



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
December 17, 2013

Council District 8

Zoning Commission Recommendation: Approved by a vote of 7-2 Opposition: One letter received	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Union Gospel Mission of Tarrant County Texas

Site Location: 1327 E. Lancaster Avenue Mapsco: 77B

Proposed Use: Amend "PD-477" site plan to reconfigure and reconstruct buildings

Companion Cases: SP-02-028/PD-477

Background:

The proposed site is located on Lancaster Avenue, south of the I-30 eastbound access ramp. The applicant is proposing to amend the site plan for PD-477 to add remove the building and reconstruct a new building. The proposed zoning was approved in January 2003 for "MU-2" High Intensity Mixed Uses plus shelter with a site plan required.

On the initial site plan, the proposed area was planned for a one-story women's building. The applicant is proposing a four story, masonry Women's And Family building. The following table provides information related to the MU-2 development standards. The site plan as submitted is in general compliance with the zoning regulations.

A letter of support was received from the President of the Near Eastside Neighborhood Association.

This case is expected to be heard by the City Council December 17, 2013.

Standard	Original	Current Site Plan
Building size	One-story masonry, 7,025 sq. ft.	Four-story masonry with partial ground level floor, 40,310 sq. ft.
Fencing	Easement and Street, no fencing	Eight foot steel fence, Chambers Street vacated; easement to be relocated
Loading Dock	NA	Concrete dock
Height	One-story	55 ft
Landscaping/Urban Forestry	Several trees planted	Will comply

Site Information:

Owner: Union Gospel Mission
 1327 E. Lancaster
 Fort Worth, TX 76102

Agent: Jim Schell
 Acreage: 2.58 acres
 Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "PD" Planned Development / elevated Freeway
 East "MU-2" High Intensity Mixed-Use / vacant
 South "PD-477" Planned Development / shelter
 West "PD-477" Planned Development / shelter

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-02-284, "PD-477" MU-2 plus shelter, site plan required. Approved by City Council 1/14/03

Platting History: FS-13-083 Union Gospel Mission, Block 1, Lot 2 not recorded

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
East Lancaster Ave	Minor Arterial	Minor Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

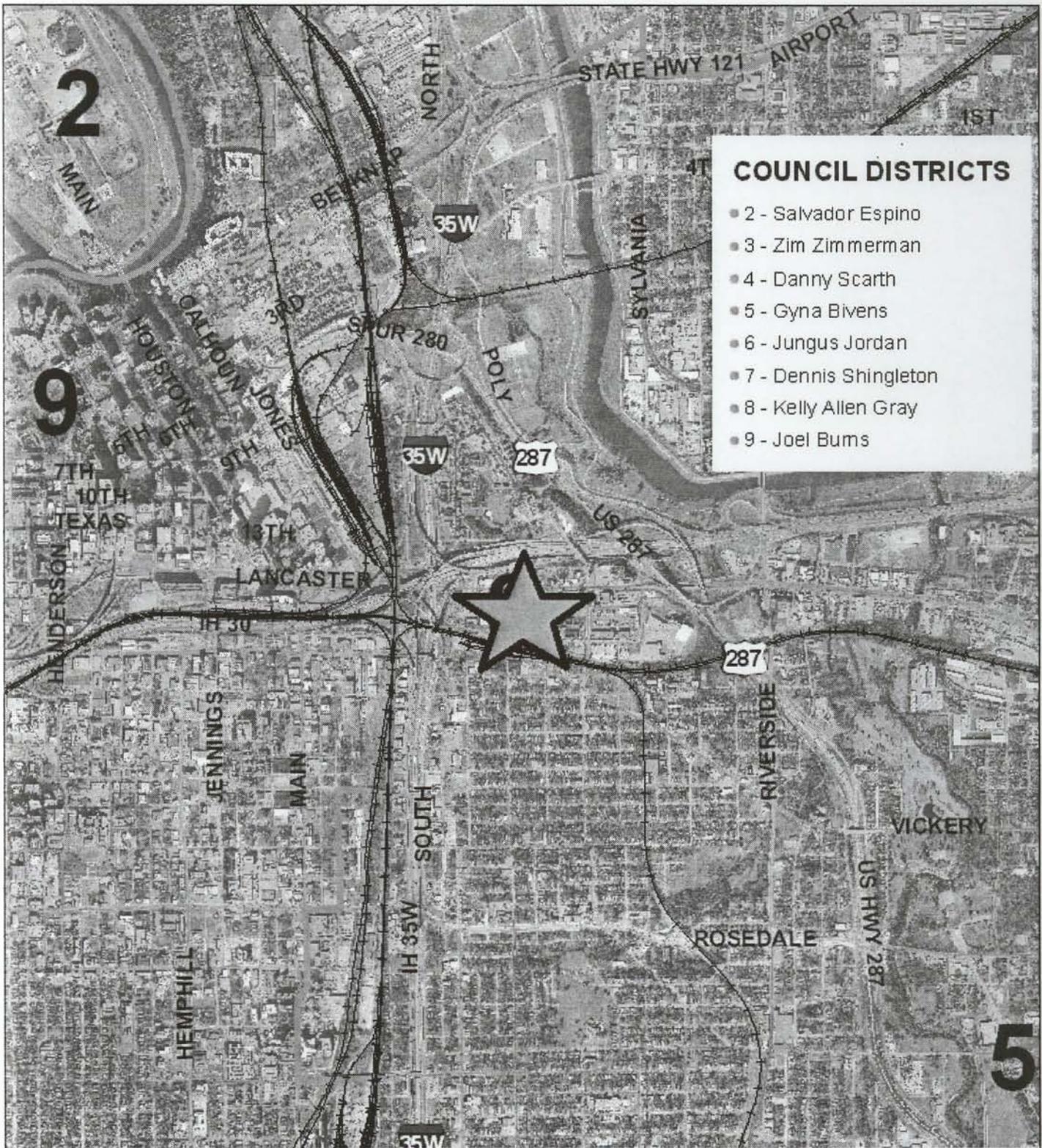
Organizations Notified	
Butler	Historic Southside
Near East Side*	FW Downtown Neighborhood Alliance
United Communities Association	Southeast Fort Worth Inc
Fort Worth South, Inc	East Fort Worth Business Assoc.
Downtown Fort Worth, Inc	Fort Worth ISD

*Located within the confines of this organization

Attachments:

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

Location Map



2,000 1,000 0 2,000 Feet



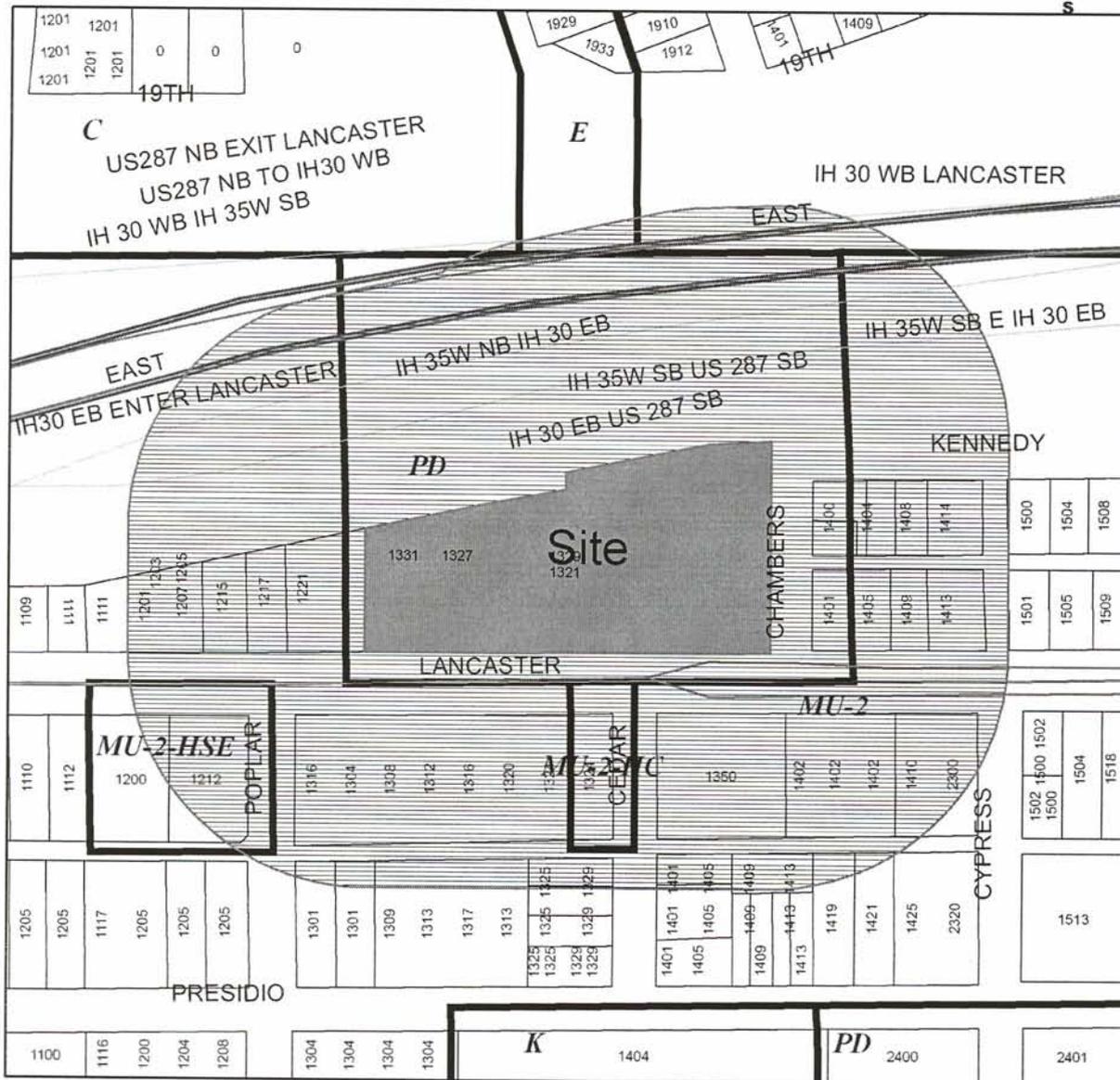


Area Zoning Map

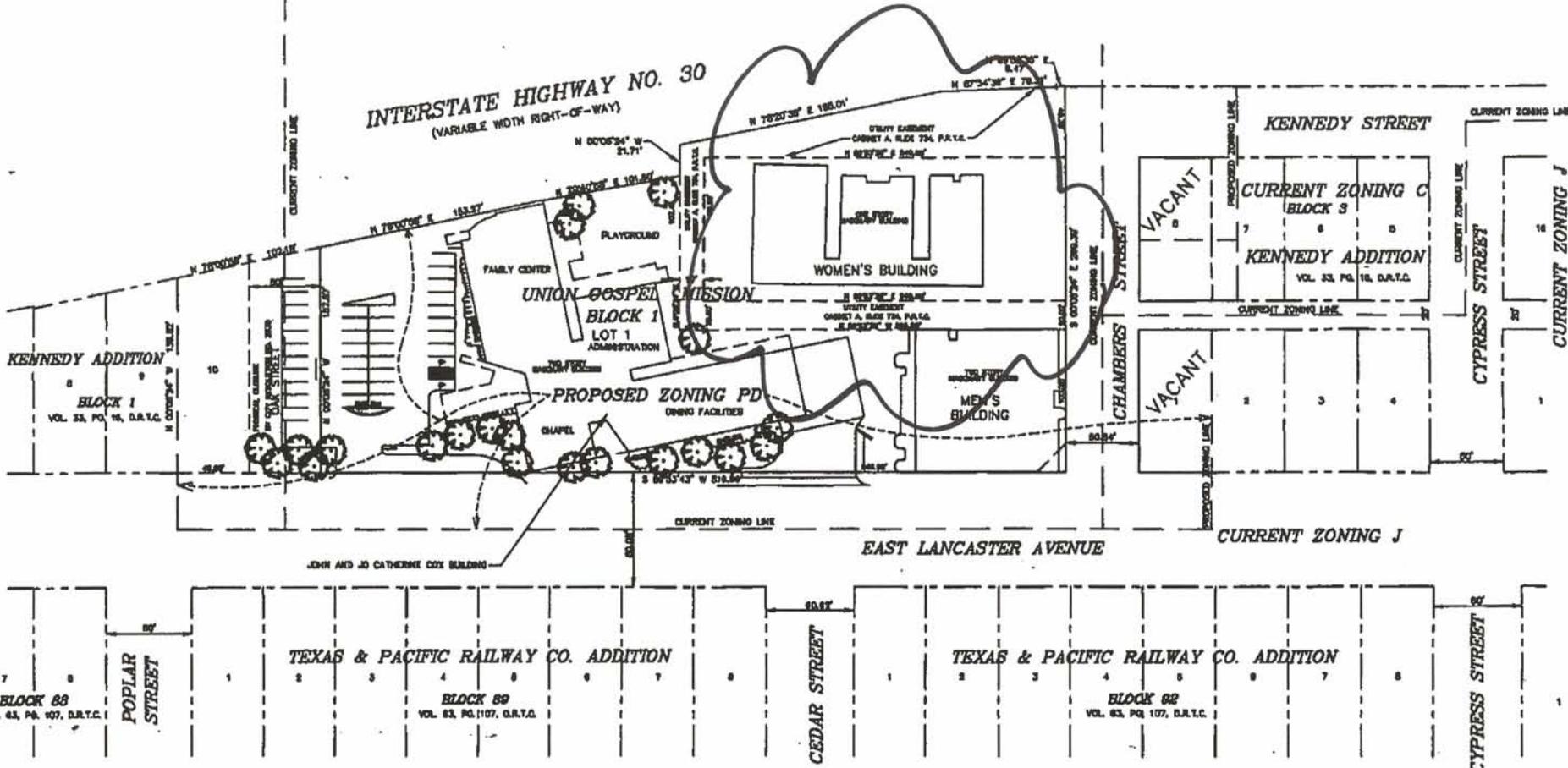
Applicant: Union Gospel Mission
 Address: 1327 E. Lancaster Avenue
 Zoning From: PD 477 for Union Gospel Mission
 Zoning To: Amend Site Plan for new building
 Acres: 2.58858177
 Mapsco: 77B
 Sector/District: Southside
 Commission Date: 12/11/2013
 Contact: 817-392-2495



 300 Ft. Buffer

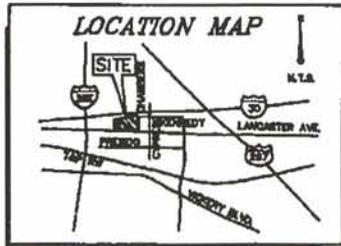
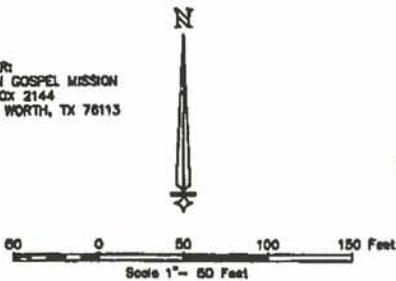


INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH RIGHT-OF-WAY)



OWNER:
UNION GOSPEL MISSION
PO BOX 2144
FORT WORTH, TX 76113

Original



ZONING SUMMARY
 "PD" - PLANNED DEVELOPMENT
 "I" - MEDIUM INDUSTRIAL
 "C" - MEDIUM DENSITY MULTI-FAMILY
 "MH-2" - HIGH DENSITY MIXED USE
 "CF" - COMMUNITY FACILITIES

DRAWING SHOWING
SITE MAP
UNION GOSPEL MISSION
 LOT 1 BLOCK 1 AND
KENNEDY ADDITION
 LOTS 1 AND 8 BLOCK 3

J. B. DAVIES, INC. ENGINEERS and ARCHITECTS
 1418 WEST MAGNOLIA AVENUE
 FORT WORTH, TEXAS 76104

REV 12/06/02 ADD LANDSCAPE-BUILDING USE

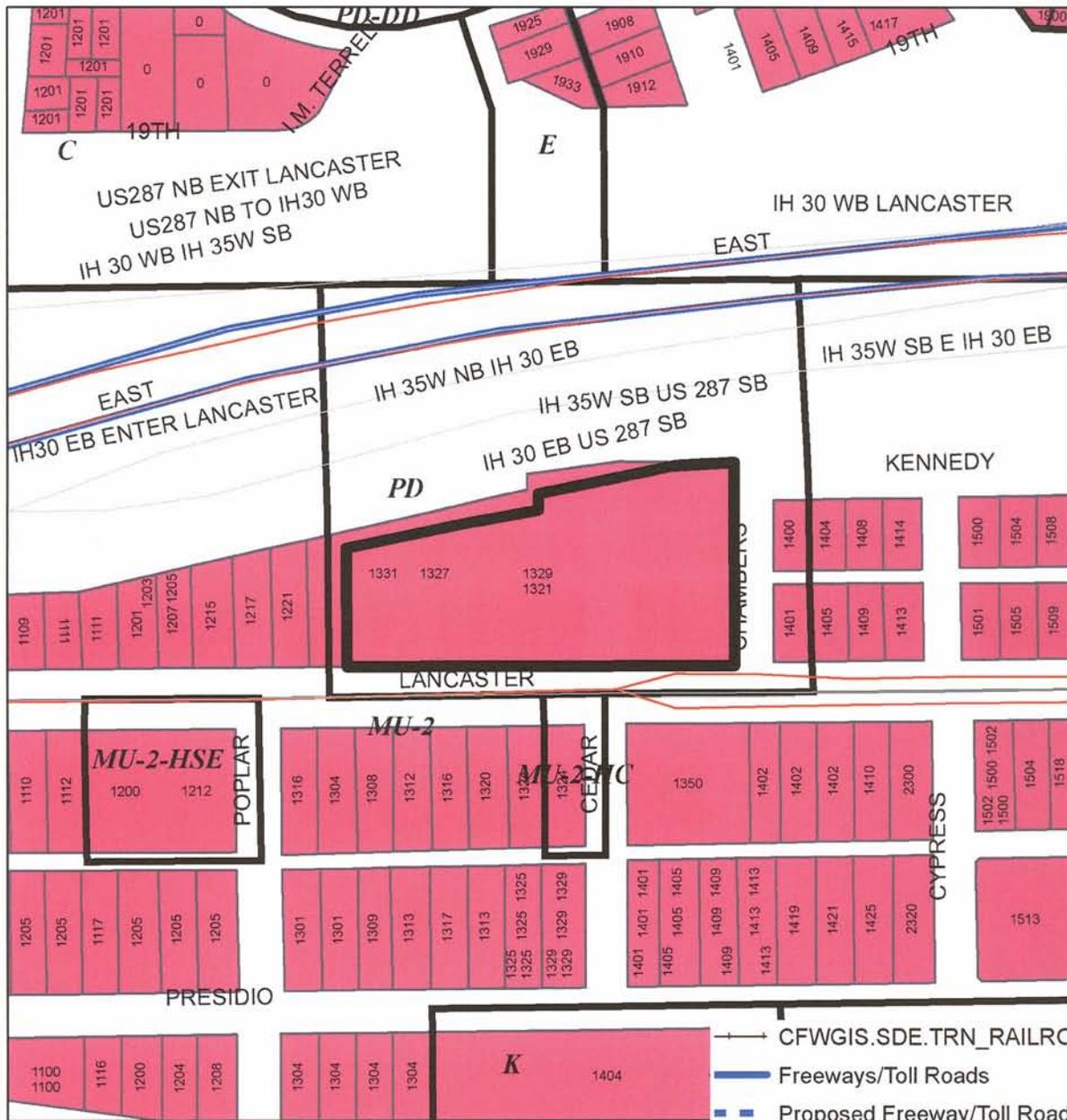
SP02-028



1327 E. Lancaster Avenue

Future Land Use

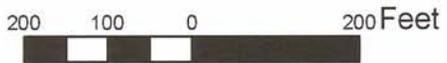
SP-13-009



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



Aerial Photo Map



