



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 28, 2015

**Council District** 8

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> United Riverside NA spoke in opposition <b>Support:</b> None submitted	Continued	Yes <u>X</u>	No ___
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Recovery Resource Council

**Site Location:** 2750 Nies Street (SH 121) Mapsco: 62U

**Proposed Use:** Counseling Office

**Request:** From: "B" Two-Family  
To: "E" Neighborhood Commercial

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

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

**Background:**

The proposed site is located on the corner of Blandin and Nies Street, just south of State Highway 121. The applicant would like to rezone the site from "B" Two-Family to "E" Neighborhood Commercial for a counseling office for the resource center located just to the west of the property. The applicant is proposing to use the existing single-family structure which would require a change of use and conversion of the structure to meet commercial building code.

The surrounding area is generally zoned E and FR except for two lots to the east fronting SH 121.

At the Zoning Commission, the applicant provided information about the counseling operations in the existing building and the intentions for this new building. He explained that the counseling center is a nonprofit that serves the community but also for drug and alcohol abuse prevention in schools. They have been at their current location to the west of the subject site since 2007. They have been operating a veterans program since being funded in 2013. All of the staff that serve the veterans are veterans themselves. The applicant explained that the purpose of the purchase and rezoning of the subject property is not to expand the services, but that the existing building has become too small for children's play areas and offices. They will move the current veterans' services into the new building.

The United Riverside Neighborhood Association submitted a letter and spoke in opposition. His concerns included people coming into the neighborhood and the continued imposition of similar uses into their neighborhood. The applicant replied that they understood the concern and that they had purchased a lot behind the subject property and demolished the deteriorating house to help clean up the

neighborhood. Since the June 16 Council meeting, the applicant and neighborhood representatives have met with the councilmember to discuss the project.

**Site Information:**

Owner: Recovery Resource Council  
 2700 Airport Freeway  
 Fort Worth, Texas 76111

Acreage: 0.13 acres

Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / commercial, SH 121  
 East "FR" General Commercial Restricted / vacant with a billboard sign  
 South "B" Two-Family / single-family  
 West "E" Neighborhood Commercial / commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
 Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Nies/SH 121	Tollway/Freeway	Tollway/Freeway	No
Airport Frwy	Collector	Collector	No
Blandin	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Riverside Alliance	Oakhurst Scenic Valley Drive Inc.
United Riverside NA*	East Fort Worth Business Assoc.
Scenic Bluff NA	East Fort Worth, Inc.
United Riverside Rebuilding Corporation, Inc.	Eastside Sector Alliance
Streams & Valleys Inc.	Trinity Habitat for Humanity
	Fort Worth ISD

\*Site not located within the confines of a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone the property to "E" Neighborhood Commercial for a counseling office. Surrounding land uses are State Highway 121 and commercial to the north, commercial to the west, single-family to the south and vacant to the east.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the site as Neighborhood Commercial. The requested zoning change to commercial **is consistent** with the Comprehensive Plan. The proposal is consistent with the following Comprehensive Plan policies:

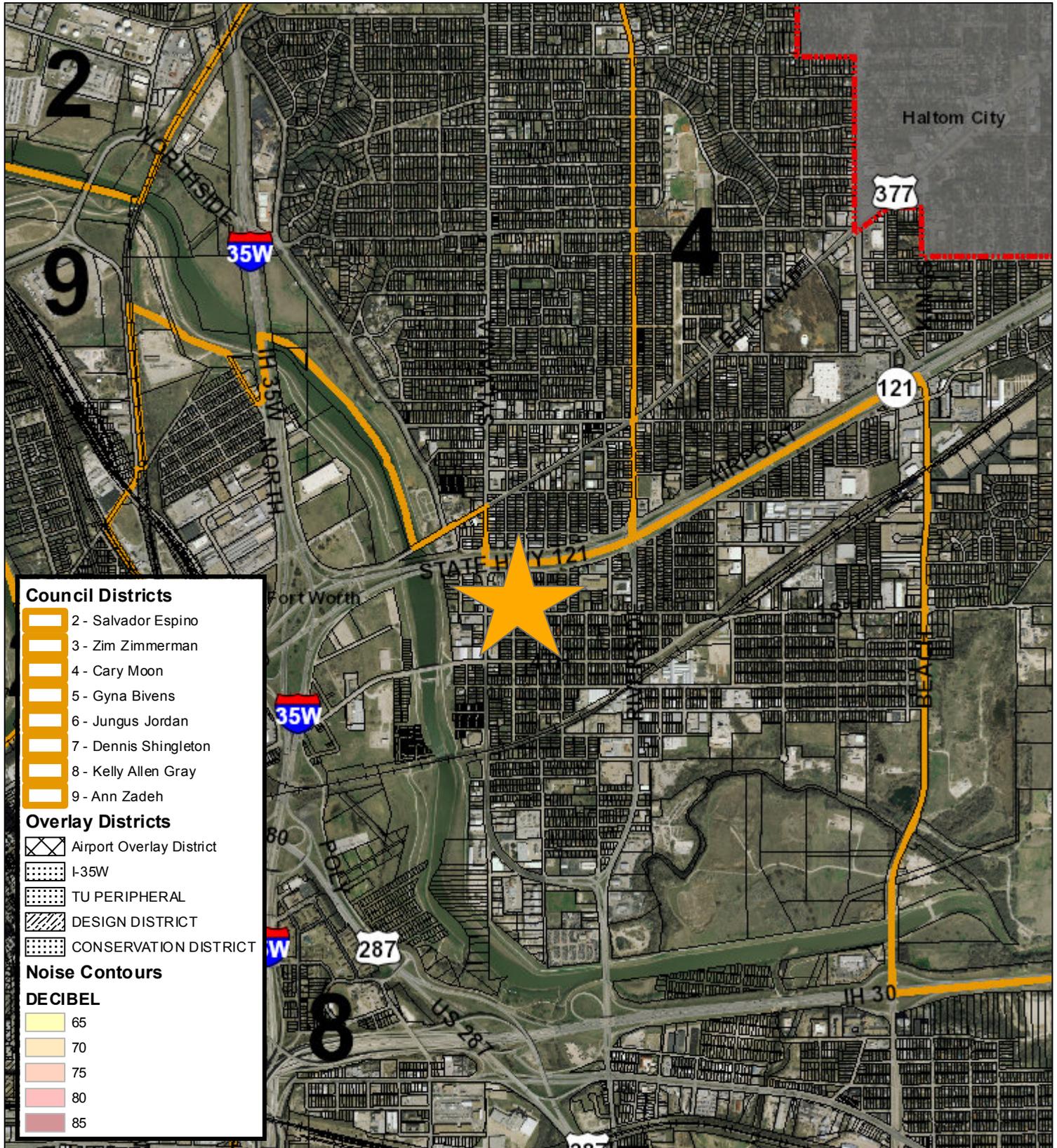
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 40)

**Attachments:**

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

- Minutes from the Zoning Commission meeting
- Minutes from the City Council meeting

### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

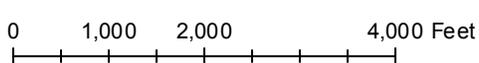
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

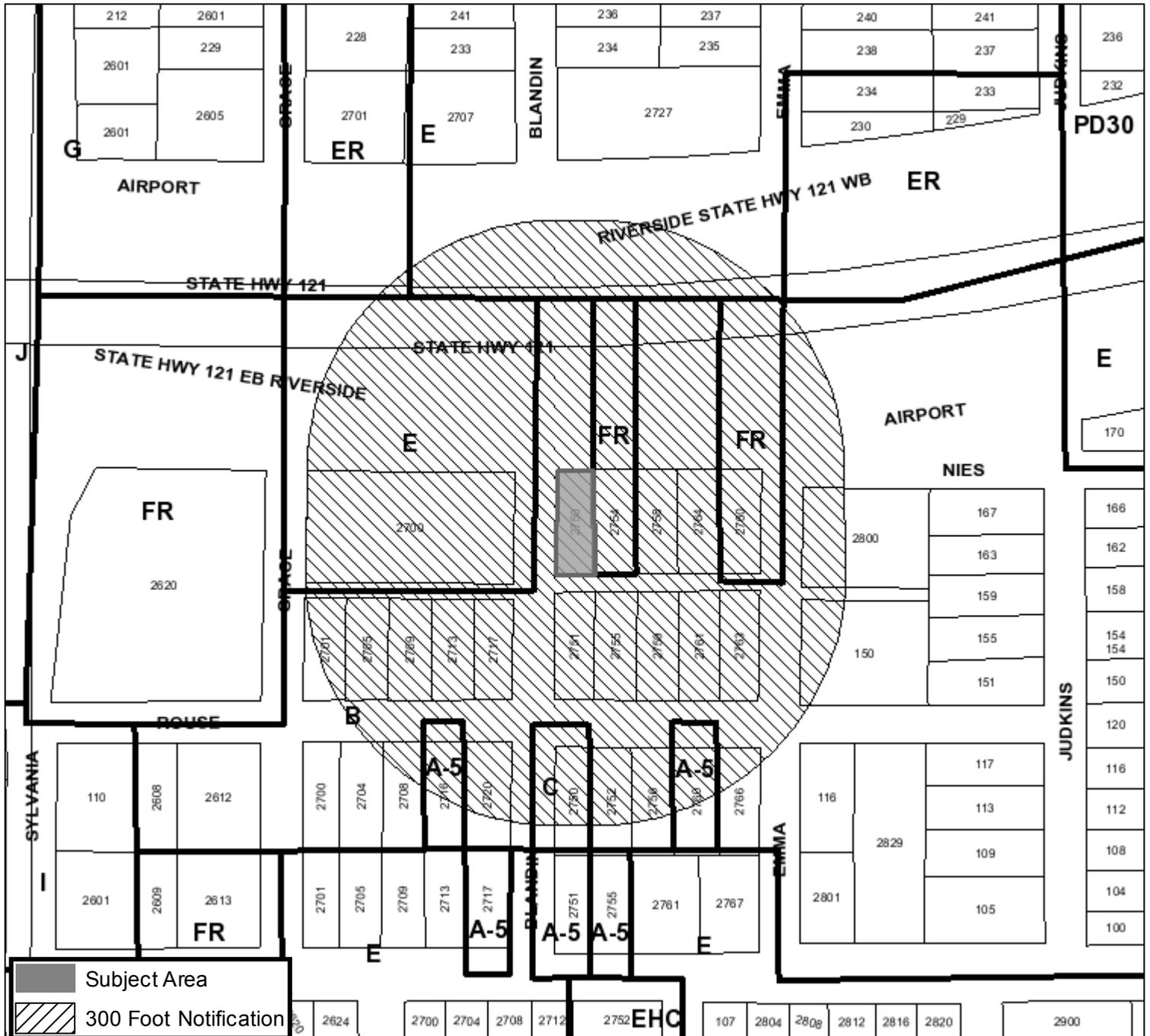




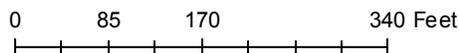
ZC-15-071

# Area Zoning Map

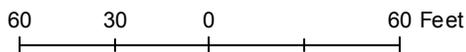
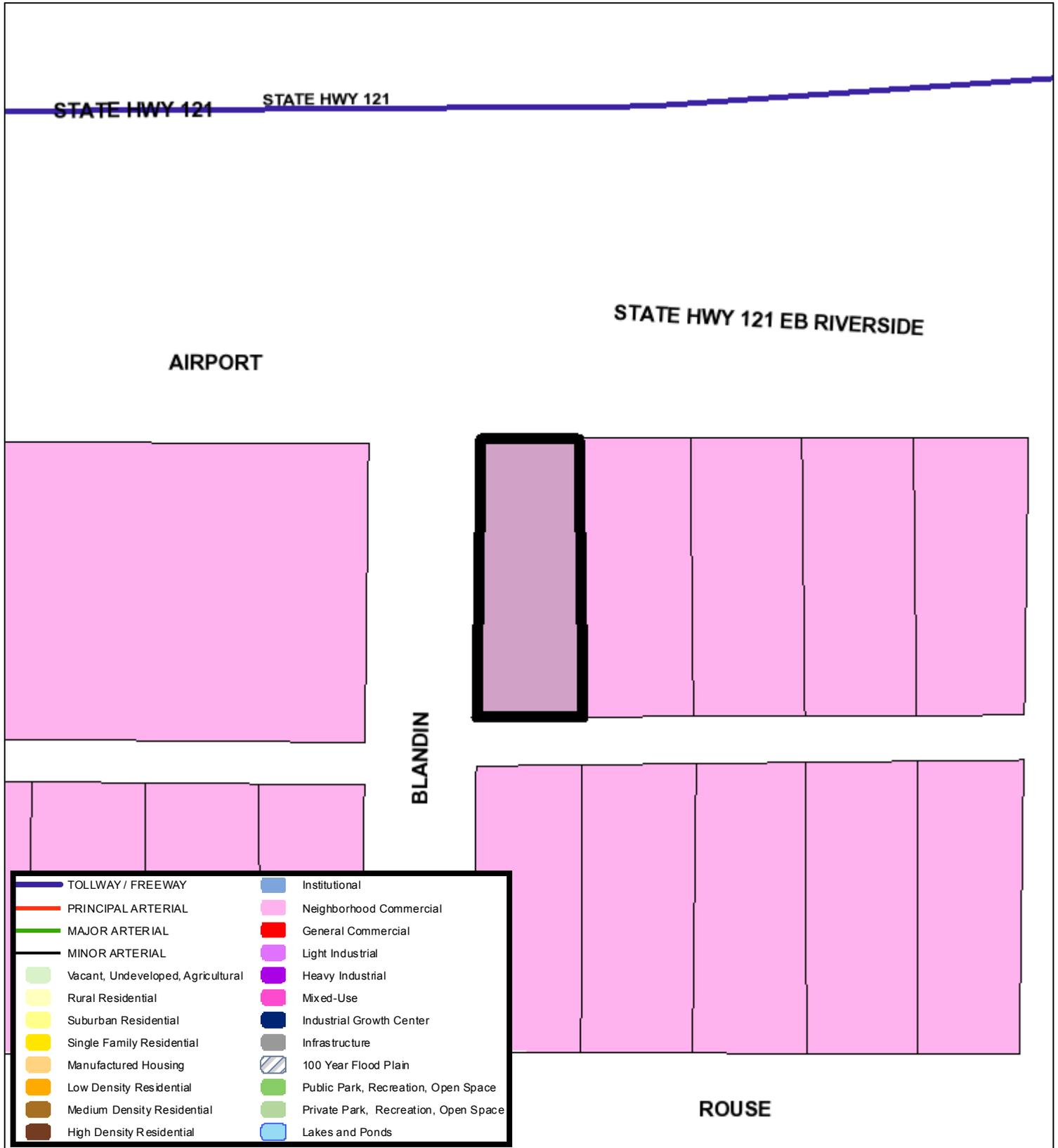
Applicant: Recovery Resource Council  
 Address: 2750 Nies Street (SH 121)  
 Zoning From: B  
 Zoning To: E  
 Acres: 0.1309899  
 Mapsco: 62U  
 Sector/District: Northeast  
 Commission Date: 6/10/2015  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



### Future Land Use



## Aerial Photo Map



0 37.5 75 150 Feet



Mr. Edmonds mentioned there is no access from Jacksboro only Rockwood Lane and all structures will be below the grade of Jacksboro Highway with limited traffic coming to the site.

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

<i>Document received for written correspondence</i>					<i>ZC-15-069</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Ron Shearer/Inter-District 2 Alliance	NA	Out	Opposition		Sent letter in

**9. ZC-15-070 WGK Development Inc. (CD 2) 6300 Block Old Denton Road (Absolom Smith Survey, Abstract 1419, 2.13 Acres): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan included**

Chris Bonilla, 3800 Byers Avenue, Fort Worth, Texas representing WGK Development Inc. explained to the Commissioners they are proposing a 3 story, 68 room, Sleep Inn Suites Hotel with a maximum height of 68 ft. Mr. Bonilla said he did reach out to Northbrook NA and Crossing at Fossil Creek HOA and explained the project. He acknowledged the continuance letter received from Inter-District 2 Alliance.

Mr. Flores did acknowledge that Inter-District 2 Alliance was not one of the neighborhood groups notified. He also mentioned there are several hotels existing and proposed in the area and asked Mr. Bonilla if his applicant took that into consideration. He also asked if he worked with TPW to address their comments and are the locations of wall pack lighting indicated on the site plan. Mr. Bonilla said yes he did know that they are working on the issues with TPW and wall pack lighting locations have been identified on the site plan.

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

<i>Document received for written correspondence</i>					<i>ZC-15-070</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Ron Shearer/Inter-District 2 Alliance	NA	Out	Opposition		Sent letter in
Northside NA	NA	Out	Undecided		Sent letter in

**10. ZC-15-071 Recovery Resource Council (CD 8) 2750 Nies Street (Nies & Rouse Addition, Block 6, Lot 10, 0.14 Acres): from “B” Two-Family to “E” Neighborhood Commercial**

Eric Niedermayer, 5801 Gloucester Court, Arlington, Texas representing Recovery Resource Council explained to the Commissioners Recovery Resource Council has been a non-profit

business since 1957. He said they have a behavioral out-patient site of 44 staff with funding from various donations. They are located at 2700 Airport Freeway and have been there since 2007. Mr. Niedermayer said the house they want to rezone is for an existing counseling office for a veteran’s program. They would be relocating staff at their existing facility and be able to utilize the additional space for their play therapy program.

Manuel Mohammad, 2717 E. 1<sup>st</sup> Street, Fort Worth, Texas representing United Riverside NA spoke in opposition. He has concerns of all the uses that have been coming into the neighborhood. Mr. Edmonds asked about the uses along that portion of the highway being offices and some residential. Mr. Mohammad said yes they are and there is someone living in the house next to the lawyer’s office.

In “rebuttal”, Mr. Niedermayer said the people being served in this facility are the same people they have across the street, they need to expand for more office space. They own several lots back behind them and thought they were being good neighbors.

Ms. Conlin asked if they have large groups of people coming in at one time and have there been any police calls out there. Mr. Niedermayer said they do have education classes and training sessions in the evening time. He said occasionally they have people show up either intoxicated or have an illness that may make them dangerous to others. If they can’t get help for them they have to call for assistance. Ms. Conlin said she does have a problem since the neighborhood is in opposition. He did say they do have parking that overflows to the street when they have big events and have used the lots behind the facility they own to park on.

Mr. Edmonds asked if it was paved parking. He said they have paved parking on both sides of the building.

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

<i>Document received for written correspondence</i>					<i>ZC-15-071</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Manuel Muhammad/ United Riverside NA	2717 E. 1st	Out	Opposition		Spoke at hearing
Melinda Buggs	3009 E. 12th	Out	Opposition		Sent letter in

**11. ZC-15-072 Handley Church of Christ (CD 5) 3029 Handley Drive and 3000 & 3012 Halbert Street (AP Moore Subdivision, Block 6, Lots 1 – 9, pt. 10, 13 and 16, 2.23 Acres): from “A-5” One-Family to “PD/SU” Planned Development/Specific Use for community event center with alcohol sales, restaurant, and coffee shop; site plan waiver requested**

Jim Austin, 2017 Teakwood Trace, Fort Worth, Texas representing Handley Church of Christ explained to the Commissioners they are requesting “PD/SU” to change the facility into a