



Zoning Staff Report

Date: August 12, 2025

Case Number: SP-25-008

Council District: 5

Site Plan

Case Manager: Lynn Jordan

Owner / Applicant: Primera Organizacion Internacional De Iglesias Evangelicas Apostles Y Profetas Inc / Nikko Moore, MMA

Site Location: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
Acreage: 12.31 acres

Request

Proposed Use: Place of Worship

Request: To: Add site plan for church with accessory uses in “PD/CF” Planned Development/Community Facilities District

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 7-0

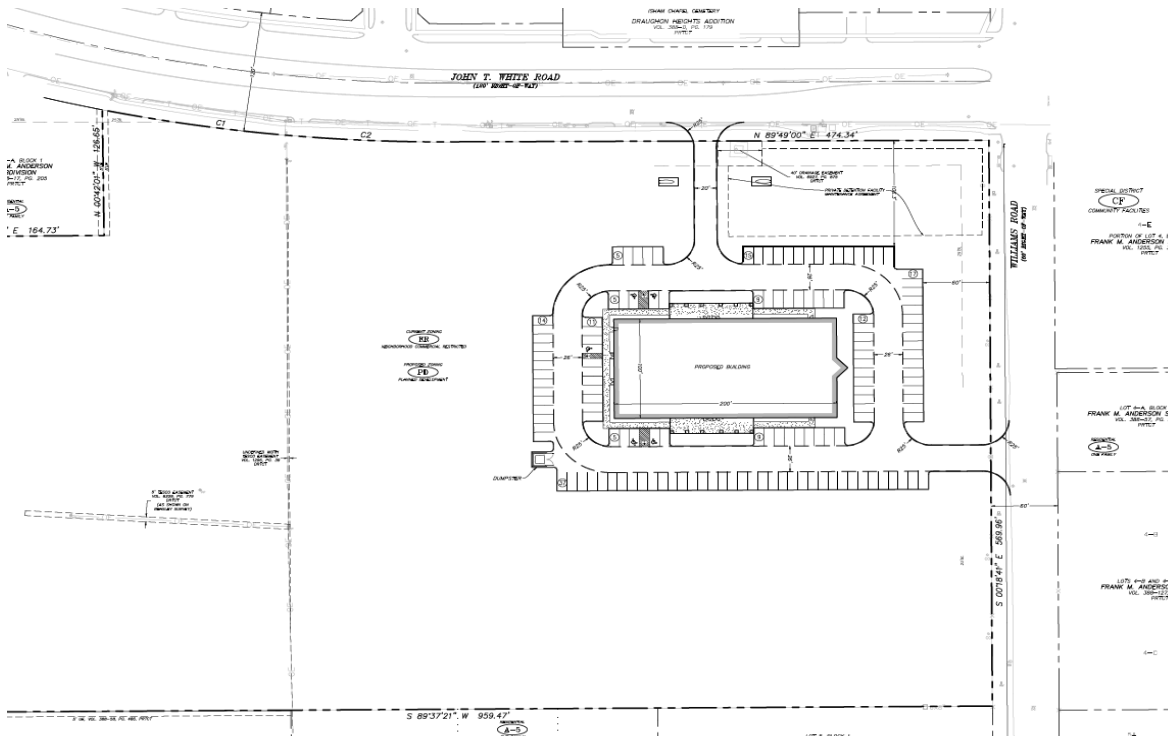
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Project Description and Background

The property is located at the intersection of John T. White Road and Williams Road. The current zoning of this site is Planned Development/Community Facilities, which was approved by Council June 2025 to allow for certain uses in “CF” Community Facilities, place of worship, museum, government facility, recreation facility, education and cultural facility; site plan required. The applicant is submitting the required site plan to allow development for a new place of worship.

The site plan depicts a 20,000-square foot building, one-story. John T. White and Williams Road will provide access. 139 parking spaces are being provided to meet minimum ordinance requirements. The site plan complies with all requirements for “CF” Community Facilities zoning district and no waivers or specific development standards are being requested.



Surrounding properties consist of vacant, single-family to the north, east and south. Two-Family duplexes to the west, vacant, single-family and landscaping business to the south.

Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant & office/professional

East “CF” Community Facilities, “A-5” One-Family / place of worship, single-family

South “PD 124” Planned Development for landscaping business with 5 horses for family and “A-5” One-Family / commercial, single-family, vacant

West “CR” Low Density Multifamily /duplexes and apartment complex

Recent Zoning History

- “PD124” Planned Development for landscaping business and keeping up to 5 horses for family: Approved 7/1991

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 **June 27, 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 **June 27, 2025**:

Organizations Notified	
Historic Randol’s Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth Alliance
John T White NA*	Ryanwood NA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Draughan Heights NA	East Fort Worth Business Association
East Fort Worth, Inc.	Fort Worth ISD

* *Closest registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

- #1. ~~Need to know how many seats are in the sanctuary, noted on the site plan.~~
- #2. ~~Confirm the only use in this proposed building is the Church.~~
- #3. ~~Indicate on the site plan the approximate location of any signage. Need to be outside of any setbacks or easements.~~
- #4. ~~Add SP-25-008 to the lower right hand corner. Remove ZC-25-074.~~
- #5. Indicate on the site plan the square footage of each lot and add the lot and block numbers. I need to know where the lot line actual is on the site plan.

#6. Add to the notes any building or parking lot lighting shall not trespass off the property.

(FYI)

Any future development will require a separate submittal of the site plan.

Remove square legend.

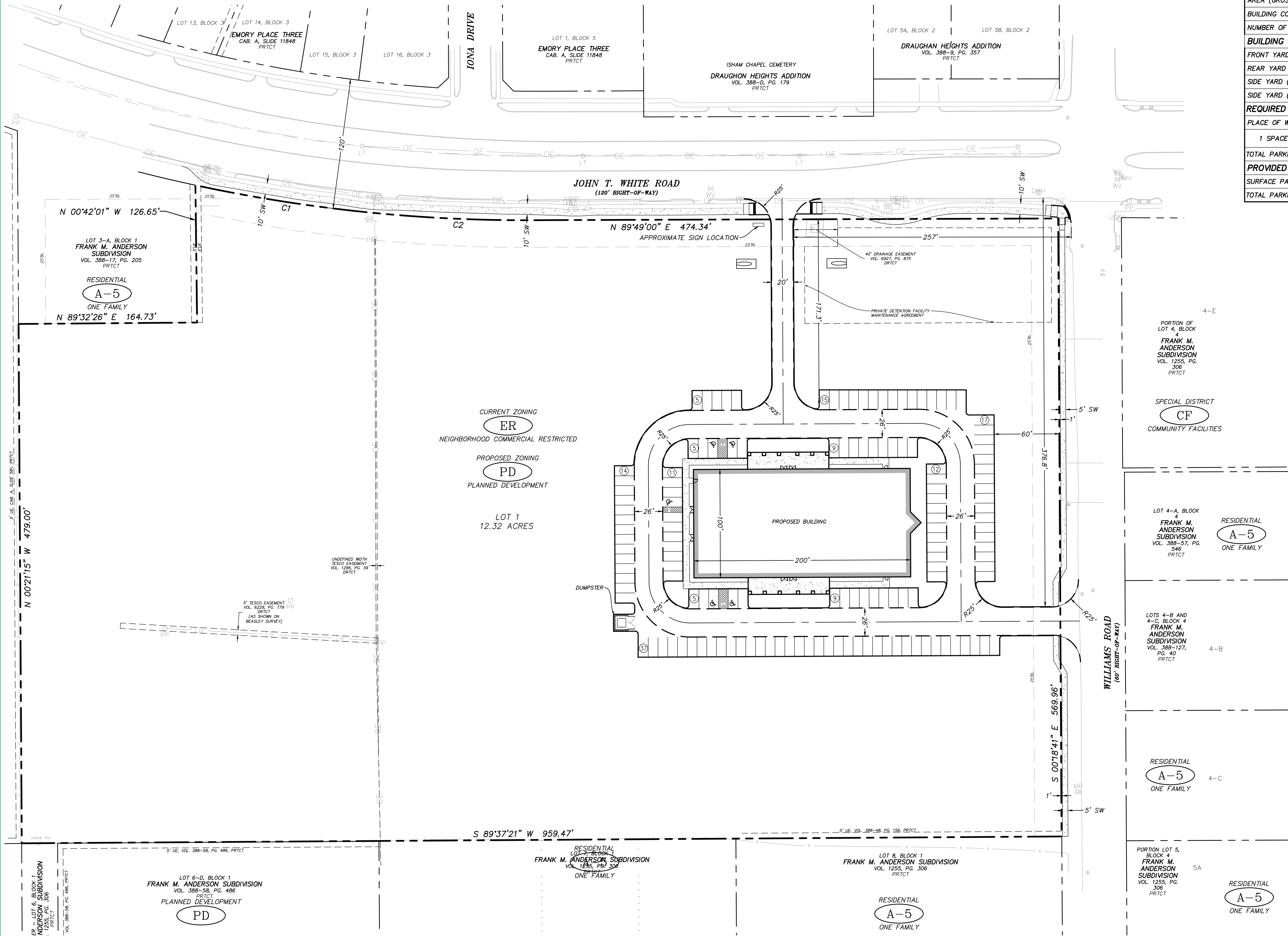
Platting

1. The attached plat is not recorded. Need to replat the proposed development as shown on the attached plat. Cannot get a building permit on remainder lots. Once the final plat is recorded and addressed and the address is uploaded to GIS this project can submit for a building permit.

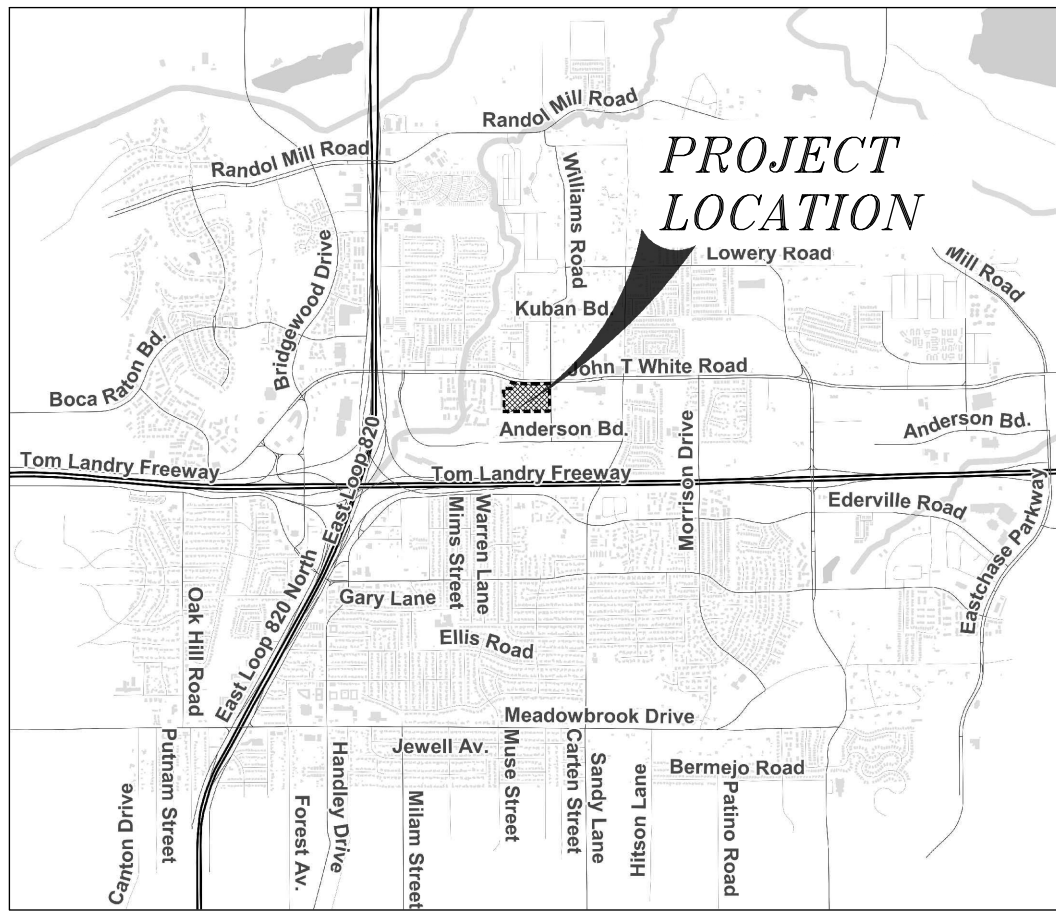
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



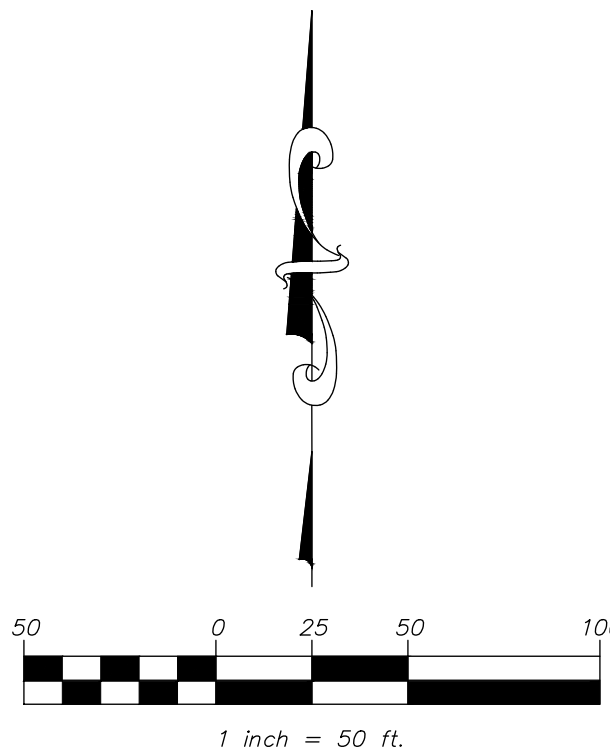
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1450.00'	168.20'	6° 38' 46"	S 81°12'22" E	168.10'
C2	1450.00'	155.89'	6° 09' 35"	S 87°36'33" E	155.81'



SITE DATA TABLE	
SITE DATA	
BASE ZONING	CF
SITE AREA	12.32 AC/536,504 SF
BUILDING DATA	
NUMBER OF STORES	1 STORY
AREA (GROSS)	20,098 SF.
BUILDING COVERAGE	20,098 SF (3.75%)
NUMBER OF SEATS IN SANCTUARY	660 SEATS
BUILDING SETBACKS	
FRONT YARD	20' MIN.
REAR YARD	5' MIN.
SIDE YARD (INTERIOR)	5' MIN.
SIDE YARD (CORNER)	20' MIN. TO SIDE STREET
REQUIRED PARKING	
PLACE OF WORSHIP	
1 SPACE PER 5 SEATS IN SANCTUARY OR WORSHIP AREA	132 SPACES
TOTAL PARKING	132 SPACES
PROVIDED PARKING	
SURFACE PARKING	139 SPACES
TOTAL PARKING	139 SPACES



VICINITY MAP
NO SCALE



- NOTES:
1. ALLOWED USES WILL INCLUDE PLACE OF WORSHIP, RECREATION, EDUCATION OR MUSEUM/CULTURE FACILITY.
 2. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS.
 3. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND SECTION 4.7.11.D.6A, ENHANCED LANDSCAPING.
 4. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 5. UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH ARTICLE 4, SIGNS.
 6. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 7. ANY BUILDING OR PARKING LOT LIGHTING SHALL NOT TRESSPASS OFF THE PROPERTY.

PLANNED DEVELOPMENT
SITE PLAN
IGLESIA EVANGELICA
APOSTOLES Y PROFETAS
FRANK M. ANDERSON
SUBDIVISION LOTS 1-R AND 2-R BLOCK 1
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
MAY 2025

ZONING CASE # SP-25-008

OWNER/DEVELOPER:

PRIMERA ORGANIZACION INTERNACIONAL
DE IGLESIAS EVANGELICAS
APOSTOLES Y PROFETAS INC.
6626 BRIDGES AVENUE
RICHLAND HILLS, TEXAS 76118
CONTACT: RUBEN SAAVEDRA
TEL: (214)-715-3558
EMAIL: armandosf@hotmail.com

ENGINEER



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CONTACT: DOUGLAS COOPER, AICP

DIRECTOR OF DEVELOPMENT SERVICES

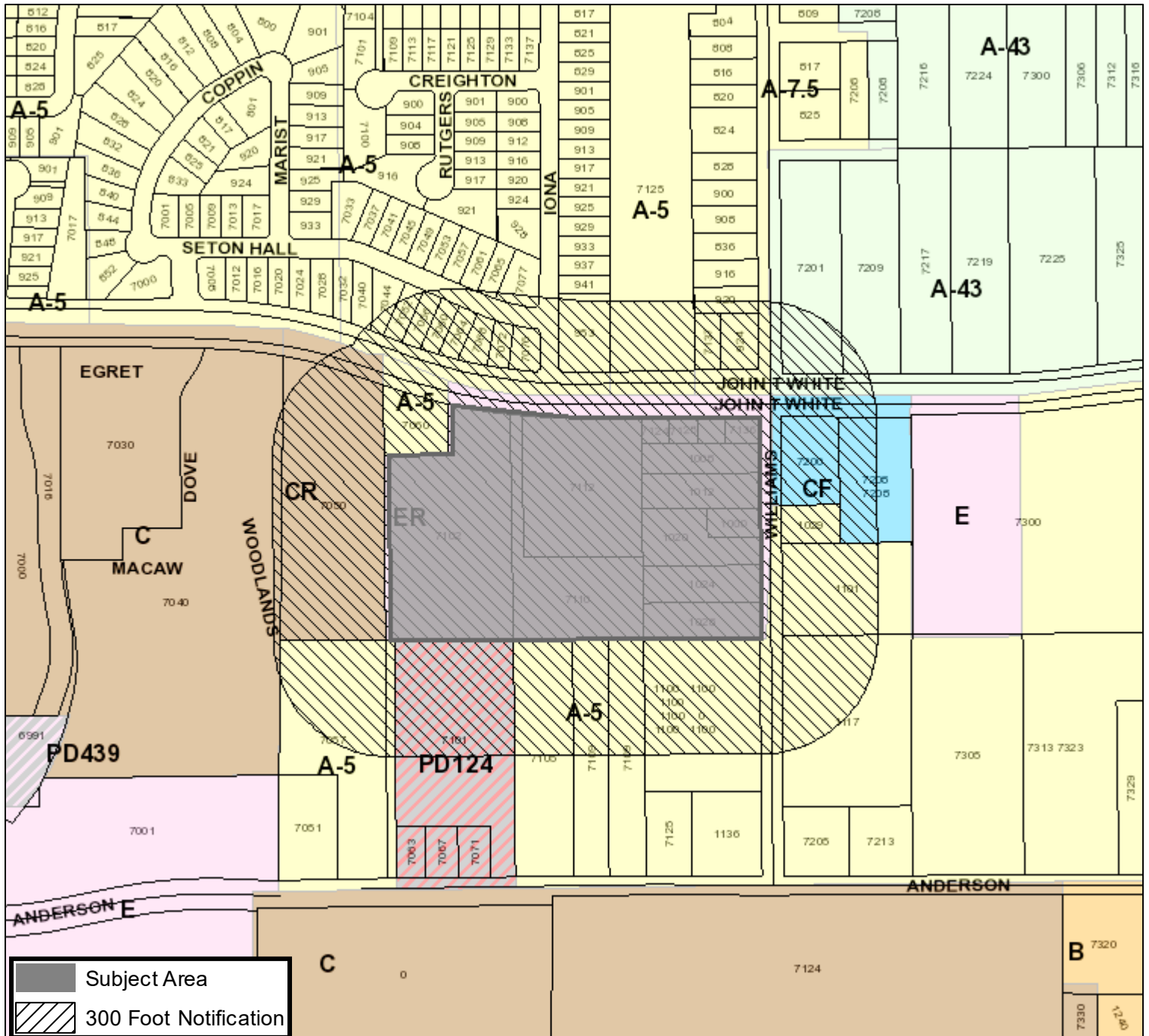
DATE



SP-25-008

Area Zoning Map

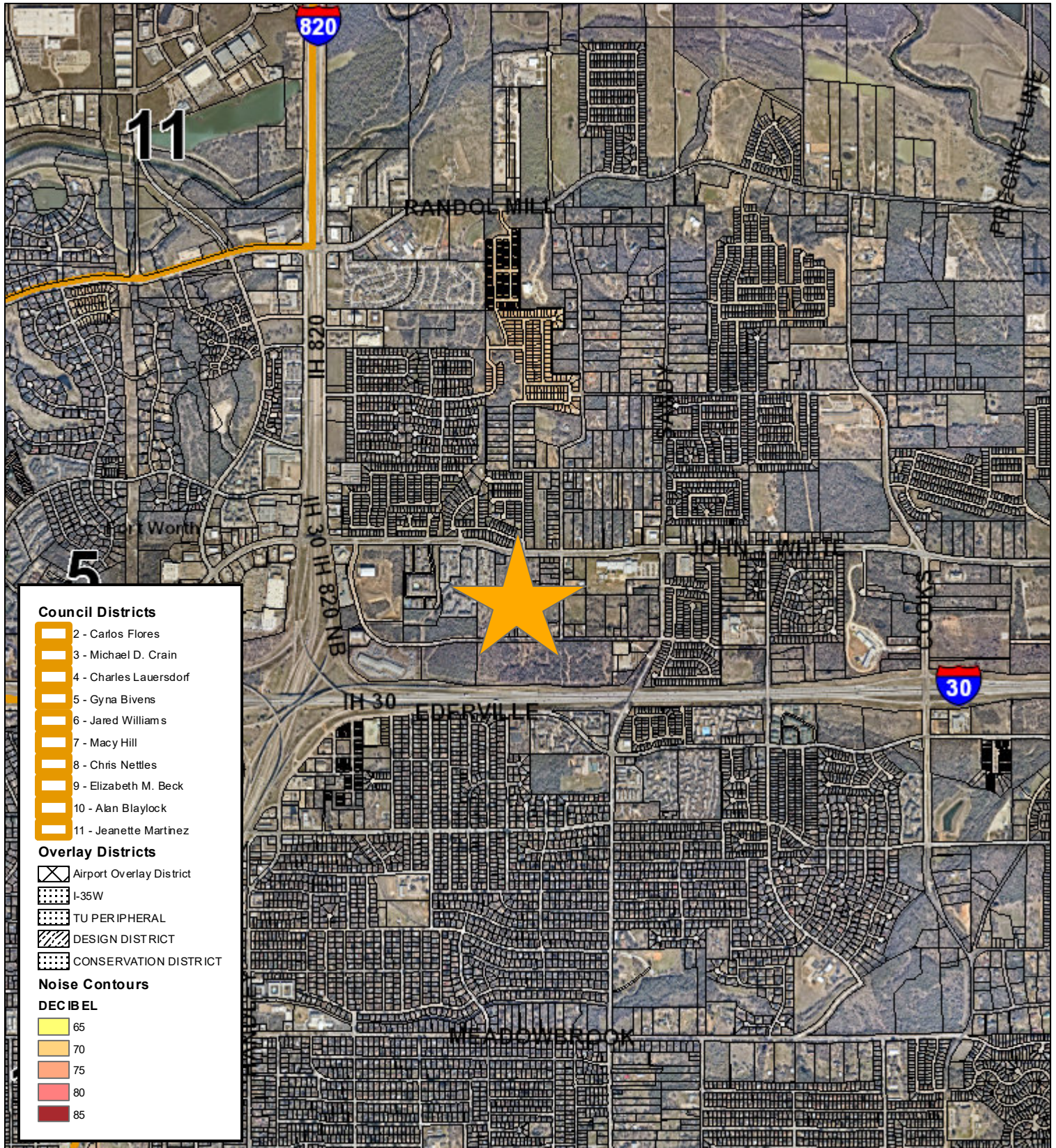
Applicant: Primera Organizacion Internacional de Iglesias/MMA
Address: 7100 block (evens) John T. White Road, 1000 block (evens) Williams Road
Zoning From: ER
Zoning To: CF
Acres: 12.319
Mapsc0: Text
Sector/District: Eastside
Commission Date: 7/9/2025
Contact: 817-392-7869



0 185 370 740 Feet

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Area Map

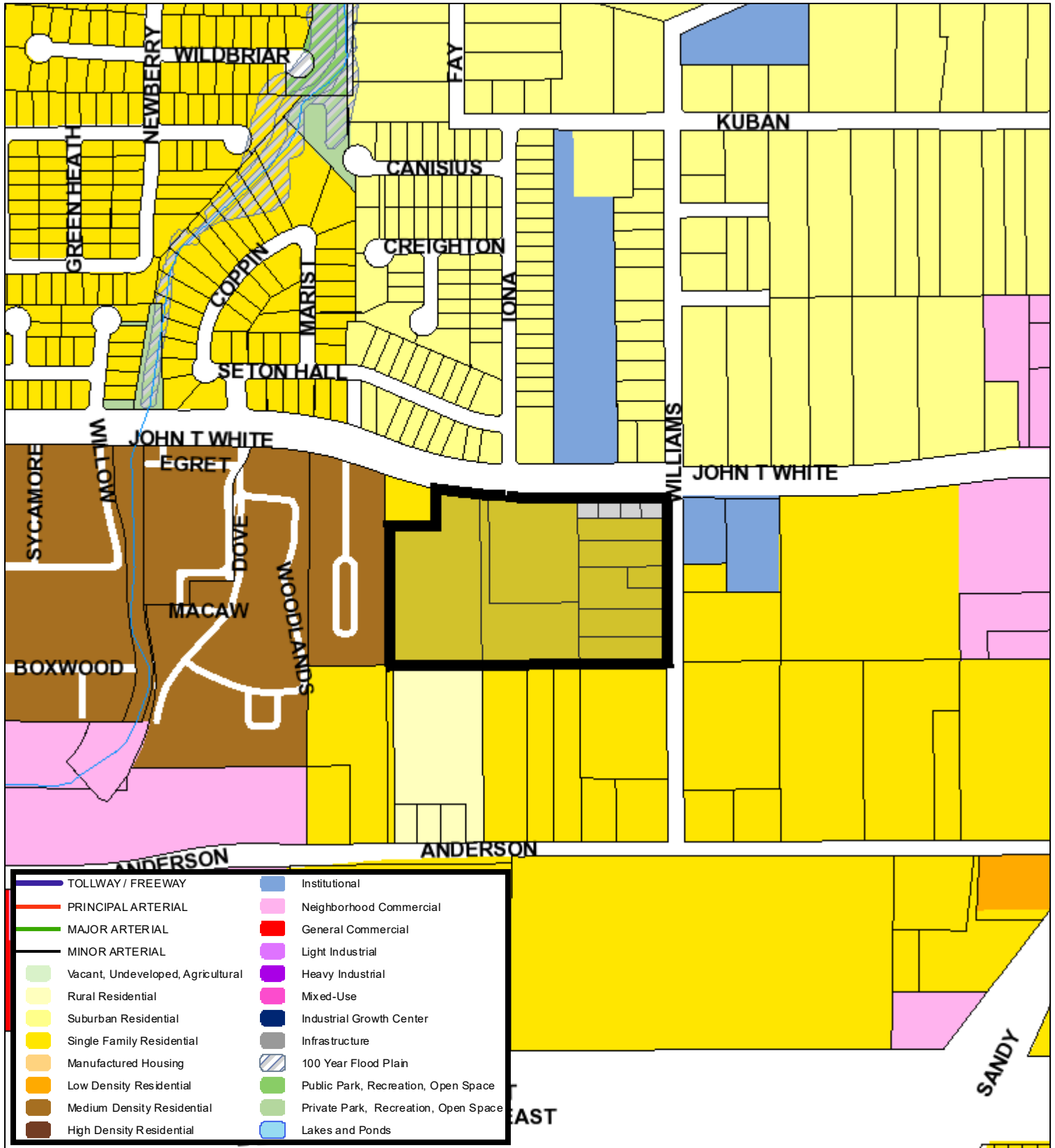


0 1,000 2,000 4,000 Feet



SP-25-008

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.

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SP-25-008

Aerial Photo Map



0 287.5 575 1,150 Feet

