



Zoning Staff Report

Date: April 9, 2024

Case Number: ZC-24-013

Council District: 10

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Bishop Michael F. Olson/Joseph Delaney

Site Location: 3445 Keller Haslet Road; 13451 & 13517 Alta Vista Road **Acreage:** 27.9 acres

Request

Proposed Use: Church

Request:
From: “C” Medium-Density Multifamily
To: “E” Neighborhood Commercial

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 10-0**

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Project Description and Background

The rezoning site is in the north part of Fort Worth, within Council District 10. There is an existing church on the site. The applicant has requested the area's rezoning from C-Multi-family to E-Neighborhood Commercial. The current zoning category of "C" medium-density multifamily permits the use of the location as a church and allows for expansion.

It is worth noting that churches are allowed in all zoning districts; hence, the church can proceed with its building expansion without rezoning. However, the applicant has requested rezoning due to the constraints of the existing multifamily zoning development standards. The purpose of the rezoning request is not to change the land use but to follow more appropriate development standards for parking, signage visibility, and building setbacks.

For instance, church parking in a residential district requires one space per four seats in sanctuary while in a commercial district the requirement changes to 1 space per 5 seats. Signage For non-multifamily development on-premises signs are subject to the following:

“An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property”.

The applicant has provided the Development Services department with a conceptual master plan for the 27.9-acre lot to help staff, the Zoning Commission, the City Council, and the public visualize how they intend to develop the site. Staff has included it in this staff report as an informational exhibit.

Surrounding Zoning and Land Uses

North Across Westport traffic circle “AR” One Family Residential & “C” Medium Density Multifamily / undeveloped
East “C” Medium-density Multifamily / apartments
South “D” High-density Multifamily / vacant
West “AR” & “A-5” undeveloped / residences

Recent Zoning History

Property directly south - ZC-23-146 from “G” Intensive Commercial to “D” High-density multifamily

Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.
The following organizations were emailed on March 1, 2024:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	Keller ISD
North Fort Worth Alliance	Vista Greens HOA*
Lakes at Lost Creek	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The property is bordered by multifamily zoning on the east side, across the Alta Vista Road, single-family zoning on the west side, across the Westport Parkway, and the previously commercial zoning on the south side was recently rezoned to multifamily (ZC-23-146). The transition to the Neighborhood Commercial district helps to maintain a balance between residential and commercial activities. This ensures that the church remains an essential part of the community while respecting the character of the surrounding areas.

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

Comprehensive Plan Consistency – Far North

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future mixed use. Zoning categories in alignment with this future land use include any commercial zoning.

The proposed “E” Neighborhood Commercial zoning **is consistent** with the future land use designation.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

One of the City’s goal mentioned in the adopted 2023 Comprehensive plan is to have an active neighborhood association in every residential part of Fort Worth. Neighborhood organizations such as mandatory and voluntary neighborhood associations, non-profits, neighborhood alliances, and faith-based organizations are a means to build neighborhood capacity

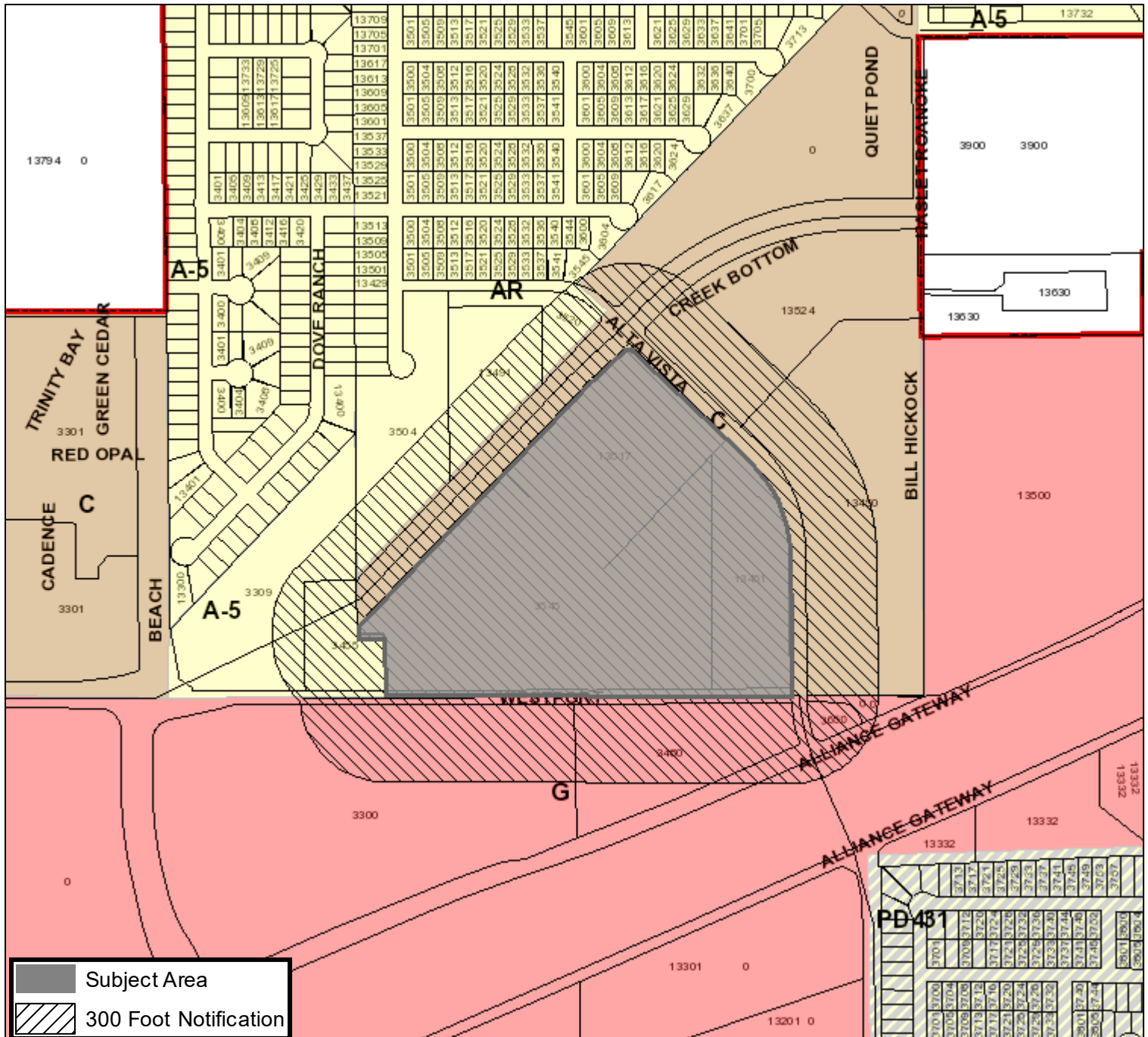
The proposed zoning **is consistent** with the Comprehensive Plan.



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Area Zoning Map

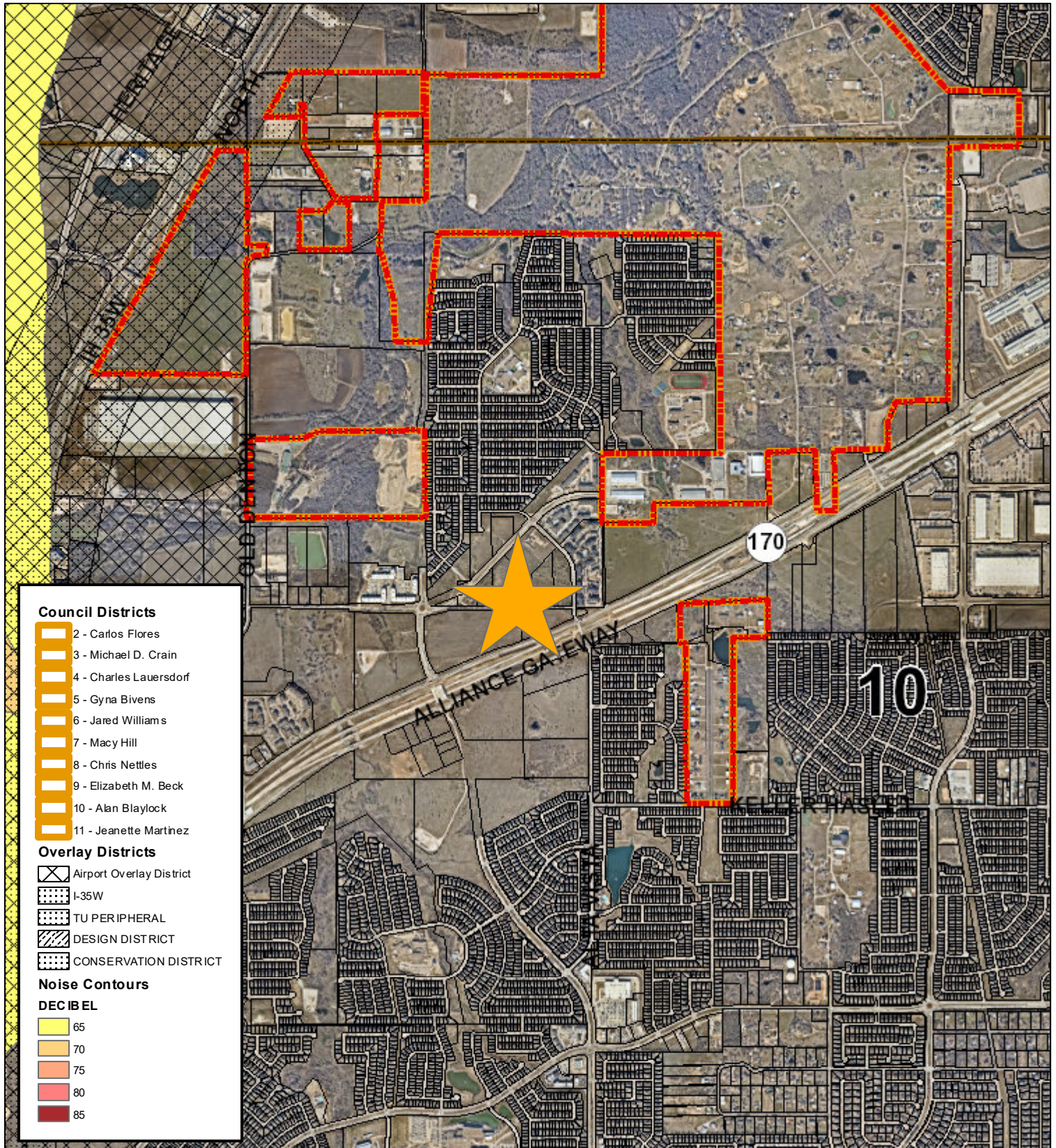
Applicant: Our Lady of Grace High School/Joseph Delaney
Address: 3445 Keller Haslet Road; 13451 Alta Vista Road; 13517 Alta Vista Road
Zoning From: C
Zoning To: E
Acres: 27.93937557
Mapsc0: Text
Sector/District: Far_North
Commission Date: 3/13/2024
Contact: null



0 245 490 980 Feet

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Area Map

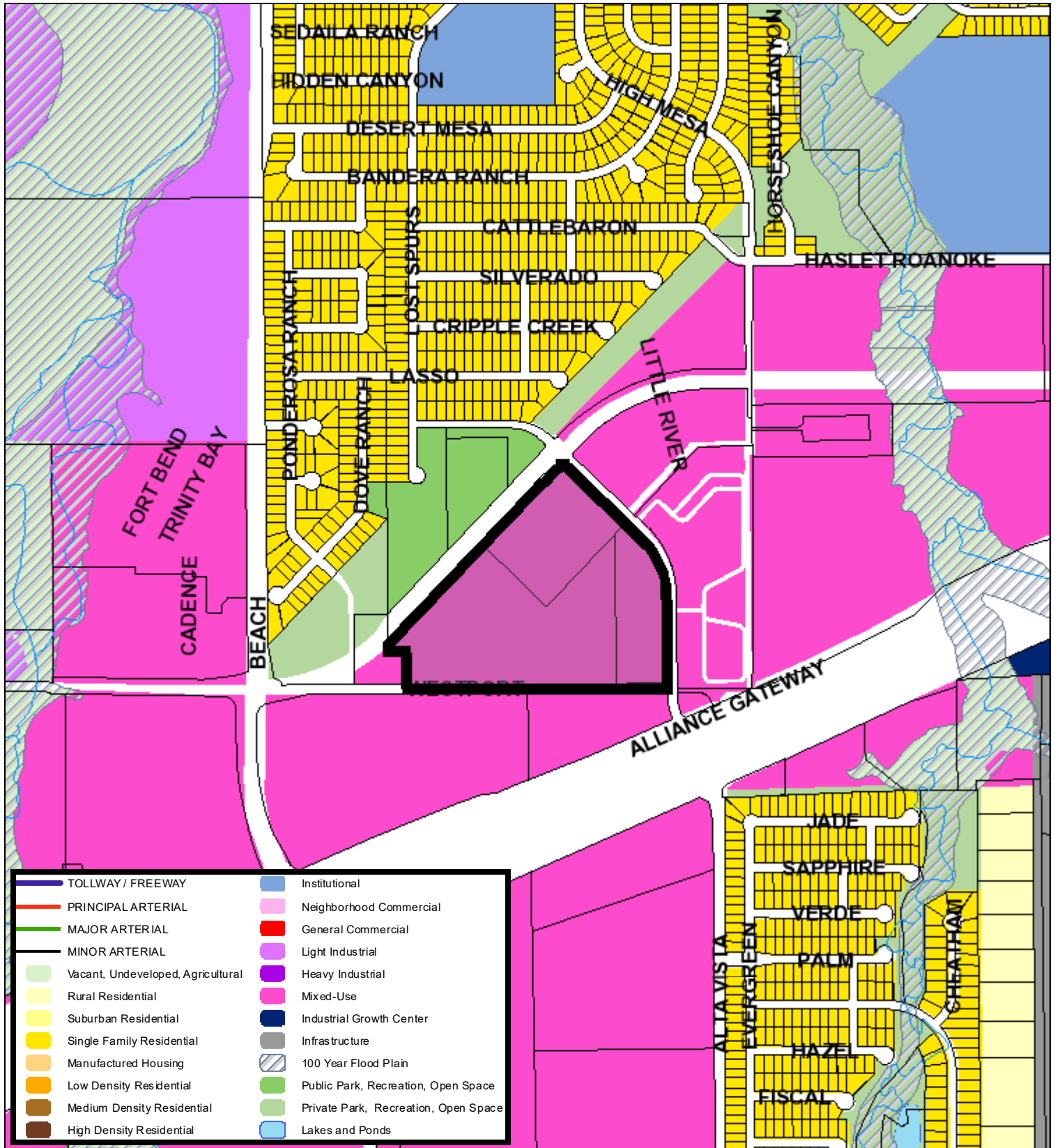


0 1,000 2,000 4,000 Feet



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Future Land Use



720 360 0 720 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

