



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 5, 2015

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Stephen Murray</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** Lighthouse Assembly of God

**Site Location:** 4101 Golden Triangle Boulevard Mapsco: 21R

**Proposed Use:** Coffee Shop and Singles Ministry

**Request:** From: "R2" Townhouse/Cluster  
To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change is not consistent (Significant Deviation).

**Background:**

The applicant is requesting a zoning change from "R2" Townhouse/Cluster to "E" Neighborhood Commercial for an addition to an existing church and future coffee shop. The applicant intends to construct a new building on a vacant lot for the existing church's singles ministry but would also like the opportunity to have a future coffee shop.

Church uses are allowed within all zoning categories, however; the coffee shop aspect requires commercial zoning. The proposed site is located along Golden Triangle which is a principal arterial. The proposed use would be an appropriate buffer to surrounding uses.

The proposed site is located within the floodway and the applicant will have to obtain approval from the City's Floodplain Administrator prior to development.

**Site Information:**

Owner's Agent / Consultant: Chapel Assembly  
4101 Golden Triangle  
Fort Worth, TX 76244  
Acreage: 6.8 ac.  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "MH" Manufactured Housing / manufactured housing  
East "E" Neighborhood Commercial / church

South "A-5" One-Family; "C" Medium Density Multifamily / single-family, duplex  
 West "CF" Community Facilities / vacant land

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-062 from "A-5" and "C" to "R2"; effective 9/8/09 (subject property)  
 Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle	Principal Arterial	Principal Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Streams And Valleys Inc
Crawford Farms HOA	Keller ISD
Trinity Habitat for Humanity	

Not located within a registered neighborhood association\*

**Development Impact Analysis:**

1. **Land Use Compatibility**

The proposed site is located along Golden Triangle Blvd near Rancho Street. The applicant would like to change the site to "E" Neighborhood Commercial for an existing church's singles ministry and possible coffee shop. Surrounding land uses vary with a church to the east, single-family and duplex to the south, vacant land to the west and manufactured homes to the north. The proposed site is located along Golden Triangle, which is considered a principal arterial and is appropriate for church and neighborhood commercial uses.

The proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

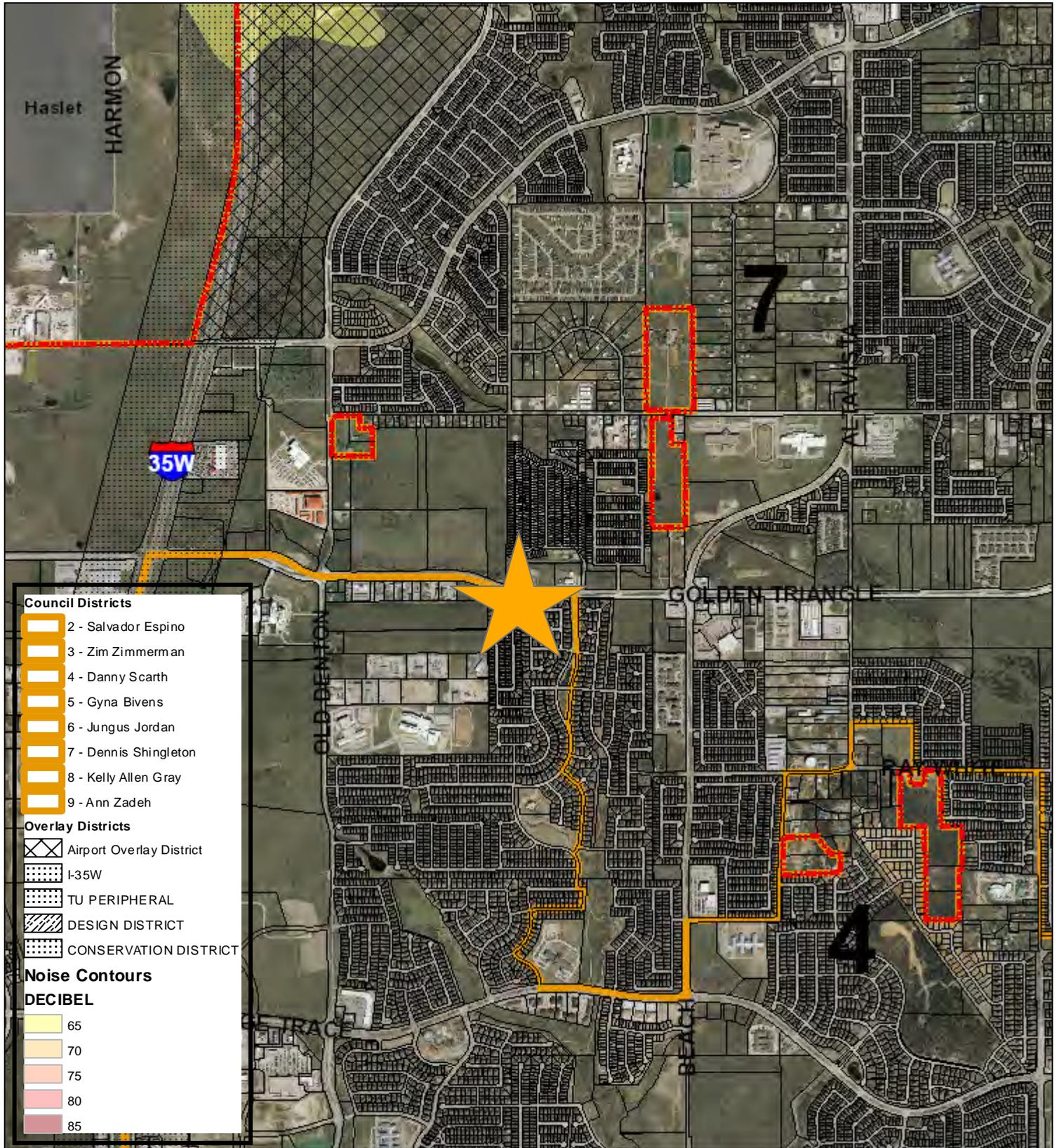
The 2015 Comprehensive Plan designates the site as Low Density Residential. The requested zoning change to commercial **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, a review of the future land use is warranted for this location. The site is located along Golden Triangle Blvd. which is a principal arterial, which is appropriate for neighborhood commercial uses. 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)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

**Attachments:**

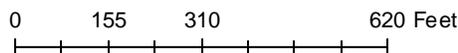
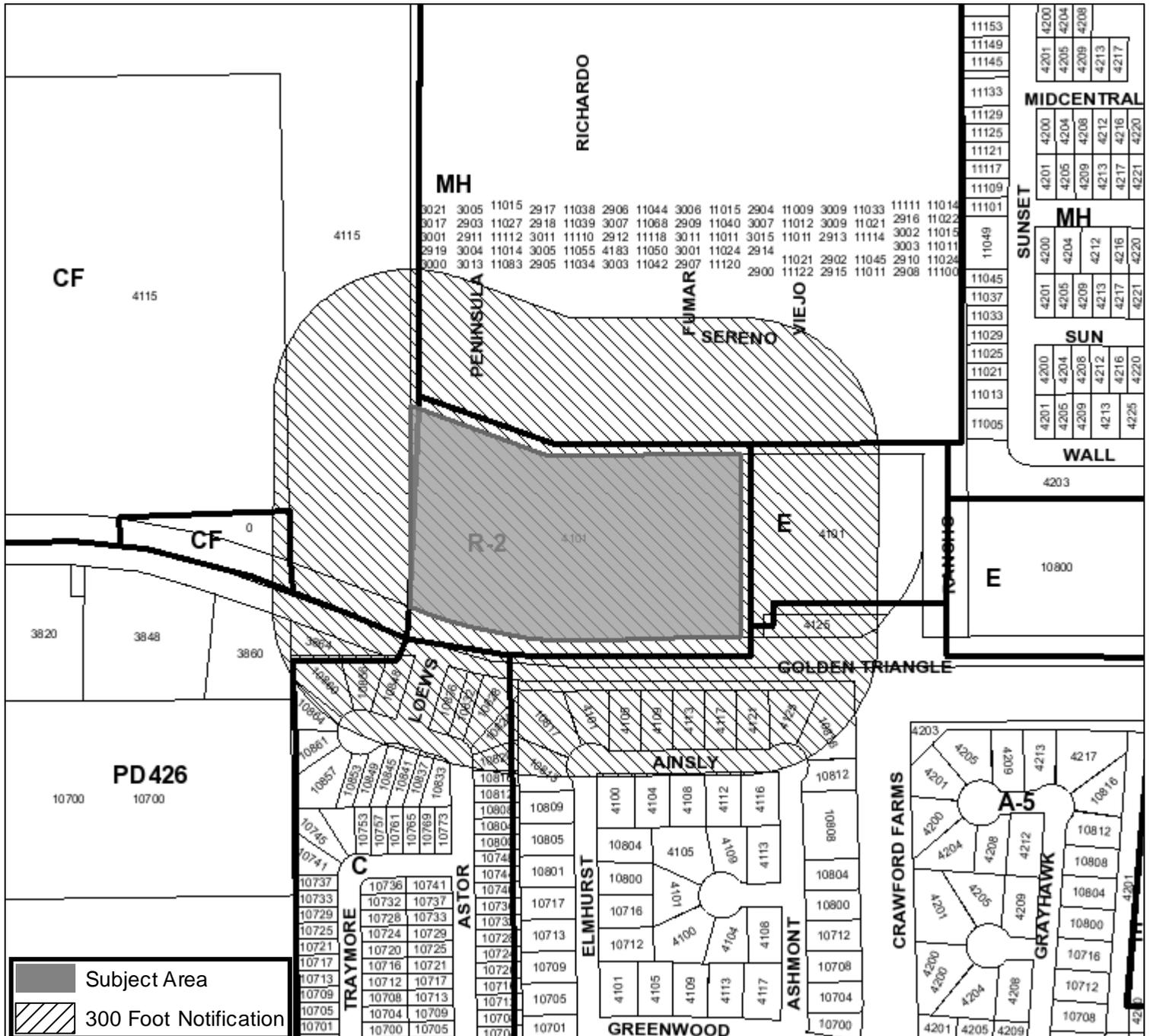
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Area Map

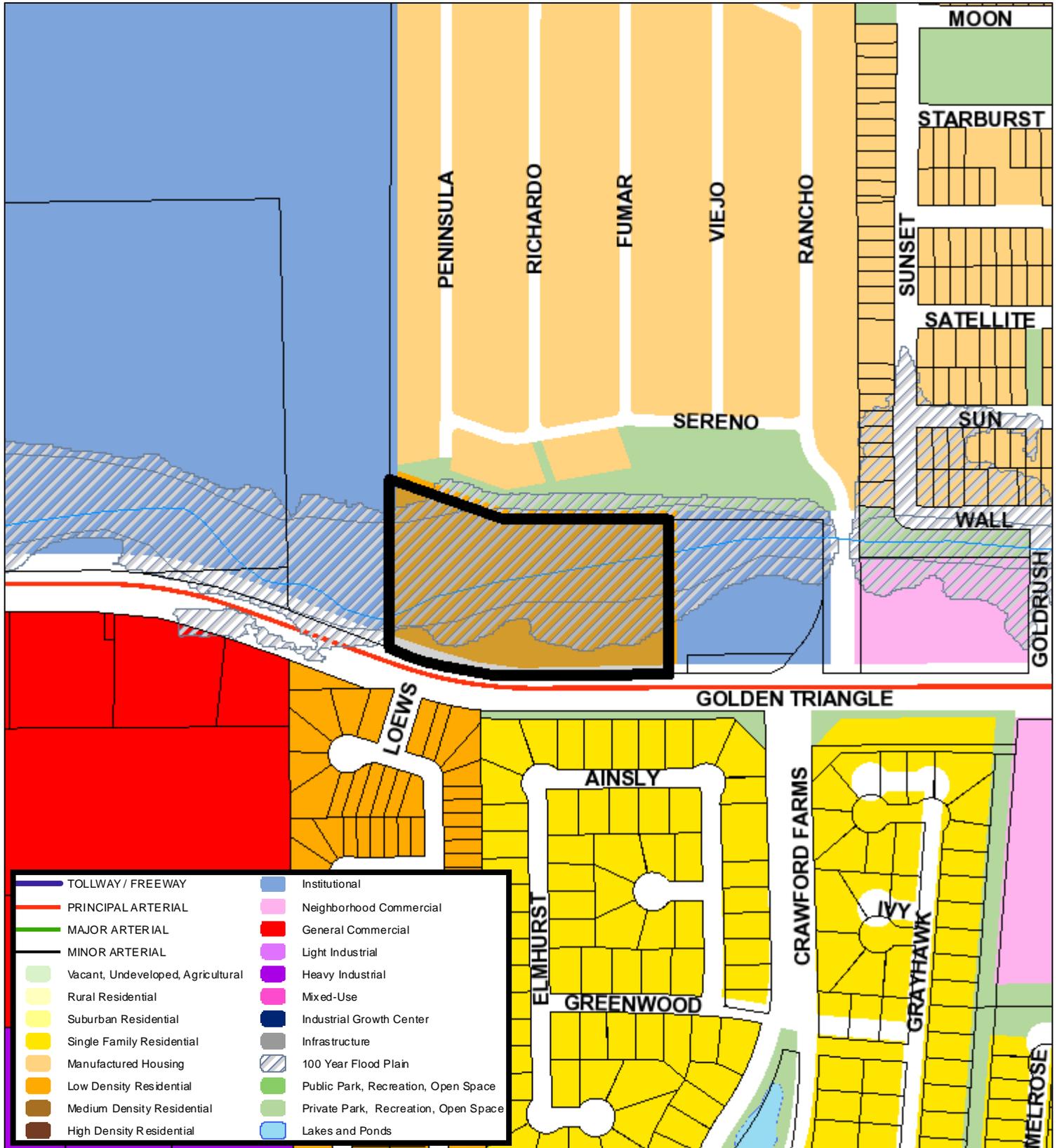


### Area Zoning Map

Applicant: Lighthouse Assembly of God  
 Address: 4101 Golden Triangle Boulevard  
 Zoning From: R2  
 Zoning To: E  
 Acres: 6.87483307  
 Mapsco: 21R  
 Sector/District: Far North  
 Commission Date: 4/8/2015  
 Contact: null



### Future Land Use

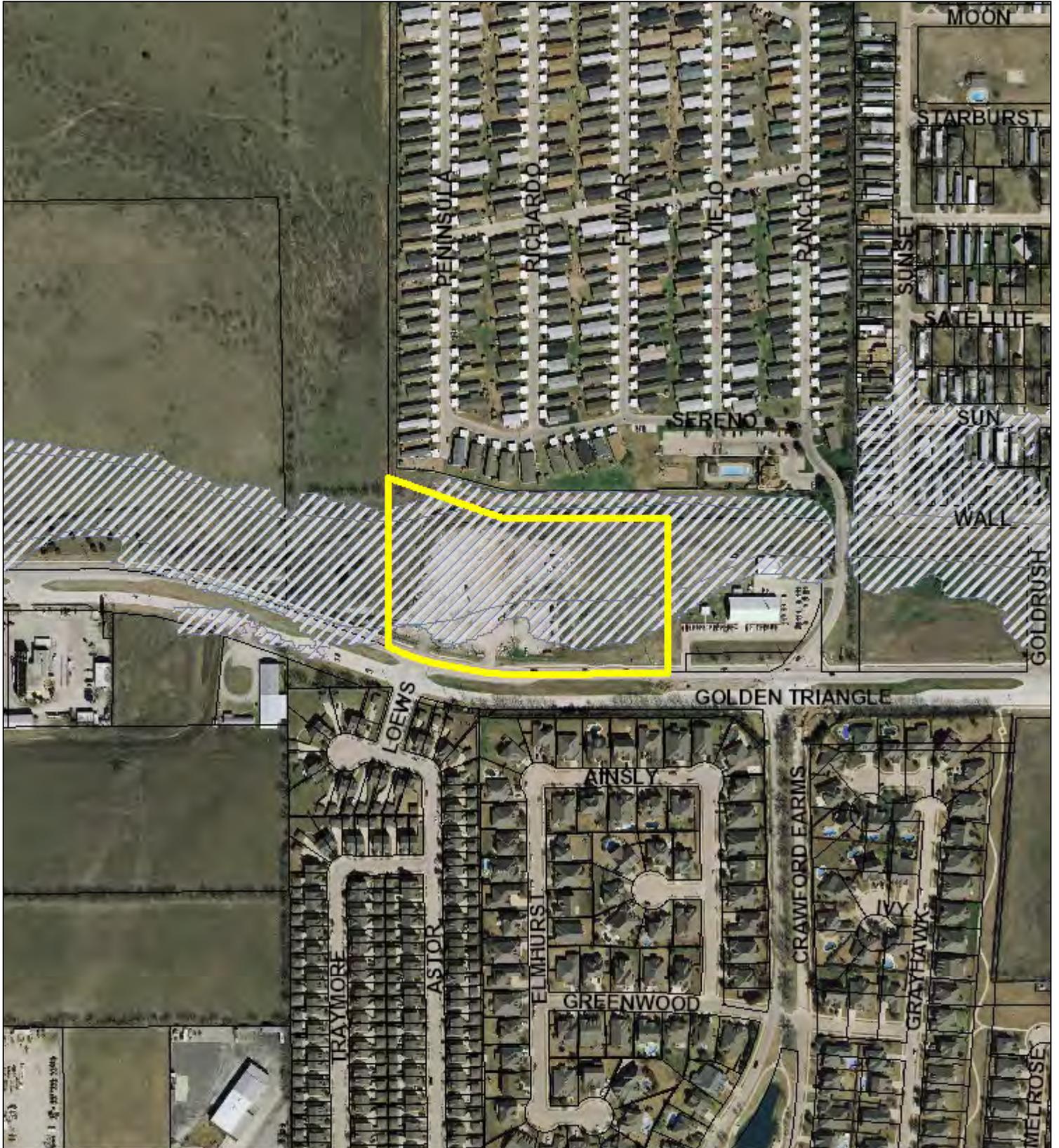


340 170 0 340 Feet

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



0 220 440 880 Feet



**10. ZC-15-040 Beautiful Feet Ministry (CD 8) 1701 E. Hattie Street (Glenwood Addition, Block 19, Lots 19 & 20, 0.41 Acres): from “F” General Commercial to “CF” Community Facilities**

Lynnette Payne, 1547 North Highway 77, Italy, Texas representing Beautiful Feet Ministry explained to the Commissioners the request to rezone from F to CF to refurbish an existing structure used as a residence for discipleship for the Ministry and to serve the community.

Ms. Conlin asked Ms. Payne if the residence was like a parsonage. Ms. Payne said it is a discipleship house and the gentleman who works there are with the church. Ms. Conlin said this has been there for a long time.

Omar Elhamid Jr. 2707 Marquis Circle East, Arlington, Texas spoke in opposition. Mr. Elhamid said he owns the property at 1634 E. Vickery Boulevard and they sell alcohol, will the rezoning affect his property. Staff explained and said no it will not. Mr. Elhamid said he is supports the zoning change.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<b>ZC-15-040</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Omar Elhamid Jr.	2707 Marquis Circle East	Out		Support	Spoke at hearing
Stacy Marshall/Southeast Fort Worth, Inc.	NA	Out		Support	Sent letter in

**11. ZC-15-041 Lighthouse Assembly of God (CD 7) 4101 Golden Triangle Boulevard (William McCowan Survey, Abstract 999, 6.80 Acres): from “R2” Townhouse/Cluster to “E” Neighborhood Commercial**

John Miller, 14105 Maxwell Court, Fort Worth, Texas representing the Lighthouse Assembly of God explained to the Commissioners they are rezoning to E Neighborhood Commercial for a single’s ministry. Mr. Miller said they have reclaimed the floodplain and will be building on the far west end and would like to sell coffee out of it. Mr. Miller said they want the ability to keep it E and open to other uses later.

Mr. Edmonds clarified he was requesting E neighborhood commercial.

Melinda Ramos, City Attorney stated the applicant would have to agree to no alcohol sales.

Mr. Genua asked Mr. Miller if they would agree to no alcohol sales. Mr. Miller said they would not sell alcohol but they are on a major thoroughfare and would like to be open to other uses.

Ms. Moore said the reason the property would be more valuable is because of the location but she is not in favor of the alcohol sales that close to residential.

Mr. Northern said he agreed and would be comfortable with E minus the alcohol sales.

Mr. Reeves agreed as well to no alcohol sales.

Ms. Ramos mentioned she would not recommend a zoning change with no alcohol sales where the applicant is not in agreement.

Mr. Northern asked for clarification on a restaurant use or liquor store. Ms. Murphy said you can have a liquor store for off-premise consumption in E zoning and a restaurant has to have 50% food sales.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 8-0.

**Meeting adjourned: 3:02 p.m.  
4/08/15**

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Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

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Nick Genua, Chair