



# Zoning Staff Report

**Date:** June 24, 2025

**Case Number:** ZC-25-083

**Council District:** Future 4

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Alliance Community Fellowship / Lindsay & A.L. Burtin

**Site Location:** 2185 Golden Heights Road

**Acreage:** 14.00 acres

### Request

**Proposed Use:** Continuation of church/worship facility

**Request:** From: “Unzoned” (AX-24-016)

To: “CF” Community Facilities

### 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 8-0**

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## Project Description and Background

This 14-acre property in the Far North Planning Sector is located approximately one-half mile west of I-35W near Golden Triangle Blvd. The property owners, Alliance Community Fellowship, are progressing through the annexation process with the city and the site is currently developed as a church/worship facility. The applicant has provided the following description:

*"We are in the process of annexing this property into the city limits of Fort Worth for the purpose of getting on city water and sewer. We were advised to proceed with the zoning application at the same time. Alliance Community Fellowship has been in existence for 20 years and has been at this location for over 12 of those years. We have a multi-building campus with no immediate plans for any change. We would like to zone the property as CF to fit within our current use as a church/worship facility and to be inclusive of other growth opportunities."*

## Surrounding Zoning and Land Uses

North "Unzoned" Out of City (vacant land)  
East "PD 1102" PD/D High Density Residential (apartments)  
South "A-5" One-Family Residential (single-family neighborhood)  
West "Unzoned" Out of City (Golden Heights Business Park)

## Recent Zoning History

None.

## 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 **May 30, 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 **May 30, 2025**:

Organizations Notified	
North Fort Worth Alliance	Tehama Ridge HOA*
Trinity Habitat for Humanity	Northwest ISD
Streams and Valleys Inc.	Keller ISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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Existing land uses surrounding the Alliance Community Fellowship campus are a mix of light industrial, multifamily and single-family residential. The church While religious land uses are permitted by right in all City of Fort Worth zoning districts, the “CF” Community Facilities district provides the most appropriate Development Standards for religious land uses. The purpose of the “CF” district is to accommodate those 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. Alliance Community Fellowship has an established track record of achieving this purpose and the existing land use is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency

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The 2023 Comprehensive Plan Future Land Use Map designates this property as institutional which is characterized by schools, churches, government, human services, utilities, and community centers. The requested zoning change is **consistent** with Future Land Use Map.

The existing church campus sits between light and medium industrial uses both within and outside the city limits to the north and in-city residential uses to the east and south. The requested zoning change is **consistent** with the following Comprehensive Plan policy:

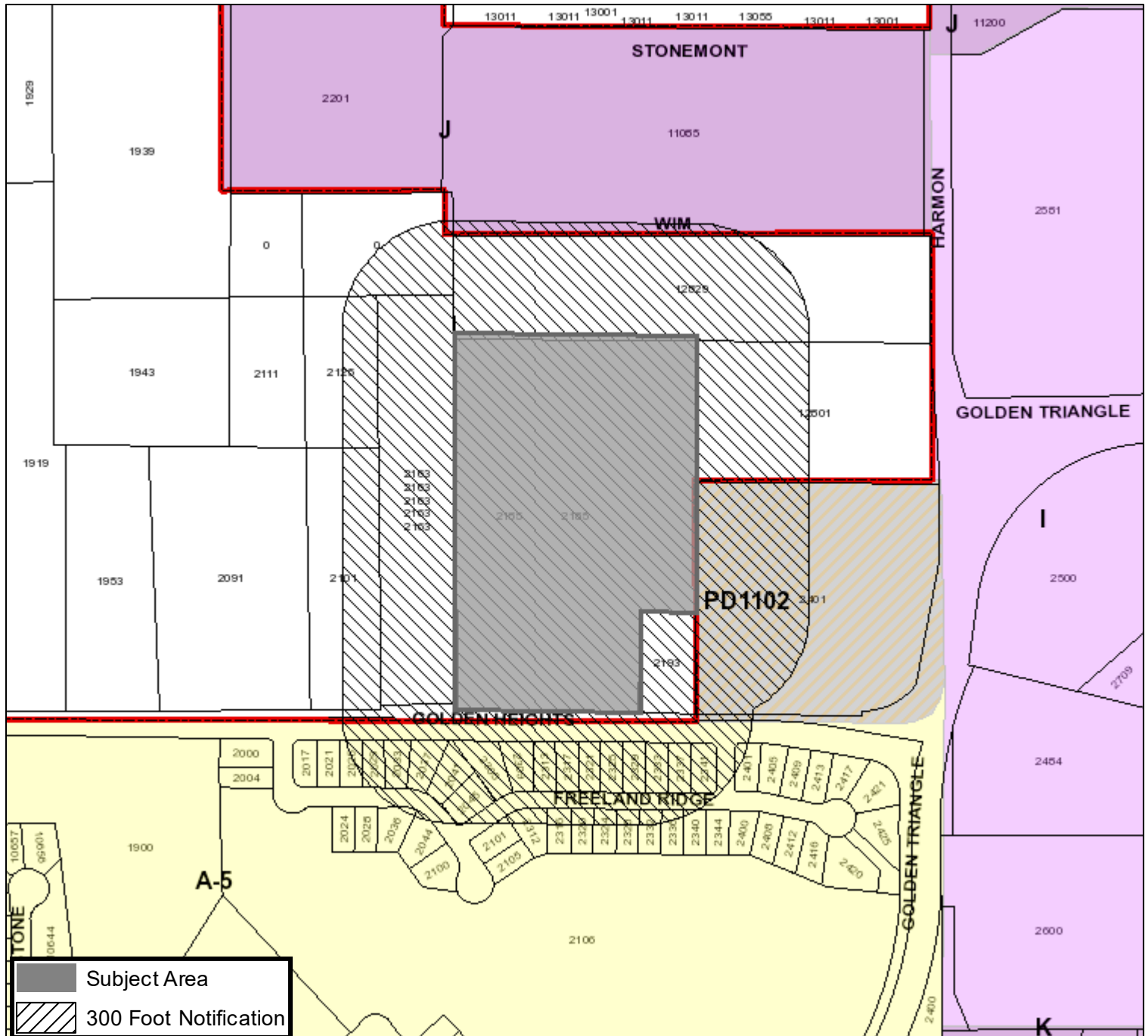
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.



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## Area Zoning Map

Applicant: Alliance Community Fellowship / Lindsay Burtin  
Address: 2185 Golden Heights Road  
Zoning From: Unzoned  
Zoning To: CF  
Acres: 14  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 6/11/2025  
Contact: null



0 190 380 760 Feet

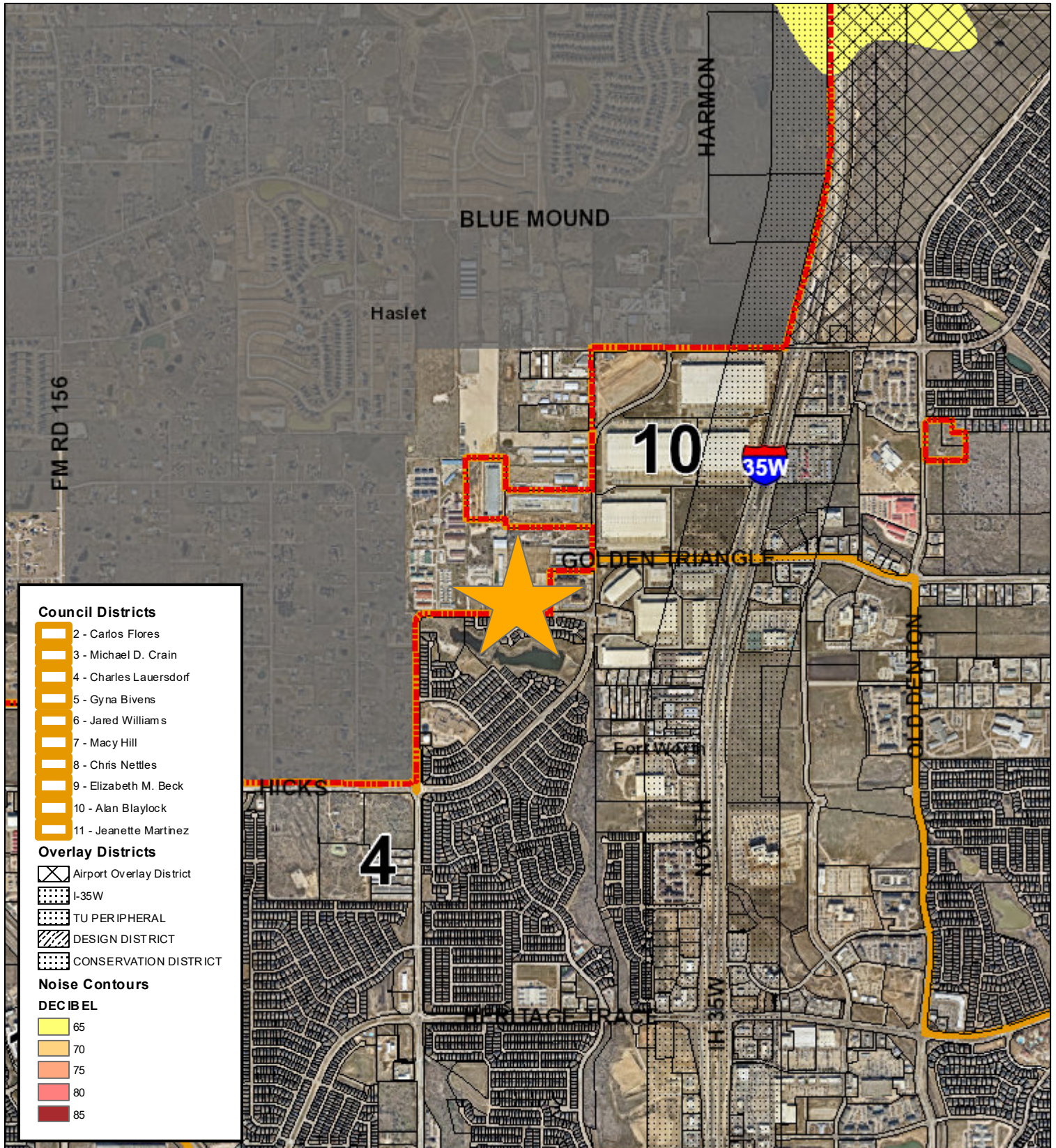
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## Area Map



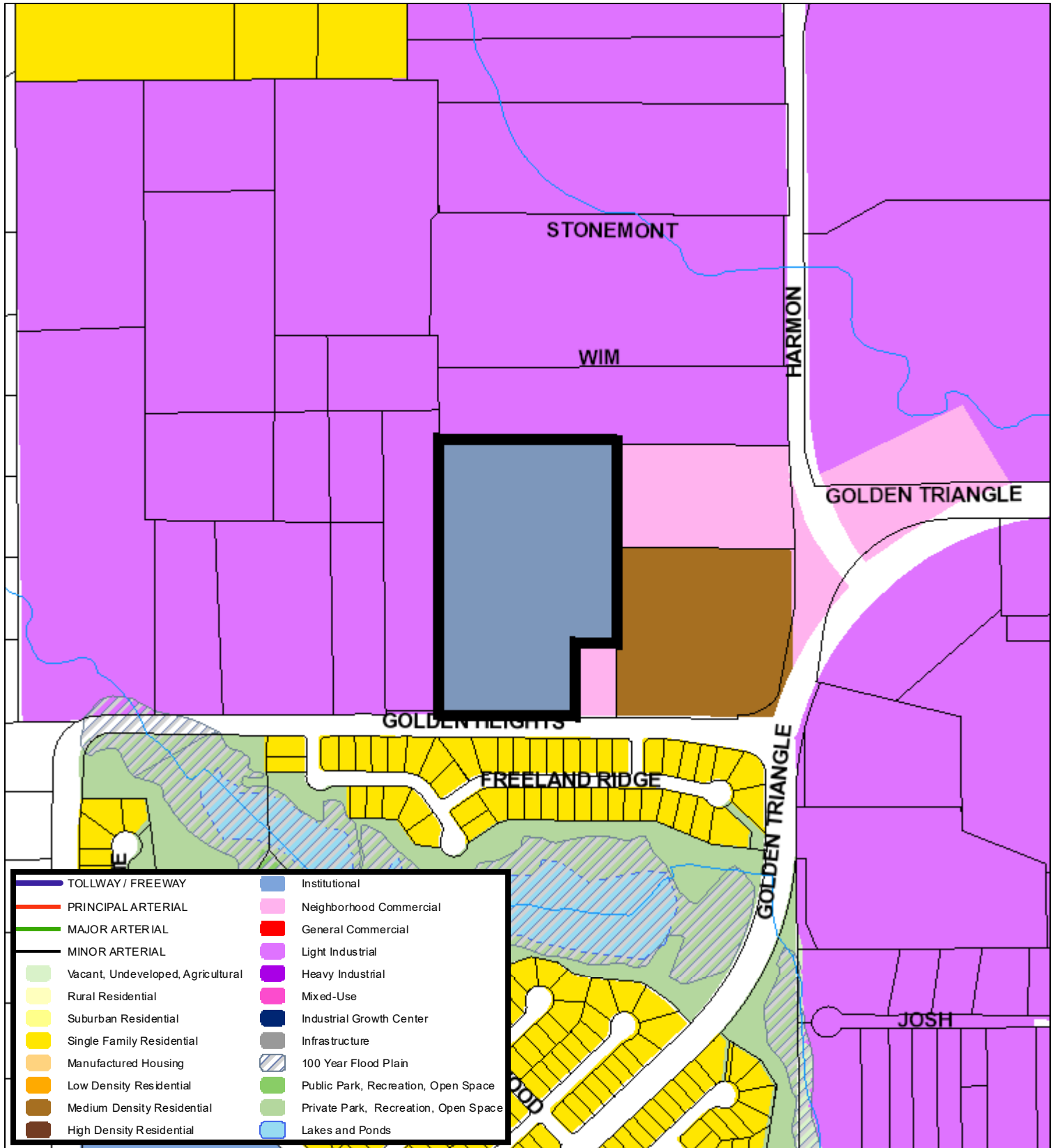
0 1,000 2,000 4,000 Feet





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## Future Land Use



480 240 0 480 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



0 300 600 1,200 Feet

