



# Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-140

Council District: 3

## Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: HighFive Trust

Site Location: 10300 block of Chapin Road

Acres: 13.62 acres

### Request

Proposed Use: Office, Mini-warehouse, Commercial

Request: From: "AG" Agricultural

To: "G" Intensive Commercial; "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus mini-warehouse; site plan included.

### Recommendation

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

Comprehensive Plan Consistency: Requested change is: *Tract 1: consistent*  
*Tract 2: not consistent*

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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## Project Description and Background

The subject property is located on Chapin Road near the intersection of Chapel Creek Blvd. The applicant is requesting to rezone the property into two tracts.

Tract 1: “AG” Agricultural to “G” Intensive Commercial. This site is located adjacent existing “G” and “E” zoned property in close proximity to the I-30 service road and Chapel Creek Blvd, which is considered a “Regional Arterial” on the Master Thoroughfare Plan (MTP). Large commercial centers are appropriate at these locations. The proposed zoning would provide important regional commercial tract for of west Fort Worth.

Tract 2: “AG” Agricultural to “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus miniwarehouse to allow for development of a new office building and miniwarehouse. The proposed development consists of the following:

Building	Height	Square feet
Building A (miniwarehouse)	4 stories	120,000
Building B (Office)	1 story	5,200
Building C (miniwarehouse)	1 story	5,175

Mini-warehouses are first allowed by right in industrial districts, however, many have opted to request PD’s and locate in close proximity to residential to capture this market. This is the case for this proposed development.

Surrounding properties are primarily developed for residential uses to the north and west with vacant land east and south.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family homes  
East “AG” Agricultural / vacant  
South “AG” Agricultural / vacant  
West “A-5” One-Family / single-family homes, telecommunications antenna

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Westland NA	Chapel Creek NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*\*Located just south of this registered Neighborhood Organization.*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing to change the zoning of this property from “AG” Agricultural District to “G” and “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus mini-warehouse. Surrounding land uses consist of single-family to the north and west with vacant land south and east. The overall vacant tract contains both “G” and “E” zoning near the I-30 West service road, which is appropriate.

The new “G” zoning on Tract 1 is compatible at this location. The proposed mini-warehouses on Tract 2 could be problematic due to the height of the Building A and proximity to residential. The applicant has provided a screening fence and 50 ft buffer to ease the issue. However, staff has asked the applicant to provide a rendering of proposed building and site lines from the single-family. Staff would feel more comfortable supporting the proposal if site impacts to the surrounding single-family were truly mitigated by the proposed setbacks. Overall, mini-warehouses are intended to serve single-family residences that are located nearby. They typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

As a result, the proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far West

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The adopted Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The proposed “G” zoning for Tract 1 **is consistent** with the Comprehensive Plan and the following policy:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Tract 2: **is not consistent** with the Comprehensive Plan. However, the policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

- 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.

### Economic Development Plan

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The adopted Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

## PERFORMANCE METRICS

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

## Site Plan Comments

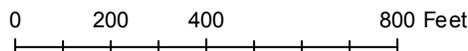
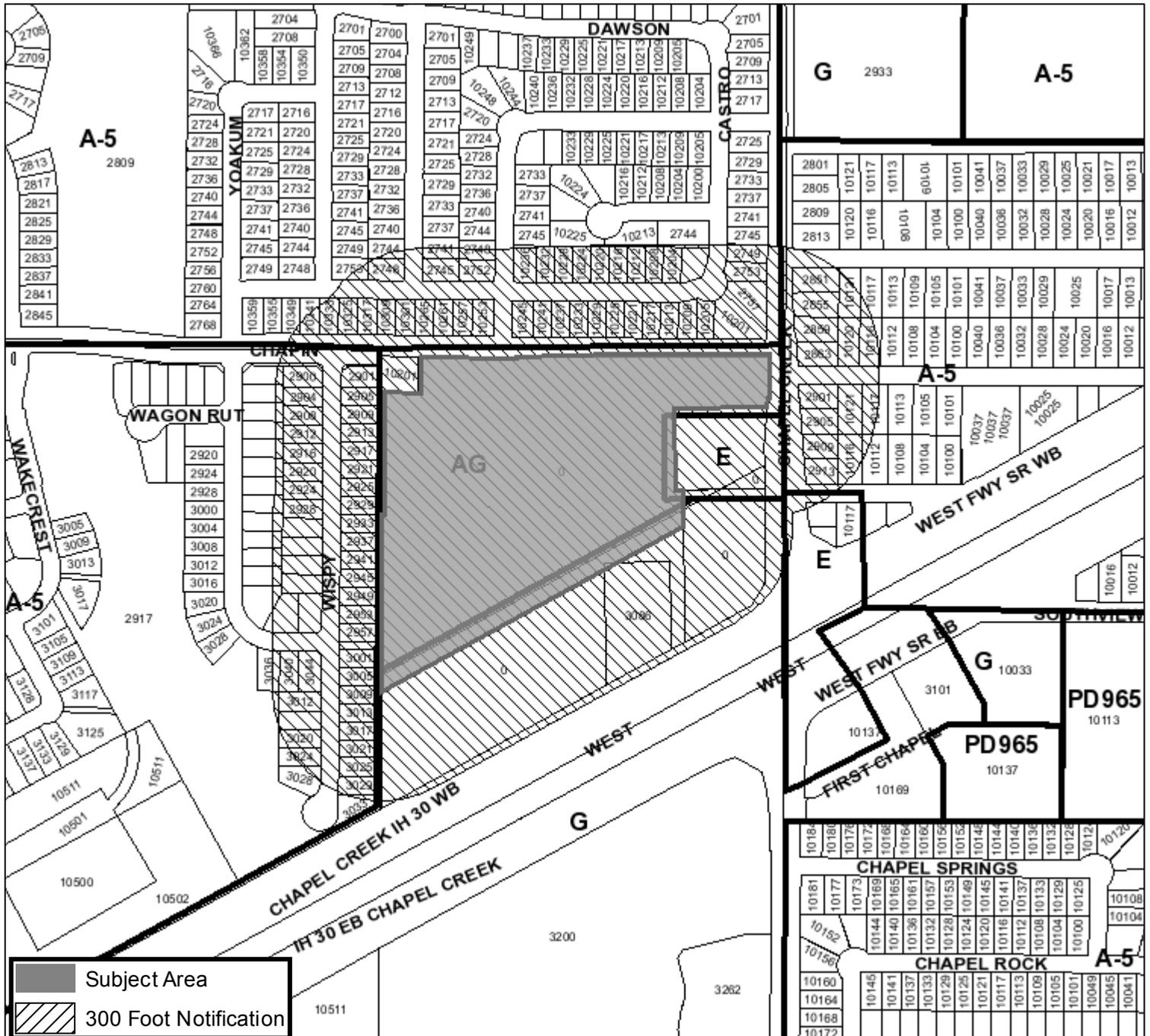
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The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

*(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.)*

### Area Zoning Map

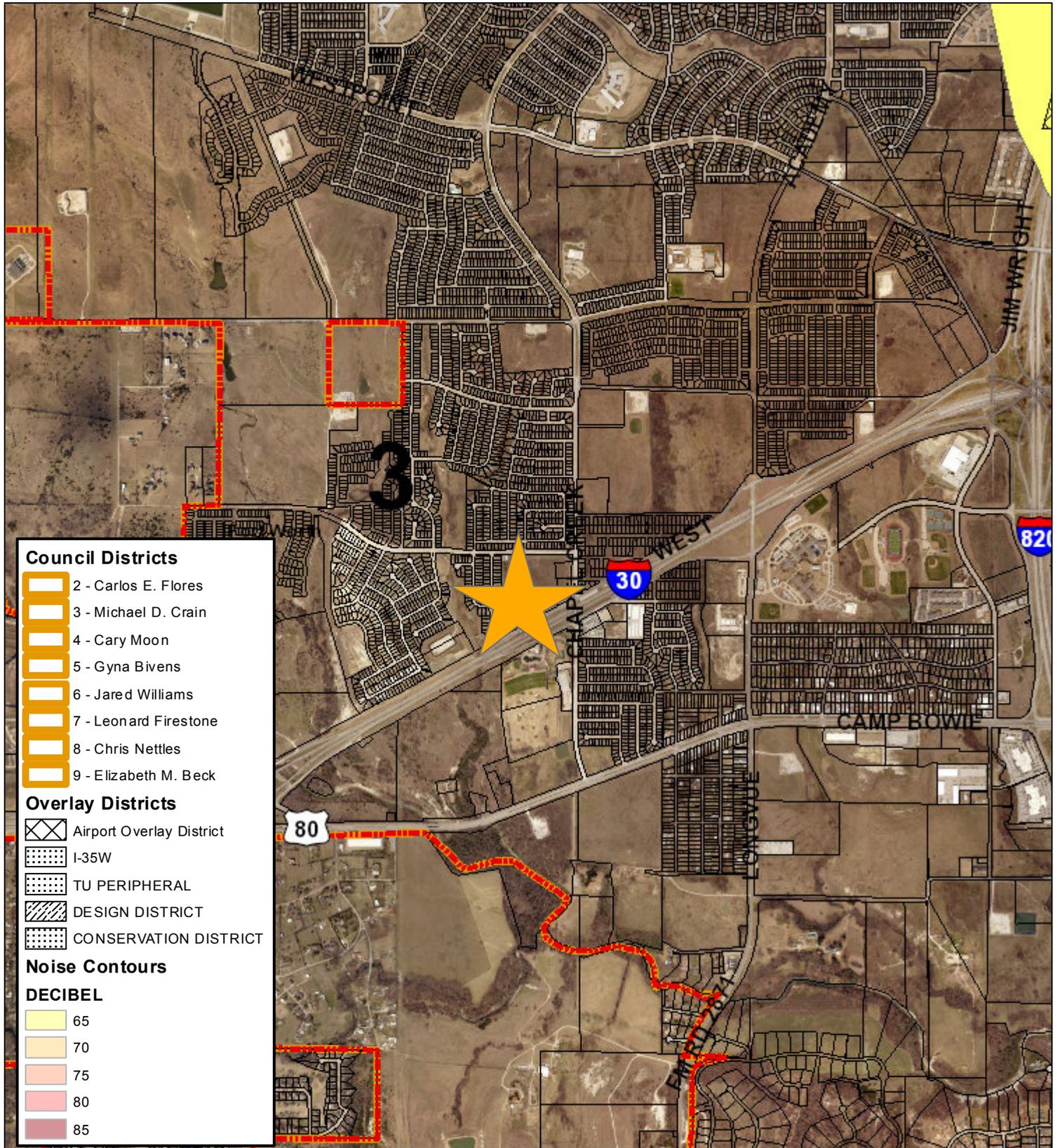
Applicant: HighFive Trush - BJA (Mark)  
 Address: 10300 block Chapin Road  
 Zoning From: AG  
 Zoning To: PD for G intensive commercial  
 Acres: 13.62297907  
 Mapsco: 72JK  
 Sector/District: Far West  
 Commission Date: 9/14/2022  
 Contact: 817-392-8047







### Area Map



**Council Districts**

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

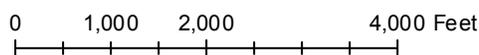
**Overlay Districts**

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

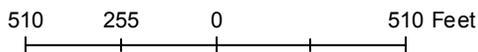
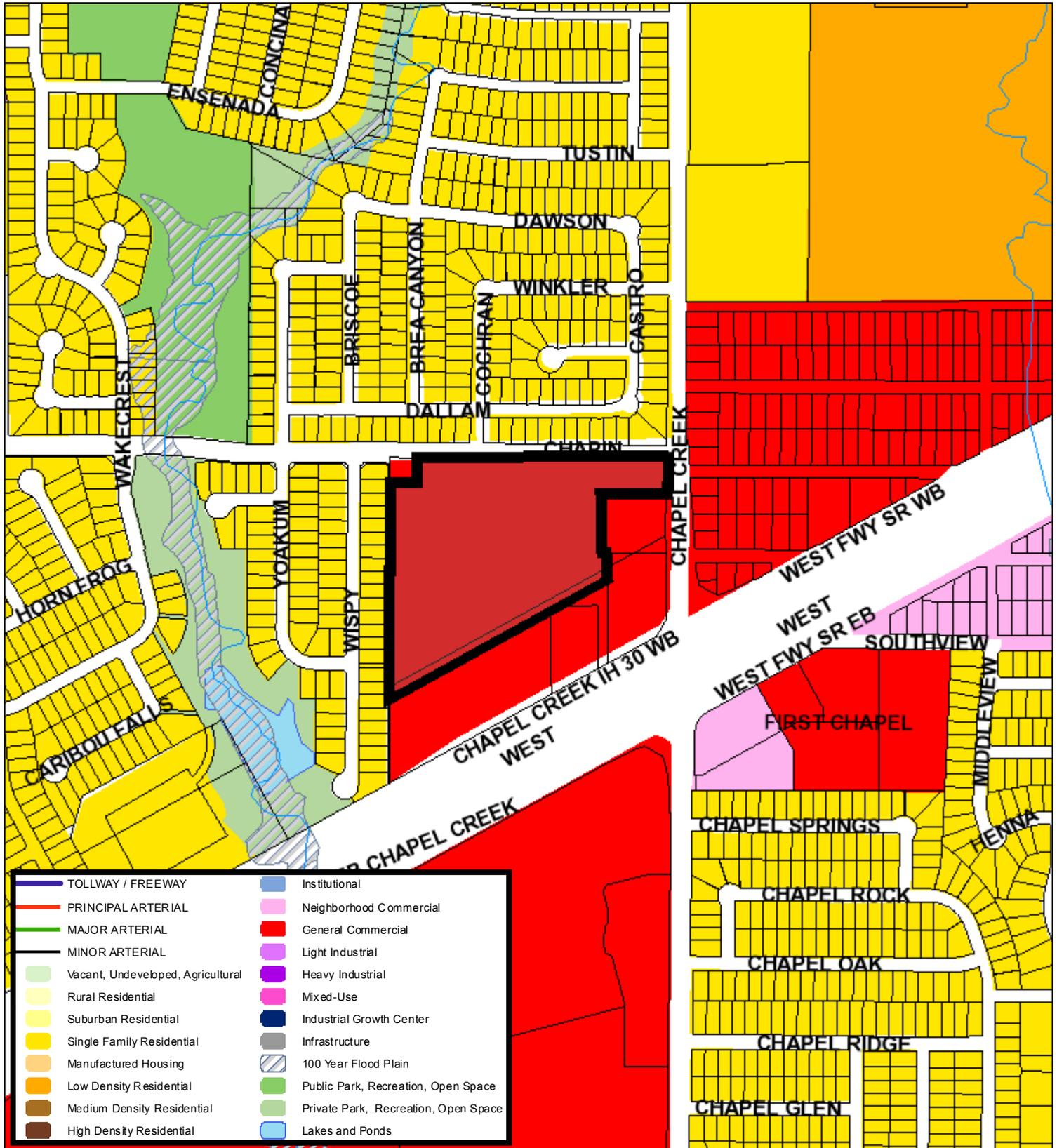
**Noise Contours**

**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



0 320 640 1,280 Feet

