



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-169

Council District: 7

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Eagle's View Church

Site Location: 5440 W. Bailey Boswell Rd

Acreage: 8.32 acres

Request

Proposed Use: Church and Day Care

Request: From: "C" Medium Density Multifamily

To: "CF" Community Facilities

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The applicant is proposing to add a daycare use within an existing church. Their current zoning, “C” Medium Density Multifamily, would allow the use under a CUP. However, the applicant opted to amend the zoning to “CF” Community Facilities, which allows both church and day care uses by right. The proposed zoning would eliminate any possibility of multifamily if the church vacated the site. CF is an appropriate zoning category at this location.

Surrounding Zoning and Land Uses

North “B” Two-Family / single-family

East “B” Two-Family / single-family

South “PD 503” "PD-SU" for all uses in "A-5" with other requirements listed in case file / under development

West “A-5” One-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 25, 2021.

The following organizations were emailed on October 25, 2021:

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Twin Mill Farms HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The zoning is currently "C" Medium Density Multifamily and the applicant would like to change the zoning to "CF" Community Facilities to allow a day care to operate within and on the property of the existing church. Surrounding uses consist of single-family to the north and east with vacant land just west and south of Bailey Boswell Rd.

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

Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan currently designates the subject property as institutional. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

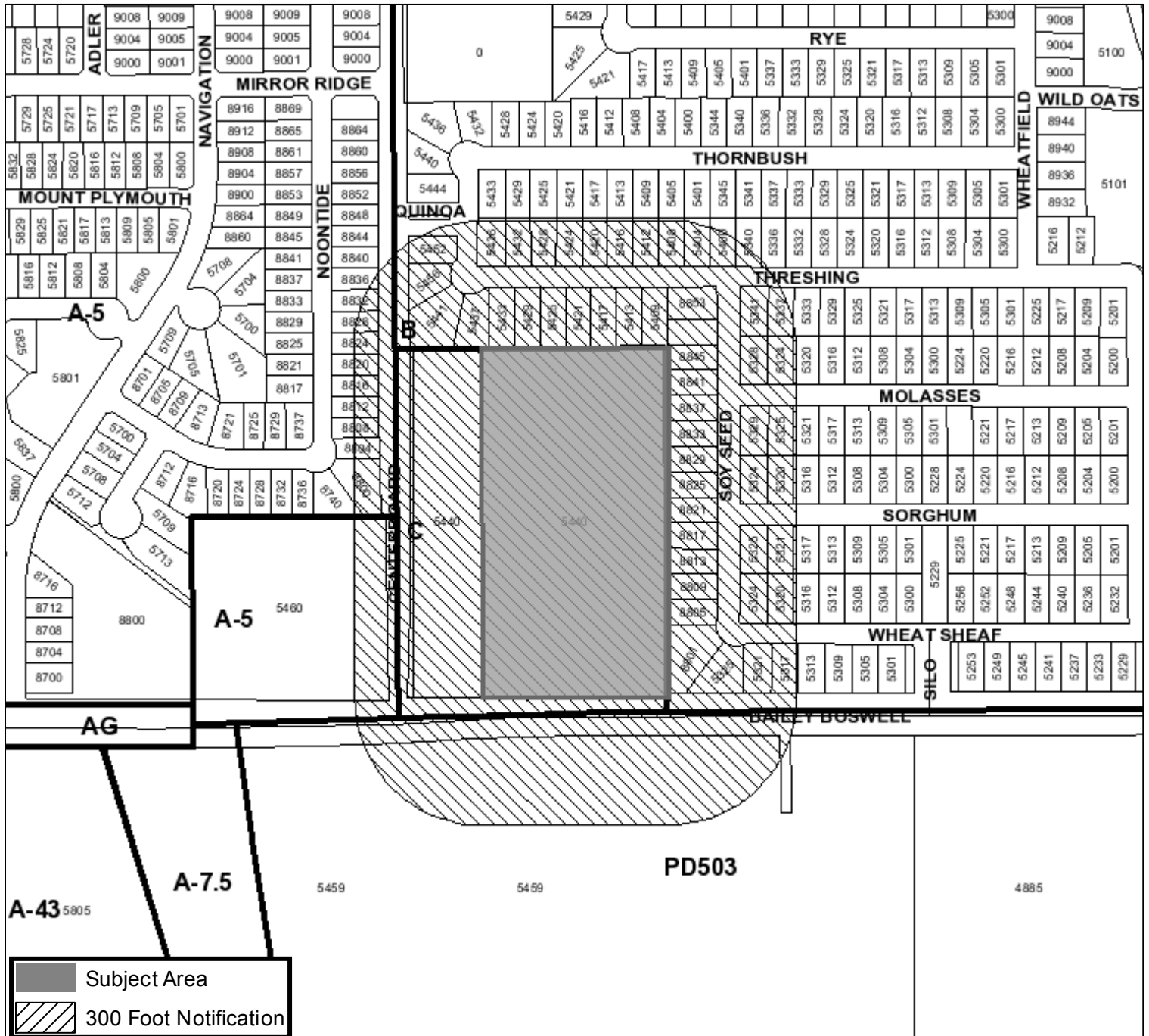
- Preserve the character of rural and suburban residential neighborhoods.



The proposed zoning is **consistent** with the Comprehensive Plan.

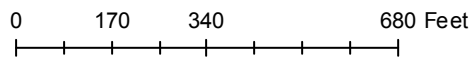


Area Zoning Map

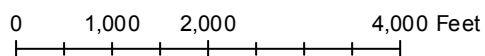
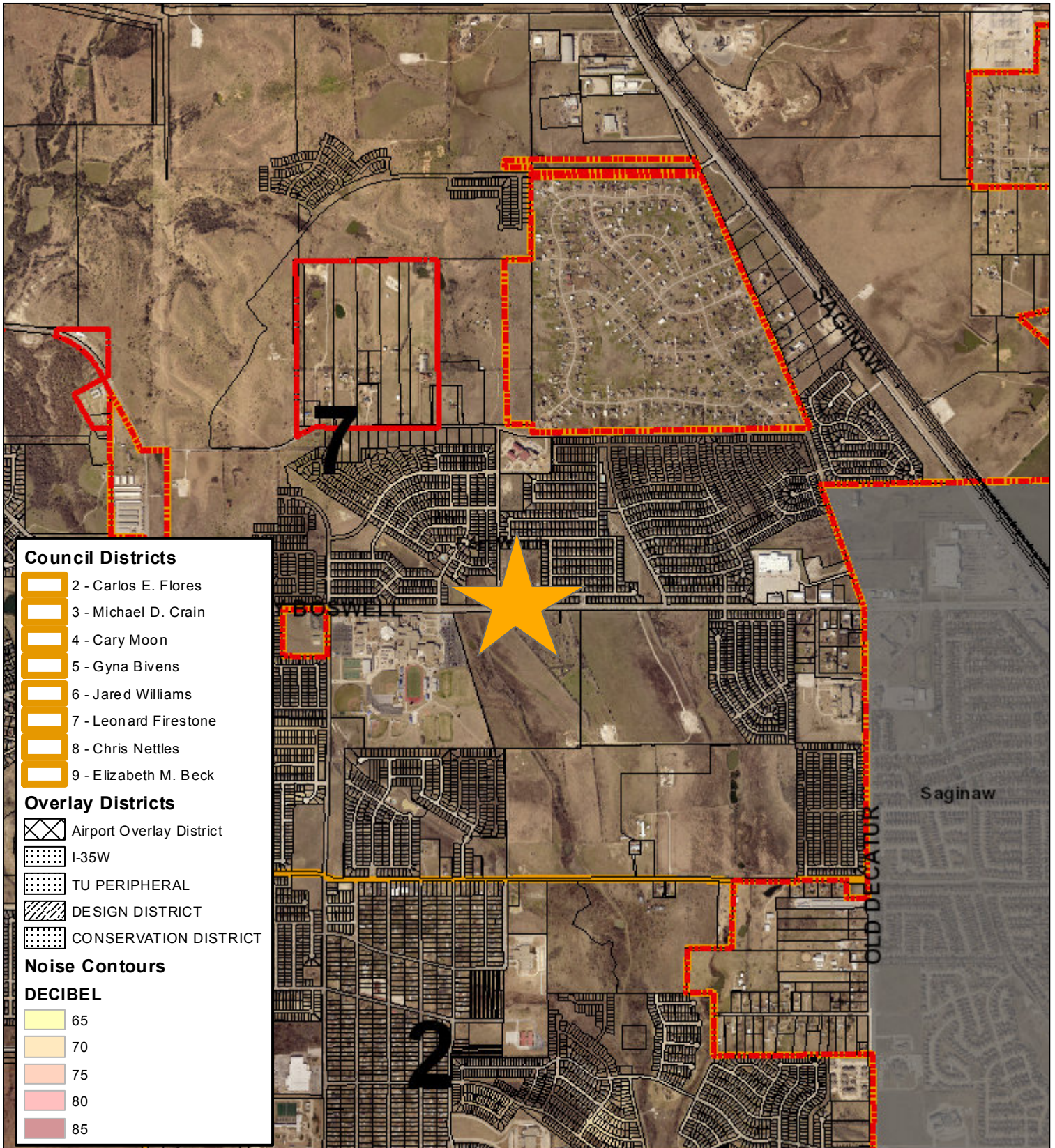
Applicant: Eagle's View Church
 Address: 5440 W. Bailey Boswell Road
 Zoning From: C
 Zoning To: CF
 Acres: 8.32123748
 Mapsco: 32M
 Sector/District: Far Northwest
 Commission Date: 11/10/2021
 Contact: 817-392-6329



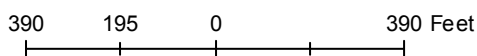
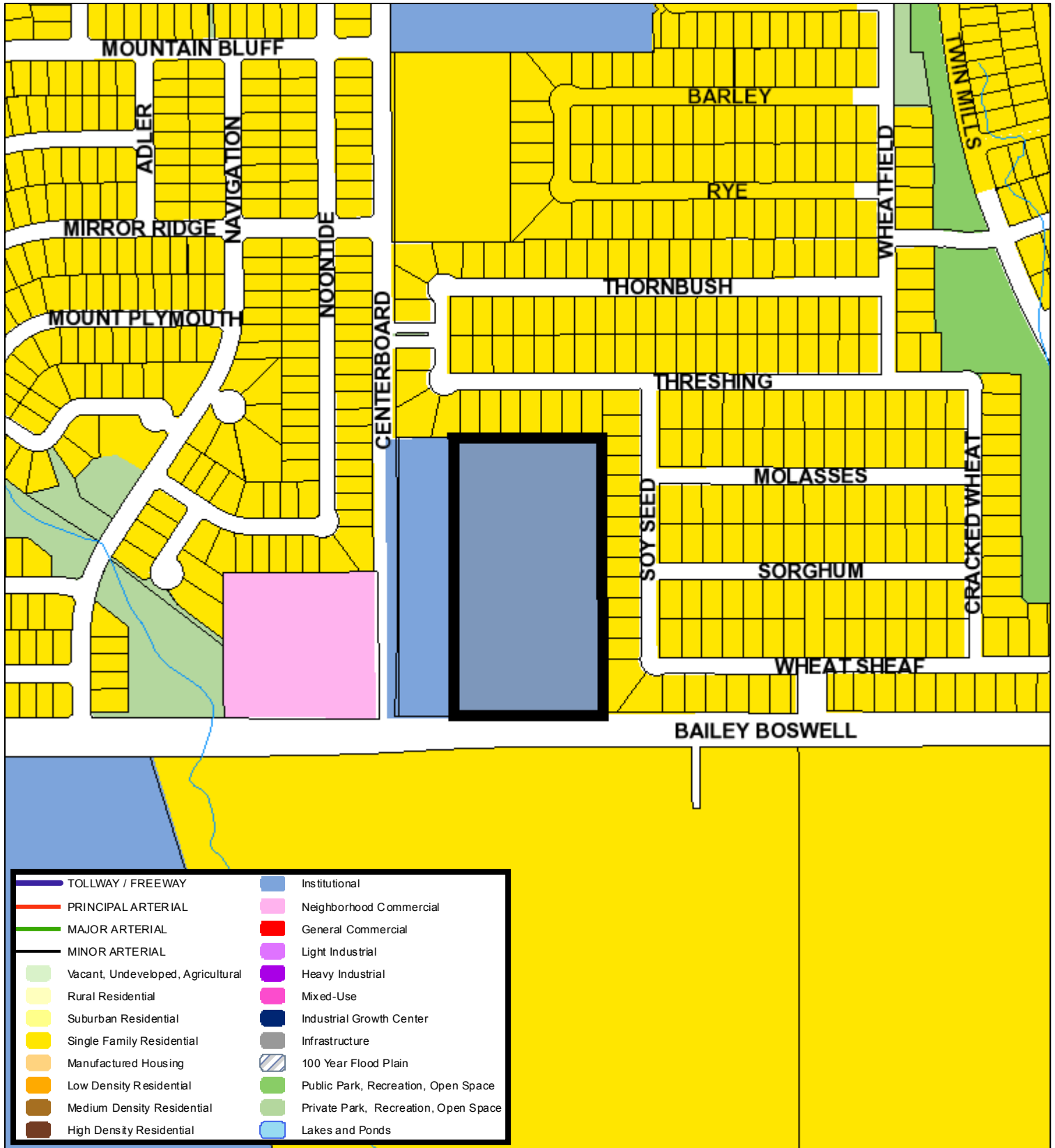
 Subject Area
 300 Foot Notification



Area Map



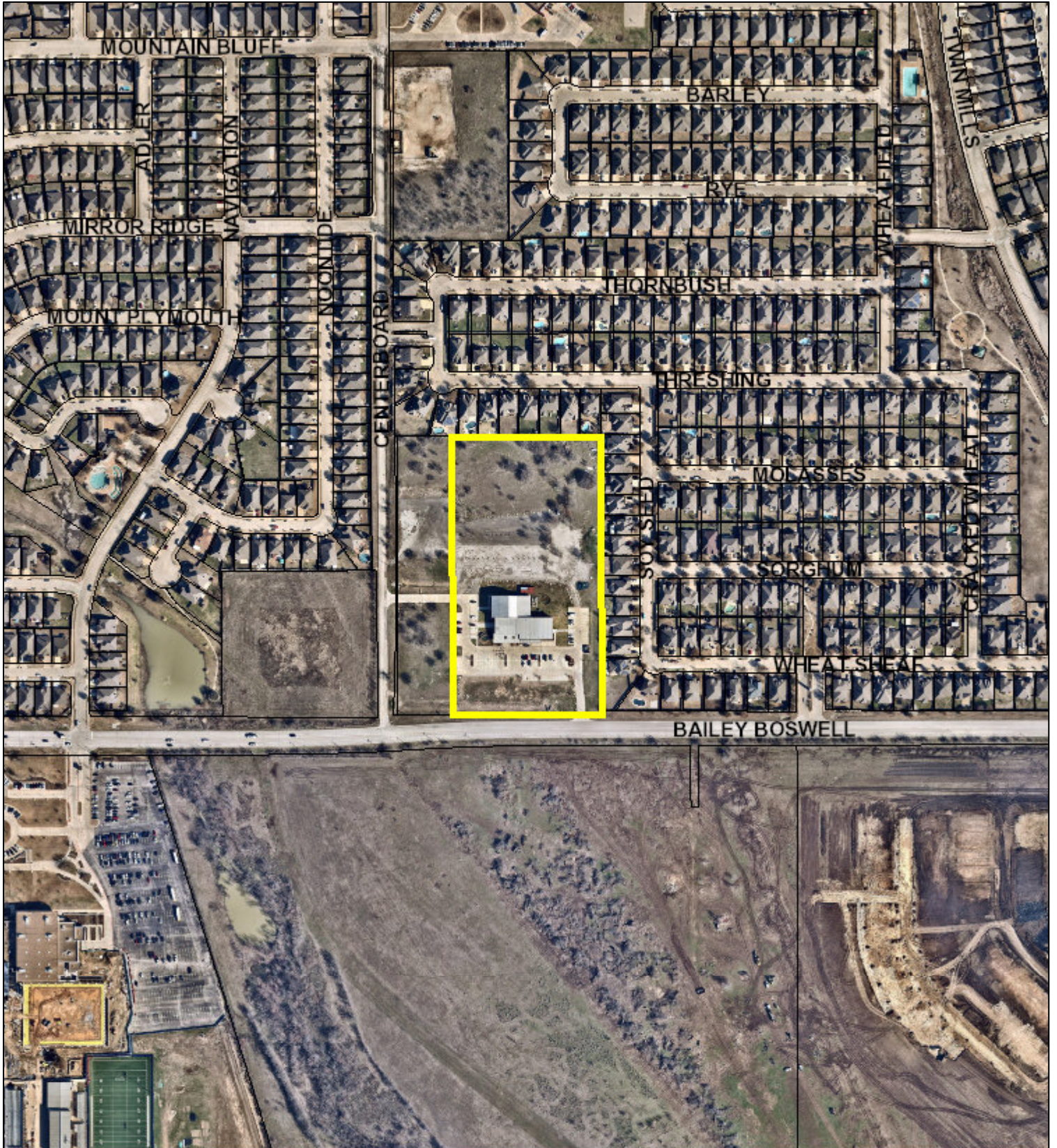
Future Land Use



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



0 250 500 1,000 Feet

