



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-089

Council District: 3

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Catfish Properties, LLC / Theo Thompson

Site Location: 3636 Alemeda Street

Acreage: 0.40 acres

Request

Proposed Use: Light Industrial

Request: From: “AG” Agricultural

To: “I” Light Industrial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent (technical inconsistency)**.

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

Staff Recommendation: *Approval*

Zoning Commission Recommendation: *Approval by a vote of 8-0*

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Project Description and Background

This 0.40-acre property in the Far West Planning Sector is located approximately one-quarter mile west of West Loop 820 South near the intersection of Chapin Road and Alemeda Street. The property is currently developed as a single-family home. The applicant provided the following project description:

"I would like to convert my property from Agricultural to "I" Light Industrial. Surrounding my property is the West Worth Commerce Center, also zoned "I" which is developing (currently under construction) 992,000 SF of Industrial. Given the developments, converting the current use as a residence to industrial seems more appropriate. I would like to lease the property most likely to a commercial service company with outside storage."

As mentioned in the applicant's description, the surrounding industrial center is currently under construction. Concurrently and as shown in the photo below, Alemeda Street and Chapin Road are currently closed and being rebuilt to accommodate a significant increase in traffic related to the industrial park.



Composite aerial image illustrating the completed West Worth Commerce Center.



Surrounding Zoning and Land Uses

North "I" Light Industrial (vacant land)
East "G" Intensive Commercial (vacant land)
South "AG" Agricultural (church)
West "AG" Agricultural (church)

Recent Zoning History

None.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 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 emailed on **May 30, 2025**:

Organizations Notified	
Chapin Rd. & Alemeda St. NA*	Montserrat HA
Trinity Habitat for Humanity	Fort Worth ISD
Streams and Valleys Inc.	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

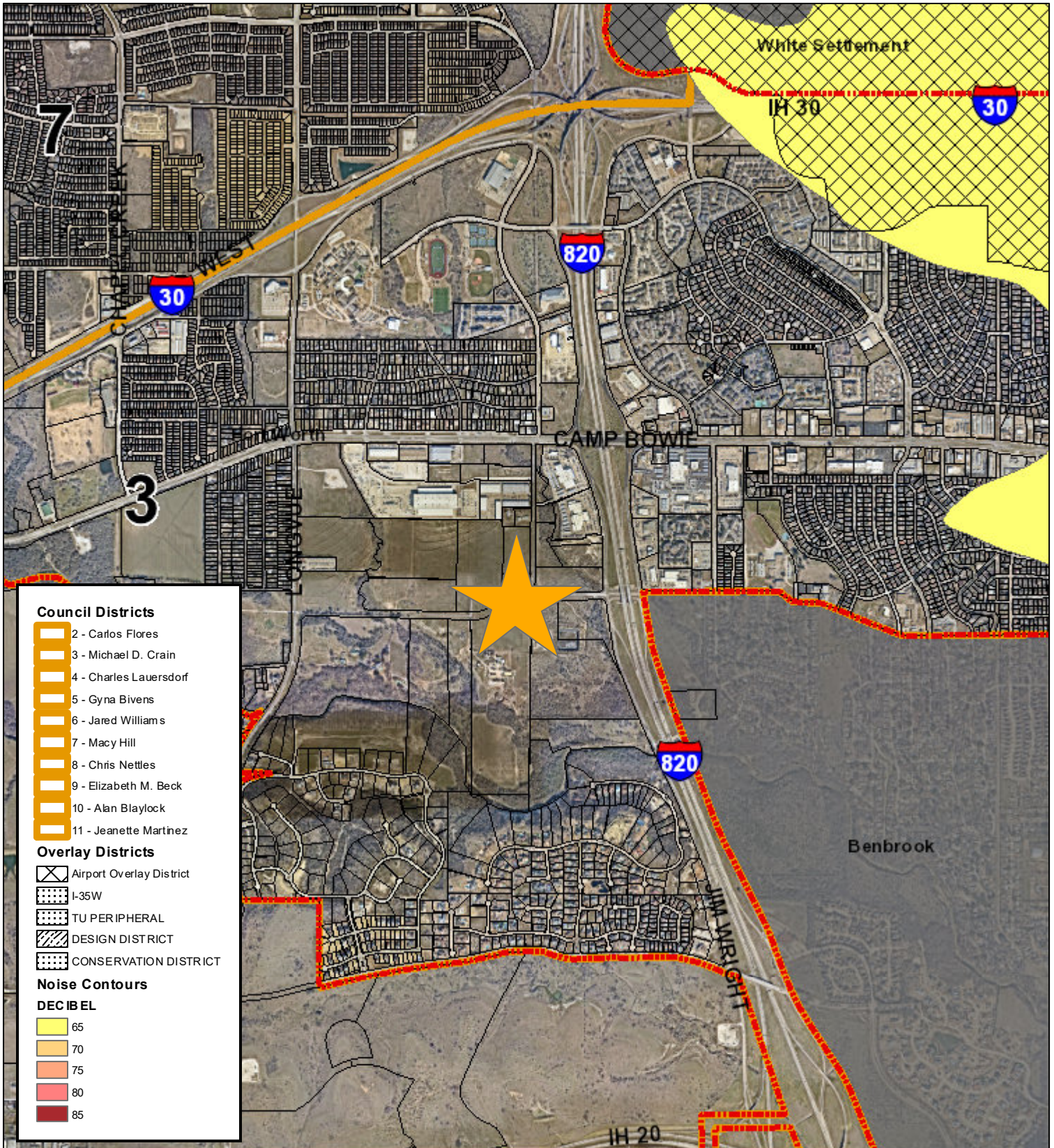
The properties surrounding the site, with the exception of the adjacent church, are zoned for industrial and intensive commercial uses. While much of the land is currently vacant, there are industrial warehouse uses along Alemeda Street with industrial site development occurring adjacent to the property. The under-construction West Worth Commerce Center may be a catalyst for development of the “G” Intensive Commercial properties along the eastern side of Alemeda Street. The proposed light industrial land use **is compatible** with adjacent properties along Alemeda Street.

Comprehensive Plan Consistency

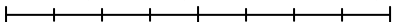
The 2023 Comprehensive Plan Future Land Use Map designates this property as Institutional. Although the subject site appears to be associated to the adjacent church property from an aerial view, TAD records do not indicate previous church ownership. While **not technically consistent** with Future Land Use Map, the requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

- Encourage redevelopment and infill in order to reduce the amount of new impervious surfaces outside Loop 820.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Area Map



0 1,000 2,000 4,000 Feet

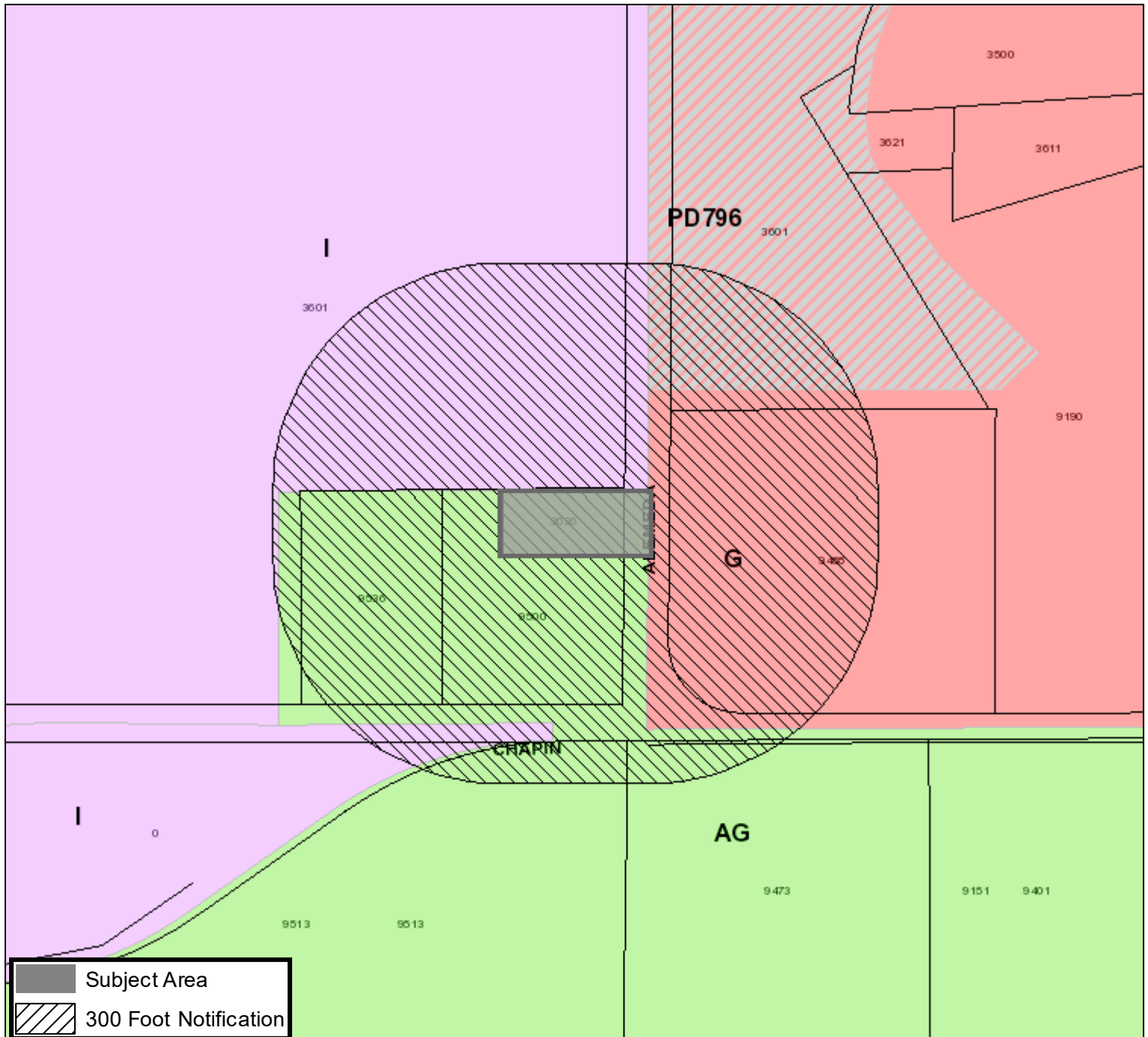




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Area Zoning Map

Applicant: Catfish Properties LLC
Address: 3636 Alameda Street
Zoning From: AG
Zoning To: I
Acres: 0.395
Mapsc0: Text
Sector/District: Far West
Commission Date: 6/11/2025
Contact: 817-392-8043



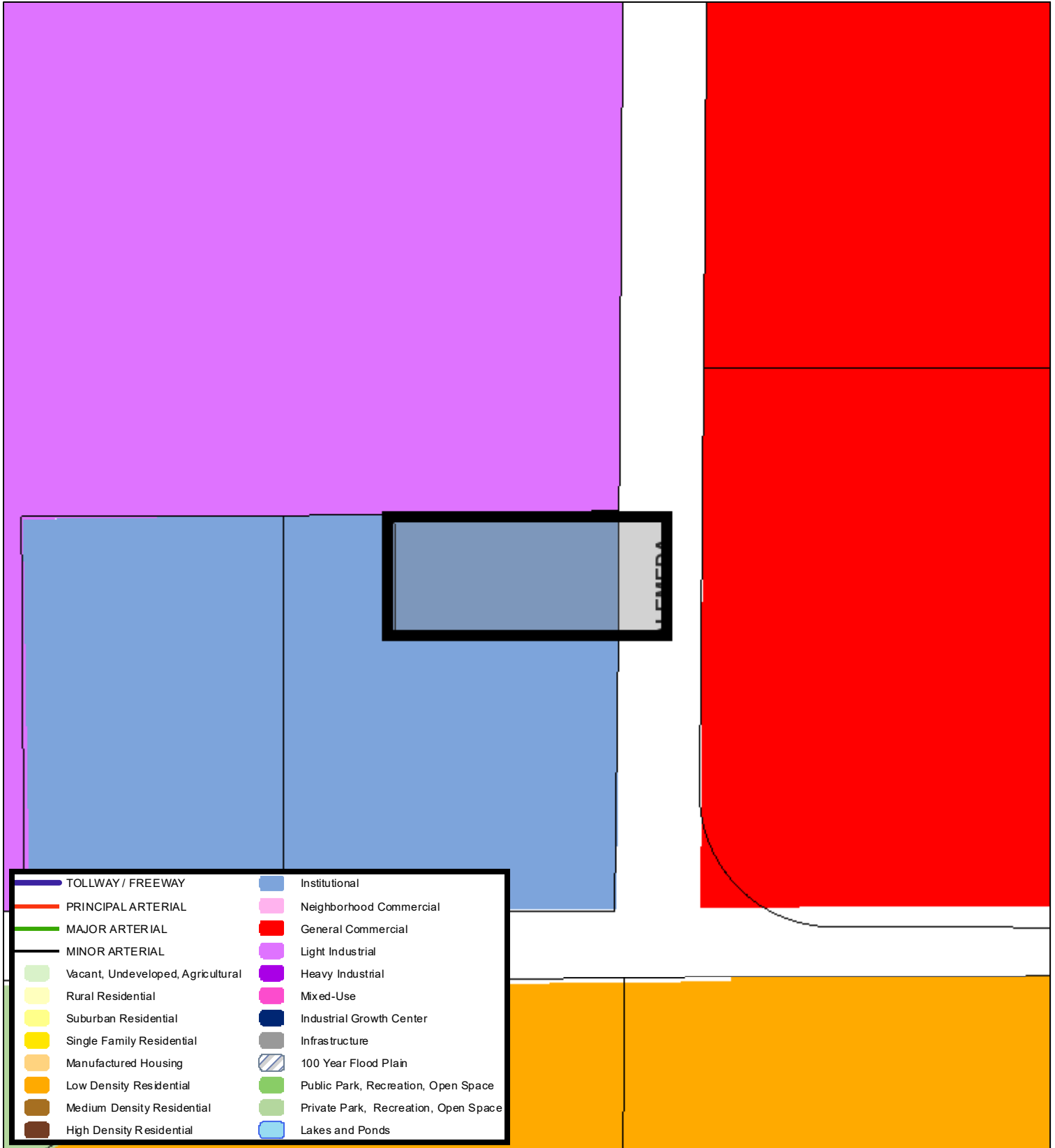
0 95 190 380 Feet

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Future Land Use



90 45 0 90 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.

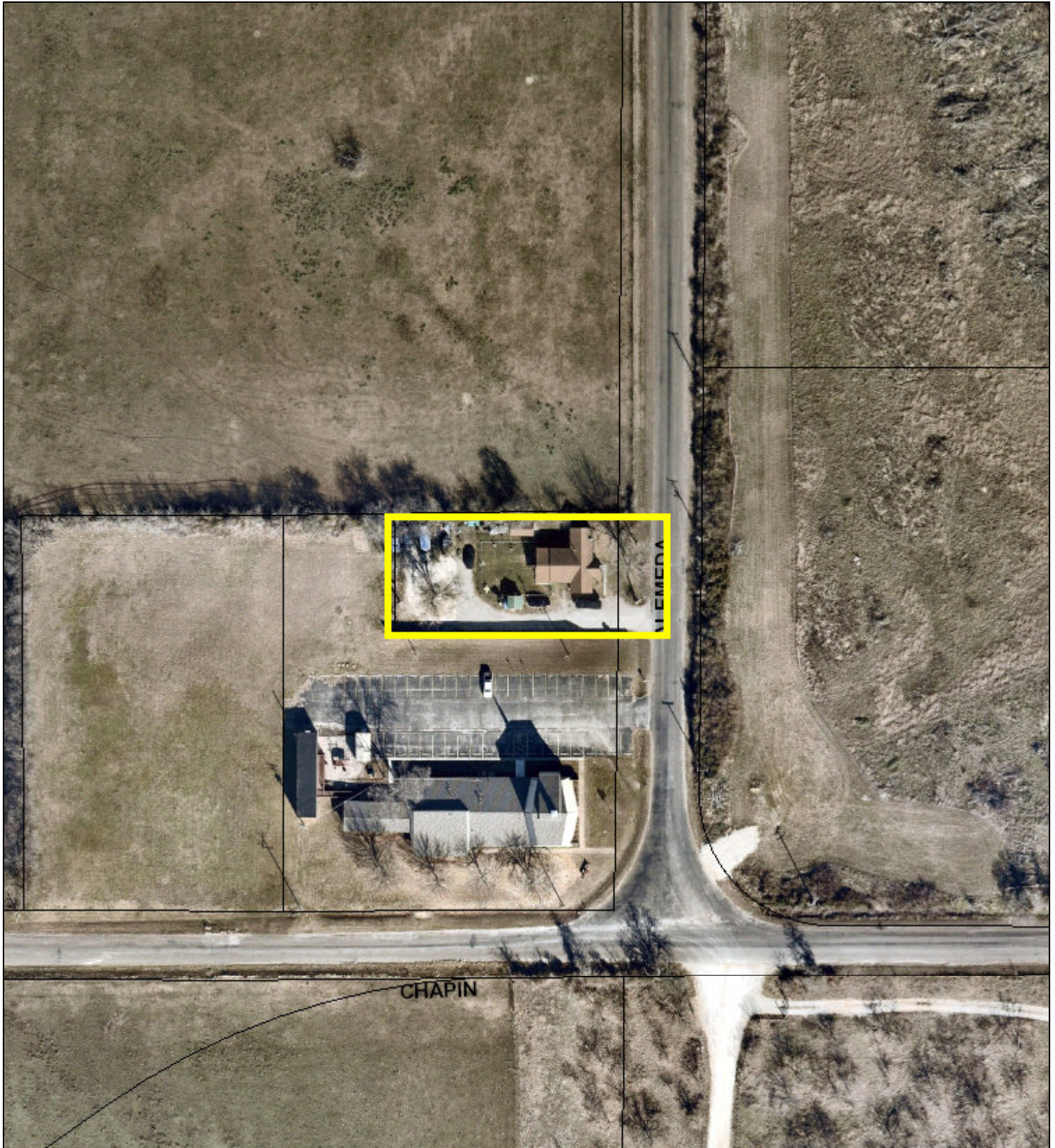


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Aerial Photo Map



0 60 120 240 Feet

