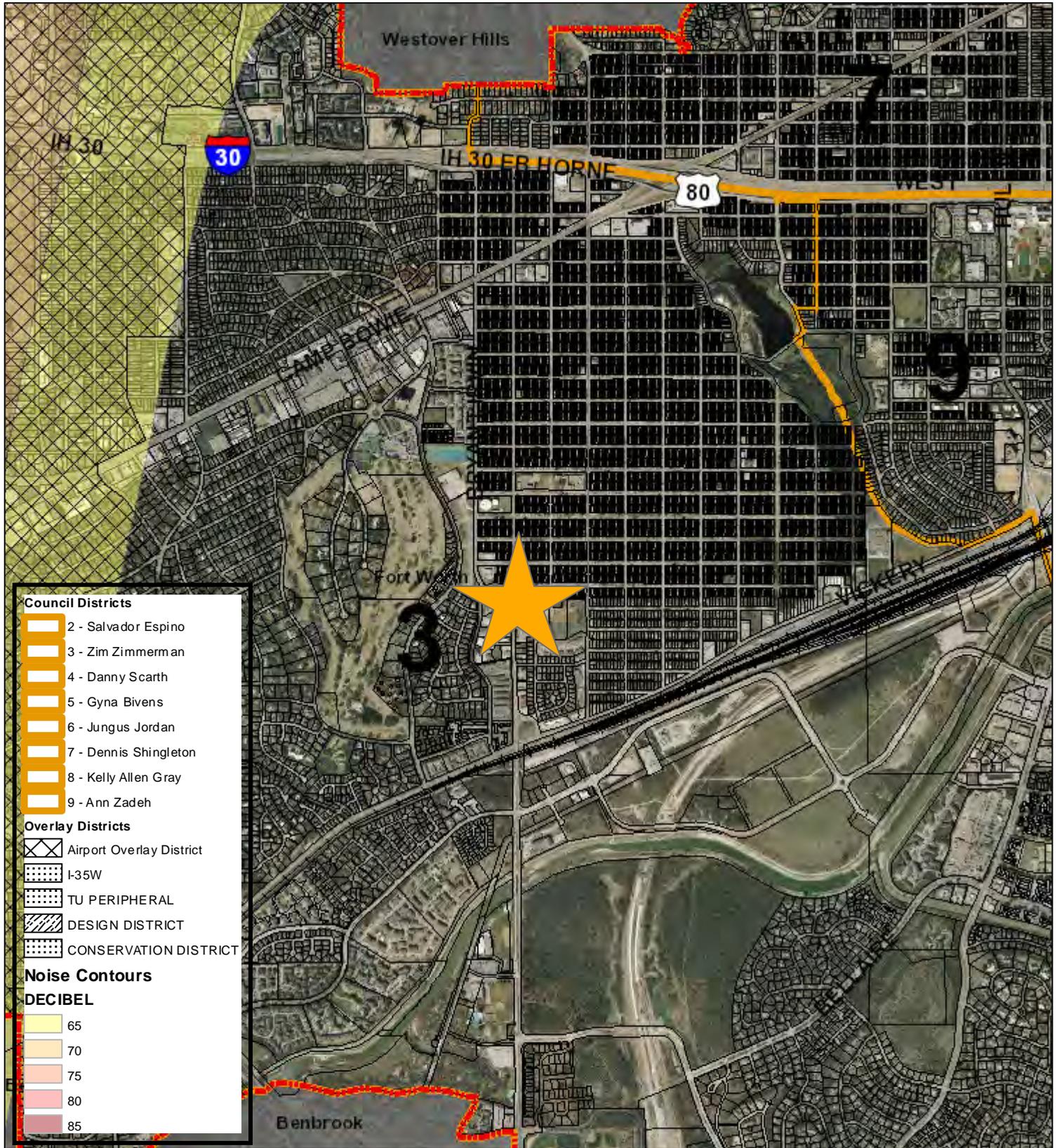
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However day care centers are permitted by Special Exception in residential districts. The proposed use would benefit the neighborhood.

Attachments:

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

Area Map

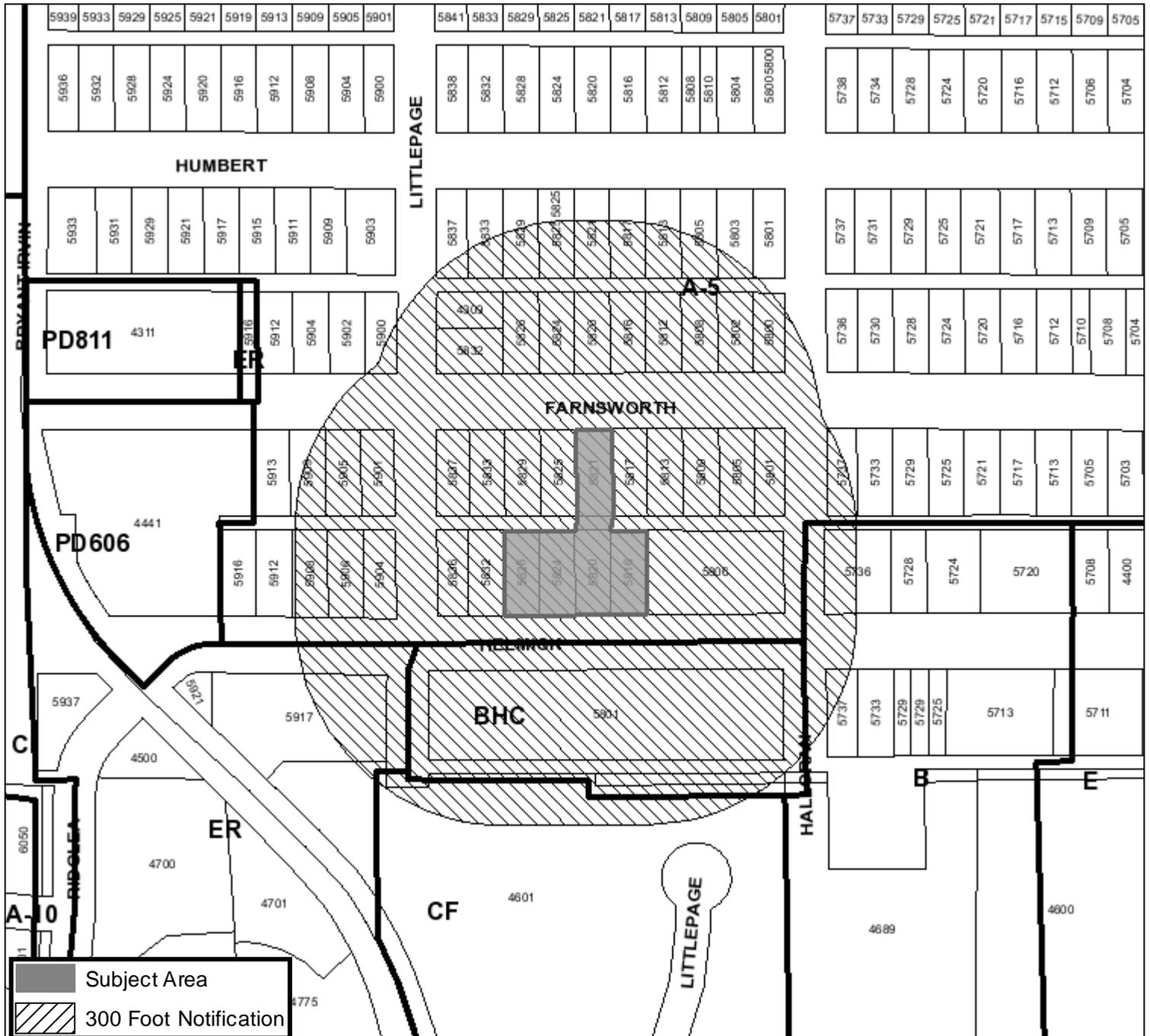




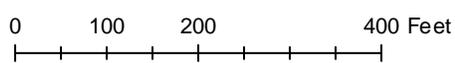
ZC-15-043

Area Zoning Map

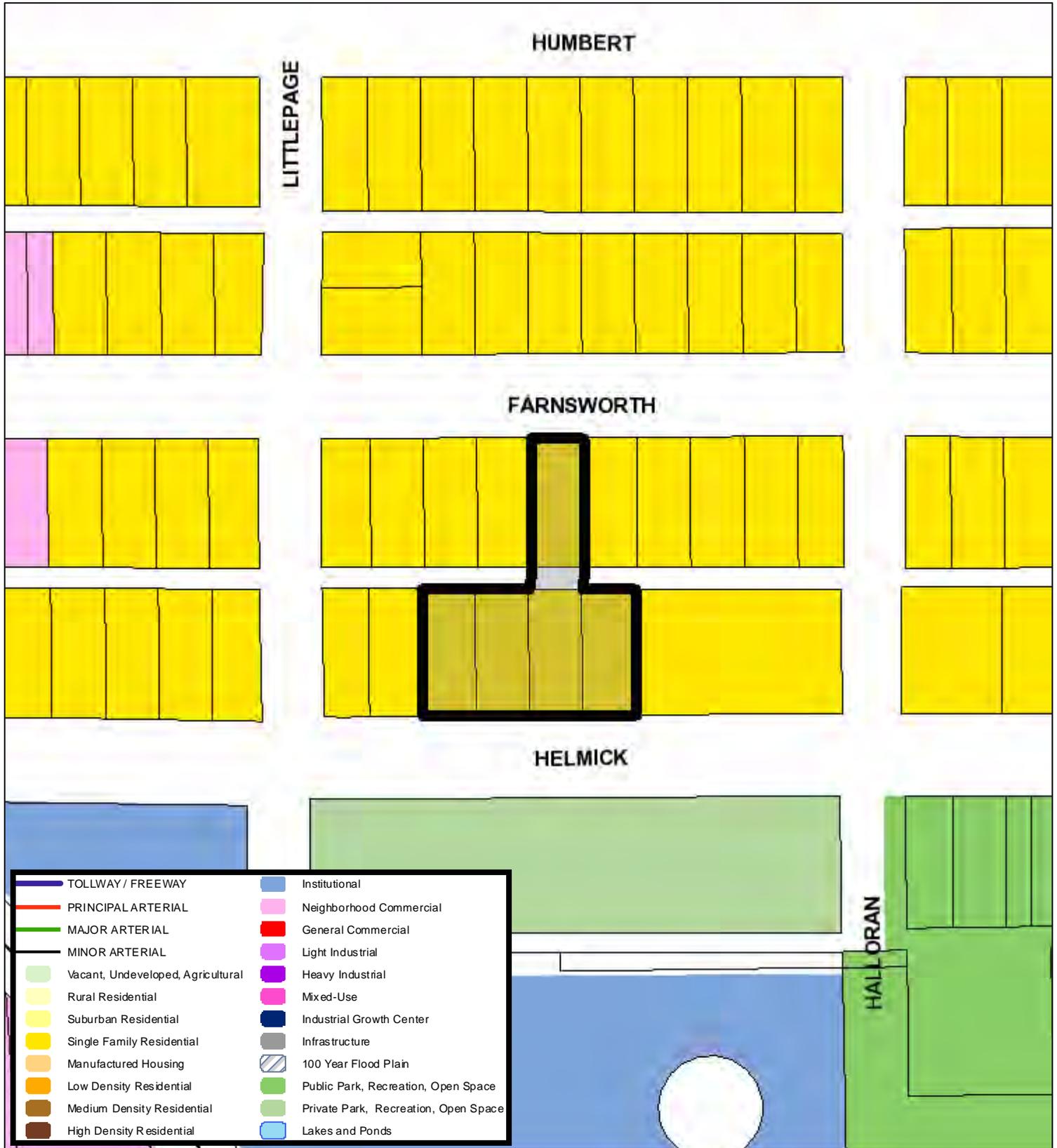
Applicant: HOPE Farm, Inc.
 Address: 5616 - 5828 (evens) Helmick Avenue, 5821 Farnsworth Avenue
 Zoning From: A-5
 Zoning To: CF
 Acres: 0.7389878
 Mapsco: 74V
 Sector/District: Arlington Heights
 Commission Date: 5/13/2015
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



Future Land Use



125 62.5 0 125 Feet

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 80 160 320 Feet



Mr. Justin Light, 500 West 7th Street, completed a speaker card in support of Zoning Docket ZC-15-036 and was recognized by Mayor Price but did not wish to address Council.

Motion: Mayor Pro tem Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-15-042 be continued to the June 9, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

7. ZC-15-042 - (CD 9) - Linda McLarty, 1701 May Street; from: "B" Two-Family to: "ER" Neighborhood Commercial Restricted (Recommended for Approval as Amended by the Zoning Commission to ER Neighborhood Commercial Restricted)

Ms. Linda McLarty, 733 Evergreen Drive, Hurst, Texas, appeared before Council in support of Zoning Docket ZC-15-042.

Motion: Council Member Zadeh made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-15-042 be continued to the June 9, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

8. ZC-15-043 - (CD 3) - HOPE Farm, Inc., 5816-5828 Helmick Avenue & 5821 Farnsworth Avenue; from: "A-5" One-Family to: "CF" Community Facilities (Recommended for Denial by the Zoning Commission)

Motion: Council Member Zimmerman made a motion, seconded by Council Member Allen Gray, that Zoning Docket ZC-15-043 be continued to the September 15, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

9. ZC-15-044 - (CD 5) - A-1 Alarm and Service Corporation, 4901 Mansfield Highway; from: "E" Neighborhood Commercial to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus oil change, tire repair, and auto inspection; site plan included. (Recommended for Approval by the Zoning Commission)

Motion: Council Member Bivens made a motion, seconded by Council Member Zimmerman, that Zoning Docket ZC-15-044 be approved. The motion carried unanimously 9 ayes to 0 nays.

10. ZC-15-045 - (CD 5) - Newport Holdings Inc., 10731 Mosier Valley Road & 10650 Tube Drive; from "AG" Agricultural and "C" Medium Density Multifamily to: "C" Medium Density Multifamily (Recommended for Approval by the Zoning Commission)