



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 3, 2021

Council District: 5

Zoning Commission Recommendation:
Denied without prejudice by a vote of 9-0

Opposition: 3 speakers, 12 letters
Support: 2 speakers

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Estate of Nancy Smith, Marguerite Daniel, Estate of Marc B. Smith / Justin S. Light

Site Location: 7100 block John T. White Road, 1000 block Williams Road

Acreage: 12.26 acres

Proposed Use: Church Sanctuary

Request: From: "ER" Neighborhood Commercial Restricted
 To: "CF" Community Facilities

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

Comprehensive Plan Consistency: Requested change **is consistent (technical inconsistency).**

Staff Recommendation: **Approval**

Background:
The subject property is located at the southwest corner of John T White Road and Williams Road. This site is currently vacant and is zoned "ER" Neighborhood Commercial Restricted. The applicant is proposing to rezone the property to "CF" Community Facilities to allow construction of a new church building. Place of Worship is an allowed land use in any standard zoning district. However, the "ER" Neighborhood Commercial Restricted district imposes specific restrictions on building and tenant size. Specifically, building size is limited to a maximum of 10,000 square feet and tenant size is limited to 5,000 square feet. Therefore, the applicant is requesting a zoning change to "CF" Community Facilities to accommodate the proposed church use and allow flexibility in building design.

The "CF" Community Facilities zoning district is intended to accommodate institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. Allowed land uses for this district include public facilities such as churches, government offices, health services, public safety, colleges and schools.

Surrounding Zoning and Land Uses:
North "A-5" One-Family / single-family residential
East "CF" Community Facilities / childcare facility; "A-5" One-Family / single-family residential

South "A-5" One-Family / single-family residential; PD 124 / landscaping maintenance business
West "CR" Low Density Multifamily / multifamily apartments

Recent Relevant Zoning History: None

Public Notification:

300-foot Legal Notifications were mailed on May 21, 2021.

The following organizations were notified: (emailed May 17, 2021)

| Organizations Notified | |
|--|--------------------------------------|
| Historic Randol's Mill Valley Alliance, Inc. | Ryanwood NA |
| Neighborhoods of East Fort Worth | East Fort Worth, Inc. |
| John T White NA of East Fort Worth | Streams and Valleys Inc |
| Trinity Habitat for Humanity | East Fort Worth Business Association |
| Fort Worth ISD | |

Subject property is not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this property from "ER" Neighborhood Commercial Restricted to "CF" Community Facilities to allow development of a new church building. Property to the north, across John T White Road, is zoned "A-5" One-Family and is developed with single-family residences. There are existing multifamily apartment complexes to the west of this site. Property to the south is zoned "A-5" One-Family and is developed with single-family dwellings on larger lots, with a portion zoned Planned Development PD 124 for a landscaping maintenance company. To the west, there is a childcare facility on property zoned "CF" Community Facilities and additional single-family dwellings on larger lots. John T White Elementary School is located approximately 500 feet east of this site, and there are additional institutional and retail uses continuing along John T White Road.

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

2. Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as "Single-Family Residential" use on the Future Land Use Map. Property directly to the east, across Williams Road, is designated for "Institutional" use as well as a portion of property to the north across John T White Road. "CF" Community Facilities zoning is designed to include services that support the health, safety, educational and welfare needs of a neighborhood and would serve as an appropriate transitional use between John T White Road, which is designated as an arterial roadway on the City's Master Thoroughfare Plan, and surrounding single-family zoning.

The proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate schools, parks and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable and transit connectivity with all surrounding residential areas.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.

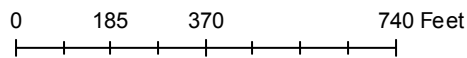
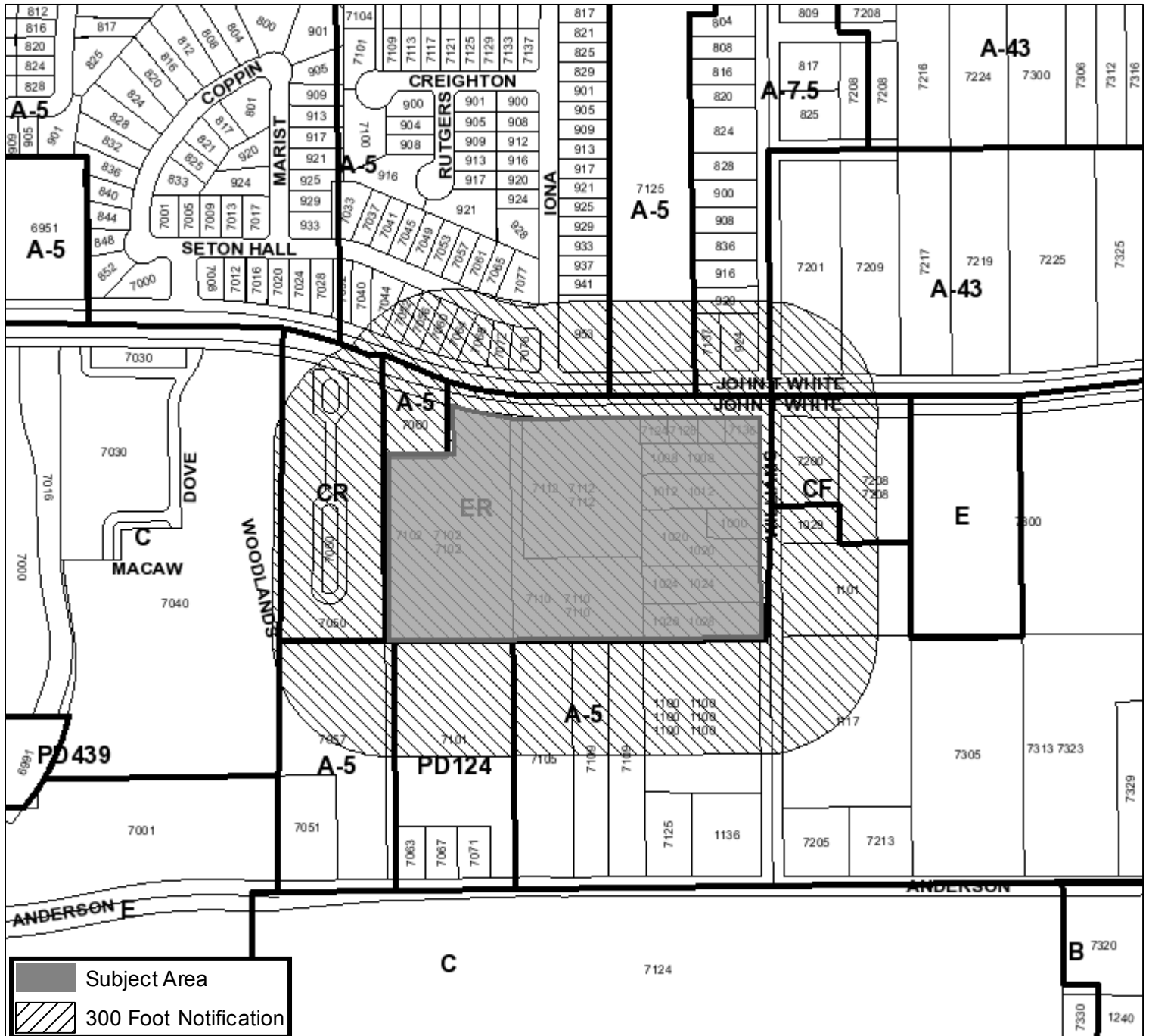
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (technical inconsistency).

Attachments:

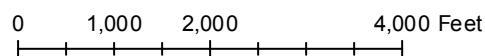
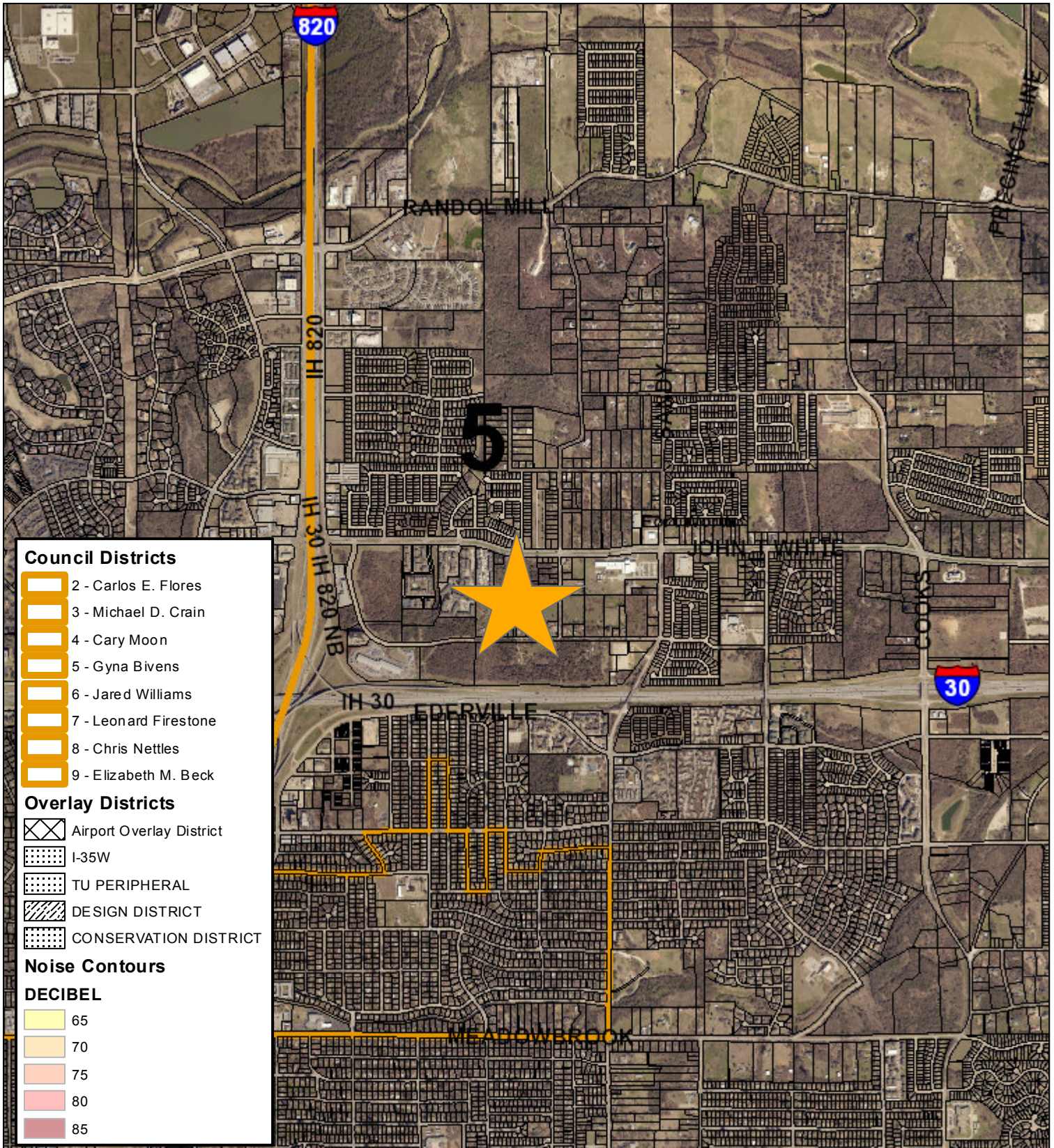
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

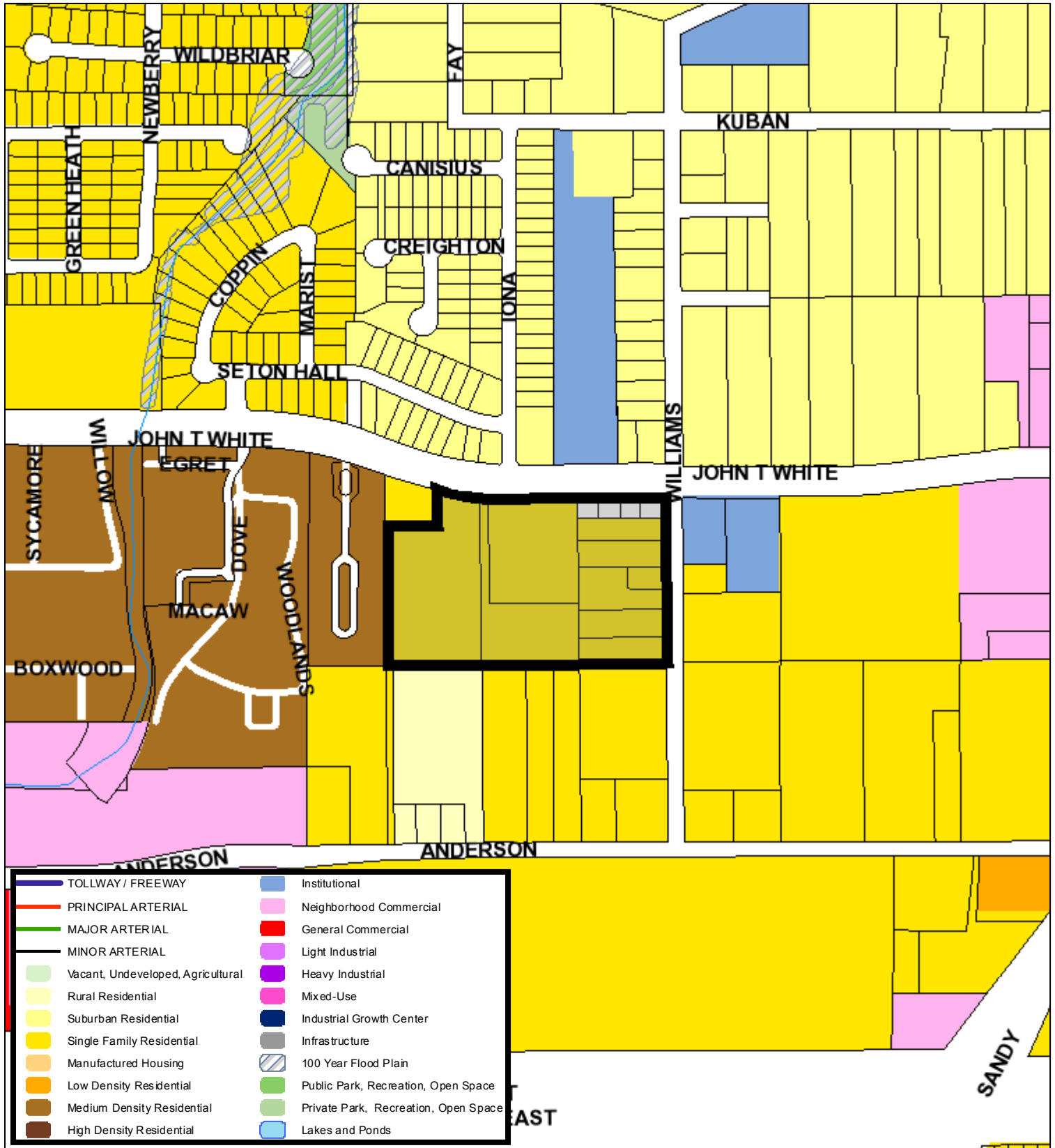
Applicant: Marguerite Daniel, Estates of Nancy & Marc Smith
 Address: 7100 block John T. White Road, 1000 block Williams Road
 Zoning From: ER
 Zoning To: CF
 Acres: 12.25605546
 Mapsco: 66TU
 Sector/District: Eastside
 Commission Date: 6/9/2021
 Contact: null



Area Map



Future Land Use



460 230 0 460 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

