



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-075

Council District: 7

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Bourke Harvey / Ty Thompson, Baird Hampton & Brown (BHB)

Site Location: 2901 – 2913 (odds) Chapel Creek Boulevard, 10116 Scharf, 10121 Westland Road
Acreage: 0.99 acres

Request

Proposed Use: Retail and Commercial

Request: From: “A-5” One-Family Residential

To: “F” General Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The subject area was platted as single-family lots back in the early 1980's and never developed. The subject area is just a block to the north of Interstate 30 West.

The applicant proposes to rezone the subject site from the current "A-5" One-Family to "F" General Commercial for retail and or commercial type uses. This site has been zoned "A-5" One-Family for a long time. For "F" General Commercial zoning if approved, a 35 foot supplemental setback that will be required as the adjacent lots to the east are still zoned "A-5".

The west side of Chapel Creek Boulevard is zoned "E" Neighborhood Commercial and "G" Intensive Commercial, currently developed for a fast food restaurant and convenience store.

Subject property



Property to the west



Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant land
East “A-5” One-Family / auto repair facility
South “E” Neighborhood Commercial / vacant land and (I-30) West Freeway
West “E” Neighborhood Commercial, “G” Intensive Commercial / convenience store, fast food restaurant

Recent Zoning History

- ZC-21-044-CUP33 Add CUP Conditional Use Permit for automatic carwash facility; site plan approved. Approved by City Council June 2021, subject property to the south
- ZC-21-173 From “AG” Agricultural and “G” Intensive Commercial To “E” Neighborhood Commercial. Approved by City Council January 2022, subject property to the west
- ZC-22-140 From “AG” Agricultural To “G” Intensive Commercial and PD/G for all uses in “G” plus mini-warehouse; site plan approved. Approved by City Council October 2022, subject property to the west
- ZC-21-137 From “G” Intensive Commercial To Amend PD965 for a waiver to 40 ft. supplemental setback, site plan required. Approved by City Council October 2021
- ZC-12-127 “PD965” Planned Development for “G” Intensive Commercial uses plus mini warehouse; site plan approved., Approved by City Council March 2013, subject property to the south

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 **May 30, 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 **May 30, 2025**:

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

**Closest Registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property to the west was recently rezoned “E” and “PD/G” to add mini-warehouse use. This general area indicates General Commercial on the Future Land Use map. The west side area needs more general commercial, retail and office type use as the area is still developing.

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

Comprehensive Plan Consistency – Southeast

The 2023 Comprehensive Plan currently designates the subject property as *future general commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". “F” General Commercial is not listed in the implementing zoning districts and would fall under *future general commercial*.

| FUTURE LAND USE | DESCRIPTION | IMPLEMENTING ZONING |
|-------------------------|--|---|
| COMMERCIAL | | |
| Neighborhood Commercial | Retail, services, offices and mixed uses serving daily needs for a local market area | ER, E, MU-1, Applicable Form-Based Codes |
| General Commercial | Retail, services, offices and mixed uses serving occasional needs for a larger market area | All Commercial, MU-1, MU-2, Applicable Form-Based Codes |

The proposed zoning **is consistent** with the Comprehensive Plan map and policy below.

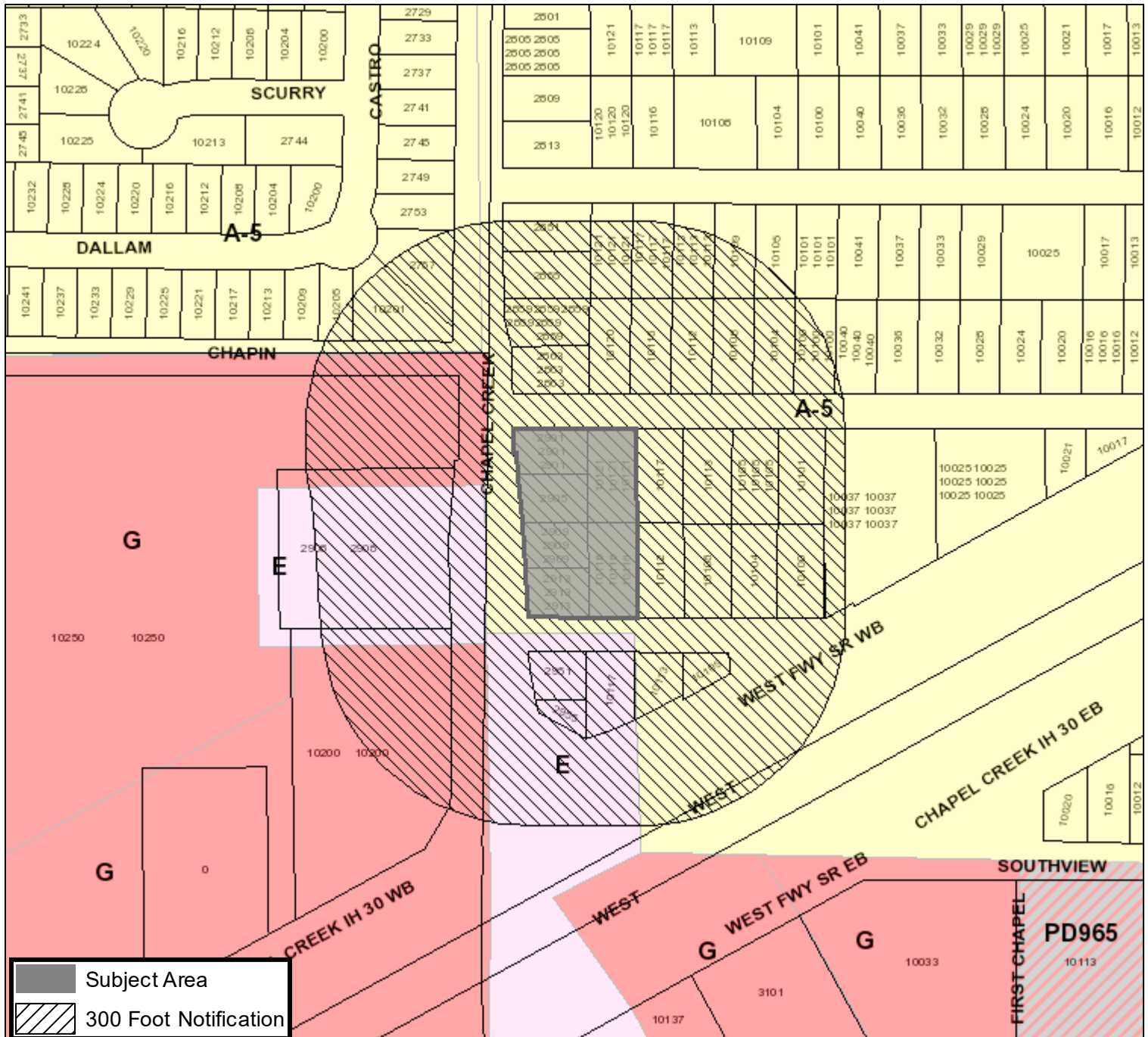
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.



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Area Zoning Map

Applicant: FW Harvey Holding, Harvey Westland Acre/T. Thompson
Address: 2901-2913 (odds) Chapel Creek Blvd, 10116 Scharf Road, 10121 Westland Road
Zoning From: A-5
Zoning To: F
Acres: 0.99
Mapsc: Text
Sector/District: Far West
Commission Date: 6/11/2025
Contact: 817-392-7869



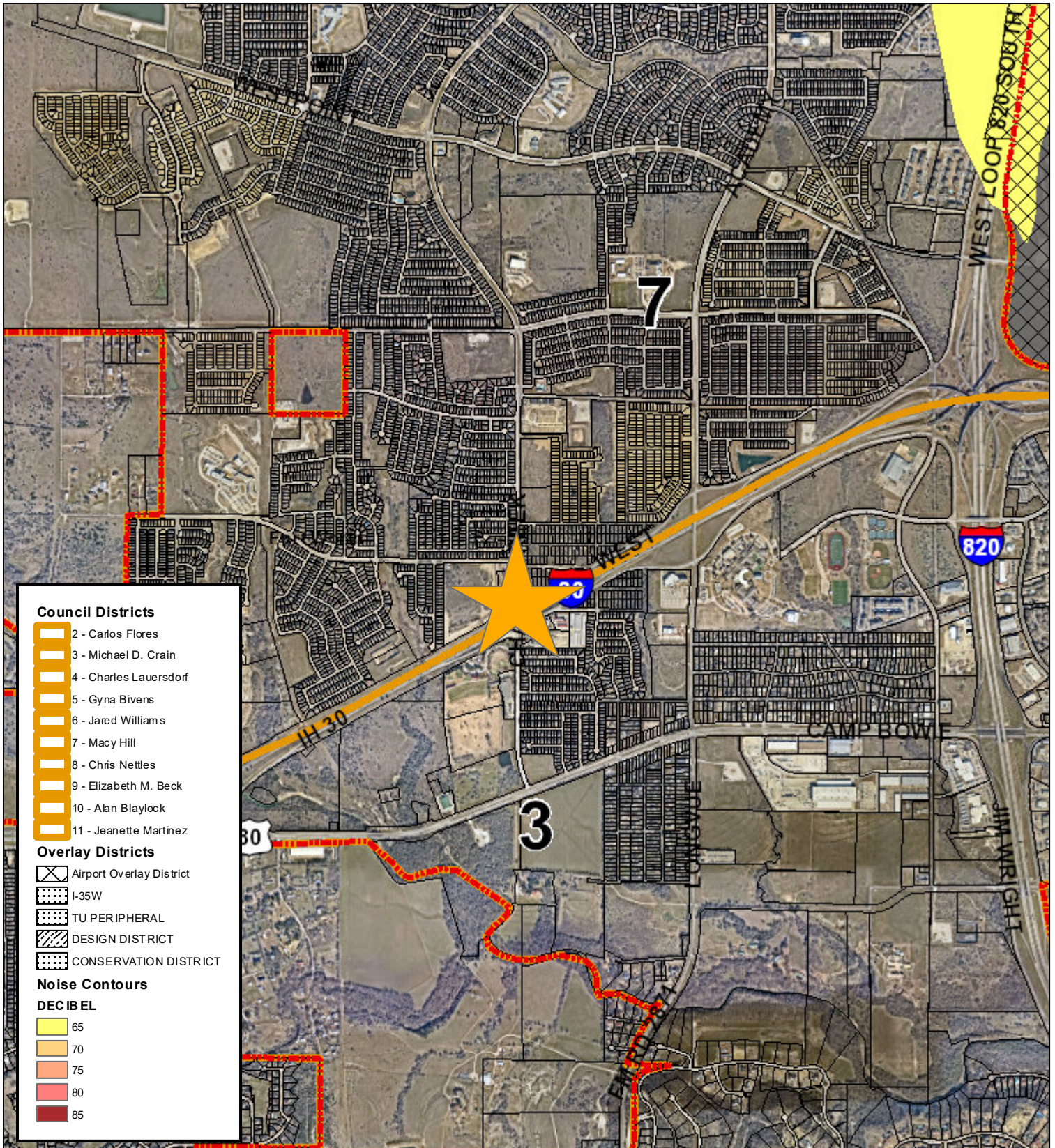
0 105 210 420 Feet

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Area Map

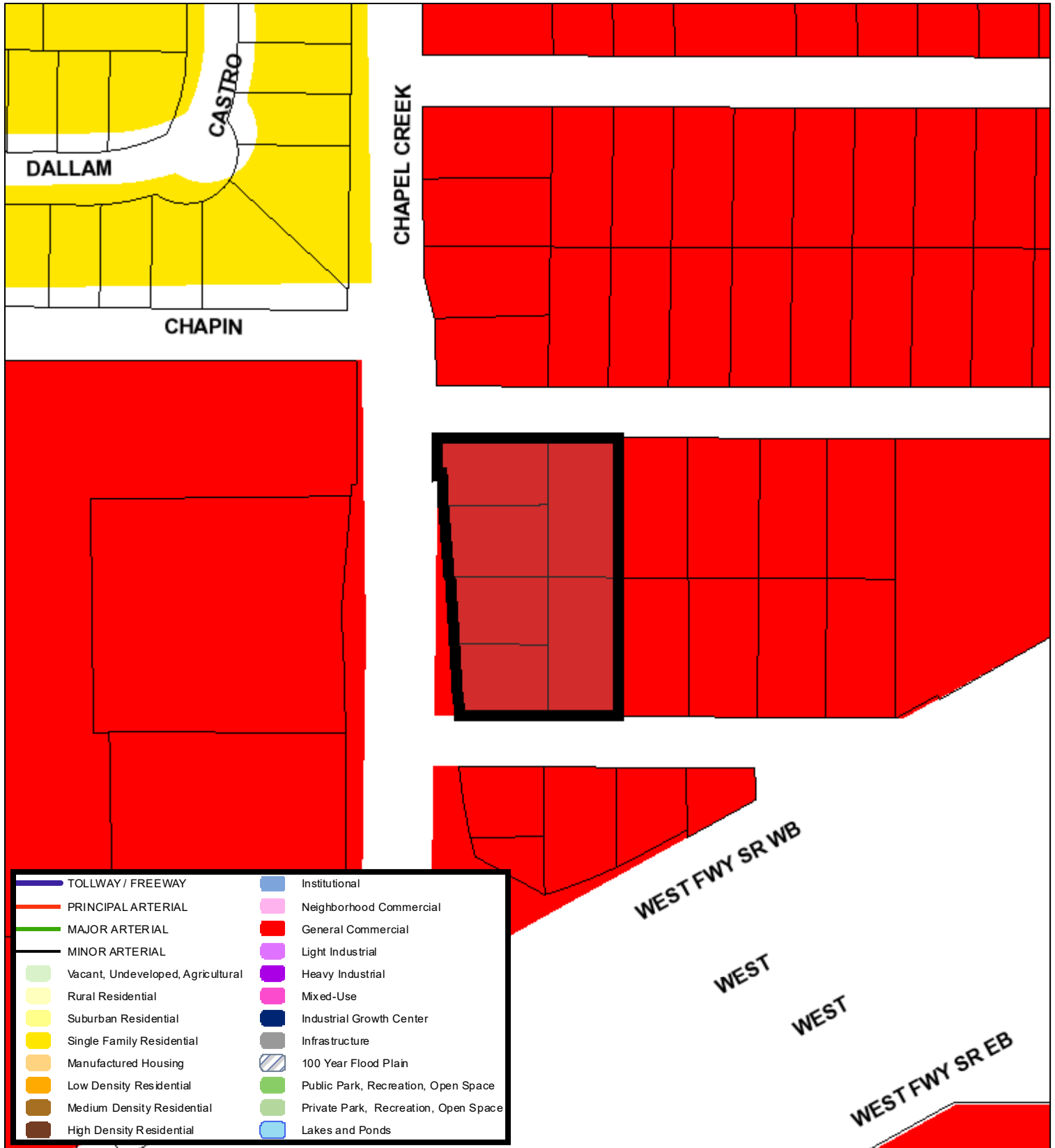


0 1,000 2,000 4,000 Feet



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Future Land Use



130 65 0 130 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.



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Aerial Photo Map



0 80 160 320 Feet

