



Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-065

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas-Beltre](#)

Owner / Applicant: QT South LLC / Corey Vaughan

Site Location: 1021 Oak Grove Road

Acreage: 14.5 acres

Request

Proposed Use: Gas Station and Convenience Store with 20 fueling positions & 6 truck bays

Request: From: “PD/E 815” Planned Development for all uses in “E” Neighborhood Commercial, excluding alcohol sales for on or off premises consumption; Site Plan Waived.

To: “G” Intensive Commercial.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

This property is an undeveloped 14.5-acre site situated at the northeast corner of SE Loop 820 and Oak Grove. It was initially approved for mobile home sales in 1996, but the zoning was later changed to "E" Neighborhood Commercial with specific use limitations in 2004. In 2008, the PD reconfigured the districts to allow property development to the north for multifamily development. The only restricted use in the "E" district is the sale of alcohol.

The applicant is seeking to rezone the property from "PD815" to "G" Intensive Commercial to establish a gas station/convenience store and truck fueling station similar to other travel centers operated by QT and permitted in commercial districts in the City. The applicant has indicated that there would be no overnight truck parking/storage.

A site/conceptual plan is not required with this application, however the applicant provided one to give staff, commissioners and City officials and idea on how they plan to develop the property.

The primary purpose of the Intensive Commercial ("G") district is to provide a broad range of intensive commercial, institutional, and office uses intended to serve the entire community.

Surrounding Zoning and Land Uses

North "C" Medium-Density Multifamily / Apartment Complex
East "CF" / Community Facilities/ Medical Offices/MHMR
South I-20 W
West Across Oak Grove rd. "PD/E"/Pawn Shop

Recent Zoning History

- ZC-18-083 from I to D; approved 5/9/2018
- ZC-17-212 Amend PD 815 to add mobile home sales and auto sales (Subject Site)- Denied
- ZC-08-072 PD/E for all uses in "E" Neighborhood Commercial uses excluding alcohol sales for on or off premise consumption, site plan waived; effective 8/29/08; (subject site)
- ZC-04-123 "PD-229" Planned Development/Specific Use for all uses allowed in "E" Neighborhood Commercial excluding package store, tattoo parlor, outdoor amusements and drive-in restaurant; waiver of site plan; and, "C" Medium Density Multifamily Residential 5/18/2004
- ZC-96-142 Planned Development/Specific Use for mobile home sales, all graffiti to be removed within 48 hours; site plan required 1/14/97

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were notified: (emailed May 26, 2023)

Organizations Notified	
Oakridge Terrace NA	Highland Hills NA

Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc.	Fort Worth ISD
Everman ISD	

Development Impact Analysis

Land Use Compatibility

The property in question is situated on the Northeast corner of Oak Grove and Highway 20. It is bordered to the east by the Fort Worth Western Railroad line. The property proximity to the highway and railroad makes it a preferred location for higher intensity commercial uses.

The surrounding area comprises of multifamily buildings to the north, apartments, and a pawn shop to the west, and I20WB to the south.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

According to the current Comprehensive Plan, the subject property is classified as a future Neighborhood Commercial. The proposed High-Intensity commercial zoning, designated as "G," is more intense than the current classification and, therefore, **not fully consistent** with the Future Land Use plan.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

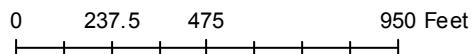
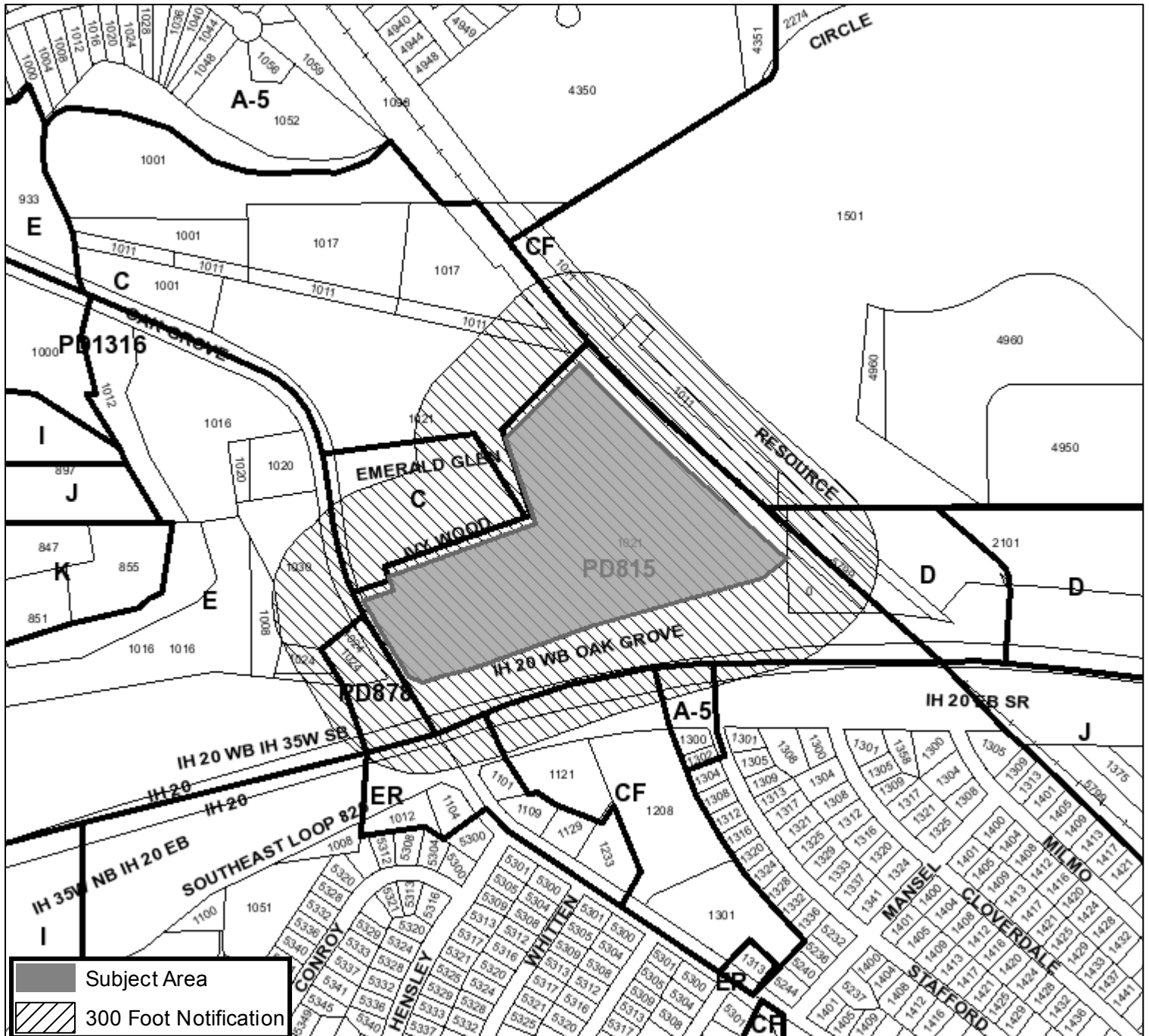
However, the propose zoning and land use align with certain policies and strategies outlined in the Comprehensive Plan.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways

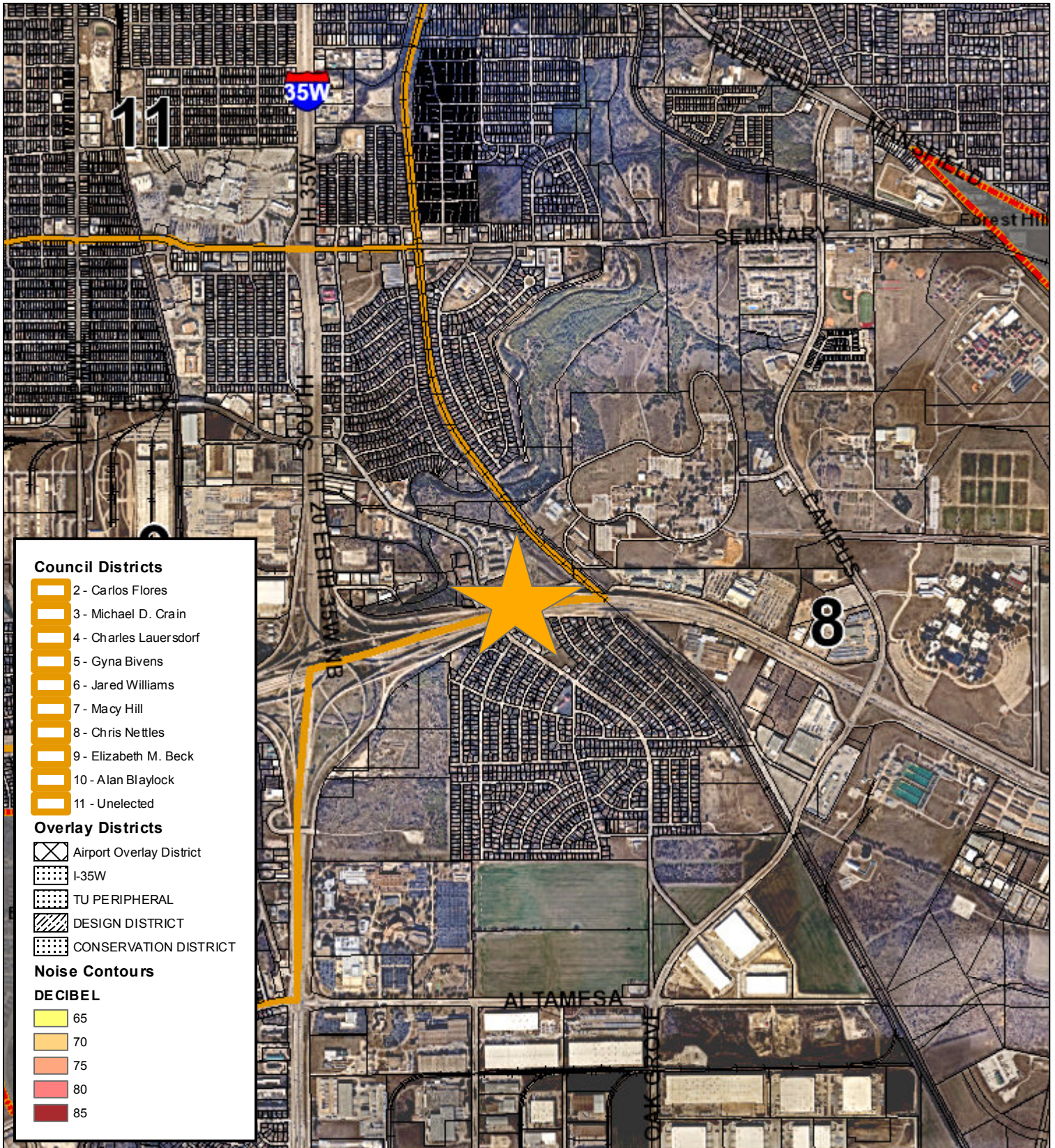


Area Zoning Map

Applicant: QT South LLC/Corey Vaughan
 Address: 1021 Oak Grove Road
 Zoning From: PD
 Zoning To: G
 Acres: 14.5326537
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 6/14/2023
 Contact: null

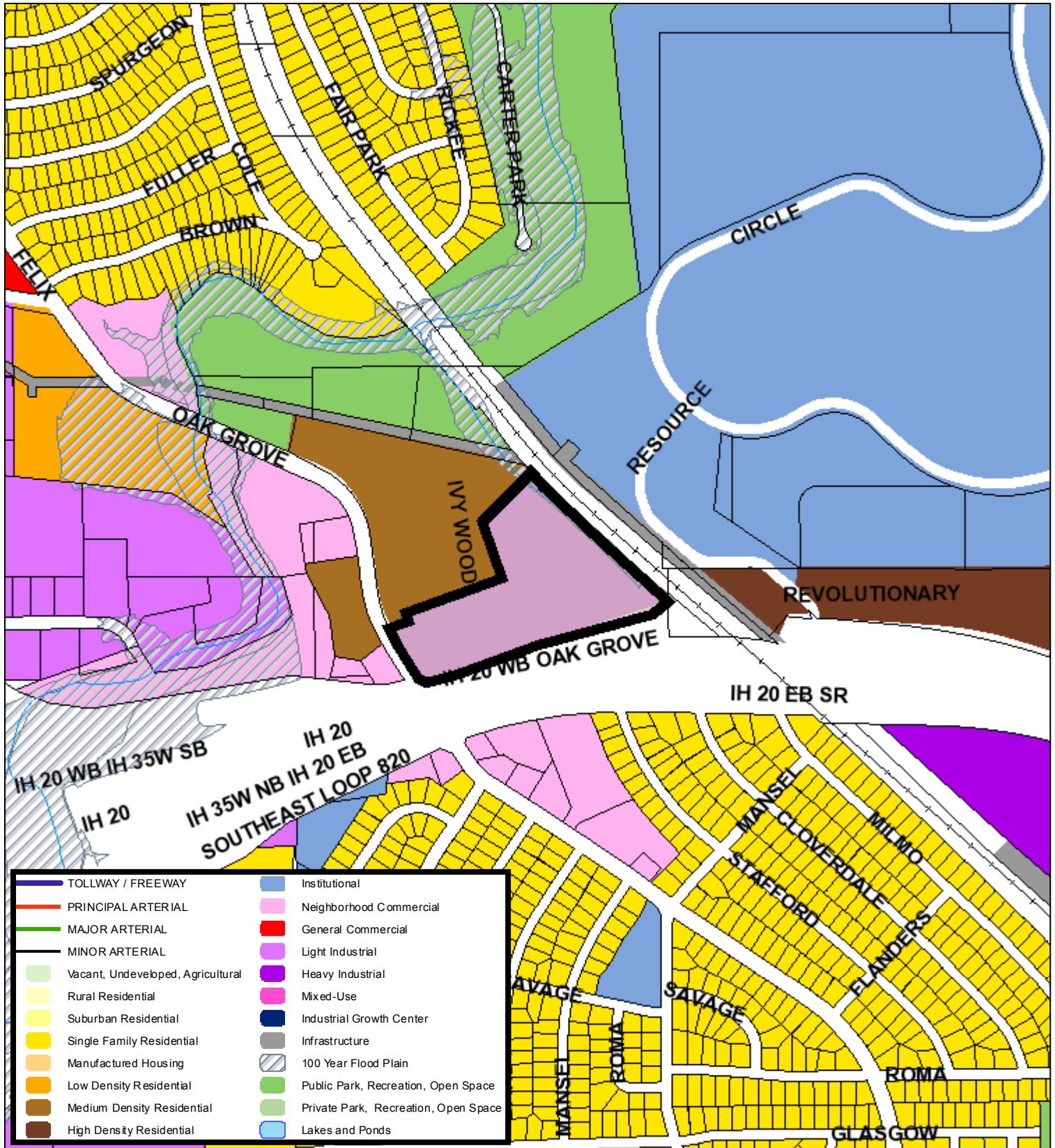


Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



660 330 0 660 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



0 415 830 1,660 Feet

