



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 1, 2015

**Council District** 8

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

**Opposition:** One person spoke, East FW Business Assn, Poly Heights NA

**Support:** One person spoke

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Beautiful Feet Ministries**

**Site Location:** 1700 blocks E. Hattie Street, E. Tucker Street, E. Vickery Boulevard & 540 S. Riverside Drive  
MapSCO: 77H

**Proposed Use:** **Community Facility**

**Request:** From: "A-5" One-Family, "B" Two-Family, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial and "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 south of Tucker, east of Exeter. The applicant is proposing a zoning change from "A", "B", "ER", "E" and "F" General Commercial to "CF" Community Facilities for Beautiful Feet Ministries. The Ministry is located at 1709 E. Hattie with the intention of the zoning change to expand the ministry's services with a gymnasium.

At the Zoning Commission meeting there was discussion about encroachment into the neighborhoods with homelessness facilities on the eastside and why the diversion from Lancaster where they have primary services. The Commissioners asked about a new housing subdivision called Terrell Heights to the west and infill single-family coming back to this area.

The applicant is requesting a 30 day continuance, but if that is not preferred by the Councilmember that they are requesting a Denial Without Prejudice instead of a straight Denial.

**Site Information:**

Owner: Beautiful Feet Ministry  
1709 E. Hattie Street  
Fort Worth, TX 76104

Acres: 2.12 acres

Comprehensive Plan Sector: Southside

Agent: Jeff Kalbfleisch

Surrounding Zoning and Land Uses:

- North "A-5" One-Family, "B" Two-Family / vacant, single-family
- East "E" Neighborhood Commercial, "F" General Commercial / vacant
- South "E" Neighborhood Commercial, "F" General Commercial / vacant, commercial
- West "B" Two-Family, "CF" Community Facilities, "F" General Commercial / single-family, Ministry, convenience store

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-040 rezoned to "CF" effective 05/22/15 (subject property just to the west); ZC-09-133 rezoned to "CF" effective 01/10/10 (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
Tucker	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 NA*	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 "A-5" One-Family, "B" Two-Family, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial and "F" General Commercial to "CF" Community Facilities. Uses surrounding the proposed site are vacant to the north, commercial to the south and west with the 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, Neighborhood Commercial and Institutional. 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 the property 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

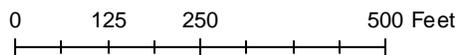


### Area Zoning Map

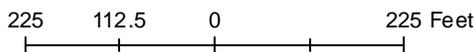
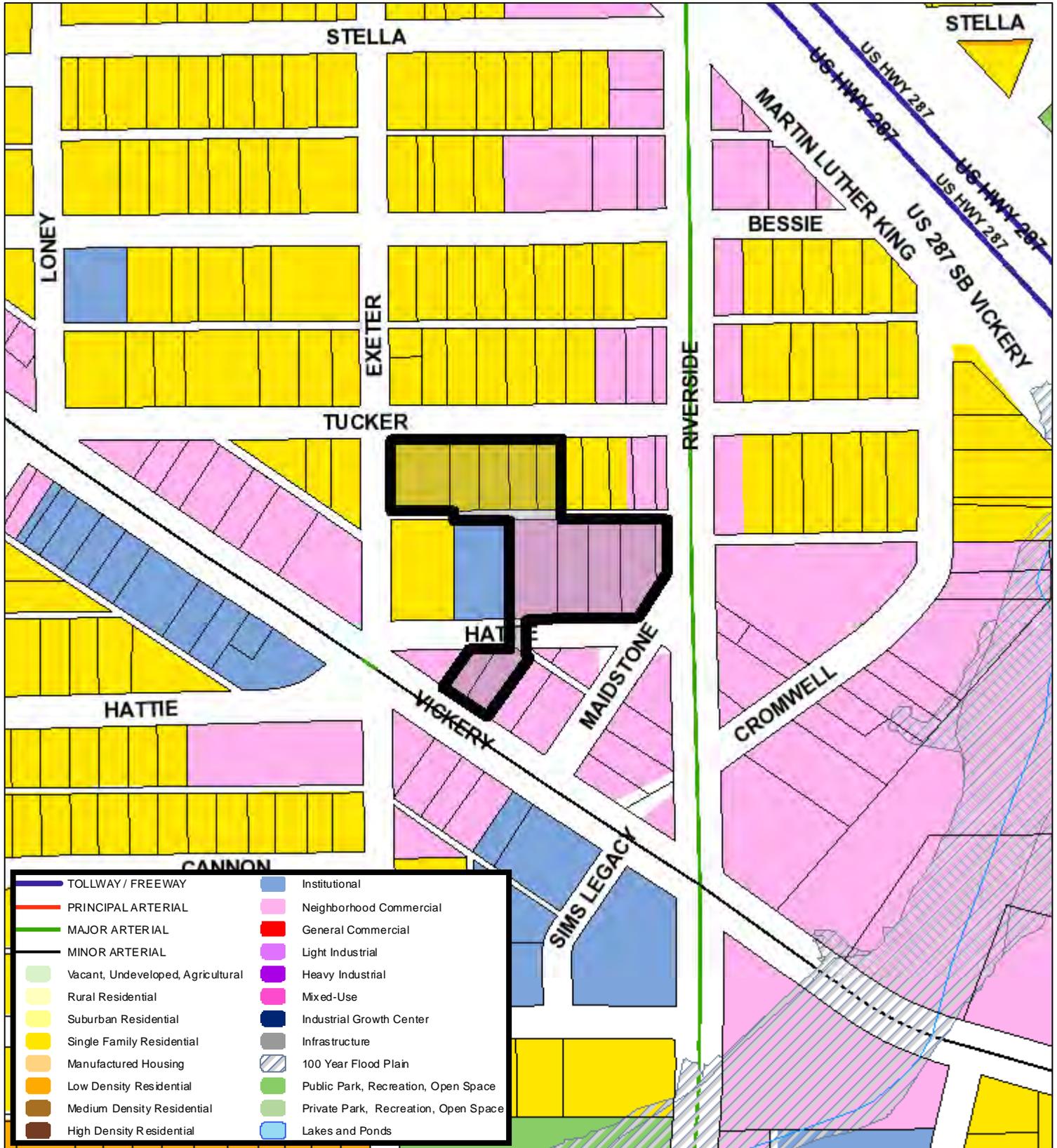
Applicant: Beautiful Feet Ministries  
 Address: 1700 blocks E. Hattie St., E. Tucker St., & E. Vickery Blvd., 540 S. Riverside Dr.  
 Zoning From: A-5, B, ER, E, F  
 Zoning To: CF  
 Acres: 2.12137537  
 Mapsco: 77H  
 Sector/District: Southside  
 Commission Date: 11/11/2015  
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification



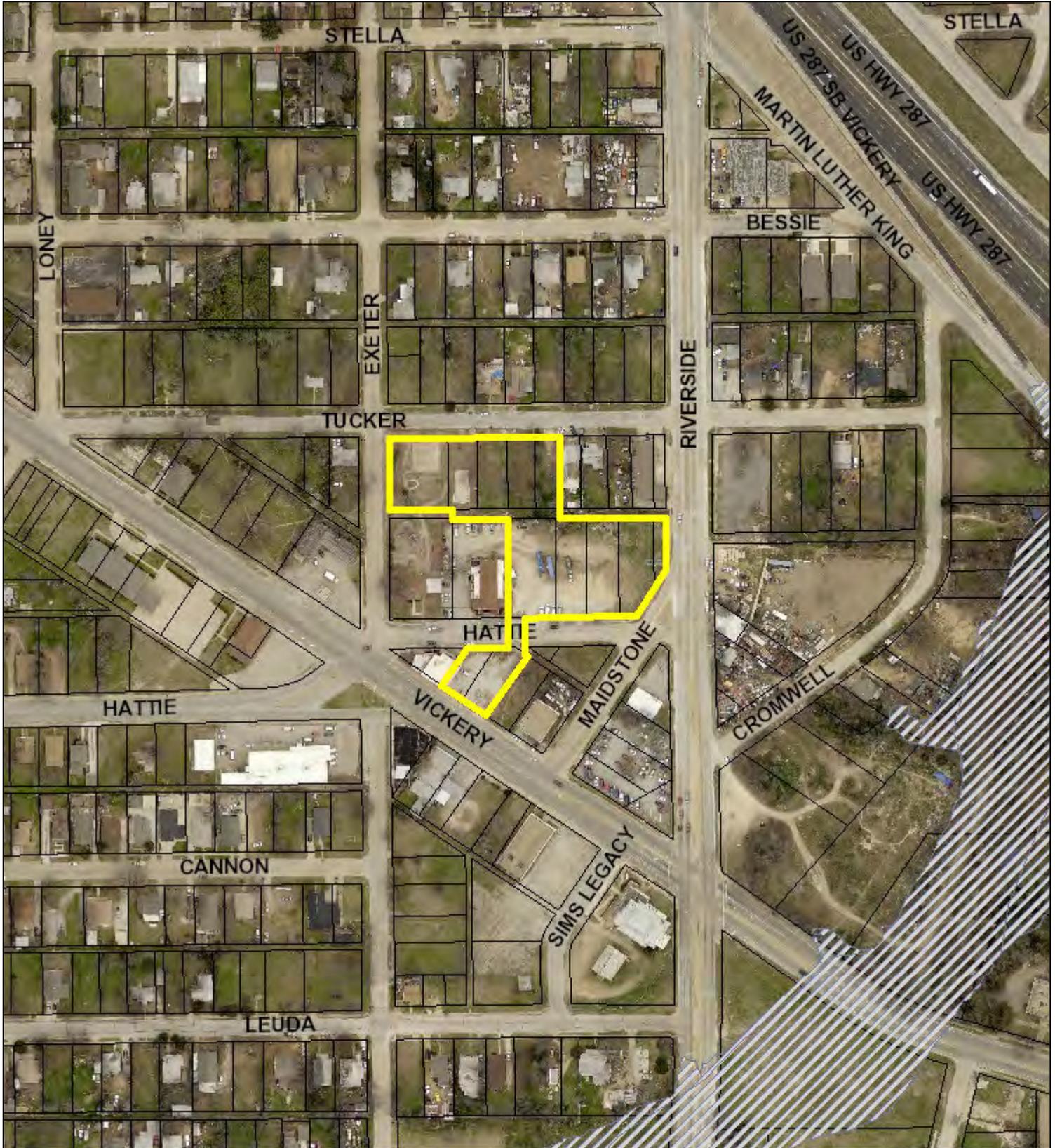
### Future Land Use



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



0 140 280 560 Feet



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

**6. ZC-15-143 Jose Miquel Vidales (CD 9) 2814 Merrimac Street (Linwood Addition, Block 15, Lot 4, 0.24 Acres): from “B” Two-Family to “UR” Urban Residential**

Mary Nell Poole, 2918 Wingate, Suite 100, Fort Worth, Texas representing Village Homes explained to the Commissioners they are requesting to rezone to “UR” to build townhomes and bring the buildings closer to the street for rear entry garages.

Mr. Flores asked if she was aware of the opposition. Ms. Poole said yes she is aware and there has always been a problem with people parking on the street.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried 8-0 with Ms. Dunn recussing herself.

<i>Document received for written correspondence</i>				<i>ZC-15-143</i>	
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Kelly Simpson	2905 Merrimac	In	Opposition		Sent letter in

**7. ZC-15-144 Knox Street Partners No. 7 Ltd (CD 7) 200 W. Bonds Ranch Road (Henry Robertson Survey, Abstract #1249, 2.46 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “E” Neighborhood Commercial**

JD Dudley, 1120 N. Industrial Boulevard, Euless, Texas representing Knox Street Partners and Quik Trip explained to the Commissioners the majority of the site is located within the floodplain. They are requesting to rezone to “E” in order to expand the area to build a Quik Trip.

Mr. Flores asked if they will be working with TCEQ. Mr. Dudley said yes they are and are obtaining a permit to build a retaining wall and will be modifying the creek channel.

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

**8. ZC-15-145 Beautiful Feet Ministries (CD 8) 1700 Blocks E. Hattie Street, E. Tucker Street, E. Vickery Boulevard and 540 S. Riverside Drive (Glenwood Addition, Block 17, Lots 3 & 4, Block 19, Lots 1-6 & 11-16, 2.12 Acres): from “A-5” One-Family, “B” Two-Family, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial and “F” General Commercial to “CF” Community Facilities**

Jeff Kalbfleisch, 685 Bowling Ranch Road, Azle, Texas representing Beautiful Feet Ministries explained to the Commissioners they are requesting to rezone to “CF” in order to build a

community center for after school programs and to expand in the future some medical and dental facilities for the community.

Mr. Edmonds asked Mr. Kalbfleisch about the park located on Tucker street. Mr. Kalbfleisch said it is a privately owned park and will be used as a park until future development occurs.

Omar ElHomad Jr., 1343 E. Seminary Drive, Fort Worth, Texas spoke in support.

Monnie Gillium, 1100 Vicki Lane, Fort Worth, Texas spoke in opposition. He is concerned with business putting programs together to address homelessness and encroachment into single-family neighborhoods. Mr. Gillium said there needs to be more diversion addressing homelessness. They are requesting the case be denied. In closing Mr. Gillium asked Ms. Burghdoff about the Comprehensive Plan. Ms. Burghdoff said the staff report indicates that the request is not consistent (a minor boundary adjustment) with the mix of commercial and residential, it would not be consistent with the residential zoning.

Ms. Conlin asked Mr. Gillium where will the new Terrell Heights housing be located. Mr. Gillium said it would be to the west, they are trying to re-establish south Ft. Worth.

Mr. Edmonds asked about services being used on East Lancaster Avenue and that some people are being bused to Beautiful Feet, taking services away from Lancaster. Mr. Gillium said its economics and improves profit margin.

In rebuttal Mr. Kalbfleisch said they are not trying to enhance homelessness, they are trying to enhance the neighborhood and help the people, they are a non-profit organization. He said they have been helping homelessness since 1981 they are not proposing something new.

Mr. ElHomad also spoke and mentioned they have been a business owner in this area for three decades, he is trying to bring business into the neighborhood and commends Beautiful Feet for what they do.

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

<i>Document received for written correspondence</i>					<b>ZC-15-145</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Omar ElHomad Jr.	1343 Seminary Dr E.	In		Support	Spoke at hearing
Monnie Gillium	1100 Vicki Ln	Out	Opposition		Spoke at hearing
Janice Loreda/Polytechnic NA	NA	Out	Opposition		Sent letter in
East Fort Worth Business Assoc.	NA	Out	Opposition		Sent letter in