



Zoning Staff Report

Date: January 11, 2022

Case Number: ZC-21-173

Council District: 3

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: High Five Trust - BJA / Jonathan Schindler, PE

Site Location: 2900 block Chapel Creek Boulevard

Acreage: 1.30 acres

Request

Proposed Use: Restaurant

Request: From: “AG” Agricultural and “G” Intensive Commercial

To: “E” Neighborhood Commercial

Recommendation

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

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

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 west side of Chapel Creek Boulevard between Chapin Road and West Freeway (IH-30). The majority of the site is zoned “AG” Agricultural and the southern portion is zoned “G” Intensive Commercial. The applicant is requesting to rezone the property to “E” Neighborhood Commercial in order to develop a new drive-thru restaurant. This 1.3-acre tract is part of larger property that was annexed into the City of Fort Worth in 2007 and assigned “AG” Agricultural zoning upon annexation (case no. AX-07-002).

Surrounding Zoning and Land Uses

North “AG” Agricultural / vacant
East “A-5” One-Family / vacant
South “G” Intensive Commercial / vacant (proposed gas station and convenience store)
West “AG” Agricultural / vacant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 23, 2021.
The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
Westland NA	Chapel Creek 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 change the zoning of this property from a combination of “AG” Agricultural and “G” Intensive Commercial to “E” Neighborhood Commercial. Surrounding land is primarily vacant. Property to the south, along the IH-30 frontage road, is zoned “G” Intensive Commercial and a new gas station and convenience store is planned for this site. Land to the north and west is zoned “AG” Agricultural and is currently vacant. Nearby residential properties are separated from this site by Chapel Creek Boulevard and Chapin Road, both of which are designated as arterial roadways on the Master Thoroughfare Plan.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. This category is intended to include the “E” Neighborhood Commercial District.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

The proposed zoning is **consistent** with the Comprehensive Plan.

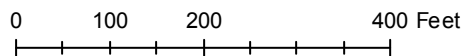
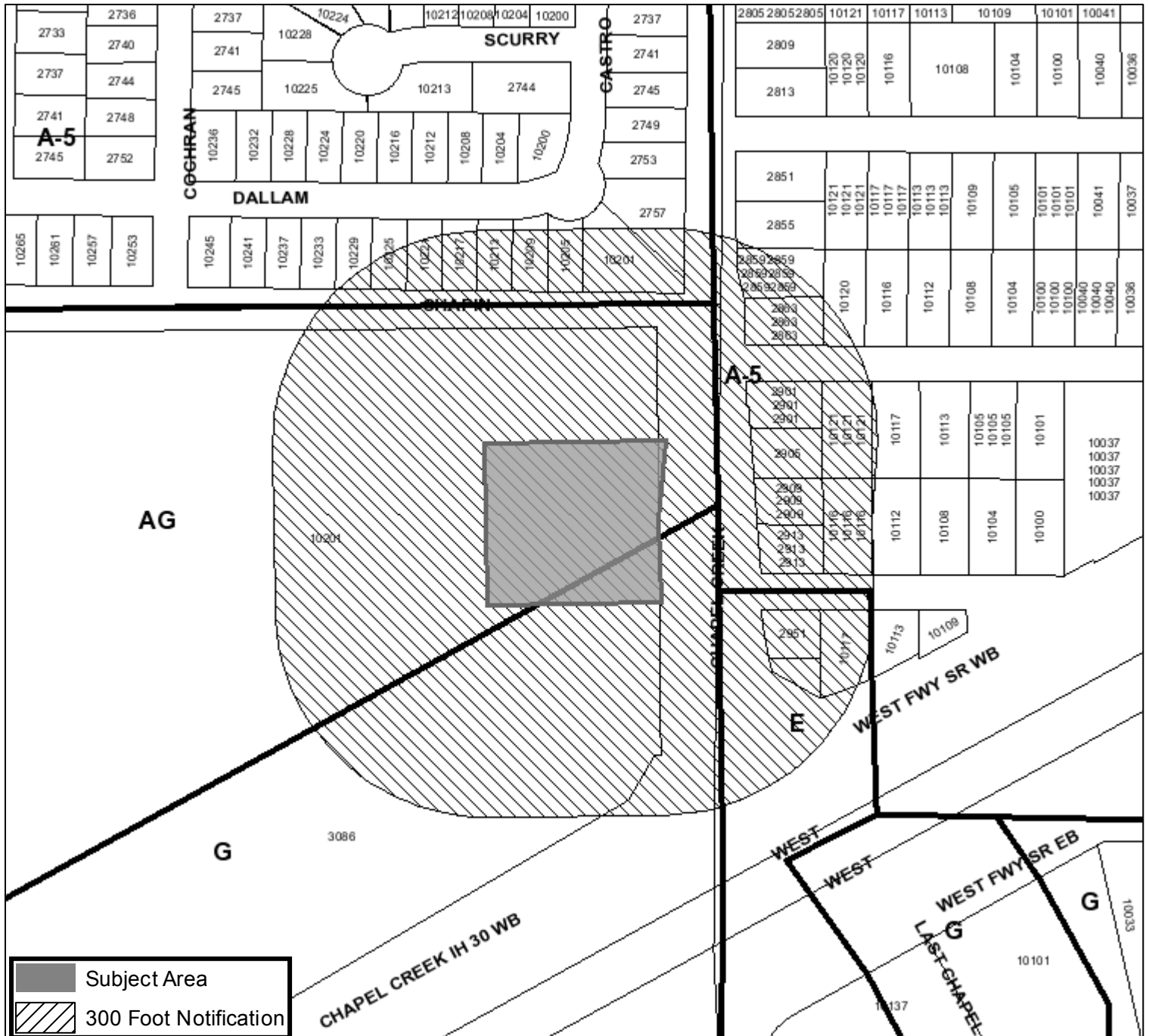
Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. This plan identifies four overarching goals, one of which is to create “a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.”

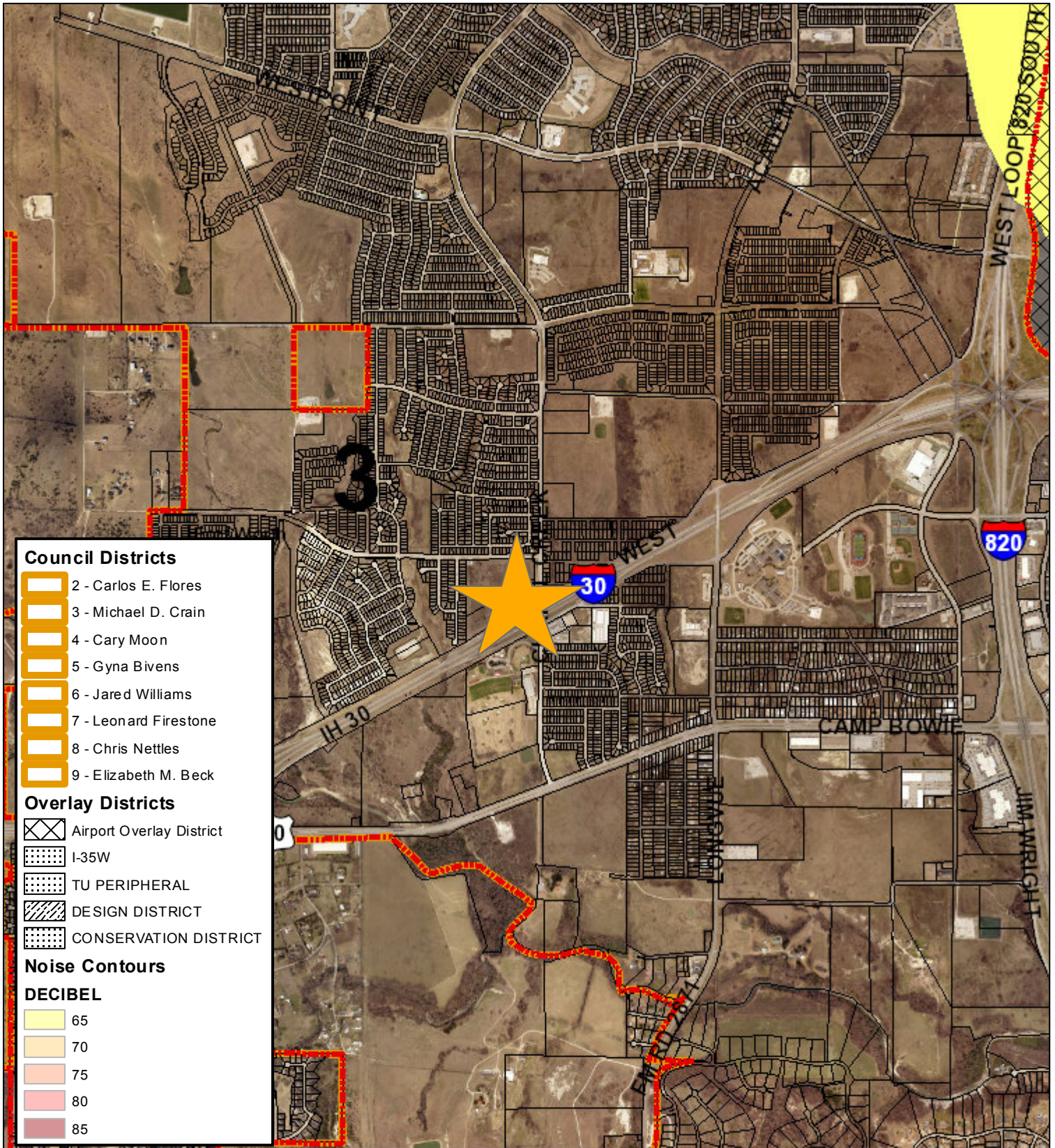


Area Zoning Map

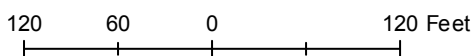
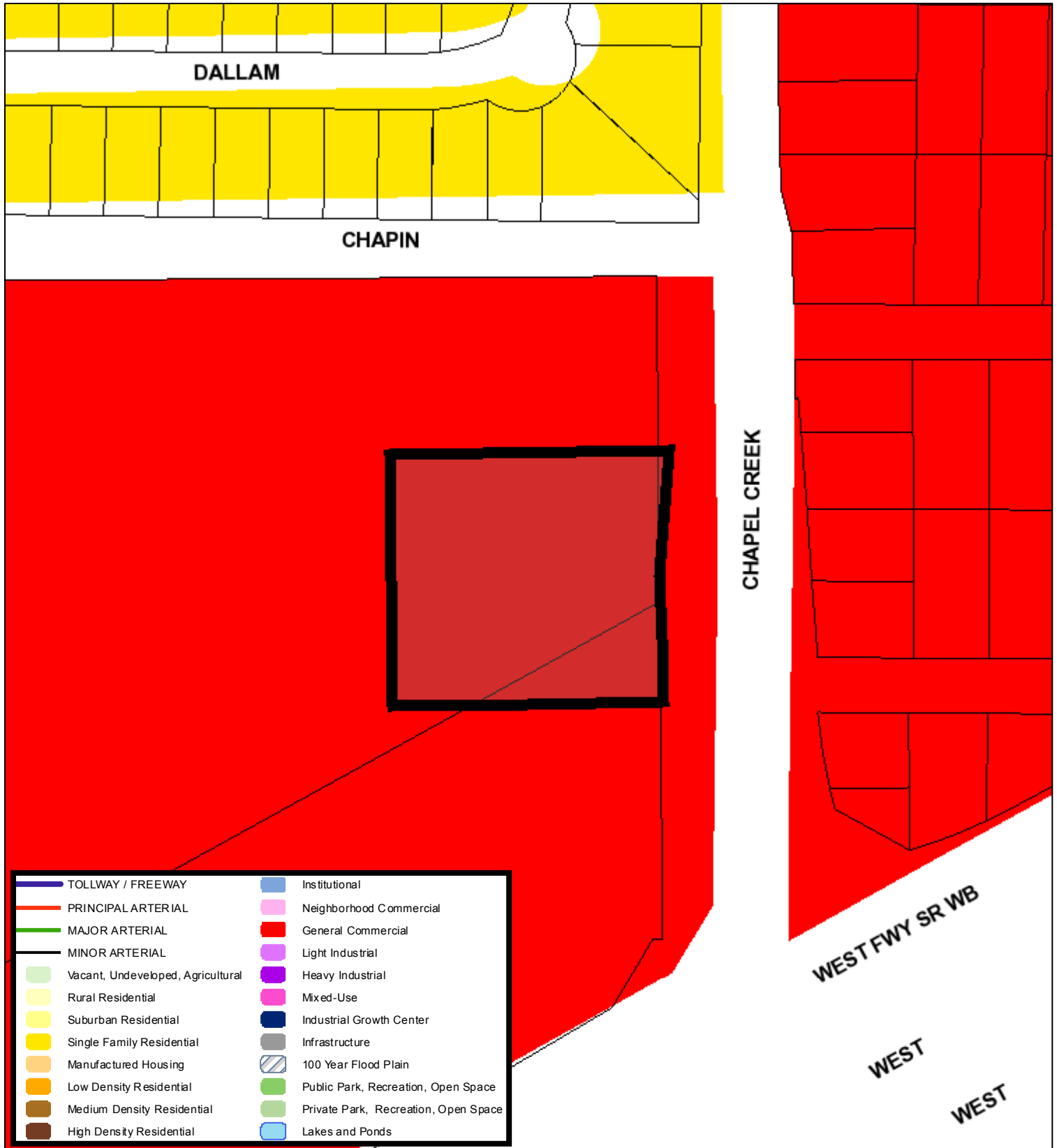
Applicant: High Five Trust - BJA
 Address: 2900 block Chapel Creek Boulevard
 Zoning From: AG, G
 Zoning To: E
 Acres: 1.30362339
 Mapsco: 72K
 Sector/District: Far West
 Commission Date: 12/8/2021
 Contact: 817-392-2495



Area Map



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 75 150 300 Feet

