



Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-26-017

Council District: 6

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: Aaron Stoll, Polished Dimes Real Estate LLC, Series 2011

Applicant: Carl Helton, Auto Zone / Wesley Berlin, Spartan Engineering Solutions

Site Location: 5332 Sycamore School Road

Acreage: 0.87 ac

Request

Proposed Use: Auto Parts Supply, Retail

Request: From: “PD823A” Planned Development with a base zoning of “E” Neighborhood Commercial excluding alcohol sales; site plan approved and site plan required for lot two.
 To: Amend “PD823A” Planned Development with a base zoning of “E” Neighborhood Commercial to include auto parts supply, retail; site plan included

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent** for the zoning change.

Comprehensive Plan Policy Consistency: Requested change **is not consistent.**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

Project Description and Background

The subject site consists of approximately 0.87 acres and is currently vacant. Properties to the west, south and north consist of multifamily and commercial uses.

The applicant is proposing to add “auto parts supply, retail” as a permitted use in the PD to accommodate the future construction of a retail auto parts supply store on the site. The proposed use is more appropriate in a more intense zoning district. In 2020 the site was rezoned removing the “MU-1” base from the overall PD and changing it to a base of “E” for this subject area. Several applicants tried to make the site work under “MU-1” proving to be difficult with additional regulations such as parking and setbacks.

The “auto parts supply, retail” land use is not permitted in “ER” Neighborhood Commercial Restricted or “E” Neighborhood Commercial zoning districts.

4.803 Use Nonresidential Uses	4.803 Nonresidential District Use Table												
	Commercial								Industrial				
	ER	E	FR	F	G	H	I	J	K	AG			
Studio, art or photography	P	P	P	P	P	P	P	P	P	P	P		
Tailor, clothing or apparel shop	P	P	P	P	P	P	P	P	P	P	P		
Tattoo parlor			P	P	P	P	P	P	P	P	P		
Taxidermist shop		P	P	P	P	P	P	P	P	P	P		
Veterinary clinic w/indoor kennels		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		
Veterinary clinic w/outdoor kennels								P*	P*	P*	P*		
Auto parts supply, retail			P	P	P	P	P	P	P	P	P		
Automotive repair, paint and body shop			P*	P*	P*	P*	P*	P*	P*	P*	P*		

Applicant’s Proposal

Proposed use: AutoZone auto parts retail sales store.

City use description: 'Auto Parts Supply, Retail'.

Current zoning for the property: PD 823A, with underlying 'E', Site Plan required. Proposed use description 'Auto Parts Supply, Retail' requires a Conditional Use Permit within 'E'. Per discussions with Zoning staff, the appropriate method for the proposed use is to amend the PD permitted uses in lieu of a CUP.

This Property was part of ZC-20-112, which established base zoning 'E' from previous base zoning MU-1. Site Plan is required. Requested Zoning Change is for the addition of the use description 'Auto Parts Supply, Retail' to PD 823A permitted uses.

PD 823 was originally established with underlying MU-1. AutoZone's use description 'Auto Parts Supply, Retail' is a permitted use in MU-1, and therefore is consistent with the original intent for the PD 823 uses when it was established.

City of Fort Worth has approved the proposed use description on prior projects within the 'E' zoning district through the Conditional Use Permit (CUP) process. The proposed Use for this Project is the same as prior approved projects in 'E', difference being a use addition to the PD in lieu of a CUP.

Surrounding Zoning and Land Uses:
 North: PD 823/MU-1; multi-family residential, retail/commercial/restaurant mixed uses
 East: PD 823A/E; Dutch Bros Coffee (east of Dutch Bros: PD823/MU-1; gas station)
 West: C Medium Density Multifamily; Sunset Point Apartments
 South: PD 471/F; Restaurants/Commercial

Based on the surrounding zoning and land uses, and staff report information from ZC-20-112: the proposed Land Use is compatible.

Requested land use is compatible with ZC-20-112, and the Comprehensive Plan.

Proposed project will be developed in accordance with the requirements of zoning district 'E', no waivers or deviations are being pursued.

Development Standards Requested

1. None

Surrounding Zoning and Land Uses

North “PD823” Planned Development for Mixed-Use / multifamily/mix of uses

East “PD823A” Planned Development based on “E” Neighborhood Commercial excluding alcohol sales / commercial drive-thru

South “PD471” Planned Development for all uses in “F” General Commercial excluding certain uses; site plan required / various commercial uses, large retail store

West “C” Medium Density Multifamily / multifamily

Recent Zoning History

PD823; ZC-08-122, approved by City Council in 2008. Established PD823, a planned development for Mixed-Use development around a planned transit station called Summer Creek Station.

PD823A; ZC-20-112 approved by City Council September 2020 for “E” Neighborhood Commercial base zoning; site plan approved.

PD471; ZC-06-264, approved by City Council June 2007 for “F” General Commercial uses excluding certain uses; site plan required.

Development Impact Analysis

Land Use Compatibility

The proposed rezoning request to add auto parts supply and retail to the “PD823A” is **compatible** with surrounding land uses, based on the commercial uses in the vicinity and the traffic intensity from the intersection of two arterial roadways.

Comprehensive Plan Consistency – Wedgewood Sector

Future Land Use Map

The 2023 Comprehensive Plan currently designates the subject site as **Mixed-Use** on the Future Land Use Map. Furthermore, this site is located within the Summer Creek (TOD), which promotes a mix of uses, a planned transit-oriented development.

A transit-oriented development (TOD) is a mixed-use area, such as an urban village or mixed-use growth center, but designed to incorporate and support a major public transportation connection. Maximizing the concentration of residential, commercial, and recreational uses near the public transportation connection promotes ridership and lowers automobile dependence for people who live and/or work in proximity to the development.

Comprehensive Plan Policies

The proposed zoning is **not consistent** with the following policies of the Comprehensive Plan:

- *Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.*
- *Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.*
- *Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.*

Based on lack of conformance with the policies stated above, the proposed zoning proposal **is not consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

- ~~1. Provide the case number in the lower right hand corner.~~
- ~~2. For landscaping 75% of the requirement must be indicated along the widest row (Sycamore School Road).~~
- ~~3. Indicate on the site plan where any detached signage will be located, must be outside of any easements and visibility triangles.~~
- ~~4. In the notes section data summary, parking, paving, project contacts, adjacent uses please unbold.~~
- ~~5. The subject property needs to have a solid bold line around it.~~
- ~~6. Place a note on the site plan building and parking lot lighting shall not trespass off property.~~

(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.)

Stormwater

None.

Fire

Comments

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov

Building hose lay and access:

- Adequate access is provided by existing public streets. One point of access is required and provided.
- Building hose lay must be provided within 150' from the edge of a marked fire lane or public street. Hose lay can be met from existing public access easements but they may not be marked as fire lane but should be.

Marking these existing easements may be required.

Section 503.1.1 Buildings and Facilities

Hydrant hose lay is provided within 500' hose lay. No additional hydrants required unless an automatic fire sprinkler system is required. Hose lay for the Fire Dept Connection to the hydrant is limited to 150' so the location of the FDC will determine the need for an additional hydrant.
Sections 507.5.1 (2) and (3).

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

Comments

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

Site will be required to conform with standards and requirements of all transportation-related manuals and ordinances including Access Management Policy, Transportation Engineering Manual, Streets and Sidewalk Ordinance, Subdivision Ordinance, and others.

10-foot-wide side path required along Sycamore School frontage by at least building permit stage

DSD Water Engineering

Plat case review Performed On: 2/17/2026

Anthony Vallejo | anthony.vallejo@fortworthtexas.gov | 817-392-7815

FYI - 8" PVC Water Main running along Villa Rosa Drive.

FYI - 10" PVC Sewer Main located to the south of the property.

FYI - 8" PVC Sewer Main located along Villa Rosa Drive.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 28, 2026**.

Posted Notice

A sign was erected on the property on **February 28, 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.

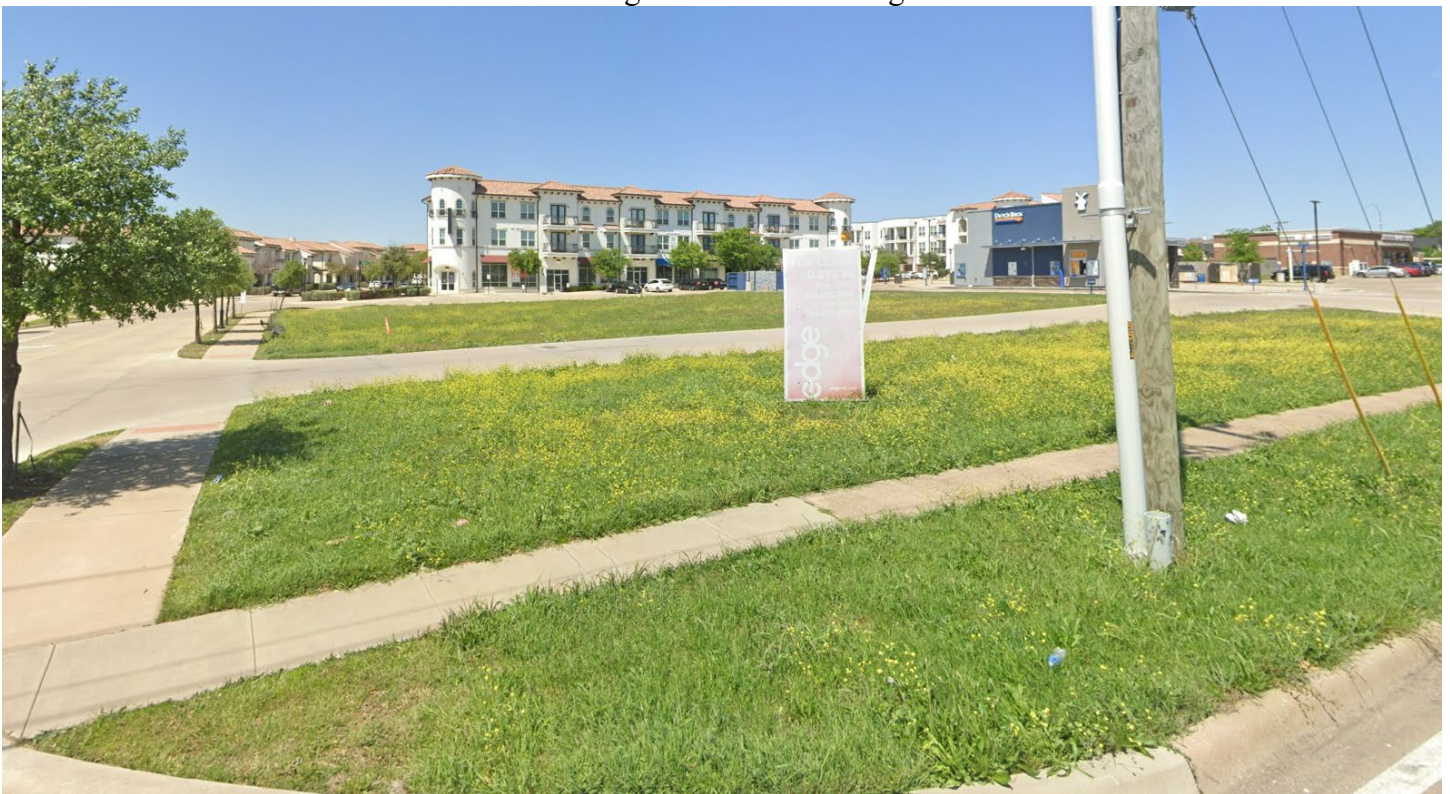
Courtesy Notice

The following organizations were emailed on **February 28, 2026**:

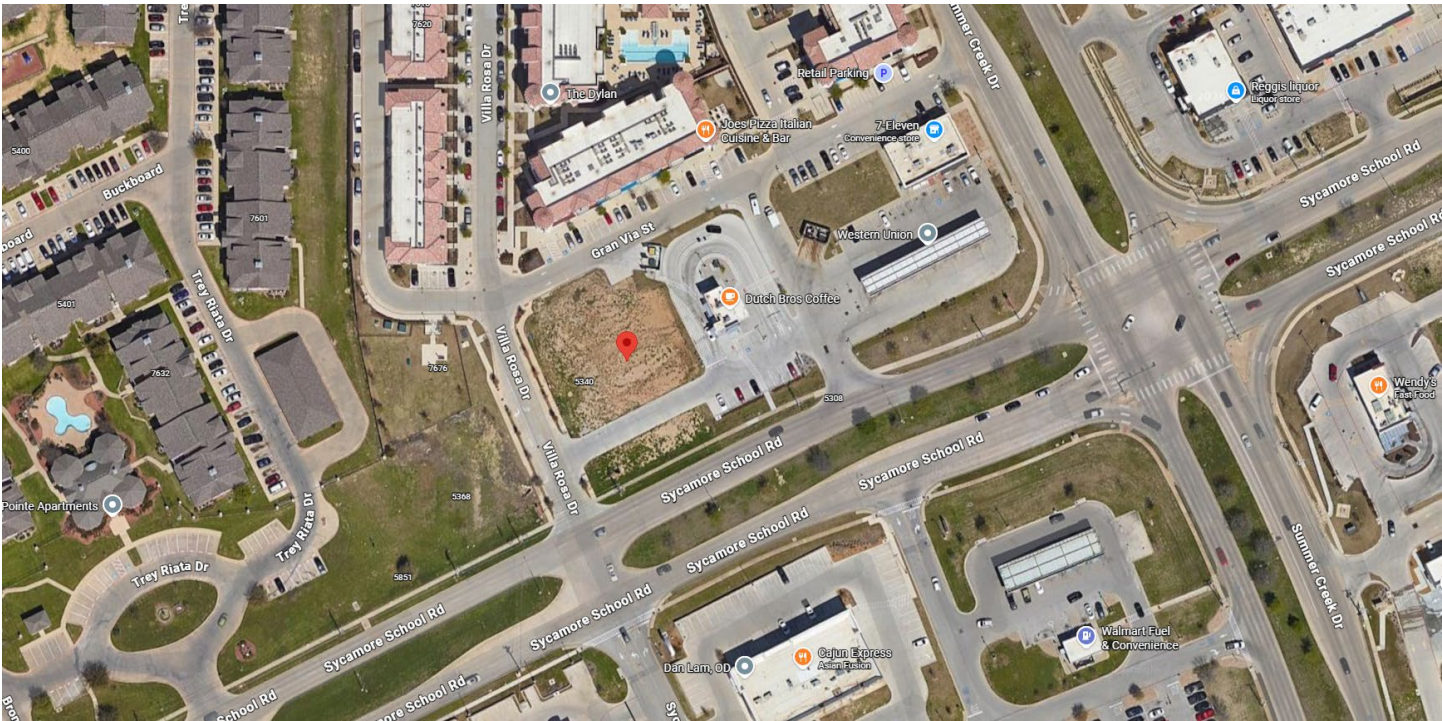
Organizations Notified	
Summer Creek Meadows NA*	Villages of Sunset Pointe HOA
Trail Lake Estates HOA	
Trinity Habitat for Humanity	Crowley ISD
Streams And Valleys Inc	

**Located in this registered Neighborhood Association*

Source: Google Street view facing north



Overhead Aerial View



Sign posted February 25, 2026



PROJECT CONTACTS

OWNER
 POLISHED DIMES REAL ESTATE, LLC
 SERIES 2011, A REGISTERED SERIES
 WITHIN POLISHED DIMES REAL ESTATE, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 5718 AMHERST FARMS LANE, FULSHEAR TX 77441
 (346) 242-1533
 AARON STOLL, MANAGER

APPLICANT/DEVELOPER
 AUTOZONE PARTS, INC.
 123 S. FRONT STREET, 3RD FLOOR
 MEMPHIS, TN 38103
 (901) 495-6736
 CARL HELTON

CIVIL ENGINEER/PLANNING CONSULTANT
 SPARTAN ENGINEERING SOLUTIONS, LLC
 2583 PINE BLUFFS COURT
 HIGHLAND, MI 48357
 (810) 746-9928
 WESLEY R. BERLIN, PE

SURVEYOR
 GONZALEZ & SCHNEEBERG
 801 EAST CAMPBELL ROAD, STE. 102
 RICHARDSON, TX 75081
 (972) 516-8855
 ROBERT SCHNEEBERG, RPLS

GENERAL NOTES:

1. THE PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH SECTION 6.301, LANDSCAPING.
2. THE PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS, OF THE CITY OF FORT WORTH.
4. ALL LIGHTING WILL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.

SITE LIGHTING NOTE:
 BUILDING AND PARKING LOT LIGHTING SHALL NOT TRESPASS OFF PROPERTY.

VEHICLE MAINTENANCE NOTE:

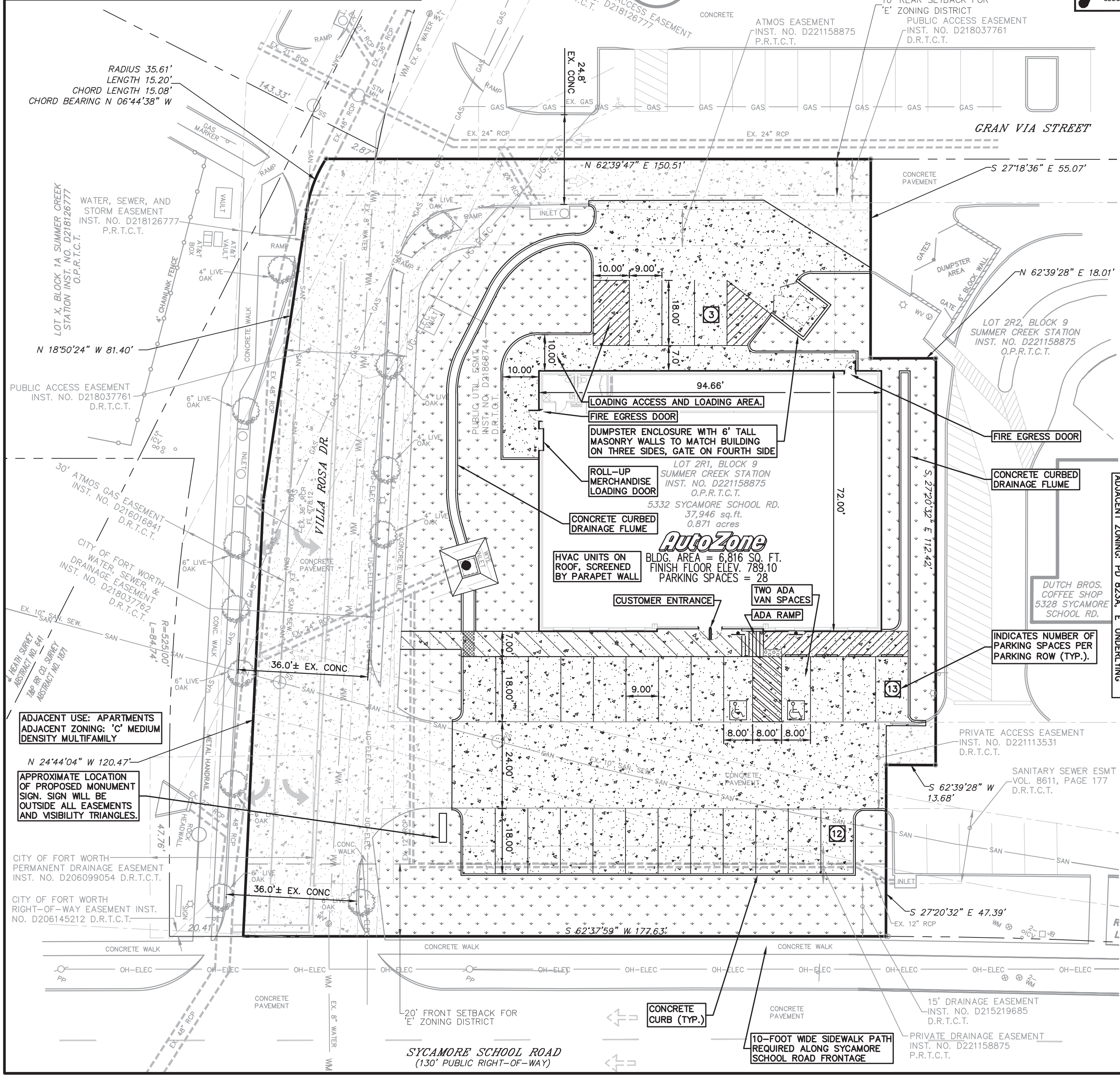
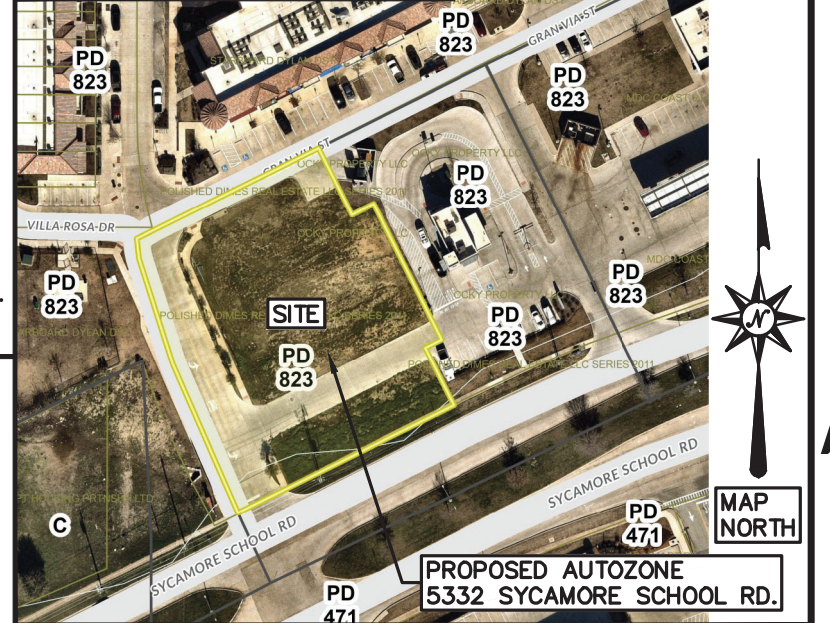
SIGNAGE TO BE POSTED SO AS TO BE VISIBLE FROM ALL AREAS OF THE PROPERTY ALLOWING ANY TYPE OF WORK ON VEHICLES IN THE PARKING LOT.

ADJACENT USE: MIXED USE - MULTI-FAMILY RESIDENTIAL, RETAIL/COMMERCIAL/RESTAURANT
ADJACENT ZONING: PD 823, 'MU-1' UNDERLYING



DRAWING SCALE
 0' 10' 20' 40'

VICINITY MAP
 NOT TO SCALE



PAVING AND LAWN COVERAGE LEGEND

	PR. CONCRETE SIDEWALK
	PR. CONCRETE PAVEMENT
	EX. CONCRETE PAVEMENT OR SIDEWALK
	IRRIGATED LANDSCAPE AREA (SOD OR LANDSCAPE BED)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WESLEY R. BERLIN, PE #128147 ON 12-1-25. THIS DRAWING SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

PARKING INFORMATION

ITEM	REQUIRED	PROVIDED
PARKING REQUIRED: CITY OF FORT WORTH ORDINANCE SECTION 4.901, COMMERCIAL BUILDING	1 SPACE PER 250 SF FLOOR AREA: 6,000/250 = 28 SPACES MIN.	28 SPACES
MIN. PARKING DIMENSIONS	9 FT x 18 FT	9 FT x 18 FT
MIN. DRIVE ISLE WIDTH	24 FT	24 FT
ADA PARKING SPACES	2 SPACES	2 SPACES
LOADING AREA	1 REQUIRED	1 PROVIDED

SITE DATA SUMMARY

LOCATION: 5332 SYCAMORE SCHOOL ROAD
 LEGAL DESCRIPTION: LOT 2R1, BLOCK 9, SUMMER CREEK STATION
 ZONING DISTRICT: PD 823A, "E" UNDERLYING (PER ZC-20-112)
 GENERAL USE DESCRIPTION: AUTO PARTS RETAIL SALES
 CITY OF FORT WORTH USE DESCRIPTION, SECTION 4.803:
 'AUTO PARTS SUPPLY, RETAIL', A USE NOT PERMITTED BY RIGHT.
 ZONING CHANGE IS PROPOSED TO ADD 'AUTO PARTS SUPPLY, RETAIL' TO PD 823A ALLOWABLE USES.
 BUILDING OCCUPANCY USE: MERCANTILE (VB)
 SITE AREA: 37,946 SF, 0.871 ACRES
BUILDING INFORMATION:
 GROSS FLOOR AREA = 6,816 SF (EXTERIOR FACE)
 BUILDING HEIGHT = 21 FT
 NUMBER OF FLOORS = ONE
 EXTERIOR MATERIALS: SPLIT FACE CMU WITH GLASS STOREFRONT
 EXTERIOR BUILDING COLOR: EARTH TONE COLOR SCHEME

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK (SYCAMORE)	20 FT	84.3± FT
SIDE SETBACK (E. AND W.)	0 FT; 3 FT MIN. IF PROVIDED	15.0± FT (E.); 70.0± FT (W.)
REAR SETBACK (NORTH)	10 FT	58.5± FT

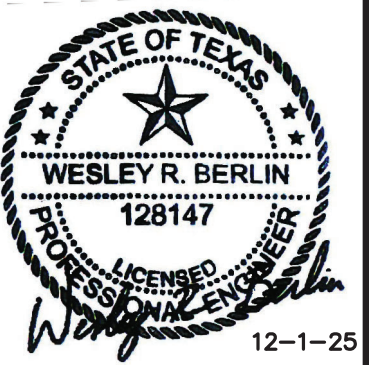
ITEM	REQUIRED	PROVIDED
SITE LANDSCAPING PER CITY ORDINANCE SECTION 6.301	MINIMUM 10% OF SITE = 3,795 SF	8,681 SF (22.9%±)
MIN. 75% OF REQUIRED LANDSCAPING SHALL BE BETWEEN BUILDING AND SYCAMORE SCHOOL RD. R/W	3,795 SF x 0.75 = 2,846 SF	3,459 SF
MAXIMUM BUILDING HEIGHT	3 STORIES/45 FT.	1 STORY/21 FT.



SPARTAN ENGINEERING SOLUTIONS, LLC

2583 PINE BLUFFS COURT
 HIGHLAND, MI 48357
 PHONE: 810-746-9928
 WEB: WWW.SPARTAN-ES.COM

T.B.P.E. FIRM REGISTRATION # F-19280



AUTOZONE PARTS, INC.
 123 S. FRONT STREET, 3RD FLOOR
 MEMPHIS, TN 38103

PROJECT: AUTOZONE FORT WORTH TX10805
 5332 SYCAMORE SCHOOL ROAD
 LOT 2R1, BLOCK 9, SUMMER CREEK STATION REPLAT
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SHEET TITLE: SITE PLAN

SCALE: 1" = 20'
 REVISED:
 REV. 1: 3-2-26
 CITY EMAIL 2-24-26

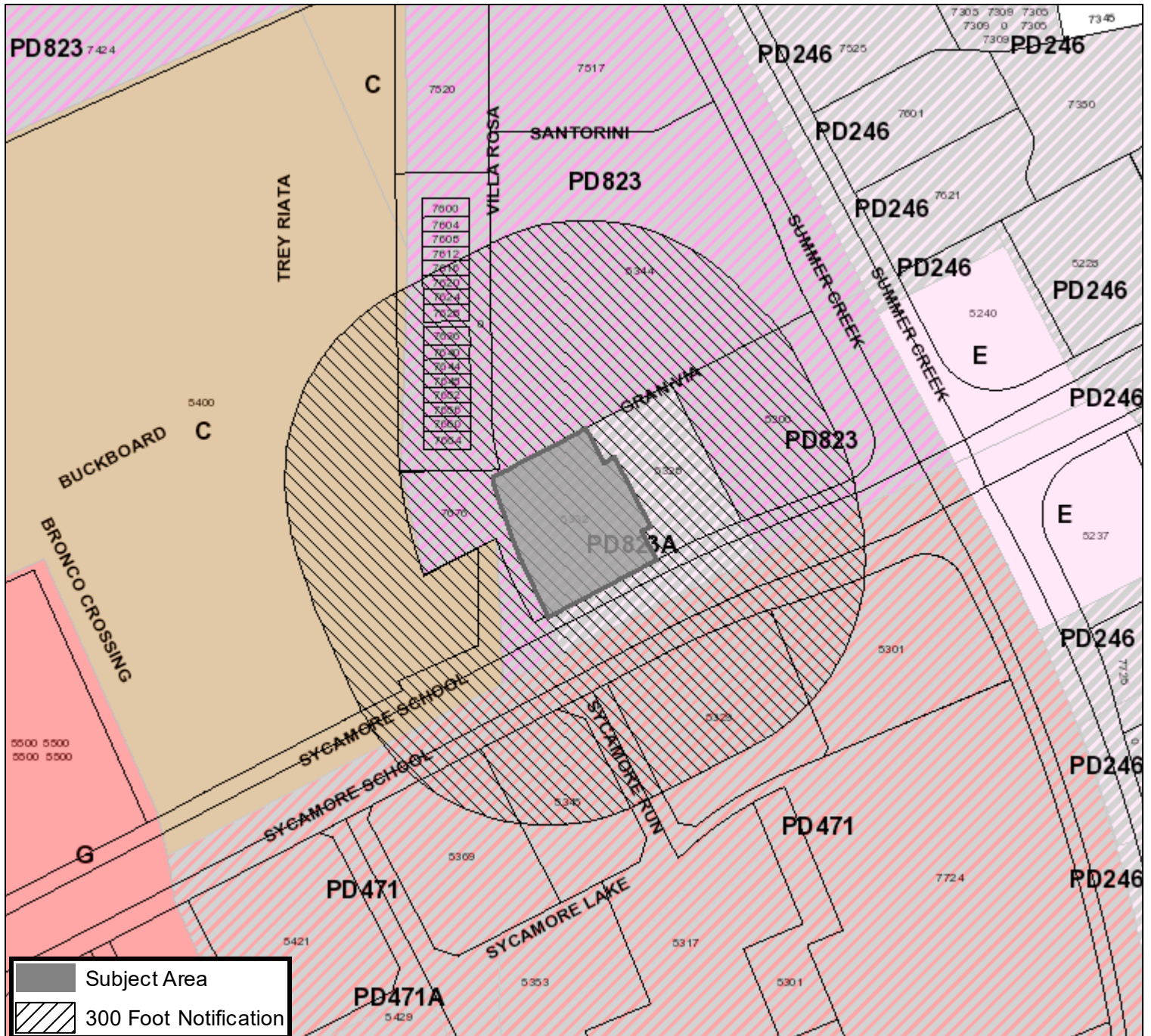
P.E./P.M. WRB/WRB
 DRAFTED: WRB
 CHECKED: WRB
 JOB NO. 2025-013
 ORIGINAL ISSUE DATE
 DECEMBER 1, 2025
 SHEET NO.

AUTOZONE FORT WORTH TX10805
ZONING CASE NO. ZC-26-017

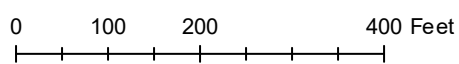
SP1.0

Area Zoning Map

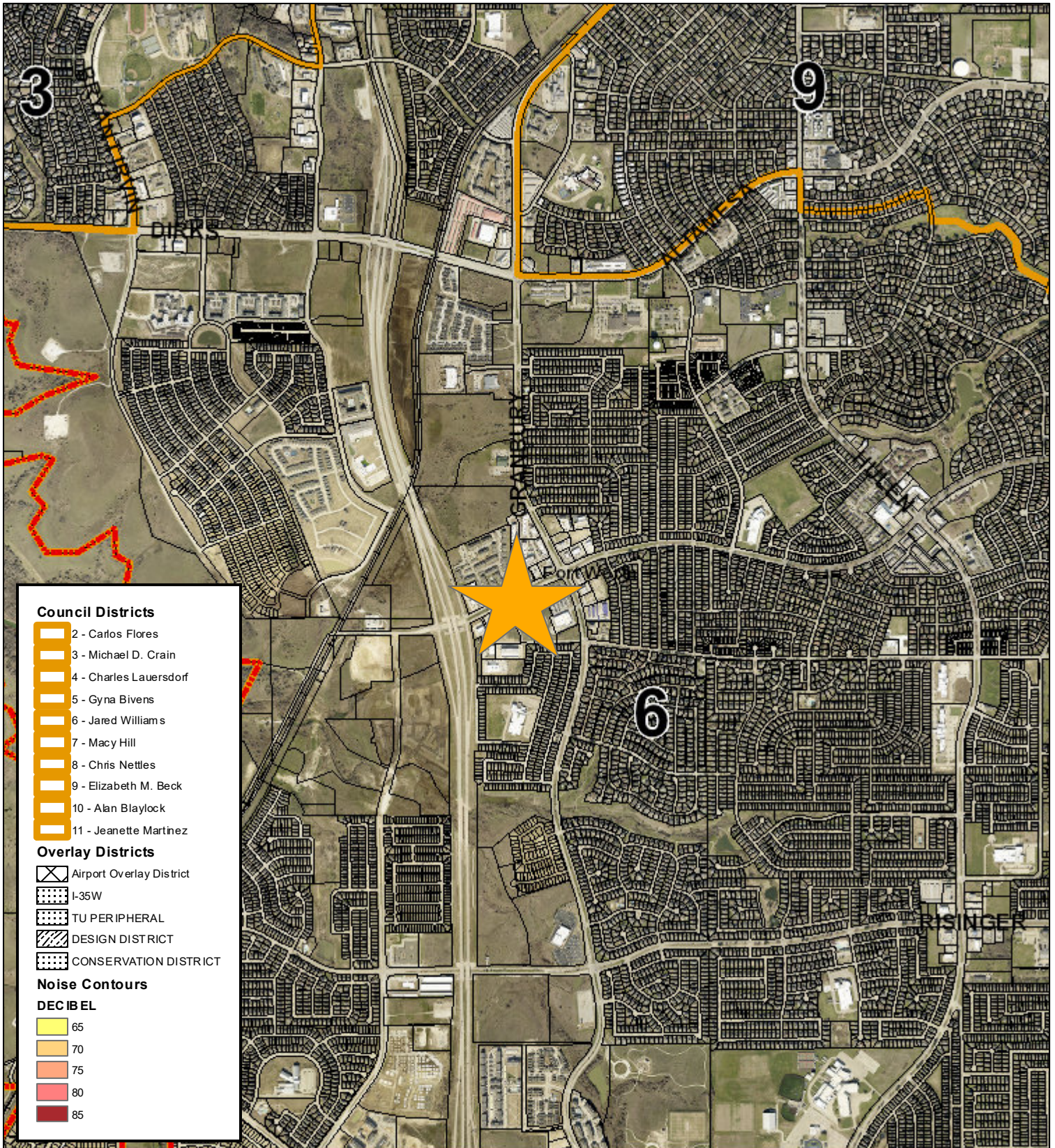
Applicant: Polished Dimes Real Estate Series 2001/Auto Zone
 Address: 5332 Sycamore School Road
 Zoning From: PD 823A for E uses and standards
 Zoning To: Revise PD 823A for E uses, as amended, and standards to add auto parts sales
 Acres: 0.87
 Mapsco: Text
 Sector/District: Wedgwood
 Commission Date: 3/11/2026
 Contact: 817-392-7869



Subject Area
 300 Foot Notification



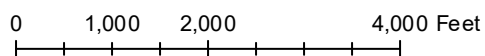
Area Map



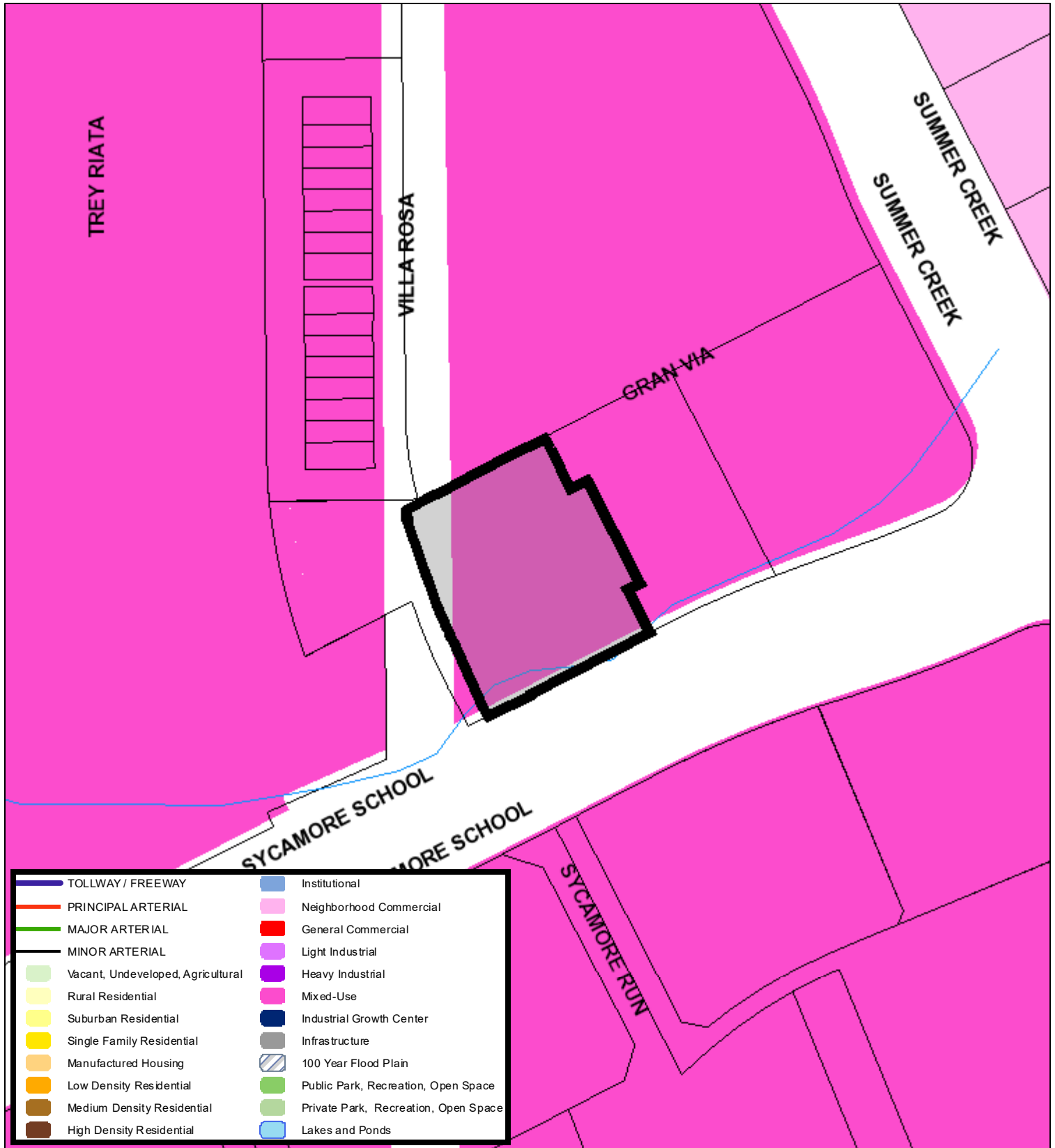
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



130 65 0 130 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.



Aerial Photo Map



0 80 160 320 Feet

