



Zoning Staff Report

Date: January 11, 2022

Case Number: ZC-21-195

Council District: 2

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Southside City Church / MJ Thomas Engineering, LLC

Site Location: 2712 – 2722 (evens) Northwest 20th Street

Acres: 0.79 acres

Request

Proposed Use: Group Home I

Request: From: “A-5” One-Family

To: “CF” Community Facilities

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 subject property is located near the intersection of Northwest 20th Street and Long Avenue and is currently developed with a church building. The zoning of the site is “A-5” One-Family as “place of worship” is an allowed land use in any standard zoning district. The applicant is proposing to change the zoning of this property to “CF” Community Facilities to allow construction of a new shared housing development that would fall under the category of “Group Home.” Below is additional information provided by the applicant about this proposed use:

- The purpose of the group home will be to provide temporary housing for men seeking to grow in their religious faith and develop leadership skills through discipleship and training by pastors and lay leaders. The home is designed for up to five men to reside at one time, each with their own bedroom.
- The program is designed to be long term supportive housing for individuals who need to establish or reestablish themselves due to unforeseen crisis, such as loss of job, death of family member etc. This is not a re-entry program for individuals on parole or probation, and sobriety is a requirement for participation.
- This particular shared living facility will be uniquely designed for men who have a desire to serve in some capacity of Christian ministry. We provide: spiritual discipleship/Bible Study, financial counseling and budgeting, job training, Biblical/pastoral counseling (we resource out to licensed counselors), support for reconciliation of relationships that may have been lost due to crisis, and a safe, loving, family life and community. Participants learn to be servant leaders in their community.

Surrounding Zoning and Land Uses

North “A-5” One-Family / Single-Family Dwelling
East “A-5” One-Family / Single-Family Dwelling
South “A-5” One-Family / Single-Family Dwelling
West “A-5” One-Family / Single-Family Dwelling

Recent Zoning History

- ZC-10-089: Rezoned the subject property from “B” Two-Family to “A-5” One-Family as part of a larger City-initiated rezoning.

Public Notification

300-foot Legal Notifications were mailed on October 29, 2021.

The following organizations were notified: (emailed October 26, 2021)

Organizations Notified	
Inter-District 2 Alliance	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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “A-5” One-Family to “CF” Community Facilities. Surrounding properties are zoned “A-5” One-Family and developed with single-family homes.

The purpose of the “CF” Community Facilities district is to accommodate those 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. “CF” Community Facilities is an appropriate zoning designation in this location given that it is currently developed as a church.

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

Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map, which is intended to include zoning districts such as “A-5” One-Family. While “place of worship” is an allowed land use in any zoning district, the proposed group home use would not be allowed by right in any of the standard residential zoning districts listed below.

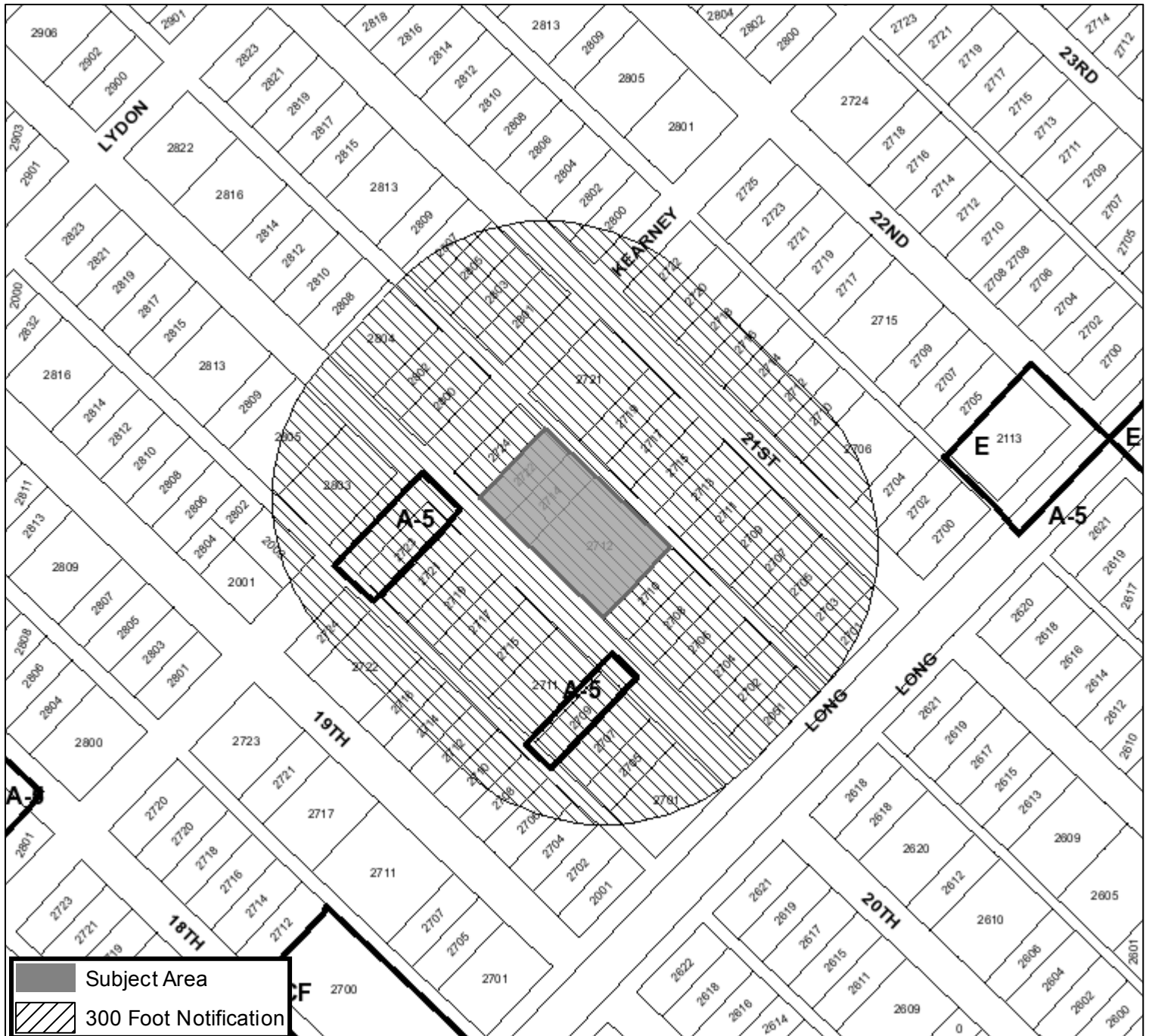
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR



Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan (technical inconsistency). If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated.

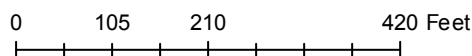


Area Zoning Map

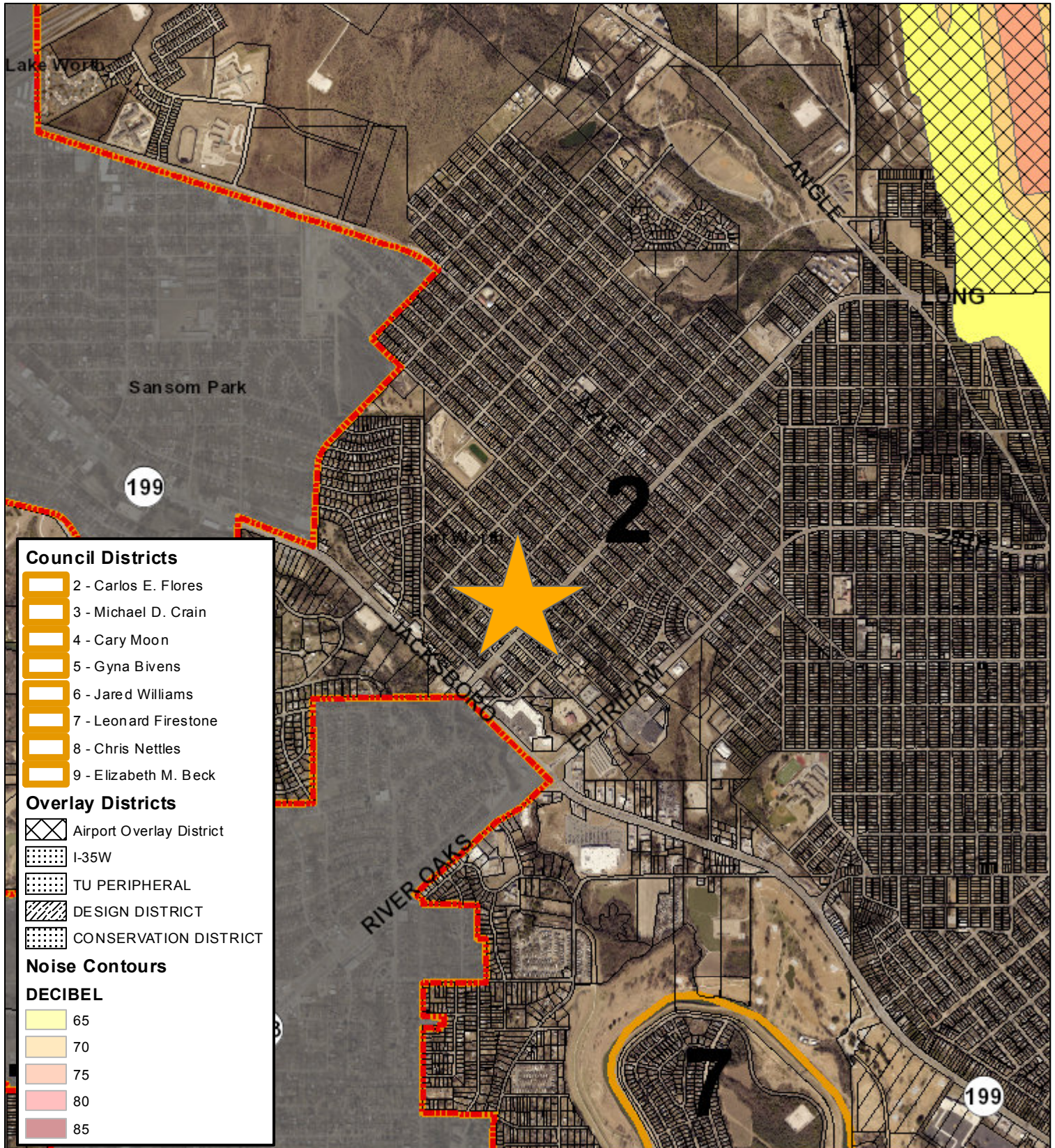
Applicant: Southside City Church
 Address: 2712 - 2722 (evens) NW 20th Street
 Zoning From: A-5
 Zoning To: CF
 Acres: 0.79491453
 Mapsco: 61G
 Sector/District: Northside
 Commission Date: 11/10/2021
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification








Area Map








Council Districts

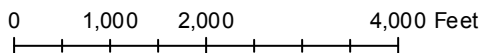
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

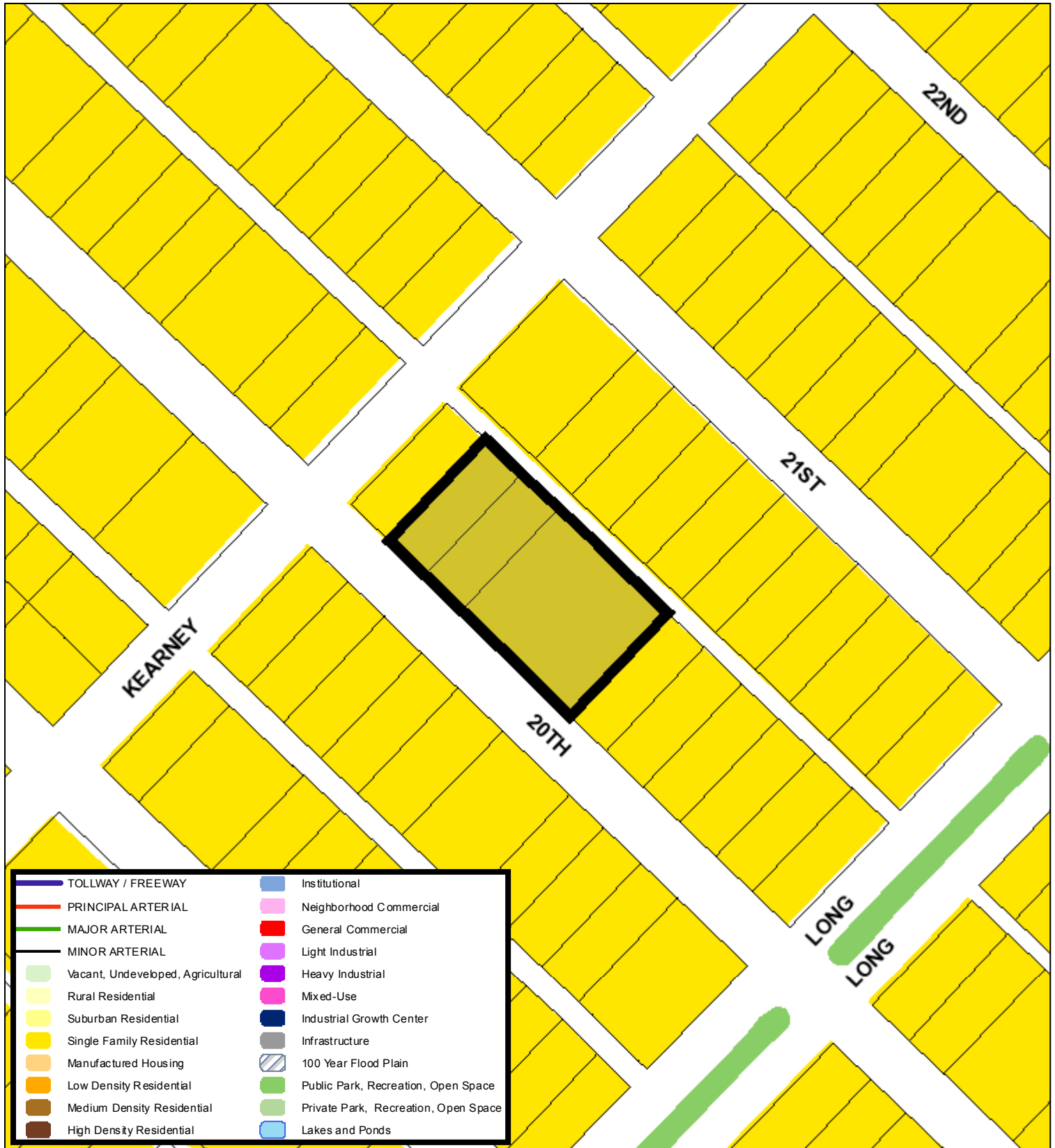
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



Future Land Use



130 65 0 130 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



0 80 160 320 Feet

