



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-069

Council District: 7/10

Zoning Map Amendment

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

Owner / Applicant: City of Fort Worth / Park & Recreation Department

Site Location: 8575 Blue Mound Road

Acreage: 245.4 acres

Request

Proposed Use: Community Center

Request: From: “AG” Agricultural; “A-5” One Family Residential; “CR” Low-density Multifamily & “E” Neighborhood Commercial

To: “CF” Community Facilities District

Recommendation

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

Comprehensive Plan 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

The City of Fort Worth is seeking a zoning change for the property located near the southeast corner of East Harmon Road and Blue Mound Road, both of which are neighborhood connectors on the Master Thoroughfare Plan.

The site currently houses the Northwest Community Park, which is the fifth largest park in Fort Worth. Situated in northwest Fort Worth, it can be accessed from two entrances off Blue Mound Road: one for the sports complex and another for the south side of the lake. The park offers soccer and baseball/softball fields with lighting, bleachers, benches, picnic tables, restrooms, a paved one-mile loop trail, natural surface hiking trails, public art, a sign kiosk, a large lake, a waterfall, a fishing dock, open areas, and wildflower viewing areas.

A 20,000 square foot community center is currently under construction and is set to be finished by December of this year. One of the proposed features is a backlit sign, which is not permitted under the existing zoning. The proposed CF zoning will allow for the sign and is a more suitable category based on the park's existing use.

The purpose of the community facilities “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.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single family residences
East “PD/CR” Planned Development Low-Density Multifamily / Detached cottages
South “A-5” One-Family Residential / single family
West “A-5” One Family Residential / single family

Recent Zoning History

ZC-18-189 – From “E” Neighborhood Commercial to PD/CR for cottage community with development standards

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.
The following organizations were emailed on June 28, 2024:

| Organizations Notified | |
|-------------------------------|------------------------------|
| Liberty Crossing HOA | Creekwood HOA |
| Ridgeview Owners Association* | Eagle Mountain-Saginaw ISD |
| Streams and Valleys Inc | Trinity Habitat for Humanity |

Development Impact Analysis

Land Use Compatibility

This property is currently functioning as a community park within a mostly residential area. It borders single-family properties to the north, south, and west. The Community Center/Park is categorized as an institutional use, similar to a public or private school, and is expected to have less impact than a commercial activity at the location.

The purpose of the community facilities “CF” district is to accommodate institutional and related uses that address the health, safety, educational, and welfare needs of a neighborhood, community, or significant sector of the city.

Considering these factors, the staff believes that the proposed zoning is **compatible** with the surrounding land uses.

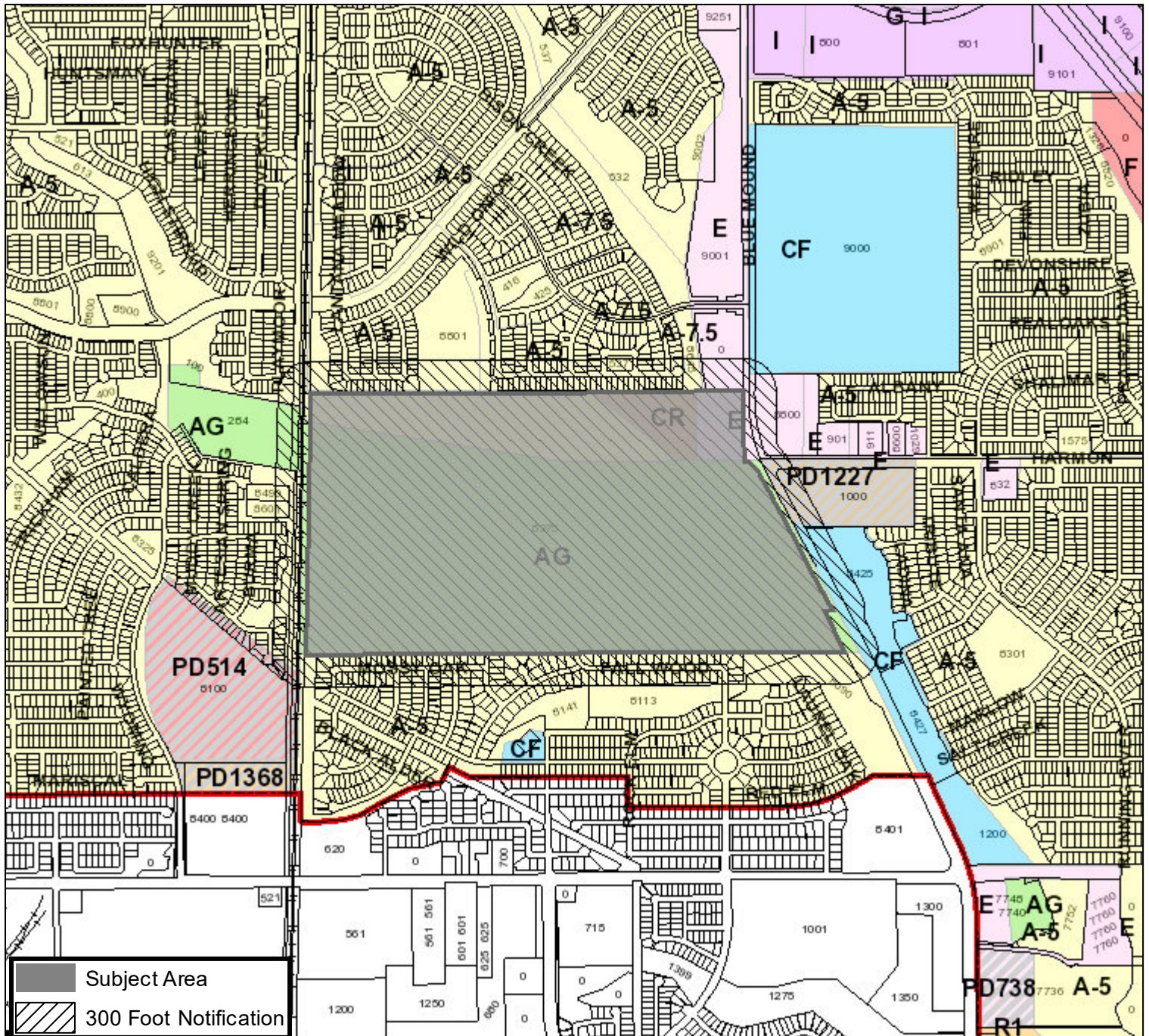
Comprehensive Plan Consistency – Far Northwest

The 2023 Adopted Comprehensive Plan designates the subject property as existing parkland uses.

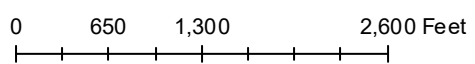
The proposed zoning of “CF” Community Facilities **is consistent** with the Comprehensive Plan.

Area Zoning Map

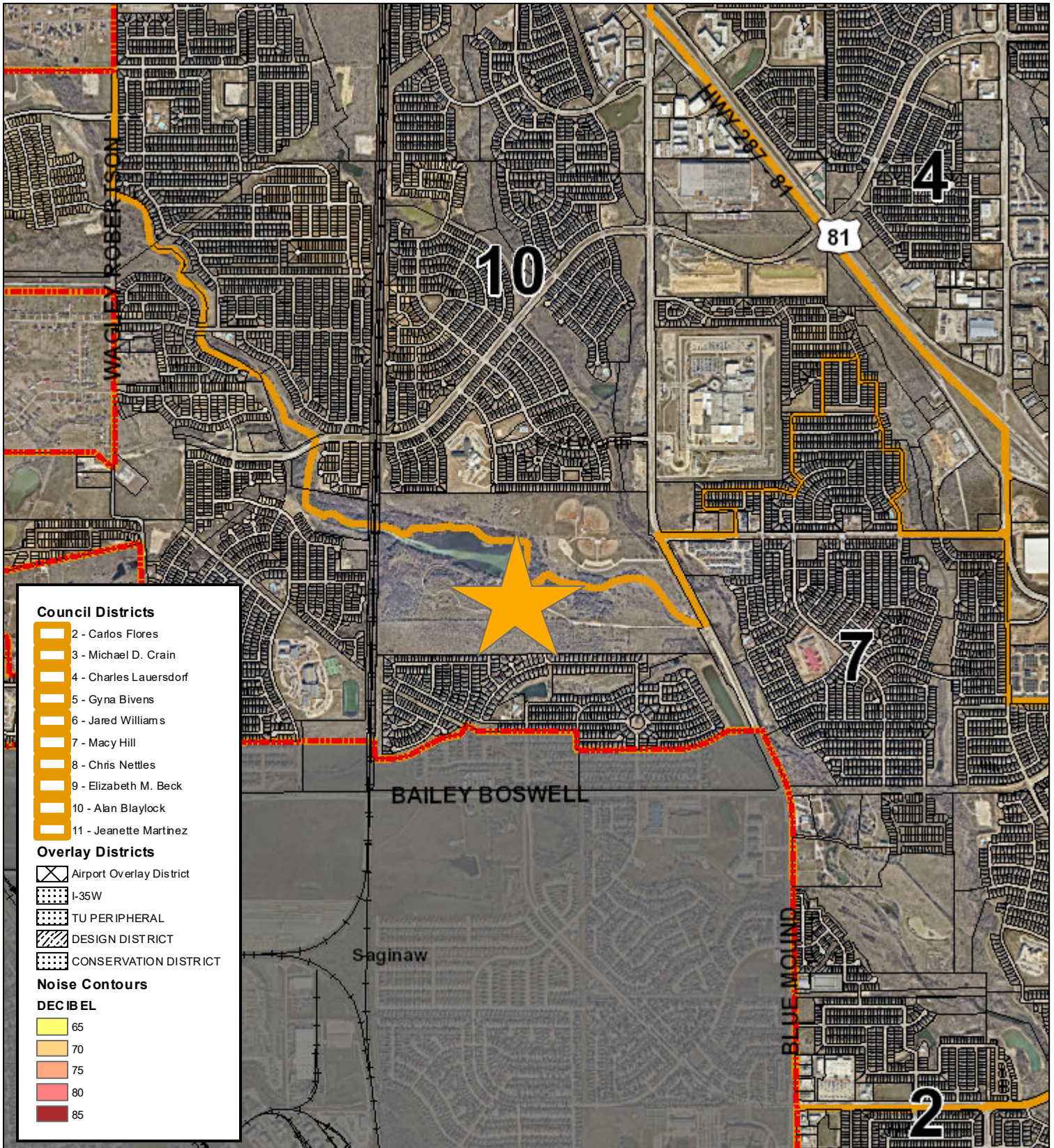
Applicant: City of Fort Worth
 Address: 8375 Blue Mound Road
 Zoning From: CR; A-5 & E
 Zoning To: CF
 Acres: 245.40319007
 Mapsco: Text
 Sector/District: Far_Northwest
 Commission Date: 7/10/2024
 Contact: 817-392-2495



Subject Area
 300 Foot Notification



Area Map



Council Districts

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

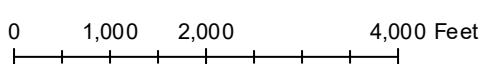
Overlay Districts

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

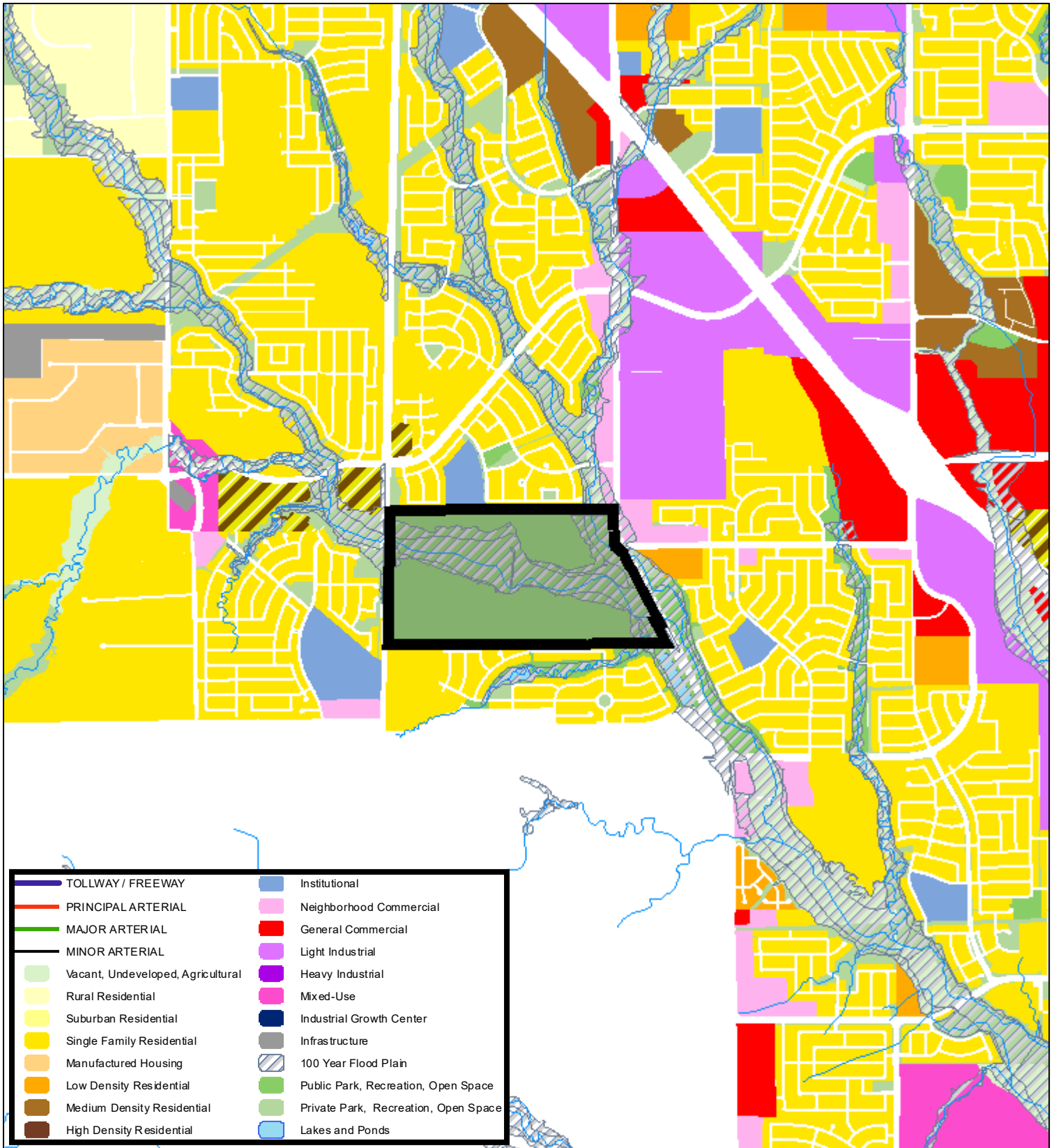
Noise Contours

DECIBEL

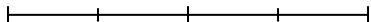
- 65
- 70
- 75
- 80
- 85



Future Land Use



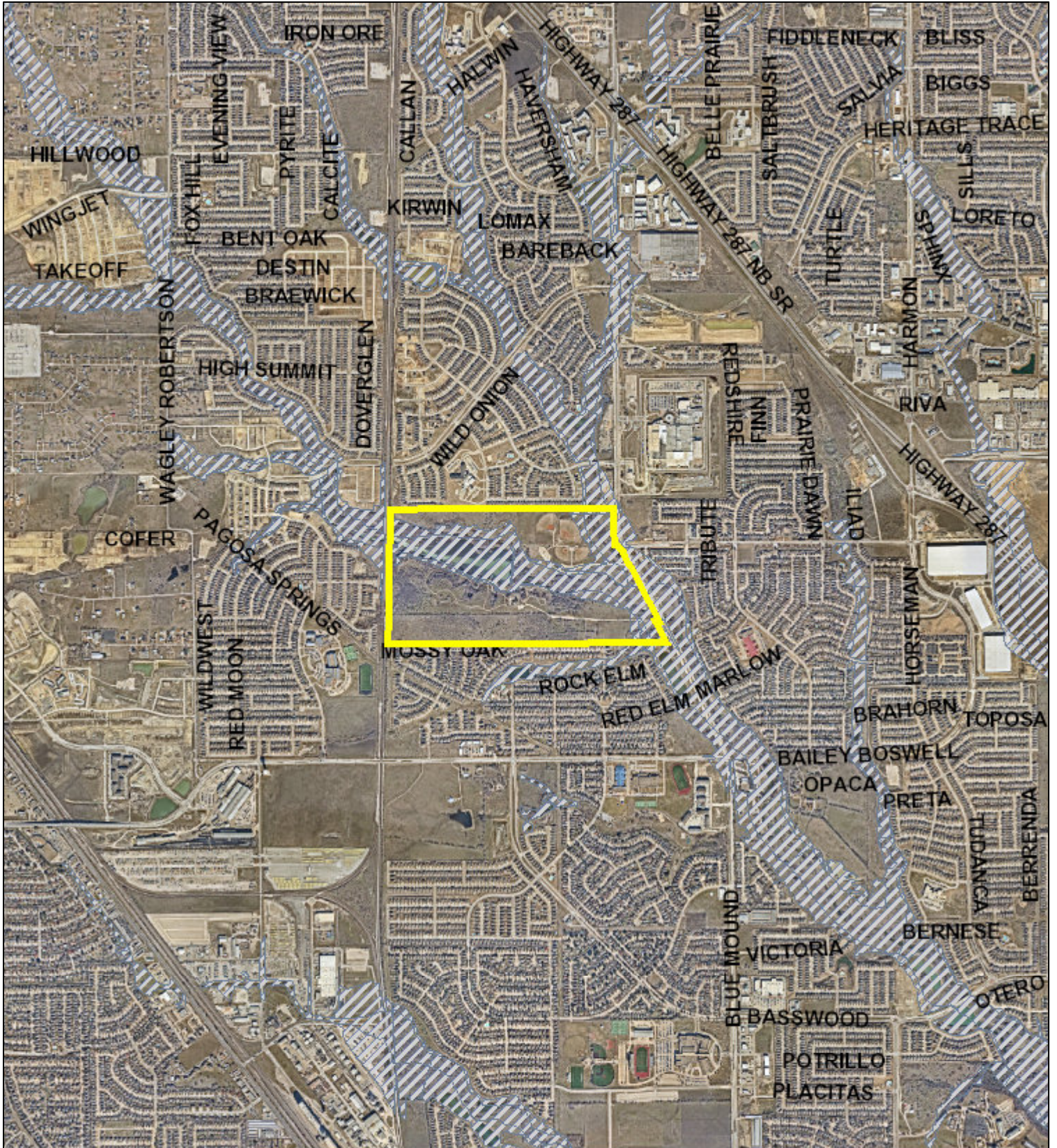
2,250 1,125 0 2,250 Feet



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.



Aerial Photo Map



0 1,500 3,000 6,000 Feet

