



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-097

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: FS Willard LLC/Shivam Shah

Site Location: 6101- 6125 (odds) Willard Road

Acreage: 2.08 acres

Request

Proposed Use: Auto repair and auto sales

Request: From: “E” Neighborhood Commercial with Conditional Use Permit (CUP) 53 for auto sales & repair

To: Renew Conditional Use Permit (CUP) for auto sales & repair for a maximum of 5 years, site plan included

Recommendation

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

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

Staff Recommendation: **Approval to renew CUP 53; for 1 year with no development waivers**

Zoning Commission Recommendation: **Approval as Amended for five years by a vote of 7-1**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located along the north side of Willard Road, on the northeast corner of its intersection with E Loop 820 South. The site's permits for auto uses began when the site was zoned "F" General Commercial. When the general area was rezoned by Council in 2017 in order to lessen the future land use intensity, these uses became legal non-conforming. Conditional Use Permit 53 for auto repair and sales allowed more flexibility for the site, but was approved with a 3-year time limit. The applicant is requesting renewal of CUP 53, which expires in December 2025.

The site contains 4 masonry clad metal buildings that contain overhead doors. Other neighborhood commercial uses are noted to the northwest, with existing single family zoning to the north and east, and vacant land with residential zoning to the southeast. A gas well pad site to the south creates limited impacts on the site. E. Loop 820 South is located to the west. The reconstruction of the Loop has currently severed access to the site from the service road, forcing traffic to temporarily drive thru residential neighborhoods to reach the site. Willard Road is classified as a local roadway.

Generally, the site has maintained the basic site plan conditions from the original building permit and 2022 CUP approval, with two notable exceptions. The landscaping shrubs and wheel stops do not appear to have been installed along the southern property line as required, according to Google StreetView. The trees planted with the original building permit have died since the CUP approval, leaving the site with minimal landscaping. The landscaping along the eastern property line appears intermittently, and is impacted by an improperly placed fence. The required landscaping must be installed.

Some tenants are not meeting the zoning ordinance standard of no outdoor storage in commercial districts by leaving commercial vehicles parked outside overnight and parking in the fire lanes. As all the vehicles appear operational, correcting this zoning standard could be quickly remedied. Other tenants have placed informal signage on the eastern fence and westernmost building face, which should be easily corrected. The site is allowed to have a monument sign by right. Neither the original nor the current site plan shows development waivers and meets the general requirements for land uses in "E" Neighborhood Commercial.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. While automobile sales and repair are not permitted in the "E" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of new code violation convictions. No Code Compliance complaints have been noted since the first CUP approval.

Through Ordinance 23609 effective March 29, 2019, if a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or the use ceases for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated "CUP" in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.

- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

North “A-5” One-Family, “E” Neighborhood Commercial / Single family uses, commercial uses
 East “UR” Urban Residential / Single family uses
 South “E” Neighborhood Commercial / gas well
 West “E” Neighborhood Commercial / East Loop 820 South

Zoning History

ZC-17-097; Council Initiated rezoning from “F” General Commercial to “E” Neighborhood Commercial, approved, 9/14/2017.

ZC-22-137; Addition of CUP for auto repair and sales to “E” Neighborhood Commercial, approved, 10/11/2022.

Public Notification

300-foot Legal Notifications were mailed on May 30, 2025.
 The following organizations were notified: (emailed May 30, 2025)

Organizations Notified	
Carver Heights East NA *	Echo Heights Stop Six Environmental Coalition NA
Historic Carver Heights NA	Historic Rosedale Park NA
Parkside NA	East Fort Worth, Inc.
Southeast Fort Worth Inc	Fort Worth ISD
Trinity Habitat for Humanity	Streams and Valleys Inc

**Located in this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to renew Conditional Use Permit 53 for auto repair and sales. A site plan is included that shows no development waivers. However, the required landscaping will be required to be installed, and minor site repairs and tenant issues must be addressed. The Conditional Use Permit has been requested due to the upcoming expiration of the 2022 CUP approval. The existing land uses for auto sales and repair is slightly more intensive than the surrounding commercial sites, but less intensive than the adjacent gas well and freeway. The CUP 53 renewal request **is compatible** with surrounding land uses, due to the solid screening adjacent to the residential uses and lack of development standard waivers. A 1-year time frame approval is recommended, to allow time to install the required landscaping.

Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The requested land uses are included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

COMMERCIAL

Neighborhood Commercial

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

ER, E, MU-1, Applicable Form-Based Codes

The proposed zoning is consistent with the following policies of the Comprehensive Plan:

- 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.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.

Based on conformance with the future land use map and the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Add the title of project or development (in bold letters) in the lower righthand corner of the plan.
2. Name, address, and telephone number of surveyor and developer/owner.
3. Add a vicinity map with streets and interstate labeled.
4. Insert the site’s zoning case number of ZC-25-097 into the lower right corner box.

5. Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title.
6. Note the specific land use of each building. A chart can be created if multiple uses in each building.
7. Note the total floor area of the combined buildings’ square footage.
8. Note the buildings’ height.
9. Show the location of each building’s entrances/exits, including over-head doors.
10. Show and label the mail kiosk and other public uses.
11. Label each group of parking spaces.
12. Dimension a sample parking space in each group of spaces.
13. Add a note or chart regarding the number of required parking spaces and the number of provided parking spaces.
14. Label any loading areas or note the site does not have any loading areas.
15. Label the fire lane.
16. Vehicles were seen parking in the fire lane along the eastern property line during the site visit. These vehicles must be removed immediately.
17. A trailer, box truck, and other commercial vehicles are stored outside, while outdoor storage is not allowed on this site. Move the vehicles in the buildings or remove them from the site.
18. Add a different pattern for the landscaped/grassy areas.
19. The site does not appear to contain the required landscaping as part of the building permit approval. This landscaping must be installed with wheel stops to prevent vehicles crushing the plants.
20. The Urban Forestry required tree plantings as part of the building permit approval have died. This landscaping must be installed.
21. Show and label the dumpster located buildings 2 & 3.
22. The dumpster rises above the height of the screening fence. Either raise the height of the screening fence or obtain a shorter/second dumpster.
23. The solid screening fence veers into the landscaping area along the eastern side, eliminating the landscaping area. Move the fence eastward and install the required 5 feet of landscaping.
24. The solid fencing has several broken fence slats. Repair these fence pieces.
25. Sign banners are not allowed on the fence. Remove the informal signage.
26. Windshields are not allowed to be used for signage on the western side of building 1. Remove the informal signage and tattered banner.
27. Show the gas well buffers from the gas wells to the south.
28. Label the land use and zoning of the immediately adjacent properties abutting the site.
29. Add the note: “This project will comply with Section 6.301, Landscaping.”
30. Add the note: “This project will comply with Section 6.302, Urban Forestry.”
31. Add the note: “All signage will conform to Section 6.04, Signs.”
32. Add the note: “All provided lighting will conform to the Lighting Code.”
33. Informational comment: A monument sign more than 20 feet from a driveway is allowed by right.

(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.)


T/PW Stormwater

1. No comments as of 5/28/2025.

Fire

1. Access, hydrant and fire lane hose lays are compliant with existing conditions.
Section 503.1.1 Buildings and Facilities
Section 503.1.6 Secondary Access
Section 503.2.1 Fire Lane Dimensions
2. The gas well site to the south has no impact on this project area with its current use.
Section 5706.3.1.3.3 Existing Gas Wells
Section 5706.3.1.3.4.2 Existing Lift Compressor.
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.
4. 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>.

Development Services Water

1. This is an application for a 5-year continuation of the existing CUP. No conditions are changing.
- 

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

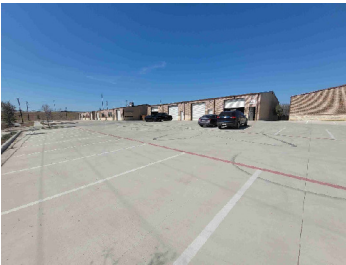
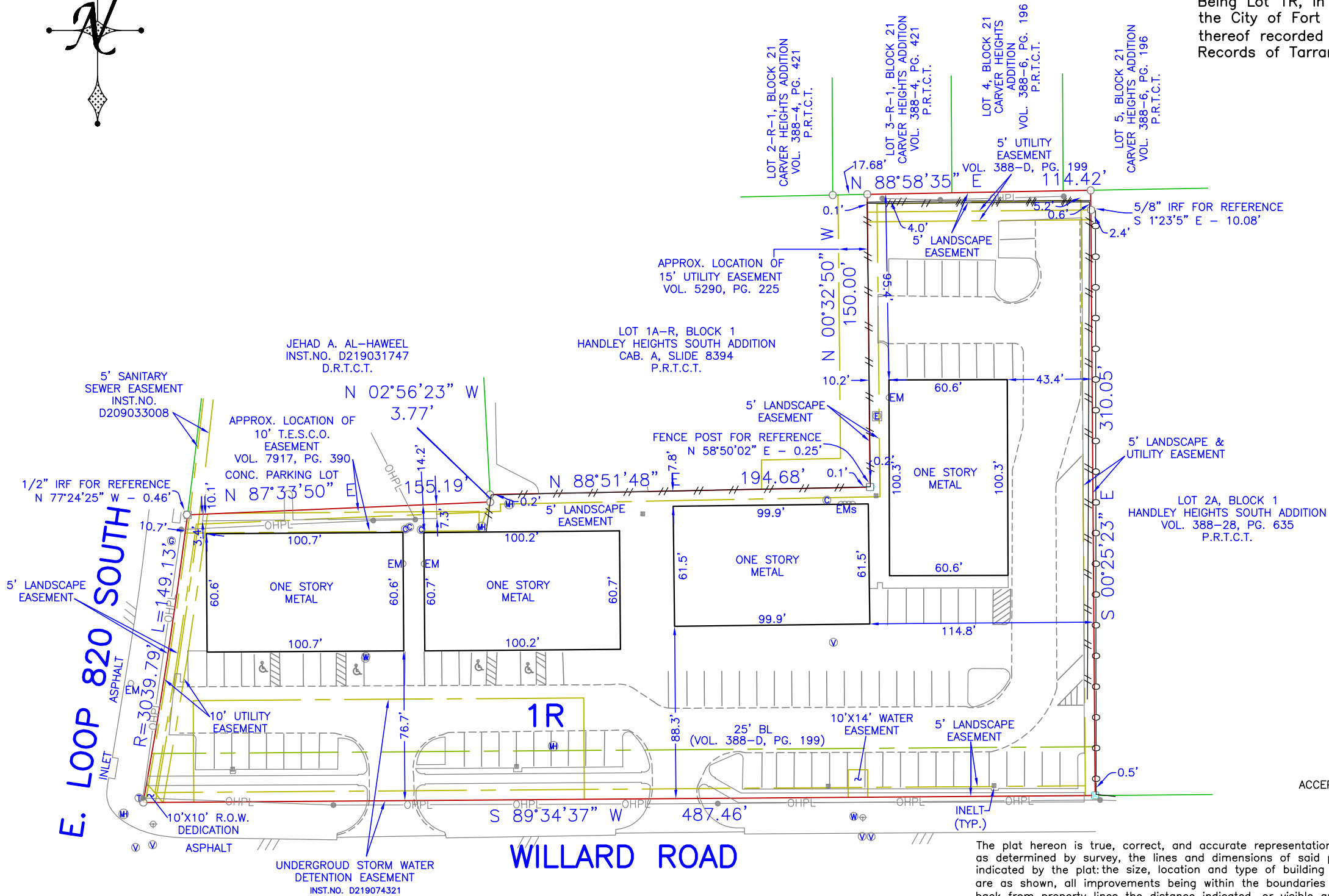
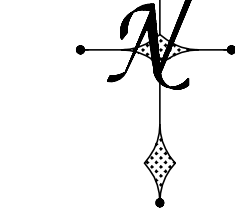
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6117 WILLARD ROAD, in the city of FORT WORTH Texas.

SURVEY PLAT



Being Lot 1R, in Block 1, of HANDLEY HEIGHTS SOUTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded under County Clerk's File No. D209069788, of the Official Public Records of Tarrant County, Texas.



ACCEPTED BY: _____



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY W T Skip Leake, PC Law Office
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'

Date: 03-03-2022

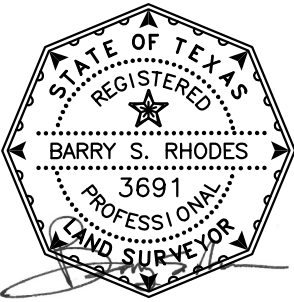
G. F. No.: ST222782NRH

Job no.: 202202179

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SIMPLIFIED TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	RESIDENCE
MRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
3/8" IRON ROD FOUND	
POINT FOR CORNER	
5/8" IRON ROD FOUND	
FENCE POST FOUND	
C - CABLE	E - ELECTRIC
CL - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	



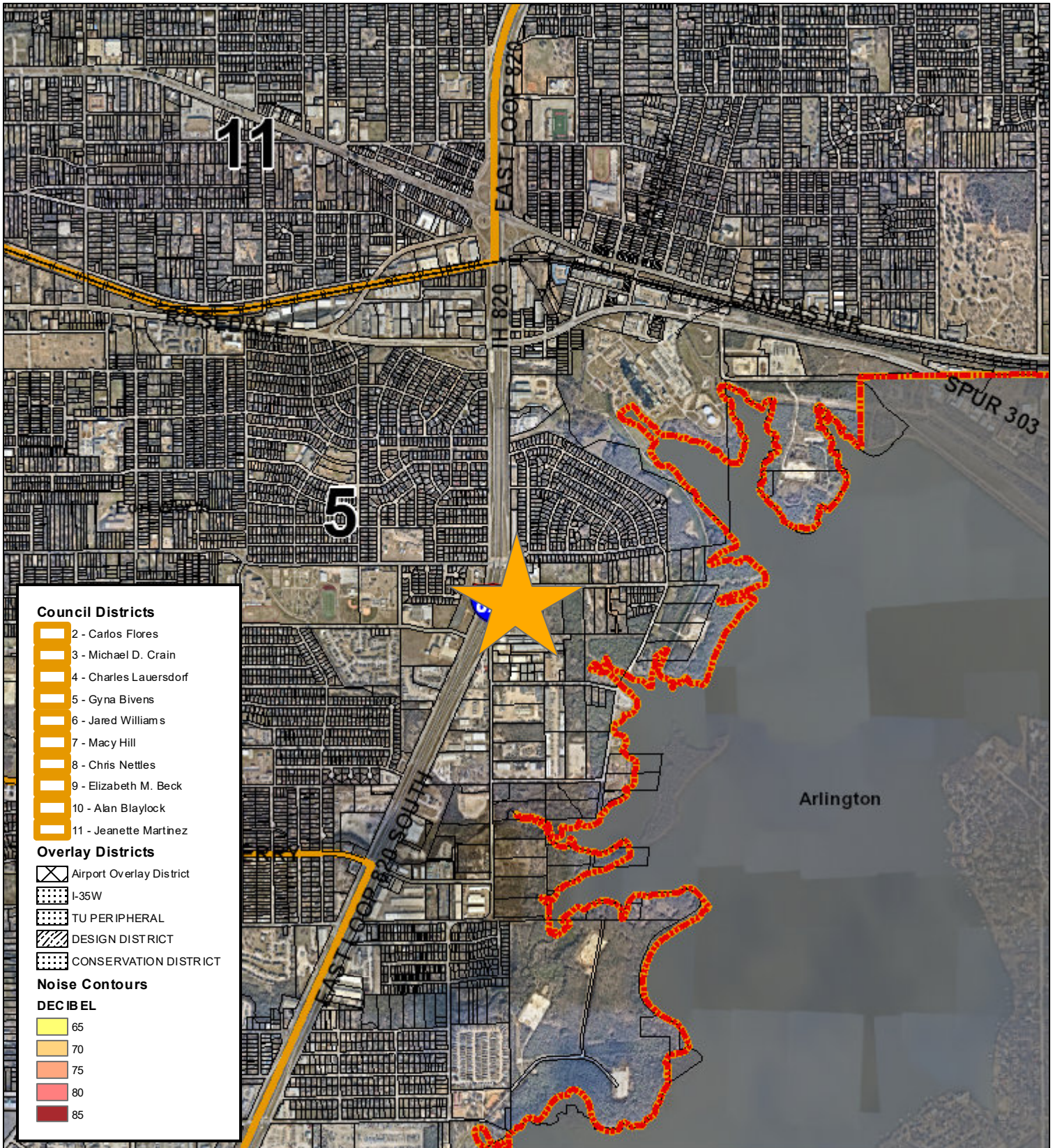
BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM. NORTH
CENTRAL ZONE

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 1046, PG. 572;
VOL. 1821, PG. 297;
CC# D218184526;
CC# D209033008;
CC# D219074321

EASEMENTS RECORDED IN
THE FOLLOWING VOLUME &
PAGES TO THE BEST OF
MY KNOWLEDGE AND BELIEF
DO NOT AFFECT THE ABOVE
DESCRIBED PROPERTY.
VOL. 5326, PG. 351;
VOL. 5290, PG. 225;

This survey substantially
complies with a Category 1A
Condition II Urban survey of
the practice for land survey
in Texas.

Area Map



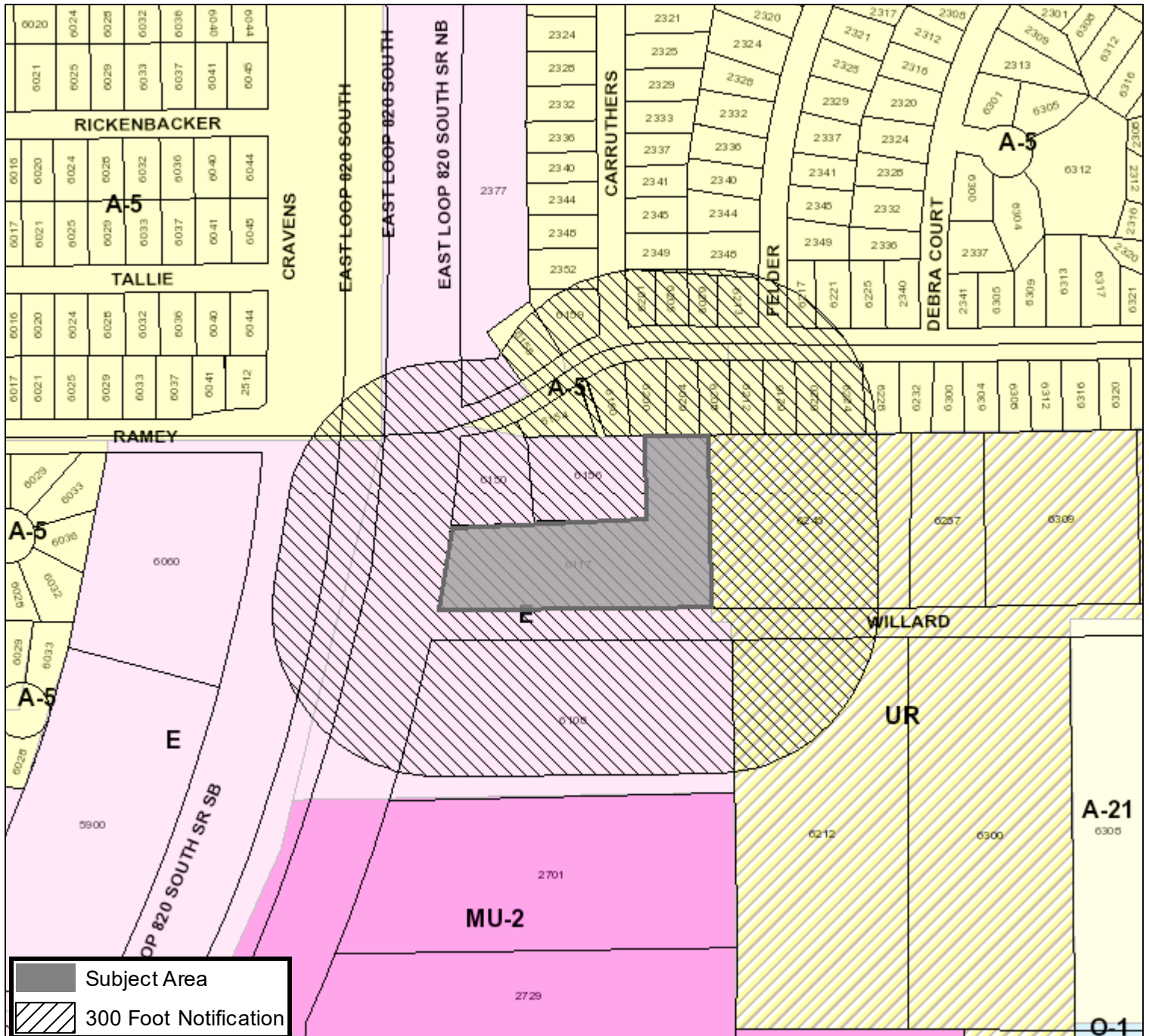
0 1,000 2,000 4,000 Feet



ZC-25-097

Area Zoning Map

Applicant: FS Willard LLC/Shivam Shah
Address: 6101- 6125 (odds) Willard Road
Zoning From: E with CUP 53 for auto sales & repair
Zoning To: Renew CUP 53
Acres: 2.07715623
Mapsc0: Text
Sector/District: Southeast
Commission Date: 6/11/2025
Contact: null



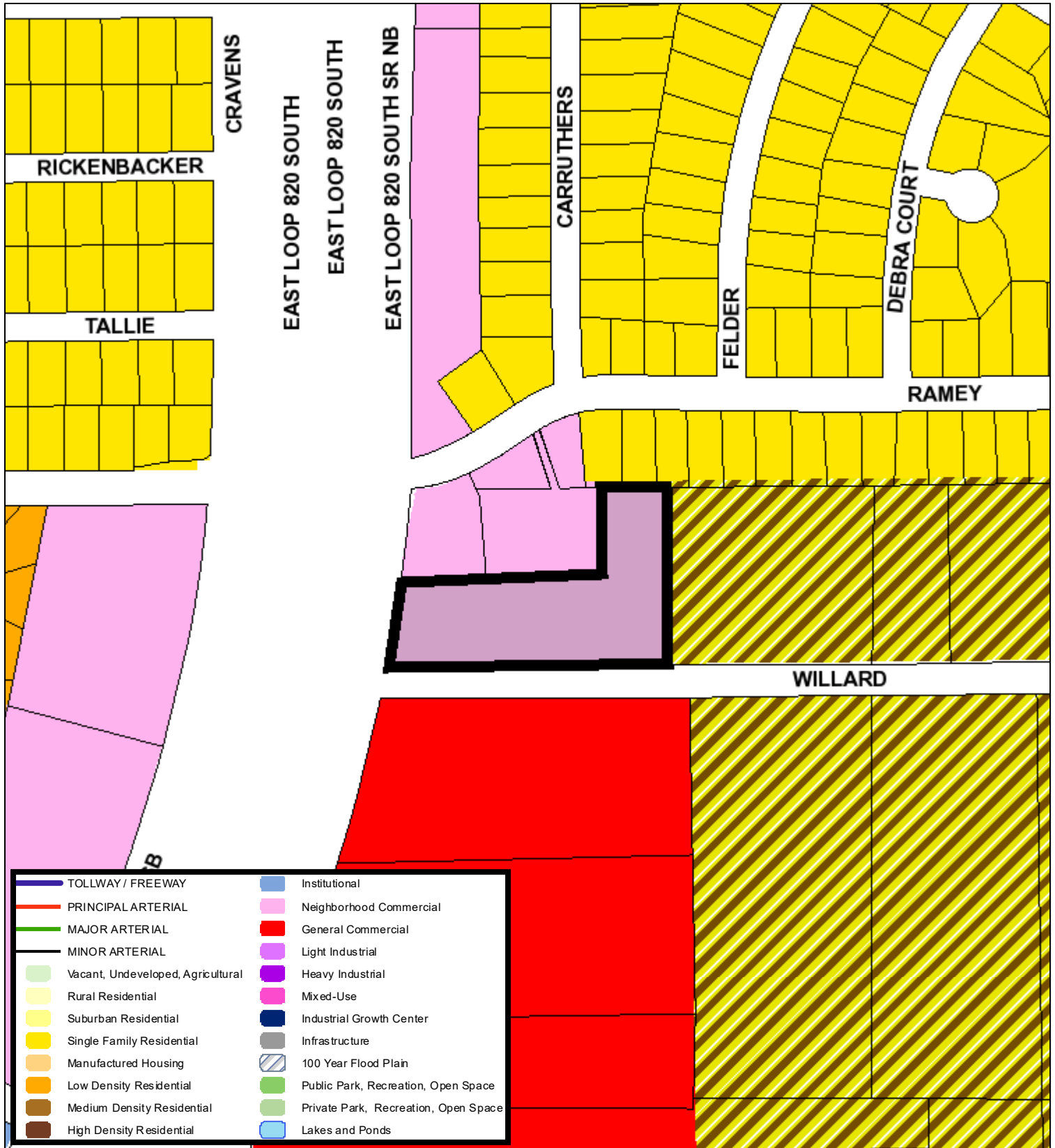
0 130 260 520 Feet

Created: 5/15/2025 9:06:55 PM



ZC-25-097

Future Land Use



230 115 0 230 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

