



# Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-130

Council District: 6

## Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Summer Creek Station, LLC / Burger Engineering, LLC

Site Location: 5400 – 5600 blocks Columbus Trail      Acreage: 3.66 acres

### Request

Proposed Use: Caliber Collision Automotive Repair

Request: From: “PD 471A” Planned Development/Specific Use for all uses in “F” General Commercial except sexually oriented businesses, tattoo parlor, shooting ranges (indoor) and gambling facilities; site plan required  
To: Amend “PD 471A” to allow automotive repair adjacent to a residential district; site plan included

### Recommendation

Land Use Compatibility:

Requested change **is not compatible.**

Comprehensive Plan Consistency:

Requested change **is consistent.**

Staff Recommendation:

**Denial**

Zoning Commission Recommendation:

**Approval** with changes presented by the applicant during the public hearing (40-foot landscape buffer, masonry fence, and removal of parking spaces along southern property line)

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## Project Description and Background

The subject property is located southeast of the intersection of Sycamore School Road and Chisholm Trail Parkway. The site is currently vacant and is zoned “PD 471A” Planned Development for all uses in “F” General Commercial except sexually oriented businesses, tattoo parlor, shooting ranges (indoor) and gambling facilities. The applicant is proposing to amend this PD and submit the required site plan to allow development of a new Caliber Collision Automotive Repair facility. This case was originally heard by the Zoning Commission on September 8, 2021 and the Commission voted for a 30-day continuance to allow the applicant to continue discussions with adjacent property owners. A second 30-day continuance was requested at the October 13 hearing. At the November 9, 2021 hearing, the applicant presented a revised site plan that included removal of parking spaces and an increased landscaped buffer area along the property lines adjacent to residential zoning.

Automotive repair is typically an allowed land use in the “F” General Commercial District, so long as the development meets supplemental standards found in Section 5.104 of the Zoning Ordinance. Subsection 5.104(c) states that “no repairs shall be conducted on any premises that adjoin any residential district boundary.” The subject property is located adjacent to property zoned “A-5” One-Family along both the southern and eastern property lines and therefore automotive repair use is not allowed. The applicant is proposing to amend the existing PD zoning to add “automotive repair adjacent to a residential district boundary” as an allowed land use.

The attached site plan for this request depicts a new 16,895 square foot auto-repair facility with associated parking and vehicle storage areas. The applicant has also provided a conceptual landscape plan and elevation drawings for reference. Currently, development is only proposed on the western portion of the lot, closest to Chisholm Trail Parkway. However, the applicant has indicated that if this zoning change request were approved, deed restrictions will be placed on the eastern portion of the property to limit development to a two-story garden office building. Deed restrictions are private agreements that cannot be enforced by City staff. A site plan will be required for any new development on the eastern portion of the site.

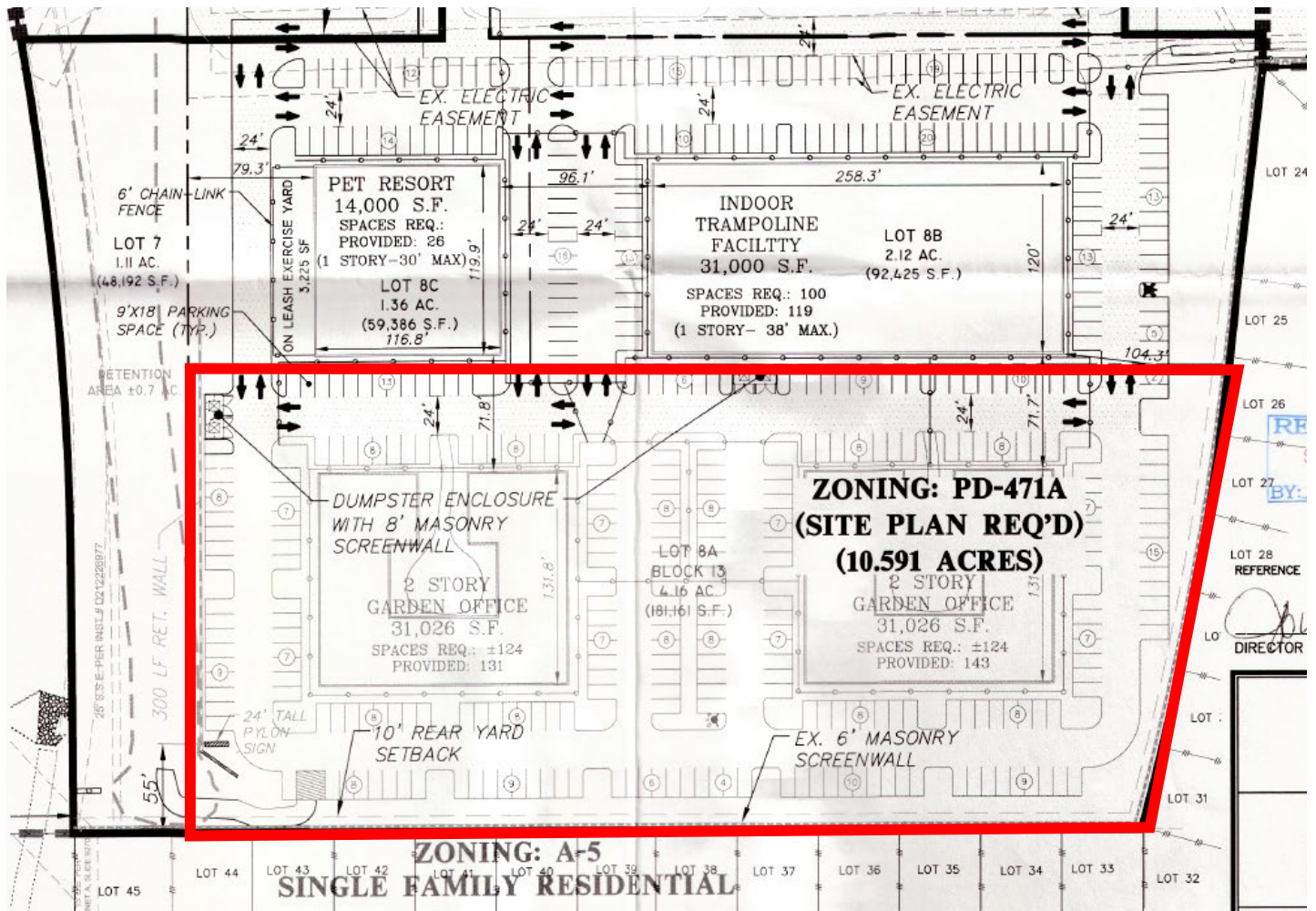
Below is additional information provided by the applicant regarding the proposed use:

- Caliber Collision has limited hours (7:00 AM – 6:00 PM Monday – Friday). They have minimal traffic flow in and out of the site and use only water-based paint in their internal paint booths.
- All repair work is done inside the 100% enclosed climatized building behind closed roll up overhead doors. The damaged vehicles are brought in and dropped off in the fenced in area behind the building where they sit a maximum of 2-3 days. The next step is the tech examines the vehicle and gets the new parts ordered. The parts arrive and the car is brought into the building where it is completed. After completion it is taken to the back lot again and the owner picks up the car.

There are 19 detached dwellings on lots zoned “A-5” One-Family that have rear yards immediately adjacent to the southern and eastern property lines of this site. Due to this proximity, the applicant is required to provide a 35-foot supplemental building setback and minimum 5-foot landscaped bufferyard with screening fence along the entire property line adjacent to residential. The developer has opted to increase the landscaped bufferyard adjacent to residential properties to a width of 40 feet, as shown on the site plan. No buildings, parking, or drive aisles will be allowed within this area.

The PD471A zoning on this property was originally approved by City Council in 2006 as part of a Council-initiated rezoning for the Summer Creek Mixed Use Growth Center. In 2016, the zoning was amended to submit a required site plan for the southern portion of PD471A (including the subject property) and to remove certain properties along the Sycamore School Road frontage out of PD471A. Initially, the site plan showed a 4-story hotel and three (3) two-story office buildings. After discussion with surrounding neighborhood organizations and

the Council Member at the time, this site plan was revised to remove the hotel and instead show four (4) two-story office buildings. The following year, another zoning change request was approved which replaced two of the previously-proposed office buildings with an indoor trampoline facility and indoor pet kennel. Below is an excerpt from the most recently approved site plan for the PD 471A zoning district. The area included in the current zoning change request for Caliber Collision is outlined in red.



### Surrounding Zoning and Land Uses

- North “PD 471A” / indoor pet kennels, trampoline park/indoor entertainment
- East “A-5” One-Family / single-family dwellings
- South “A-5” One-Family / single-family dwellings
- West “PD 471A” / vacant, drainage easement

## Recent Zoning History

- ZC-06-264: Council-initiated rezoning of the subject property and surrounding sites from “C” Medium Density Multifamily to PD 471A for certain “F” General Commercial uses; site plan required.
- ZC-16-132: Submitted required site plan for PD471A showing four proposed office buildings (including two on the subject property) and certain properties along the Sycamore School Road from PD471A to PD471
- ZC-17-123: Amended PD471A site plan to replace two proposed office buildings with indoor trampoline park and indoor pet kennel

## Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.

The following organizations were notified: (emailed August 23, 2021)

Organizations Notified	
Ridgeview Estates HOA	Summer Creek South HOA
Villages of Sunset Pointe HA*	Summer Creek Meadows HOA
Summer Creek HA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

*\*This Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

The existing zoning of this site is “PD 471A” Planned Development for all uses in “F” General Commercial with certain restricted uses. The applicant is proposing to amend this PD zoning to specifically allow automotive repair as an allowed land use adjacent to residential lots.

Properties to the north are developed with a variety of retail and commercial uses, including an indoor trampoline park, indoor pet kennel, dental office, and multiple drive-through restaurants. The majority of these developments have been constructed within the past two years.

To the west of this site is a vacant lot that contains drainage infrastructure for the surrounding developments. The location of this lot prevents the subject property from having direct access to the Chisholm Trail Parkway service road. Access is provided via public access easements that connect to the properties to the north. This layout creates as a concern with the proposed automotive repair use, as larger vehicles and tow trucks will need to cross through the parking areas of the adjacent retail developments in order to access the proposed Caliber Collision site.

Properties to the south are zoned “A-5” One-Family and are developed with single-family dwellings. Automotive repair is prohibited adjacent to residential districts in all standard zoning districts. The only way this use can be permitted is with approval of Planned Development (PD) zoning or a Conditional Use Permit (CUP). Automotive repair also represents a significantly more intense use than originally proposed for this site, as the current approved site plan shows development of office buildings.

The proposed zoning is **not compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Wedgwood

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The 2021 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. Specifically, this site is included in the Summer Creek Mixed Use Growth Center. As shown in the excerpt below from the 2021 Comprehensive Plan, a variety of zoning districts and land uses can be appropriate within the mixed-use designation including all commercial districts. Automotive repair is an allowed land use in all commercial districts with the exception of “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial. Automotive repair is an appropriate use within the “Mixed Use” Future Land Use designation, it is just not permitted on properties immediately adjacent to residential districts (as applies to this particular site).

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, 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

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

### Site Plan Comments

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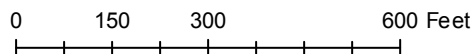
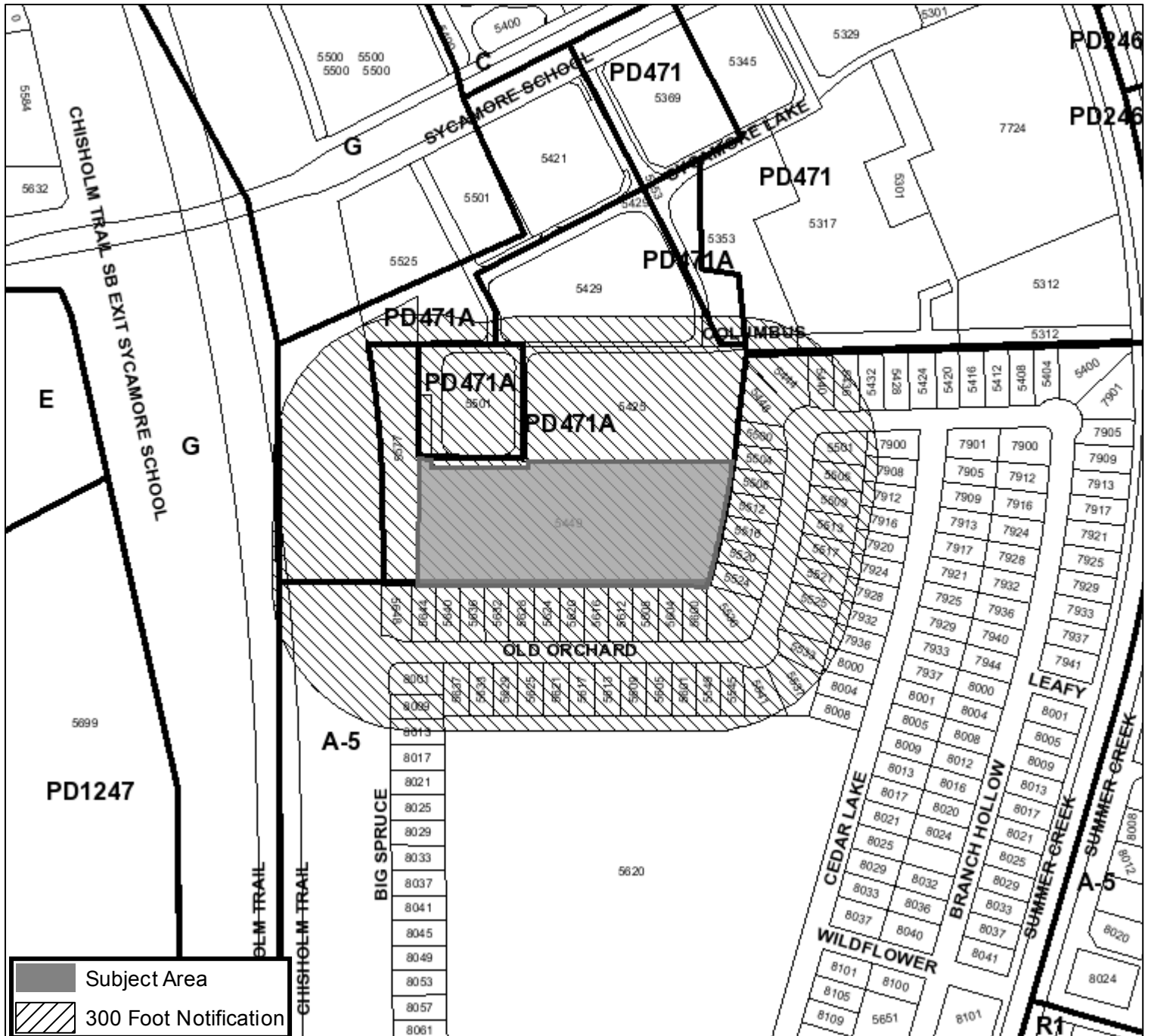
#### **Zoning and Land Use**

- The site plan as submitted is in general compliance with the Zoning Ordinance regulations

*(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.)*

## Area Zoning Map

Applicant: Summer Creek Station LLC  
 Address: 5400 - 5600 blocks Columbus Trail  
 Zoning From: PD 471A for certain F uses  
 Zoning To: Amend PD to allow auto repair adjacent to residential  
 Acres: 3.65898362  
 Mapsco: 102M  
 Sector/District: Wedgwood  
 Commission Date: 9/8/2021  
 Contact: 817-392-2495



BENCHMARK - BM 1	
ELEVATION	779.54
MONUMENT	CUT "X"
LOCATION	ON TOP OF CURB WEST OF DUMPSTER PAD AT SOUTHWEST CORNER OF "URBAN AIR"
BENCHMARK - BM 2	
ELEVATION	786.96
MONUMENT	CUT "X"
LOCATION	ON TOP OF CURB WEST OF DUMPSTER PAD SOUTH OF "URBAN AIR"
BENCHMARK - BM 3	
ELEVATION	788.52
MONUMENT	CUT "X"
LOCATION	ON TOP OF CURB AT CORNER OF PARKING LOT ON EAST SIDE AT NE END OF PROPERTY

**NOTES:**

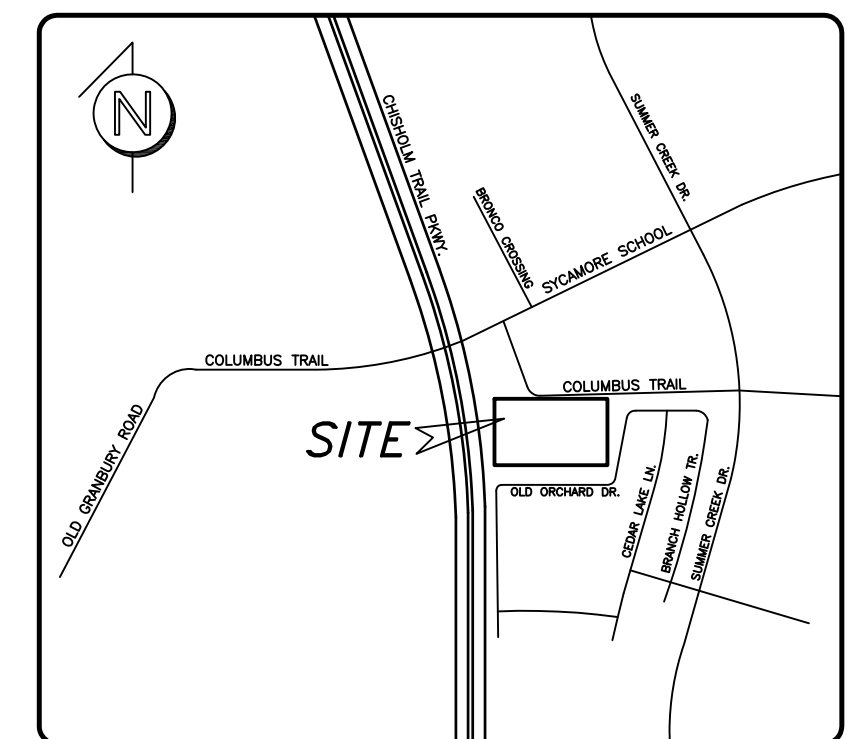
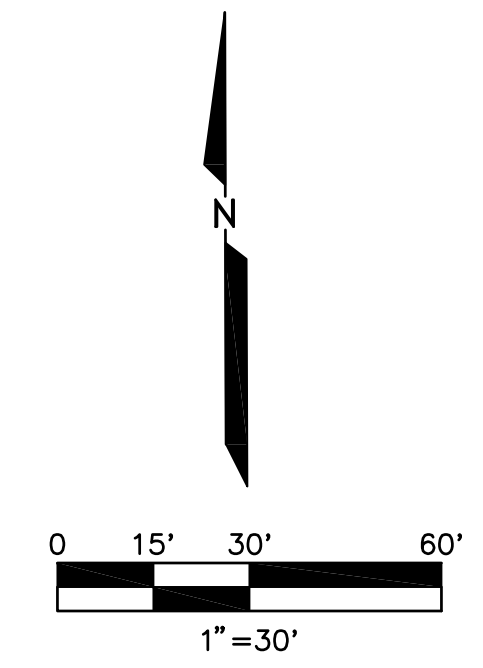
- ALL PROVIDED LIGHTING WILL CONFORM CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES; IF APPLICABLE.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING. A 40-FOOT SUPPLEMENTAL LANDSCAPE BUFFER WILL BE REQUIRED ALONG THE SOUTHERN & EASTERN PROPERTY LINES, ADJACENT TO RESIDENTIAL PROPERTIES. NO BUILDINGS, PARKING AREAS, OR DRIVE ISLES WILL BE ALLOWED WITHIN THE LANDSCAPE BUFFER AREA.
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

**PROJECT NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY: DOTSON-THOMPSON-MANSFIELD, PLLC 20 NE 38TH STREET OKLAHOMA CITY, OKLAHOMA 73105 (405) 601-7402
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.

**SITE DATA**

ZONING:	PD 471A
LOT AREA:	3.72 ACRES (162,081 S.F.)
PROPOSED USE:	COLLISION REPAIR CENTER
BUILDING AREA:	16,895 S.F.
F.A.R.:	0.10:1
LOT COVERAGE:	10.4%
PARKING REQUIRED:	
AUTO REPAIR:	2 SPACES PER BAY DOOR
WAITING AREA:	1 SPACE PER OFFICE
GENERAL OFFICE:	1 SPACE PER 250 S.F.
AUTO REPAIR:	2 SPACES X 3 DOORS = 6
WAITING AREA:	1 SPACE X 15 OFFICES = 15
GENERAL OFFICE:	2.5 SPACES X 250 S.F. = 2
	26 SPACES
PARKING PROVIDED:	95 SPACES (4 H.C.)
PROP. LANDSCAPE AREA TOTAL:	91,048 S.F. (56.17%)
PROP. IMPERVIOUS AREA TOTAL:	71,033 S.F. (43.83%)
BUILDING HEIGHT:	32' (SINGLE STORY)



VICINITY MAP  
N.T.S.

**LEGEND**

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- I.R. IRON ROD FOUND (SIZE AS NOTED)
- I.R.S. IRON ROD SET (SIZE AS NOTED)
- O.U.P. OVERHEAD UTILITY POLE W/ GUY
- U.E. UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- S.S.M.H. SANITARY SEWER MANHOLE
- S.C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- TREE
- M.H. MANHOLE (TYPE AS NOTED)
- T.S.B. TRAFFIC SIGNAL BOX
- E.T.B. ELECTRIC TRANSFORMER BOX
- E.T.S.T. ELECTRIC TRANSMISSION STEEL TOWER
- U.C.M. UNDERGROUND CABLE MARKER
- L.S. LANDSCAPE SIGN
- PROP. CONCRETE PAVEMENT
- PROP. CONCRETE SIDEWALK

**OWNER:**  
SUMMER CREEK STATION, LLC  
P.O. BOX 93898  
SOUTHLAKE, TEXAS 76092  
PHONE: (214) 614-8252

**APPLICANT:**  
CROSS DEVELOPMENT  
4336 MARSH RIDGE  
CARROLLTON, TEXAS 75010  
PHONE: (214) 614-8252  
CONTACT: HEATHER RIMMER  
EMAIL: HEATHER@CROSSDEVELOPMENT.NET

**ARCHITECT:**  
NCA PARTNERS ARCHITECTURE  
5646 MILTON STREET, SUITE 610  
DALLAS, TEXAS 75206  
PHONE: (214) 361-9901 EXT. 133  
CONTACT: AARON VOLBEDA  
EMAIL: AVOLBEDA@NCAPARTNERS.COM

**SURVEYOR:**  
DOTSON-THOMPSON-MANSFIELD, PLLC  
20 NE 38TH STREET  
OKLAHOMA CITY, OKLAHOMA 73105  
PHONE: (405) 601-7402  
CONTACT: RANDY MANSFIELD  
EMAIL: RANDYM@DTM-OK.COM

**ENGINEER:**  
BURGER ENGINEERING, LLC  
TBPE F-12997  
17103 PRESTON ROAD, SUITE 180N  
DALLAS, TEXAS 75248  
PHONE: (972) 630-3360  
CONTACT: BRYAN M. BURGER, P.E.  
EMAIL: BBURGER@BURGERENGINEERING.COM

DIRECTOR OF PLANNING & DEVELOPMENT: \_\_\_\_\_  
DATE: \_\_\_\_\_

CASE NUMBER: ZC-21-130

REV	DATE	REMARKS

**SITE PLAN 2**

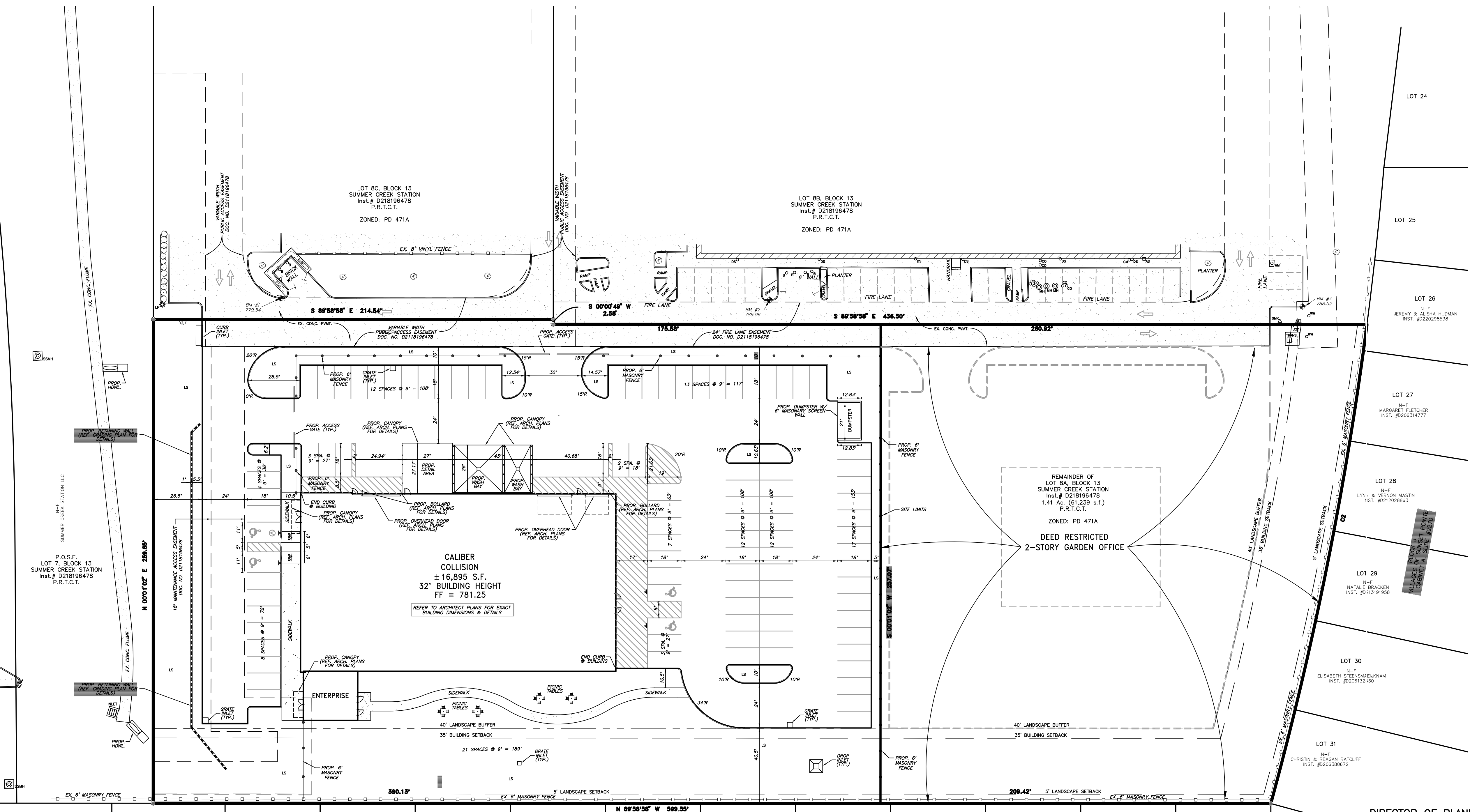
CALIBER COLLISION - 5449 COLUMBUS TRAIL  
LOT 8A, BLOCK 13 - SUMMER CREEK STATION  
JOHN W. ASBURY SURVEY, ABSTRACT NO. 52  
THE CITY OF FORT WORTH, TEXAS

**BURGER ENGINEERING**  
Civil Consultants  
17103 Preston Road, Suite 180N  
Dallas, Texas 75248  
Office: 972.630.3360 Fax: 972.630.3380  
TBPE F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	RMP	2/21	-	-	087-014 SITE PLAN	C-4

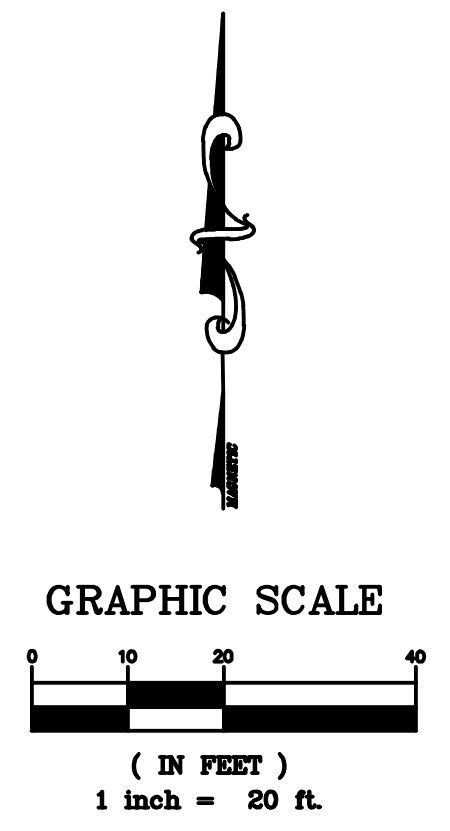


**CHISHOLM TRAIL PKWY. SERVICE ROAD**  
(VARIABLE WIDTH HIGH-CROWN)



LOT 43	LOT 44	LOT 43	LOT 42	LOT 41	LOT 40	LOT 39	LOT 38	LOT 37	LOT 36	LOT 35	LOT 34	LOT 33	LOT 32
N-F SAMR & KILAS AGOOD INST. #0214275290	N-F RAMIRO GARCIA INST. #0219230357	N-F AUSTIN GRAJEZYK INST. #0213072859	N-F DEBRA NICHOLS INST. #0217050080	N-F TRACE & ISABEL MARQUEZ INST. #0206280897	N-F WADE HEMeyer INST. #0214073557	N-F ANA COLE INST. #0216138656	N-F MICHELLE & JAMES ELLIS INST. #0218056853	N-F ANNA & LORENZO CHERRY INST. #0213716453	N-F ROMAN QUEZA INST. #0200064543	N-F HEN TRISH INST. #0219190058	N-F TRACY TRAHAN INST. #0210208868	N-F JENNIFER BASS INST. #0216084252	N-F KYRA HAWKINS INST. #0217100948

# Conceptual Landscape Plan (for reference only)



REMAINDER OF  
LOT 8A, BLOCK 13  
SUMMER CREEK STATION  
Inst.# D218196478  
1.41 Ac. (61,239 s.f.)  
P.R.T.C.T.  
ZONED: PD 471A

CONCEPT PLANT SCHEDULE

	LARGE CANOPY TREE	20
	SMALL CANOPY TREE	9
	MEDIUM EVERGREEN TREE	7
	SMALL EVERGREEN TREE	7
	LARGE EVERGREEN SHRUB	17
	SMALL EVERGREEN SHRUB	31
	ORNAMENTAL SHRUB	55
	TURF GRASS LAWN	32,280 sf

ISSUE / REVISION RECORD

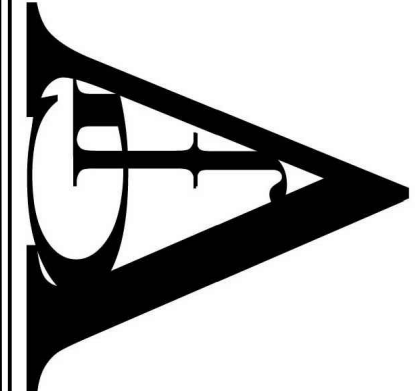
NO.	DATE	DESCRIPTION

G. I. JOSEPH VAUGHN  
LANDSCAPE ARCHITECT  
L# 2422  
PRELIMINARY PLAN NOT INTENDED  
FOR CONSTRUCTION OR  
REGULATORY APPROVAL

# CALIBER COLLISION

5449 COLUMBUS TRAIL  
FORT WORTH, TX

LandArch Studio, LLC  
G. I. Joseph Vaughn  
480 Cloud View Ct  
Prosper, TX 75078  
t 972-827-5677





# PRELIMINARY

This document shall not be used for regulatory approval, permit, or construction.

Released under the authority of Nicholas King Cade, TBAE license # 9301

## Conceptual Building Elevations (for reference only)

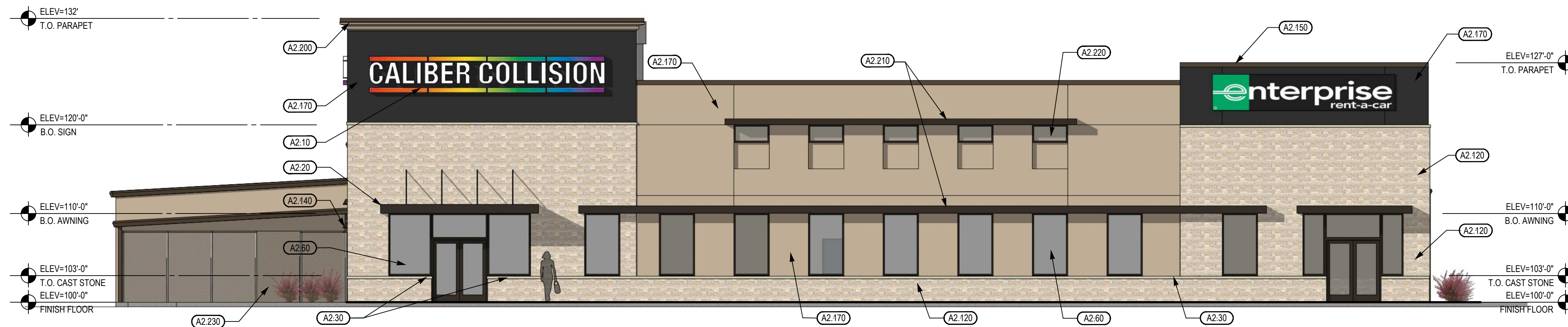


**01 FRONT PERSPECTIVE**  
N.T.S.

COLOR CHART		
ST1-NOMADIC DESERT	ST2-TRICORN BLACK	M1-TEXAS CREAM/AUSTIN CREAM
CS1-OFF WHITE/BUCKSKIN	MTL1-SOLAR WHITE	MTL2-BURNISHED SLATE
MTL3-SADDLE TAN	MTL4-NOT USED	CP1-DARK BRONZE
PT3-NOMADIC DESERT	PT5-URBANE BRONZE	

### KEY NOTES

- (A2.10) SIGNAGE (BY OTHERS)-PROVIDE 3/4" PLYWD. BACKING (SEPARATE PERMIT)
- (A2.20) PRE-MANUFACTURED MTL AWNING WITH RODS UNLESS SHOWN OTHERWISE. BY GC (PAINT EXPOSED STEEL PS)
- (A2.30) SYNTHETIC STONE SILL / WATER TABLE (CS1)
- (A2.40) PRE-FIN R PANEL SIDING AT RTU SCREENING (MTL3)
- (A2.50) PRE-FINISHED MTL GUTTER AND DOWNSPOUTS (MTL2)
- (A2.60) STOREFRONT / GLAZING (AL2)
- (A2.70) PAINTED STEEL (PT5)
- (A2.80) NOT USED
- (A2.90) PRE-FINISHED MTL BUILDING EAVE RAKE (MTL2)
- (A2.100) FACTORY FINISHED SECTIONAL OH DOOR
- (A2.105) FACTORY FINISHED COILING OH DOOR
- (A2.110) HOLLOW MTL. DOOR AND FRAME (PT3)
- (A2.120) MANUFACTURED STONE VENEER (M1)
- (A2.130) EXHAUST AND AIR INTAKE, REF. PAINT BOOTH SHEETS
- (A2.140) WALL MOUNTED LIGHT FIXTURE, REF. MEP
- (A2.150) PRE-FINISHED MTL COPING (MTL2)
- (A2.160) PRE-FINISH METAL STANDING SEAM ROOFING (MTL1)
- (A2.170) 3-STEP STUCCO INTEGRATED COLOR (ST1 OR ST2 PRE SCHED)
- (A2.180) CONTROL JOINT
- (A2.190) WALL LOUVER, (CLEAR ANODIZED FINISH) REF. MEP
- (A2.200) SYN STUCCO CORNICE (ST1)
- (A2.210) PRE-FAB CANTILEVERED EYEBROW CANOPY BY G.C. (CP1)
- (A2.220) SPANDREL OR OBSCURE STOREFRONT WINDOWS
- (A2.230) CHAINLINK FENCE W/PRIVACY SLATS 8'-0" A.F.(REF TO SP.1.1 FOR SIMILAR)
- (A2.240) PRE-FIN MTL SIDING AT DETAIL BAY TOP SKIRT (MTL3)
- (A2.250) PRE-FIN R PANEL SIDING AT PARAPET REAR (MTL3)
- (A2.260) NOT USED
- (A2.270) SIDE WALL RETURN: MATCH MATERIAL FINISHES ON ADJACENT SIDE



**02 WEST ELEVATION**  
1/8"=1'-0"

**CALIBER COLLISION**

RESTORING THE RHYTHM OF YOUR LIFE®

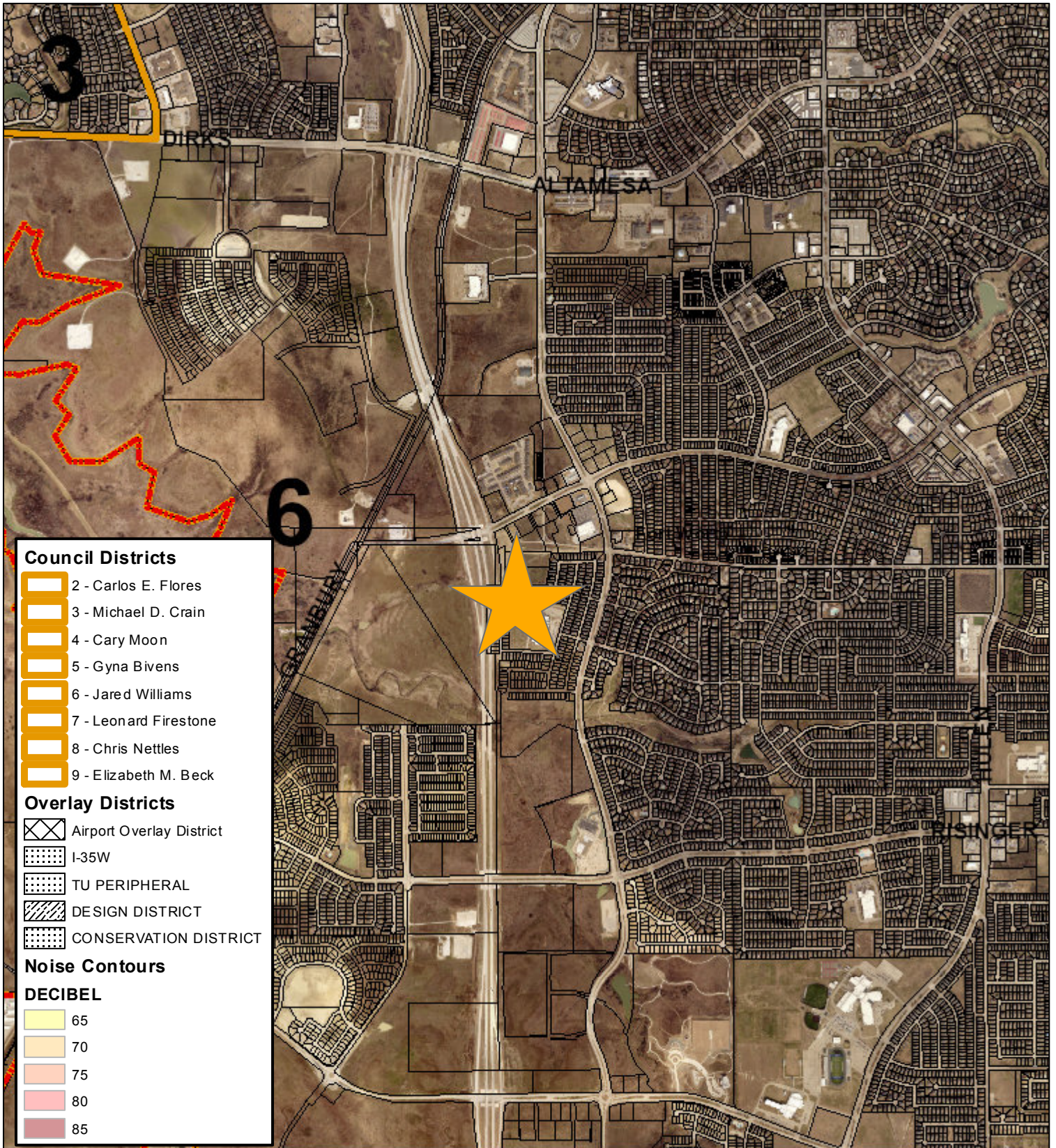
CALIBER COLLISION  
FORT WORTH, TEXAS

**NCA** Partners  
ARCHITECTURE




05 NOV. 2021








### Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

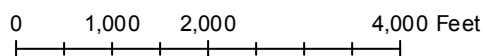
**Overlay Districts**

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

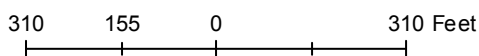
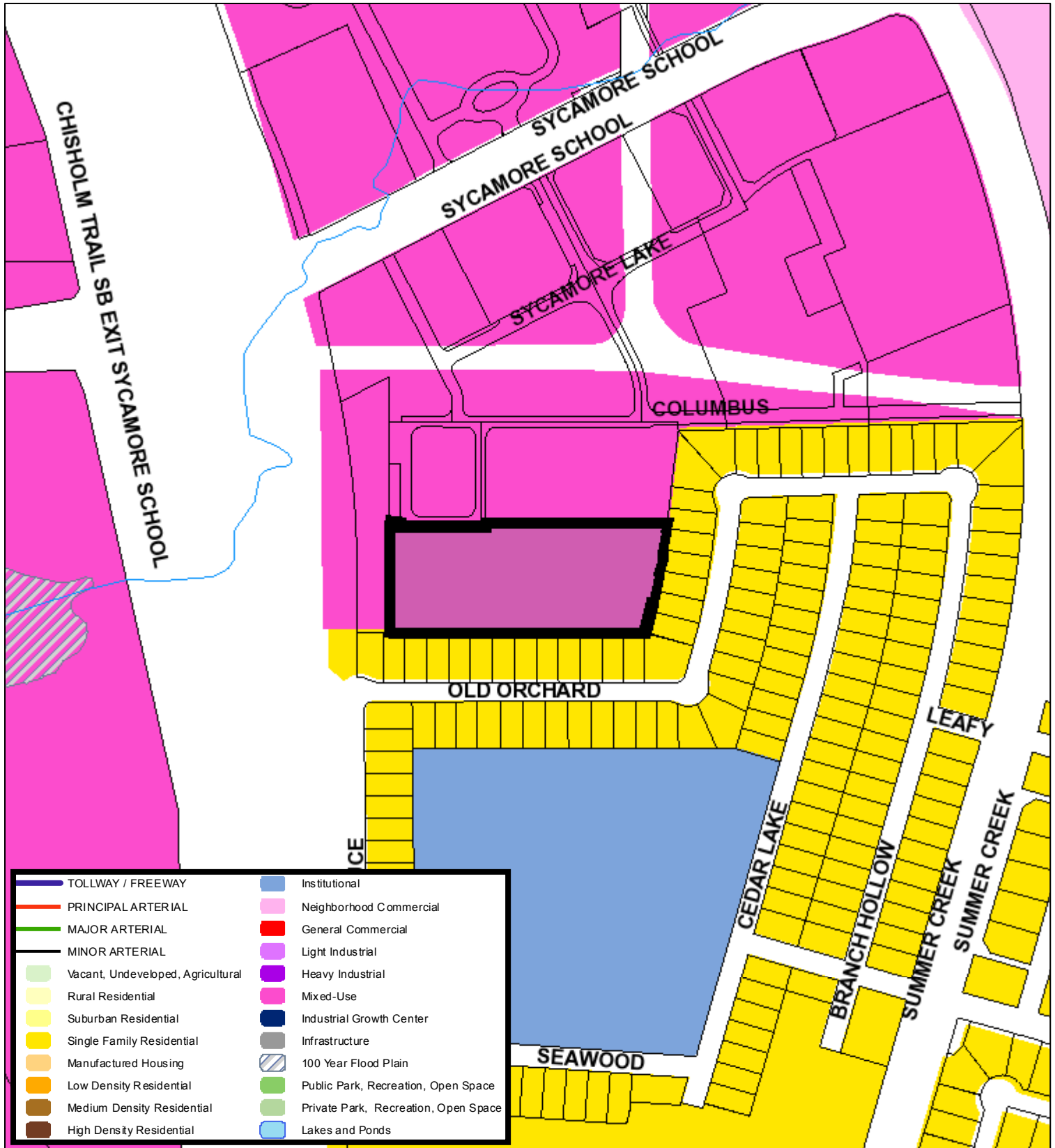
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



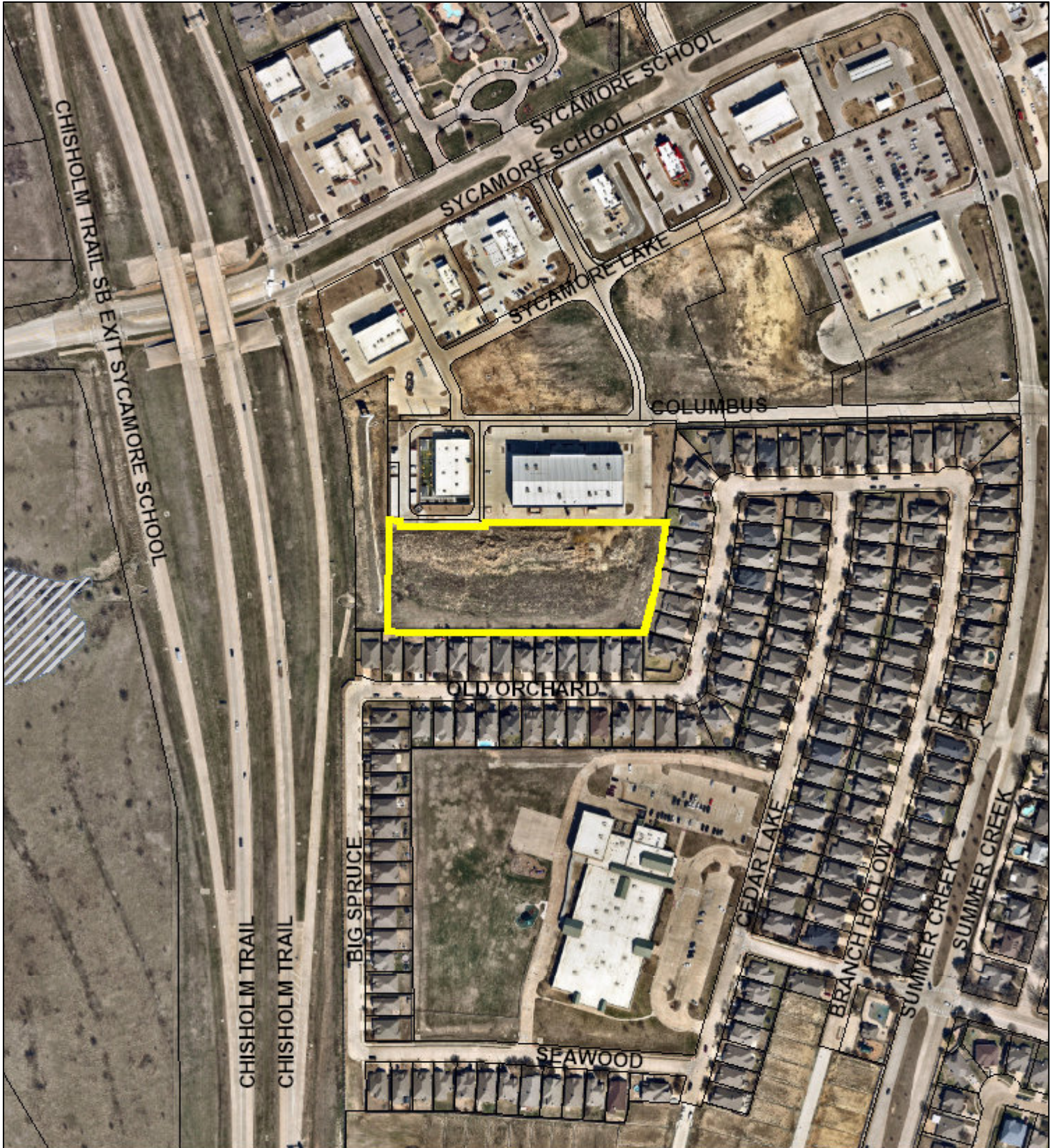
### Future Land Use



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



0 195 390 780 Feet

