



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 24, 2021

**Council District: 3**

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

**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Sarah Bergman  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Normandale Baptist Church / Pape-Dawson Engineers

**Site Location:** 2001 Chapel Creek Boulevard **Acreage:** 4.09 acres

**Proposed Use:** Single-Family Residential and Church

**Request:** From: "E" Neighborhood Commercial and "C" Medium-Density Multifamily

To: "C" Medium-Density Multifamily

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

**Comprehensive Plan Consistency:** Requested change is consistent (technical inconsistency).

**Staff Recommendation:** Approval

**Background:**

The subject property is located along the east side of Chapel Creek Boulevard just north of its intersection with Amber Ridge Drive/Old Weatherford Road. The southern portion of the property is vacant and the northern portion includes parking area for the adjacent Normandale Baptist Church. The applicant intends to develop the vacant portion of this 4.09-acre tract as part of a larger residential development planned on approximately 30 acres of surrounding property that is already zoned "C" Medium-Density Multifamily.

Although this request is for a multifamily zoning classification, the applicant is proposing to develop a new detached single-family subdivision. "One-family detached dwelling" is an allowed land use in the "C" Medium-Density Multifamily District and the Zoning Ordinance specifies that single-family residential development can occur in the "C" District according to standards typically required for one-family districts. Because the surrounding 30+ acre property is already zoned "C" Medium Density Multifamily, the applicant is requesting to rezone this smaller portion as well to create a uniform zoning district across the site. No changes are proposed to the existing church, which is an allowed land use in any zoning district.

**Surrounding Zoning and Land Uses:**

- North "C" Medium-Density Multifamily / church
- East "C" Medium-Density Multifamily / vacant
- South "A-5" One-Family / single-family residential
- West "A-5" One-Family / single-family residential

**Recent Relevant Zoning History:** None

**Public Notification:**

300-foot Legal Notifications were mailed on June 25, 2021.

The following organizations were notified: (emailed June 24, 2021)

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

\* Located closest to this registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone this site from a combination of “E” Neighborhood Commercial and “C” Medium-Density Multifamily to “C” Medium-Density Multifamily. All surrounding property to the north and east of this site is already zoned “C” Medium-Density Multifamily and is currently vacant with the exception of the Normandale Baptist Church to the north. Property to the south, and to the west across Chapel Creek Boulevard, is zoned “A-5” One-Family and developed with single-family dwellings.

This zoning change brings a small portion of property zoned “E” Neighborhood Commercial into alignment with surrounding “C” Medium-Density Multifamily zoning. While staff contends that multifamily development could be appropriate in this location as well, the applicant is proposing to develop this site for single-family use, similar to existing development to the south, west, and east.

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

**2. Comprehensive Plan Consistency – Far West**

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map, which is intended to include uses such as “schools, churches, government, human services, utilities, community centers, and day cares.” Property to the south is designated as “Single-Family Residential” and to the north (along Chapel Creek Boulevard and Westpoint Boulevard) is designated as “Low-Density Residential.”

The area designated as “Institutional” on the Future Land Use Map includes property currently owned by Normandale Baptist Church. While the church use does meet the intent of the “Institutional” designation, single-family or multifamily development does not. However, the proposed single-family use does align with the Future Land Use Designations to the north and south of this site. Staff contends that the proposed zoning is appropriate in this location and also aligns 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.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

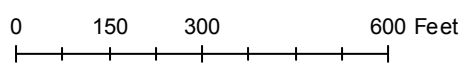
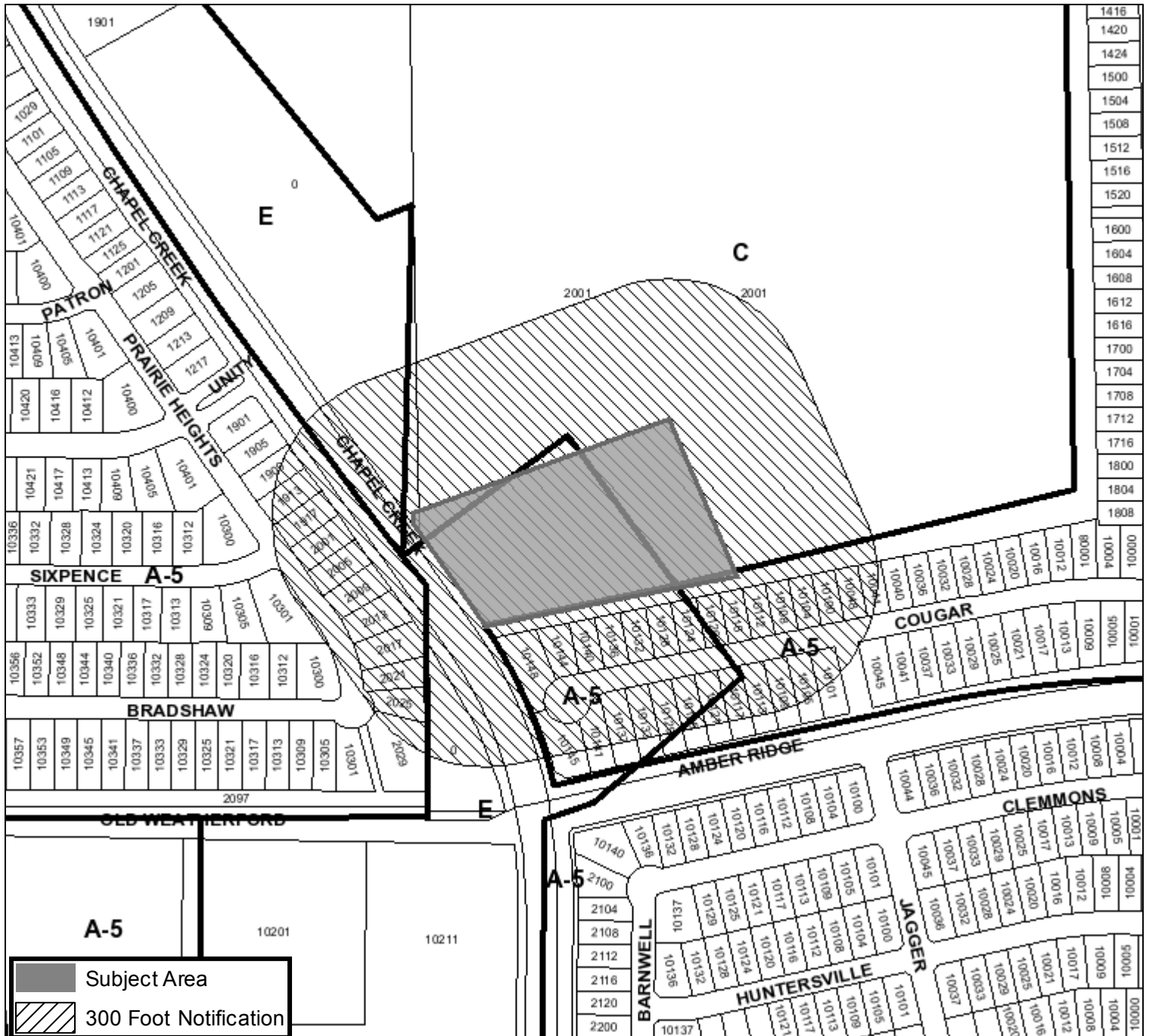
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (**technical inconsistency**). If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this land use change.

**Attachments:**

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

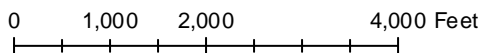
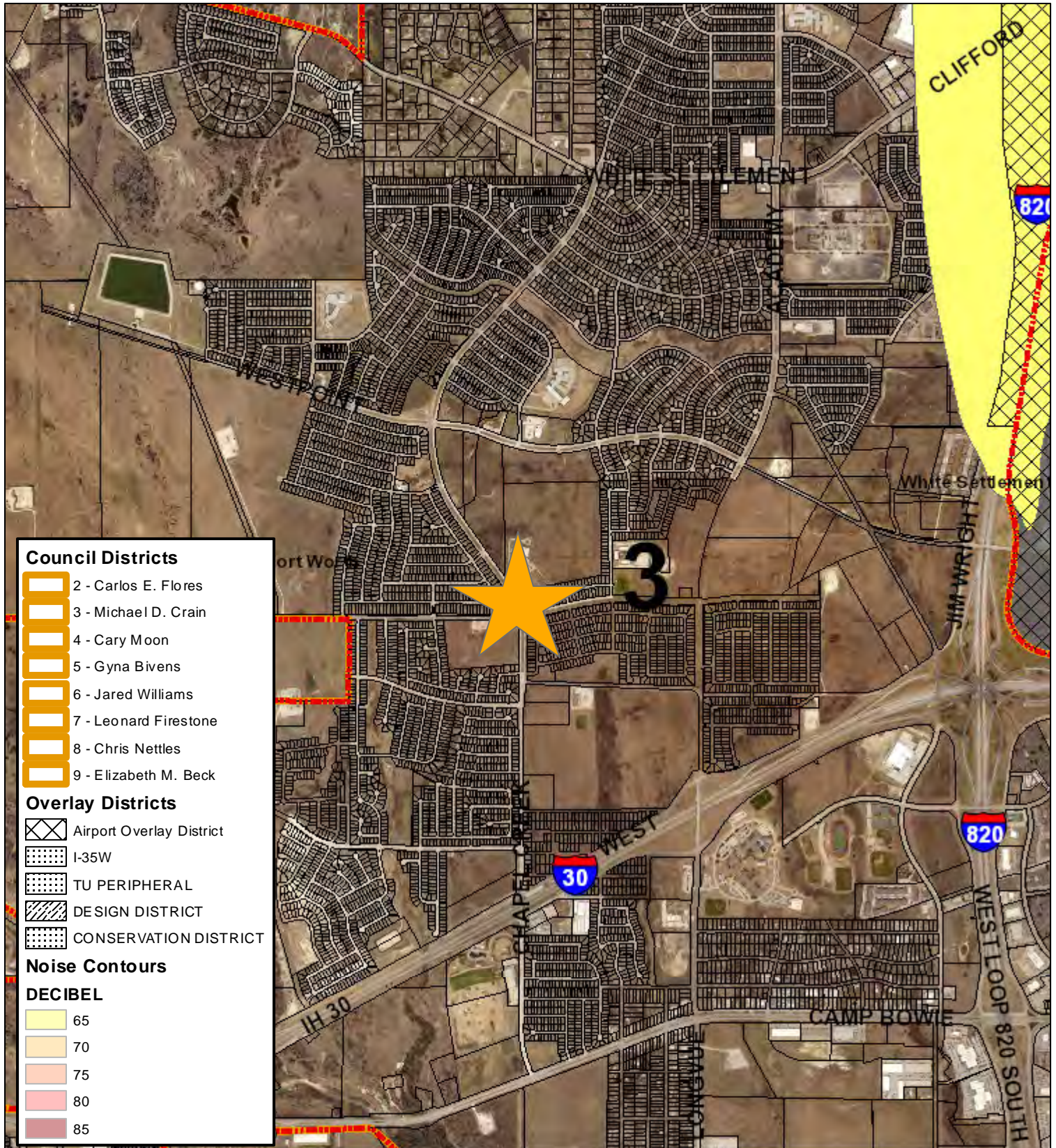
### Area Zoning Map

Applicant: Normandale Baptist Church  
 Address: 2001 Chapel Creek Boulevard  
 Zoning From: E  
 Zoning To: C  
 Acres: 4.09378883  
 Mapsco: 72F  
 Sector/District: Far West  
 Commission Date: 7/14/2021  
 Contact: 817-392-2883



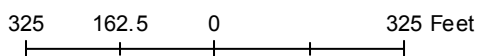
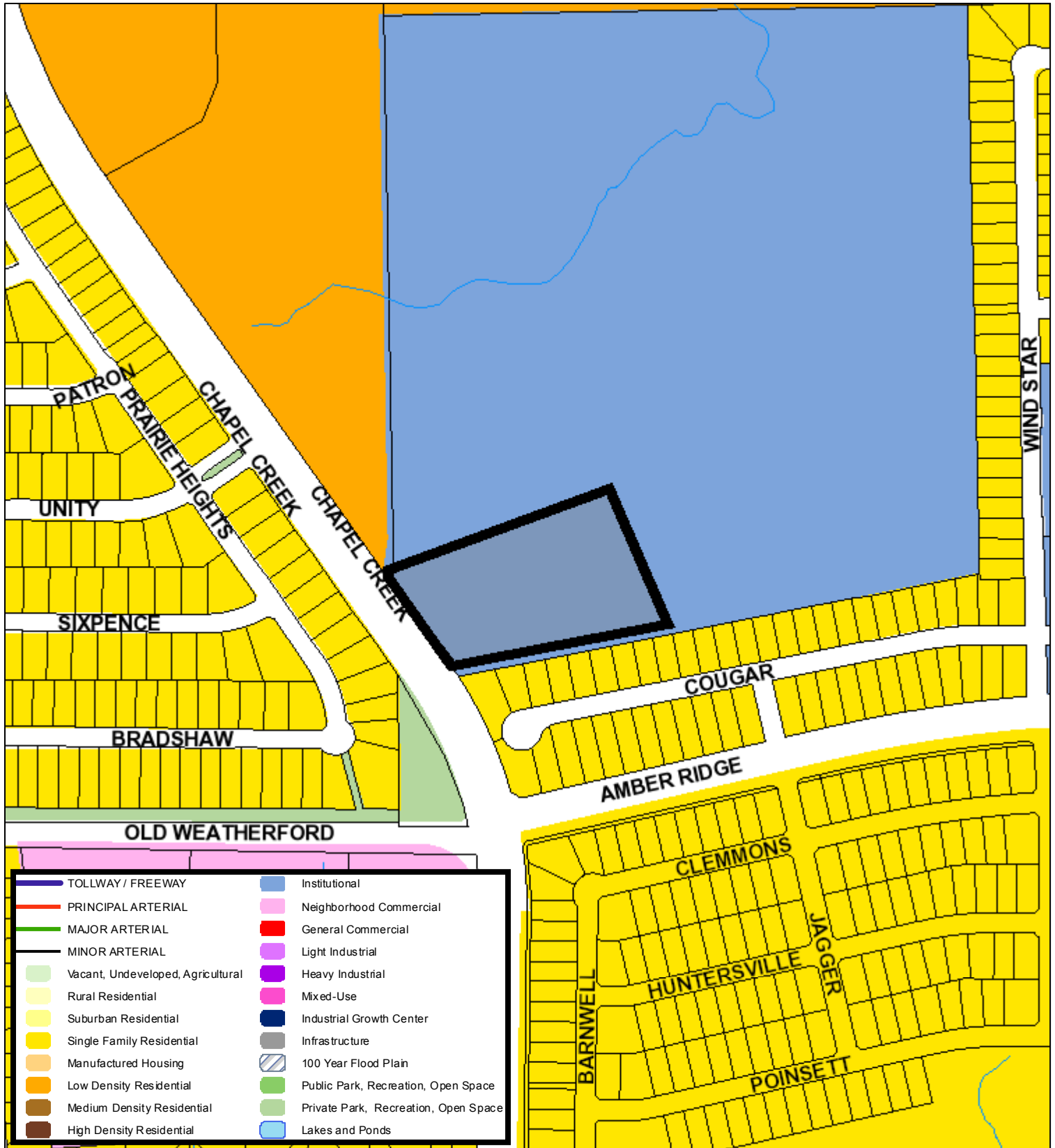


### Area Map





### 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**



0 210 420 840 Feet

