



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 8

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

Opposition: none submitted
Support: 2 letters submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Council Initiated Yes ___ No X

Owner / Applicant: Freedom in Worship Church

Site Location: 301 Virginia Ave **Acreage:** 2.00

Proposed Use: Church

Request: From: "K" Heavy Industrial
To: "E" Neighborhood Commercial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located at the intersection of Stella Street, Vickery Boulevard, and Virginia Avenue. It is within NEZ (Neighborhood Empowerment Zone) Area Six. The applicant is proposing to change the zoning from "K" Heavy Industrial to "E" Neighborhood Commercial for a church use.

Place of worship use is permitted in all zoning districts. The application notes the zoning change is to limit right-of-way dedication required per the subdivision ordinance.

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / industrial warehousing and railroad
- East "K" Heavy Industrial / industrial and railroad
- South "I" Light Industrial / railroad
- "ER" Neighborhood Commercial Restricted / vacant
- "PD1004" / commercial
- "A-5" / residential
- West "J" Medium Industrial / single family and vacant
- "A-5" / residential

Recent Relevant Zoning History:

Zoning History: ZC-17-179 from "J" Medium Industrial to "A-5" One-Family; Surplus case; effective 2/10/18

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020 and October 1, 2020.

The following organizations were notified: (emailed September 22, 2020)

Organizations Notified	
Neighborhoods of East Fort Worth	United Communities Association of South Fort Worth
Glenwood Triangle NA	Parker Essex Boaz NA
Near East Side NA	West Meadowbrook NA
Historic Southside NA	Tarrant Regional Water District
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Near Southside, Inc.
Fort Worth ISD	

Not within a registered neighborhood association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “E” Neighborhood Commercial. Surrounding land uses consist of single family, industrial use, and some commercial use. The subject property is separated from the industrial uses by railroads.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency: Southside

The 2020 Comprehensive Plan designates the subject property as “E” Neighborhood Commercial. The proposed zoning **is consistent** with the land use designation of the Comprehensive Plan and **is consistent** with the following policies.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city



Attachments:

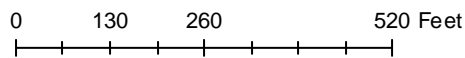
- Area Zoning Map with 300 ft. Notification Area
- Site Plan Exhibit
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Freedom in Worship Church
 Address: 301 Virginia Avenue
 Zoning From: K
 Zoning To: E
 Acres: 2.00613499
 Mapsco: 77G
 Sector/District: Southside
 Commission Date: 10/14/2020
 Contact: 817-392-2806

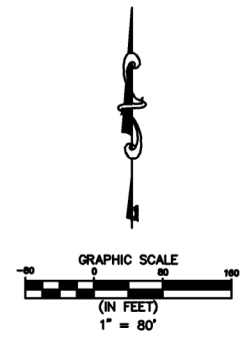


	Subject Area
	300 Foot Notification





SITE DATA	
LOT AREA	TOTAL-82,332 SF (1.89 AC)
PROPOSED USE	CHURCH
PROPOSED BUILDING AREA	6,420 S.F.
PARKING PROVIDED:	3 ADA SPACES 66 STANDARD SPACES



TRPE NO. F-13452

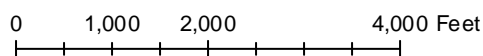
Civil Engineering + Planning

420 Throckmorton, Suite 620 • Fort Worth, TX 76102
817-529-2700 • evolvingtexas.com

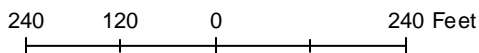
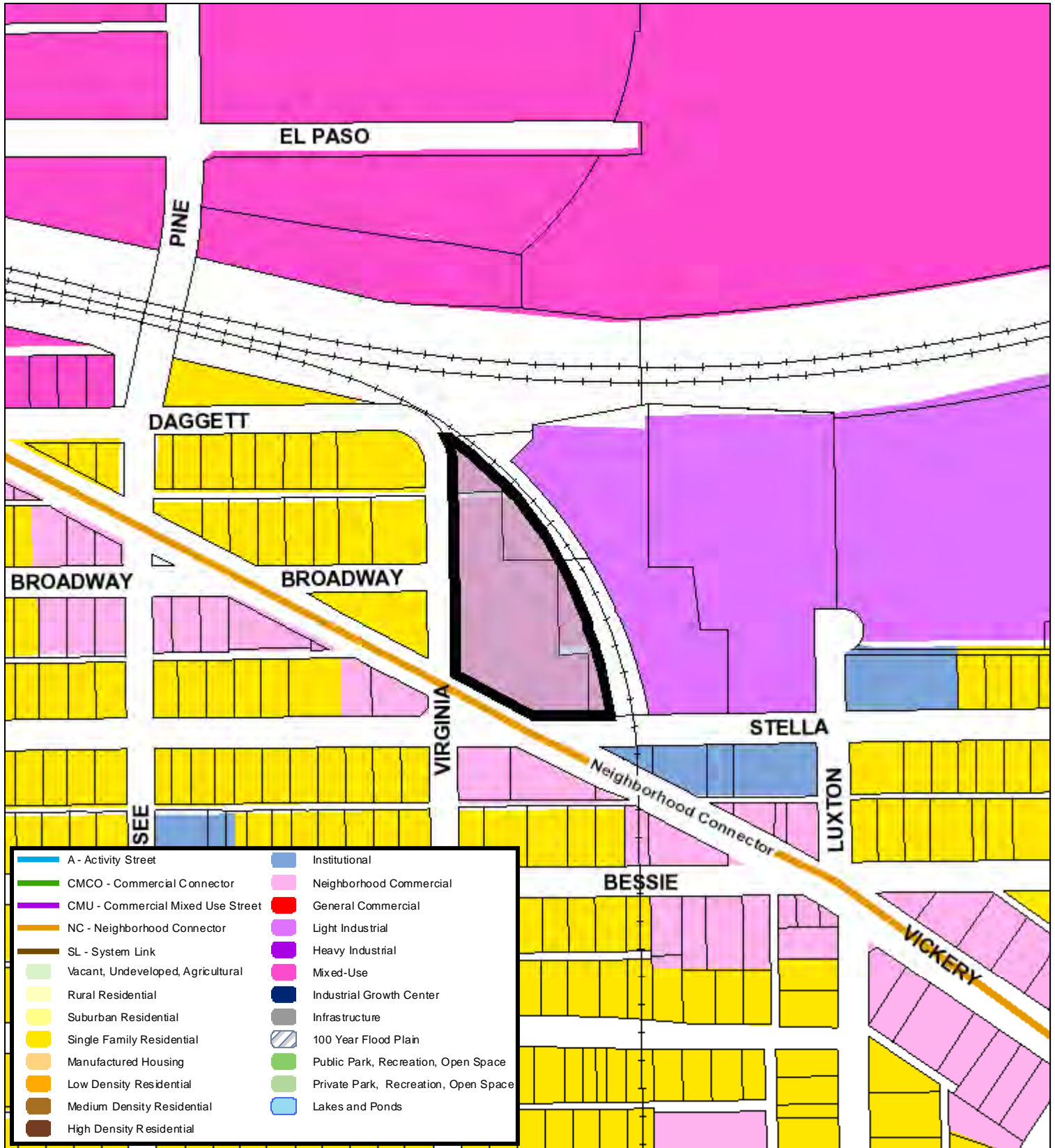
ZONING SITE PLAN
FREEDOM IN WORSHIP CHURCH
E. VICKERY BLVD. & VIRGINIA AVE.
FORT WORTH, TX

DRAWN BY:	CHECKED BY:	DATE:
RHD	SR	7/27/2020

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

