



Zoning Staff Report

Date: October 21, 2025

Case Number: ZC-25-150

Council District: 3

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: City of Fort Worth, Las Vegas Trail Phase II Council Initiated Rezoning

Site Location: Certain properties bounded by I-30 (West Freeway) between Loop 820 and Cherry Lane
Acreage: 180.0 acres

Request

Proposed Use: Future Mixed-Use

Request: From: “C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “I” Light Industrial, and Planned Development Districts-“PD986”, “PD1050”, “PD1070/NASJRB Overlay

To: “PD/MU-1” Planned Development for “MU-1” Low Intensity Mixed-Uses excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business; site plan required/NASJRB Overlay and;
“PD/MU-2” Planned Development for “MU-2” High Intensity Mixed-Uses excluding the following uses motels, inns, motor inns, extended stay hotels, liquor or package store, indoor amusement, short term rental, vape or smoke shop, tattoo parlor, massage parlor, cigar or tobacco store, drive-in business, filling station/gasoline sales, sexually oriented business, site plan required

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent (Technical Inconsistency)**

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

Zoning Commission Recommendation: **Approval as Amended for 2924 Broadmoor to “PD/MU-1” excluding same uses/NASJRB; site plan required**



Zoning Staff Report

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Project Description and Background

The proposed zoning area is bound by Loop 820, I-30 (West Freeway) and Camp Bowie West Boulevard. The current, west of Cherry Lane. The zoning for the area consists of “C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial and “I” Light Industrial including “PD’s 986, 1050, 1070”, proposed for “PD/MU-1” Low Intensity Mixed-Use and “PD/MU-2” High Intensity Mixed-Use with excluded uses. The affected parcels are mostly developed as commercial and multifamily structures and a few vacant parcels.

Mixed-Use zoning is intended to accommodate higher density residential, a greater mix of residential and commercial use, institutional, select industrial type and other related uses to promote the health, safety, educational, and welfare needs of the adjacent-community; “MU-1” and “MU-2” zoning is consistent with the following policies in the Comprehensive Plan:

- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Stimulate redevelopment of Camp Bowie, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.

Council Member Michael Crain (District 3) held a virtual meeting for the affected property owners for approximately 180.0 acres on June 25th 2025, to discuss the proposed zoning change. A virtual meeting was also held on July 10th, 2025, with the neighborhood representatives and July 21st, 2025 with RCC.

Surrounding Zoning and Land Uses

North	“A-5” One-Family Residential, “C” Medium Density Multifamily, “D” High Density Multifamily, “F” General Commercial, “I” Light Industrial / Commercial, I-30 (west frwy), vacant, multifamily and industrial uses
East	“A-5” One-Family Residential, “CR” Low Density Multifamily and “D” High Density Multifamily / duplexes, single-family and multifamily
South	“CB-WB” Camp Bowie District, “FR” General Commercial Restricted / Car Dealership, office, retail
West	Various Zoning Districts / Single-Family, Church, Duplex, Multifamily, Retail, Office, Restaurant, Warehouse

Recent Zoning History

PD1225-ZC-18-174 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus car storage facility. Approved March 2019)

PD1050-ZC-15-079 “PD/F” Planned Development for all uses in “F” General Commercial plus showroom with warehouse storage; site plan approved (Approved June 2015)

PD376-ZC-00-083 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus office/warehouse, including assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes, carper and rug cleaning, furniture and cabinet repair or construction and tooling facilities provided all such activities shall be conducted indoor, no outdoor storage; site plan approved SP-00-031) (Approved December 2000)

PD611-ZC-04-304 “PD/I” Planned Development/Specific Use for “I” Light Industrial excluding certain uses listed in the case file; 9 plan approved SP-04-052) (Approved December 2004)

PD435-ZC-02-040 “PD/F” Planned Development for all uses in “F” General Commercial plus office , shop, vehicle maintenance and repair (inside only), vehicle washing, material testing and inside storage associated with a general contractor business; site plan approved (SP-02-002) (Approved February 2002)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on August 29, 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 notified: emailed August 29, 2025.



Organizations Notified	
Western Hills North NA*	Chapin Ra & Alameda St NA
Trinity Habitat for Humanity	Streams and Valleys Inc.
Fort Worth ISD	White Settlement ISD

*Closest Registered Neighborhood Association**

Development Impact Analysis

Land Use Compatibility

Council Member Crain is requesting to change the zoning of this area to accommodate for future development.

The proposed rezoning request **is compatible** with surrounding land uses, based on creating more high-density development for the future.

Comprehensive Plan Consistency– Western Hills/Ridglea

ADDRESS	FROM	TO	FUTURE LAND USE/CONSISTENCY
2800, 2801, 2821, 2840 Las Vegas Trail; 2800 Boadmoor Drive; 8017, 8021, 8124, 8125, 8222, 8225, 8700, 8701 Calmont Avenue	“D” High Density Multifamily/NASJRB	“PD/MU-1” Planned Development for “MU-1” Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required	Medium Density Multifamily and Neighborhood Commercial/Technical Inconsistency
8037 Elizabeth Lane W 2900 Gunnison Trail	“C” Medium Density Multifamily/NASJRB	“PD/MU-1” Planned Development for “MU-1” Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required	Medium Density Multifamily/Technical Inconsistency
8300 Calmont Avenue	“E” Neighborhood Commercial/NASJRB	“PD/MU-1” Planned Development for “MU-1” Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required	Medium Density Multifamily/Technical Inconsistency
8000 Calmont Avenue	FR” General Commercial Restricted/NASJRB	“PD/MU-1” Planned Development for “MU-1” Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required	Institutional/Technical Inconsistency
9100 Camp Bowie West Boulevard	“E” Neighborhood Commercial	“PD/MU-2” Planned Development for “MU-2” High Intensity Mixed-Use excluding certain uses; site plan required	General Commercial/Technical Inconsistency
2951 W Loop 820, 2825, 3025, 3101 W Loop 820 S, 3008, 3300 W Normandale St., 9250,	“F” General Commercial	“PD/MU-2” Planned Development for “MU-2” High Intensity Mixed-	General Commercial/Technical Inconsistency

9258, 9320 N Normandale St., 9108, 9112, 9114, 9124 Camp Bowie W Blvd		Use excluding certain uses; site plan required	
2801 W Loop 820 S	“I” Light Industrial	“PD/MU-2” Planned Development for “MU-2” High Intensity Mixed-Use excluding certain uses; site plan required	General Commercial/Technical Inconsistency
3215 SW Loop 820	“PD986” Planned Development for “F” General Commercial plus production of gaskets, sealants, tapes and other products for aviation related communications	“PD/MU-2” Planned Development for “MU-2” High Intensity Mixed-Use excluding certain uses; site plan required	General Commercial/Technical Inconsistency
3001 W Loop 820	“PD1050” Planned Development for “F” General Commercial plus showroom with warehouse storage	“PD/MU-2” Planned Development for “MU-2” High Intensity Mixed-Use excluding certain uses; site plan required	General Commercial/Technical Inconsistency
2924 Broadmoor	“PD1070/NASJRB” Planned Development for “C” Medium Density Multifamily with development standards; site plan approved	“PD/MU-1” Planned Development for “MU-1” Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required	Medium Density Multifamily/Technical Inconsistency

The proposed zoning districts **are consistent** with the land use designations for this area along with the following Comprehensive Plan policies:

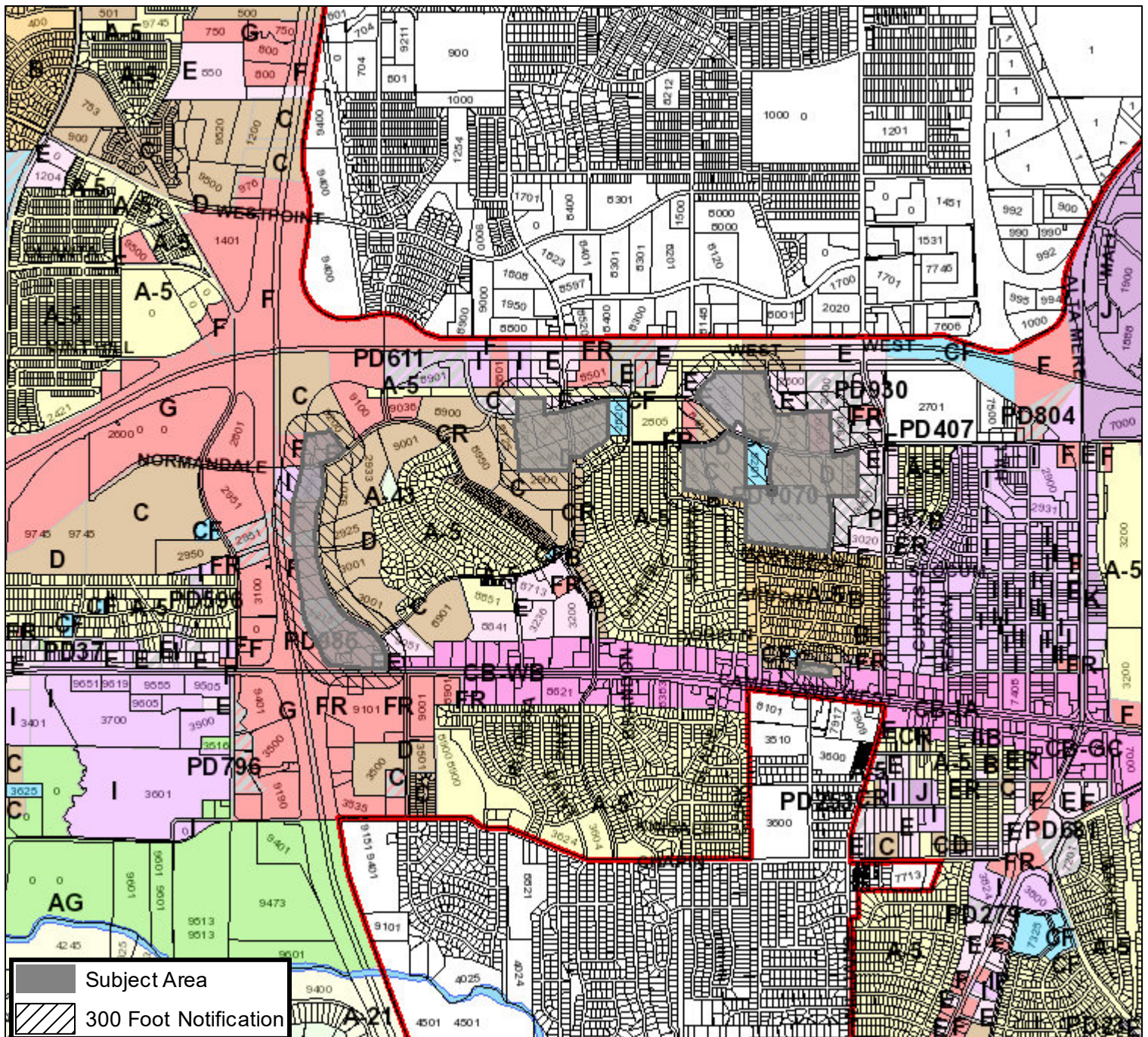
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Promote appropriate uses within the NAS-JRB Overlay
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Encourage and provide support for higher density, mixed-use, mixed income developments in Transit-Oriented Developments, mixed-use growth centers, and urban villages.
- Stimulate redevelopment of Camp Bowie, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts



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Area Zoning Map

Applicant: City of Fort Worth Development Services
Address: Generally bounded by I-30, Cherry Lane, Camp Bowie Blvd W, & W Loop 820 South
Zoning From: (C, D, E, FR, PD 1070)/NASJRB Overlay, E, F, I, PD 986 & 1050
Zoning To: PD/MU-1/NASJRB and PD/MU-2 excluding certain uses; site plan required
Acres: 170.775
Mapsc0: Text
Sector/District: Western Hills/Ridglea
Commission Date: 9/10/2025
Contact: 817-392-7869

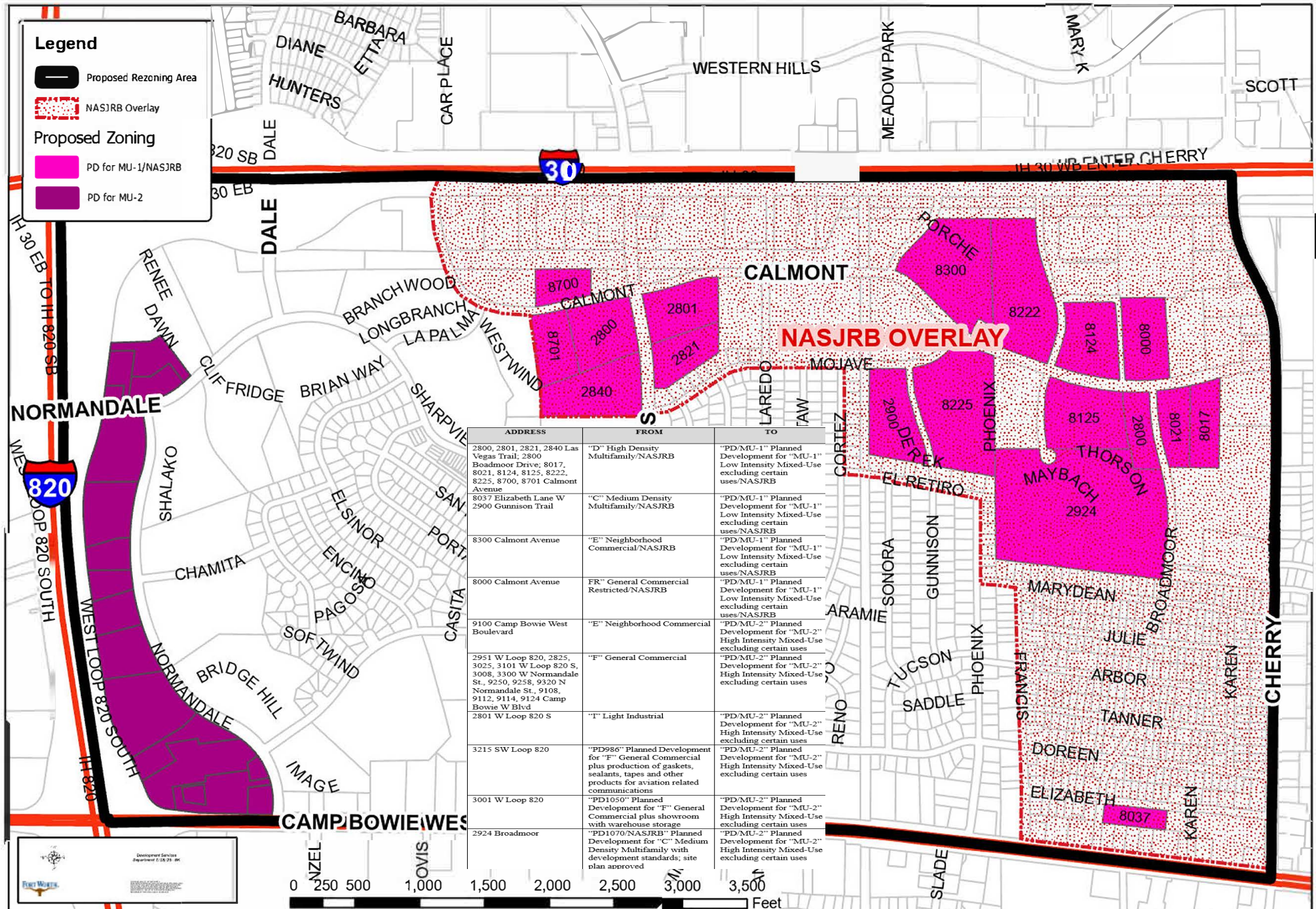


0 1,100 2,200 4,400 Feet

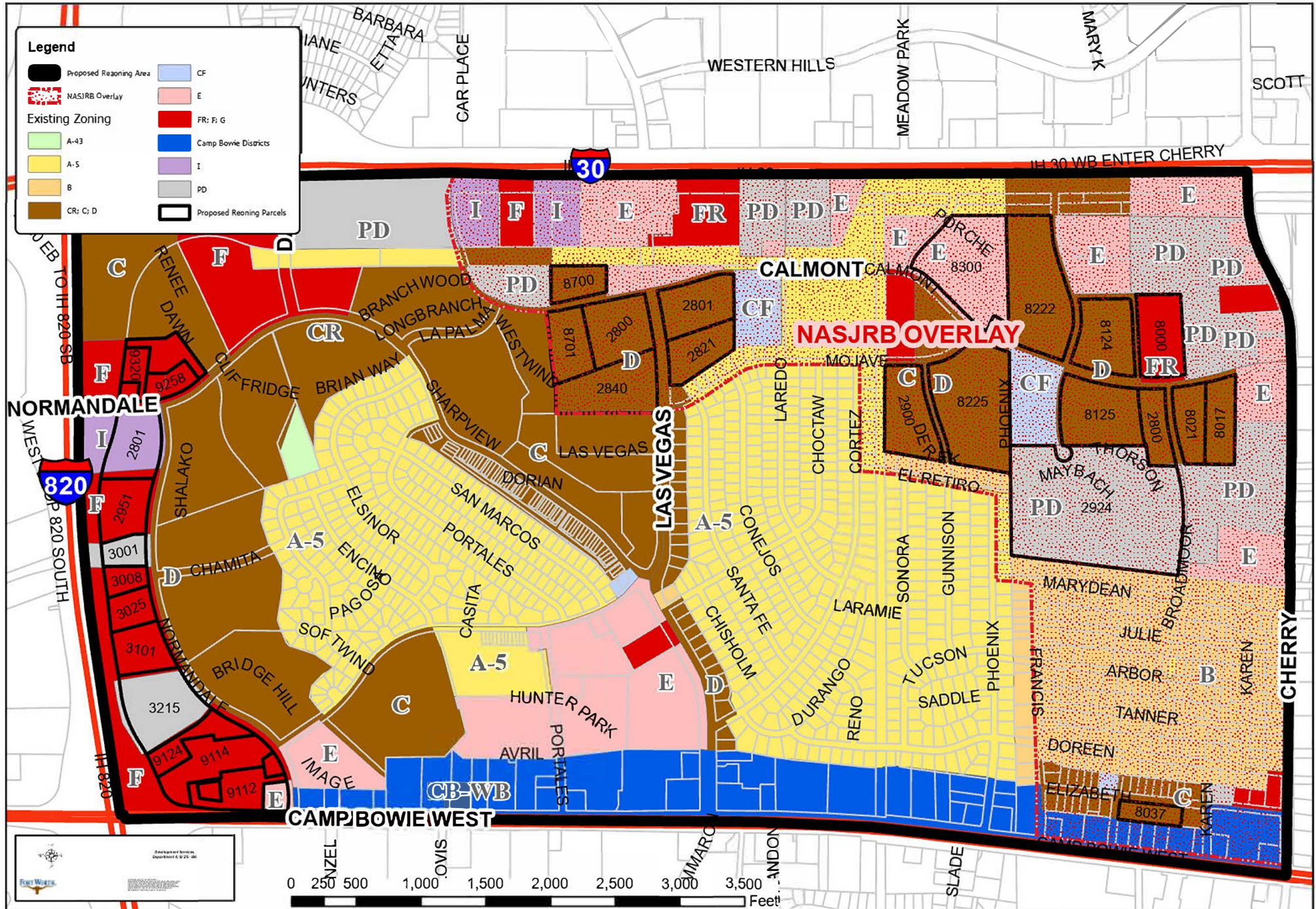
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Proposed Zoning Districts - Phase 2

From: "C" Medium Density Multifamily, "D" High Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, and "PD" Planned Developments 986, 1050 & 1070 with NASJRB Overlay
To: "PD" Planned Developments for "MU-1" Low Intensity Mixed-Use with NASJRB Overlay and for "MU-2" High Intensity Mixed-Use

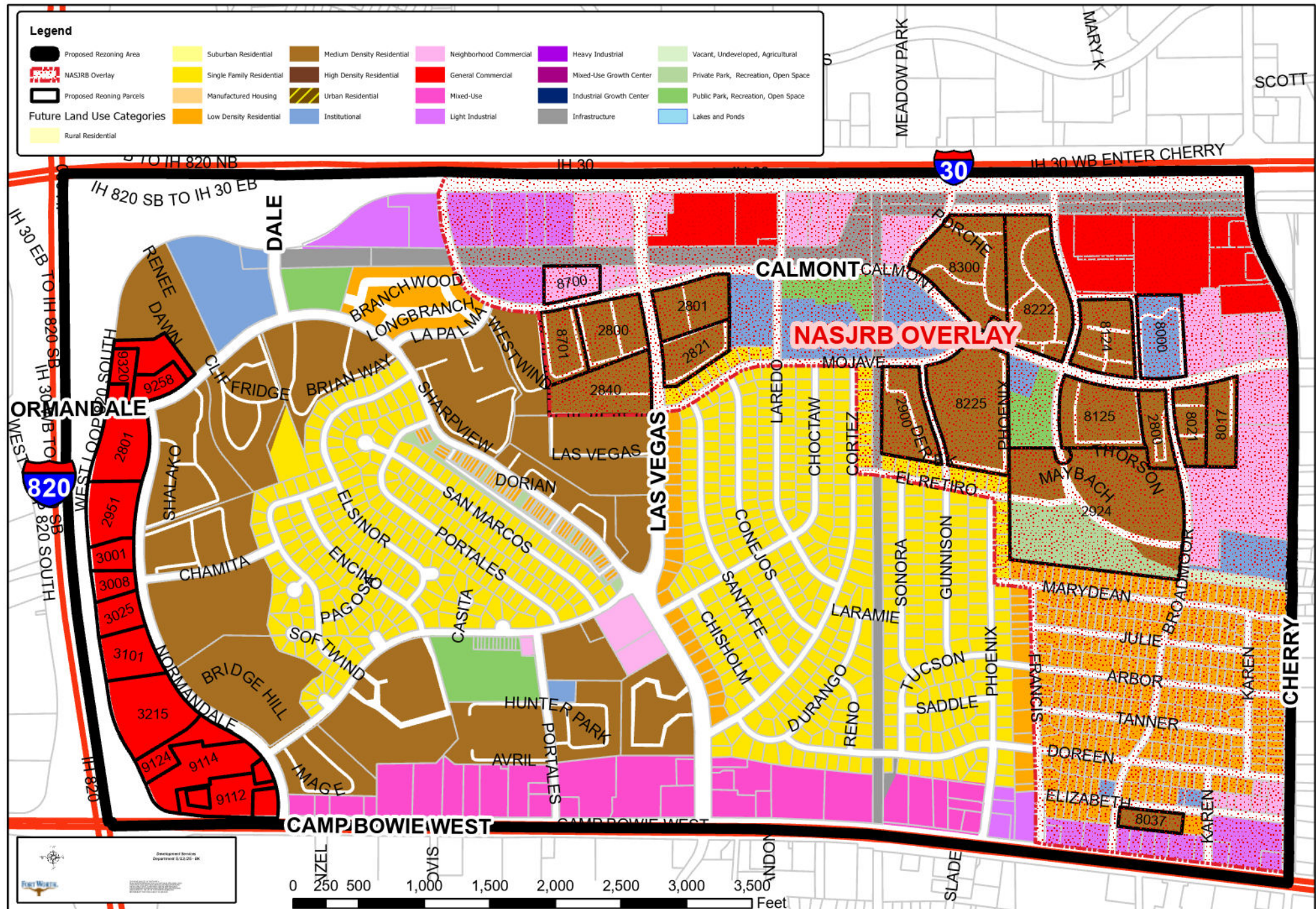


Existing Zoning Districts



Future Land Use Categories

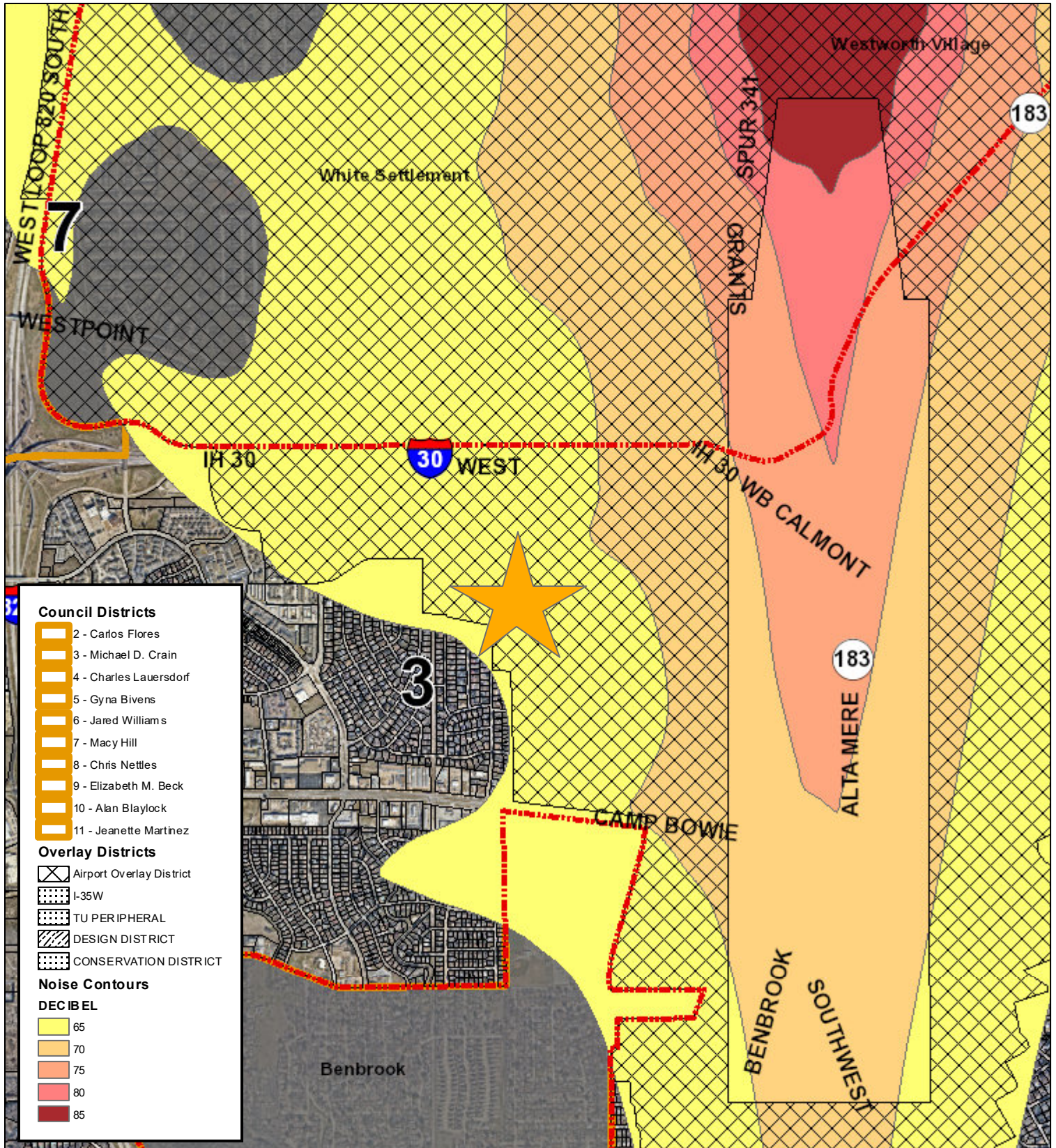
Single Family, Low Density Multifamily, Medium Density Multifamily, Institutional, Neighborhood Commercial, General Commercial, and Public Park/Recreation/Open Space





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Area Map

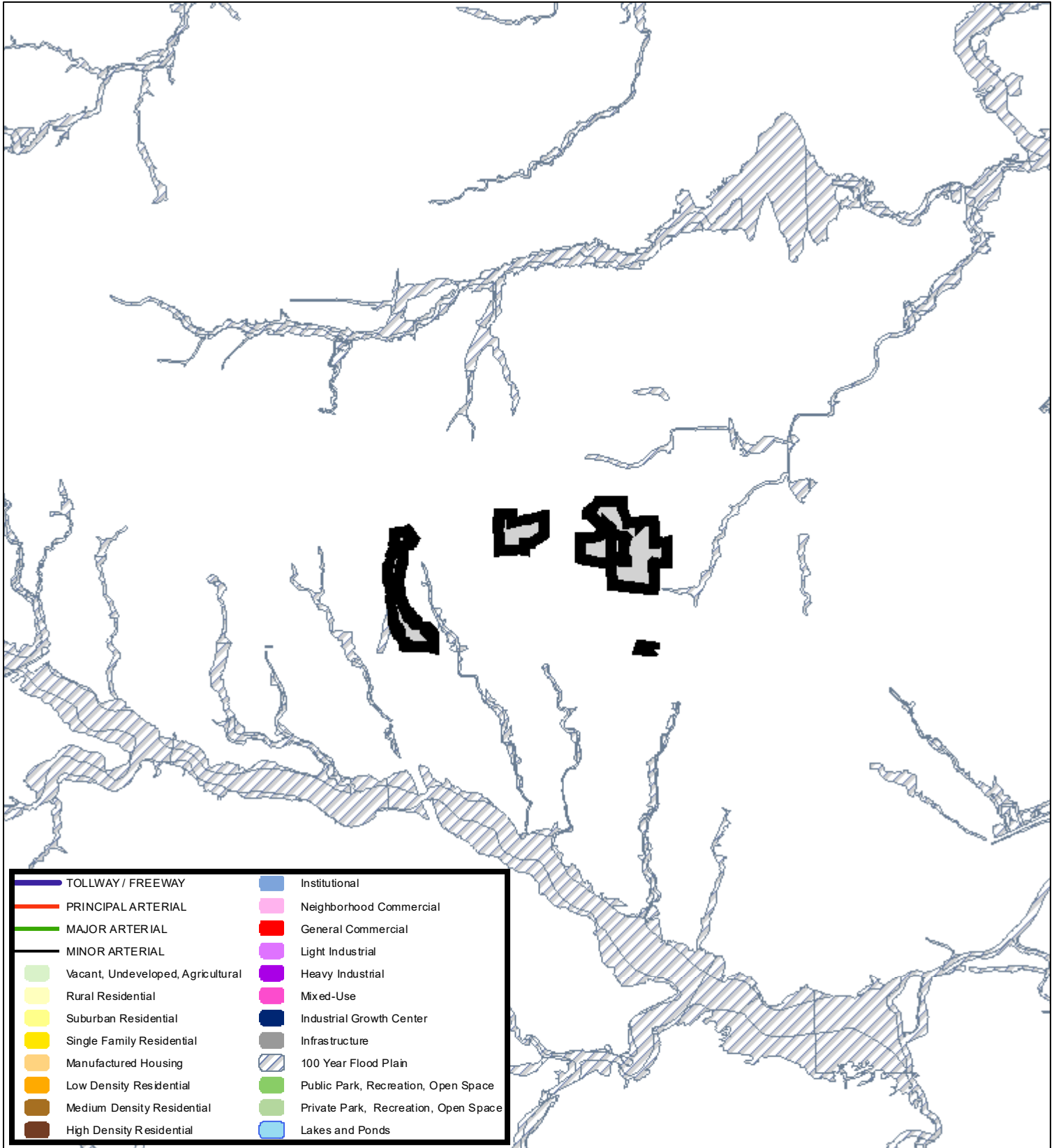


0 1,000 2,000 4,000 Feet



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Future Land Use



4,000 2,000 0 4,000 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 2,600 5,200 10,400 Feet

