



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 3

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: One letter submitted	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: Fort Worth Housing Finance Corporation

Site Location: 5514, 5520, 5528 and 5532 Shiloh Drive Mapsco: 74V

Proposed Use: Community Facility

Request: From: "A-5" One-Family
To: "CF" Community Facilities

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located north of Shiloh Drive, just east of Faron Street. The applicant is proposing a zoning change from "A-5" One-Family to "CF" Community Facilities for a new after school facility for children.

HOPE Farm is a leadership program guiding at-risk boys. They have an existing facility located at 5636 Fletcher which they have outgrown. The new facility will be one story to blend in with the existing homes, and will be residential in character.

The program includes:

- Leadership Development
- Bible Study
- Character Building
- Academics
- Boys Choir and Piano Program
- Physical Education
- STEM Program
- Parent Involvement Program

The applicant has stated Como NA and the Councilmember support the zoning case. There was a presentation offered to the neighbors, however no one attended to the meeting.

At the Zoning Commission meeting, the representative explained that the new building would be 7,500 s.f with classes, offices, an activity room, and playground. It is not a residential program. Staff is at the site during working hours and children are on the site from 3-7 pm.

Site Information:

Owner: HOPE Farm, Inc.
6300 Ridglea Place, Suite 700
Fort Worth, TX 76116
Acreage: 0.73 acres
Comprehensive Plan Sector: Arlington Heights
Agent: Baird, Hampton & Brown/Bill Baird
Surrounding Zoning and Land Uses:
North "A-5" One-Family / single-family and vacant
East "A-5" One-Family / vacant
South "F" General Commercial / commercial
West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-199 Council-initiated effective 09/14/2004 for A-5, subject area
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Shiloh Dr.	Residential	Residential	No
Faron St.	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Como NAC*	Streams & Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

*Located within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "A-5" One-Family to "CF" Community Facilities. Uses surrounding the proposed site are primarily single-family, some vacant parcels and a commercial lot to the south. The proposed institutional facility in this location can serve as a transition between the commercial and residential uses.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Single-Family. 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 (Significant Deviation)** with the Comprehensive Plan. However day care centers are permitted by Special Exception in residential districts. The proposed use would benefit the neighborhood.

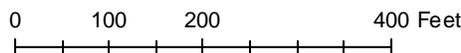
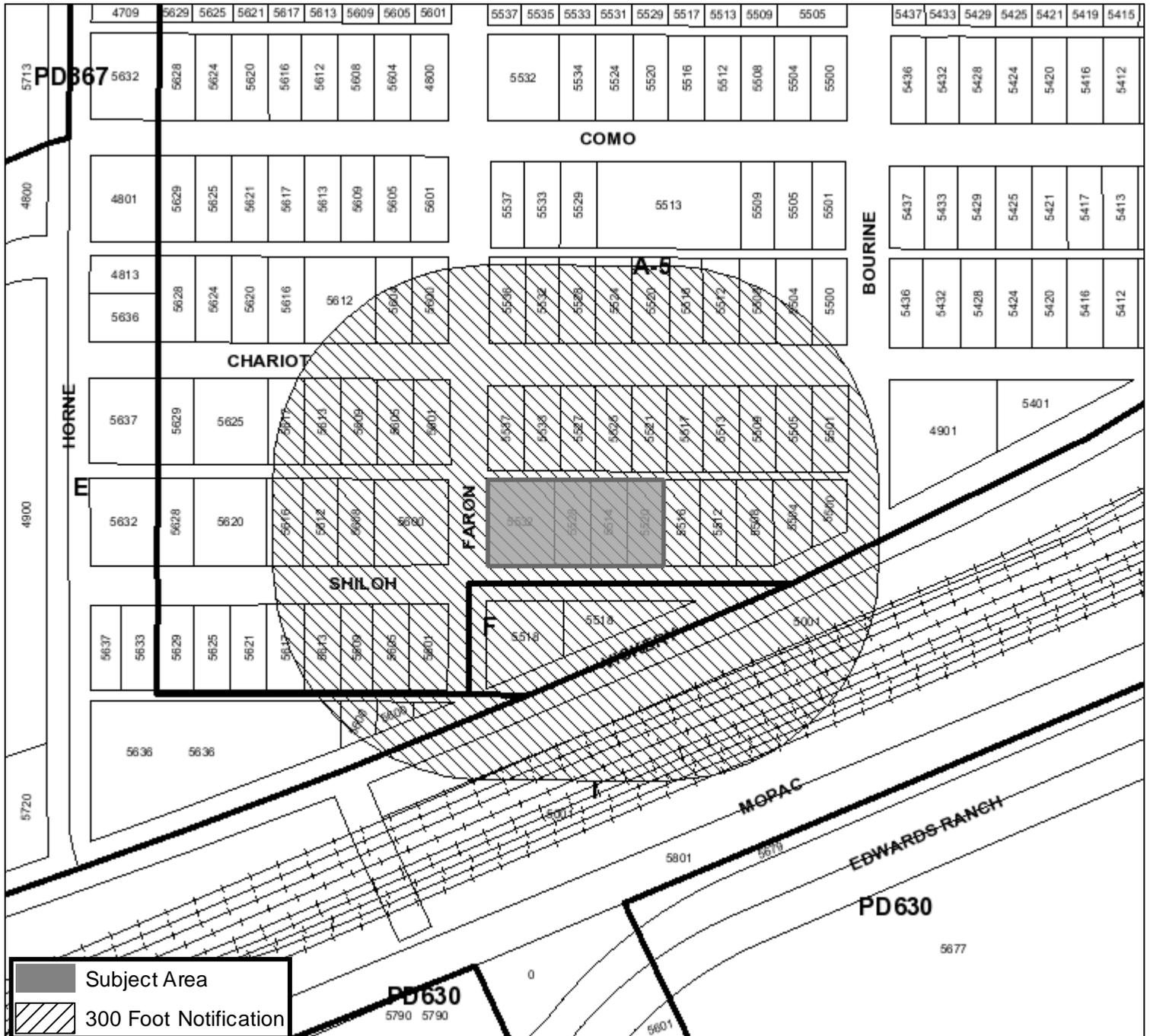
Attachments:

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

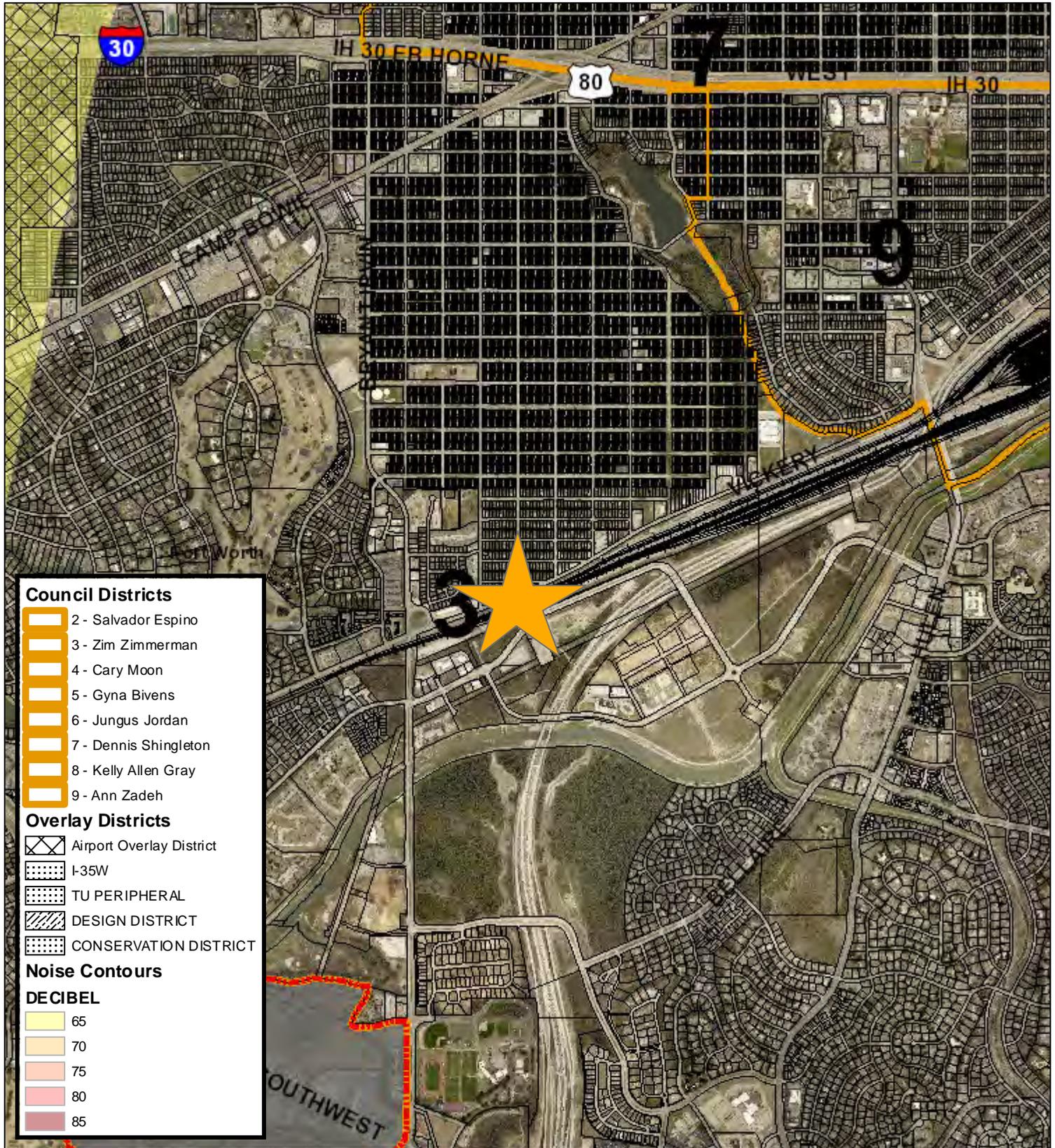


Area Zoning Map

Applicant: Fort Worth Housing Finance Corp.
 Address: 5514, 5520, 5528, and 5532 Shiloh Drive
 Zoning From: A-5
 Zoning To: CF
 Acres: 0.68462527
 Mapsco: 74V
 Sector/District: Arlington Heights
 Commission Date: 6/8/2016
 Contact: 817-392-2495



Area Map



Council Districts

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

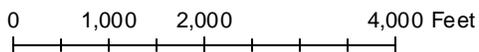
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

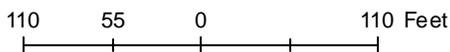
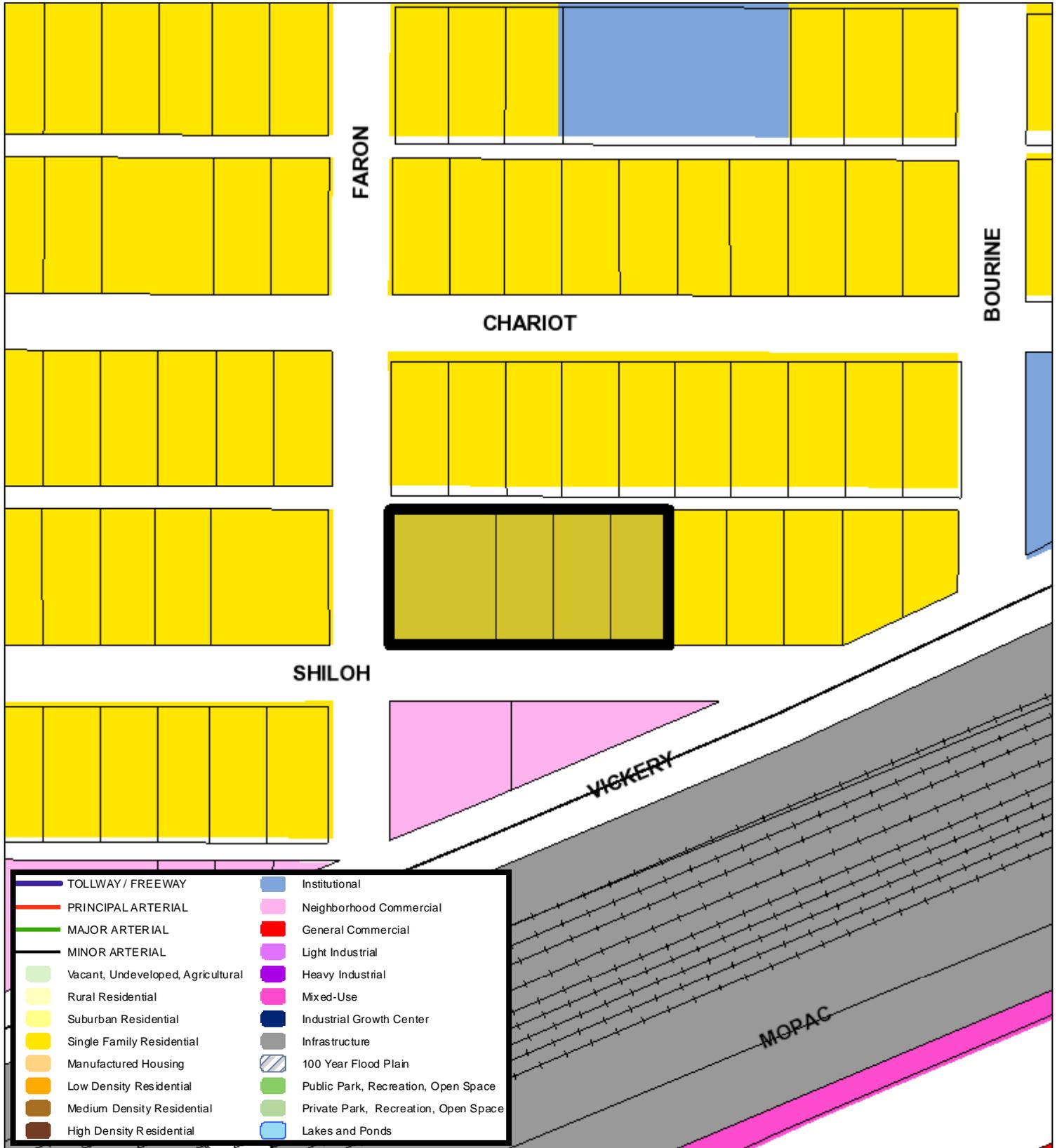
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



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 29, 2016.



Aerial Photo Map



0 75 150 300 Feet



IV. New Cases

6. ZC-16-108 Fort Worth Housing Finance Corp. (CD 3) - 5514, 5520, 5528 and 5532 Shiloh Drive (Harlem Hills Addition, Block 27, Lots 16-20, 0.68 Acres): from “A-5” One-Family to “CF” Community Facilities

Bill Baird, 6300 Ridgely Place, Fort Worth, Texas representing HOPE Farm Inc., explained to the Commissioners they have outgrown their existing facility and have obtained this property for their development. Mr. Baird explained the programs HOPE Farm offers such as leadership development, bible study, character building, academics, music, physical education, stem and parent involvement. They are proposing a 7,500 sq. ft., one story building with classrooms, offices, large activity room and a small parking lot. There will be no bedrooms, it is not a sleeping facility. They have been in contact with the Como NAC and they are in support of the project. Mr. Baird explained they have mailed out packets about the project to every residence and offered to have a community meeting for anyone to show up but no one did. Mr. Baird explained they have reached out to neighborhood leaders and have spoken with their Councilmember, Mr. Zimmerman.

Ms. McDougall asked how the kids would arrive to the facility. Mr. Baird deferred the question to Mr. Morris, the director of the Como facility. Mr. Morris, 5636 Fletcher Avenue, Fort Worth, Texas explained the company does pick-ups at their schools and some families participate in drop-offs. Ms. McDougall questioned if the kids were allowed to leave outside the front perimeters of the property because she has concerns with the igloo, a drive-through beer barn, across the street. Mr. Morris assured her the kids could not leave the property after they were dropped-off.

Betty Chatman with Neighborhood Services spoke in support.

Motion: Following a brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Runnels. The motion carried unanimously 8-0. Mr. Edmonds being absent for the remainder of the meeting.

<i>Document received for written correspondence</i>					ZC-16-108
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Arturo Mendez	5600 Chariot	In		Support	Sent letter in
Betty Chatman	NA	Out		Support	Spoke at hearing