



Zoning Staff Report

Date: September 17, 2024

Case Number: ZC-24-088

Council District: 10

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Church of Jesus Christ of Latter Day Saints/Kofi Addo

Location: NW Blue Mound Road and Double Eagle Boulevard

Acreage: 4.039 acres

Request

Proposed Use: Commercial

Request: From: ETJ (City Council will be considering concurrent zoning and annexation (AX-24-007) on September 17th)

To: "CF/AO" Community Facilities/Fort Worth Alliance Airport Overlay

Recommendation

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

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

Comprehensive Plan Policy 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 site is located just west of Blue Mound Road and south of Texan Drive. With this application, the applicant is requesting to rezone the property to “CF” Community Facilities for a church. The subject property does fall within the Fort Worth Alliance Airport Overlay and will be subject to additional requirements as it relates to the Airport Overlay Ordinance.

The property is located outside the city limits but within the city’s extra-territorial jurisdiction (ETJ). The property owner has requested owner-initiated annexation and case will be considered by City Council on September 17, 2024. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

“CF” District	
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	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.
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Surrounding Zoning and Land Uses

North "AG" Agricultural / NWISD Campus

East "A-5" One Family Residential/ "R2" Townhouse/Cluster Residential / Single Family residential/ undeveloped

South City of Fort Worth Extraterritorial Jurisdiction (no zoning) / Undeveloped

West City of Fort Worth Extraterritorial Jurisdiction (no zoning) / Gas Well Site/Undeveloped

Recent Zoning History

- ZC-20-075, from "K" Heavy Industrial and PD403 Planned Development to "D" High Density Multifamily, approved by City Council October 2020, subject property to the east.
- ZC-18-169, from Unzoned to "I" Light Industrial/Alliance Airport Overlay, approved by City Council May 2019, subject property to the west.
- ZC-02-271, from "K" Heavy Industrial to "R2" Townhouse/Cluster Residential and "A-5" One Family Residential, approved by City Council January 2003, subject property to the east.

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.

The following organizations were emailed on August 30, 2024:

Organizations Notified	
Oak Creek Trails HOA	Trinity Habitat for Humanity
North Fort Worth Alliance	Streams and Valleys Inc.
Fairways of Champion Circle	Northwest ISD

**Not located within a registered Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

Development in the vicinity consists of Northwest ISD Campus to the north, vacant land to the west, single-family to the east and single-family residence and vacant land to the south.

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

Comprehensive Plan Consistency – Far North Sector

The 2023 Comprehensive Plan designates all the tracts involved in this change of zoning request as *future General Commercial*. The proposed zoning classification is in line with the Comprehensive Plan future land use designation of *Community Facilities as schools and churches are permitted in any zoning district*.

Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

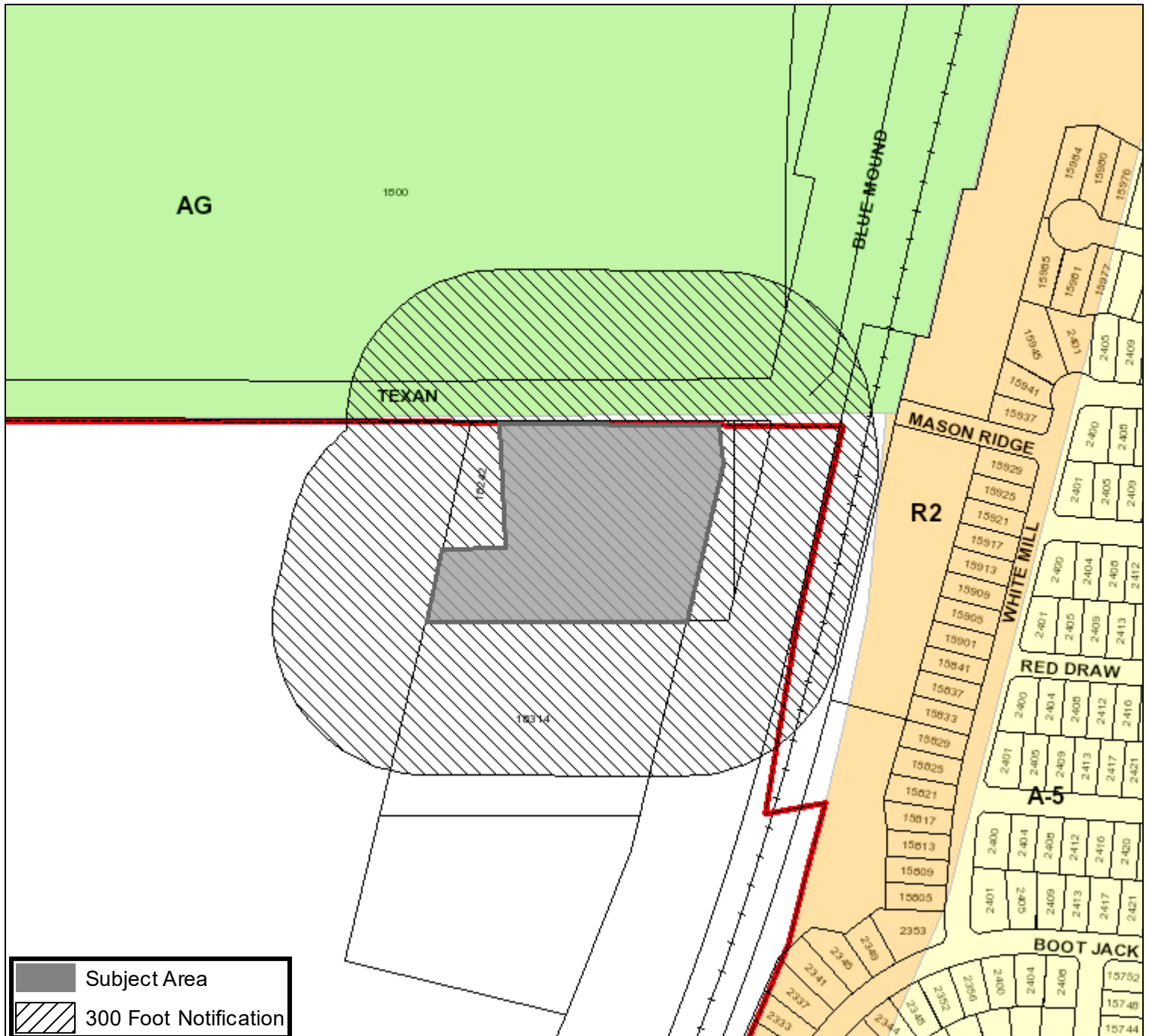
The 2023 Comprehensive Plan currently designates the subject property as *future community facilities*. The zoning types that would be in alignment with this future land use designation are Residential, Commercial, Mixed-Use and Industrial. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.



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

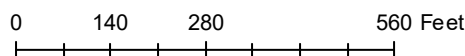
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.**

Area Zoning Map

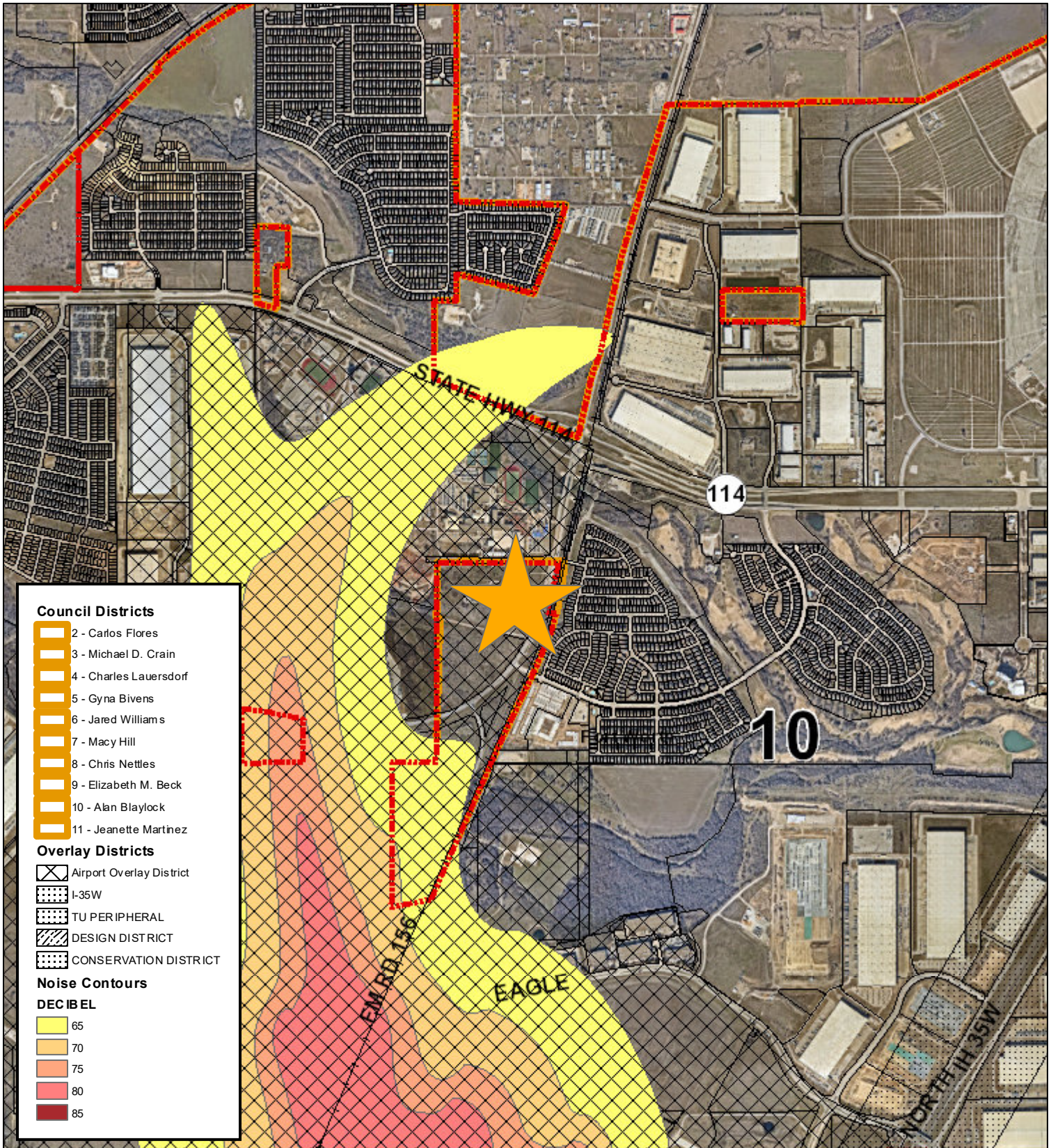
Applicant: Church of Jesus Christ Latter-Day Saints / K.Addo
 Address: SW corner of Blue Mound Road & Texan Drive
 Zoning From: Unzoned
 Zoning To: CF with FW Alliance Airport Overlay Zone
 Acres: 4.02338067
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 9/11/2024
 Contact: null



	Subject Area
	300 Foot Notification



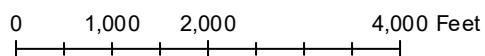
Area Map



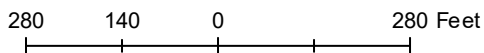
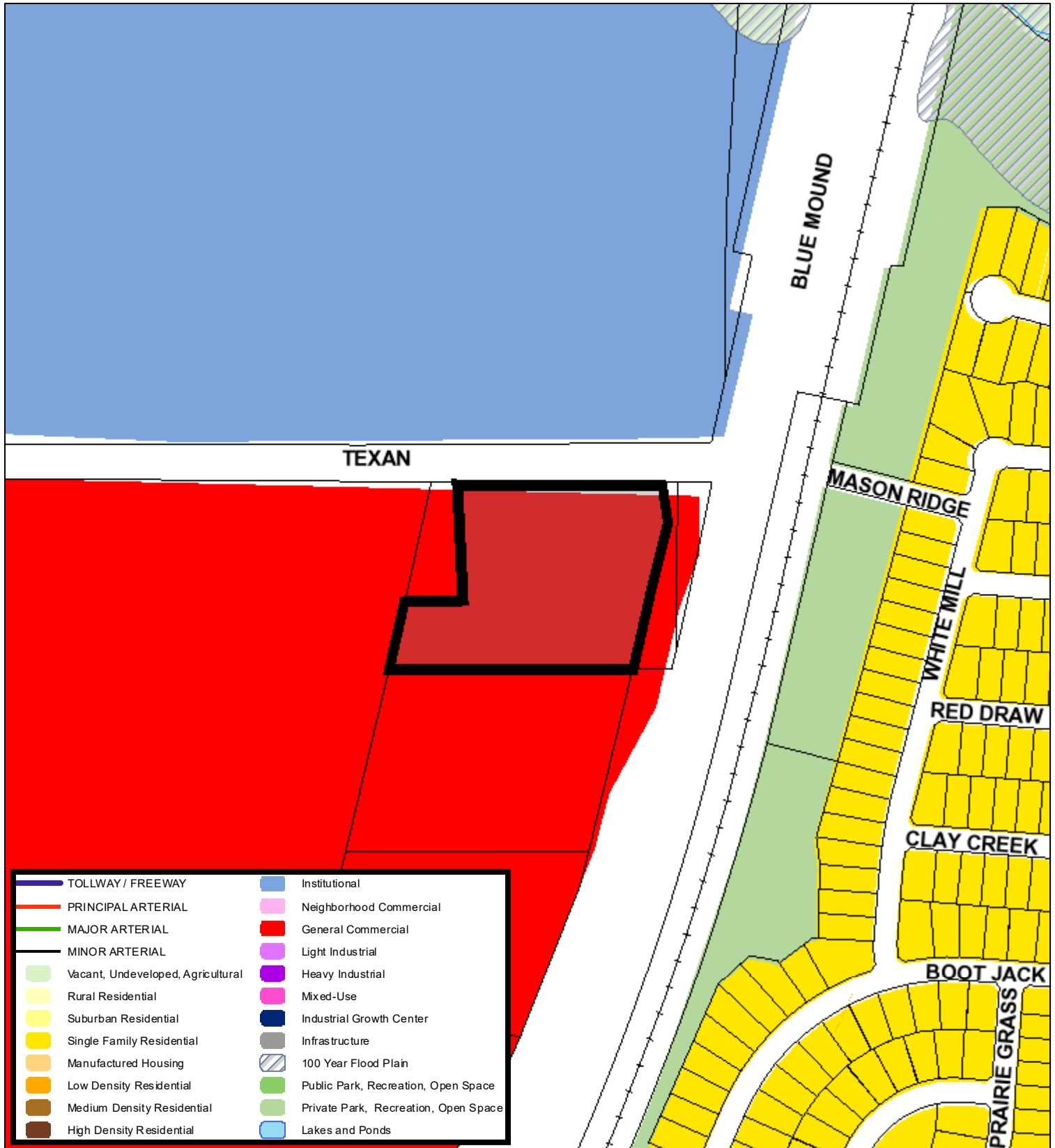
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lathersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



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



0 175 350 700 Feet

