



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2015

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: **The Harbor Club**

Site Location: 3000 W. 5th Street Mapsco: 76A

Proposed Use: **Community Facility**

Request: From: "B" Two-Family and "C" Medium Density Multifamily
To: "CF" Community Facilities

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

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

Background:

The proposed site is located north of 5th Street and just east of University. The applicant is proposing a zoning change from "B" Two-Family and "C" Medium Density Multifamily to "CF" Community Facilities for an existing private non-profit community center for treatment of alcoholism. The building is considered legal non-conforming. The applicant would like to make structural alterations to the building which cannot be done under the legal nonconforming status.

Site Information:

Owner: The Harbor Club
3000 W. 5th Street
Fort Worth, TX 76107
Acreage: 1.36 acres
Comprehensive Plan Sector: Arlington Heights
Agent: Jim Schell

Surrounding Zoning and Land Uses:

North "B" Two-Family and "PD-49" Planned Development for E uses plus mini-warehouse with max. height 45 ft. / single-family and commercial
East "CF" Community Facilities / commercial
South "MU-2" High Intensity Mixed-Use / commercial
West "E" Neighborhood Commercial / commercial

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W 5 th St.	Residential	Residential	No
University Dr.	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Westside Alliance	Cultural District Alliance
Monticello NA	Trinity Habitat for Humanity
Camp Bowie District Inc.	Streams & Valleys Inc.
Linwood NA*	Fort Worth ISD
University Park Owners Association	

*Located within the Linwood NA

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “B” Two-Family and “C” Medium Density Multifamily to “CF” Community Facilities for an existing treatment center for alcoholism. Surrounding land uses consist of commercial uses to the north, south and west, and a day care center 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 Mixed-Use. The proposed zoning of “CF” Community Facilities is not consistent with the following Comprehensive Plan policies:

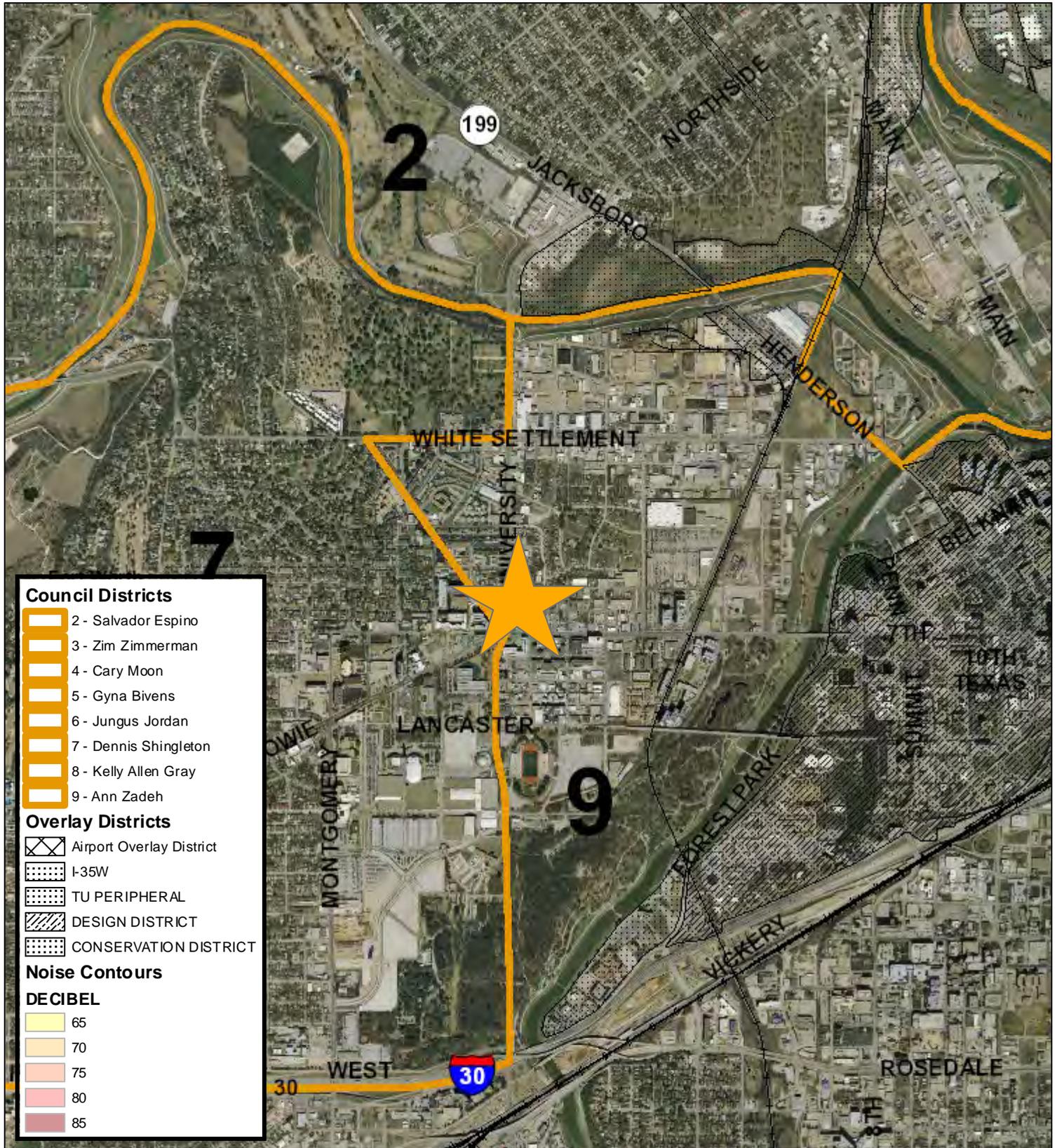
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City’s future land use maps. (pg. 38)

The uses in CF zoning are permitted in MU zoning; however the form of the building is different. As the proposed zoning does not propose new construction and therefore no opportunity to significantly alter the form of the building, the proposed zoning **is consistent** with the Comprehensive Plan.

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

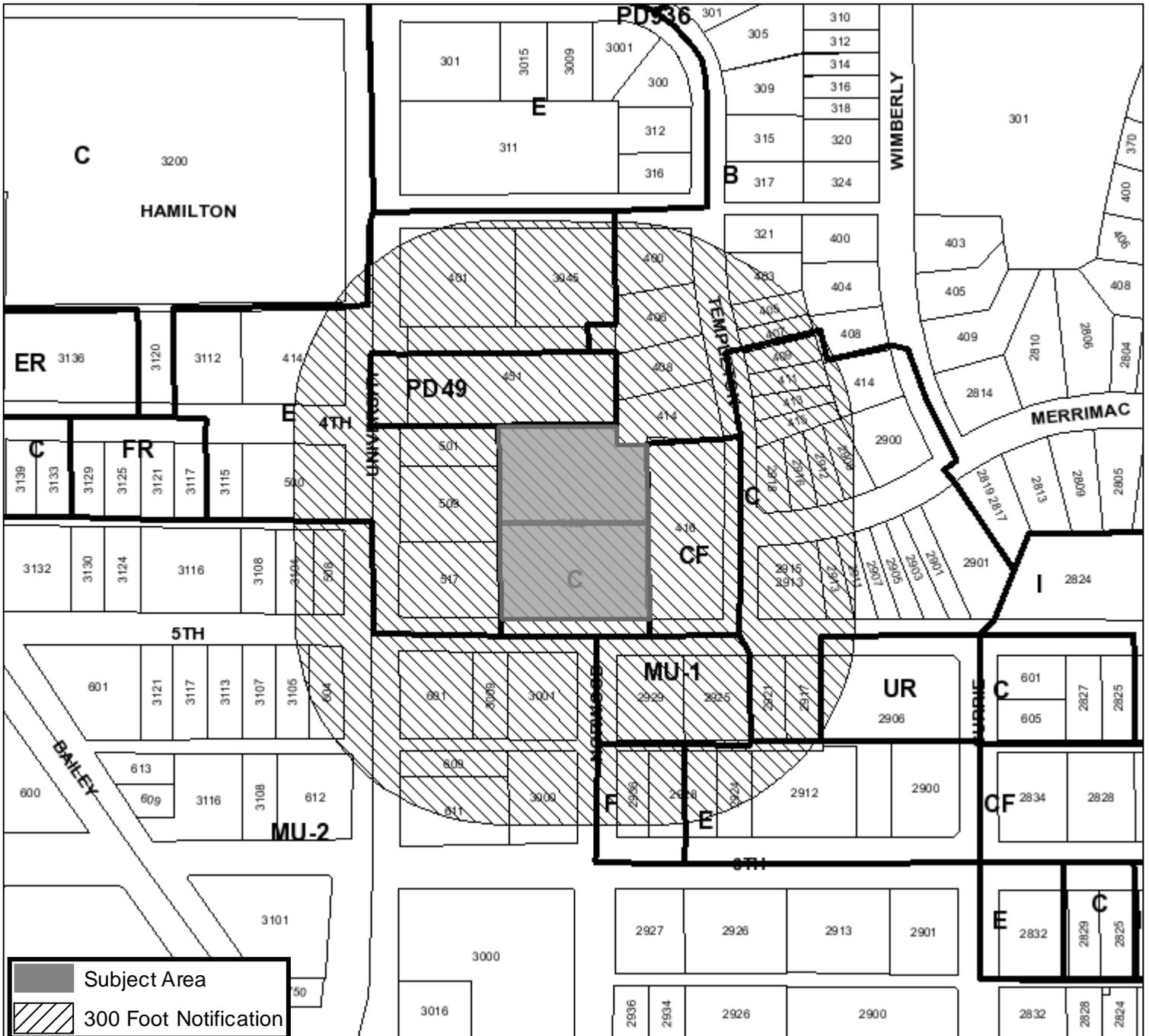




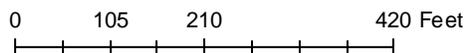
ZC-15-089

Area Zoning Map

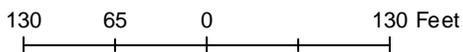
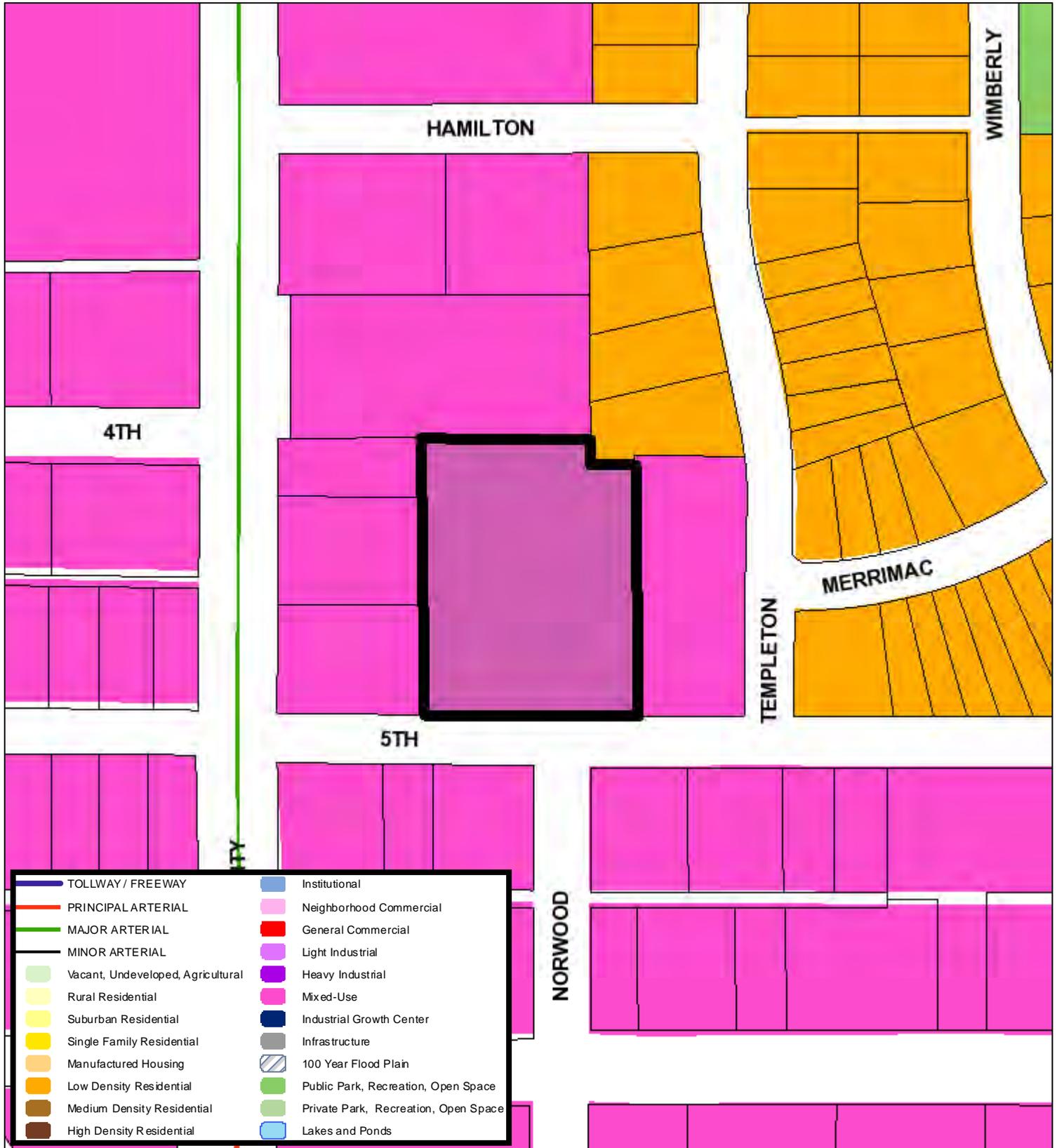
Applicant: The Harbor Club
 Address: 3000 W. 5th Street
 Zoning From: B, C
 Zoning To: CF
 Acres: 1.36553321
 Mapsco: 76A
 Sector/District: Arlington Heights
 Commission Date: 7/8/2015
 Contact: 817-392-2495



 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 85 170 340 Feet



Janice Michel	NA	Out	Opposition		Sent letter in
Nancy Smotherman	NA	Out	Opposition		Sent letter in

9. ZC-15-088 Basilio Ramirez (CD 2) 2803 Azle Avenue (Rosen Heights Second Filing, Block 125, Lots 2 & 3, 0.35 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted

Nathan Vasquez, 3313 NW 30th Street, Fort Worth, Texas representing Basilio Ramirez explained to the Commissioners he did reach out to the NA and they had requested a continuance. He also mentioned he has reached out to the surrounding property owners and getting a petition for support.

Mr. Flores wanted to clarify the case has to be continued in order to re-notice the adjacent lot. Mr. Vasquez was ok with that.

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Mr. Northern. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-15-088
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Ron Shearer/Inter District Alliance 2	NA	Out	Opposition		Sent letter in

10. ZC-15-089 The Harbor Club (CD 9) – 3000 W. 5th Street (Linwood Addition, Block 13, Lot 9, 1.36 Acres): from “B” Two-Family and “C” Medium Density Multifamily to “CF” Community Facilities

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing the Harbor Club, explained to the Commissioners they have been operating since the 1940’s as a private, non-profit community center for the treatment of alcoholism, making them legal non-conforming. The reason they are asking for the request to CF is to expand the existing building.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-15-089
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Eva Bonilla/Linwood NA	NA	Out		Support	Sent letter in