



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-012

Council District: Future 3

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: Mary’s Creek LLC

Applicant: Brandon Middleton, Kimley-Horn & Associates Inc. / Ray Ojesky, Kelly Hart

Site Location: 11091 Chapin Road

Acreage: 52.97 ac

Request

Proposed Use: Industrial uses

Request: From: Unzoned (ETJ) AX-26-001

To: “I” Light Industrial

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.**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

Project Description and Background

The site is located north of I-30 West freeway, south of Chapin Road and 2.8-miles west of Loop 820 in Future Council District 3. The applicant is proposing to annex the property into the City of Fort Worth and zone the property to “I” Light Industrial for industrial type uses.

Applicant's Proposal

There will be a corresponding annexation case associated with this zoning application. **AX-26-001**

Approval of I-Light Industrial would support the City's goal and objective to create growth centers for development along Interstate 30 corridor.

No new City roadways or maintenance are needed for this site and proposed use. All ingress / egress will be from Interstate 30 Frontage Road (two-way)

Future land use designation is 'single family residential', however the adjacent zoning / use(s) to our west is PD625 (Westside Recycling and Disposal Facility) and to our east is vacant with G - Intensive Commercial zoning designation.



Source: Google maps view facing north subject property 3/2026



Surrounding Zoning and Land Uses

North: ETJ / vacant land

East: “G” Intensive Commercial

South: I-30 West Freeway / Freeway

West: “PD625” planned Development/Specific Use for refuse transfer station / Waste Transfer Station

Recent Zoning History

- ZC-17-018 (“PD625”): “PD/SU” Planned Development/Specific Use for refuse transfer station Approved by Council 1/2008
- ZC-05-194: From “AG” Agricultural To “A-5”, “R-1” and “G”. Approved by Council 11/2005

Development Impact Analysis

Land Use Compatibility

Surrounding properties contain a mixture of land uses, including single family residential, recycling and disposable landfill and vacant land. This site has access to IH-30 frontage road, currently under construction.

The proposed zoning request for “I” Light Industrial for an industrial use **is compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan designates the subject property as “Single Family Residential on the Future Land Use Map. However, on March 12, 2026 City Plan Commission voted to approve the future land use designation to Light Industrial and will be voted on at City Council May 12, 2026. While the requested zoning change is **not consistent** with the Comprehensive Plan, Staff believes this would be considered a Technical Inconsistency based on the CPC-recommended Light Industrial Future Land Use change pending before City Council .

INDUSTRIAL

Light Industrial

Warehousing, transportation, light assembly, outside storage

MU-2, I, All Commercial

Proposed Land Use Change

Far West Planning Sector

Proposed Future Land Use map changes for the Mary's Creek Parcel 01 (AX-26-001) based on the proposed development with the annexation application **FROM Single-Family Residential to Light Industrial** for logistics/warehouse use.

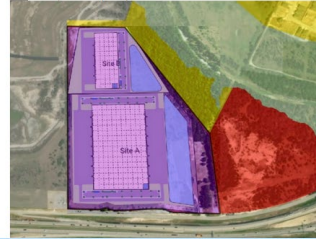
Adopted Future Land Use:

- Single-Family Residential
- Subject Property



Proposed Future Land Use:

- Light Industrial
- Subject Property



FORT WORTH Development Services Department

CPC Recommendation

Recommendation of approval to City Council for the Mary's Creek Parcel 01 Annexation application (AX-26-001), which is inconsistent with the adopted Comprehensive Plan.

This request **is consistent** with the following Comprehensive Plan policies:

- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- 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 fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 25, 2026**.

Posted Notice

A sign was erected on the property on **March 25, 2026**.

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 **March 25, 2026**:

Organizations Notified

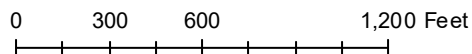
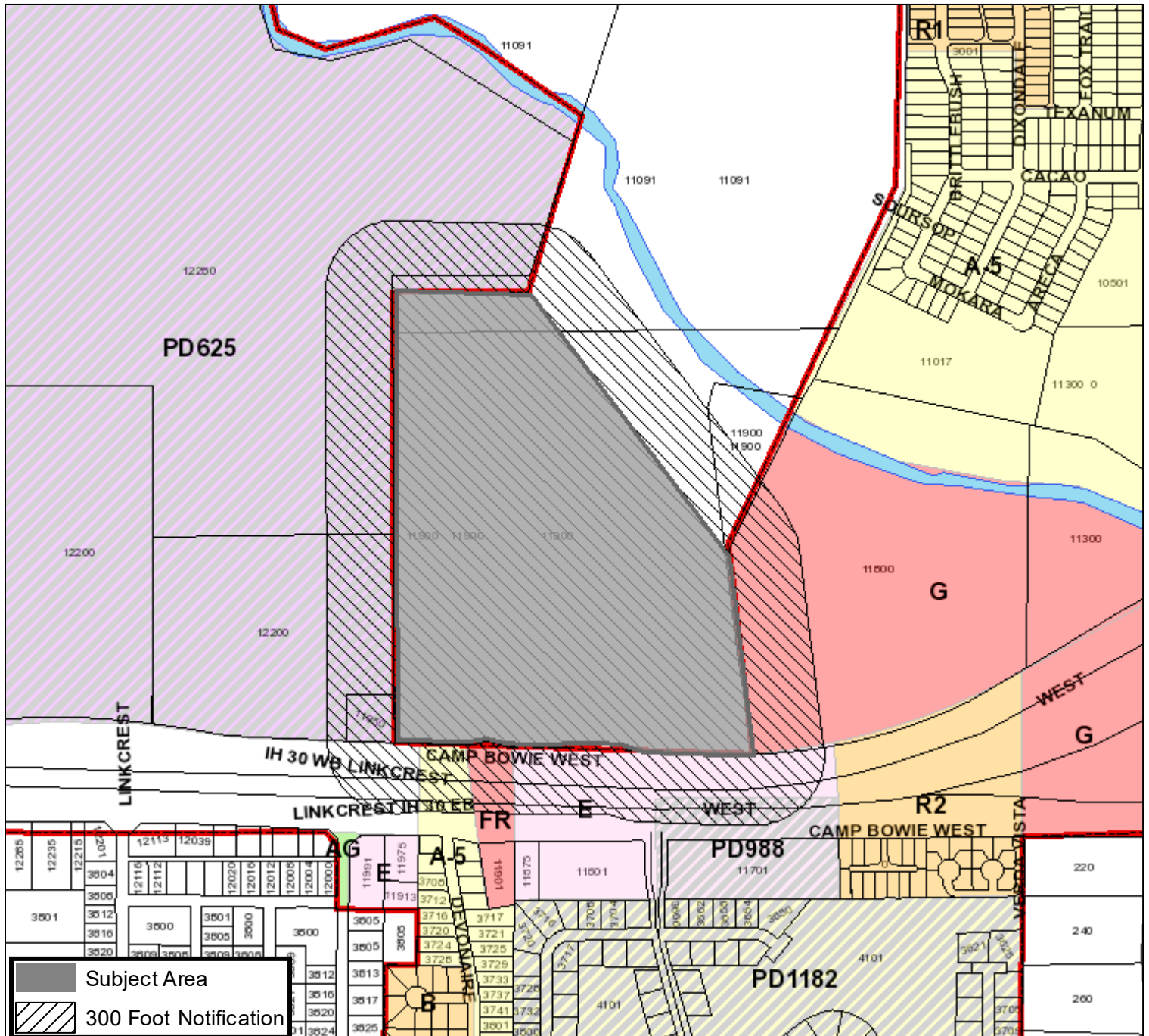
Fort Worth ISD	Streams and Valleys Inc.
	Trinity Habitat for Humanity

**Not located within a registered Neighborhood Association*

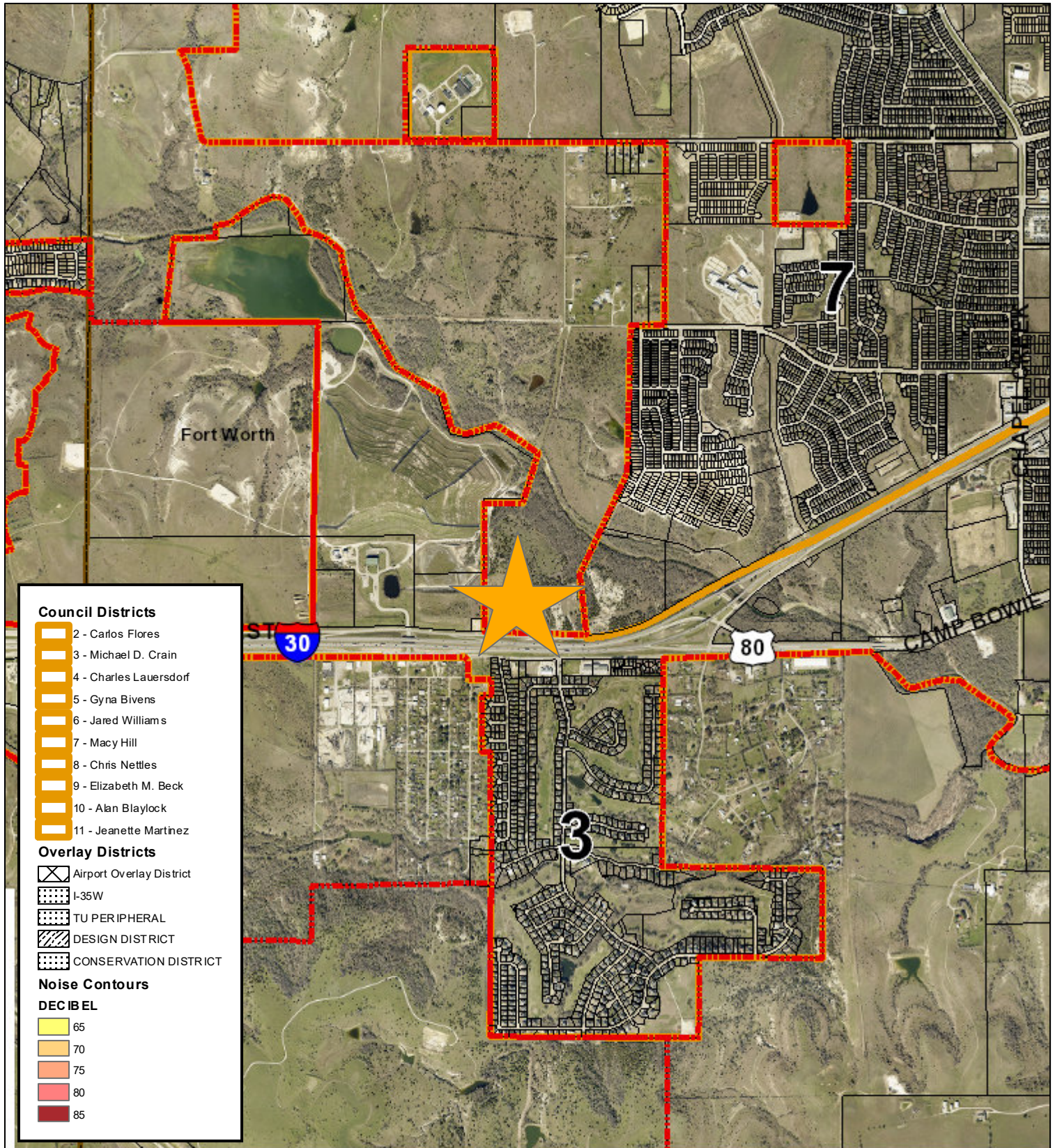


Area Zoning Map

Applicant: Mary's Creek LLC/Kimley Horn
 Address: 11400 - 1200 blocks Camp Bowie Boulevard West
 Zoning From: Unzoned
 Zoning To: I
 Acres: 52.97
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 4/8/2026
 Contact: 817-392-7869



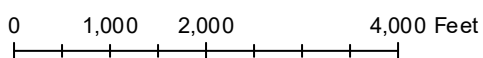
Area Map



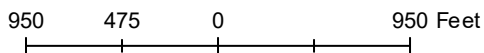
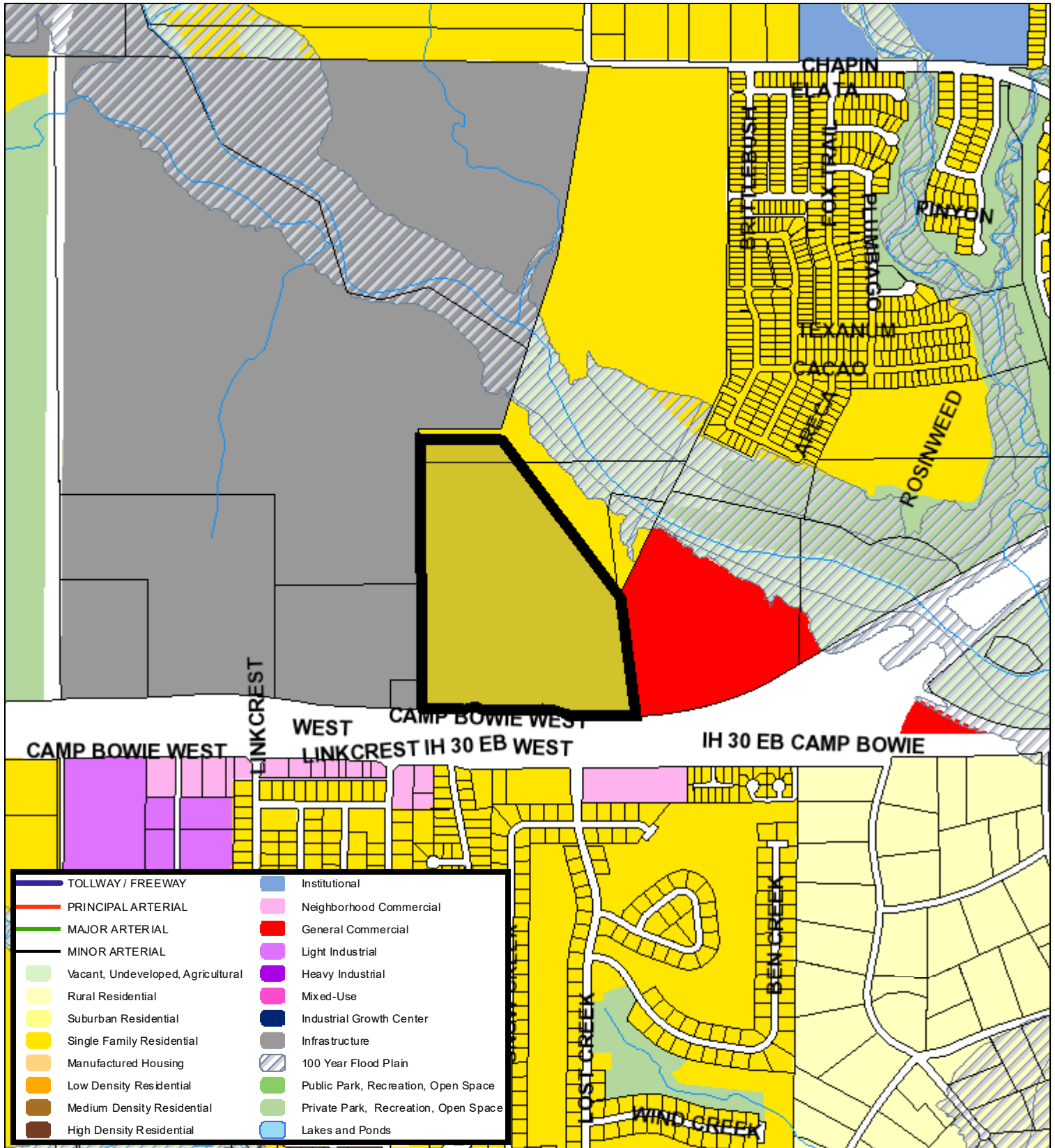
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



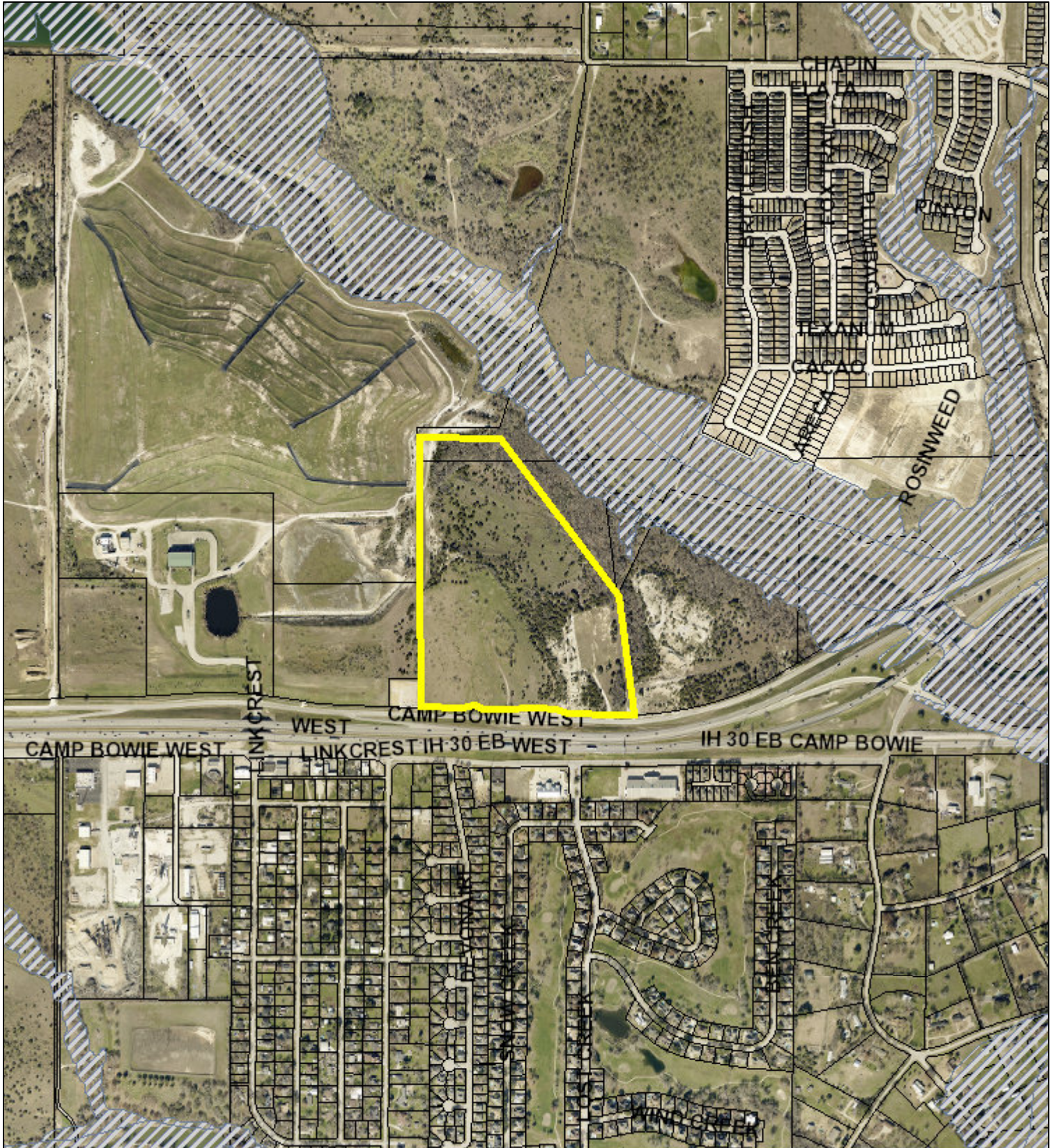
Future Land Use



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



0 550 1,100 2,200 Feet

