



Zoning Staff Report

Date: June 10, 2025

Case Number: ZC-25-074

Council District: 5

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Primera Organizacion International De Iglesias Evangelicas Apostles Y Profetas Inc. /
Nikki Moore, MMA

Site Location: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
Acreage: 12.32 acres

Request

Proposed Use: Church

Request: From: “ER” Neighborhood Commercial Restricted
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 as Amended to “PD/CF” Planned Development for the following uses: Place of Worship, Recreation, Education, Museum and Cultural Facility; site plan required**

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Project Description and Background

The property is located south of John T. White Road and west of Williams Road. The applicant is seeking to rezone from “ER” Neighborhood Commercial Restricted to “CF” Community Facilities. 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.

A conceptual site plan was provided by the applicant. Approximately 20,000 sq. ft. church and multipurpose building is proposed with future church accessory uses. Parking in the front yard would not be allowed as there is A-5 zoning within the block and signage will be limited since it is based on the most restrictive district.

The site is currently vacant with several mature trees. Churches and schools are permitted in any zoning district, the site is currently zoned “ER” which limits the size of the building to 5,000 square feet per tenant, no freestanding or illuminated signs.

“CF” Community Facilities District Standards:

Lot width	50 feet minimum
Front yard*	
Across street from front yard in “A” or “B” district	20 feet minimum
Across street from front yard in “AR” or “R1” through “D” district	10 feet minimum
Rear yard	5 feet minimum reduced to 0 feet where adjacent to an alley at least 10 feet wide
Side yard**	
Adjacent to residential district	5 feet minimum
Across street from a side yard in a residential district	10 feet minimum
Height	Based on most restrictive adjacent district. Stealth telecommunication towers are permitted to a height of 15 feet above the allowable height of the most restrictive adjacent district as a special exception approved by the board of adjustment. The scenic preservation and design review commission must approve the design of all stealth telecommunication towers. Telecommunication towers are permitted to the allowable height of the most restrictive adjacent district as a special exception approved by the board of adjustment.
Notes:	
* May be subject to setback averaging (§ 6.101(f))	
** May be subject to projected front yard (§ 6.101(d))	

Facing south along John T White Road



Facing west along Williams Road



Surrounding Zoning and Land Uses

North "A-5" and "A-7.5" One-Family / single-family

East "CF" Community Facilities; "A-5" One-Family / day care center, single-family

South "A-5" One-Family and "PD124" Planned Development /Specific Use for landscape maintenance business with up to 5 horses for personal family use / single-family, landscape maintenance business

West "A-5" One-Family; "CR" Low Density Multifamily / single-family, apartments

Recent Zoning History

- “PD1356”, PD/I Planned Development for “I” Light Industrial plus mini-warehouse, vehicle rental, storage or display of accessory use excluding blacksmithing and wagon shop; site plan waived. Approved by Council 2-14-2023
- ZC-21-074 Subject site, Denied by Council 8-3-2021
- ZC-07-208 Council -initiated rezoning for multiple parcels in John T White NA to various zoning districts. Approved by Council 4-1-2008

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **April 25, 2025**:

Organizations Notified	
John T White NA*	Draughon Heights NA
Historic Randol's Mill Valley Alliance	Ryanwood NA
East Fort Worth Inc.	Streams and Valleys Inc.
Trinity Habitat for Humanity	East Fort Worth Business Association
Neighborhoods of East Fort Worth	FWISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses are single-family to the north, apartments and a single-family structure to the west, large lot residential and landscape business to the south and day care facility to the east. Churches are allowed within any district; however, CF makes sense for the proposed uses for future expansion. The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

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.

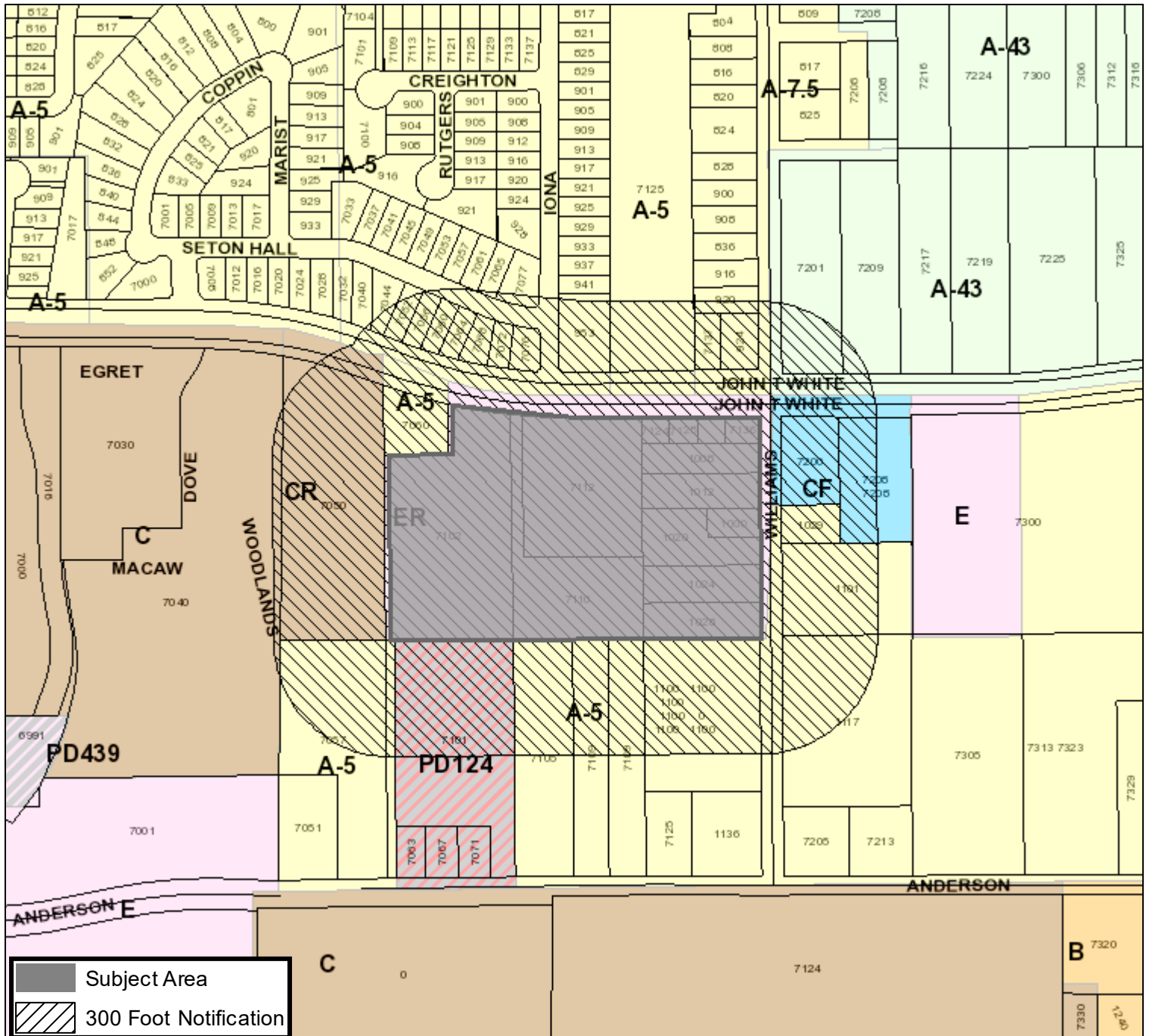




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Area Zoning Map

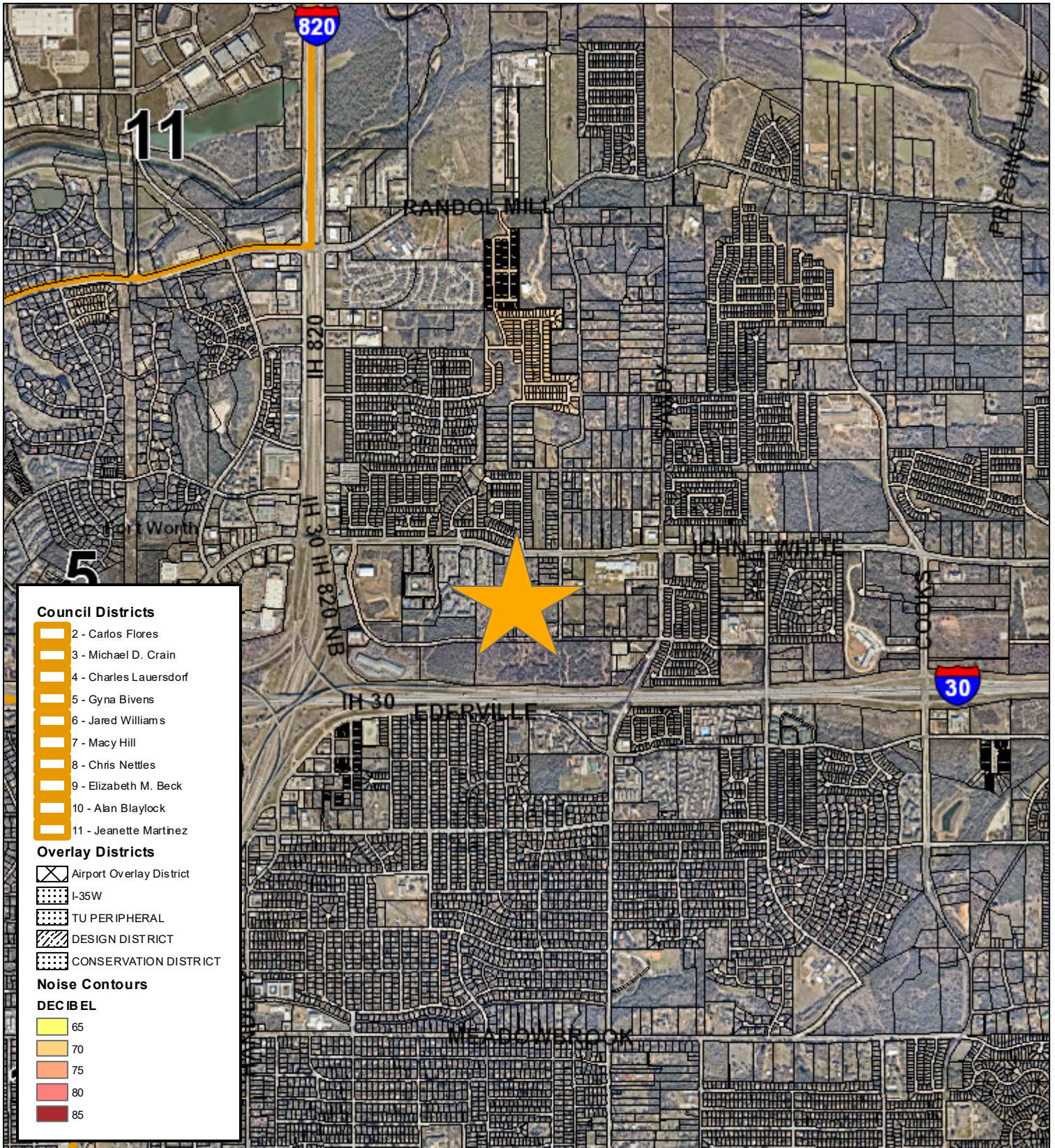
Applicant: Primera Organizacion Internacional de Iglesias/MMA
Address: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
Zoning From: ER
Zoning To: CF
Acres: 12.319
Mapsc0: Text
Sector/District: Eastside
Commission Date: 5/14/2025
Contact: 817-392-7869



0 185 370 740 Feet

Created: 4/23/2025 9:56:20 AM

Area Map

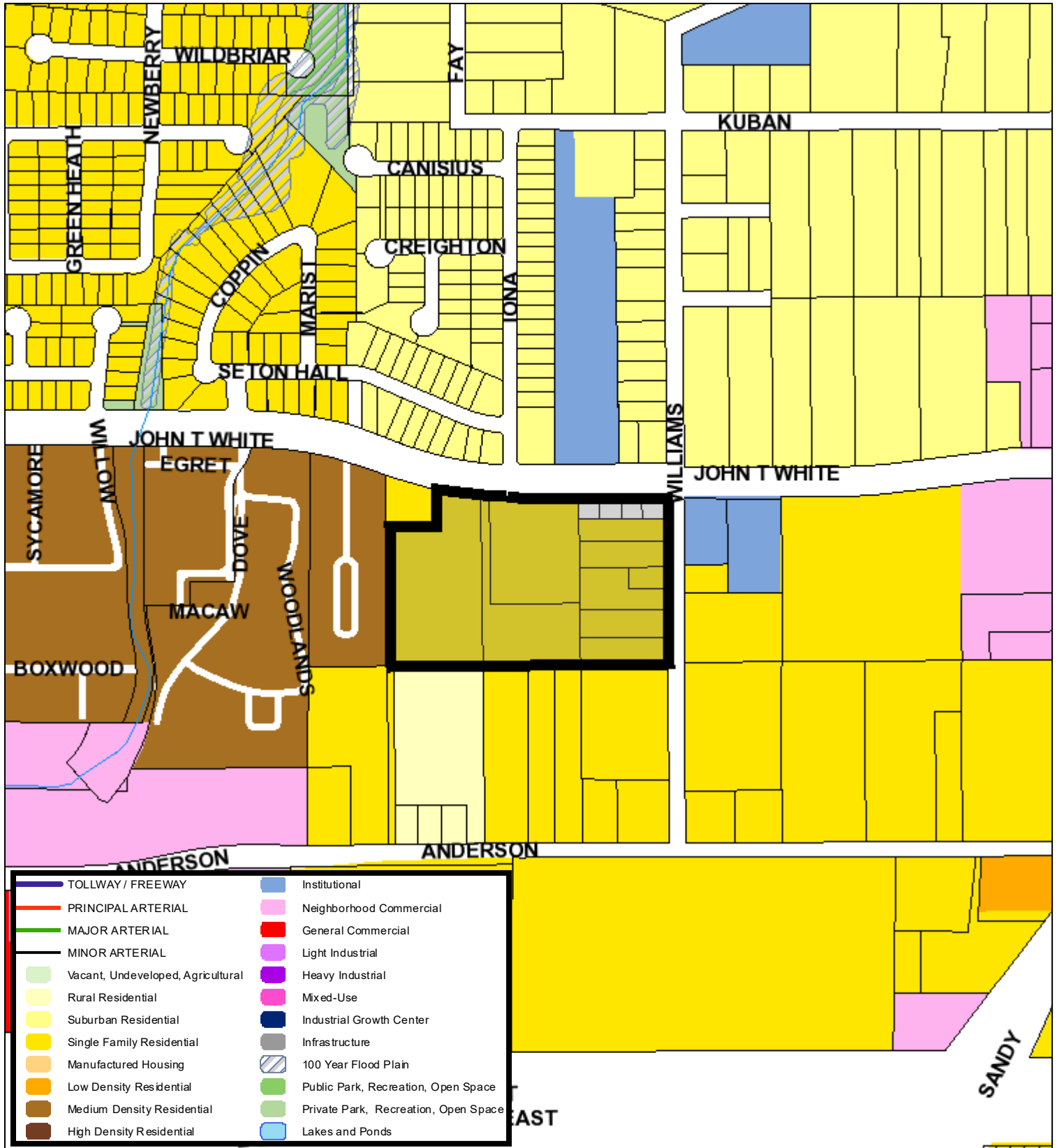


0 1,000 2,000 4,000 Feet



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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.





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Aerial Photo Map



0 287.5 575 1,150 Feet

