



# Zoning Staff Report

**Date:** March 21, 2023

**Case Number:** ZC-23-008

**District (old/new):** 3 / 7

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Clairemont MDC LLC

**Site Location:** 10100 West Freeway

**Acreage:** 7.7 acres

### Request

**Proposed Use:** Office Building and Miniwarehouse

**Request:** From: “C” Medium Density Multifamily; “G” Intensive Commercial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse; site plan included

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 7-0**

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## Project Description and Background

The subject property is located on Chapel Creek Blvd. near the intersection of Old Weatherford Rd. The applicant is requesting to rezone the property from “C” Medium Density Multifamily and “G” Intensive Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse; site plan included. The applicant would like to keep a baseline of “E” Zoning and develop office/retail in the front of the lot and mini-warehouses behind. Mini-warehouses are first allowed by right in industrial districts, however, many have opted to request PD’s and locate in close proximity to residential to capture this market. This is the case for this proposed development.

The proposed development consists of the following:

Building	Height	Square feet
Building 1 (retail/office)	Up to 3 stories	38,000
Building 2 (miniwarehouse)	1 story	37,800
Building 3 (miniwarehouse)	1 story	21,500
Building 4 (miniwarehouse)	3 story	Roughly 65,000 (21,875 pad)

## Surrounding Zoning and Land Uses

North “PD 1300” PD/C for detached multifamily / detached multifamily

East “R2” Townhouse Cluster / vacant

South “G” Intensive Commercial / vacant

West “A-5” One-Family / single-family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.

The following organizations were notified: (emailed January 27, 2023)

Organizations Notified	
Westland NA	FW Vista West HOA
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	White Settlement ISD
Chapel Creek NA	

*\*Located just south of this registered Neighborhood Organization.*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to change the zoning of this property from “C” Medium Density Multifamily and “G” Intensive Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse; site plan included. Surrounding land uses consist of single-family to the west, multifamily just north, and vacant land south and east.

The proposed rezoning is intended to serve the single-family and multifamily residences that are located nearby. The proposed PD/E would lessen the intensity of the allowed uses. In addition, the applicant intends to place neighborhood commercial uses near the existing single-family and the mini-warehouse to the back of the property. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

As a result, the proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far West

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The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. The proposed zoning change request is not consistent with the Comprehensive Plan. However, the policy below applies to this development. Mini-warehouses typically have a lesser impact and would be considered a transitional use for this property.

- 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.

## Economic Development Plan

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The adopted Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

### PERFORMANCE METRICS

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

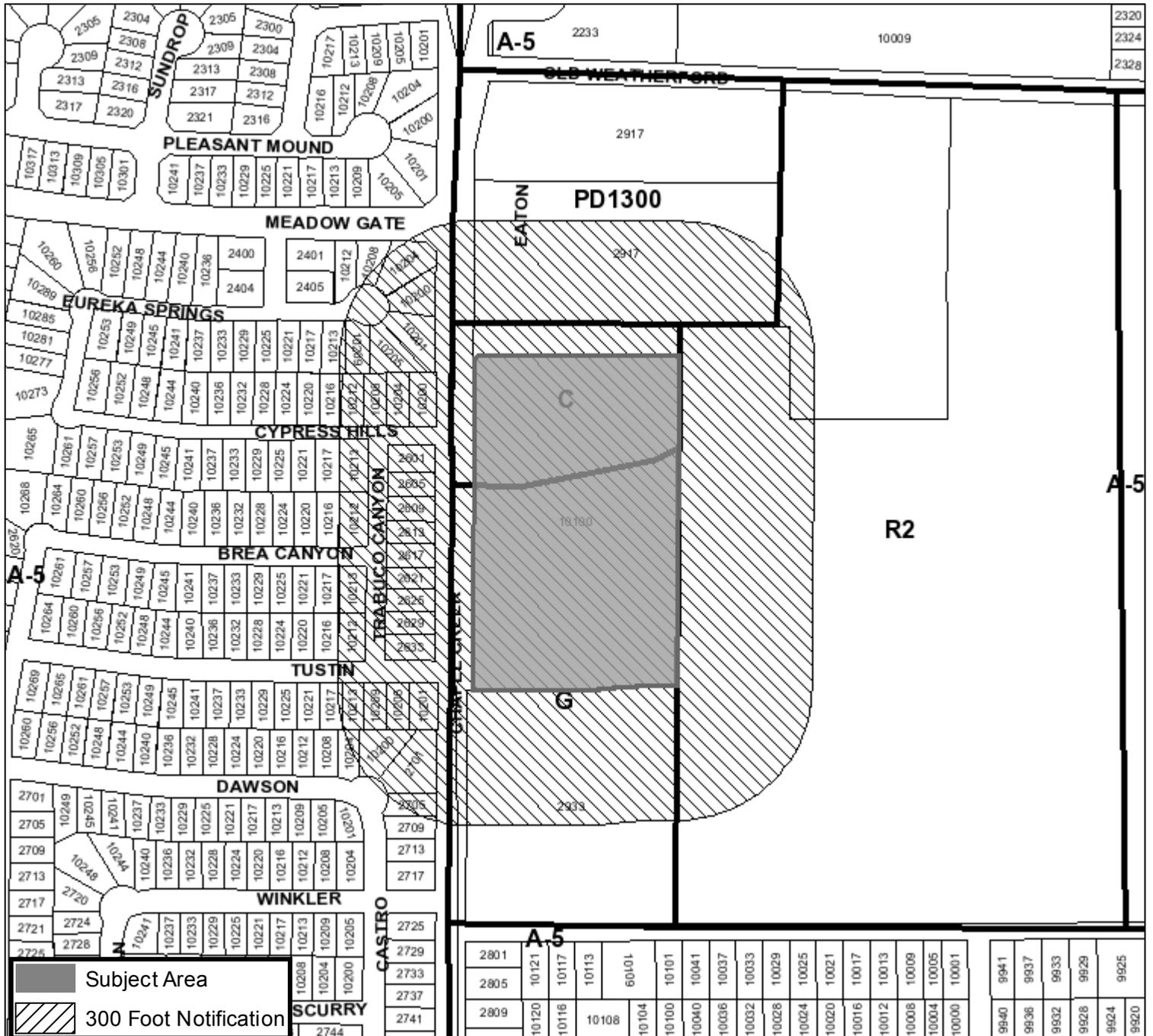
## Site Plan Comments

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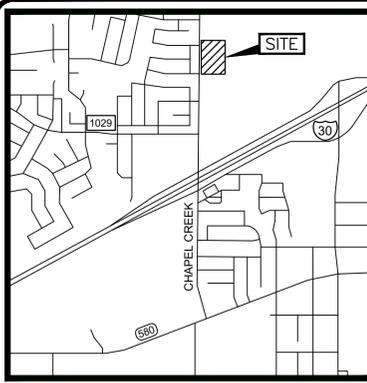
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

## Area Zoning Map

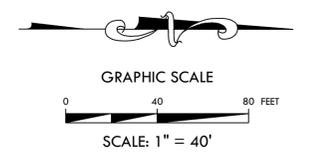
Applicant: MDC Partners  
 Address: 10100 West Freeway  
 Zoning From: C & G  
 Zoning To: PD-E for Offices and Miniwarehouse  
 Acres: 7.79956046  
 Mapsco: 072F  
 Sector/District: Far West  
 Commission Date: 2/8/2023  
 Contact: null



0 160 320 640 Feet



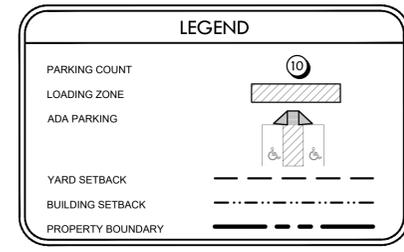
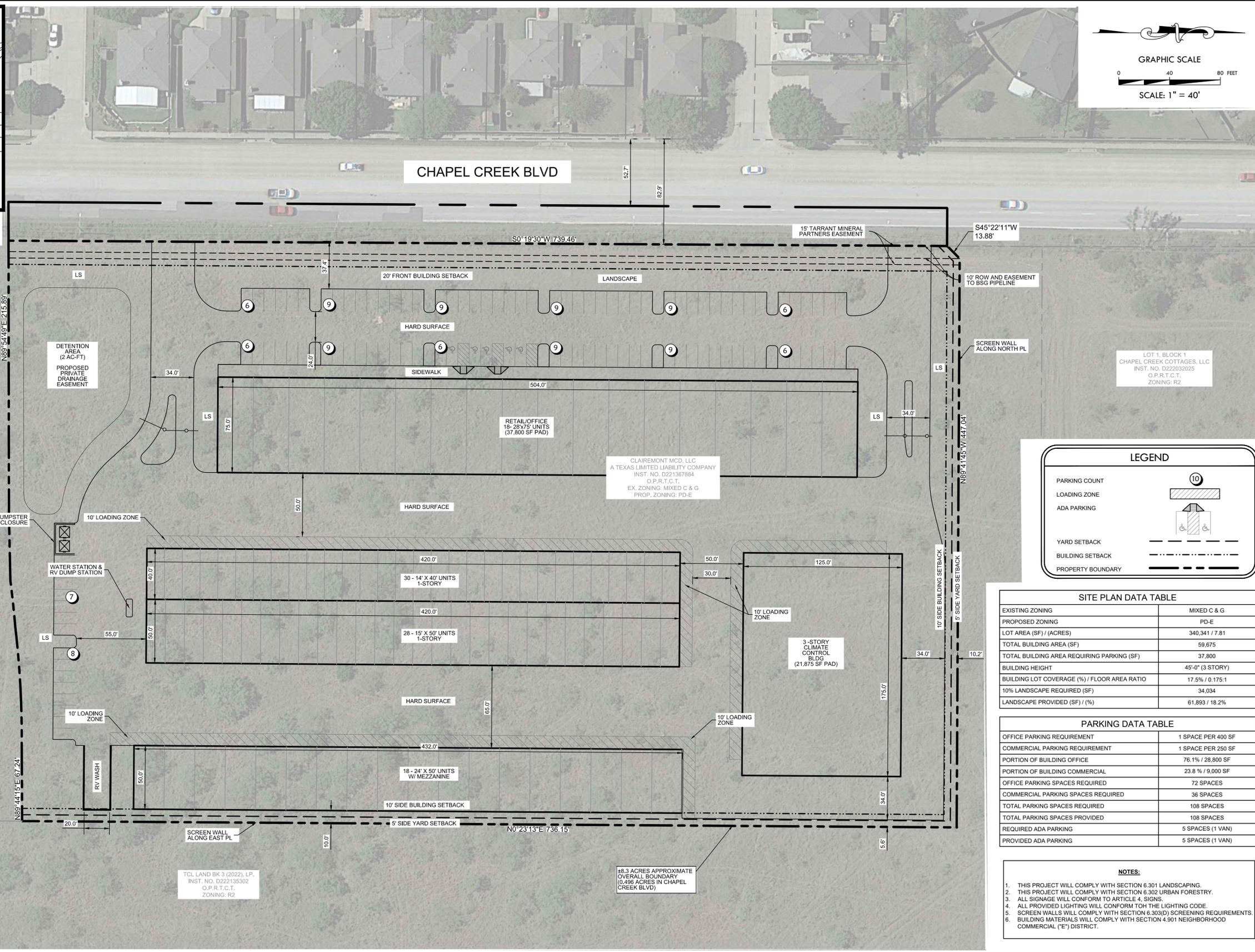
Vicinity Map  
Not to Scale



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 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
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 DATE: December 28, 2022

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 469-895-3266

**CHAPEL CREEK 8**  
 TR 1A, BBB & C RY  
 SURV. ABS. 219  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS



SITE PLAN DATA TABLE	
EXISTING ZONING	MIXED C & G
PROPOSED ZONING	PD-E
LOT AREA (SF) / (ACRES)	340,341 / 7.81
TOTAL BUILDING AREA (SF)	59,675
TOTAL BUILDING AREA REQUIRING PARKING (SF)	37,800
BUILDING HEIGHT	45'-0" (3 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	17.5% / 0.175:1
10% LANDSCAPE REQUIRED (SF)	34,034
LANDSCAPE PROVIDED (SF) / (%)	61,893 / 18.2%

PARKING DATA TABLE	
OFFICE PARKING REQUIREMENT	1 SPACE PER 400 SF
COMMERCIAL PARKING REQUIREMENT	1 SPACE PER 250 SF
PORTION OF BUILDING OFFICE	76.1% / 28,800 SF
PORTION OF BUILDING COMMERCIAL	23.8% / 9,000 SF
OFFICE PARKING SPACES REQUIRED	72 SPACES
COMMERCIAL PARKING SPACES REQUIRED	36 SPACES
TOTAL PARKING SPACES REQUIRED	108 SPACES
TOTAL PARKING SPACES PROVIDED	108 SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1 VAN)

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
  - SCREEN WALLS WILL COMPLY WITH SECTION 6.303(D) SCREENING REQUIREMENTS.
  - BUILDING MATERIALS WILL COMPLY WITH SECTION 4.901 NEIGHBORHOOD COMMERCIAL ("E") DISTRICT.

FULL PATH: K:\bldg\CH2202\_ChapelCreek\Drawings\03\_Site Plans\03\_ChapelCreek\Drawings\03\_Site Plans\03\_Production\03\_Site Plan.rvt  
 PLOTTED WITH: DWG TO PDF.pc3  
 PLOTTED BY: KIRKMAN

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 lmurphy@lmurphyarchitect.com

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

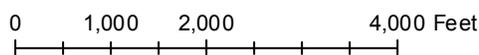
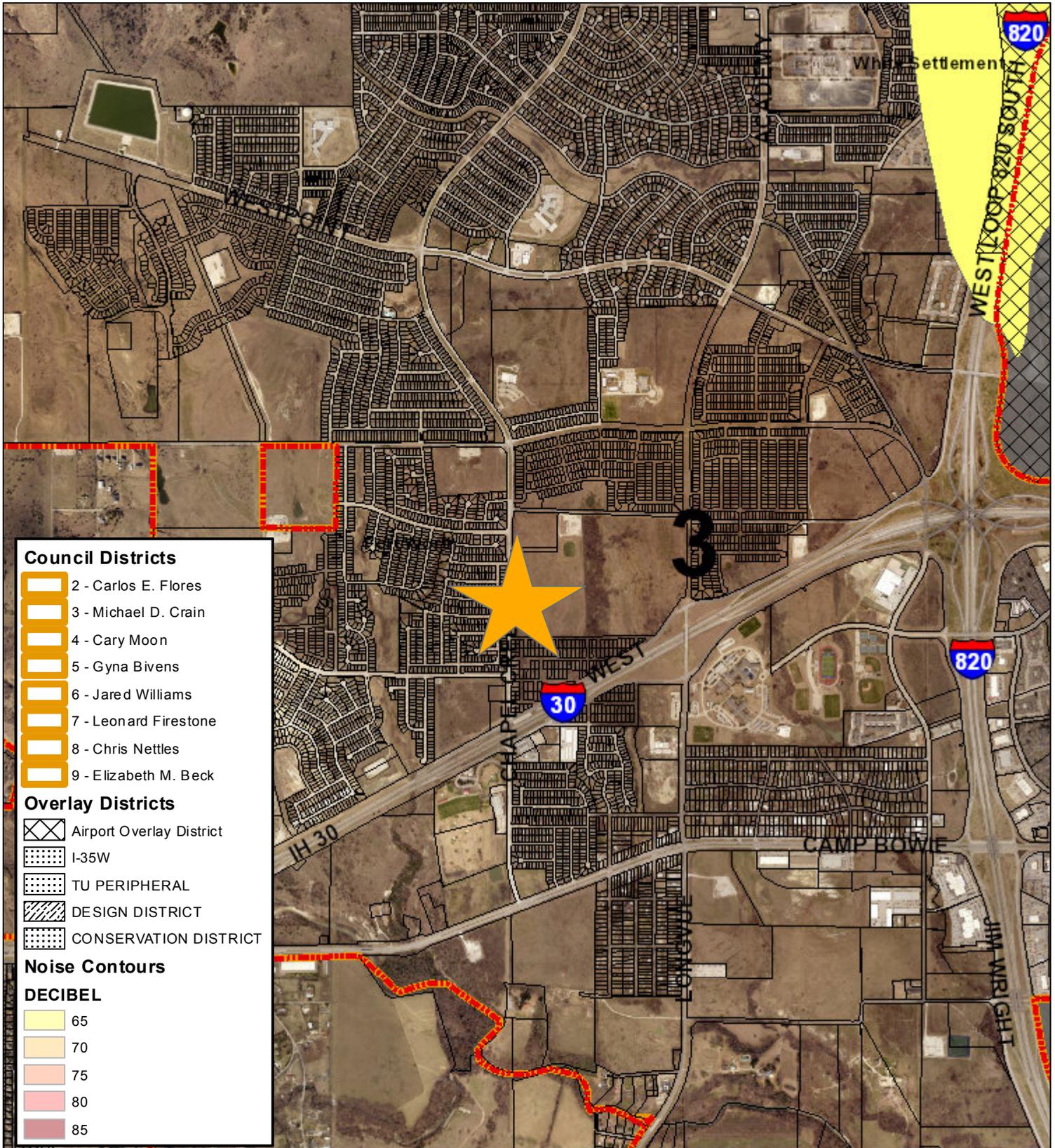
**CHAPEL CREEK 8**  
 ZONING CASE NUMBER \_\_\_\_\_



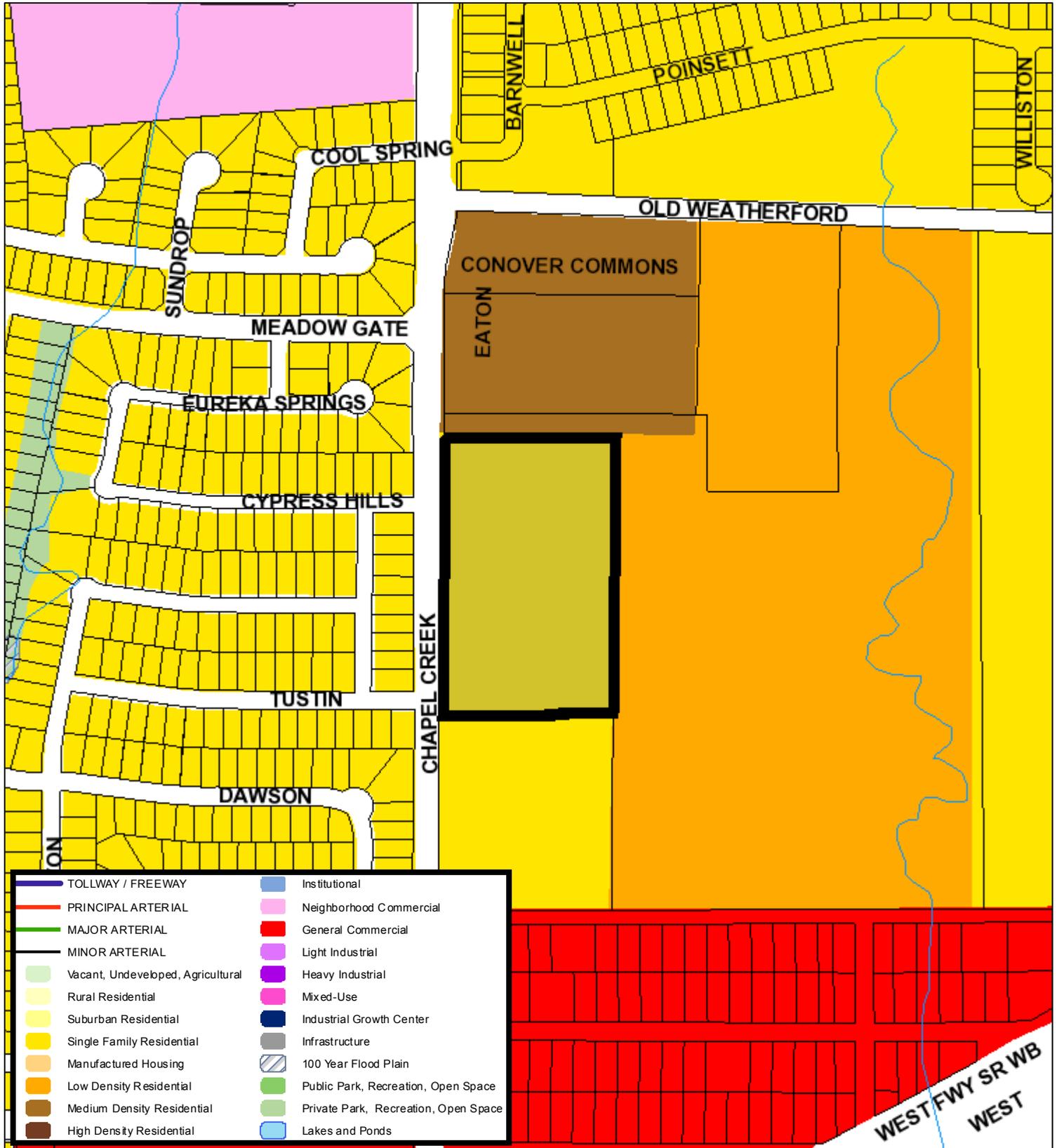
JOB NUMBER: CHV22002  
 ISSUE DATE: 12/28/2022

**SITE PLAN**  
 SHEET:  
**1**

### Area Map



### Future Land Use



360 180 0 360 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.



## Aerial Photo Map



0 225 450 900 Feet

