



Zoning Staff Report

Date: May 13, 2025

Case Number: ZC-25-048

Council District: 7

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: SP Capstone Group, LLC / Halle Properties, LLC (Jonathan Strawther)

Site Location: 9700 Oxenfree Blvd. (SE corner White Settlement Rd. & Academy Blvd.) **Acreage:** 1.28 ac

Request

Proposed Use: Automotive Repair (New 7,020 sq. ft. Discount Tire with 6 service bays)

Request: To: Add Conditional Use Permit (CUP) to allow for automotive repair/tire shop facility in "E" Neighborhood Commercial

Recommendation

Land Use Compatibility: Requested change **is not compatible.**

Comprehensive Plan Map Consistency: **Not Applicable.**

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval as Amended for tire repair, sales and installation**

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Project Description and Background

The subject property, located on the west side of the city outside Loop 820, is a 1.28-acre parcel of a larger 8.67-acre commercial tract located on the southeast corner of White Settlement Road and Academy Boulevard.

The applicant proposes to construct a new 7,020 sq. ft. Discount Tire with 6 service bays which is not allowed by right in “E” Neighborhood Commercial. The applicant is requesting a Conditional Use Permit to allow for the proposed use.

A similar CUP request for a tire shop in “E” Neighborhood Commercial was denied in late 2024 (ZC-24-118).

Surrounding Zoning and Land Uses

North “G” Intensive Commercial

East PD 1140 - "PD/F" for all uses in "F" General Commercial plus mini-warehouse; site plan waived

South “A-5” One-Family residential

West “E” Neighborhood Commercial

Recent Zoning History

- ZC-22-084: The property was rezoned from “OM” Office Midrise to “E” Neighborhood Commercial in June 2022 as part of a larger rezoning request that included residential properties to the south.

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 **March 28, 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 **March 28, 2025**:

Organizations Notified	
Willow Wood HOA*	White Settlement ISD
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC*
Streams and Valleys Inc.	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Most of the properties surrounding this site are currently under development or vacant. The applicant is requesting to modify the current zoning designation of the property from "E" Neighborhood Commercial to add a Conditional Use Permit (CUP) overlay for an automotive repair facility. The CUP requirement allows revocation as an option for code violations.

Automotive repair facilities are allowed by right in districts "FR" General Commercial Restricted, "F" General Commercial, and "G" Intensive Commercial with adherence to supplemental standards found in Section 5.104 of the City Code. These facilities are not allowed in Neighborhood Commercial districts that are typically adjacent to residential neighborhoods. The zoning change request **is not compatible** with the adjacent residential land uses to the south within this development.

Comprehensive Plan Consistency

The requested zoning change aligns with the 2023 Comprehensive Plan's Future Land Use Map designation of General Commercial for this property. General Commercial includes all commercial zoning districts without any distinction of the intensity of the commercial land use. The requested change **is consistent** with the Future Land Use Map designation; however, it does not advance any of the policies of the Comprehensive Plan.

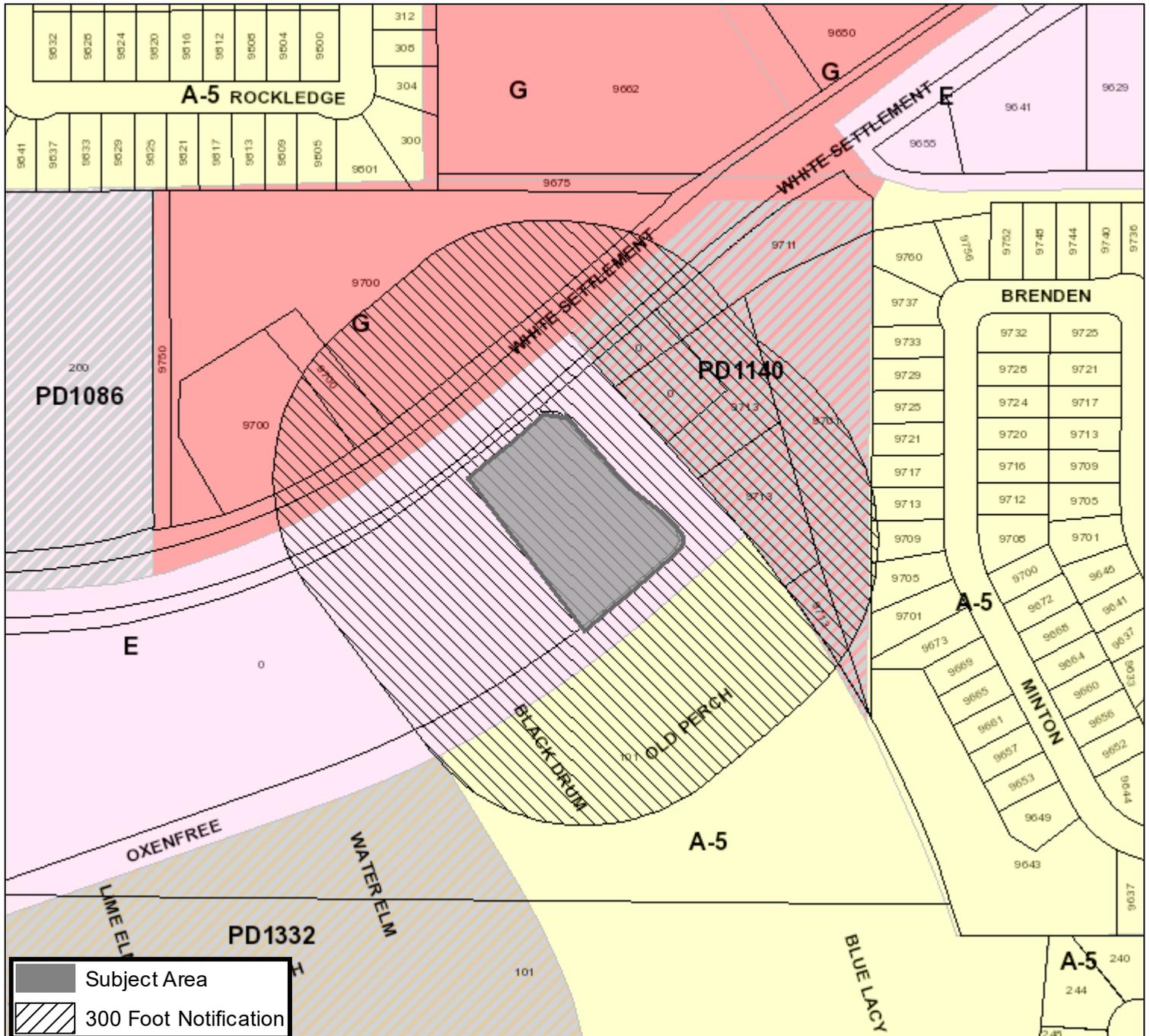
Intensive commercial uses should be buffered from residential areas by less-intensive commercial districts and uses as articulated in the Comprehensive Plan's land use policy:

- 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.

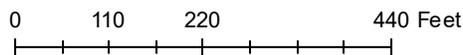
While undeveloped properties to the north and east of this site do allow automotive repair shops by right with supplemental standards, when looking at the subject property the proposed zoning change is **not consistent** with the Comprehensive Plan of separating incompatible land uses.

Area Zoning Map

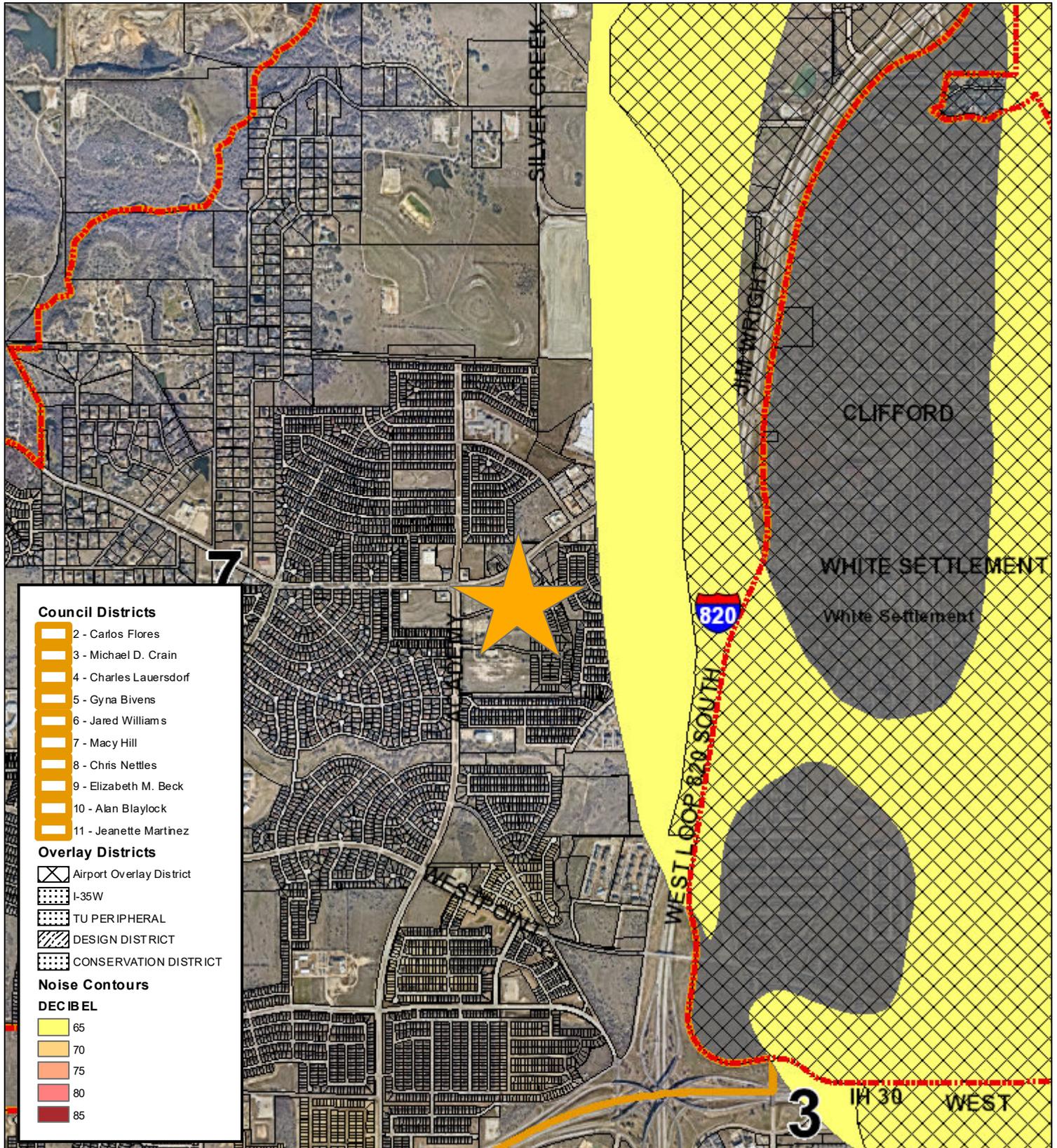
Applicant: SP Capstone Group, LLC/Vasquez Engineering, LLC
 Address: 9700 block White Settlement Road
 Zoning From: E
 Zoning To: Add CUP for auto repair
 Acres: 1.28455693
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 4/9/2025
 Contact: 817-392-8043



	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

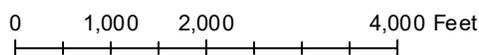
Overlay Districts

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

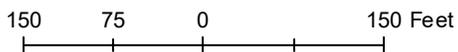
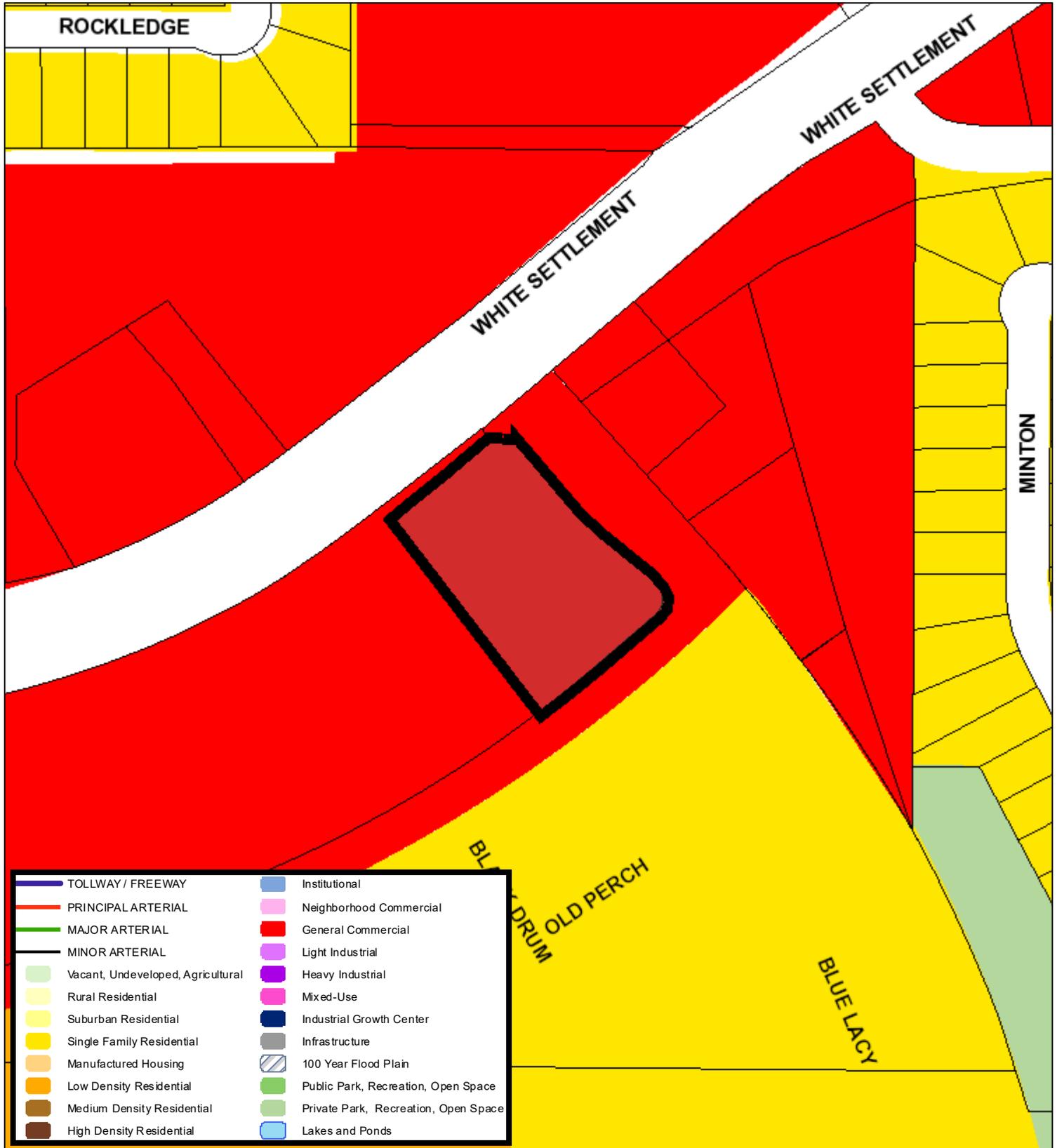
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



0 100 200 400 Feet

