



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 2, 2020

**Council District** 9

<b>Zoning Commission Recommendation:</b> Approval by a vote of 7-0  <b>Opposition:</b> none submitted <b>Support:</b> none submitted	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>
	Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** Community First Worship Center

**Site Location:** 4059, 4067, 4117 Fair Park Boulevard Acreage 0.69

**Proposed Use:** Church and Daycare

**Request:** From: "B" Two-Family

To: "CF" Community Facilities

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

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

**Staff Recommendation:** **Approval**

**Background:**

The proposed site is located at the intersection of Fair Park Boulevard and Debbie Street. The applicant is proposing to change the zoning from "B" Two-Family to "CF" Community Facilities to allow for a daycare use within the existing Church structure. This will be a fulltime daycare outside of the church use.

The church is approximately 5,700 square feet with the daycare using approximately 1,700 sq. ft. Hours of operation are 6 a.m. to 7 p.m. The maximum occupancy will be around 80 children.

**Surrounding Zoning and Land Uses:**

- North "B" Two-Family / single family
- East "B" Two-Family / single family
- South "B" Two-Family / single family
- West "B" Two-Family / Church, single family

**Recent Relevant Zoning and Platting History:**

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on April 22, 2020.  
The following organizations were notified: (emailed April 21, 2020)

<b>Organizations Notified</b>	
United Communities Associations of South Fort Worth	Southeast Fort Worth, Inc.
Oakridge Terrace NA	Brentmoor NA
Worth Heights NA	Trinity Habitat for Humanity
Fort Worth ISD	Streams and Valleys, Inc.

*Not within a registered neighborhood association*

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “CF” Community Facilities to allow a daycare use to operate within the Church facility. Surrounding land uses consist of predominantly single family with a small neighborhood church to the west.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency: Southside**

The 2019 Comprehensive Plan designates the subject property as Institutional. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and provides an alternative for daycare for the neighborhood that is consistent with the zoning in the area and therefore it **is consistent** with the following policy.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.



***Attachments:***

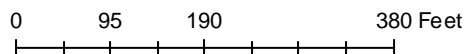
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

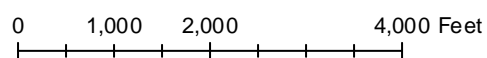
Applicant: Community First Worship Center  
 Address: 4067, 4059, 4117 Fair Park Blvd  
 Zoning From: B  
 Zoning To: CF  
 Acres: 0.69394532  
 Mapsco: 91F  
 Sector/District: Southside  
 Commission Date: 5/13/2020  
 Contact: 817-392-2495



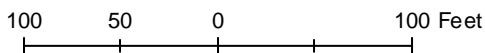
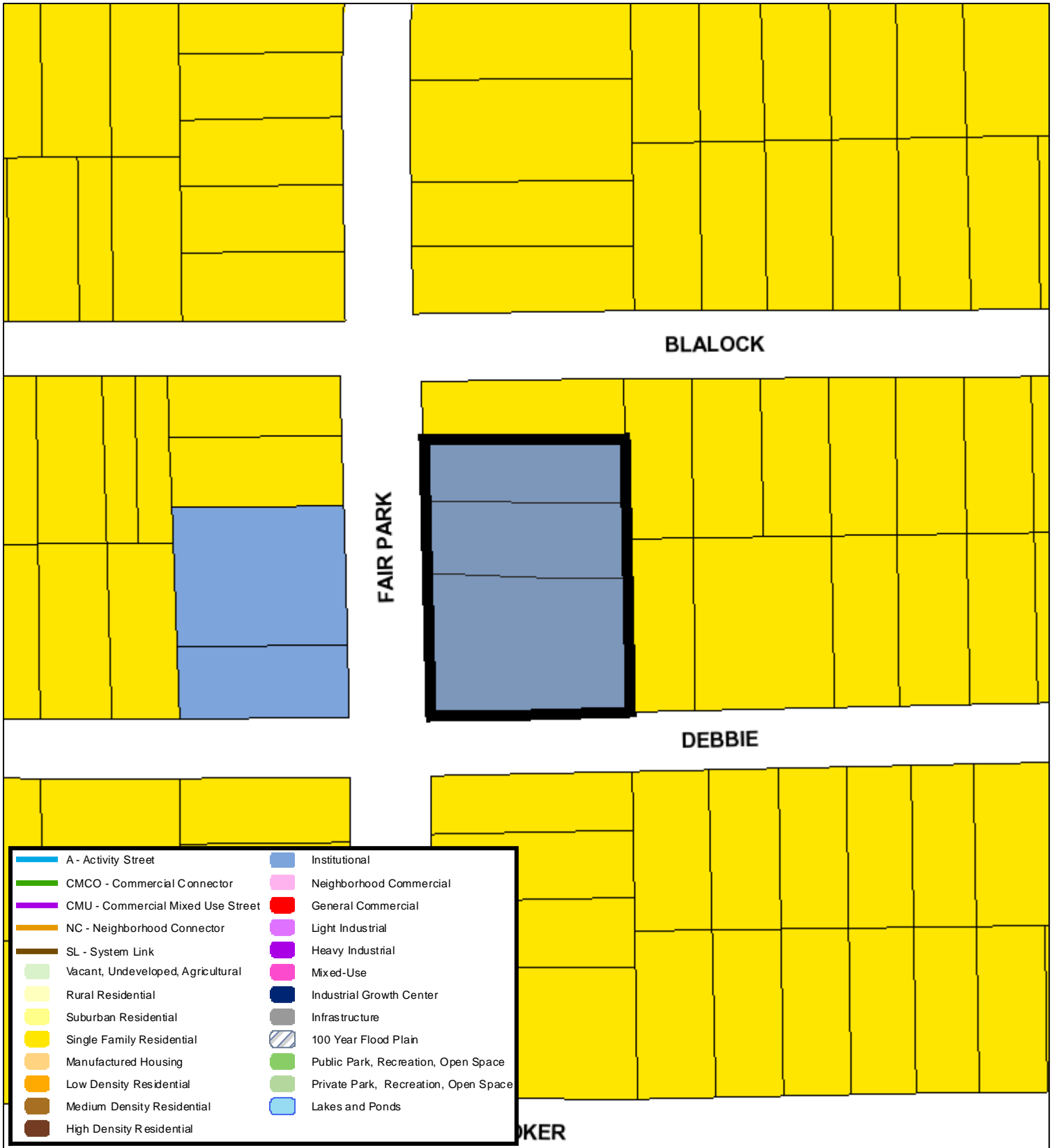
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use



**Aerial Photo Map**



0 62.5 125 250 Feet

