



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-055

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Andrews 400 Ranch LP

Site Location: 9513 Chapin Road

Acres: 2.94 acres

Request

Proposed Use: Industrial Warehouse / Distribution Center

Request:
From: “AG” Agricultural
To: “I” Light Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment).**

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located along the south side of Chapin Road, just west of its intersection with Alameda Street. The site is currently vacant and it is zoned “AG” Agricultural District. A larger 68-acre tract of land to the north of this site was rezoned to “I” Light Industrial District in April 2021 (case ZC-21-002) for a new warehouse development. The roadway improvements required for this development include realignment of Chapin Road to match the configuration shown on the Master Thoroughfare Plan:



The 2.94-acre tract that is the subject of this rezoning request was purchased to accommodate this roadway improvement. Any remaining land will be incorporated into the larger industrial development to the north. The applicant has indicated that this portion of the site will be used for detention only, and no warehouse buildings or other structures are planned for this corner of the site. Once the roadway improvements are complete, the entire property will be located on the north side of Chapin Road, rather than on both sides of the roadway as shown with the existing configuration.

Surrounding Zoning and Land Uses

North “I” Light Industrial / vacant and “AG” Agricultural / church
East “AG” Agricultural / gas well site and “G” Intensive Commercial / vacant
South “AG” Agricultural / single-family dwelling and landscape company
West “I” Light Industrial / vacant

Recent Zoning History

- ZC-21-002: Rezoned 68.73 acres of land north of the subject property from “AG” Agricultural and Planned Development “PD 703” to “I” Light Industrial.

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (emailed April 1, 2022)

Organizations Notified	
Montserrat HA	Chapin Road & Alameda St NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone this property from “AG” Agricultural to “I” Light Industrial. The subject property will be developed in conjunction with a larger industrial site immediately to the north. Specifically, this site will be used for the realignment and improvement of Chapin Road to serve the proposed development.

Surrounding properties are primarily vacant, with all surrounding land on the south side of Chapin Road zoned “AG” Agricultural and land on the north side of Chapin Road zoned “I” Light Industrial. There is an existing church northeast of the subject property and a single-family home and landscaping business located to the south.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the subject property as “Rural Residential” on the Future Land Use Map. However, a large area of surrounding property to the north and west of this site is designated as “Light Industrial” on the Future Land Use Map. This site is intended to be developed with the area that is designated as “Light Industrial” and will be located directly adjacent to this site once the planned improvements to Chapin Road are complete.

In addition, the proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

Chapin Road is designated as an arterial roadway on the City’s Master Thoroughfare Plan and this site has direct access to the West Loop 820 Freeway. Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan (minor boundary adjustment). If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect industrial development in this location.

Economic Development Plan

The 2018 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

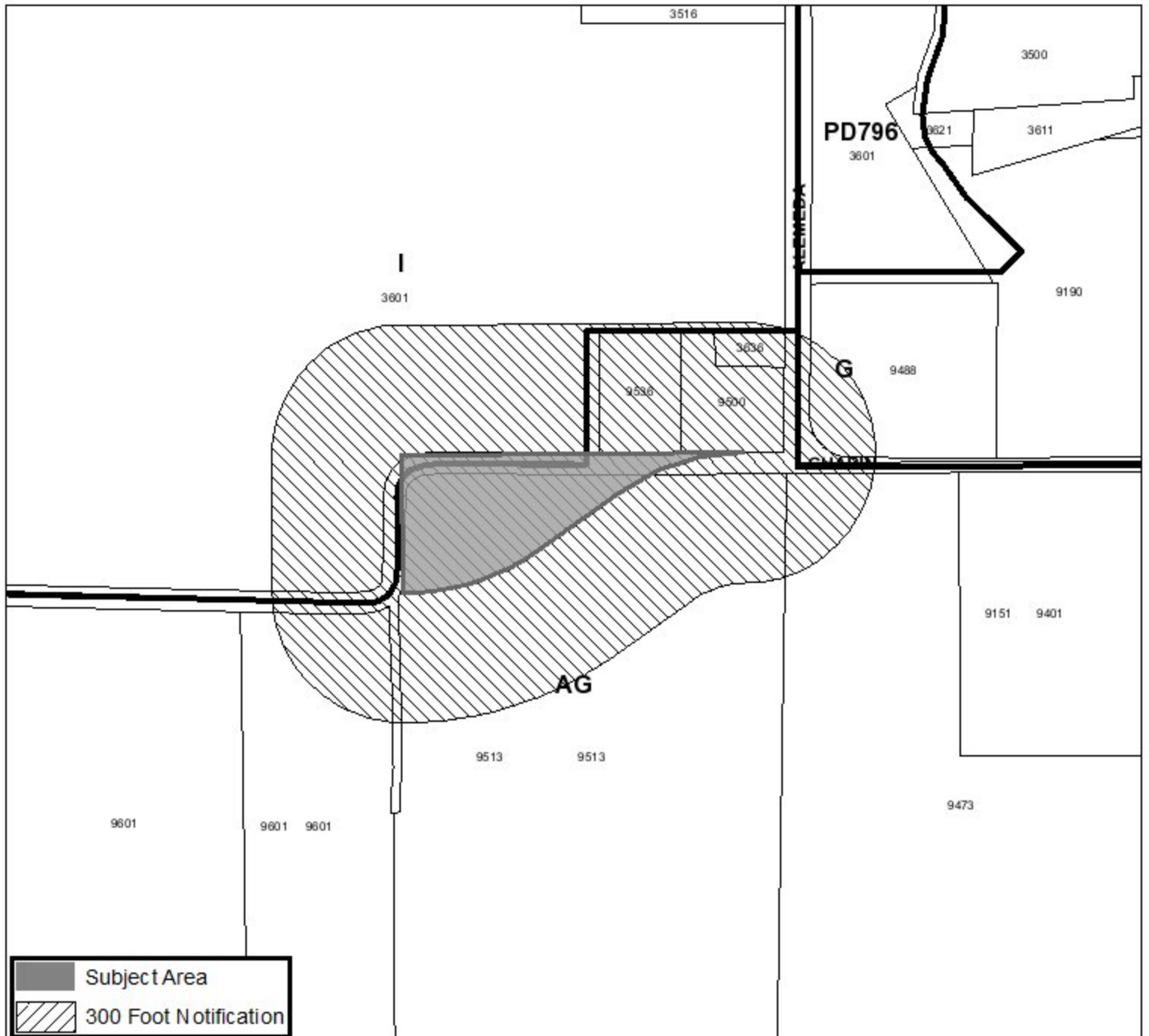
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





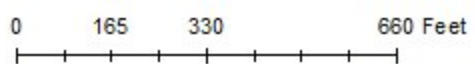
ZC-22-055

Area Zoning Map

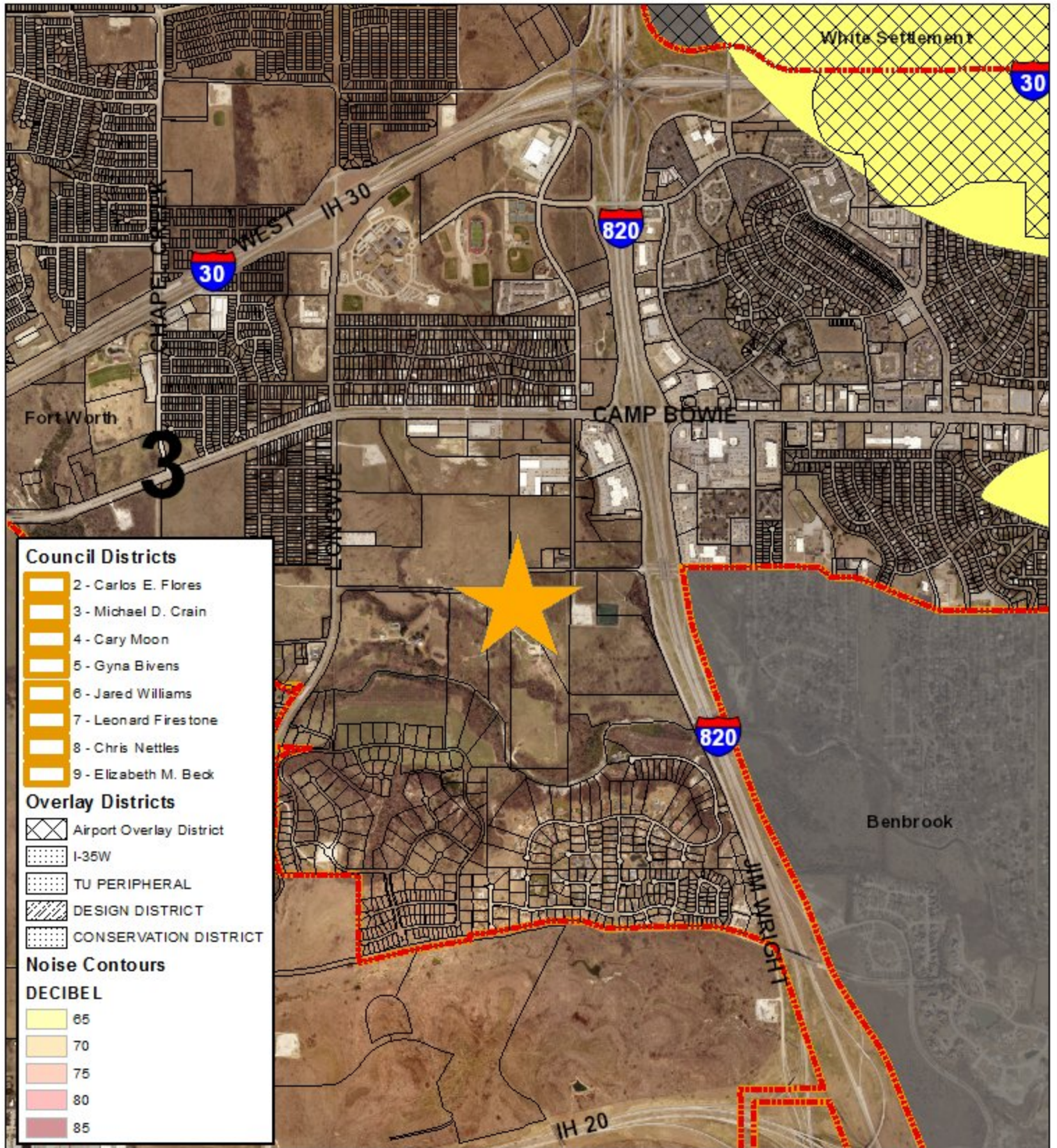
Applicant: Andrews 440 Ranch LP
 Address: 9513 Chapin Road
 Zoning From: AG
 Zoning To: I
 Acres: 2.9390401
 Mapsco: 72V
 Sector/District: Far West
 Commission Date: 4/13/2022
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



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

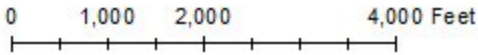
Overlay Districts

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

Noise Contours

DECIBEL

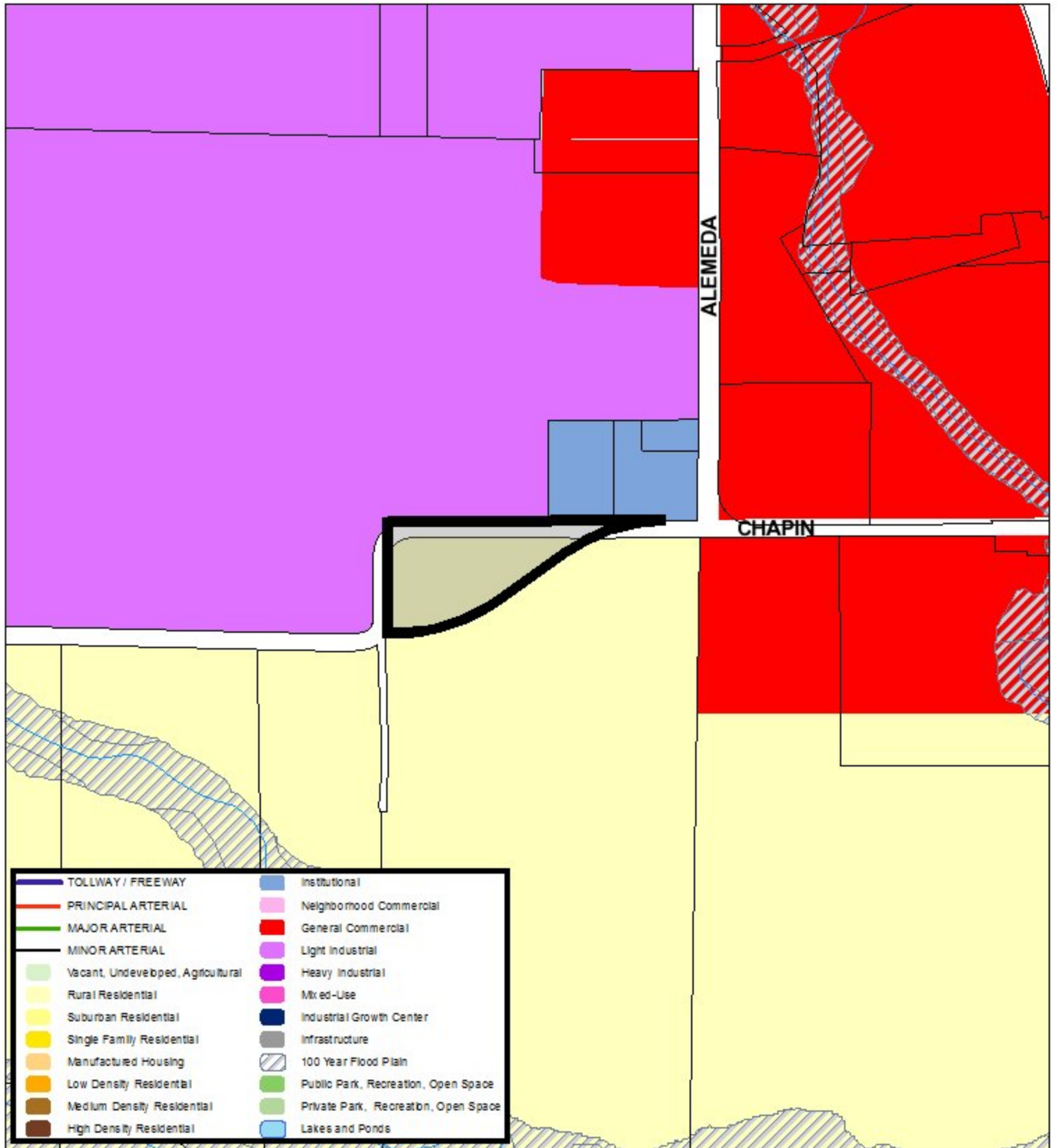
- 65
- 70
- 75
- 80
- 85





ZC-22-055

Future Land Use



375 187.5 0 375 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



0 240 480 960 Feet

