



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 1, 2015

Council District 9

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

Opposition: Rosemont NA; Shaw Clarke; Hemphill Heights; South Hemphill Heights; 1 letter

Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Walter Welborn**

Site Location: 3101 6th Avenue, 3104 - 3122 (evens) 5th Avenue, 3101 W. Berry Street
Mapsco: 76Z

Proposed Use: **Behavioral Hospital Clinic**

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

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

Comprehensive Plan Consistency: Requested change **is consistent.**
(Minor Boundary Adjustment)

Background:

The proposed site is located on Berry Street and 6th Street. The applicant is requesting a zoning change from "B" Two-Family and "E" Neighborhood Commercial to "E" Neighborhood Commercial. The applicant would like to construct a one-story behavioral hospital/clinic with roughly 10-20 beds behind an existing doctor's office that will remain. The applicant explained to the Zoning Commission that the expected patients would be geriatric, including those with Alzheimer's, dementia, and bipolar conditions. Appropriate security is expected.

Single-family homes are located west and south of the site, with Berry Street to the north, and railroad right of way to the east. Residential uses are difficult to develop at the proposed site due to lack of improved access and proximity to the rail to the east. Additionally, the site does not have direct access to Berry Street due to significant grade changes and a retaining wall.

The applicant will have to obtain TPW approval for access along 6th Street or use the existing drive from the clinic. If approved, the applicant would be required to provide a 20 ft. supplemental buffer, 5 ft. landscaped bufferyard, and screening fence to the adjacent single-family uses across the alley to the west. Neighborhood Commercial is intended to serve as a transitional district between commercial and residential districts and is appropriate adjacent to arterials and a railroad.

The applicant was not present for the Zoning Commission meeting, however several neighborhood organizations were present and opposed to the case.

Site Information:

Owner: Walter Welborn
 1848 Spinnaker Ln.
 Azle, TX 76020

Agent: Scott Lowe

Acreage: 1.23 ac

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
 East "A-5" One-Family / rail ROW
 South "B" Two-Family; "E" Neighborhood Commercial / single-family, commercial
 West "B" Two-Family; "E" Neighborhood Commercial / single-family, commercial

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Berry Street	Major Arterial	Major Arterial	No
6 th Street	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Neighbors Working Together	Berry Street Initiative
Shaw Clarke NA	Trinity Habitat for Humanity
Ryan Place Improvement Assn	Streams And Valleys Inc
South Hemphill Heights NA	Fort Worth ISD
Rosemont NA*	

*Located within this Neighborhood Organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial for a behavioral hospital/clinic with 10-12 beds behind an existing doctor's office. Surrounding land uses vary with single-family to the north, south, and west, rail ROW to the east, and commercial to the west.

The proposed site will be located on property that may have development difficulties due to access, existing alleys, grade changes, and rail ROW. Nonetheless, neighborhood commercial is an appropriate buffer to the existing adjacent single-family.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial and Single-Family. The requested zoning change is consistent with the following Comprehensive Plan policies.

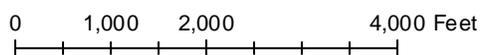
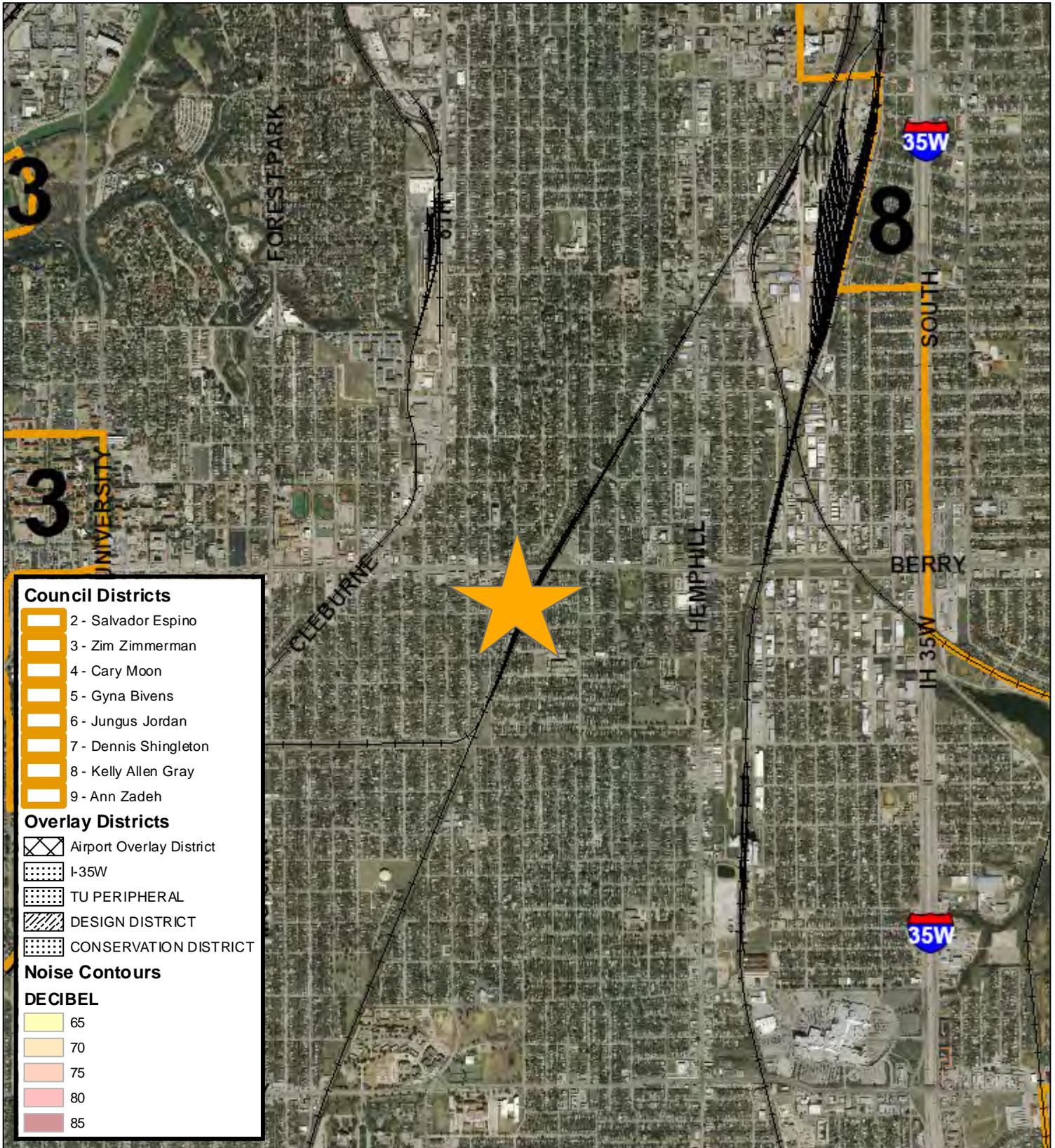
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

The proposed development may be difficult to access, especially for a single-family home. As a result, a review of the Comprehensive Plan is necessary for this site. The proposed zoning **is consistent (Minor Boundary Adjustment)** 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

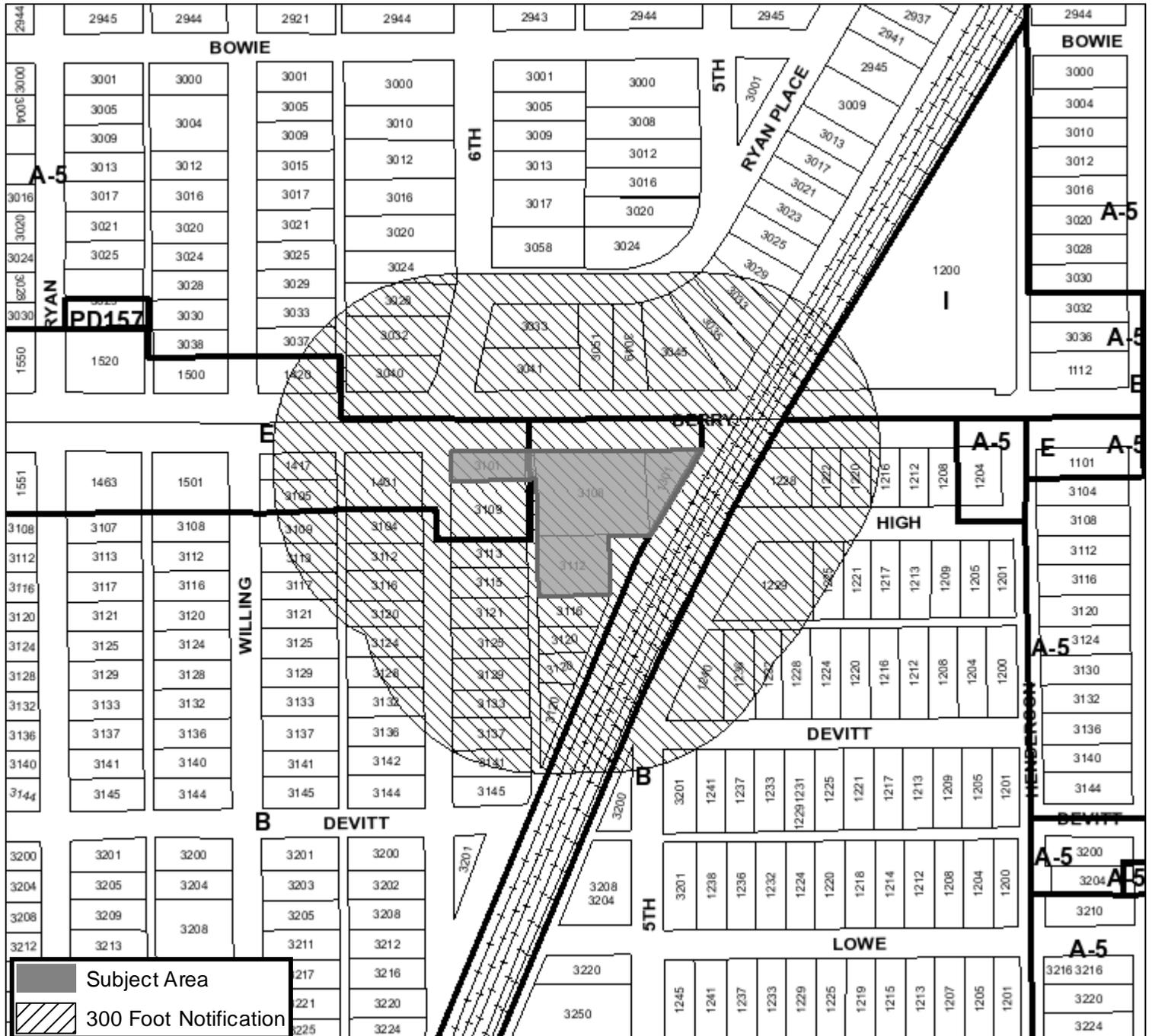
Area Map



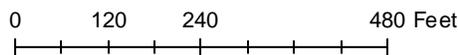


Area Zoning Map

Applicant: Walter Welborn
 Address: 3101 6th Avenue, 3104 - 3122 (evens) 5th Avenue, 3101 W. Berry Street
 Zoning From: B, E
 Zoning To: E
 Acres: 1.23985916
 Mapsco: 76Z
 Sector/District: Southside
 Commission Date: 7/8/2015
 Contact: 817-392-8043



Subject Area
 300 Foot Notification



Aerial Photo Map



0 130 260 520 Feet

