



# Zoning Staff Report

**Date:** September 13, 2025

**Case Number:** ZC-25-122

**Council District:** 9

**Case Manager:** [Christine Ross](#)

**Owner / Applicant:** College Avenue Baptist Church / Emily McDermott

**Site Location:** 1400 College Avenue

**Acreage:** 1.22 acres

## Request

**Proposed Use:** Church/Daycare

**Request:** From: “C/HC” – Medium Density with Historic/Cultural Overlay

To: “CF/HC” – Community Facilities with Historic/Cultural Overlay

## Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change **is compatible**

**Comprehensive Plan Policy Consistency:** Requested change **is compatible**

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

**Zoning Commission Recommendation:** **Approval by a vote of 10-0**

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## Project Description and Background

The subject site is a 1.2167-acre tract within Council District 9. The site currently exists as a religious institution with a childcare center. The applicant is requesting to rezone the site from “C” – Medium Density to “CF” – Community Facilities. This property is located in the “HC” – Historic/Cultural Overlay and that will remain unchanged. The applicant is seeking to rezone the property to better align with the current use of the property – a church and an educational childcare center.

Surrounding the site are a mix of single-family homes, multiple-family homes, and an elementary school. Rezoning the property would not change the surrounding character of the neighborhood and is a better reflection of the current use of the site.

We are hoping to use the educational space at the College Ave Baptist church located at 1400 College Ave in the Historic Fairmount neighborhood. We are a childcare facility serving kids 18 mos - 5 years teaching using Montessori influence. This church is currently zoned as Type C. But we would like it to be changed to encompass the use of the site as both a Church and as an educational childcare center. We do not have plans to alter anything structurally other than performing basic repairs to meet code requirements. We are lucky to be located across the street from De Zavala Elementary School and within close proximity to other schools like Daggett. We are excited to provide stable and loving care to this thriving community.



W. Morphy Street view of subject site





Aerial (subject site in red)

## Surrounding Zoning and Land Uses

North “C” – Medium Density – Residential dwellings  
 South “C” – Medium Density – Residential dwellings  
 East “C” – Medium Density – An elementary school  
 West “C” – Medium Density – Residential dwellings

## Recent Zoning History

This property has been zoned “C” – Medium Density since at least 2004 and The Fairmont Historical District was established in 1990.



# Zoning Staff Report

## 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 August 1, 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 August 1, 2025:

| Organizations Notified |                                             |
|------------------------|---------------------------------------------|
| Fairmont NA            | Streams and Valleys Inc                     |
| Near Southside, Inc.   | Trinity Habitat for Humanity                |
| Fort Worth ISD         | Hemphill Corridor Development Collaborative |

## Land Use Compatibility

### Development Impact Analysis

The surrounding area is a mix of single-family, multiple-family, and community facilities. This site currently exists as a religious institution and educational center and this proposed rezoning will not change the building or the character of the neighborhood.

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

## Comprehensive Plan Consistency

The Future Land Use Designation is Community Facilities, therefore, a rezoning request to “CF” – Community Facilities is **compatible**.

This site is in the Southside Sector of the Future Land Use map. This rezoning request supports this sector for the following reasons:

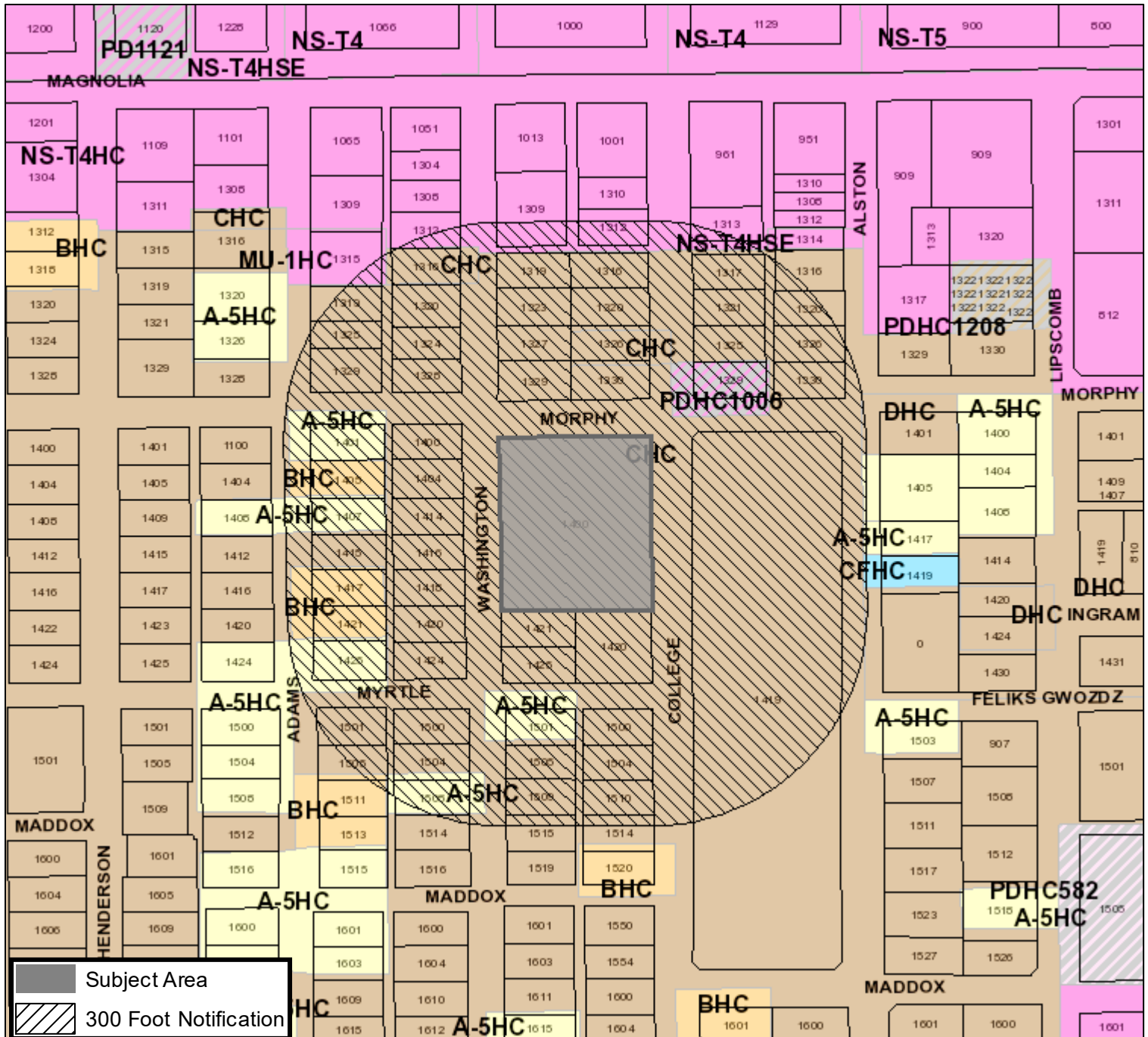
1. Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
3. Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
4. Locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas.



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## Area Zoning Map

Applicant: College Ave. Baptist Church/Emily McDermott  
Address: 1400 College Avenue  
Zoning From: C/HC  
Zoning To: CF/HC  
Acres: 1.217  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 8/13/2025  
Contact: 817-392-2495

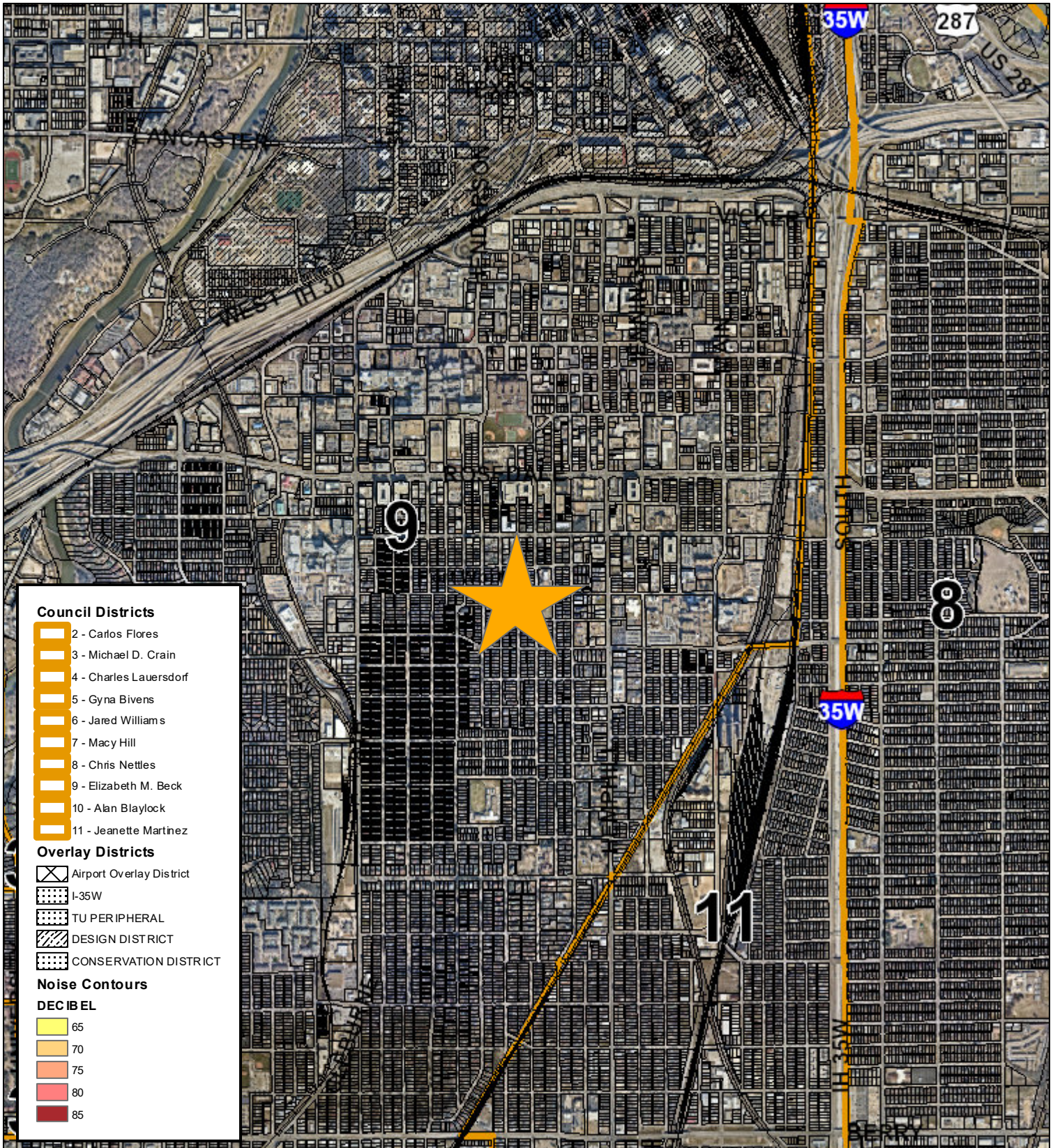


0 100 200 400 Feet

Created: 7/25/2025 8:08:55 AM



### Area Map



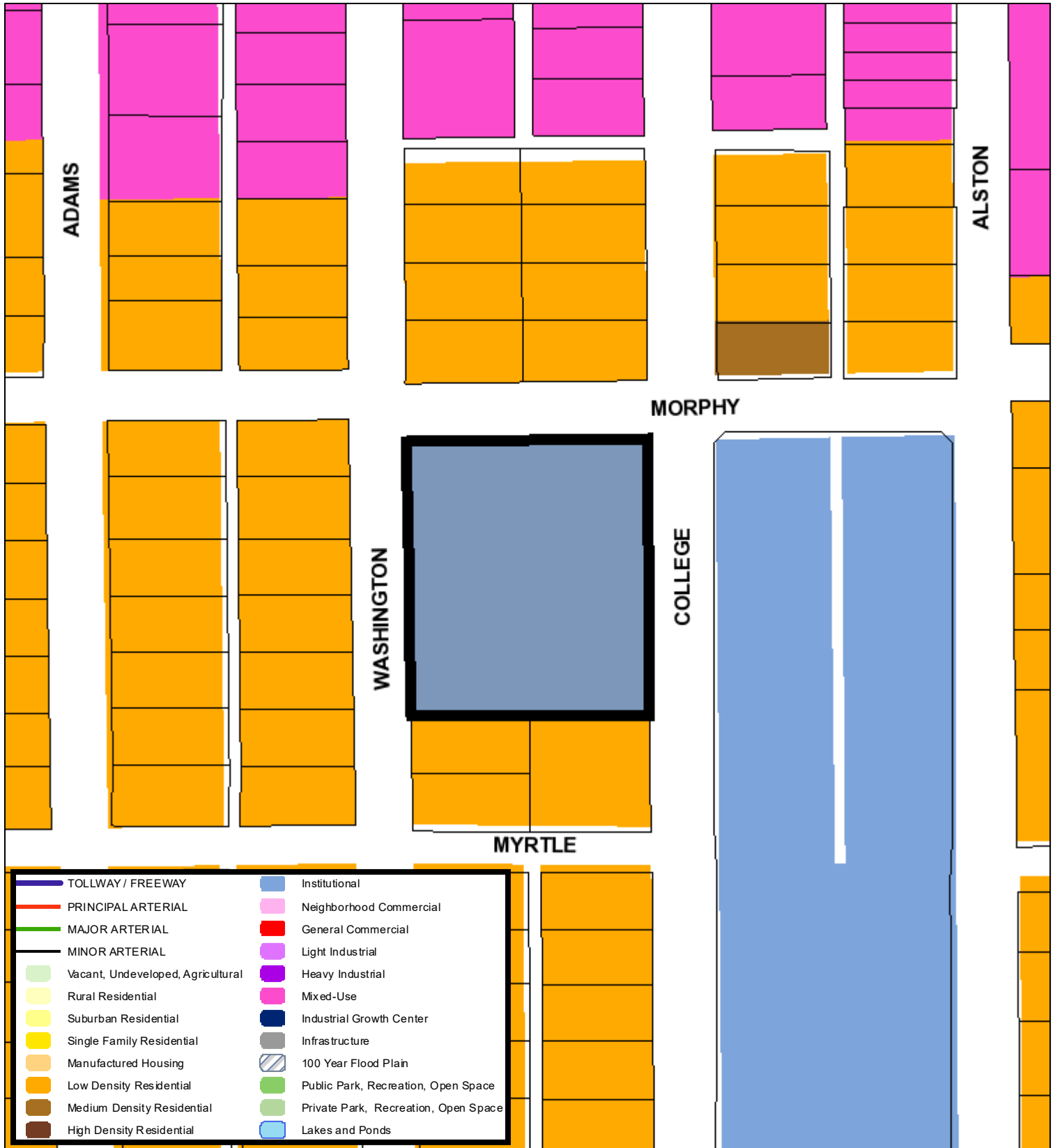
0 1,000 2,000 4,000 Feet





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## Future Land Use



110 55 0 110 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 70 140 280 Feet

