



# Zoning Staff Report

**Date:** Sept. 17, 2024

**Case Number:** ZC-24-044

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Mayfield Missionary Baptist Church / Bernell Thompson

**Site Location:** 2004, 2108 Amanda Avenue; 4917 Callahan Street

**Acreage:** 0.49 acres

### Request

**Proposed Use:** Church

**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:** **Approval by a vote of 9-1**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The property is located on Amanda Avenue just north of Ramey Avenue. 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 bring the outlying owned lots into conformance with existing zoning. In the future, the applicant would like to construct additional parking church related activities.

## Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family

East "CF" Community Facilities; “A-5” One-Family / Mayfield Missionary Baptist Church, single-family

South "CF" Community Facilities; “A-5” One-Family / single-family, undeveloped

West "CF" Community Facilities; “A-5” One-Family / single-family parking lot

## Recent Zoning History

- ZC-08-128, Council Initiated Rezoning to A-5 One-Family and CF Community Facilities

## Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.

The following organizations were emailed on August 2, 2024:

Organizations Notified	
Historic Stop Six NA	Stop 6/Poly Oversight
Stop Six Sunrise Edition NA	Echo Heights Stop Six Environmental Coalition
East Fort Worth Inc.	Streams and Valleys Inc.
Trinity Habitat for Humanity	Southeast Fort Worth Inc.
East Fort Worth Business Association	FWISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

Surrounding uses are primarily single-family to the north, west, and south with the primary church building to the 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 makes sense for the outlying lots. The applicant

intends to initially construct a parking lot and will be required to screen the site, provide a buffer, and setbacks. The proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southeast

---

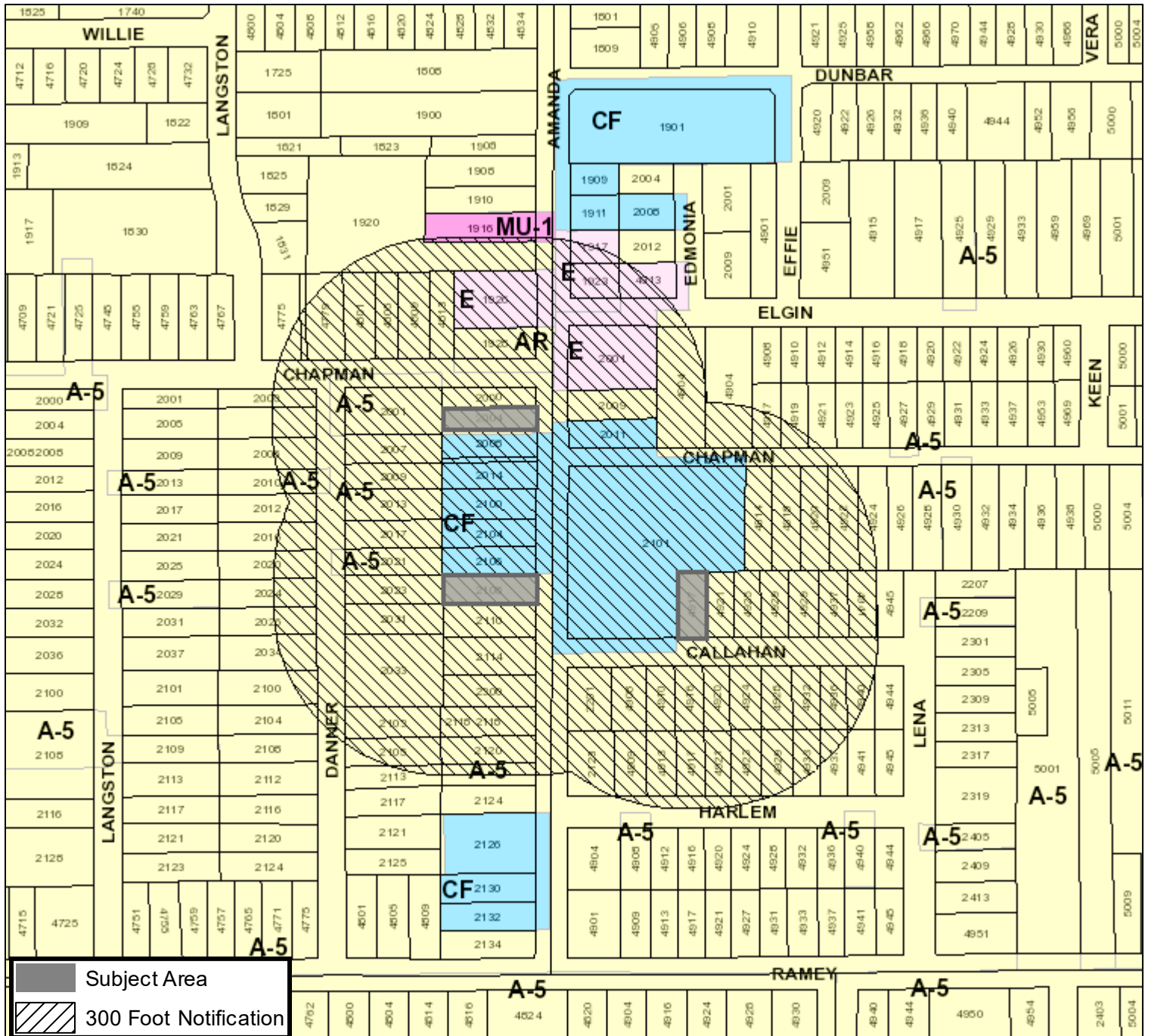
The adopted Comprehensive Plan designates the property as *future single-family*. While the proposed zoning **is not consistent** with the Comprehensive Plan in the strictest terms, “CF” zoning would be appropriate and consistent.



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

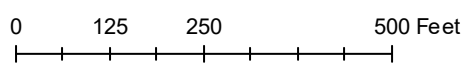
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic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

## Area Zoning Map

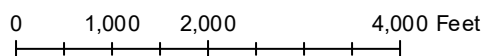
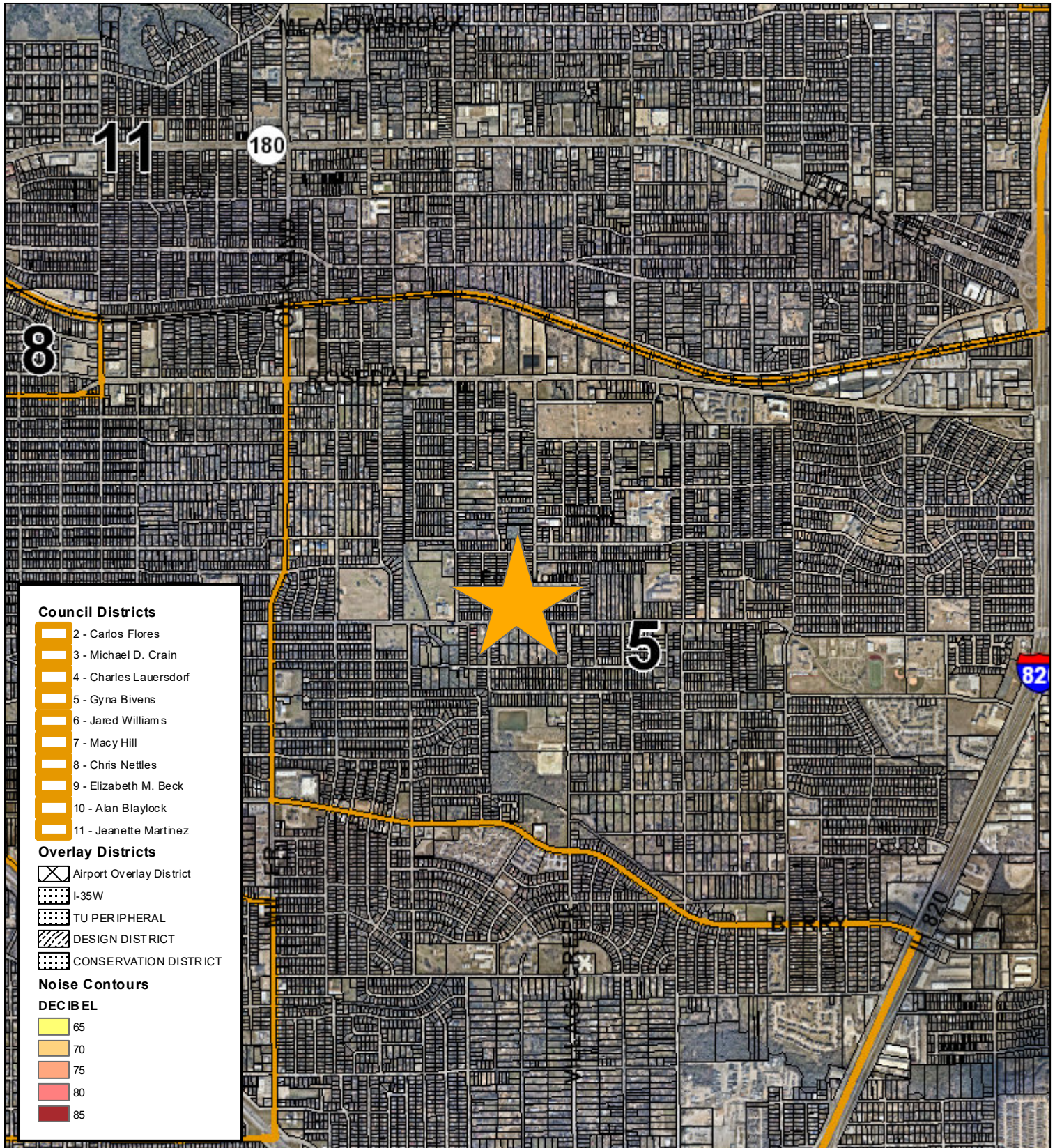
Applicant: Mayfield Baptist Church/Bernell Thompson JR  
 Address: 2004 & 2108 Amanda Avenue; 4904 & 4909 Elgin Street; 4917 Callahan Street  
 Zoning From: A-5  
 Zoning To: CF  
 Acres: 1.3024727  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 8/14/2024  
 Contact: 817-392-6226



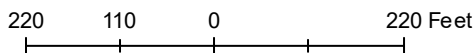
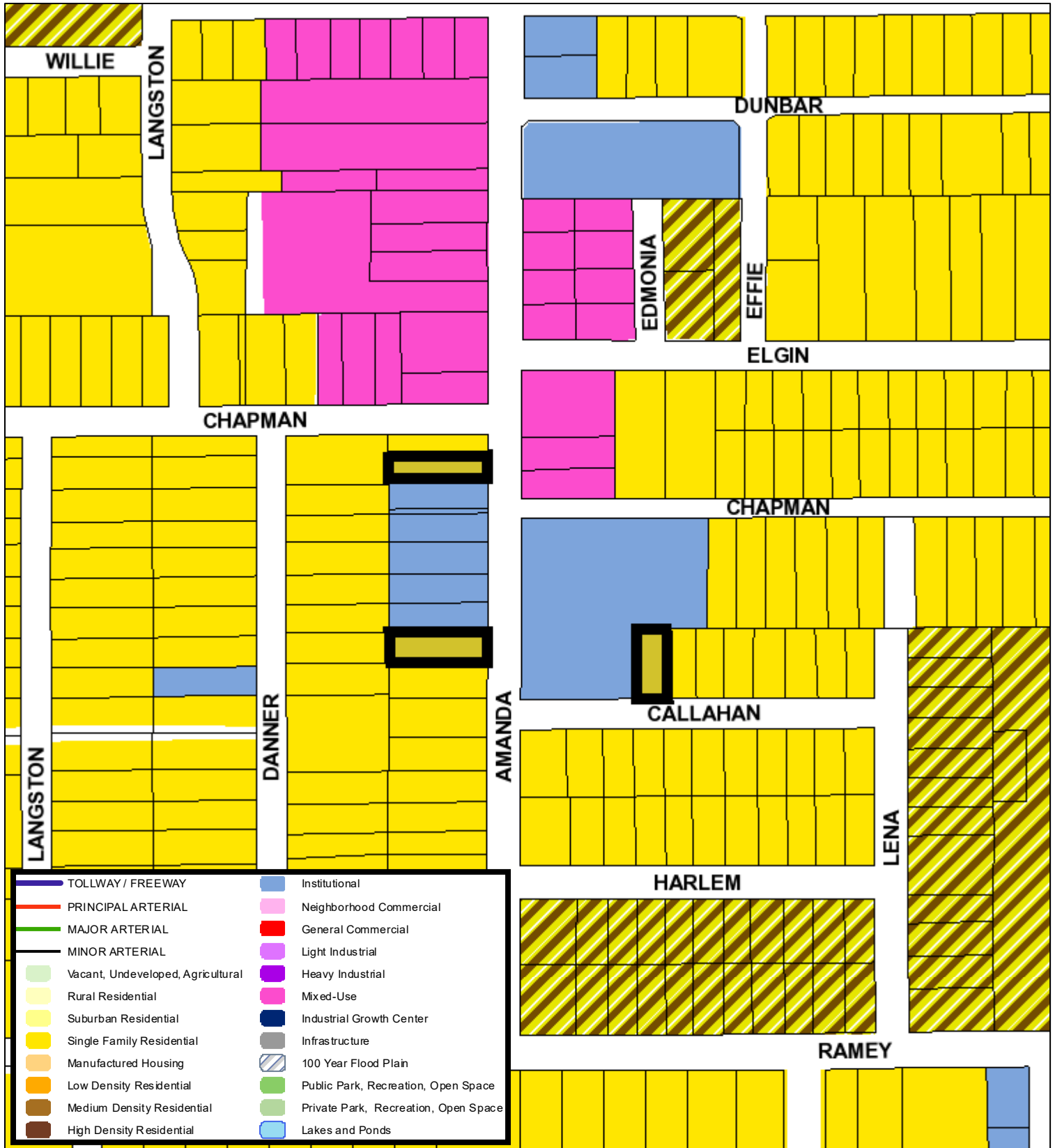
	Subject Area
	300 Foot Notification



### 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

