



Case Number **ZC-21-002**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 13, 2021

**Council District**     3

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** 4 letters, Westland NA

**Support:** None submitted

Continued	Yes ___ No <u>x</u>
Case Manager	<u>Monica Lafitte</u>
Surplus	Yes ___ No <u>X</u>
Council Initiated	Yes ___ No ___

**Owner / Applicant:**             **Andrews 440 Ranch L.P.**

**Site Location:**                    9500-9600 blocks of Chapin Road                    Acreage: 68.73

**Proposed Use:**                    **Industrial Warehouse/Distribution**

**Request:**             From: "AG" Agricultural, "PD/SU" Planned Development 703 for Specific Use

To: "I" Light Industrial

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

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

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

**Background:**

The applicant is requesting a zoning change from "AG" Agricultural to "I" Light Industrial. The property is located north of Chapin Road and west of Alameda. In the greater context, it is south of Camp Bowie West, west of West Loop 820. Records indicate this area was annexed in 1971. It was approved for annexation under ordinance 6461. There is not a zoning case associated with this annexation; as such, the area would have defaulted to "AG" Agricultural.

This zoning case was continued at the January 13 Zoning Commission meeting, at the request of the applicant. The applicant desired the continuance so as to have more time to meet with the surrounding neighborhood.

**Site Information:**

**Surrounding Zoning and Land Uses:**

North	"I" Light Industrial / industrial, warehouse Remainder of PD703 PD/SU Planned Development/Specific Use, for Storage of Personal Antique and Classic Automobiles/ vacant
East	"AG" Agricultural / vacant, church, a single family house "G" Intensive Commercial / vacant "PD796" PD/G Planned Development for "G" Intensive Commercial, plus warehouse / vacant
South	"AG" Agricultural / vacant

West "AG" Agricultural / vacant

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on December 22, 2020.

The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
Montserrat HA	Westland NA
Chapin Rd & Alameda St NA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

*\*Located within this registered Neighborhood Association.*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to "I" Light Industrial for warehouse and distribution use. This use exists in the "I" Light Industrial zoning to the north. The tract to the west on the other side of the creek is to remain "AG" Agricultural, as well as the tracts to the south across Chapin Road. The lots to the east are for warehouse and intensive commercial use. At the corner of Chapin and Alameda are a church and what appears to be a residential house; the house was built in 1940, over three decades prior to the area's annexation.

The proximity to West Loop 820 also makes this a reasonable location for a warehouse/distribution use.

The proposed future light industrial development largely **is compatible** with surrounding uses.

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

The 2020 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policy:

- 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers or other appropriate locations.

The proposed zoning is **consistent** with the Comprehensive Plan.

**3. Economic Development Plan**

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

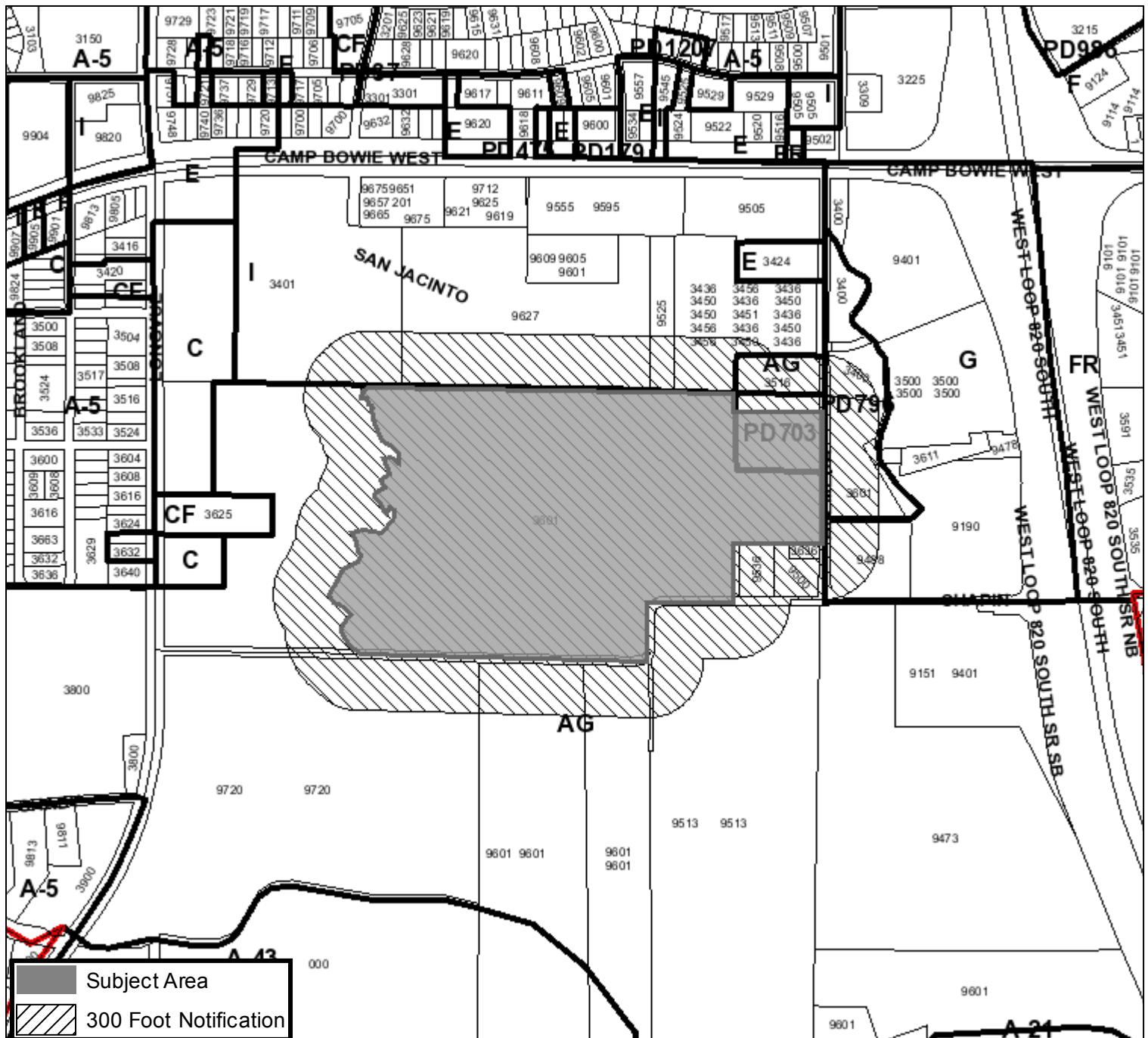
INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

- 1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

**Attachments:**

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

Applicant:	Andrews 440 Ranch LP
Address:	9500 - 9600 blocks Chapin Road
Zoning From:	AG, PD 703
Zoning To:	I
Acres:	68.78078795
Mapsko:	72QRUV
Sector/District:	Far West
Commission Date:	1/13/2021
Contact:	817-392-2806



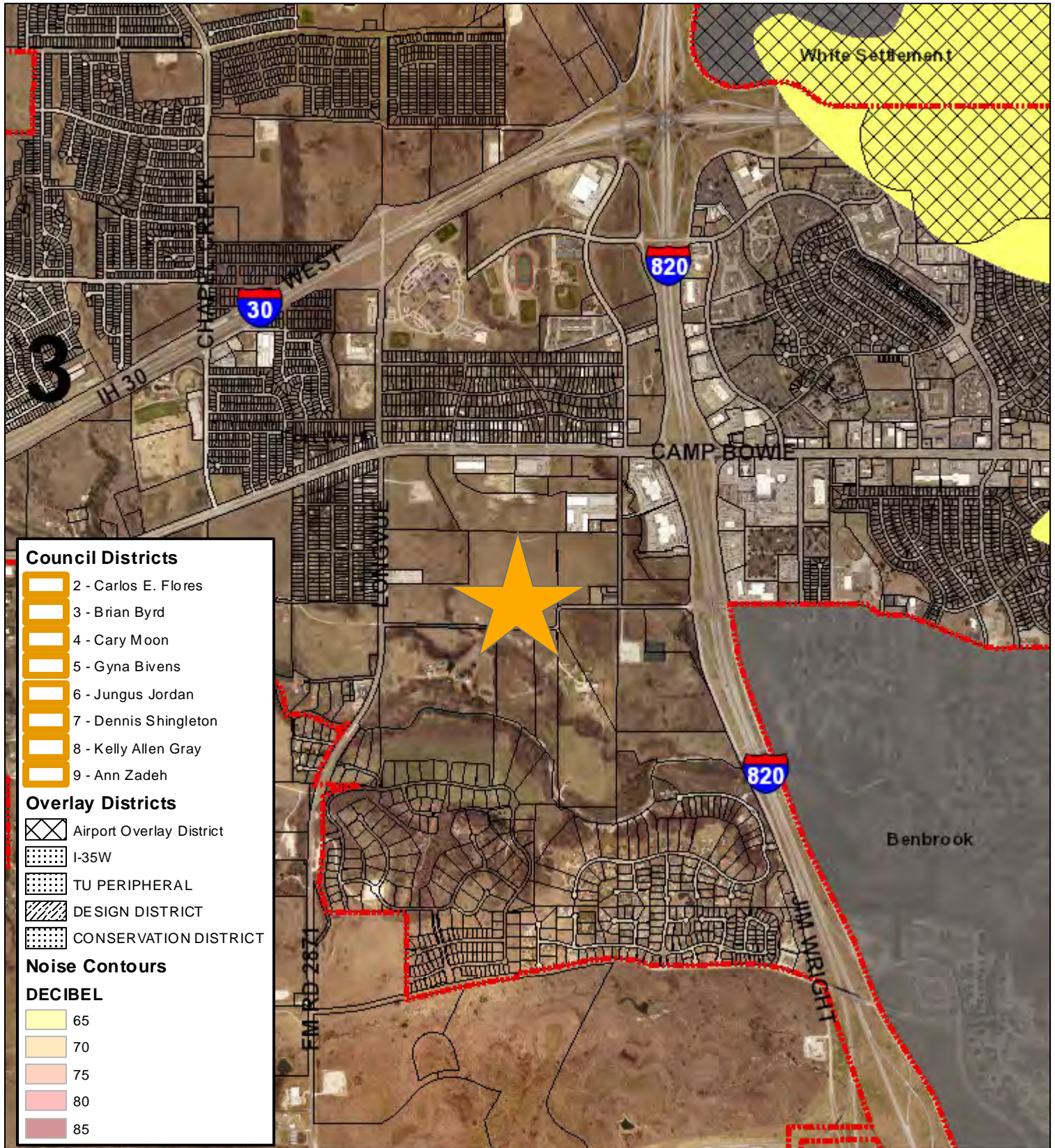
0 375 750 1,500 Feet





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## Area Map



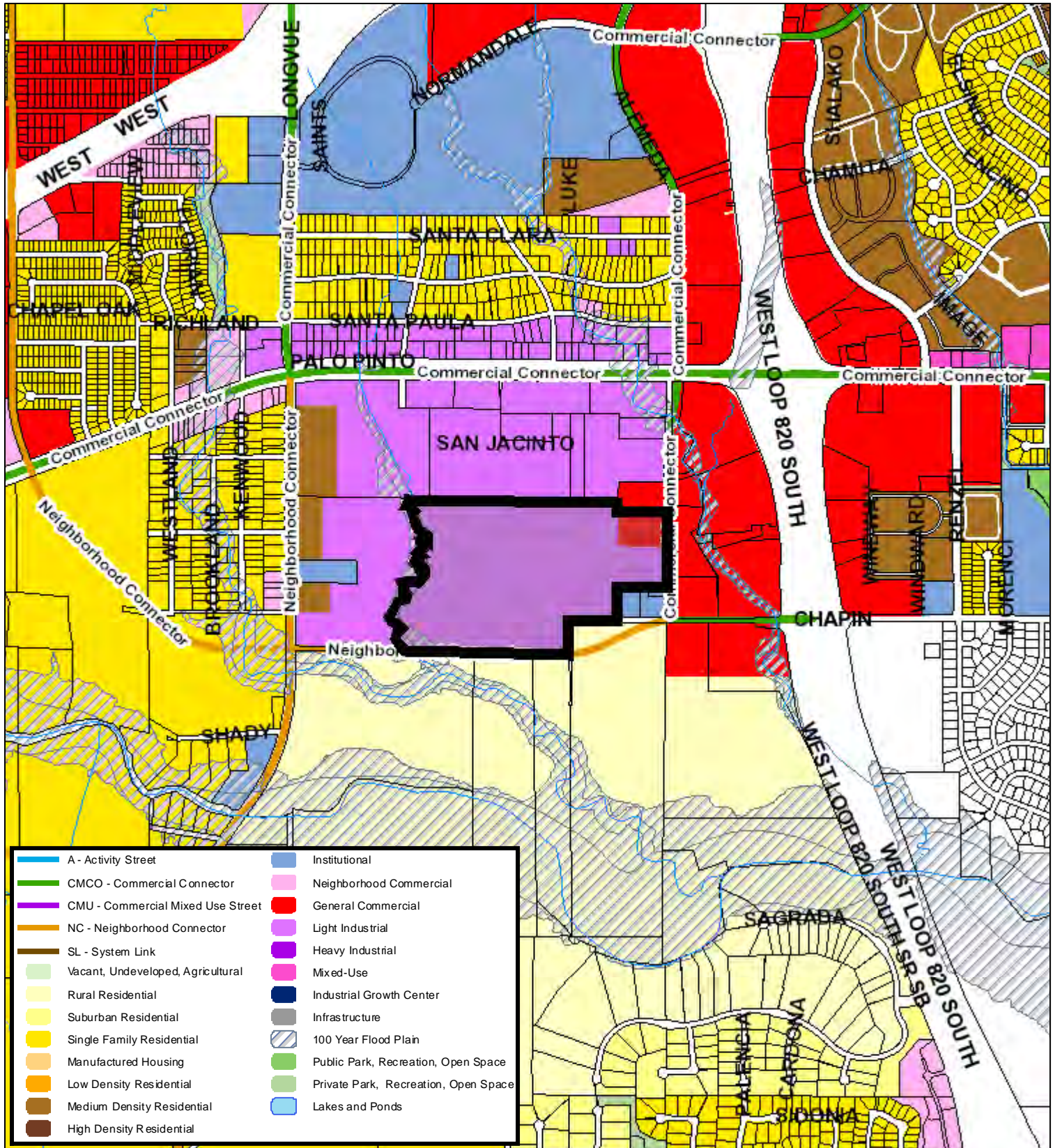
0 1,000 2,000 4,000 Feet





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# Future Land Use



1,100 550 0 1,100 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.

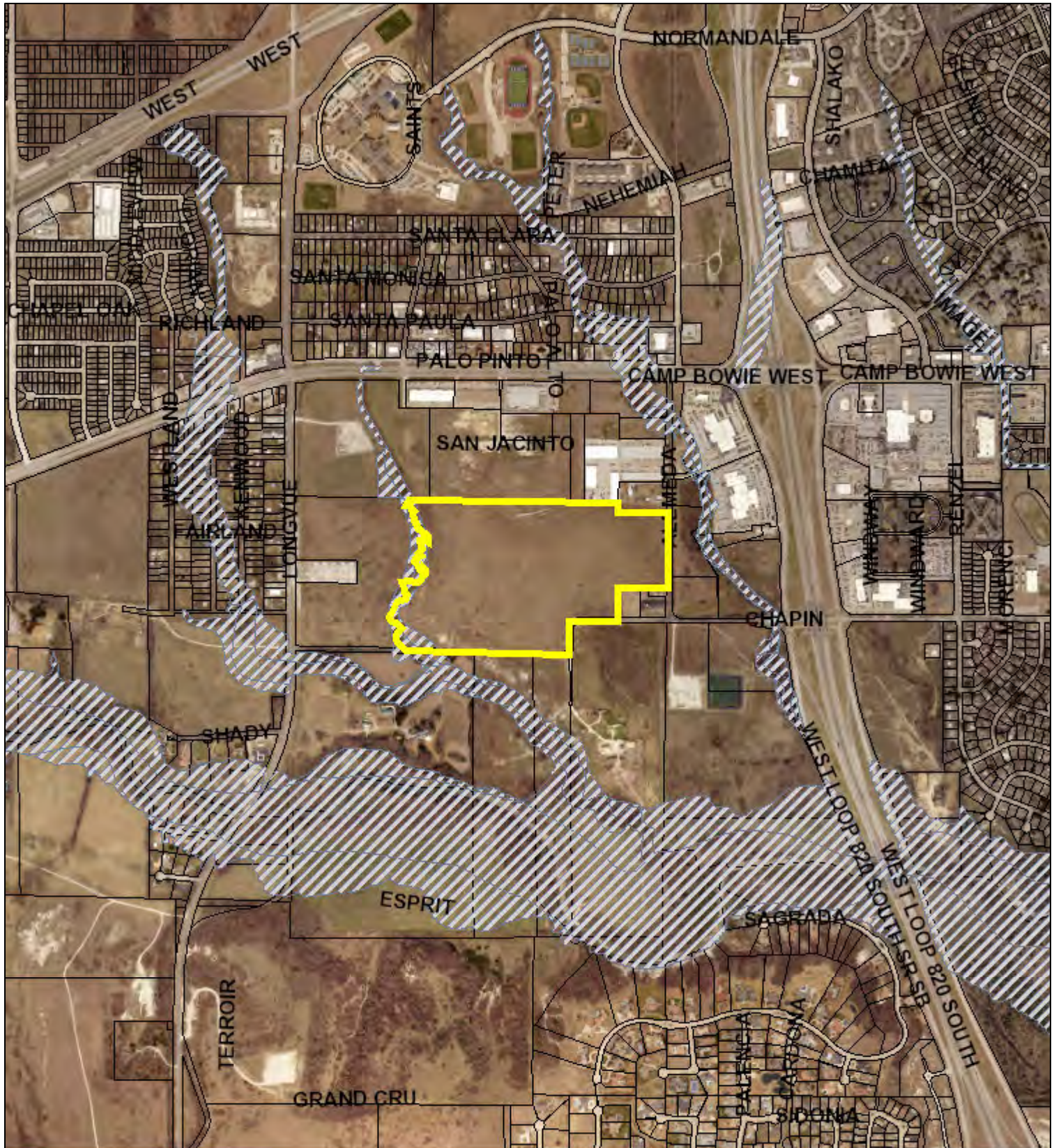






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## Aerial Photo Map



0 750 1,500 3,000 Feet

