



Zoning Staff Report

Date: August 9, 2022 **Case Number:** ZC-22-109 **Council District:** 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Eagle's View Church / Slate Land and Development Company

Site Location: 5440 W. Bailey Boswell Rd **Acreage:** 1.48 acres

Request

Proposed Use: Retail and Restaurant

Request: From: "C" Medium Density Multifamily

To: "E" Neighborhood Commercial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Project Description and Background

The applicant is proposing to build a small multitenant retail building adjacent to an existing church. The general area over the last 20 years has converted from agricultural land with a high school and limited residential development to primarily single family residential with a retail node ¾ mile to the east and the high school. While the Comprehensive Plan encourages additional housing types, the site's location along a neighborhood connector street at the entrance to three neighborhoods is not conducive to a high quality of life in the current multifamily zoning district.

The 5-acre directly to the west is designated for neighborhood commercial uses, even though it retains the original single family zoning. The requested "E" Neighborhood Commercial zoning does not obligate the applicant to develop the property as proposed, but could be built for any uses allowed by right, including 24-hour restaurants or retail. The anticipated building size of approximately 14,000 square feet plus a restaurant use are first allowed by right in the "E" Neighborhood Commercial district.

Surrounding Zoning and Land Uses

North "A-5" One-Family and "C" Two-Family / Single-family and vacant land

East "CF" Community Facilities / Religious facility

South "PD 503" "PD-SU" for all uses in "A-5" with other requirements listed in case file / Under development for single family uses

West "A-5" One-Family / Single-family and vacant land

Recent Zoning History

ZC-21-169, east of subject site, from C to CF, approved 12/15/2021.

Public Notification

300-foot Legal Notifications were mailed on June 24, 2022.

The following organizations were notified: (emailed June 30, 2022)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Twin Mill Farms HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The zoning is currently "C" Medium Density Multifamily, and the applicant would like to build a multi-tenant retail building. Surrounding uses consist of vacant land to the north, a religious facility to the east, with vacant land just west and south of Bailey Boswell Road. As the site will be separated from any single family dwelling by roadways or less intensive land uses, the proposed zoning change **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Northwest

The 2022 Comprehensive Plan currently designates the subject property as institutional due to the current religious facility's ownership. The proposed zoning as a minor boundary adjustment would be consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to "quality of place" throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

While this zoning request may not assist in high-wage job growth and is not a targeted high-growth industry, the commercial development as proposed would help balance the residential valuations of the area and contribute to the quality of place.

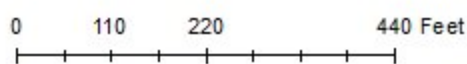
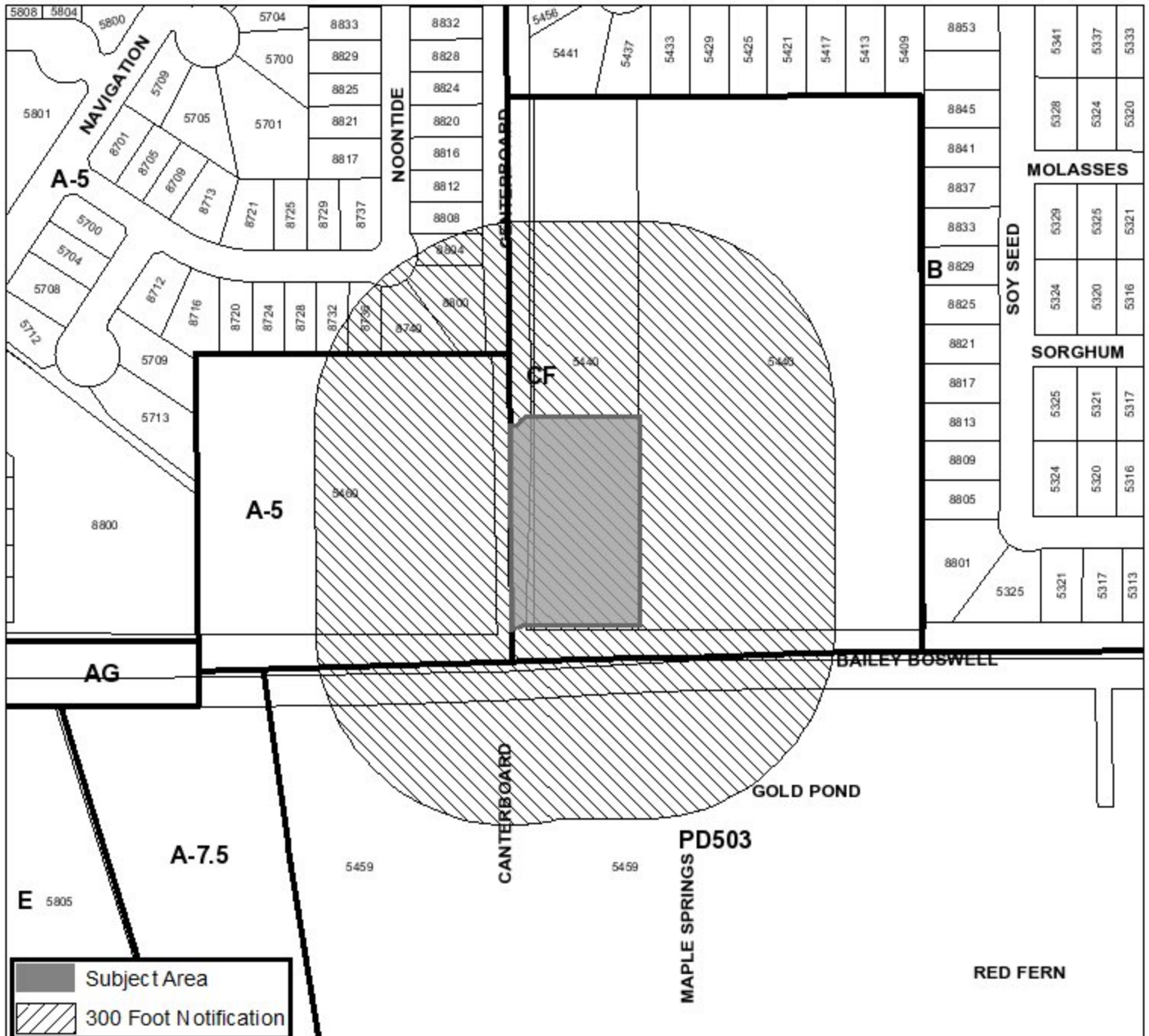




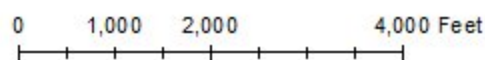
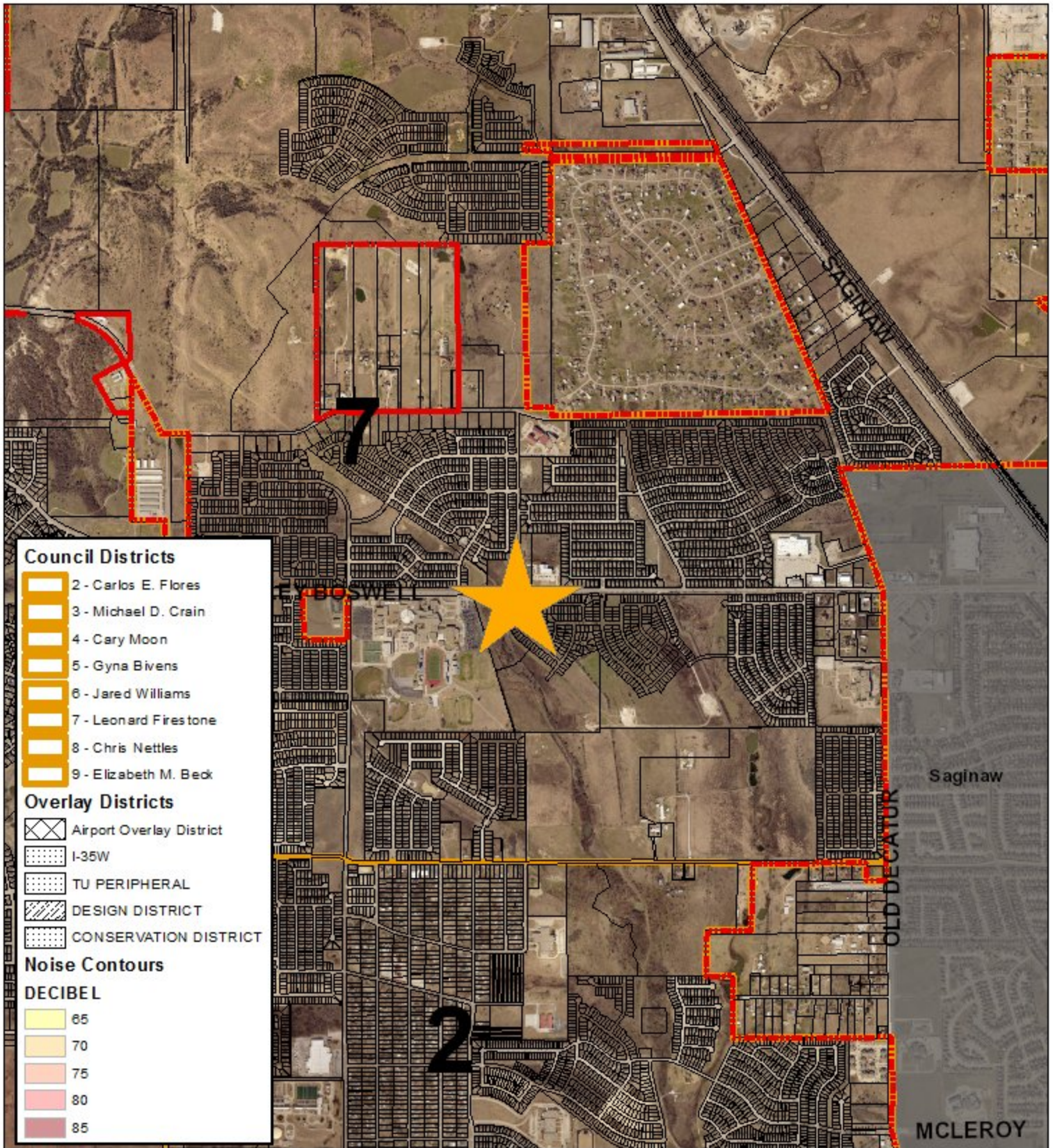
ZC-22-109

Area Zoning Map

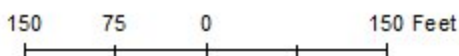
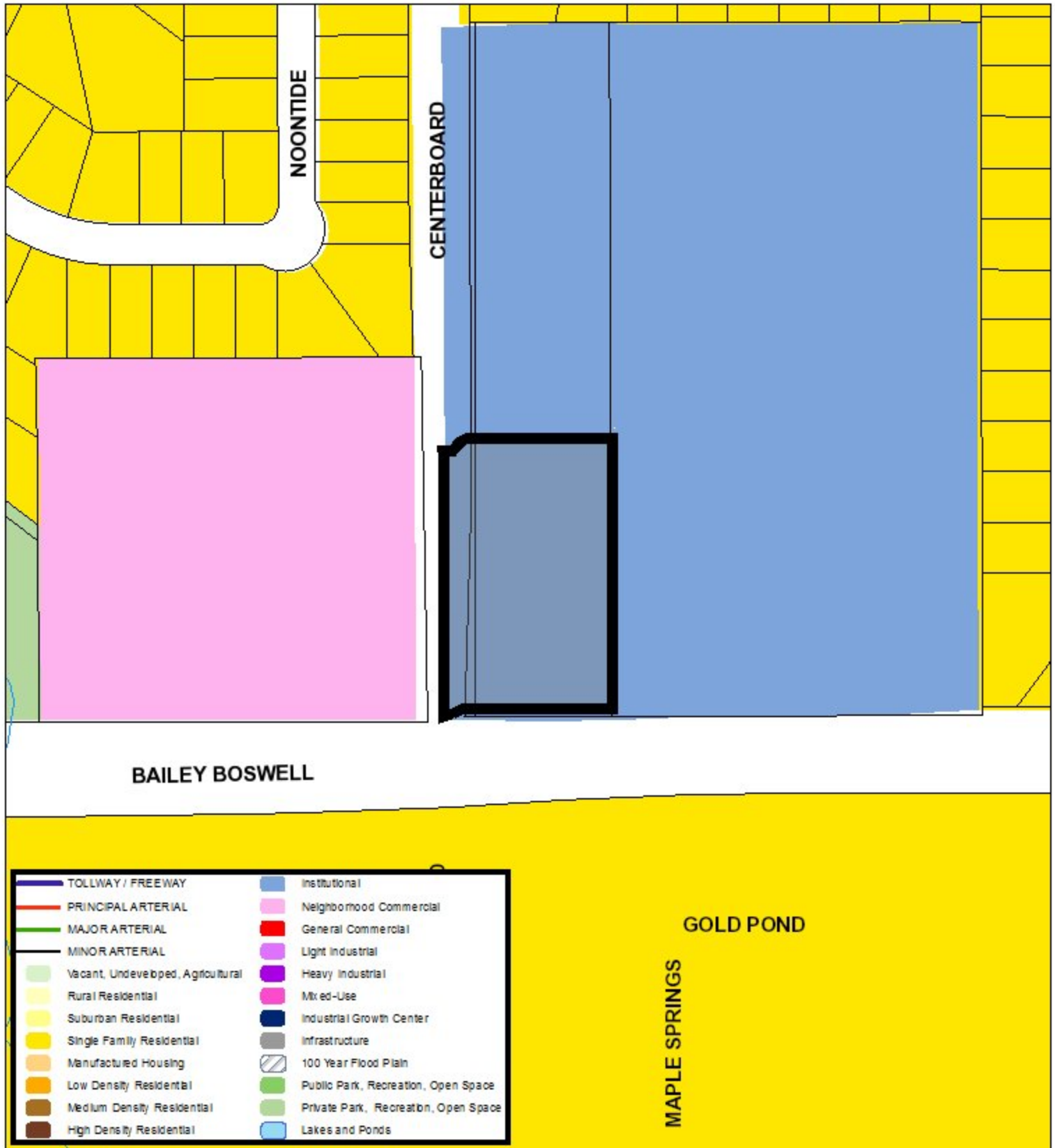
Applicant: Eagle's View Church, Inc.
 Address: 5440 W. Bailey Boswell Road
 Zoning From: C
 Zoning To: E
 Acres: 1.47584745
 Mapsco: 32M
 Sector/District: Far Northwest
 Commission Date: 7/13/2022
 Contact: 817-392-8190



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



0 100 200 400 Feet

