



Zoning Staff Report

Date: December 10, 2024

Case Number: ZC-24-090

Council District: 9

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Rob Foster, Topographic / Altamesa Church of Christ Inc.

Site Location: 4600 Altamesa Blvd

Acreage: 1.8 acres

Request

Proposed Use: Group Home

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: **Denial (Approval motion fails by a vote of 4-4, 6 votes needed)**

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Project Description and Background

The property is located on Altamesa Blvd. just east of Hulen 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 group home for youth. The site is currently owned and utilized by the church. The proposed rezoning will 1) bring all the church owned property into the same CF zoning designation 2) will enable the church to operate the proposed home. The definition of a group home and applicant narrative is provided below.

GROUP HOME. A family-based facility which contains not more than 15 residents and three supervisory personnel and which provides 24-hour care in a protected living arrangement for the mentally and/or physically impaired, developmentally disabled or victims of abuse or neglect. This classification includes congregate living facilities for the elderly, maternity homes, emergency shelters during crisis intervention for victims of crime, abuse or neglect, and residential services licensed by the Texas commission on alcohol and drug abuse, but not primarily for criminal rehabilitation.

The current zoning for a portion of Lot AR2AR Block 332 surrounding the existing residential house on site is zoned A-5 and it is our understanding that uses similar to the one outlined below are zoned CF. The proposed future use shows all of Lot AR2AR Block 332 to be institutional while Lot 35 Block 332 is to be A-5. These two lots are owned by Altamesa Church of Christ, Inc and are sharing a cul-de-sac. Due to this, we are requesting both lots to be zoned fully CF for proposed use purposes as well as having a uniform zoning across lots with shared access and ownership.

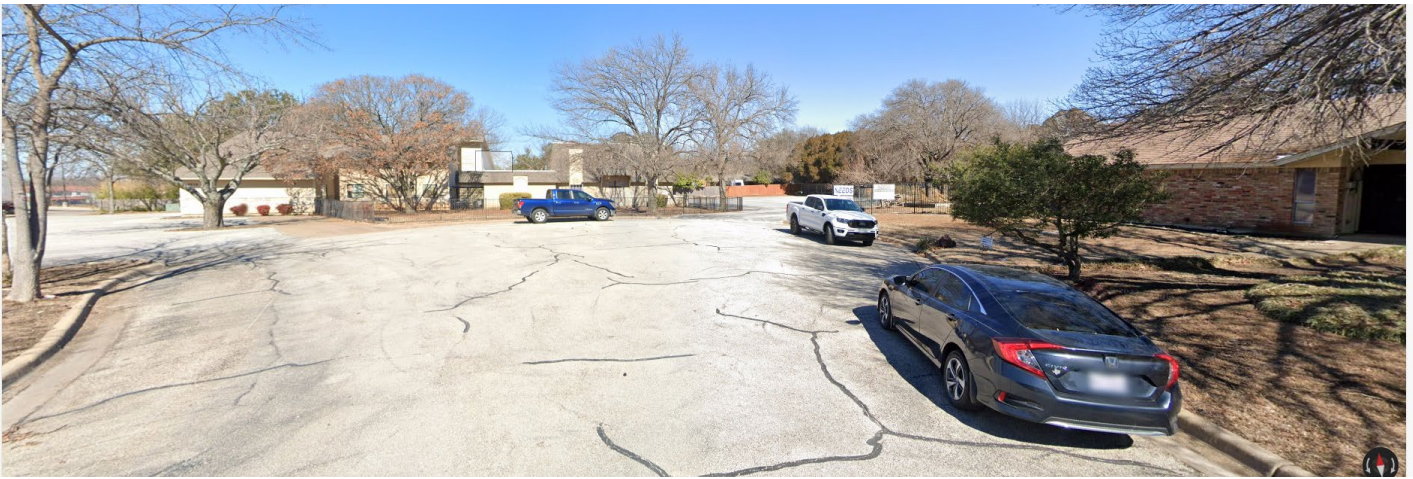
Proposed Use:

TRAC provides housing through U.S. Department of Housing and Urban Development (HUD) programs for youth experiencing homelessness or at imminent risk of becoming homeless. TRAC housing can assist youth with short-term housing assistance bridging to individualized rental assistance in their own apartment and a path to self-sufficiency.

The objective is a partnership between Altamesa Church of Christ and TRAC to develop a new TRAC Fort Worth Transition Center that will also serve as a crisis transitional housing program for youth.

How:

- Partner with Altamesa Church of Christ (ACC) to renovate their larger building referred to as “The Zone” (4536 Altamesa Blvd)
- After completing renovation, move all TRAC Fort Worth staff into the building, hire a team of 5 part-time staff members to operate the center 24/7, and move our VOCA housing youth to the center for on-site crisis transitional housing. This will expand our available beds from 6 to 16 so youth can access a safe, youth specific, low-barrier housing option and avoid staying at the adult shelters.



Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family
East "A-5" One-Family / single-family
South "B" Two-Family / duplex
West "CF" Community Facilities / church

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Wedgwood Square NA*	Candleridge HOA
District 6 Alliance	Streams and Valleys Inc.
Trinity Habitat for Humanity	FWISD

**Located in this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding uses are primarily single-family to the north and east, duplex to the south and church to just 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 would be appropriate for their proposed use.

The existing housing would be utilized for the group home, which would maintain neighborhood form and cohesiveness. In addition, the site is confined to ingress and egress from Altamesa to a cul-de-sac and church. This would in effect maintain separation between the surrounding existing single-family and proposed church and group home use. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

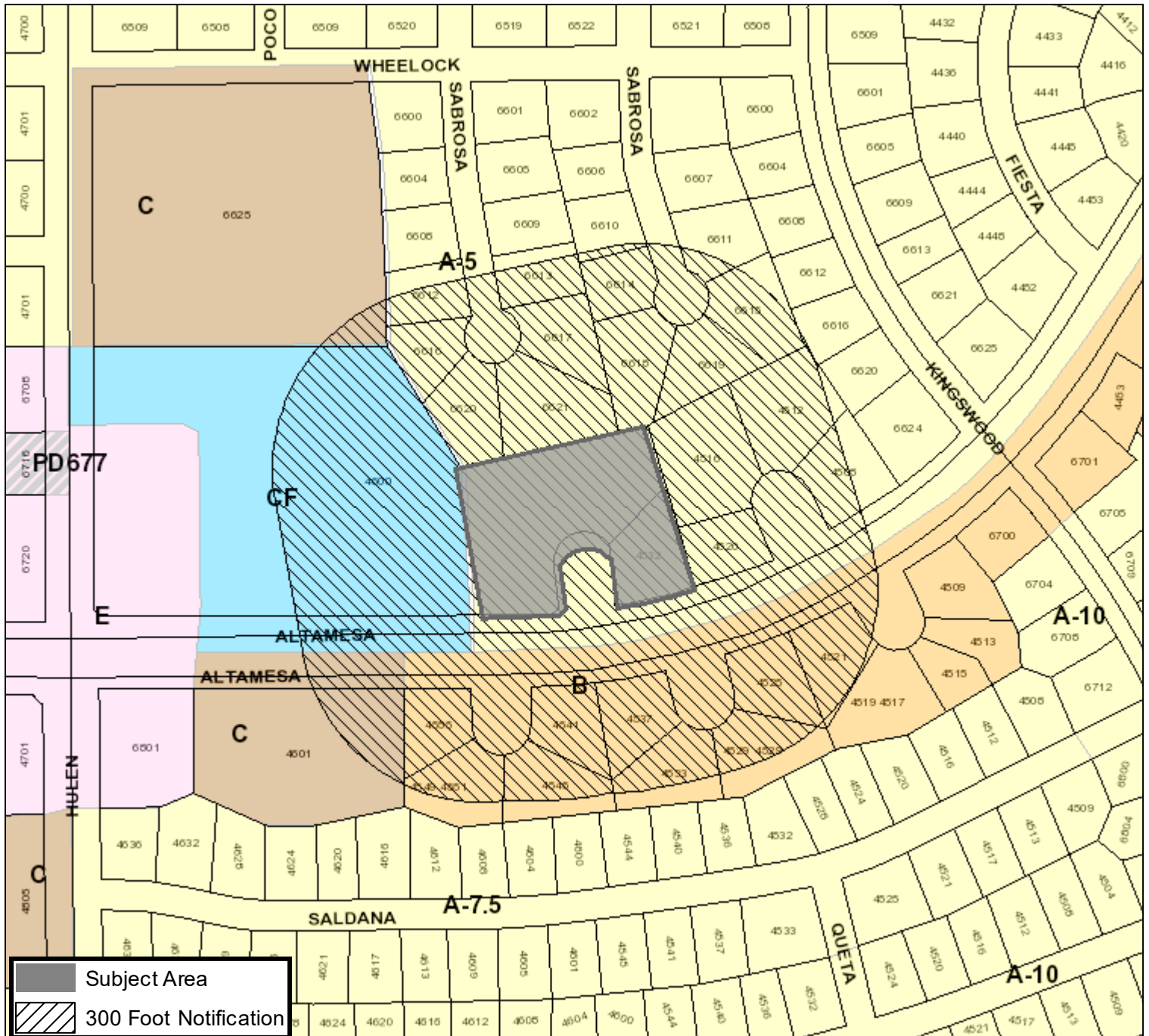
The adopted Comprehensive Plan designates the property as *single-family*. The proposed zoning **is not consistent** with the Comprehensive Plan.



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

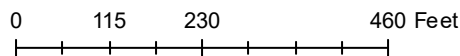
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic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

Area Zoning Map

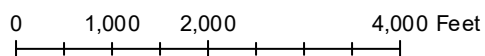
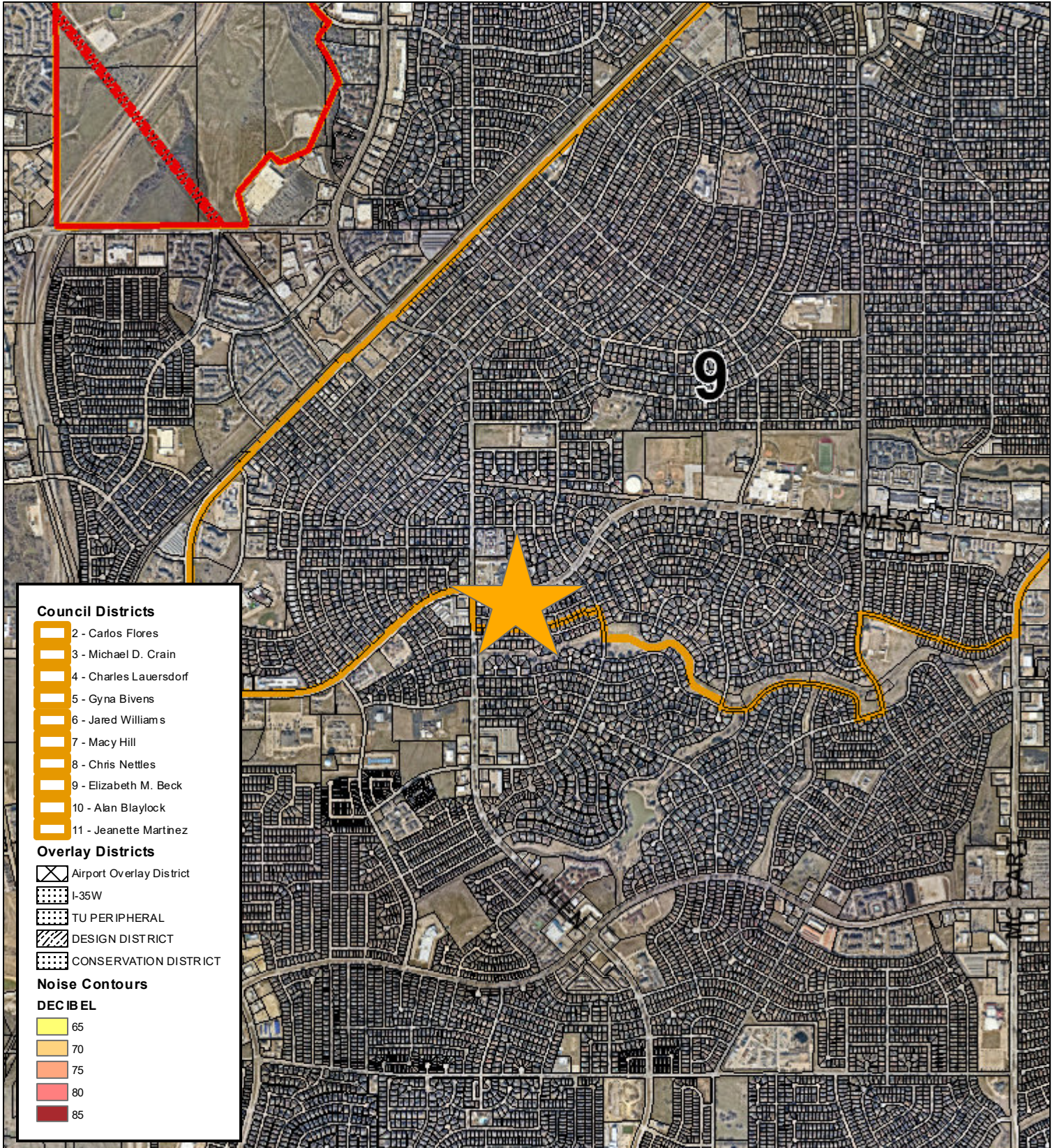
Applicant: Altamesa Church of Christ/Rob Foster
 Address: 4536 & 4600 Altamesa Boulevard
 Zoning From: null
 Zoning To: null
 Acres: 1.87316167
 Mapsco: Text
 Sector/District: Wedgwood
 Commission Date: 9/11/2024
 Contact: 817-392-6226



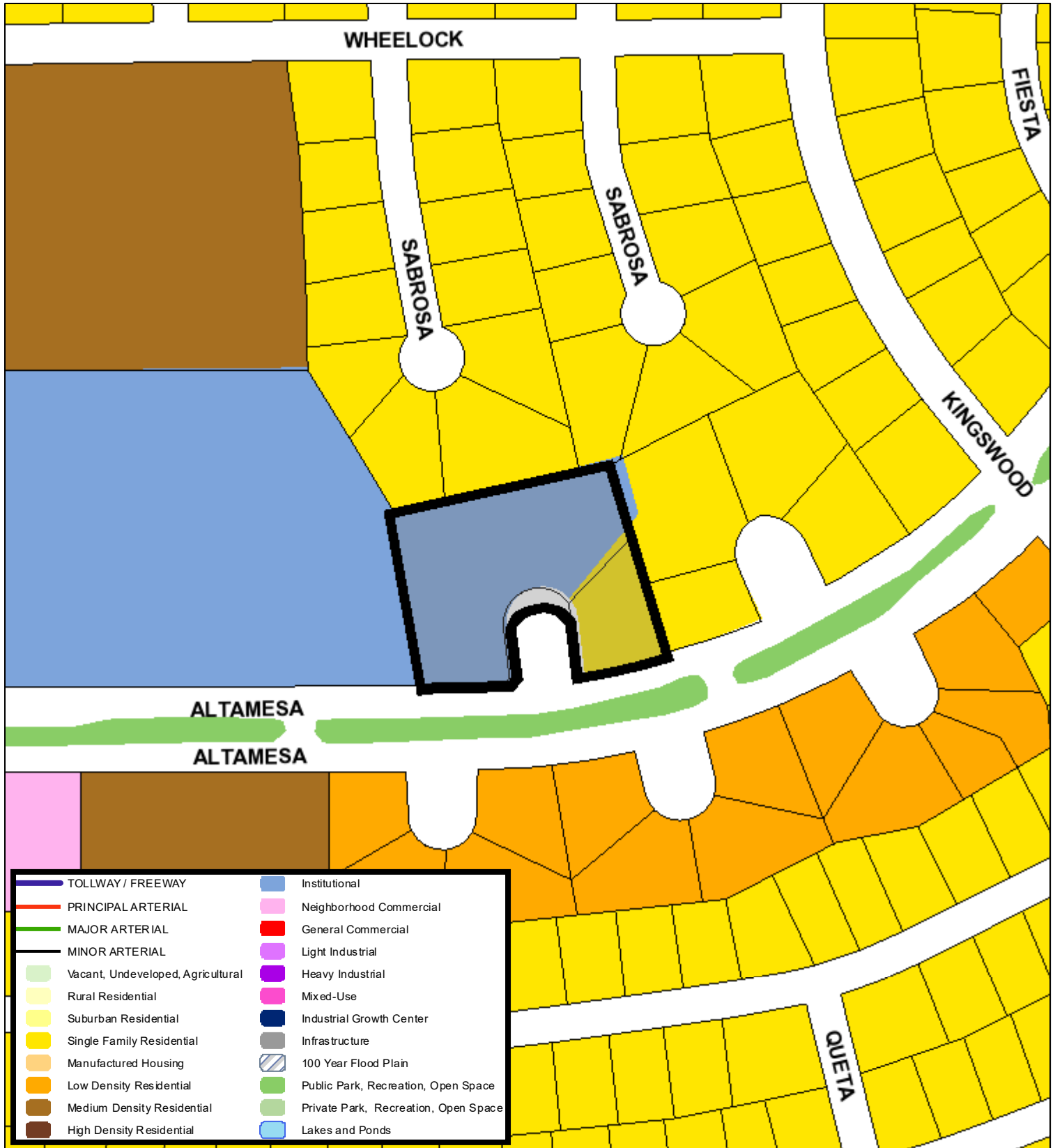
	Subject Area
	300 Foot Notification



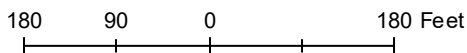
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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



0 115 230 460 Feet

