



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2019

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: One letter submitted
Support: None submitted

Continued Yes X No ___
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Northwest Bible Church, Inc.

Site Location: 5029, 5033 Jacksboro Highway Mapsco:

Proposed Use: Commercial

Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

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

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

Staff Recommendation: Approval

Background:

The property is located east of Skyline and south of Jacksboro Highway. The applicant is requesting a zoning change from "A-5" One-Family to "E" Neighborhood Commercial for future commercial business.

In the "E" Neighborhood Commercial zoning district, offices and retail sales are permitted. However, due the adjacency to the "A-5" zoning to the west and south, topography, required supplemental setbacks and projected setbacks as well as the required parking may constrain the development of the site depending on the use.

The case was continued at the June City Council meeting to allow more time for the applicant to speak with the neighborhood. The applicant did provide a letter that was sent North Beverly Hills NA and noted at the time of application the neighborhood was inactive.

Site Information:

Owner: Northwest Bible Church, Inc.
5025 Jacksboro Hwy
Fort Worth, TX 76114
Agent: James Olmstead
Acreage: 1.30 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North Samson Park / commercial
 East PD 1035 Planned Development for ER uses plus funeral home / church
 South "A-5" One-Family / single-family
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-167 PD1035 Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus funeral home, excluding hospital, home improvement store, electric power substation, telecommunications tower, drive-thru restaurants and businesses; site plan waived. Subject property to the east, effective 04/07/15

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Jacksboro Hwy	Principal Arterial	Principal Arterial	Some areas under construction
Skyline Dr	Collector	Collector	No

Public Notification:

300 foot Legal Notifications were mailed on April 19, 2019.

The following organizations were notified: (emailed April 15, 2019)

Organizations Notified	
Inter-District 2 Alliance	East Lake Worth NA
North Beverly Hills NA*	Far Greater Northside Historical NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Lake Worth ISD
Castleberry ISD	

*Closest registered neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial for commercial development. Surrounding land uses are single-family to the west and south, a church to the east, and an arterial street with commercial to the north.

Due to the adjacency of Jacksboro highway, the proposed zoning **is compatible** for this area.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. This property is located adjacent to an arterial road which would not be desirable for residential uses. Therefore, the proposed rezoning is consistent with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy.

Based on the conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

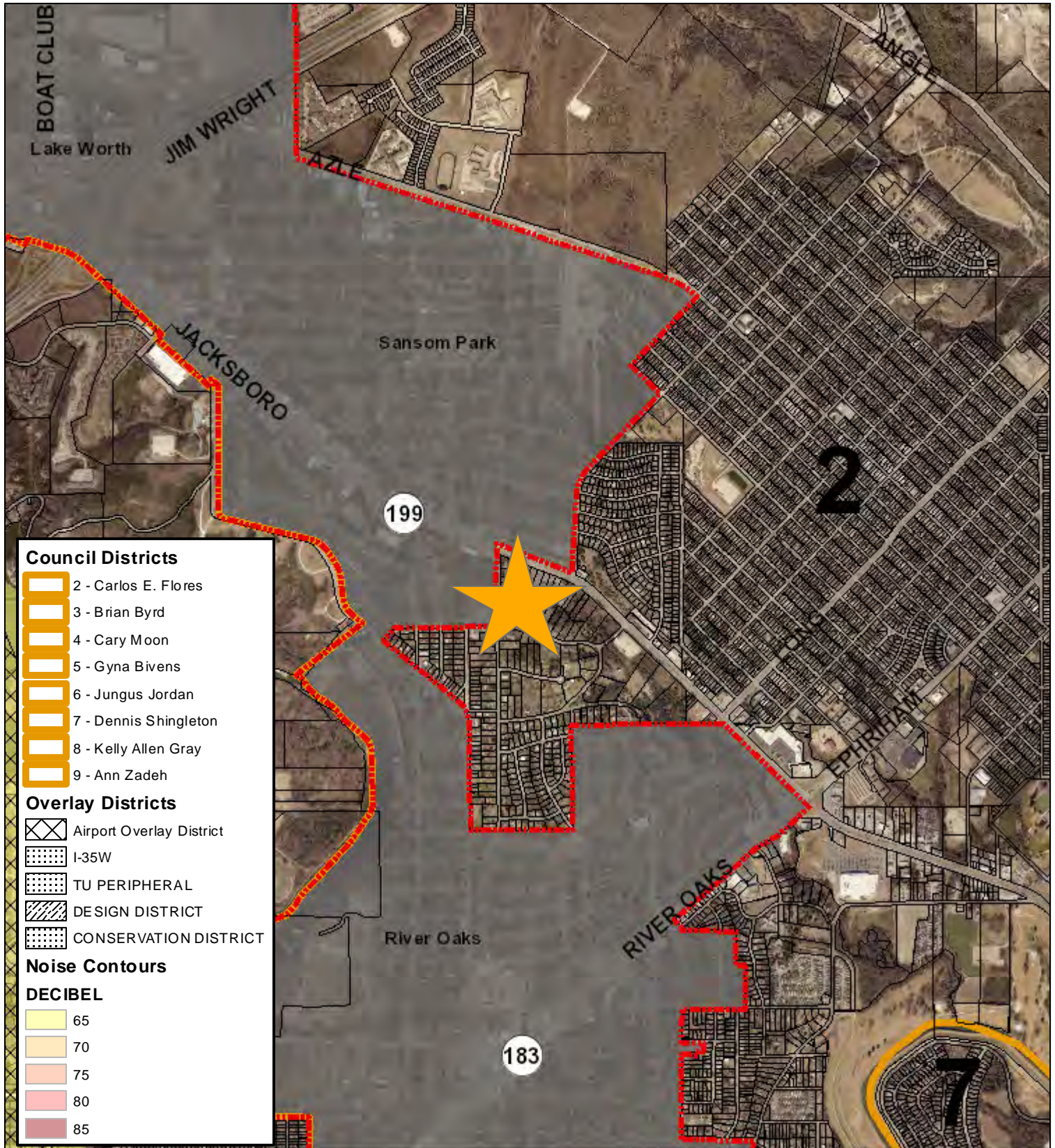
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

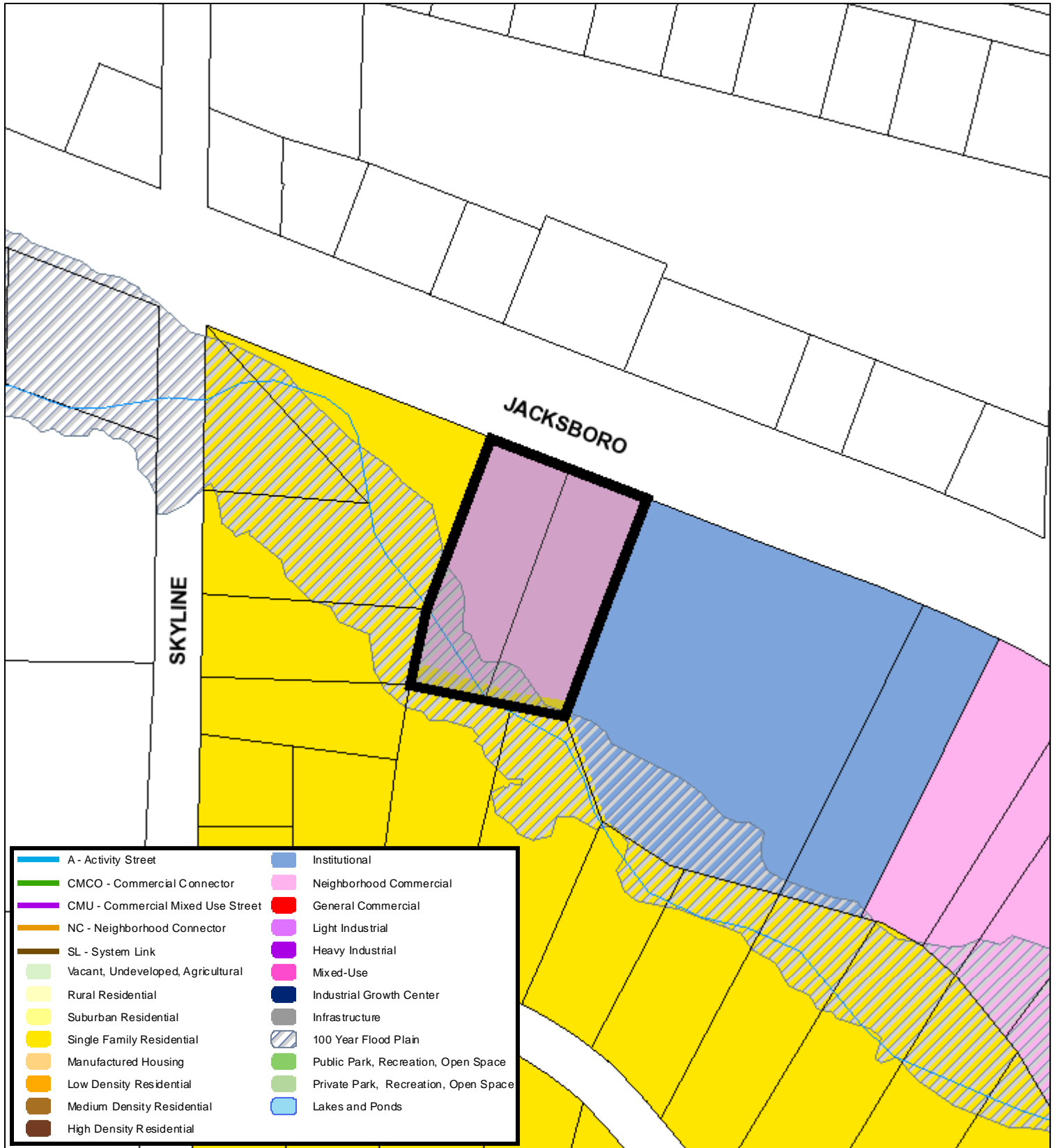
Applicant: Northwest Bible Church
 Address: 5029 & 5033 Jacksboro Hwy
 Zoning From: A-5
 Zoning To: E
 Acres: 1.51024344
 Mapsco: 61F
 Sector/District: Northside
 Commission Date: 5/8/2019
 Contact: 817-392-2495



Area Map



Future Land Use



160 80 0 160 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 5, 2019.



Aerial Photo Map



0 105 210 420 Feet



Motion: Following brief discussion, Ms. Miller recommended Approval of the request, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-060
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Amber Flores	3579 Townsend Dr		Support		Representing the applicant

8. ZC-19-063 Northwest Bible Church, Inc. (CD 2) – 5029, 5033 Jacksboro Hwy (Arthur Albright’s Subdivision Lots E and F, 1.30 ac.) From: “A-5” One-Family To: “E” Neighborhood Commercial

J.R. Olmstead, representing the applicant, stated they are wanting to rezone the property in order to sell the two lots, with the money to go to the church funds. They plan to sell to a business with a low traffic count.

Motion: Following brief discussion, Ms. Trevino recommended Approval of the request, seconded by Ms. Welch. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-063
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
J.R. Olmstead	2315 Westbrook Ave		Support		Representing the applicant
Michelle Evans	5105 Circle Ridge Dr W			Opposition	Sent notice
Jenna Young	5104 Circle Ridge Dr W			Opposition	Sent notice & letter

9. ZC-19-064 2925 Race LLC (CD 9) – 2919, 2929, 3005, 3007, 3009 Race St; 3000, 3004, 3008 & McLemore Ave (Atkin Survey Abstract No. 1056, 1.41 ac.) From: “MU-1” Low Intensity Mixed-Use and PD 1181“ PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use plus bar/tavern, site plan waived To: Amend PD 1181 “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use plus bar/tavern to add additional property; site plan waiver requested

Pretlow Riddick, developer of the property, stated the rezoning is for an expansion of the existing bar/entertainment venue. He stated he has been an active developer in the area for the last several years.

Motion: Following brief discussion, Ms. Miller recommended Approval of the request, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-064
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