



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-189

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Mt. Moriah Missionary Baptist Church

Site Location: 1401 Meadow Lane Terrace

Acreage: 4.23 acres

Request

Proposed Use: Church and Day Care

Request: From: "A-5" One-Family

To: "CF" Community Facilities

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: *Approval by a vote of 7-0*

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Project Description and Background

The applicant is proposing to add a daycare use within an existing church. Their current zoning, "A-5" One-Family, would allow the proposed use under a CUP. However, the applicant opted to amend the zoning to "CF" Community Facilities, which allows both church and day care uses by right. CF is an appropriate zoning category at this location.

Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily / IH-30, single-family
East "C" Medium Density Multifamily / Multifamily
South "A-5" One-Family / single-family
West "A-5" One-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.
The following organizations were emailed on October 25, 2021.:

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
John T White NA	Ryanwood NA*
East Fort Worth, Inc.	Streams and Valleys Inc
East Fort Worth Business Association	Fort Worth ISD

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The zoning is currently "A-5" One-Family and the applicant would like to change the zoning to "CF" Community Facilities to allow a day care to operate within and on the property of the existing church. Surrounding uses consist of single-family and IH-30 to the north, multifamily to the east with and single-family both south and west. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as institutional. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

The proposed zoning is **consistent** with the Comprehensive Plan.

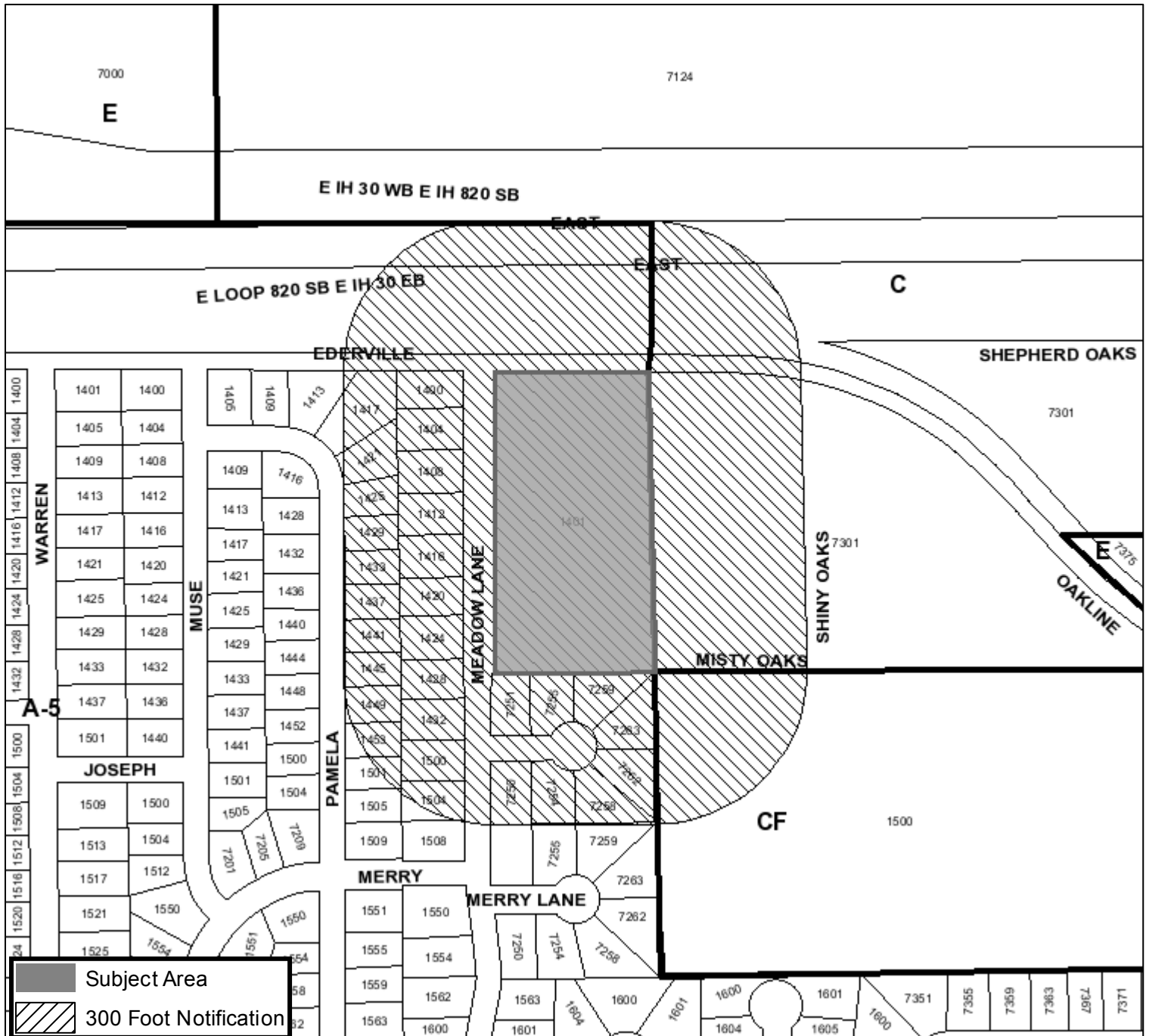






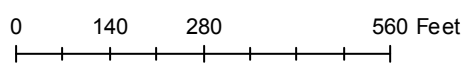
ZC-21-189

Area Zoning Map

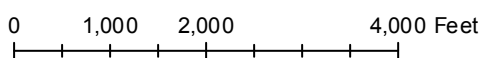
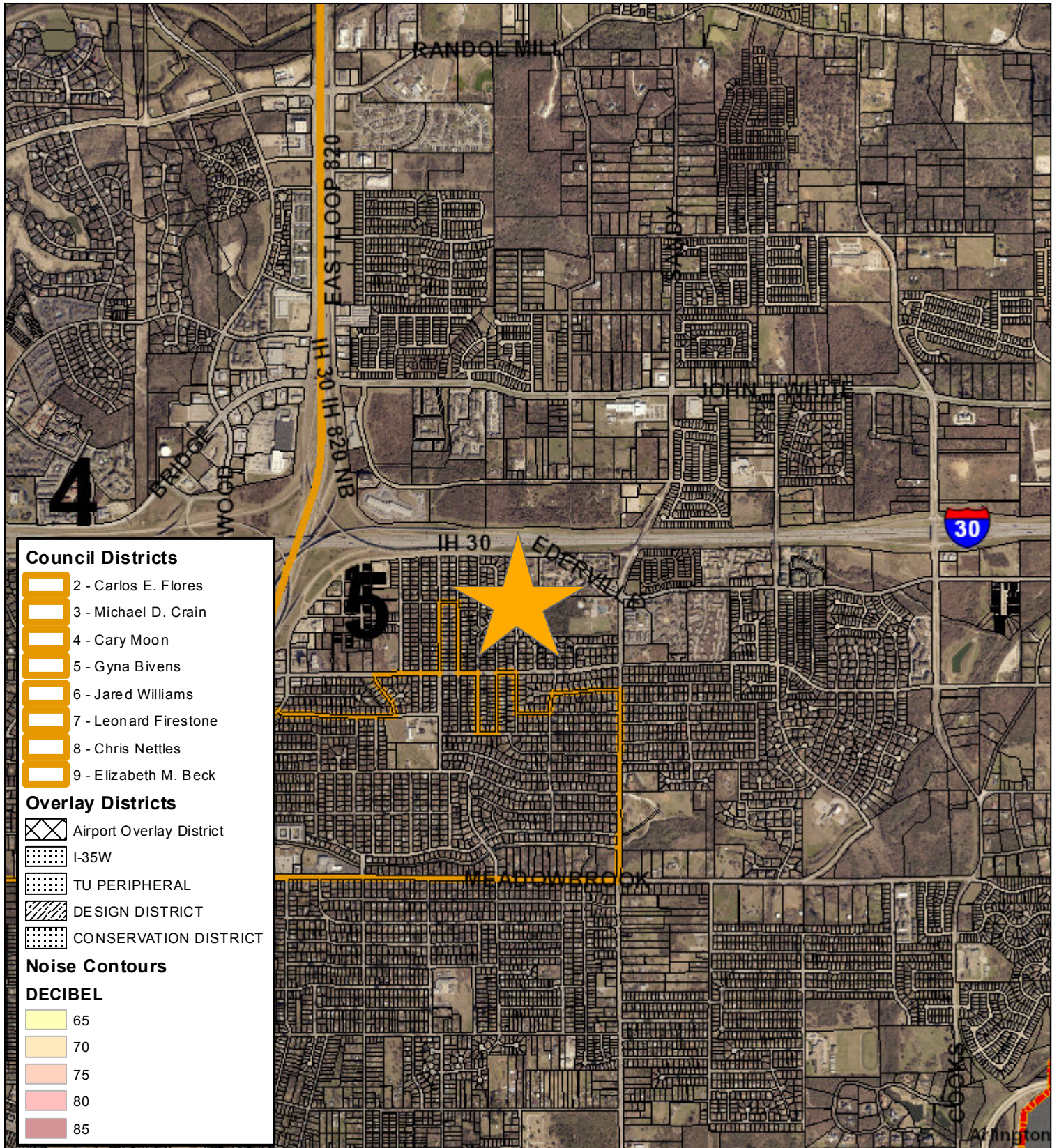
Applicant: Mt. Moriah Missionary Baptist Church
 Address: 1401 Meadow Lane Terrace
 Zoning From: A-5
 Zoning To: CF
 Acres: 4.23596484
 Mapsco: 66X
 Sector/District: Eastside
 Commission Date: 11/10/2021
 Contact: 817-392-6329



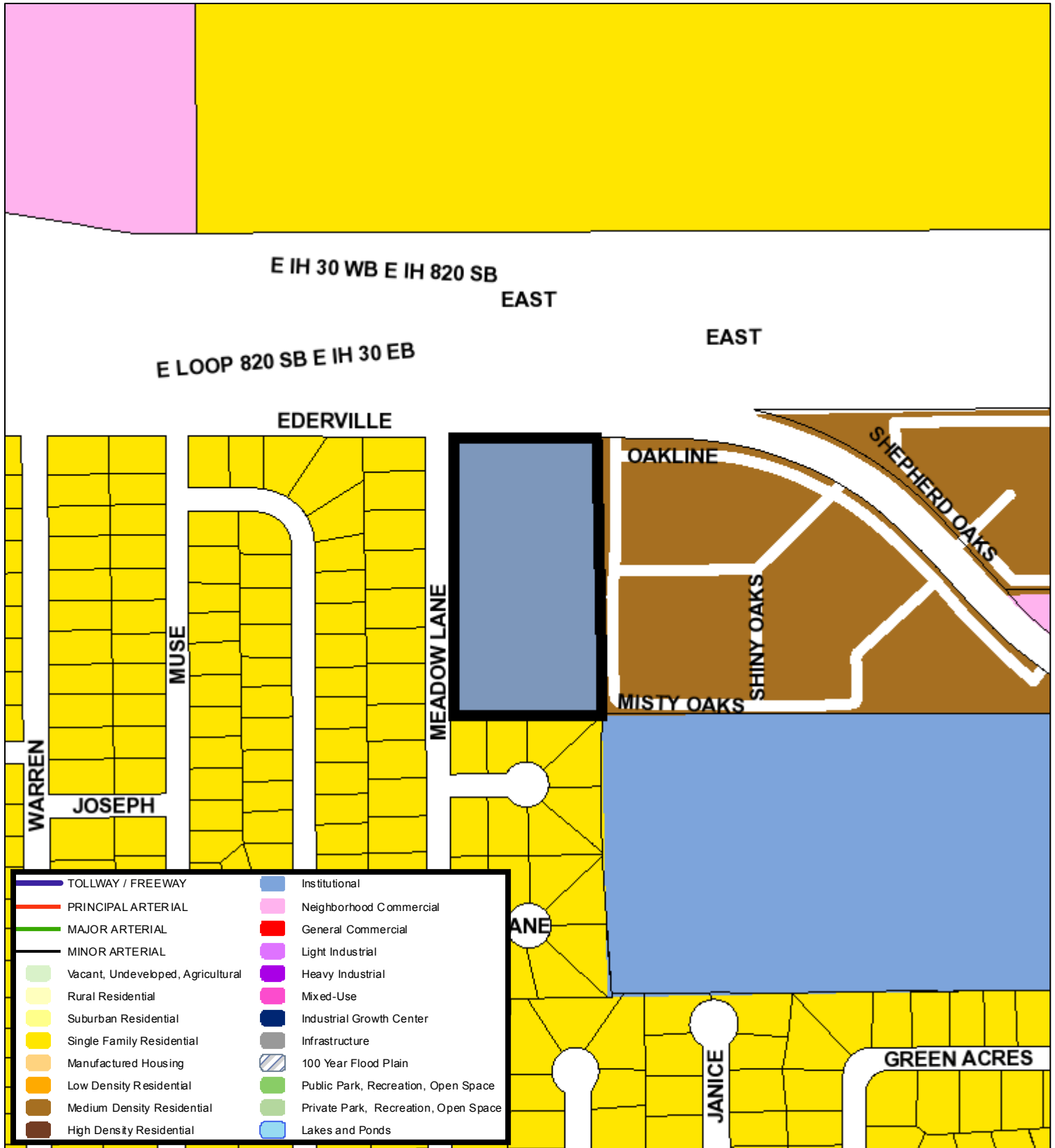
 Subject Area
 300 Foot Notification



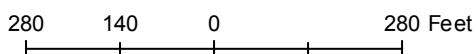
Area Map



Future Land Use



280 140 0 280 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 6, 2018.



Aerial Photo Map

