



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-24-172

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Darin McReynolds Norman, Urbanworth, LLC

Site Location: 5105 & 5201 Benbrook Hwy and 7615, 7625, 7599 Mary's Creek

Acreage: 7.015 acres

Request

Proposed Use: Truck Driving School & Outdoor Storage

Request: From: "E" Neighborhood Commercial & "C" Medium Density Multifamily

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus terminal, truck and freight, storage or display outside; trailer, portable; sales construction or storage; automotive repair; vehicle sales or rental; outdoor sales and storage, garage repair, truck driving school; site plan waiver requested

Recommendation

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

Comprehensive Plan Map Consistency: Requested change is **not consistent**

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval as Amended for Truck Driving School only, site plan required by a vote of 8-0**

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Project Description and Background

The subject site is a 7-acre tract is located just south of Williams Road, west of Hwy 377 and north of IH-20. The applicant would like to rezone the site from “E” Neighborhood Commercial and “C” Medium Density Multifamily to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial for terminal, truck and freight, storage or display outside; trailer, portable; sales, construction or storage; automotive repair; vehicle sales or rental; outdoor sales and storage, garage repair, truck driving school; site plan waiver requested.

The site currently contains a legal nonconforming truck school. The applicant would like to bring the site into conformance and add storage and truck related uses.

Applicant’s Submission

A narrative, provided by the applicant as part of their submittal package, is included below further describing the proposed development.

PROPERTY IS UNDER CONTRACT FOR SALE AND CONTINGENT UPON REZONING. THE EXISTING USE IS A LEGAL, NON-CONFORMING TRUCK DRIVING SCHOOL THAT HAS HAD A LEASE IN THIS LOCATION FOR OVER TWENTY YEARS. THE NEW OWNERS WANT TO CONTINUE LEASING TO C1 TRUCK DRIVER TRAINING UNDER A CONFORMING ZONING CATEGORY. RATHER THAN UPZONE TO A MORE INTENSE CATEGORY TO ACCOMMODATE THE LEASE, IT IS MORE APPROPRIATE TO SIMPLY ADD THE NECESSARY USES TO PERMIT THE EXISTING LEASE TO CONTINUE TO FUNCTION.

NO PRECISE CATEGORY FOR TRUCK DRIVING SCHOOL EXISTS, SO THESE ADDITIONAL USES HAVE BEEN INCOPROATED INTO A PLANNED DEVELOPMENT TO ALLOW FOR THE SCHOOL TO FUNCTION IN ITS EXISTING CAPACITY. BASICALLY, THE OPERATOR DOES TRUCK AND TRAILER STORAGE, RENTAL, COMMERCIAL INSTRUCTION, AND LIGHT FLEET REPAIR. THE BASE CATEGORY OF E MATCHES THE FUTURE LAND USE MAP FOR THE CITY’S COMPREHENSIVE PLAN. NO ADDITIONAL INDUSTRIAL USES ARE DESIRED. OTHER THAN A SINGLE, OLD HOUSE USED FOR OFFICING, THE PROPERTY IS UNIMPROVED AND USED FOR PARKING, TRAINING CIRCULATION, AND MANEUVERING; THERE IS SIMPLY NOT MUCH TO DOCUMENT. THE SITE LIES IN AN EXISTING FEMA FLOODPLAIN AND CITY FLOODPLAIN PERMIT AREA. THE PROPERTY IS UNPLATTED, TRACTED LAND AND CANNOT BE DEVELOPED UNLESS IT IS FIRST PLATTED. FOR THESE REASONS, THERE ARE NO CURRENT OR FUTURE PLANS FOR BUILDINGS OR DEVELOPMENT OF THIS SITE. THEREFORE, A SITE PLAN WAIVER IS REQUESTED

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / Mary’s Creek. Single-family
East “A-5” One Family Residential / Park; undeveloped
South “C” Medium Density Multifamily / stables
West City of Benbrook /US HWY 377; single-family

Recent Zoning History

- N/A

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on January 31, 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.

Neighborhood Notice

The following organizations were emailed on January 30th, 2025:

Organizations Notified	
Bomber Heights NA	Streams and Valleys
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
FWISD	

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "E" Neighborhood Commercial and "C" Medium Density Multifamily. Surrounding land uses include Mary's Creek and single-family to the north, undeveloped land a park to the east, stables to the south and single-family across from US HWY 377.

The site currently contains a truck driving school, which has been there for at least 15 years. The applicant would like to make the site conforming and add additional uses. The proposed site is situated along US HWY 377; however, it abuts a park and creek. However, industrial uses and the proposed rezoning **is not compatible** with at this location.

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as *agricultural/vacant and neighborhood commercial* on the Future Land Use Map. The proposed zoning is **not consistent** with the map designation for this area, the proposed zoning **is not consistent** with the following policies of the Comprehensive Plan:

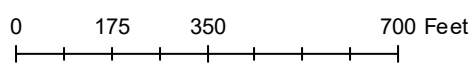
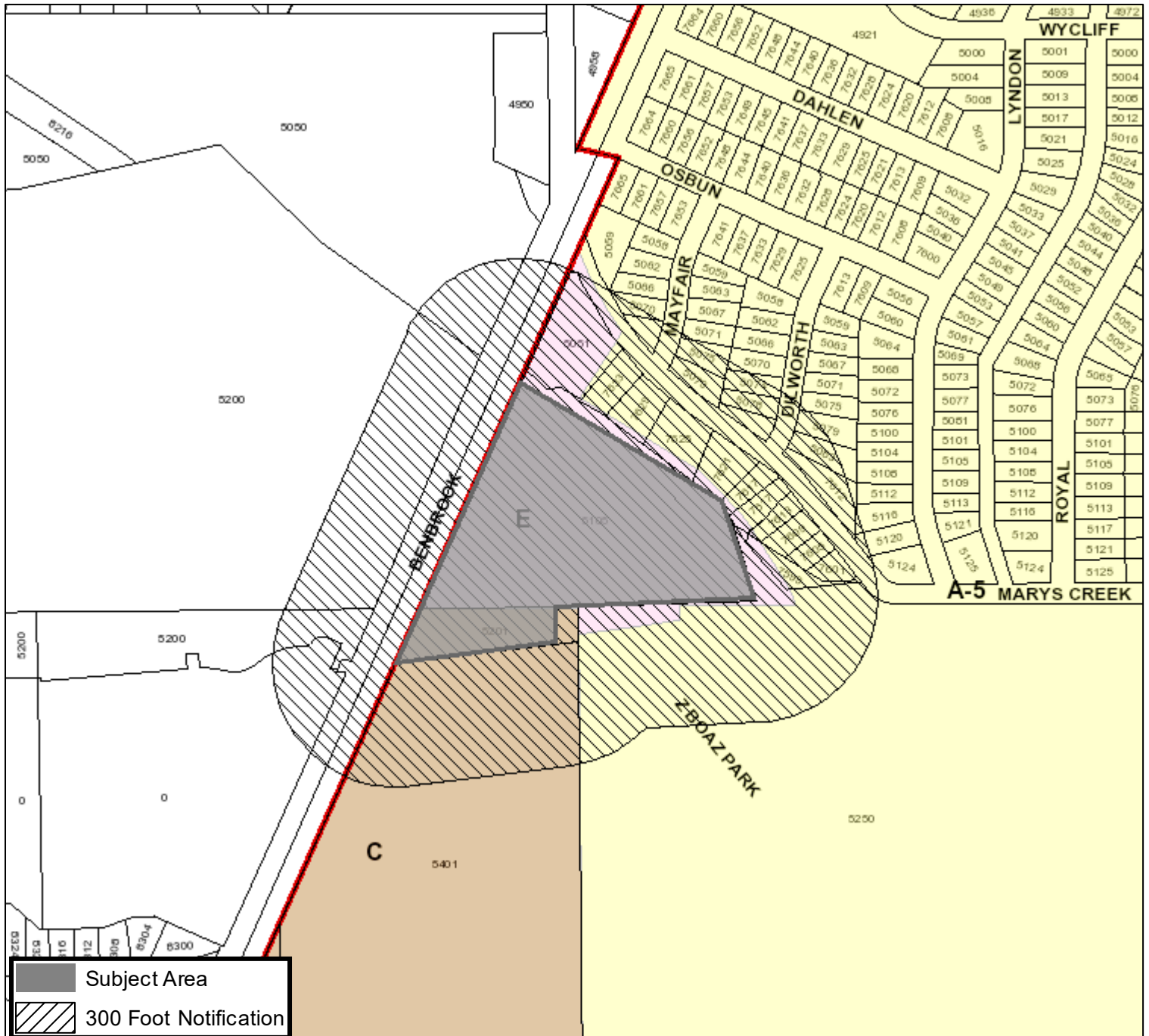
- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

- 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.
- Promote buffers and other compatible uses between multifamily and single-family residential

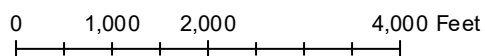
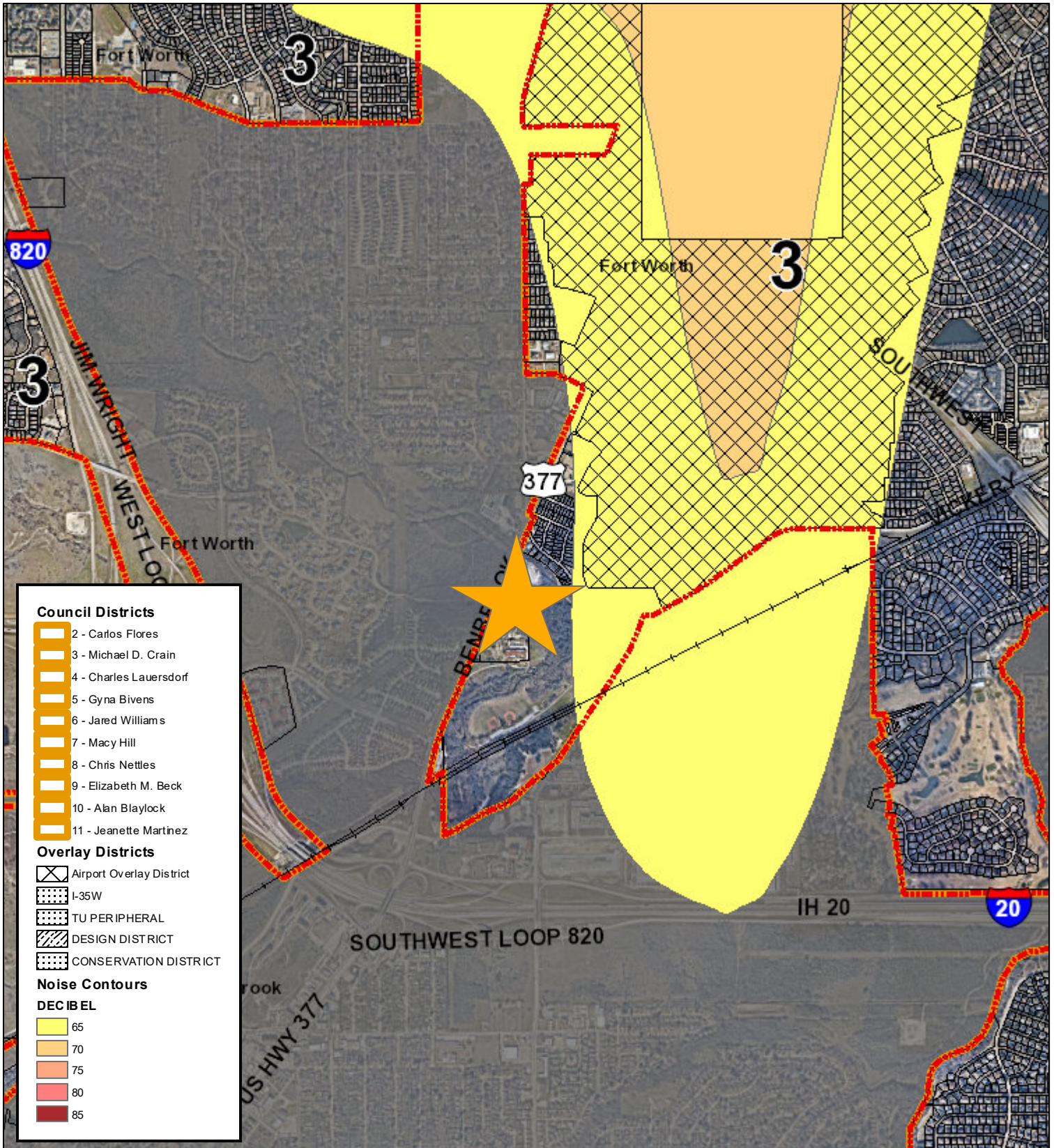


Area Zoning Map

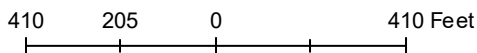
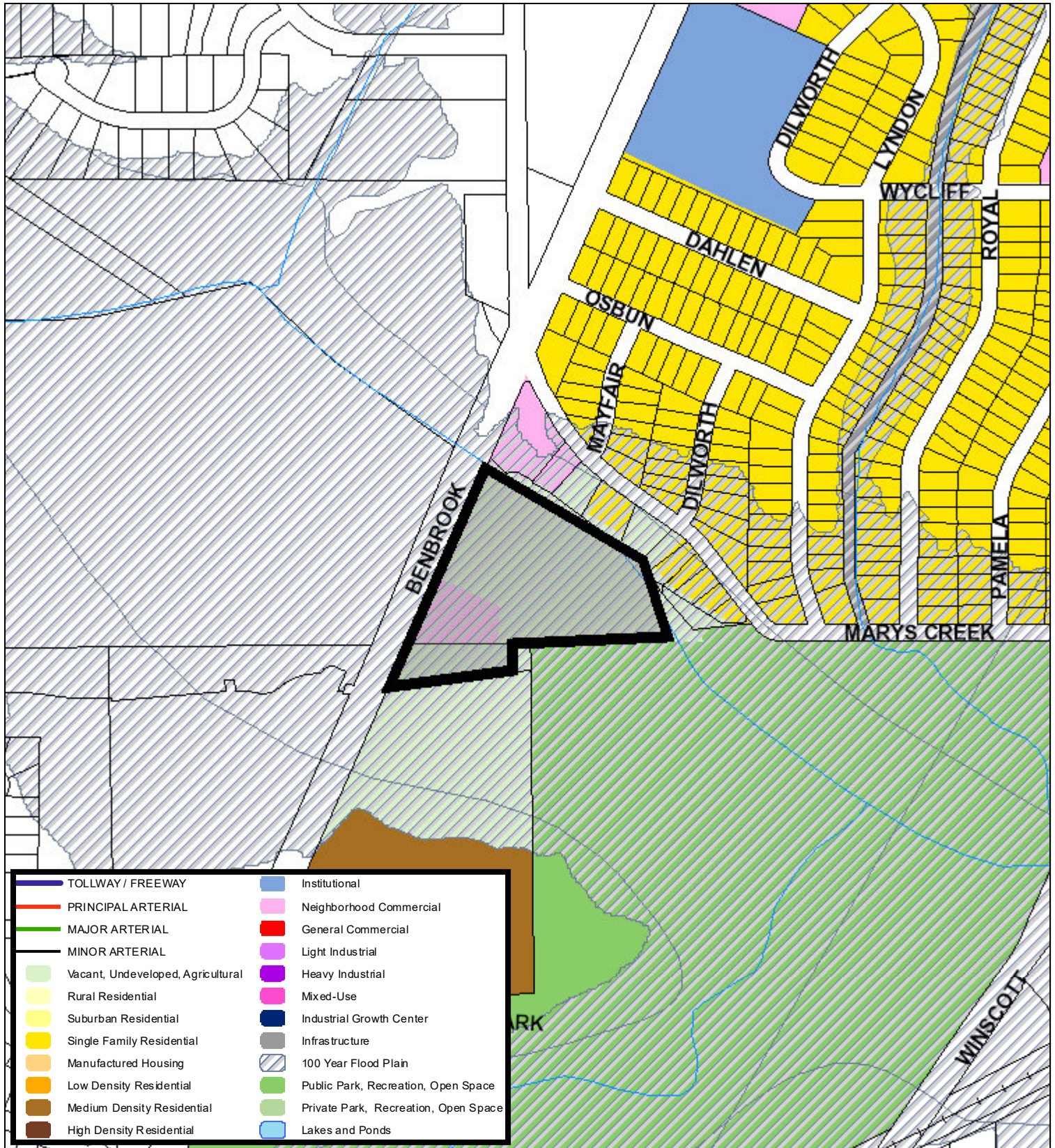
Applicant: Pulido, Robert ETAL Sr/Birddog Ventures/ Darin Nor
 Address: 5105/5201 Benbrook Hwy & 7615, 7625, 7599 Mary's Creek
 Zoning From: E/C
 Zoning To: PD/E plus Truck driving school and outdoor storage
 Acres: 7.014954
 Mapsco: Text
 Sector/District: Western_Hills_Ridglea
 Commission Date: 2/12/2025
 Contact: 817-392-6226



Area Map



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



0 260 520 1,040 Feet

