



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-111

Council District: 8

Zoning Map Amendment

Case Manager: Lynn Jordan
Owner: Glen Garden Baptist Church
Applicant: Pastor Roger Battles
Site Location: 3168 Glen Garden Drive N
Acreage: 1.18 ac

Request

Proposed Use: Church with Lodging House

Request: From: “B” Two-Family Residential and “E” Neighborhood Commercial
To: “CF” Community Facilities plus Add a Conditional Use Permit (CUP) for a lodging house up to seven (7) rooms with a (2) two-year time limit and development waivers to allow an existing structure within 20 ft. supplemental setback and existing fencing in the front yard setback; site plan included

Recommendation

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

Comprehensive Plan Map Consistency: Requested change is **consistent** for the zoning change.
Request for CUP is N/A

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

Staff Recommendation: **Approval of CUP request for a Lodging House and development waivers for (2) two-year time limit**

Zoning Commission Recommendation: **Approval by a vote of 10-1**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Development Impact Analysis](#)
5. [Public Notification](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map

Project Description and Background

- a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
9. Aerial Photograph

The proposed site is an existing church located on the southwest corner of Glen Garden Drive North and Wichita Street. The property is split zoned, “B” Two-Family Residential and “E” Neighborhood Commercial. There are a variety of commercial and single-family uses surrounding the site.

There are two buildings on the church property, including the church sanctuary and a separate, adjacent educational building. The applicant is currently using the educational building to rent rooms to individuals in need of housing. The lodging house consists of seven rooms that vary from 140 square feet to 640 square feet, two restrooms and a lounge area. According to the site plan, the sanctuary will only be used for church services.

This use is considered a “Lodging House” use as defined in the City’s Zoning Ordinance as follows:

LODGING HOUSE. A dwelling with at least one common exterior entrance where separate sleeping rooms are available for rent for a period of 30 consecutive days or longer to persons for compensation, pursuant to previous arrangements, and excluding hotels or motels. The owner, agent or rental manager may or may not reside within the dwelling.

Lodging Houses are not permitted in the “B” or “E” zoning districts.

Rezoning Request

The applicant is requesting to rezone the property to “CF” Community Facilities. The site is immediately adjacent to a single-family residence, and across the street from auto repair and vacant commercial lots.

Conditional Use Permit Request

Additionally, the applicant is requesting to add a CUP for a Lodging House. According to Sec. 4.801 of the Zoning Ordinance, an application for a conditional use permit may be made for any land use not permitted in any nonresidential zoning district. Because lodging houses are only permitted in the “C”, “D”, and “UR” multifamily zoning districts, the applicant is requesting a CUP to allow the use in the CF zoning district.

Supplemental Use Standards

Section 5.107 of the Zoning Ordinance provides standards that selected land uses must meet in order to be permitted within certain zoning districts. The applicant must show how the proposed lodging house meets the following standards:

§ 5.107A LODGING HOUSES.

Lodging houses may be permitted in accordance with the use tables in Chapter 4, Articles 6 and 8, and 12, subject to the following conditions.

- (a) No more than one lodging house per individual tract, parcel or platted lot is allowed.
- (b) Public ingress and egress to the boarding house shall be through one common exterior entrance. Ingress and egress for lodger shall be through common exterior entrance.
- (c) Entry access to all sleeping rooms shall be through the interior of the building. No exit doors from individual sleeping rooms shall lead directly to the exterior of the building.

- (d) Residents must have access on-site to shared common areas for cooking and eating. A common kitchen facility equipped for cooking meals located on-site must be available to the residents, or daily meals must be provided on-site for the residents of the lodging house.
- (e) No cooking is permitted in any sleeping room. No cooking facilities are permitted in any sleeping room.
- (f) Each floor must contain at least one fully-equipped bathroom for each five residents that is accessible from a common hallway.
- (g) Each resident must execute a lease before occupancy.
- (h) Parking spaces shall be provided as follows: one space per leased sleeping room; and one space per four employees.
- (i) Owner of the lodging house must obtain a certificate of occupancy and register with the multi-family inspection program before operating a lodging house.

Development Waivers Request

The existing educational building is within the required 20-foot supplemental setback. An existing fence along Glen Garden Drive is within the required 20-foot front yard setback.

Applicants project description:

Detailed Project Description.

Project Name: Focus Faith Missionary Baptist Church Rental Ministry.

3168 N Glen Garden Dr. Fort Worth, TX 76119.

Note: the sanctuary there is. An educational building. In conjunction with. Housing. That was for the. Pastor who Pastored. The Glen Garden Baptist Church. Many, many years ago. Now The educational wing is sitting there. Not being utilized and we wanted to. Utilize it for rental. For those that are in need of housing. In order to do that. We need a zone change.

1. I am requesting A zoning change. For the purpose of making sleeping rooms out of the. Classrooms in the educational department.
2. The educational building has been completely. Remodel and brought up to code compliance.
3. The property will be used for reputable. Tenants. And kept in compliance with city ordinances.
4. I am imagining the reason it cannot be used the way I intend for it to be used without rezoning is because it's rooms and not. A house or duplex apartment living.
5. I m including a rental application in with this plan.
6. I am pleading and praying for the zone change. So we can move on with our plans for the building.

Thank you so very
Pastor Roger Battle

Surrounding Zoning and Land Uses

North “B” Two-Family Residential / single family
East “FR” General Commercial Restricted / auto repair
South “A-5” One-Family Residential / single family
West “B” Two-Family Residential / single family

Recent Zoning History

PD1360 ZC-23-025; “PD/CF” Planned Development for all uses in “CF” Community Facilities plus uses with development waivers; site plan approved, approved 4/11/2023.

PD1374 ZC-23-078; “PD/R2” Planned Development for all uses in “R2” for one-family attached and detached townhomes with development standards; site plan required. Approved 6/27/2023.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change from “B” Two-Family and “E” Neighborhood Commercial zoning districts to “CF” Community Facilities. Surrounding land uses consist of single-family residential uses and commercial lots along Wichita Street. Rezoning the church to “CF” institutional use instead of increasing to the zoning intensity to Neighborhood Commercial “E”, **is appropriate** this close to the surrounding single-family houses.

Comprehensive Plan Consistency – Southeast Planning Sector

The 2023 Comprehensive Plan designates the subject site as Institutional on the Future Land Use Map. The proposed CF zoning district **is consistent** with the land use map.

The Comprehensive Plan Future Land Use Map does not designate locations for land uses requiring a CUP. The conditional use permit process provides the opportunity to consider this request based upon its location to surrounding property, site layout, and mitigating measures.

The proposed zoning is consistent with the following policies of the Comprehensive Plan:

- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.

Based on conformance with the policies stated above, the proposed zoning proposal **is consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Add a vicinity map.
2. Indicate on the site plan the location of any receptacle containers. Are they located within a dumpster enclosure.
3. Add a note to the site plan any parking or building lighting to be directed away and downward so as not to trespass off the property.
4. Provide the occupancy for the sanctuary area to determine the accurate parking requirement.
5. A waiver will be required for the existing building being within the 20 ft. supplemental setback.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Stormwater

1. FYI, site may require an accepted drainage study prior to platting, infrastructure plan review, grading, and building permit issuance. No FEMA or CFRA on site. There is PHW on site and along the adjacent roads that may exceed 2 feet in depth. Storm infrastructure is located on Glen Garden Dr per TPW Plan Set, S-0601.

Fire

1. FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov) Access and building hose lay are compliant. Hydrant hose lay is provided.

No existing hydrant is located within 150' of the building if a Fire Department Connection for a fire sprinkler system is required. An additional hydrant would be required, if this is the case.

Section 503.1.6 Access

Section 503.1.1 Buildings and Facilities

Sections 507.5.1 (2) and (3)

This is considered a change of use and may prompt need for additional fire code requirements, such a fire sprinkler systems, based on the number of units, number of occupants, and length of stay or transient nature of the rooms.

General Comments

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation: No Comment

DSD Water Engineering: No Comment

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **December 30, 2025**.

Posted Notice

A sign was erected on the property on **December 02, 2025**.

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 **December 30, 2025**:

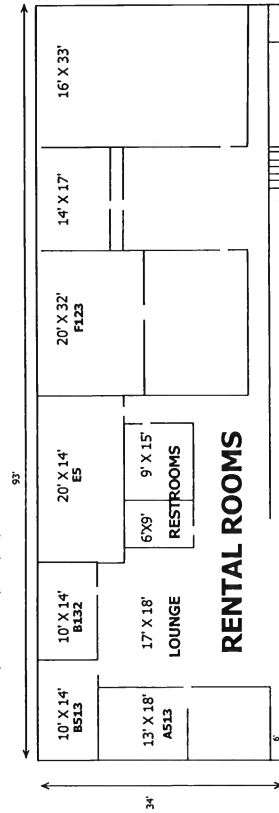
Organizations Notified	
Glen Park NA	Glencrest Civic League NA
The New Mitchell Boulevard NA**	United Communities Association of South Fort Worth
East Fort Worth, Inc.	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

***Closest registered Neighborhood Association*

Sign posted on 12/02/2025

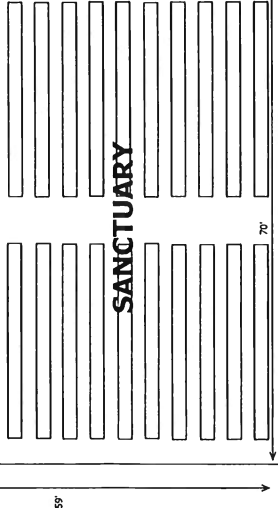


3168 GLEN GARDEN DR N
FORT WORTH, TX 76119
GLEN GARDEN ADDITION
BLOCK 14, LOT 1A, 1B, 2, 3

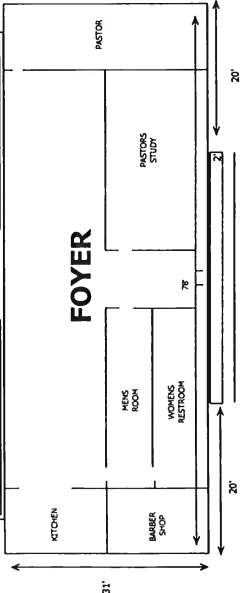


RENTAL ROOMS

CHANCEL



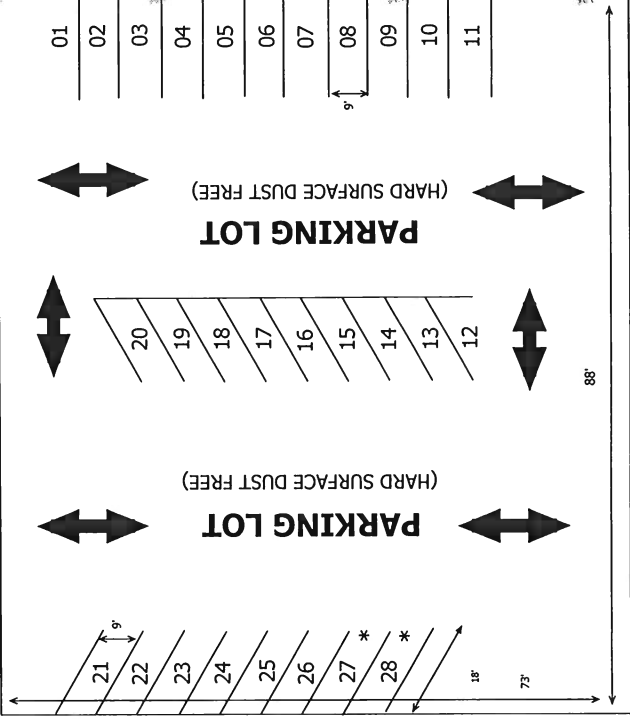
SANCTUARY



FOYER

2 (55-60) GALLON REFUSE RECEPTACLES
LOCATED AT REAR OF CHURCH

TREES



SCALE .5" = 14'

COMPLIANCE

1. SIGNAGE WILL COMPLY WITH 6.401
2. LANDSCAPING WILL COMPLY WITH 6.301
3. URBAN FORESTRY WILL COMPLY WITH 6.302

BUILDING SQ. FT. 9,774
PARKING LOT SQ. FT. 6,424'
RENTAL ROOM SQ. FT. 3,162'

0 % OF SANCTUARY IS USED FOR RENTAL ROOMS
SANCTUARY IS USED FOR CHURCH SERVICE ONLY.

RENTAL ROOMS CONSIST OF 7 ROOMS
TOTAL OF 10 TREES

PARKING 27, 28 ARE HAND-I-CAP *

ROGER BATTLE
3168 GLEN GARDEN DR N
FORT WORTH, TX 76119
(817) 495-8741

11/5/2025

X DIRECTOR OF DEVELOPMENT SERVICES

X DATE

FOCUS FAITH MINISTRIES PROJECT

ZC-25-111

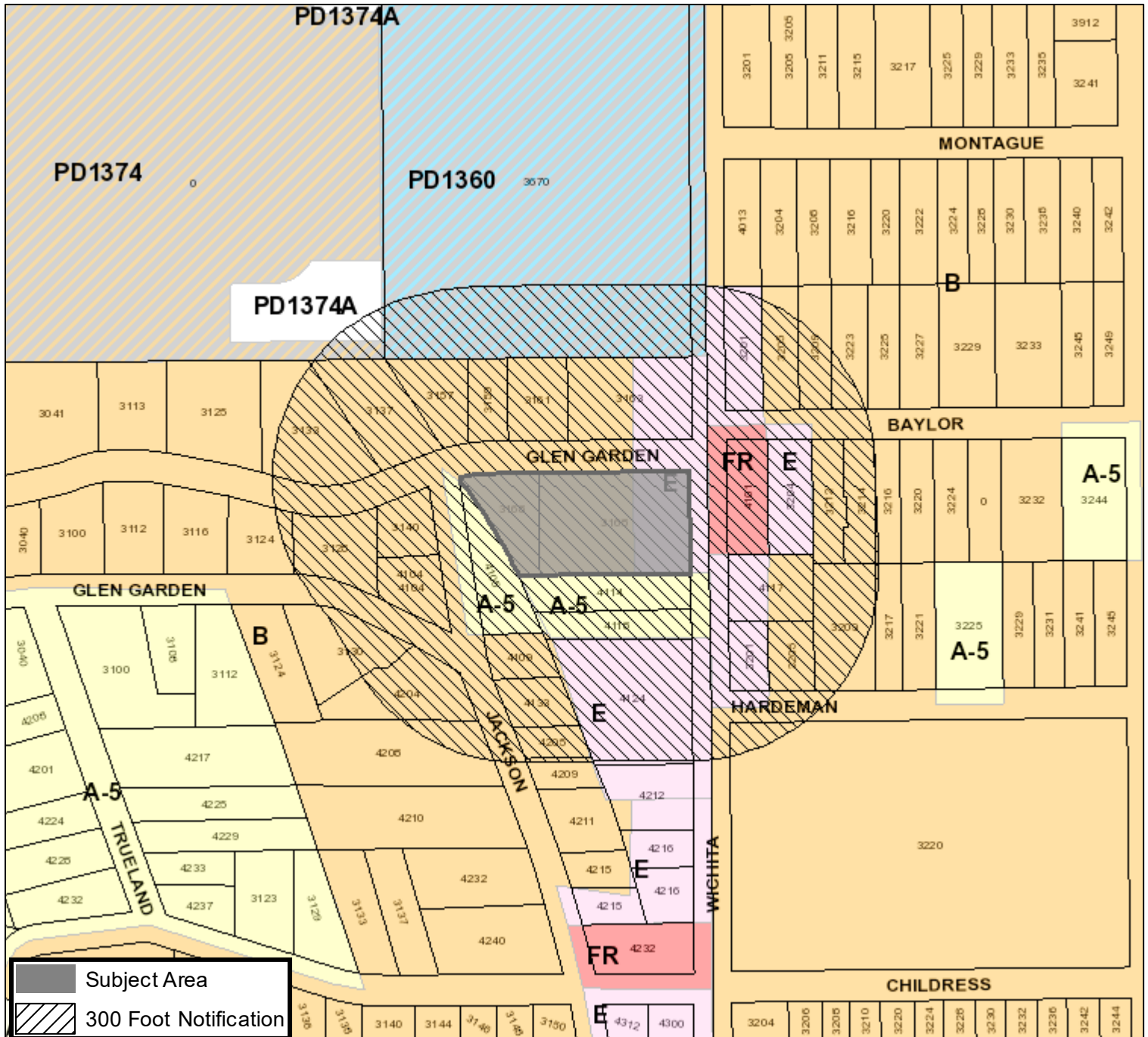
02



ZC-25-111

Area Zoning Map

Applicant: Glen Garden Baptist Church/Roger Battle
Address: 3168 N. Glen Garden Drive
Zoning From: B, E
Zoning To: PD for CF uses plus lodging house with development waivers for 2 years
Acres: 1.175
Mapsc0: Text
Sector/District: Southeast
Commission Date: 1/14/2026
Contact: 817-392-7869



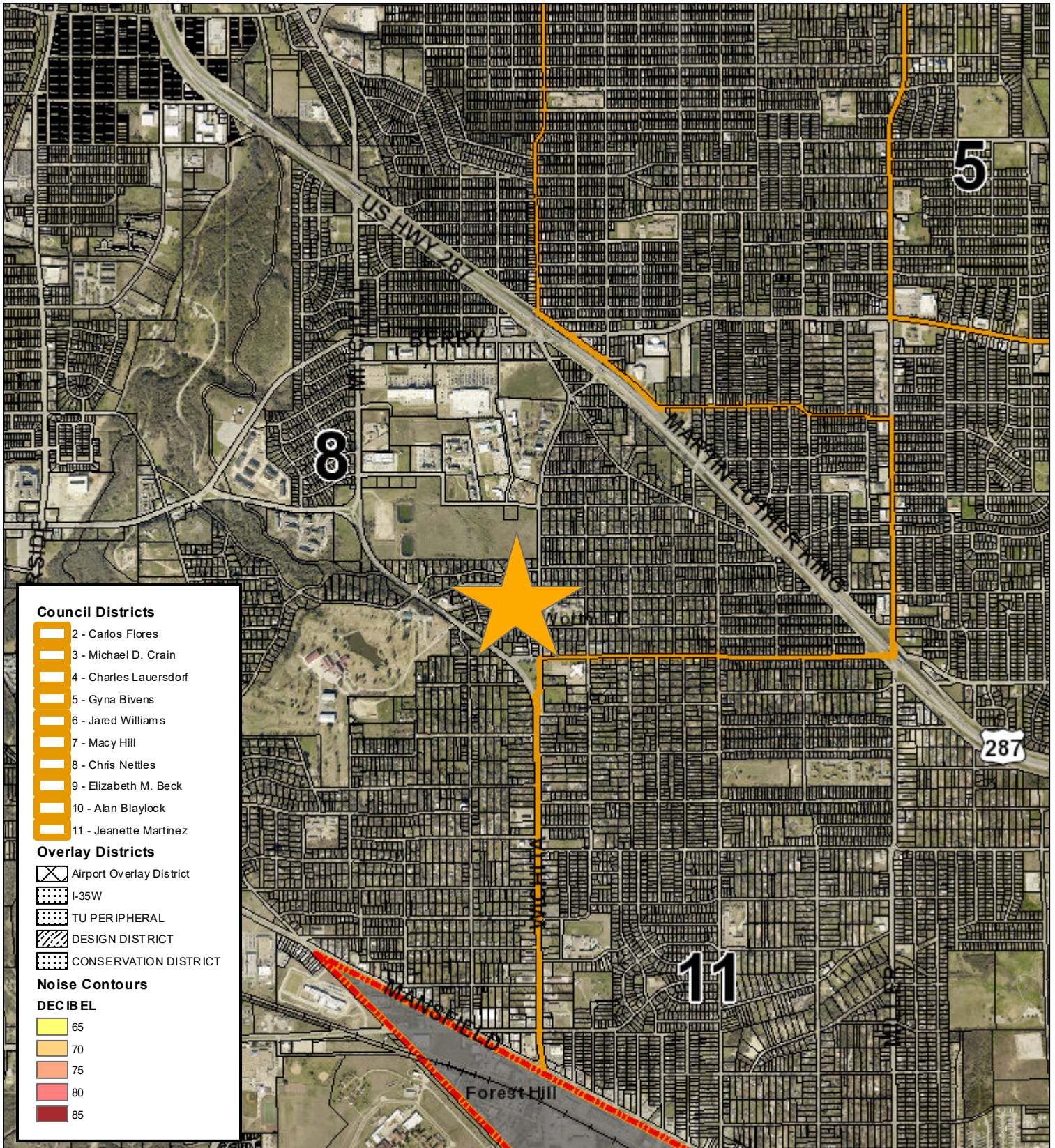
0 115 230 460 Feet

Created: 12/23/2025 12:50:32 PM



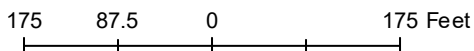
ZC-25-111

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use





ZC-25-111

Aerial Photo Map



0 112.5 225 450 Feet

