



Zoning Staff Report

Date: February 14, 2023 Case Number: ZC-22-215 Council District: (old/new): 3 / 7

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas Beltré](#)

Owner / Applicant: Westland Texas Investments / Ottis Lee, PE III - Baird, Hampton & Brown

Site Location: 10211 Old Weatherford Rd. **Acreage:** 11.560 acres

Request

Proposed Use: Church, Commercial, Seminary/School

Request: From: “A-5” One Family Residential & “E” Neighborhood Commercial
To: “E” Neighborhood Commercial; “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus College/University removing liquor or package store; site plan included.

Recommendation

Land Use Compatibility: Requested change **is compatible**
Comprehensive Plan Consistency: Requested change **is consistent**
Staff Recommendation: **Approval**
Zoning Commission Recommendation: **Approval by a vote of 8-0**

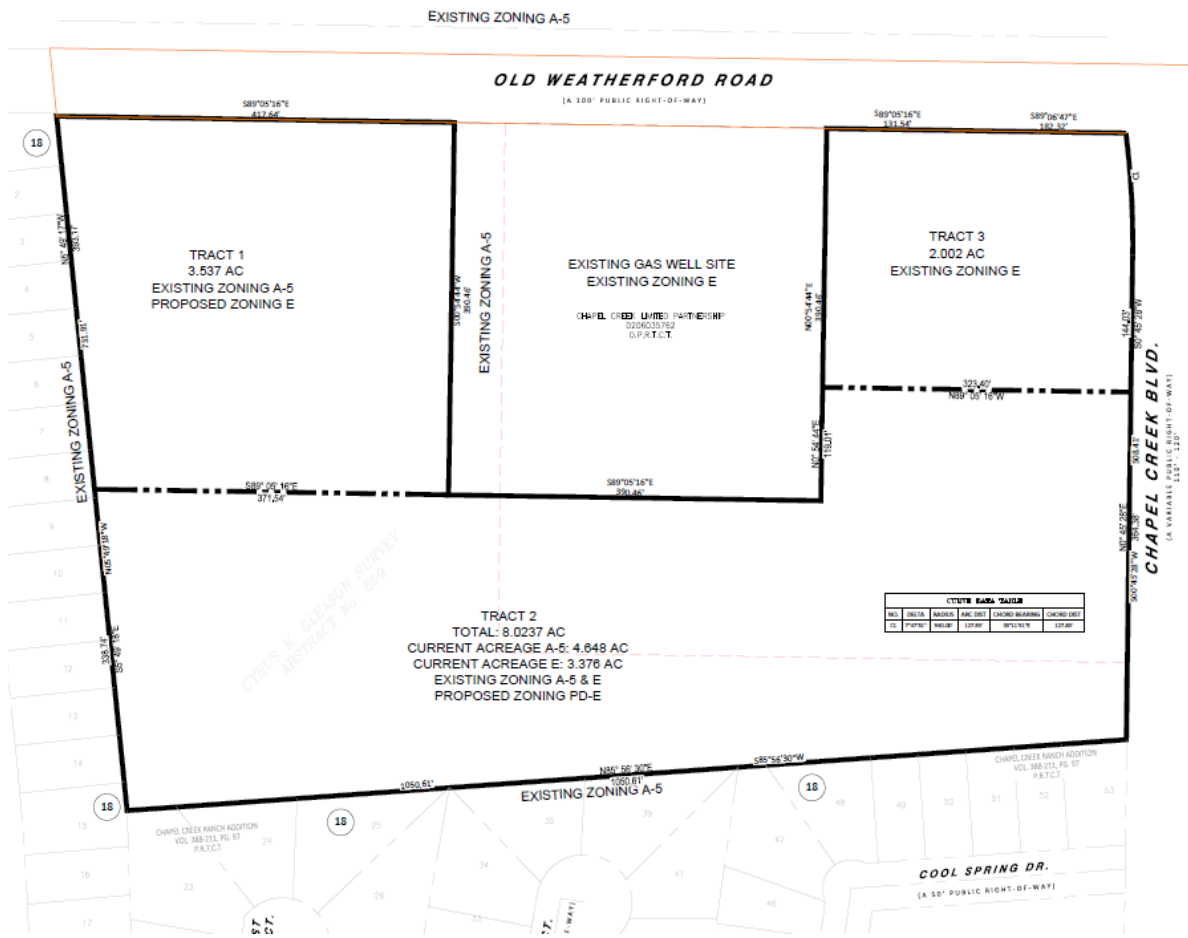
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Project Description and Background

The subject property is located at the northwest corner of Old Weatherford and Chapel Creek. The approximately 13-acre site, which is currently undeveloped, is proposed to be rezoned as follows.

- Tract 1 which is abutting the front of the property is A-5 and to be rezoned to the E designation to accommodate a church, although no site/concept plan was provided for this portion of the property.
- Tract 2, which is at the south of the property, is a combination of A-5 and E and to be rezoned to the PD-E designation Planned Development with a base of Neighborhood Commercial to accommodate development of a Seminary/School.
- Tract 3 is existing E zoning and will not change.



Detailed description from the application is provided below:

The current proposed use for the property is broken up in two different zoning districts. There is a boundary through the property that separates the A-5 and E designation from each other. The project will be broken up into three (3) different tracts, with tracts 1 and 2 rezoned while tract 3 will have no zoning change.

Tract 1 which is abutting the front of the property is A-5 and will be rezoned to the E designation. Tract 2, which is at the south of the property, is a combination of A-5 and E and will be rezoned to the PD-E designation. Tract 3 is existing E zoning and will not change. The property has a total area of 13.5665 Ac, but only 11.560 Ac are being requested to have a zoning change.

These zoning changes will allow for the property to conform to the future land use plan of E zoning. The PD-E zoning for Tract 2 will include a seminary/collegiate institution to be placed on the property along with the commercial zoning. the Zoning Exhibit and accompanying Site Plan is also used on this project for further clarification.

There is also a gas well site within the parcel with two active wells two battery tanks and other equipment related to production. There is a 300' setback to any new protected uses or public buildings measured from the surface wells and 200' tank batteries, lift compressors, etc.

Surrounding Zoning and Land Uses

North "A-5" One Family Residential / single-family residential
 East "A-5" One Family Residential / single-family residential
 South "A-5" One Family Residential / single-family residential
 West "A-5" One Family Residential / single-family residential

Recent Zoning History

- ZC-21-099 northeast of the site, from E to C, approved
- ZC-16-178 east of the site, from C, E, F, G to A-5, approved.
- ZC-20-173 from C to PD/C with development standards, approved

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.

The following organizations were emailed on December 30, 2022:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

All the immediate land uses are residential except for the gas well site. Access to the proposed institution is off of Chapel Creek Road, an arterial road.

The proposed tract one fronts Old Weatherford Road, a residential street. While the access to the site using residential streets is not ideal, Old Weatherford Road was approved as a truck route to serve the gas well site by the Gas Drilling Review Committee (GDRC) in 2012. Uses allowed in “E” neighborhood Commercial districts are intended to serve single-family residences nearby.

The general layout of this site **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far West

The adopted 2022 Comprehensive Plan designates the subject property as future General Commercial. The proposed zoning to “PD-E” for a Planned Development and “E” Neighborhood Commercial **is consistent** with the Comprehensive Plan.

COMMERCIAL

Neighborhood Commercial*

Retail, services, offices and mixed uses serving daily needs for a local market area

ER, E, MU-1

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

The following Economic Development policies support the rezoning as presented:

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

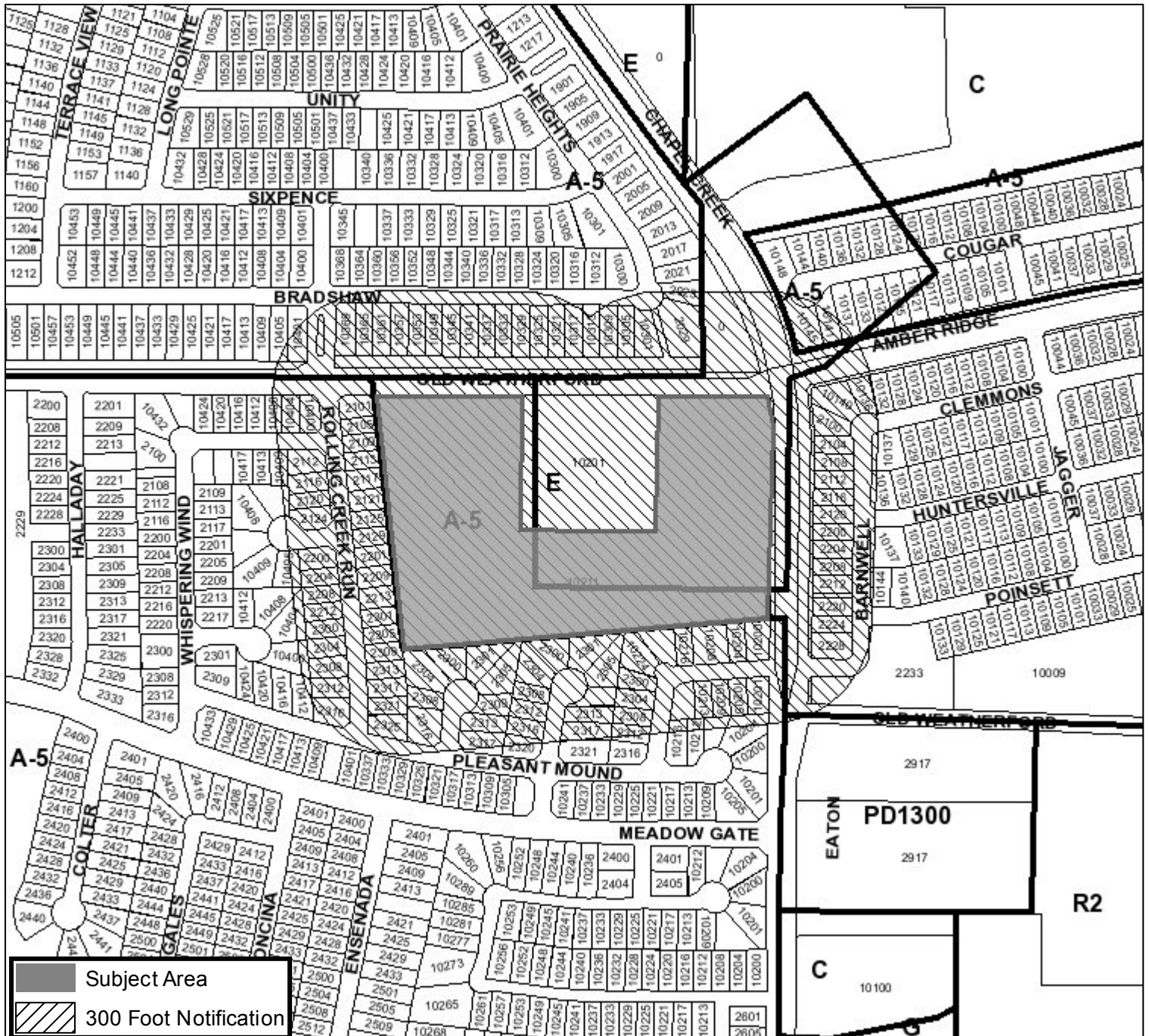
Site Plan Comments



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

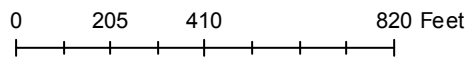
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

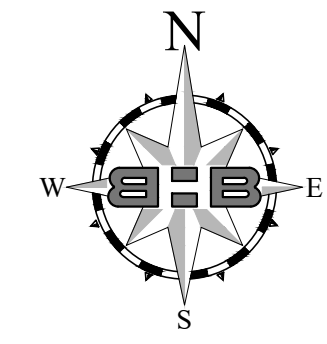
Area Zoning Map

Applicant: Ottis Lee, PE III - Baird, Hampton & Brown
 Address: 10211 Old Weatherford Road
 Zoning From: A-5/E
 Zoning To: PD/E & E
 Acres: 13.70933442
 Mapsco: 72F
 Sector/District: Far West
 Commission Date: 1/11/2023
 Contact: null



	Subject Area
	300 Foot Notification





0 50 100 150
 GRAPHIC SCALE: 1" = 50'-0" (22"x34")
 1" = 100'-0" (11"x17")

EXISTING ZONING A-5

OLD WEATHERFORD ROAD

(A 100' PUBLIC RIGHT-OF-WAY)

S89°05'16"E
417.64'

S89°05'16"E
131.54'

S89°06'47"E
182.32'

18

TRACT 1
3.537 AC
EXISTING ZONING A-5
PROPOSED ZONING E

EXISTING ZONING A-5

EXISTING GAS WELL SITE
EXISTING ZONING E

CHAPEL CREEK LIMITED PARTNERSHIP
D206035762
O.P.R.T.C.T.

TRACT 3
2.002 AC
EXISTING ZONING E

C1

EXISTING ZONING A-5

S89°05'16"E
371.54'

S89°05'16"E
390.46'

N00°54'44"E
390.46'

N0°54'44"E
119.01'

323.40'
N89°05'16"W

144.03'
S0°45'28"W

508.41'
S0°45'28"W

364.38'
S0°45'28"W

CHAPEL CREEK BLVD.
(A VARIABLE PUBLIC RIGHT-OF-WAY)
110' - 120'

TRACT 2
TOTAL: 8.0237 AC
CURRENT ACREAGE A-5: 4.648 AC
CURRENT ACREAGE E: 3.376 AC
EXISTING ZONING A-5 & E
PROPOSED ZONING PD-E

CURVE DATA TABLE					
NO.	DELTA	RADIUS	ARC DIST	CHORD BEARING	CHORD DIST
C1	7°47'51"	940.00'	127.93'	S3°11'31"E	127.83'

CYRUS K. GLEASON SURVEY
ABSTRACT No. 559

CHAPEL CREEK RANCH ADDITION
VOL. 388-211, PG. 97
P.R.T.C.T.

CHAPEL CREEK RANCH ADDITION
VOL. 388-211, PG. 97
P.R.T.C.T.

18

18

EXISTING ZONING A-5

COOL SPRING DR.

(A 50' PUBLIC RIGHT-OF-WAY)

ZC-22-215

**OLD WEATHERFORD RD.
COMMERCIAL SITE
REZONING EXHBIT**

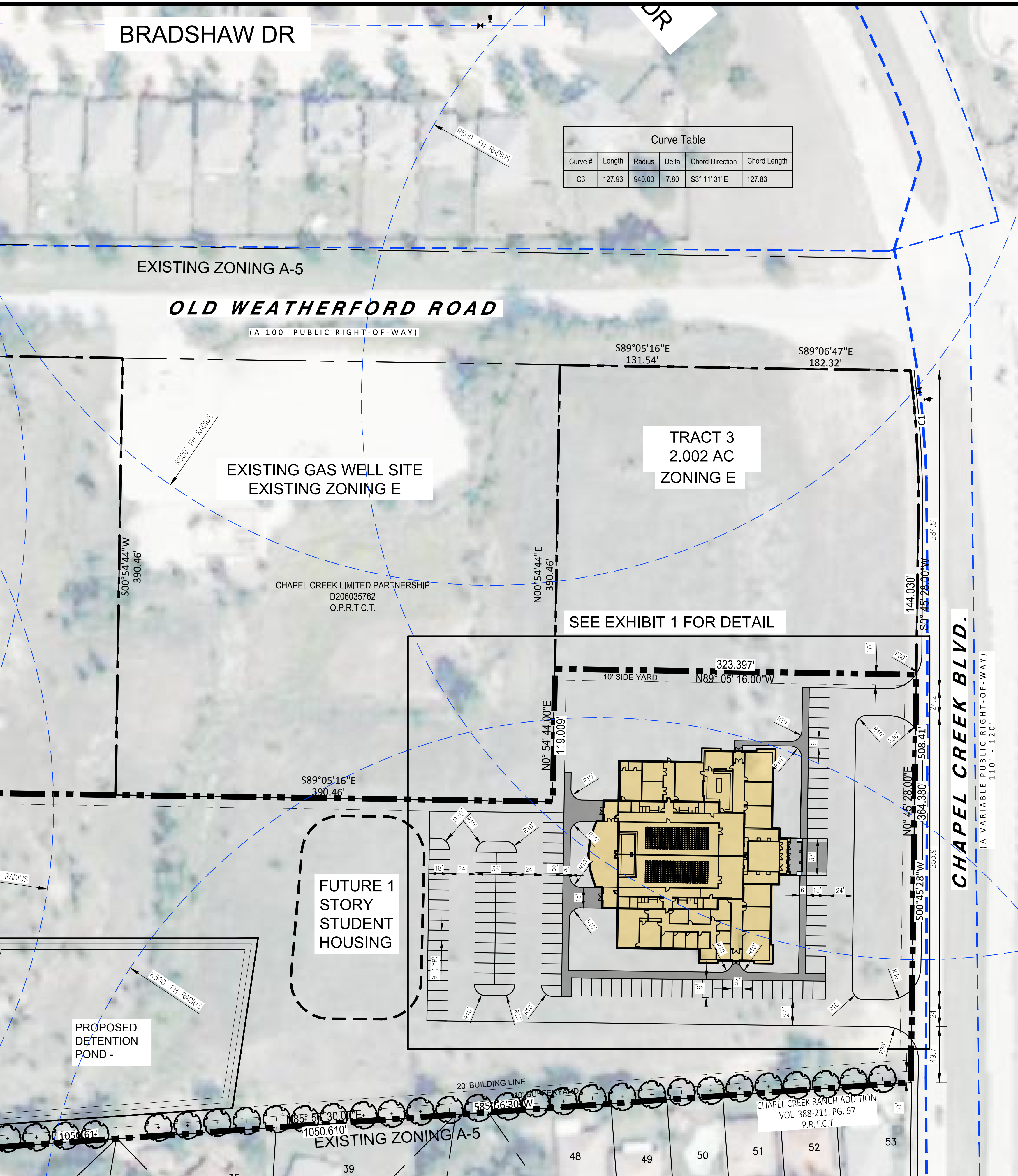
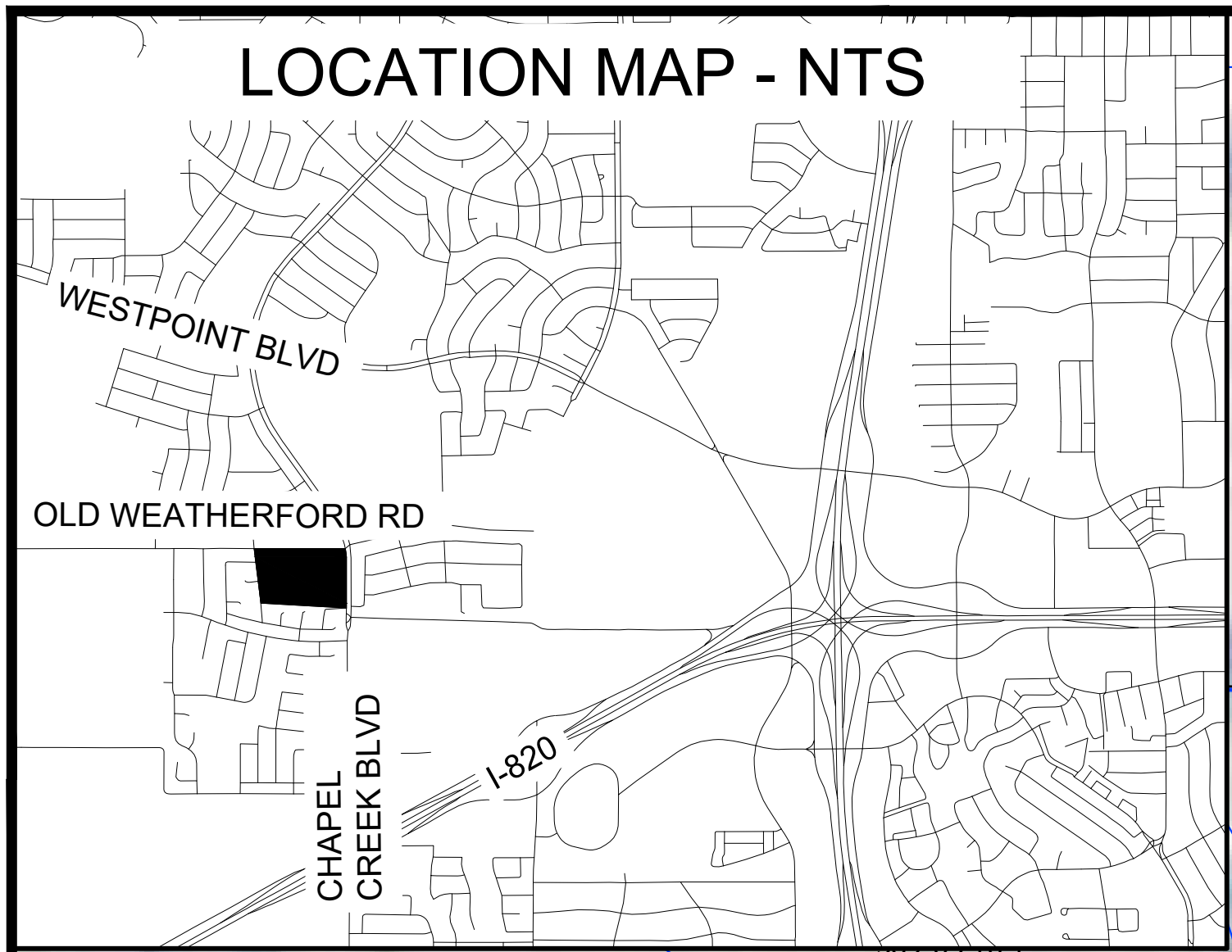
TOTAL PROPERTY: 13.5665 Acres
REZONED AREA: 11.560
10211 Old Weatherford Road

FORT WORTH, TARRANT COUNTY, TEXAS

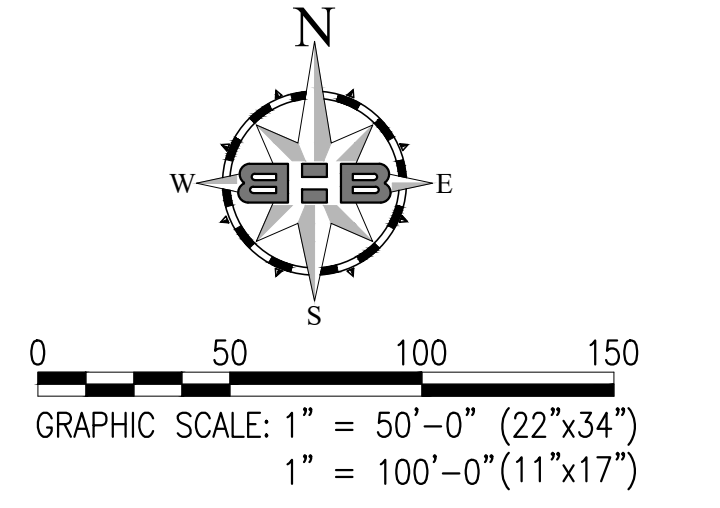
DATE OF PREPARATION:
2022-01-04

PREPARED BY:

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BAIRD, HAMPTON & BROWN
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 949 Hilltop Drive, Weatherford, TX 76086
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 TBPELS Firm #44, #10194146



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	127.93	940.00	7.80	S3° 11' 31"E	127.83



- TRACT 2 TO BE REZONED AS PD-E:**
- GENERAL 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
 - THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SCREENING REQUIREMENTS
- BUILDING SPECIFICATIONS:**
- GROSS FLOOR AREA: 28,000 SQ FT.
 - NUMBER OF STORIES: 1 STORY
 - BUILDING HEIGHT: 40' HEIGHT
 - EXTERIOR CONSTRUCTION MATERIAL: BRICK AND STUCCO
- STREETS, PARKING AND DRIVES:**
- PROPOSED SURFACE MATERIAL (PERIMETER): CONCRETE
 - PROPOSED SURFACE MATERIAL (LANDSCAPING): TURFED BUFFERYARD WITH TREES AT 25 O.C.
 - OFF STREET PARKING: 102 SPACES
 - ADA SPACES: 5 SPACES
- BUFFERYARD: (ADJACENT TO RESIDENTIAL):**
- 10' TURFED BUFFERYARD (5'+5')
 - 8' WOOD FENCE
 - TREES @ 25' ON CENTER (O.C.)
- ADDITIONAL NON-RESIDENTIAL USES:**
- COLLEGE OR UNIVERSITY
- REMOVAL NON-RESIDENTIAL USES:**
- LIQUOR OR PACKAGE STORE

OWNER:
 Bourke Harvey
 Westland Texas Investments, LLC
 3905 Alamo Ave.
 Fort Worth, Texas 76107
 817-946-3044
 bourke@delipartners.com

ARCHITECT:
 Scott Martsolf
 Martsolf Architecture
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 scott@martsolfarch.com

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DIRECTOR OF DEVELOPMENT SERVICES

 DATE

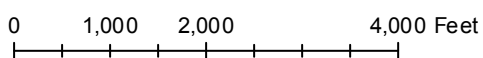
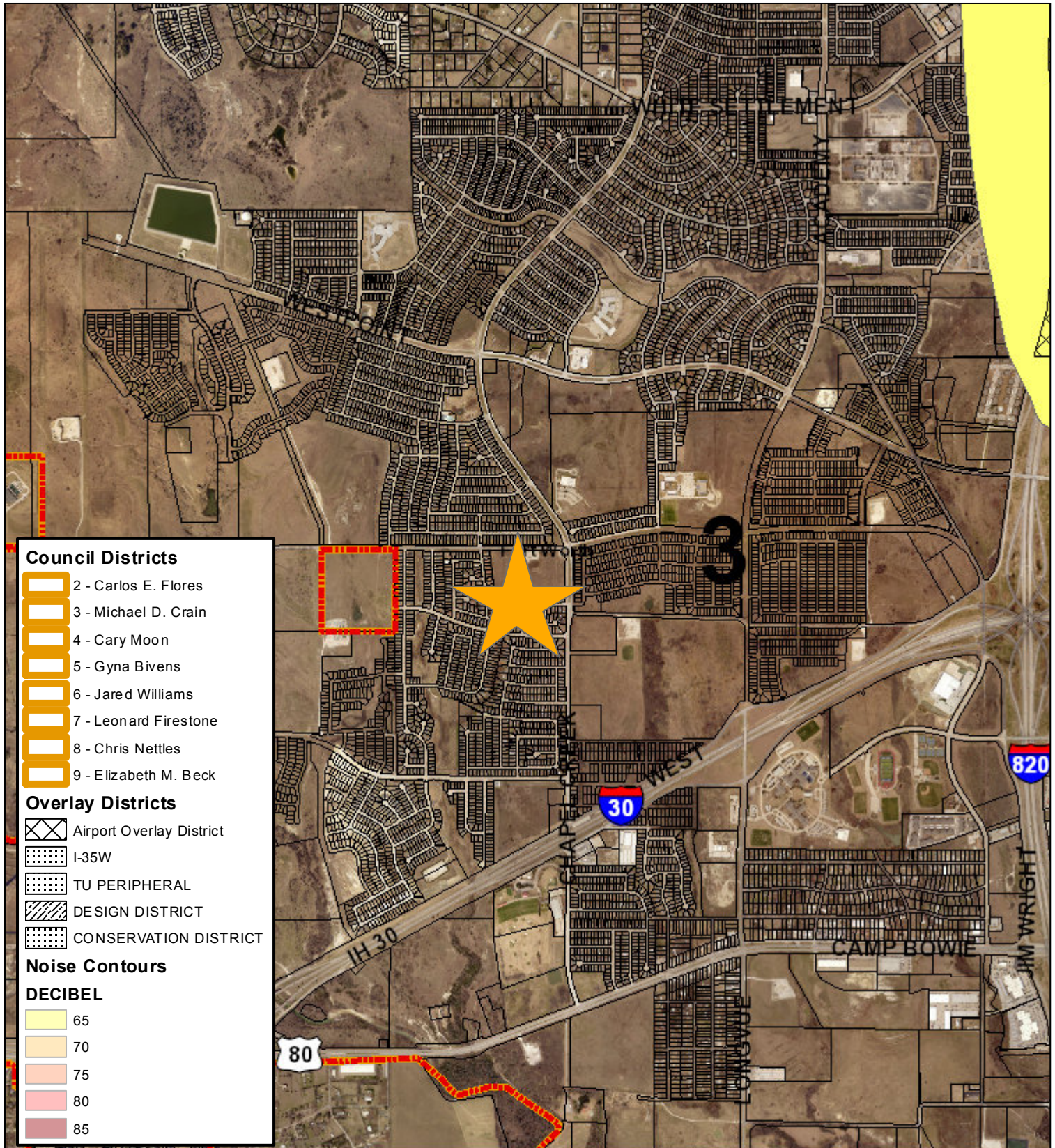
ZC-22-215
**OLD WEATHERFORD RD.
 COMMERCIAL SITE
 REZONING EXHIBIT - SITE PLAN**
 13.5665 Acres
 10211 Old Weatherford Road
 GLEASONS, CYRUS SURVEY Abstract 559 Tract 3G
 FORT WORTH, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:
 2023-1-4

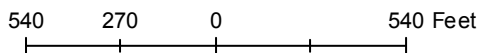
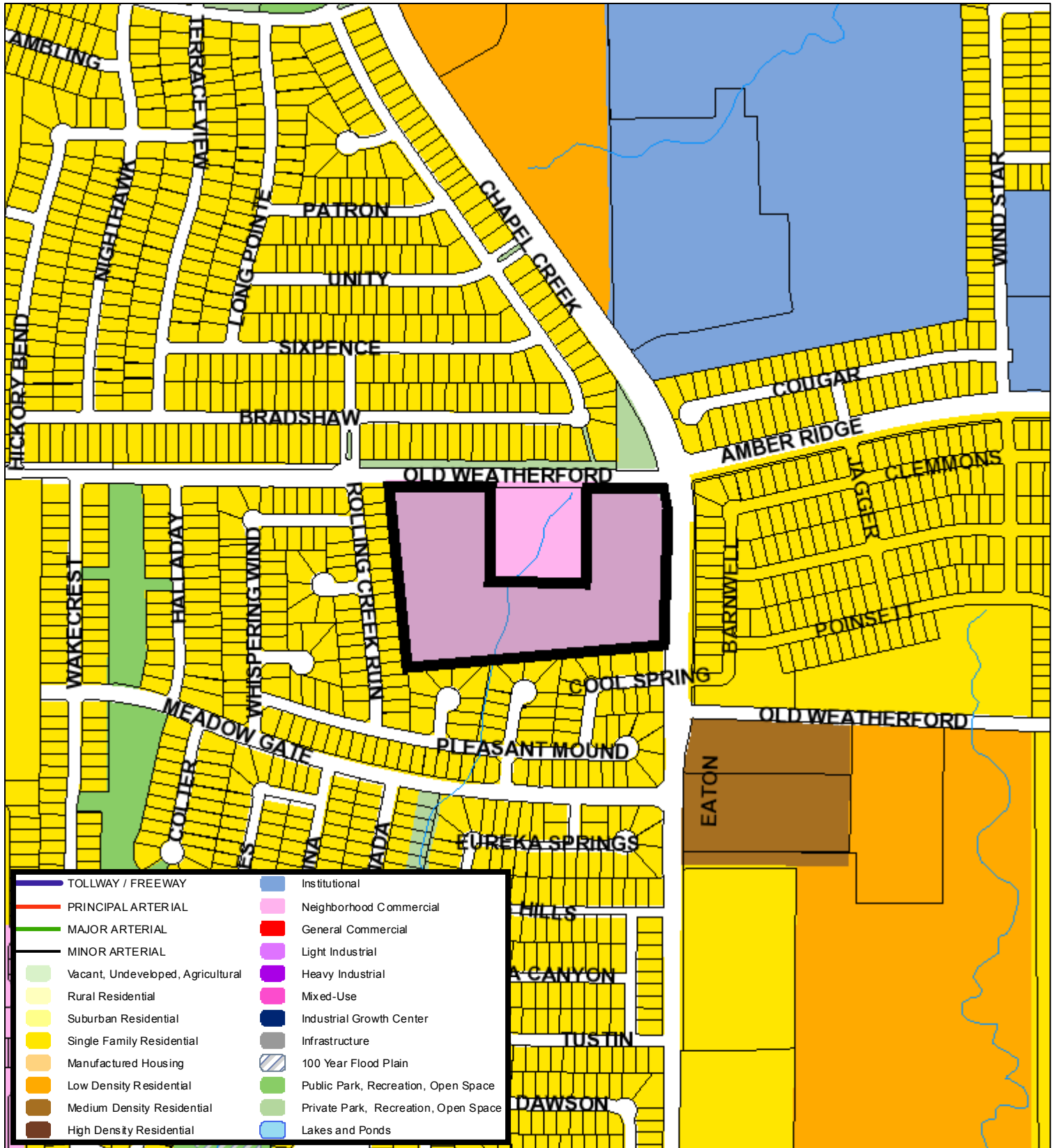
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Area Map



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.



