



# Zoning Staff Report

**Date:** October 15, 2024

**Case Number:** ZC-24-079

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** Zion Christian Church / Alicia Watson

**Site Location:** 3200 McKinley Avenue

**Acreage:** 0.64 acres

### Request

**Proposed Use:** Church/daycare

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

To: "CF" Community Facilities

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change is **not consistent**

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The property is located on McKinley Avenue just north of NW 32<sup>nd</sup> Street. The applicant is seeking to rezone from “A-5” One-Family to “CF” Community Facilities. No new buildings are planned at this time. The applicant intends to use the existing buildings for a childcare center for children aged 6 weeks to 14 years. The center will include outdoor and indoor play areas and will operate Monday thru Friday, offering full and part-time care options.



Site Photo

## Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South "A-5" One-Family / single-family  
West "A-5" One-Family / single-family

## Recent Zoning History

- ZC-20-043, From B Two-Family to E Neighborhood Commercial

## Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.  
The following organizations were emailed on August 30, 2024:

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA*
Trinity Habitat for Humanity	Streams and Valleys Inc.
Lake Worth ISD	FWISD

\*Located in this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

Surrounding uses are primarily single-family to the north, west, south and east. The proposed “CF” zoning would bring the majority of church owned land in conformance with existing zoning. Churches are allowed within any district; however, CF makes sense for the childcare use. The proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the property as *institutional*. The proposed zoning **is consistent** with the Comprehensive Plan in the strictest terms, “CF” zoning would be appropriate and consistent.

Policy wise this change **is consistent** with the following Comprehensive Plan policies:

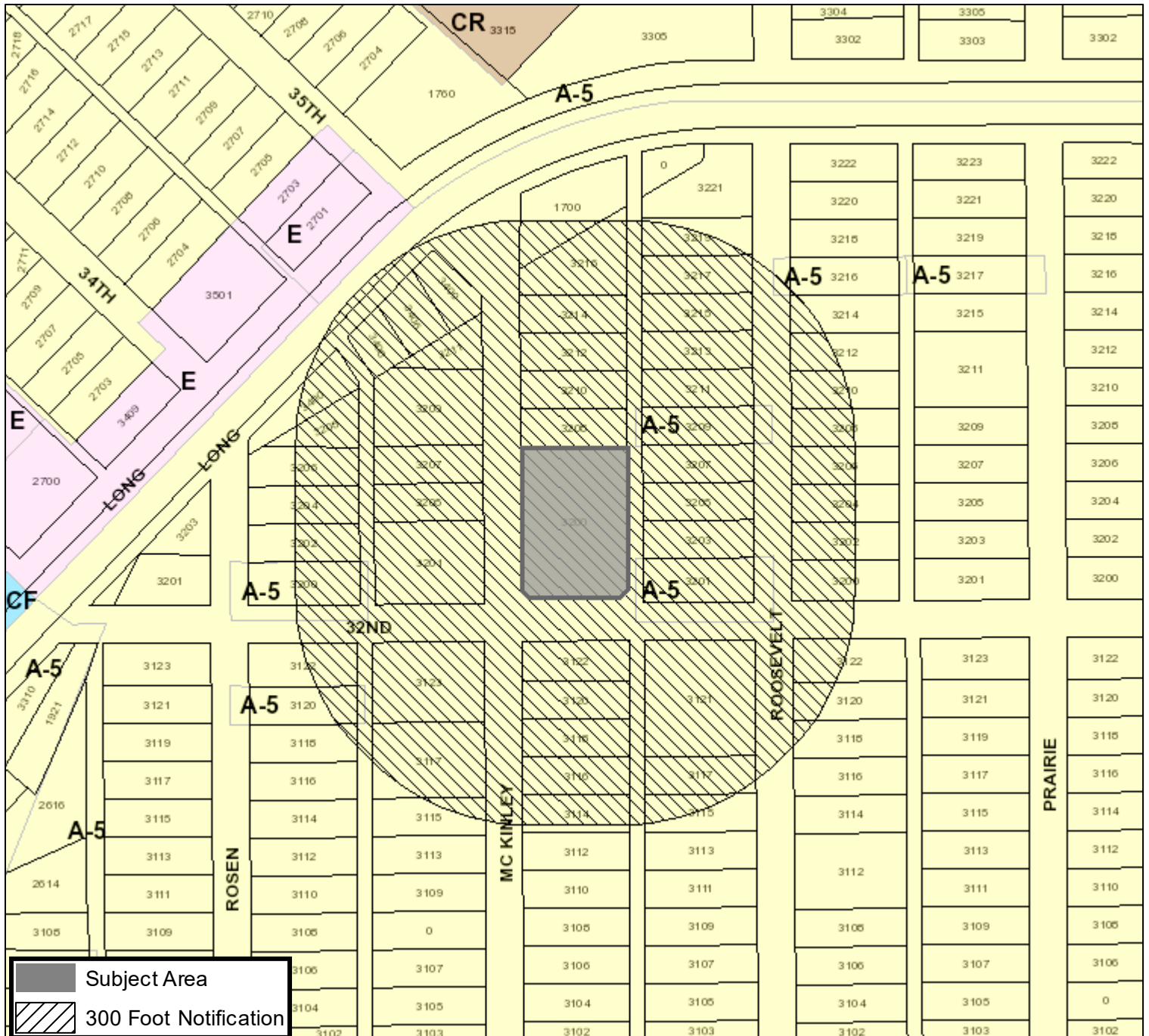
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.





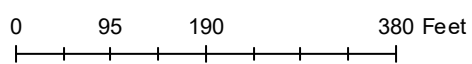
ZC-24-079

# Area Zoning Map

Applicant: Zion Christian Church  
 Address: 3200 McKinley Street  
 Zoning From: A-5  
 Zoning To: CF  
 Acres: 0.64048013  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 9/11/2024  
 Contact: null

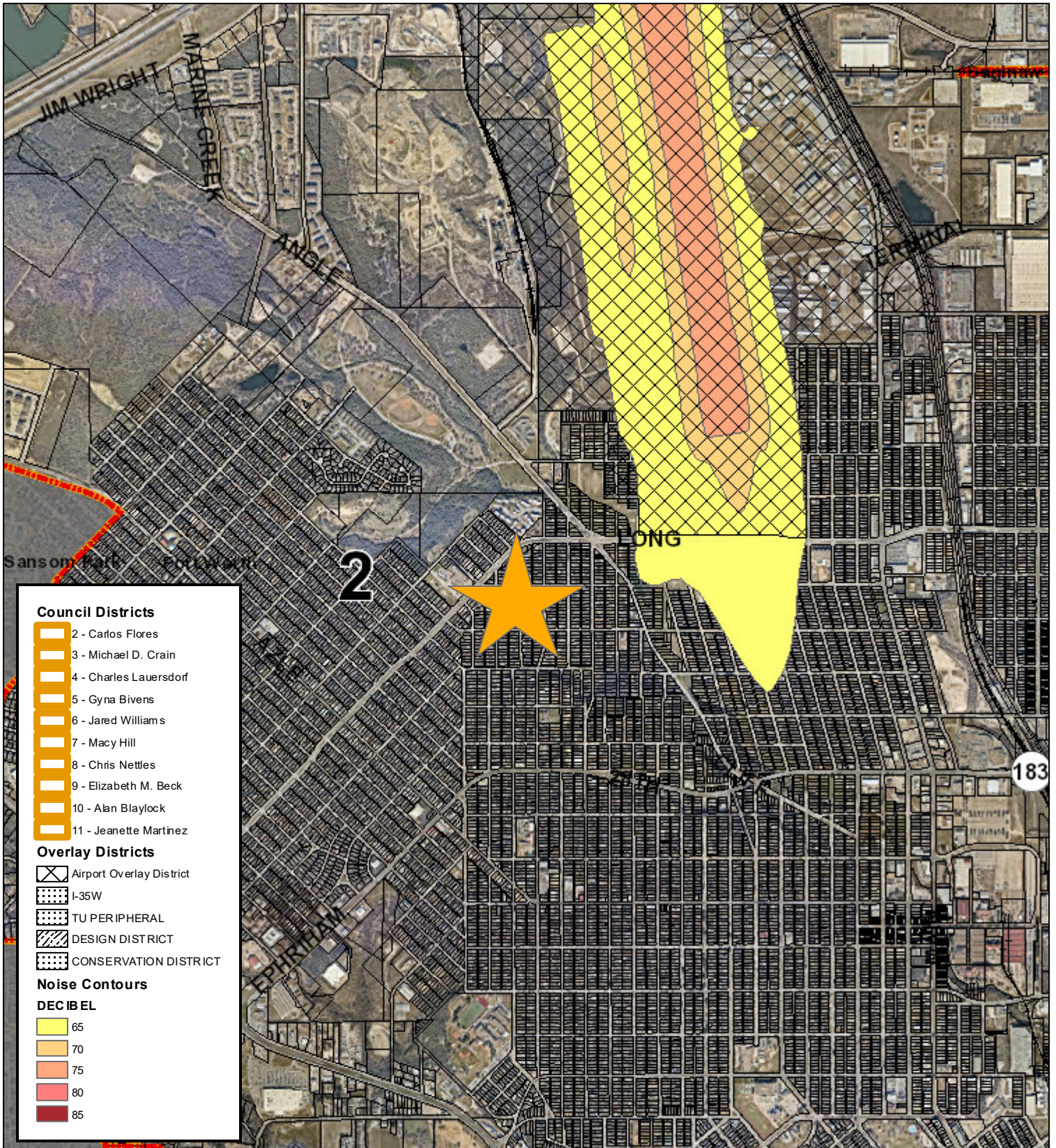


 Subject Area  
 300 Foot Notification



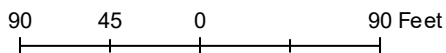
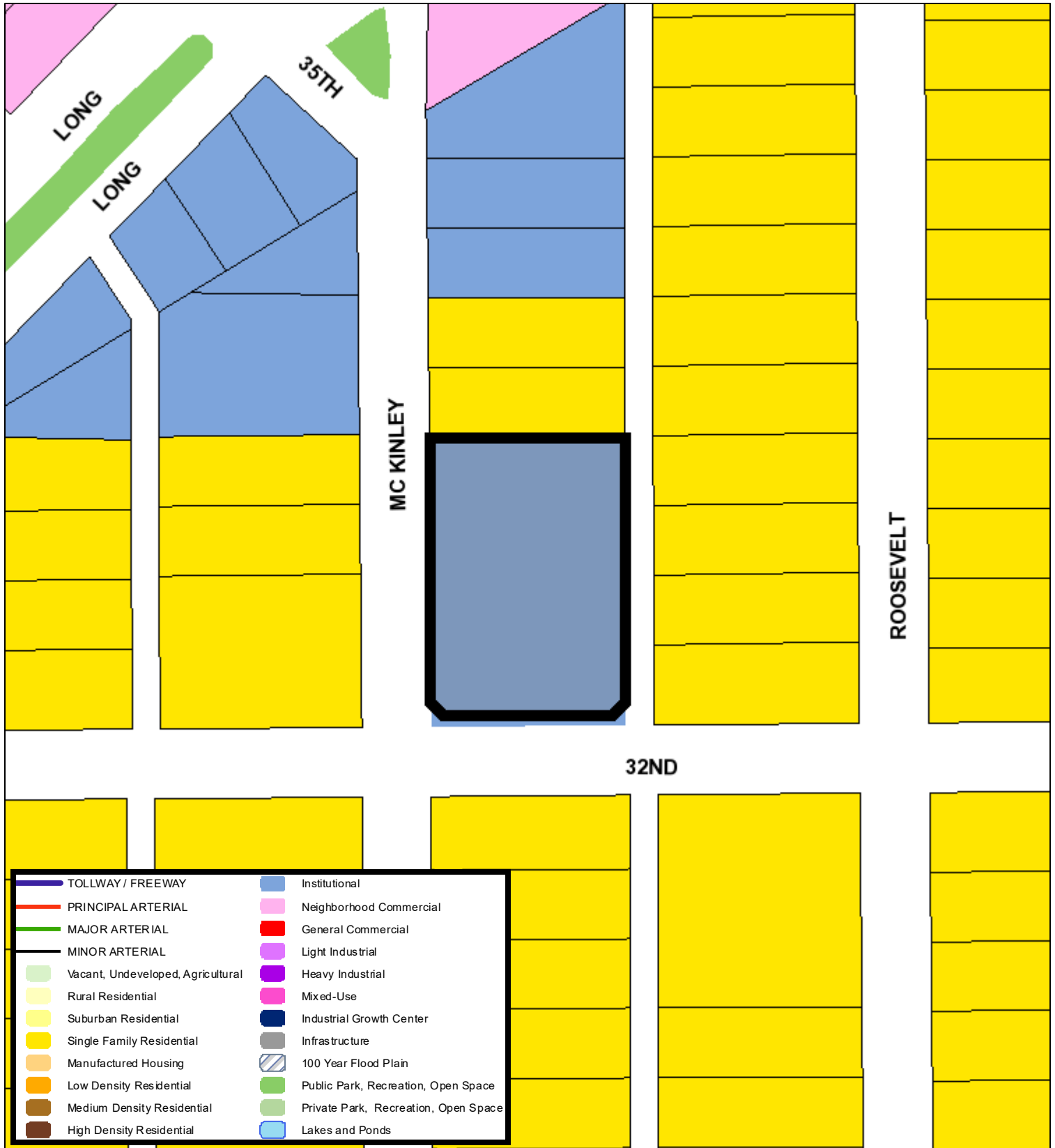


### Area Map





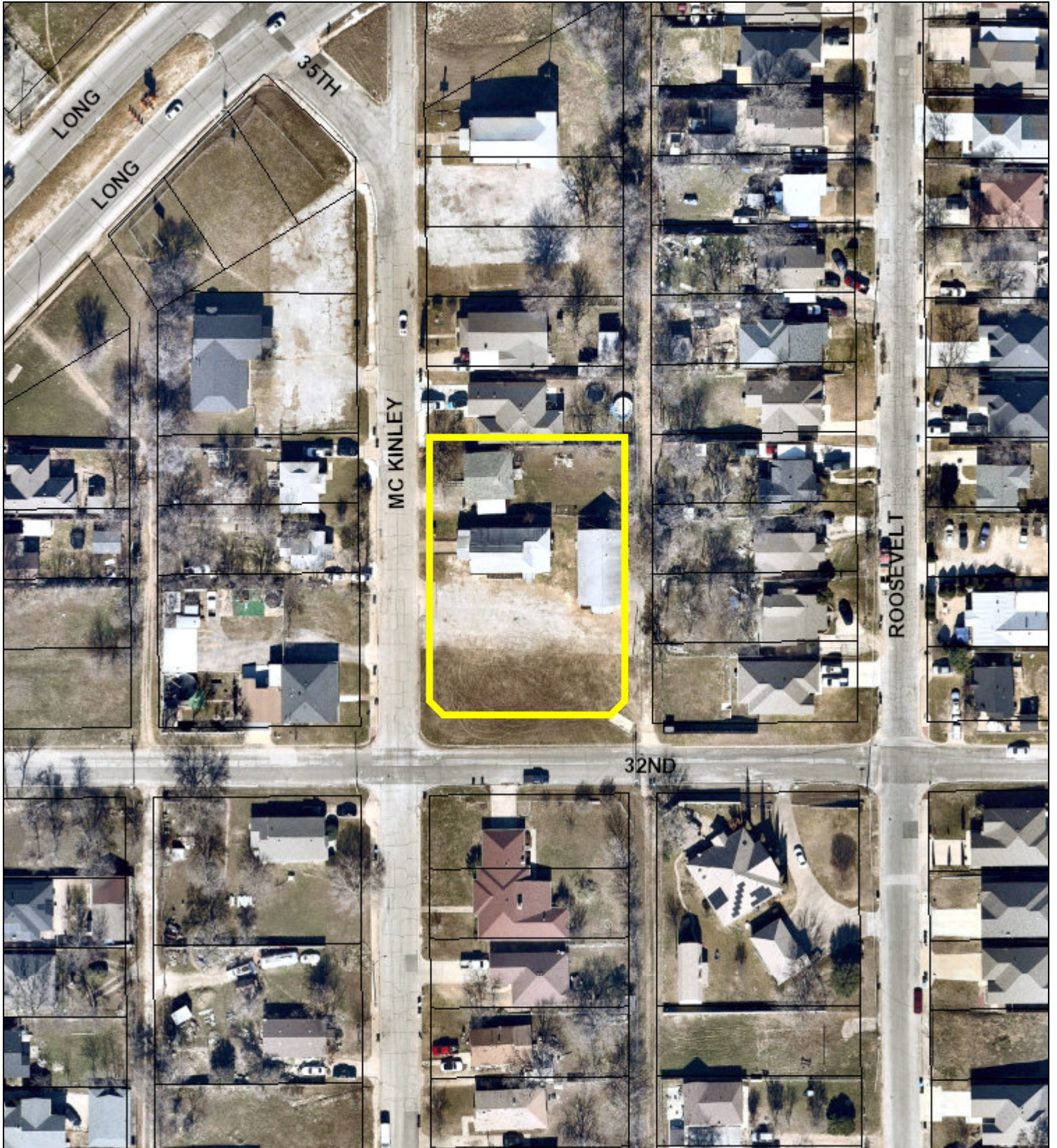
### Future Land Use



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 6, 2018.



## Aerial Photo Map



0 60 120 240 Feet

