



Zoning Staff Report

Date: October 12, 2021

Case Number: ZC-21-137

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Chapel Creek Development Co. LLC

Site Location: 10137 First Chapel Drive

Acreage: 2.01

Request

Proposed Use: Miniwarehouse

Request: From: "G" Intensive Commercial

To: PD 965 for "G" Intensive Commercial uses plus mini-warehouse with a waiver to 40 ft. supplemental setback requirement, site plan required

Recommendation

Land Use Compatibility:

Requested change **is compatible.**

Comprehensive Plan Consistency:

Requested change **is consistent (Technical Inconsistency).**

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 9-0

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Zoning Staff Report

Project Description and Background

10. Aerial Photograph

The proposed site is located south of Southview Drive near the access road of I-30W. The applicant is proposing a zoning change to PD/G plus mini-warehouse.

The applicant intends to construct a roughly 58,000 sf, one story climate controlled building. The site plan will require a waiver due to the proximity to residential and structures within the 40 ft. supplemental setback on the south side. The applicant intends to construct an 8' masonry wall separating the use and single-family to the south. The proposed expansion will tie into the existing storage units already constructed just west of the site.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / vacant

East "PD 965" PD/G for all uses in "G" Intensive Commercial plus mini warehouse; site plan included / mini warehouse

South "A-5" One-Family / single-family

West "G" Intensive Commercial / restaurant, gas station

Recent Zoning History

- ZC-12-127; from "G" Intensive Commercial to PD/G for all uses in "G" Intensive Commercial plus mini warehouse; site plan included

Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.

The following organizations were notified: (August 23, 2021)

Organizations Notified	
Westland NA*	Chapin Rd & Alameda St NA
Chapel Creek NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

* The proposed site is located within this NA.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to PD for ‘G’ Intensive Commercial uses plus mini-warehouse with a waiver to 40 ft. supplemental setback requirement, site plan required. Surrounding uses vary with mini-warehouses to the west, Sonic and gas station just east, and vacant land to the north.

The proposed site is in close proximity to commercial corridor near the corner of IH-30 and Southview Road. The proposed addition is intended to serve the numerous single-family residences that are located nearby. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan designates the subject property as general commercial. The policy below applies to this development.

- 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.

The proposed zoning change request **is not consistent (Technical Inconsistency)** with the Comprehensive Plan and the policy stated above.

Site Plan Comments

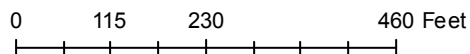
Zoning

- The site plan is in general compliance with the Zoning Ordinance regulations.
- The applicant is requesting a waiver to the 40 ft. supplemental setback
 - The applicant is providing a roughly 30 ft. supplemental setback

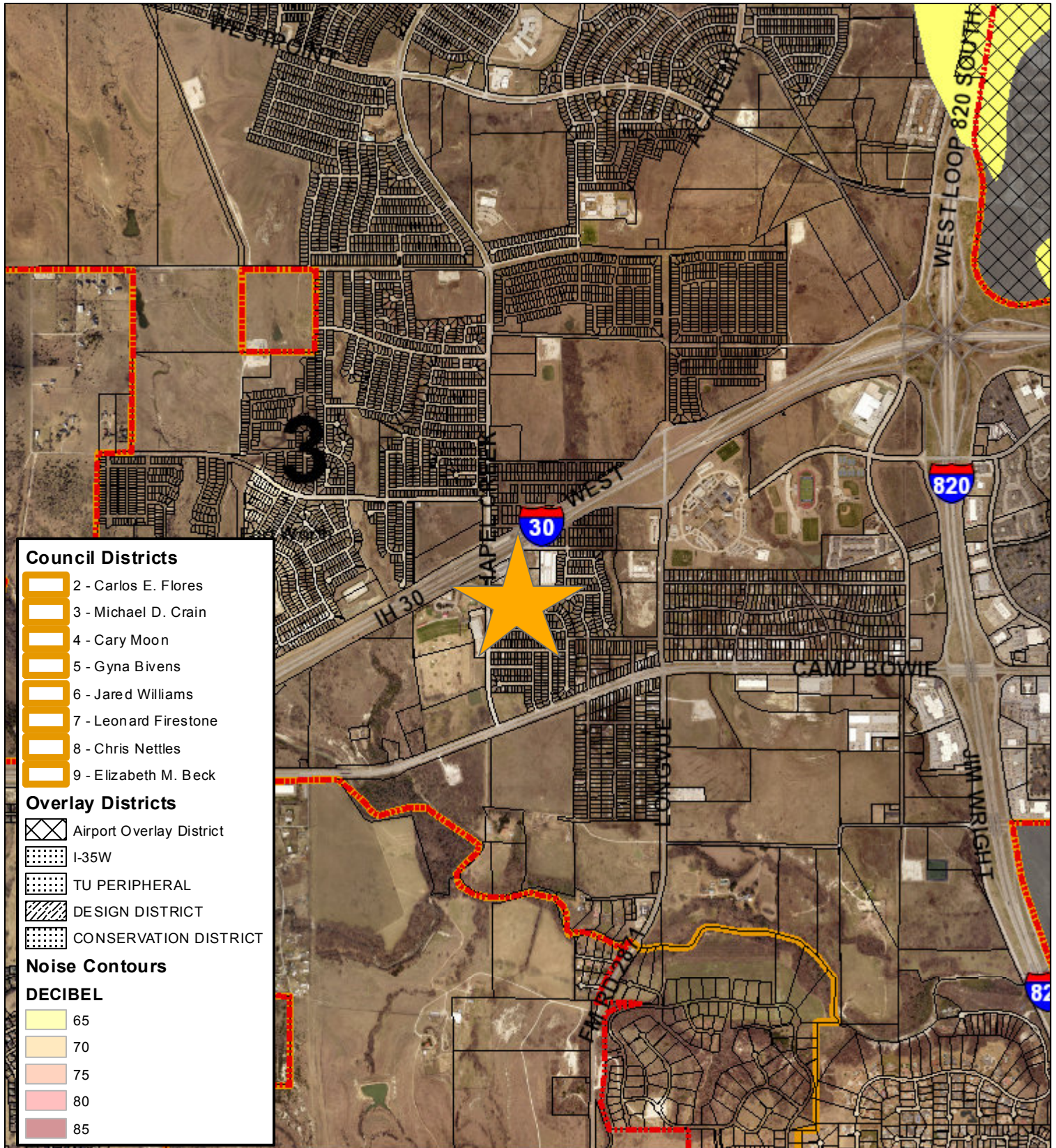
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

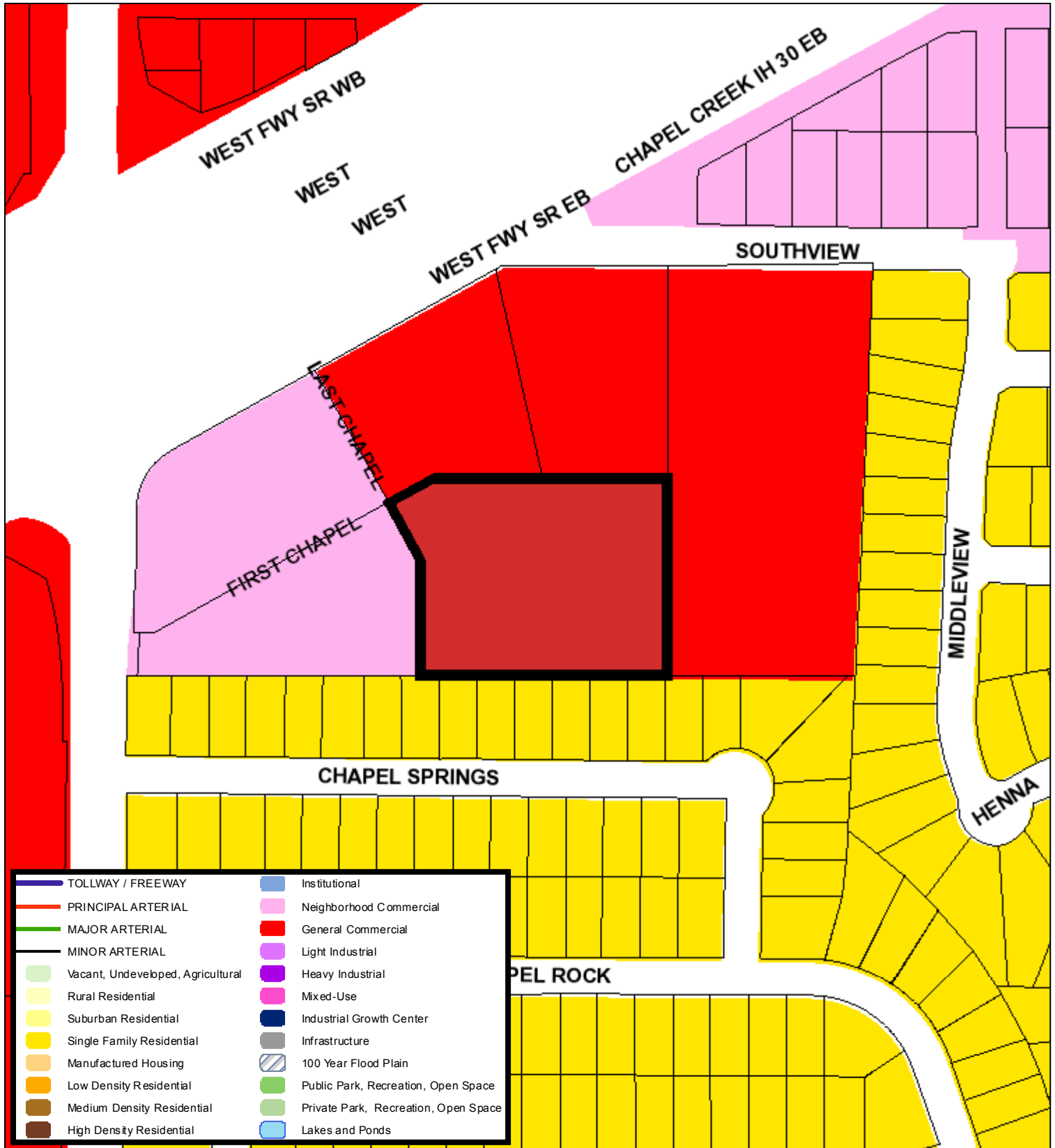
Applicant: Chapel Creek Development Co. LLC
 Address: 10137 First Chapel Drive
 Zoning From: G
 Zoning To: Amend and expand PD 965 for G uses plus mini-warehouse
 Acres: 2.0136726
 Mapsco: 72K
 Sector/District: Far West
 Commission Date: 9/8/2021
 Contact:



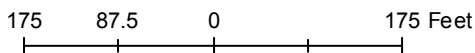
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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



0 112.5 225 450 Feet

