



Zoning Staff Report

Date: September 16, 2025

Case Number: ZC-25-121

Council District: 3

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Westland Texas Investments, LLC / Bourke Harvey / Tyson Thompson

Site Location: 3417 Kenwood Avenue & 3420 Longvue Avenue

Acreage: 1.86 acres

Request

Proposed Use: Convert church building to a restaurant

Request: From: “CF” Community Facilities

To: “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent.**

Comprehensive Plan Policy Consistency: Requested change **is consistent.**

Staff Recommendation: *Approval*

Zoning Commission Recommendation: **Approval by a vote of 10-0**

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](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

This 1.86-acre property in the Far West Planning Sector is located south of Camp Bowie West Boulevard outside Loop 820. Located adjacent to the commercial uses along Camp Bowie West Boulevard, the subject property has been used for religious purposes since at least the 1950's, according to TAD records. The applicant provided the following proposed project description:

“The purpose of this request is to rezone the property of interest from “CF” Community [Facilities] to “E” [Neighborhood] Commercial...The plan is to convert Longvue Avenue Baptist Church to a restaurant and will need to have the appropriate zoning. This is the same zoning for Margie’s and JD’s. We have met and discussed this plan with Westland NA and Chapin Road and Alameda NA. With the projected growth in this area and with the request from the surrounding neighborhoods, the community would like to see more retail and food chain infrastructures, thus upon the approval of this zoning change application, this can be achieved.”

The site consists of a church sanctuary facing Longvue Avenue with several building additions located behind the sanctuary. The western portion of the site along Kenwood Avenue is currently vacant with an access drive connecting to the church parking lot.



Looking west at the site from Longvue Avenue.
Source: Google Street View image taken February 2025.



Looking east at the site from Kenwood Avenue.
Source: Google Street View image taken February 2025.

Surrounding Zoning and Land Uses

North: “E” Neighborhood Commercial (greenhouse/nursery)
East: “I” Light Industrial (vacant)
South: “CF” Community Facilities (single-family residential)
West: “C” Low-Density Multifamily Residential (single-family residential)

Recent Zoning History

No zoning changes within the past 20+ years.

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 **August 1, 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 **August 1, 2025**:

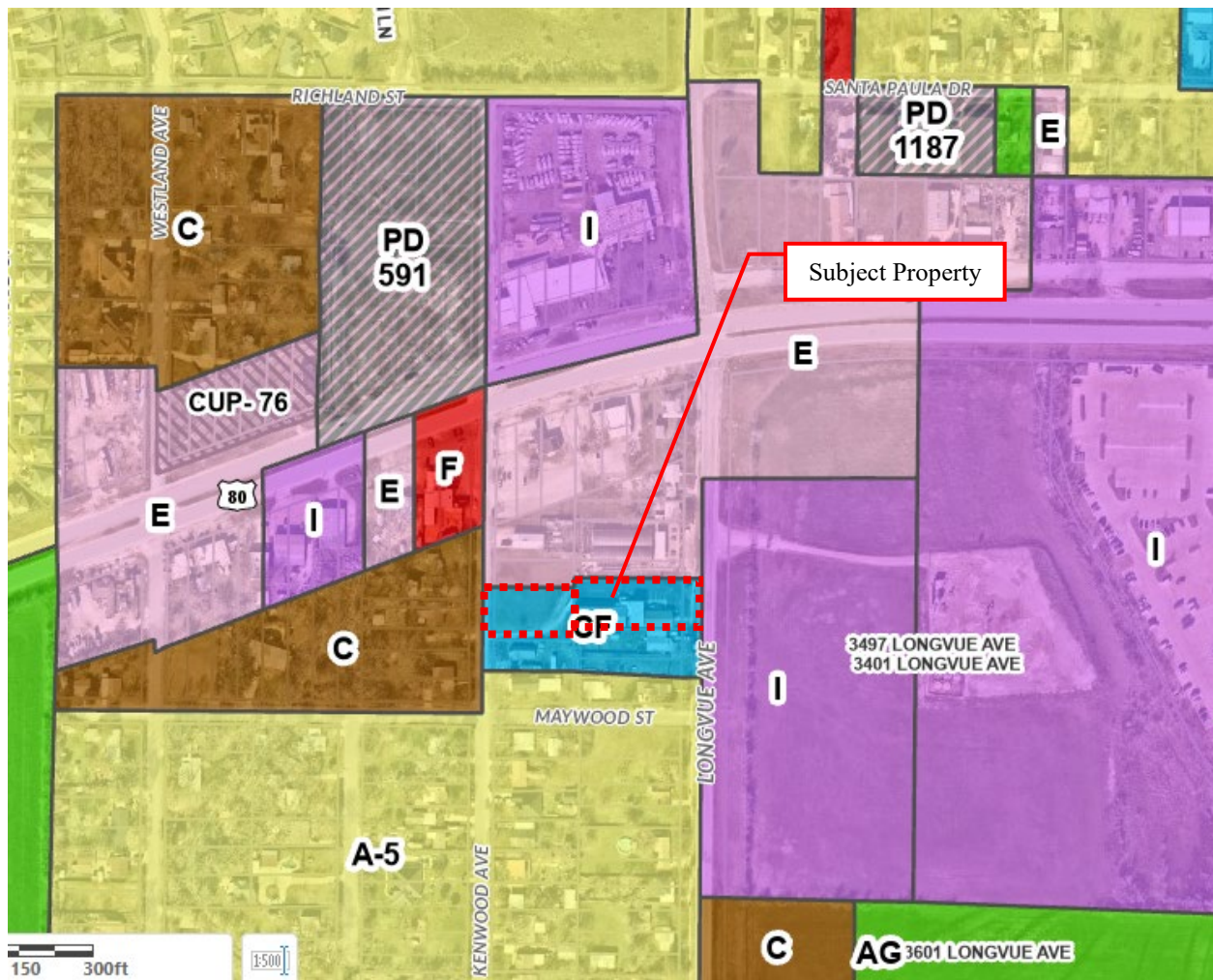
Organizations Notified	
Westland NA *	Fort Worth ISD
Chapin Rd & Alemeda St NA	Streams and Valleys Inc.
Trinity Habitat for Humanity.	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Land uses in the vicinity of the site are changing significantly as growth and development occur on the west side of Fort Worth. With nearby access to interstates and Loop 820, light industrial uses east of Longvue Avenue include an existing Amazon distribution facility and West Worth Commerce Center which is currently under construction and will contain almost one million square feet of light industrial space at full buildout. In addition to industrial uses nearby, the site is adjacent to commercial uses located along the Camp Bowie West corridor to the north.



Single family residential uses are also adjacent to the site to the south and west. The adjacent home to the south sits approximately 18-feet from the church building (not counting the attached covered patio that appears to extend to the property line). This does present some concern of incompatibility due to typical restaurant operating hours. The photo below illustrates the proximity of the two structures.



Looking west at the site from Longvue Avenue.
Source: Google Street View image taken February 2025.

The proposed adaptive reuse of this former church into a restaurant is an innovative concept that would provide additional services to the local community as well as attract visitors to the area. A key aspect of the regulatory approvals needed for this redevelopment project is approval from the Board of Adjustment for lack of the 20-foot supplemental building setback that is required when “E” Neighborhood Commercial is adjacent to single-family residential uses. The development will also be required to maintain a 5-foot landscape bufferyard and fence/screening requirements along the residential boundary. Notwithstanding the proximity of the adjacent residence, the proposed commercial land use **is compatible** with surrounding and nearby properties along Longvue and Kenwood Avenues.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Single-Family Residential. The requested “E” Neighborhood Commercial zoning is **not consistent** with the Future Land Use Map. While not consistent with the Future Land Use Map, the requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

- Encourage renovation and reuse of existing commercial structures throughout commercial districts, where feasible.
- Encourage redevelopment and infill in order to reduce the amount of new impervious surfaces outside Loop 820.

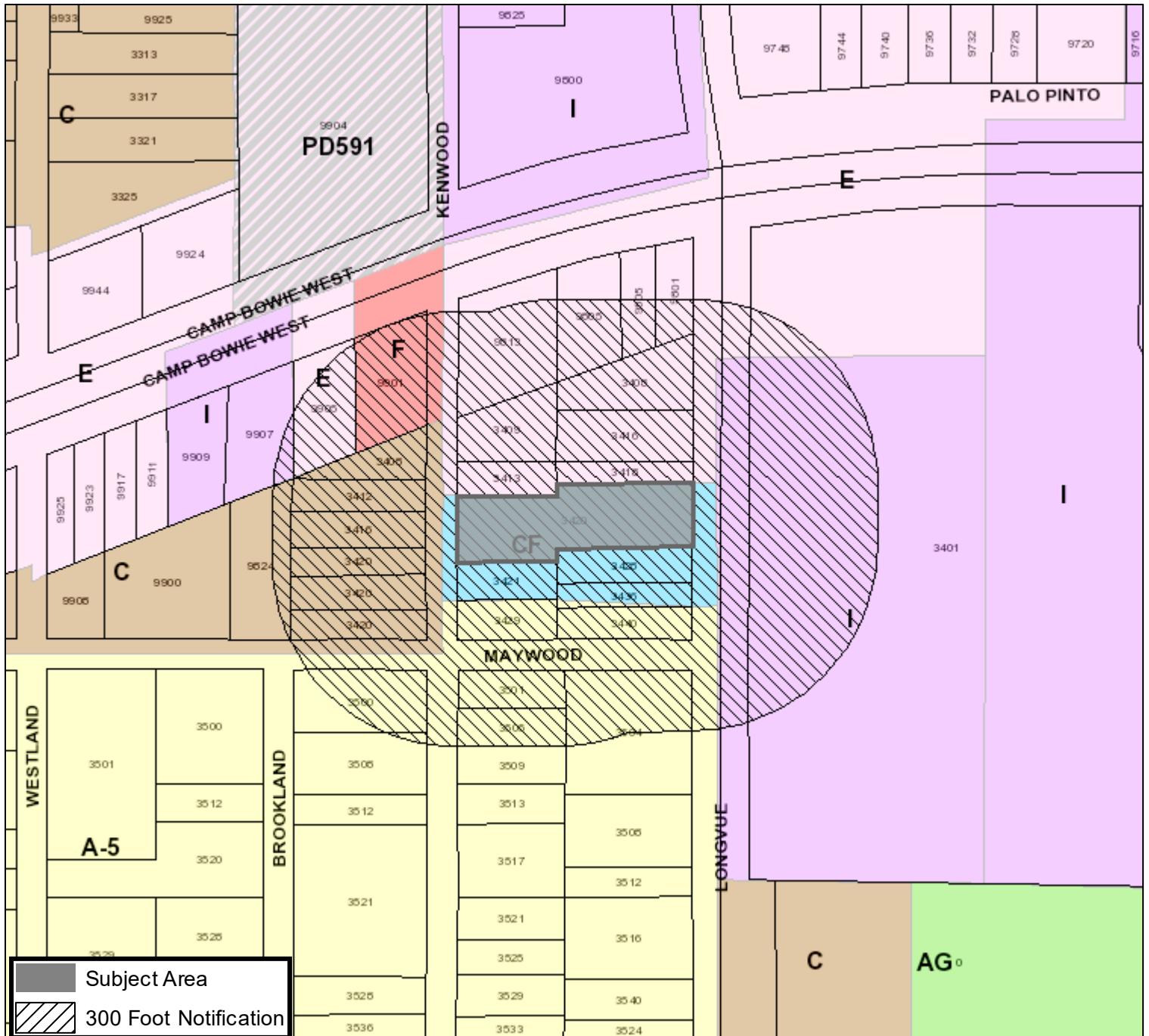




ZC-25-121

Area Zoning Map

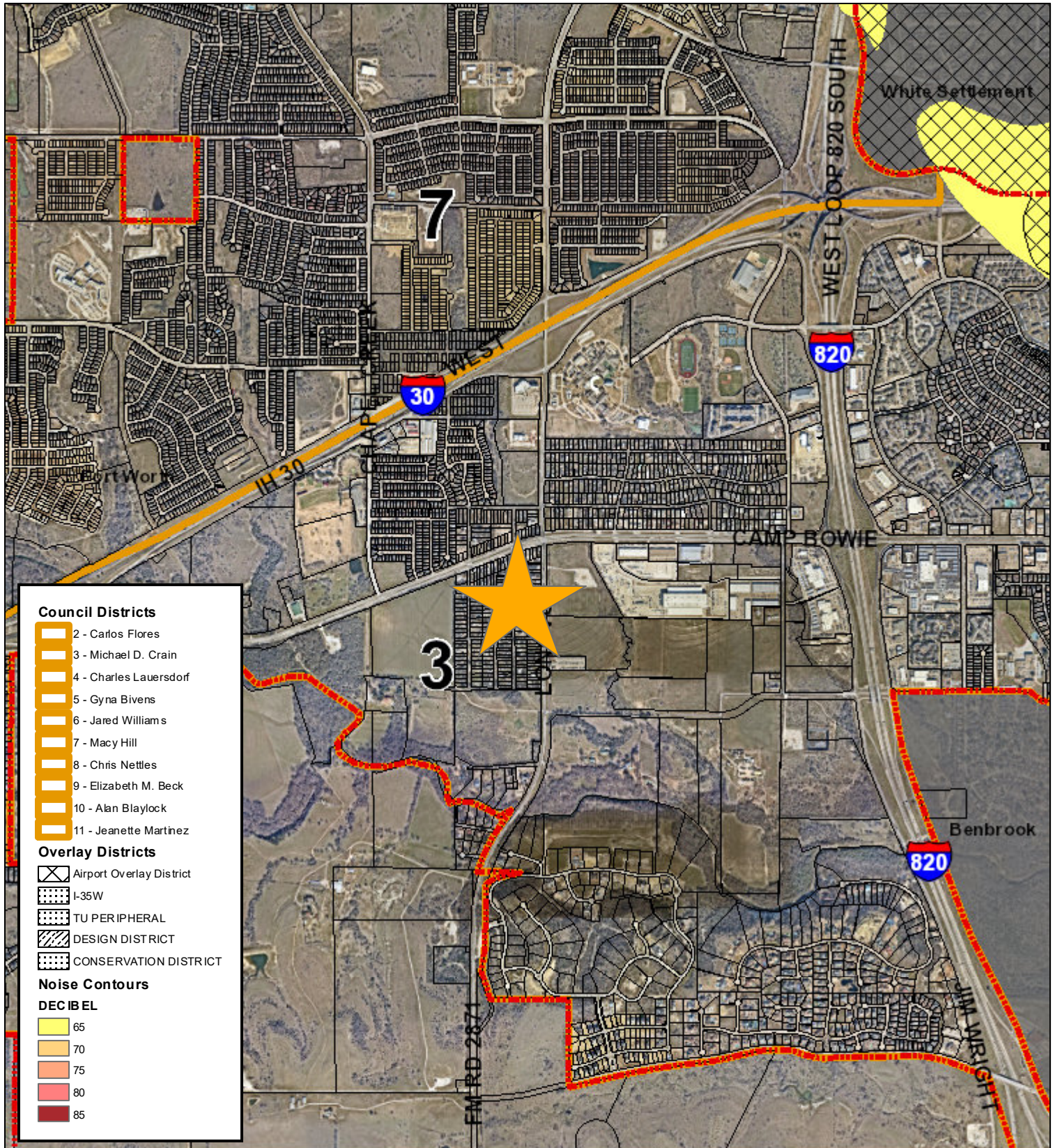
Applicant: Westland Texas Investments LLC/BHB Inc.
Address: 3417 Kenwood Avenue (3420 Longvue Aveune)
Zoning From: CF
Zoning To: E
Acres: 1.112
Mapsc0: Text
Sector/District: Far West
Commission Date: 8/13/2025
Contact: 817-392-8043



0 115 230 460 Feet

Created: 7/25/2025 8:08:57 AM

Area Map

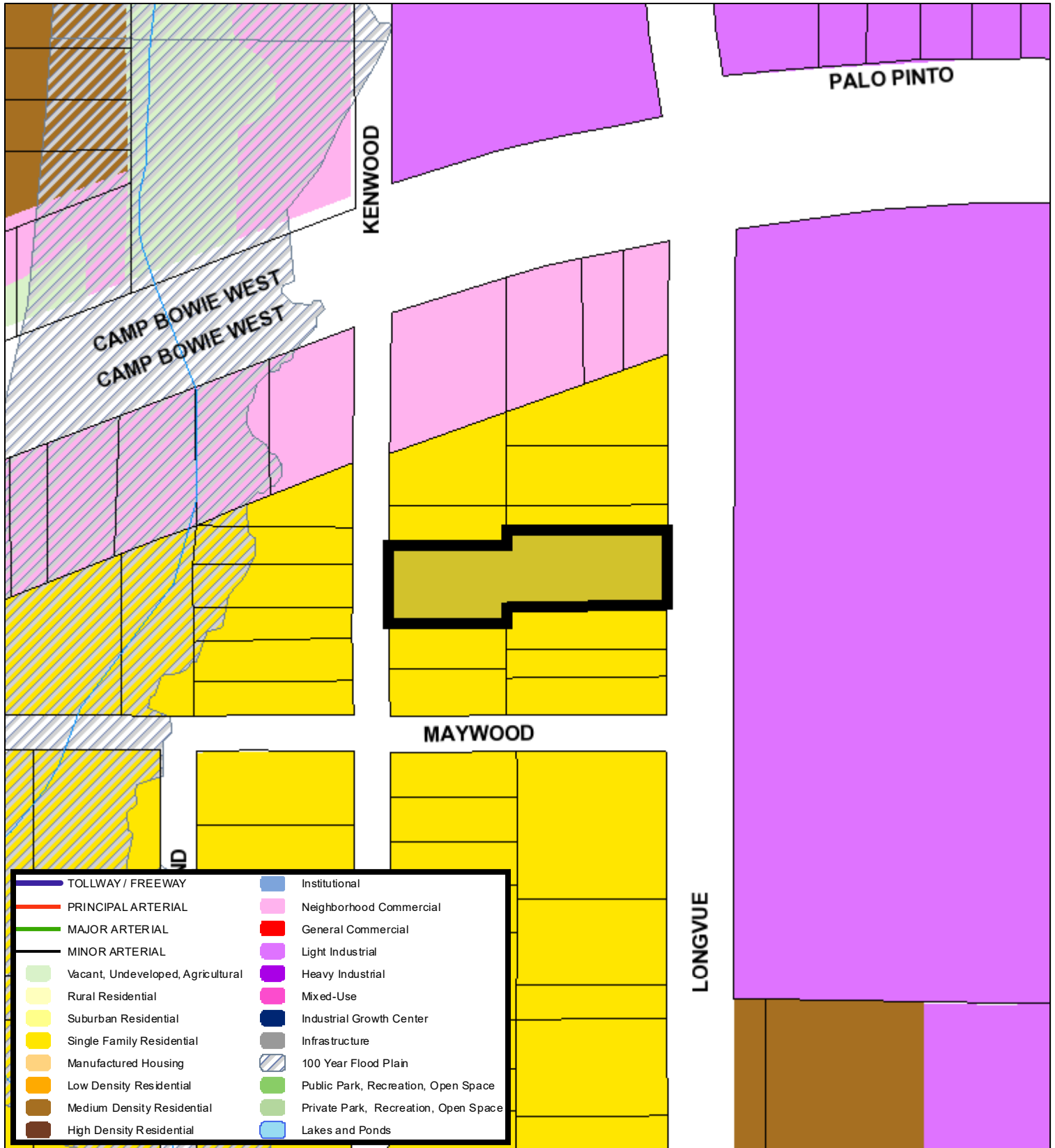


0 1,000 2,000 4,000 Feet



ZC-25-121

Future Land Use



180 90 0 180 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.





ZC-25-121

Aerial Photo Map



0 115 230 460 Feet

