



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-071

Council District: 3

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Courtney Trust / Edward Courtney

Site Location: 3728-3732 (evens) Benbrook Highway

Acres: 0.21 acres

Request

Proposed Use: Industrial uses

Request: From: “E” Neighborhood Commercial in the NASJRB Overlay – ACUZ II

To: “I” Light Industrial in the NASJRB Overlay – ACUZ II

Recommendation

Land Use Compatibility: Requested change is **not compatible**

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 8-1**

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Project Description and Background

The proposed site is on the west side of the Weatherford traffic circle, between Camp Bowie Boulevard West and Chapin Road. The site's building contains an existing florist and office use. The applicant is requesting to replace a retail use with 2 industrial uses; the office use is anticipated to continue. The east and west sides of the traffic circle are characterized by commercial uses 1 lot deep fronting the round-about, while the north and south sides have multiple blocks of non-residential uses with some industrial uses. The site is a through lot with frontage on both Benbrook Highway and Ramona Drive. Ramona Drive is a residential street with primarily residential uses on both sides with a mixture of single family, duplex, and multifamily zoning. The residential lots on the west side of Ramona Drive face east, towards the rear of the subject property. The site abuts 5 other through-lot commercial uses with "E" Neighborhood Commercial zoning to the north and south.

The military Naval Air Station/Joint Reserve Base is approximately 3 miles to the north, and their aircraft generate a number of land use restrictions for the surrounding cities. The general area is covered by the NASJRB Overlay - Airport Compatible Use Zone II. The Overlay was adopted to balance the "general welfare of the inhabitants near the military airport and prevent the impairment of military airfields and their public investment. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas." The Airport Compatible Use zone is also called the accident potential zone, where uses that would normally be allowed by right are limited. For example, personal services such as a hair or nail salon are allowed by right in "E" Neighborhood Commercial uses, but restricted to only office uses in the ACUZ-II zone. Retail uses are still allowed by right both inside and out of this specific overlay zone.

Because the NASJRB aircraft also generate noise contours of 70 decibels, the tenants are recommended to add noise buffering measures. These noise buffering measures would also reduce any potential noise of the tenants that could impact the nearby residential uses. The applicant is requesting to rezone the site to "I" Light Industrial for 2 specific tenants, although the request would allow any "I" use. The current proposed tenants are a synthetic rubber hose finishing company that adds different ends and connectors for specialized uses, and a hand-gun ceramic coating company that might also have gun powder for reloading shells, as well as ammunition for sale. The NASJRB Regional Coordination Committee generally supports industrial uses over commercial uses, but specifically noted the potential flammability/combustibility of the proposed uses, as well as noting not all industrial uses would be allowed here. The applicant has noted the hand-gun coating company is a potential future tenant, instead of an active lessee at this time. A "PD" Planned Development will be required for any use that is noted to be prohibited in the specialized NASJRB land use chart.

The existing "E" Neighborhood Commercial zoning is an appropriate transitional district between the "FR" General Commercial Restricted to the south and the "F" General Commercial uses to the northeast on this portion of the traffic circle, as well as an acceptable zoning district close to a cohesive residential neighborhood. The current adjacent through lots facing Benbrook Highway are predominantly used for offices with one other retail tenant. The requested "I" Light Industrial opens the possibility for more intensive uses than noted with this application, with no additional buffering or other mitigation measures. The size of the lot is not ideal for future redevelopment of industrial uses. The parkways between the property lines and the streets have been paved on both sides of the lot, increasing stormwater run-off and leaving no green space on-site.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Office uses

East “PD 681” Planned Development for E uses plus bar & outdoor farmer’s market / Weatherford traffic circle, multi-tenant retail & services with no pub

South “E” Neighborhood Commercial / Office, retail uses

West “A-5” One-Family, “E” Neighborhood Commercial / Single family uses, quadruplexes

Zoning History

ZC-13-050: subject site and surrounding area, Council-initiated to add the NASJRB Overlay and Airport Compatible Use Zones, approved 7/9/2013.

Public Notification

300-foot Legal Notifications were mailed on May 30, 2025.

The following organizations were notified: (emailed May 30, 2025)

Organizations Notified	
Bomber Heights NA *	Ridglea Area Neighborhood Alliance
Ridglea Hills NA	NAS Fort Worth JRB RCC
Camp Bowie District, Inc	Fort Worth ISD.
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to convert an existing retail space into 2 industrial uses, on a small lot covered by the Naval Air Station Joint Reserve Base Overlay in the Airport Compatible Use Zone II, where land uses are restricted. The adjacent properties are zoned either “E” Neighborhood Commercial for office, retail, and quadruplex use; or “A-5” One-Family for the single-family uses. The proposed “I” Light Industrial presents a notable spot of increased land use intensity in all directions, and the proposed tenants pose flammability/explosion risks not compatible with the immediately adjacent residential neighborhood. Although the applicant has 2 specific tenants noted at this time, the straight “I” Light Industrial zoning requested does not preclude other users either now or in the future. The proposed zoning request for industrial zoning **is not compatible** with the surrounding land uses. A Conditional Use Permit that would add specific users to the “E” Neighborhood Commercial zoning would help allay the base’s Regional Coordination Committee’s concerns for a larger number of uses, allow new users to be thoroughly vetted for potential risks in the adjacent potential zone, as well as offer opportunities to enhance the site’s visual appeal to the neighborhood.

Comprehensive Plan Consistency – Western Hills/Ridglea Sector

The 2023 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The requested industrial land uses would not be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below and is considered to be **inconsistent**.

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

The proposed zoning is consistent with the following policies of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

However, the proposed zoning is not consistent with the following policies of the Comprehensive Plan:

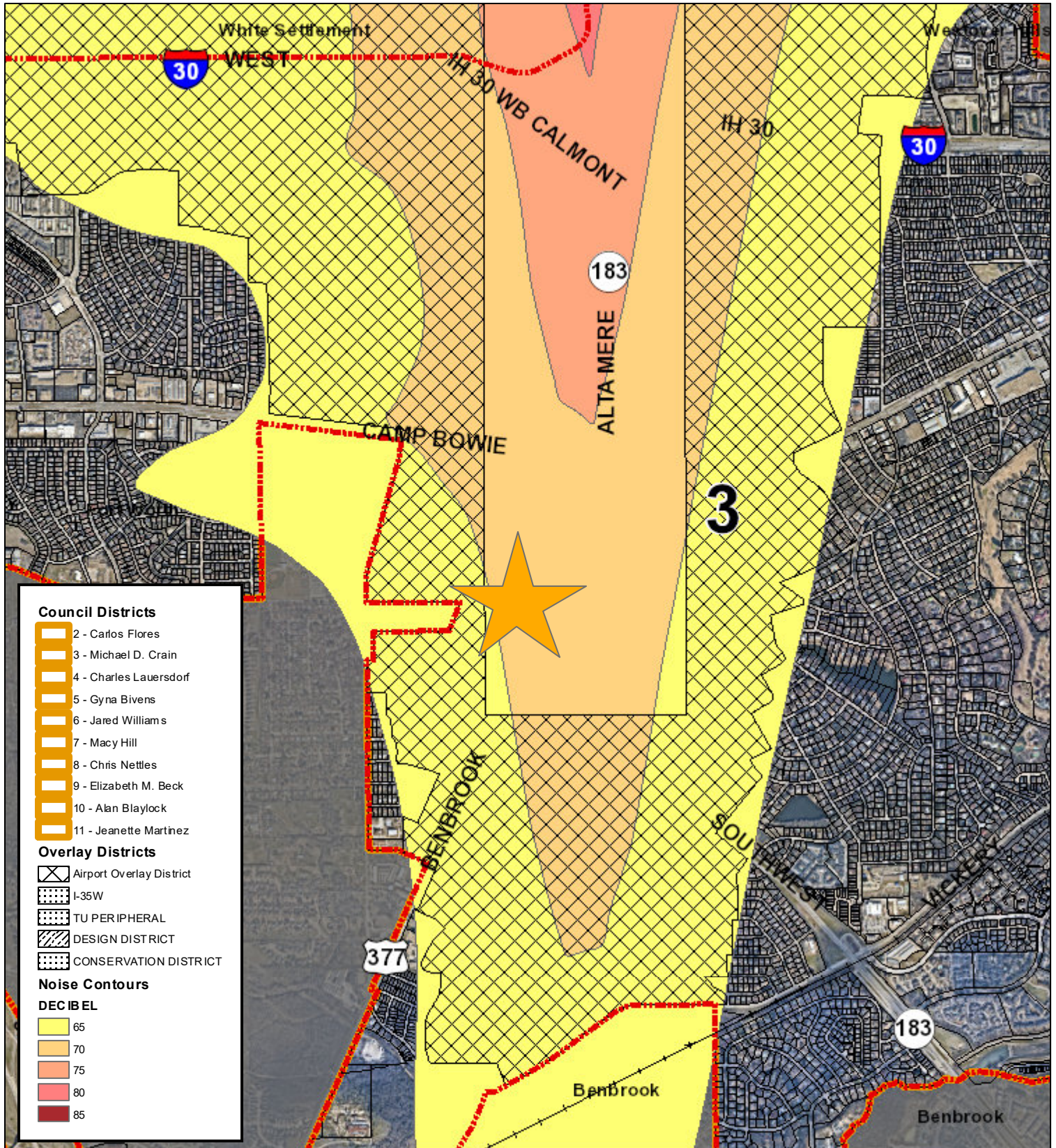
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate uses within the NAS-JRB Overlay.
- Preserve the character of rural and suburban residential neighborhoods.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **partially consistent** with the Comprehensive Plan.



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Area Map



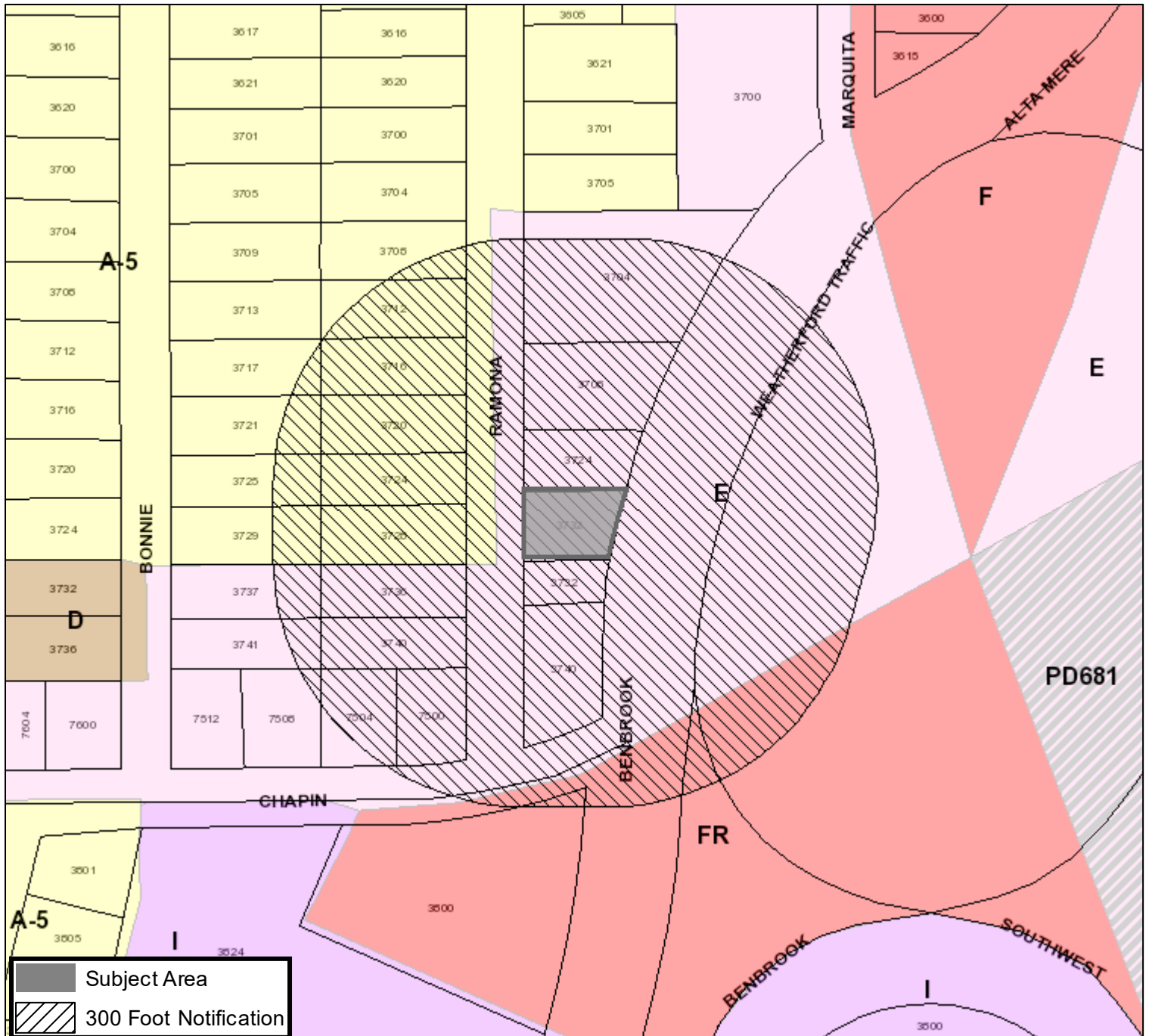
0 1,000 2,000 4,000 Feet



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Area Zoning Map

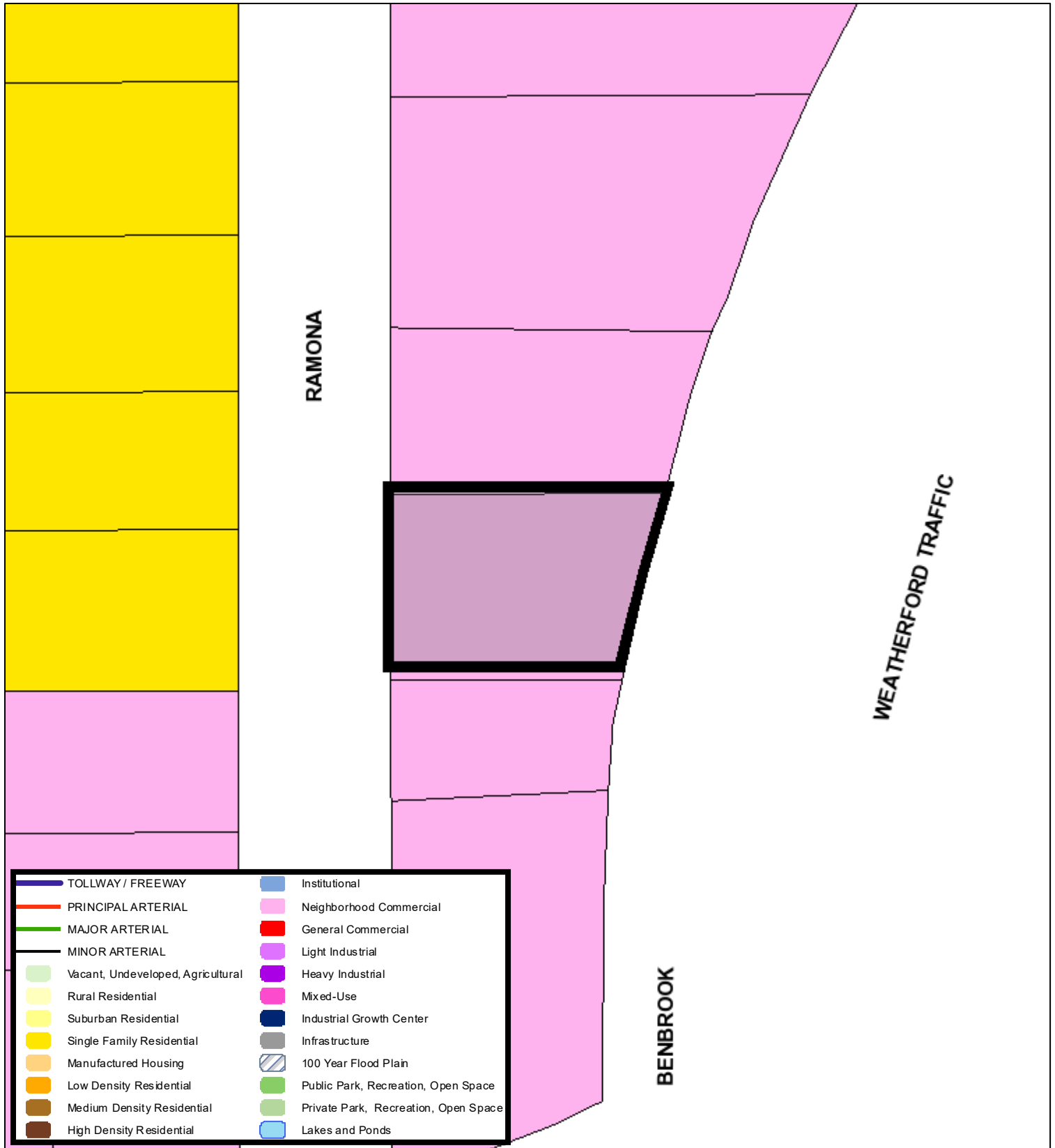
Applicant: Courtney Trust / Edward Courtney
Address: 3728-3732 (evens) Benbrook Highway
Zoning From: E
Zoning To: I
Acres: 0.208
Mapsc0: Text
Sector/District: Western Hills/Ridglea
Commission Date: 6/11/2025
Contact: 817-392-8190





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Future Land Use



60 30 0 60 Feet

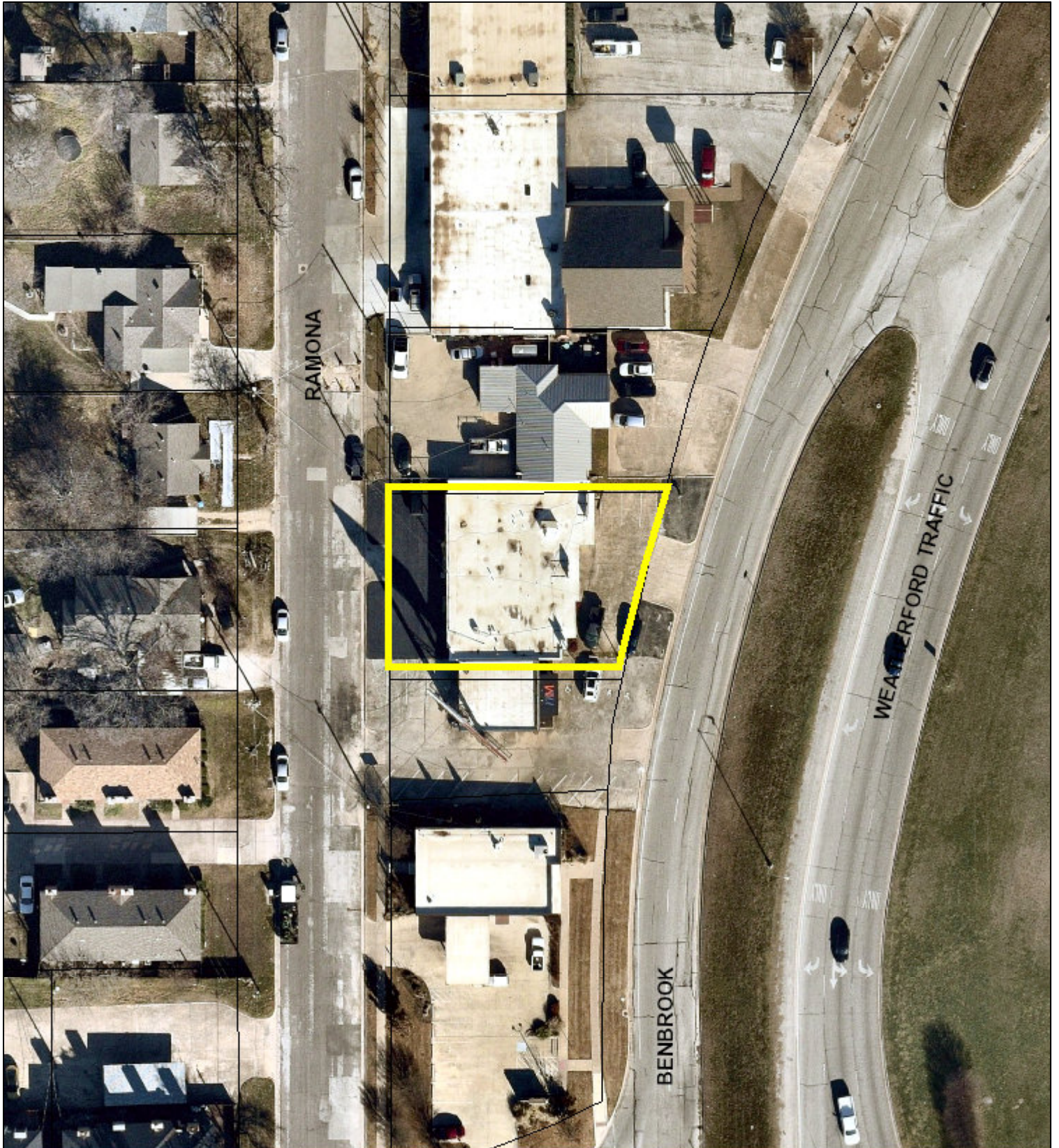
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 37.5 75 150 Feet

