



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-142

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: RLW Residentials LLC, Roderick Woodson

Site Location: 2101 Epps Avenue

Acreage: 0.125 acres

Request

Proposed Use: Multifamily Residential

Request: From: “FR” General Commercial Restricted

To: “CF” Community Facilities

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

Currently the site hosts a metal warehouse building that was built in 1973 according to the Tarrant County Appraisal District. The owner is proposing to rezone from the current “FR” General Commercial Restricted zoning to “CF” Community Facilities. The request was originally heard by Zoning Commission on October 13th, with the owner requesting “CR” Low Density Multifamily. After discussions with staff, and providing additional details regarding the proposal, the applicant has revised their application from “CR” Low Density Multifamily to “CF” Community Facilities which will allow the proposed land use by right. See Executive Summary (attached) for a more in depth explanation on the household type proposed for this site (defined as “Group Home I” by City of Fort Worth Zoning Ordinance).

Surrounding Zoning and Land Uses

North “A-5” One-Family Residential / undeveloped
East “A-5” One-Family Residential / residence
South “A-5” One-Family Residential / duplex
West “J” Medium Industrial / railroad switching yard

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.
The following organizations were emailed on October 26, 2021:

Organizations Notified	
United Communities Association of South Fort Worth	Fort Worth ISD
Hemphill Corridor Task Force SE Fort Worth Inc	Morningside NA*
Streams And Valleys Inc	Trinity Habitat for Humanity
Near Southside, Inc	Southeast Fort Worth Inc

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The proposed site is cut off from major north-south corridors (Hemphill/Main) to the west by two (2) sets of railroad tracks and the Ney Yard (UP Railroad). The zoning is currently "FR" General Commercial Restricted,

and other than an auto body & paint shop two (2) blocks to the north there are very few industrial or commercial uses in the vicinity.

The area is mostly residential in character, despite the commercial zoning classification. Housing stock is primarily older single family houses, some have been converted to duplexes. There are several churches in the immediate neighborhood and across Interstate 35W in the Morningside area. It is likely that the site will be exposed to above average noise levels due to adjacency to several main line railroads.

The existing building is zoned “FR” General Commercial restricted and has been used as a warehouse in the past. The building is proposed to be renovated and improved. Refer to the Executive Summary supplied by the applicant for additional details regarding their vision for this site.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as future Single Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zoning. “CF” Community Facilities zoning would require a future land use designation of “Institutional”.

LAND USE & ZONING CONFORMANCE COMPREHENSIVE PLAN | LAND USE

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF



The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

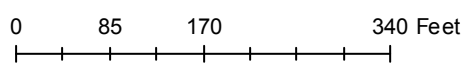


Area Zoning Map

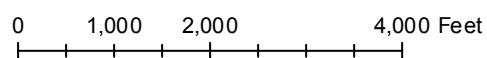
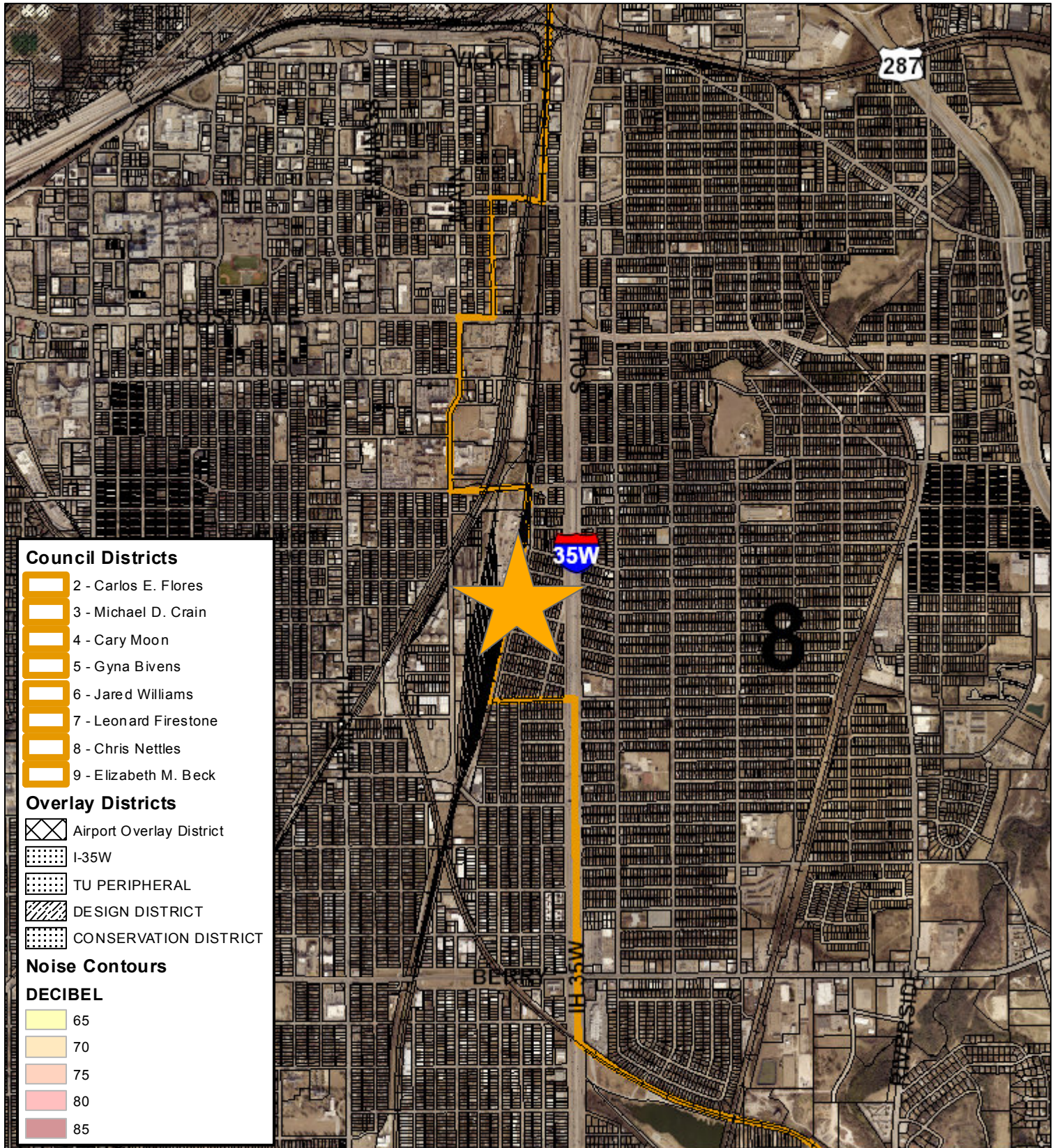
Applicant: RLW Residentials LLC
 Address: 2101 Epps Avenue
 Zoning From: A-5, FR
 Zoning To: CF
 Acres: 0.12518987
 Mapsco: 77P
 Sector/District: Southside
 Commission Date: 11/10/2021
 Contact: 817-392-8043



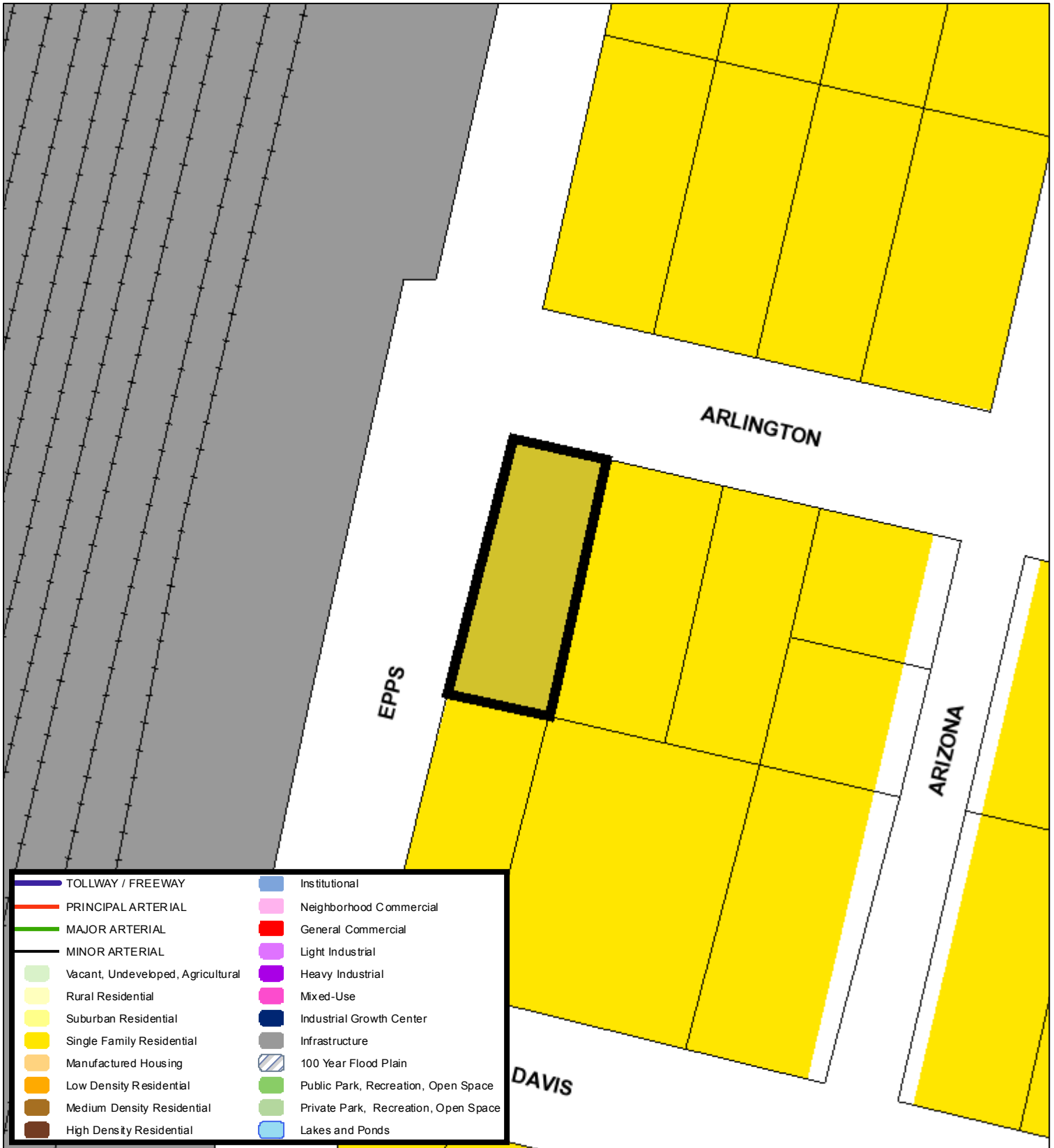
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



60 30 0 60 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



0 37.5 75 150 Feet



Open Arms Of Love Youth Living Quarters

2101 Epps Avenue, Fort Worth Texas 76104 · 817.999.3475

rodsmusic@sbcglobal.net

EXECUTIVE SUMMARY

Open Arms of Love Youth Living Quarters will be providing housing for displaced foster children ages 13-17 years old.

Our ministry will provide a structured environment where the needs and care of minors who have been abandoned, abused, neglected, and/or distressed beyond their control and are at risk to the community.

The goal of our facility, located at 2101 Epps Street, is to house up to seven displaced foster kids in a safe and secure building and provide positive guidance, emotional support, and resources. This will be an extension of our ministry in Fort Worth, Texas by the name of Open Arms of Love.

The facility is a 4000 square foot building. We will rehabilitate this shell of a warehouse into ten suites, seven housing suites, a storage room, an office space, and an area for counseling and ministry purposes.

This facility will have three full baths, common areas for entertainment with a big screen tv and a separate kitchen area.

The garage will be used to park a 16 passenger van used for transporting the kids to appointments, school, and necessary errands.

The staff will comprise of a minimum of three rotating supervisors who will be on duty eight hour shifts with responsibilities of taking the children to school, providing breakfast, lunch, dinner, cleaning, etc.

Government entities will communicate to our facility the need for placement of each child and grant funding for our daily operations.

Our mission is to help at-risk youth to become stable citizens in the community and experience the proper support needed to transition into self-sufficient responsible adults.

Thank you for your interest and support of Open Arms of Love Youth Quarters.

Roderick L. Woodson
Program Director