



Zoning Staff Report

Date: October 15, 2024

Case Number: SP-24-014

Council District: 4

Site Plan

Case Manager: [Lynn Jordan](#)

Owner / Applicant: NTP 35, LP / QTR Corp / Kimley-Horn

Site Location: 8650 Harmon Road

Acreage: 4.81 acres

Request

Proposed Use: Convenience Store

Request: Add required Site Plan for PD 1275 Planned Development for all uses in "I" Light Industrial to include a 60 ft. setback adjacent to residential, 40 ft. landscape buffer, masonry screening wall/I-35 overlay, site plan required.

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The applicant is seeking approval for the site plan of PD 1275, as depicted in Figure 1. The property in question is located at 8650 Harmon Road and encompasses a total of 4.81 acres, which is currently vacant (see Figure 2). The primary objective of the PD site plan is to construct a convenience store (QT). Commercial uses are permitted under the PD/I zoning. For more details, please refer to the 'site plan comments.' This report specifically evaluates Lot 1, Block 5, to assess the "PD/I" Planned Development designation with specific development standards related to setbacks, landscape buffers and masonry screening wall within the I-35 overlay.

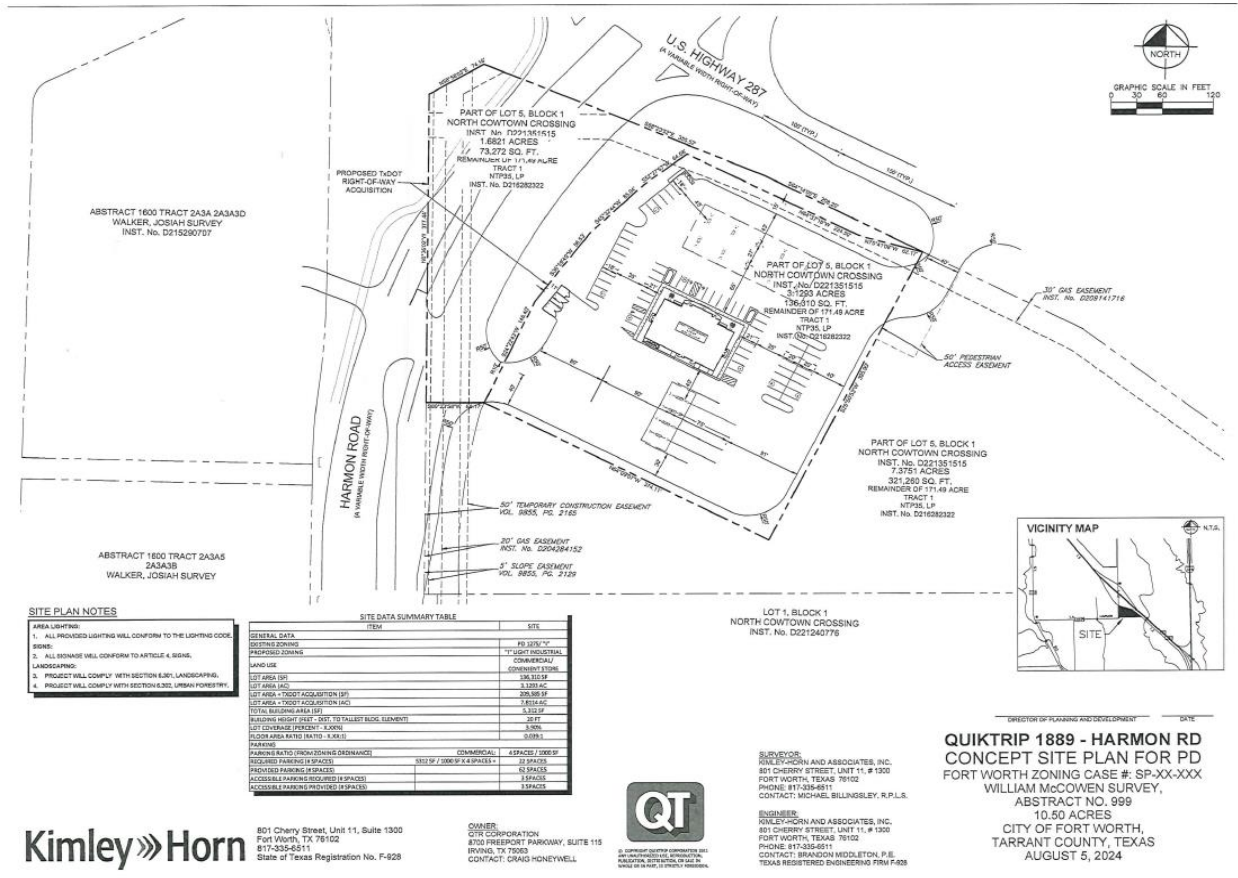


Figure 1: Proposed Site Plan Exhibit A



Figure 2: Site Photos

The applicant has provided a detailed description of their proposed project: “The proposed site plan is being submitted to show conformance with the existing PD in place, PD 1275. There are no changes to the development standards or waivers being requested.

Surrounding Zoning and Land Uses

North	“AG” Agricultural / Vacant Land/Highway 287
East	“G” Intensive Commercial / Vacant Lot
South	“PD1275” PD/I Light Industrial / Industrial Warehouse
West	“F” General Commercial/ Vacant Lot

Recent Zoning History

- ZC-19-173: From: “I” Light Industrial/I-35 Design Overlay to “G” Intensive Commercial/I-35 Design Overlay
- ZC-20-171: From: “UR” Urban Residential and “G” Intensive Commercial to “**PD/MU-2**” Planned Development for all uses in “MU-2” High Intensity Mixed-Use with waivers to Setbacks, Yard Standards, Minimum Height Single Use, Maximum Height Single Use, Off Street Parking, Off-Street Parking and Loading Standards, Enhanced Landscaping, Landscaping in Parking and Driveway Areas, Façade Design Standards, Façade Variation, Fenestration, Building Materials, Building Entries, Signs, Screening, and Drive-In Business alcohol sales; site plan required. “**PD/UR**” Planned Development for all uses in “UR” Urban Residential with waivers to Setbacks, Off Street Parking, Other Off-Street Parking and Loading Standards, Enhanced Landscaping, Parking Lot Landscaping, Façade Variation, Façade Design Standards, Building Materials, Building Entries, Signs, Screening, Height, and Density, and allowed uses; site plan required

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were emailed on August 30, 2024:

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Ridgeview Owners Association*	Streams and Valleys Inc.
Eagle Mountain-Saginaw ISD	Northwest ISD

**Closest registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning

- Staff has reviewed the site plan that was submitted at the application; here are the notes:
 - **Platting**



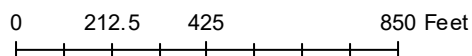
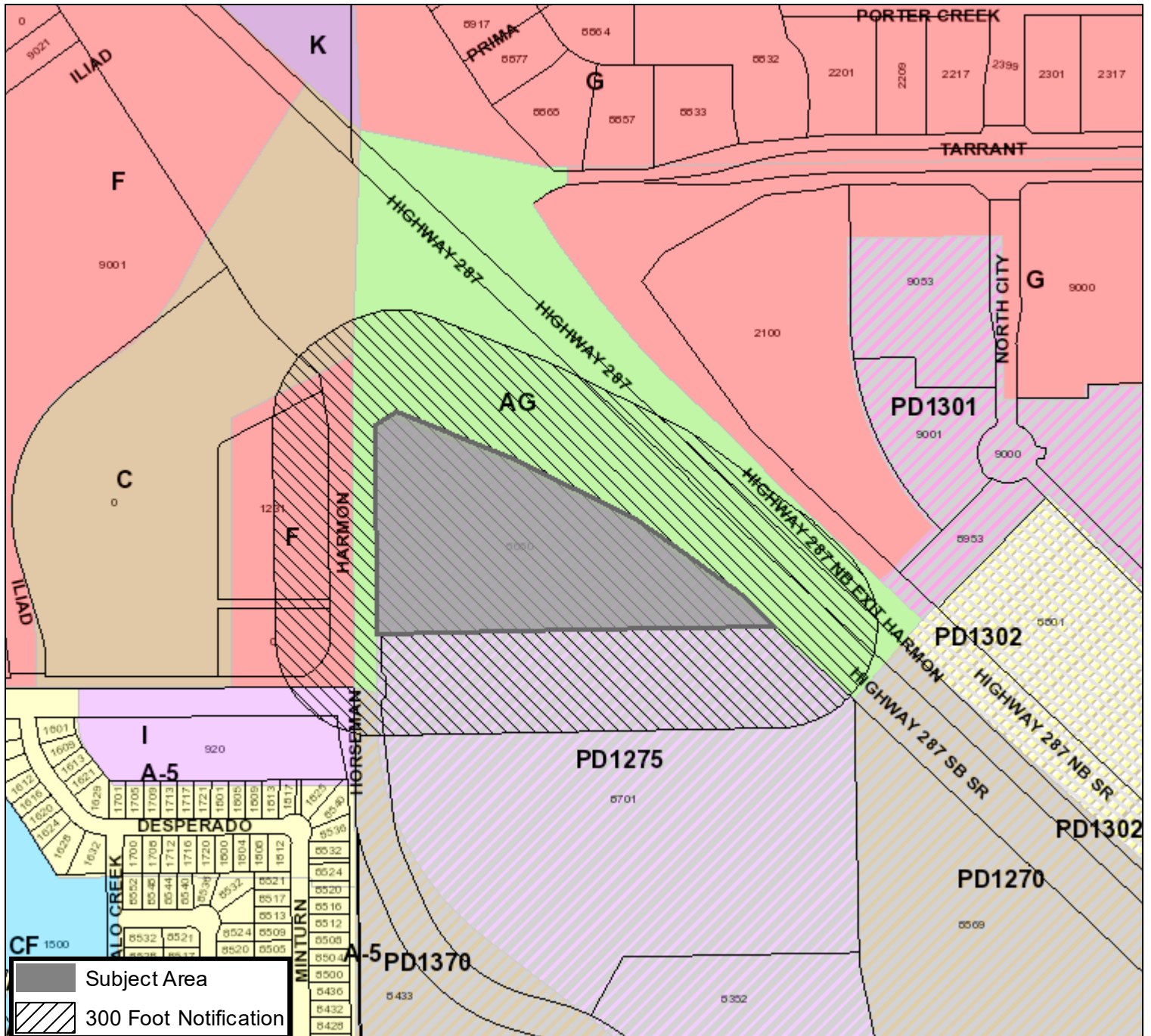
- This site has been platted and can be found under FP-21-118. If splitting the lot into two lots a replat would be required prior to building permit
- **TPW Requirements**
 - Median opening on Harmon Road may close in the future when TxDot reconstructs the inter change.
- **Zoning Setback Requirements**
 - **Per PD1275-** 60 ft. setback adjacent to residential.
 - **Per PD1275-** 40' landscape buffer.
 - **Per PD1275-** masonry screening wall within I-35 Overlay.
- **Height Requirements**
 - The site plan complies.
- **Parking Requirements**
 - The parking complies.

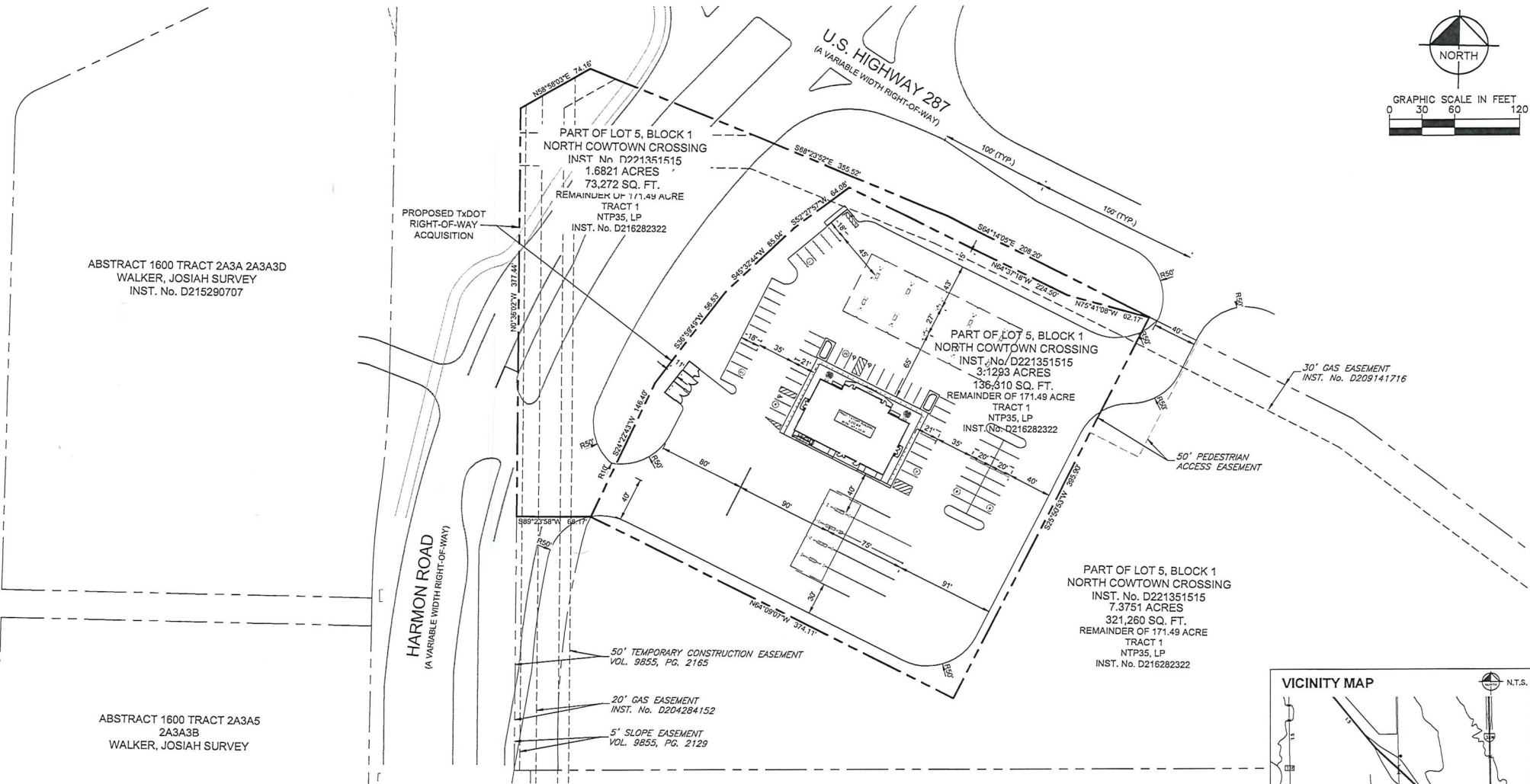
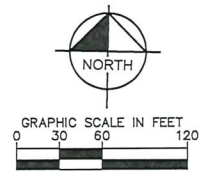
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Area Zoning Map

Applicant: NTP 35, LP / QTR Corp / Kimley-Horn
 Address: 8650 Harmon Road
 Zoning From: PD 1275 for "I" use with enhanced development standards
 Zoning To: Site plan for convenience store
 Acres: 10.52118157
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 9/11/2024
 Contact: null

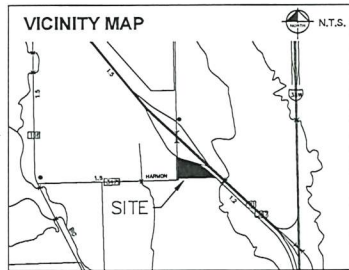




SITE PLAN NOTES

- AREA LIGHTING:**
 1. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- SIGNS:**
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- LANDSCAPING:**
 3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

SITE DATA SUMMARY TABLE	
ITEM	SITE
GENERAL DATA	
EXISTING ZONING	PD 1275/ "I"
PROPOSED ZONING	"I" LIGHT INDUSTRIAL
LAND USE	
LOT AREA (SF)	136,310 SF
LOT AREA (AC)	3.1293 AC
LOT AREA + TXDOT ACQUISITION (SF)	209,585 SF
LOT AREA + TXDOT ACQUISITION (AC)	7.8114 AC
TOTAL BUILDING AREA (SF)	5,312 SF
BUILDING HEIGHT (FEET - DIST. TO TALLEST BLDG. ELEMENT)	20 FT
LOT COVERAGE (PERCENT - X.XX%)	3.90%
FLOOR AREA RATIO (RATIO - X.XX:1)	0.039:1
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	COMMERCIAL: 4 SPACES / 1000 SF
REQUIRED PARKING (# SPACES)	5312 SF / 1000 SF X 4 SPACES = 22 SPACES
PROVIDED PARKING (# SPACES)	62 SPACES
ACCESSIBLE PARKING REQUIRED (# SPACES)	3 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)	3 SPACES



DIRECTOR OF PLANNING AND DEVELOPMENT DATE

QUIKTRIP 1889 - HARMON RD
CONCEPT SITE PLAN FOR PD
 FORT WORTH ZONING CASE #: SP-XX-XXX
 WILLIAM MCCOWEN SURVEY,
 ABSTRACT NO. 999
 10.50 ACRES
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 AUGUST 5, 2024

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, # 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, # 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: BRANDON MIDDLETON, P.E.
 TEXAS REGISTERED ENGINEERING FIRM F-928



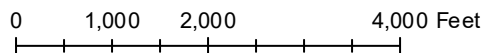
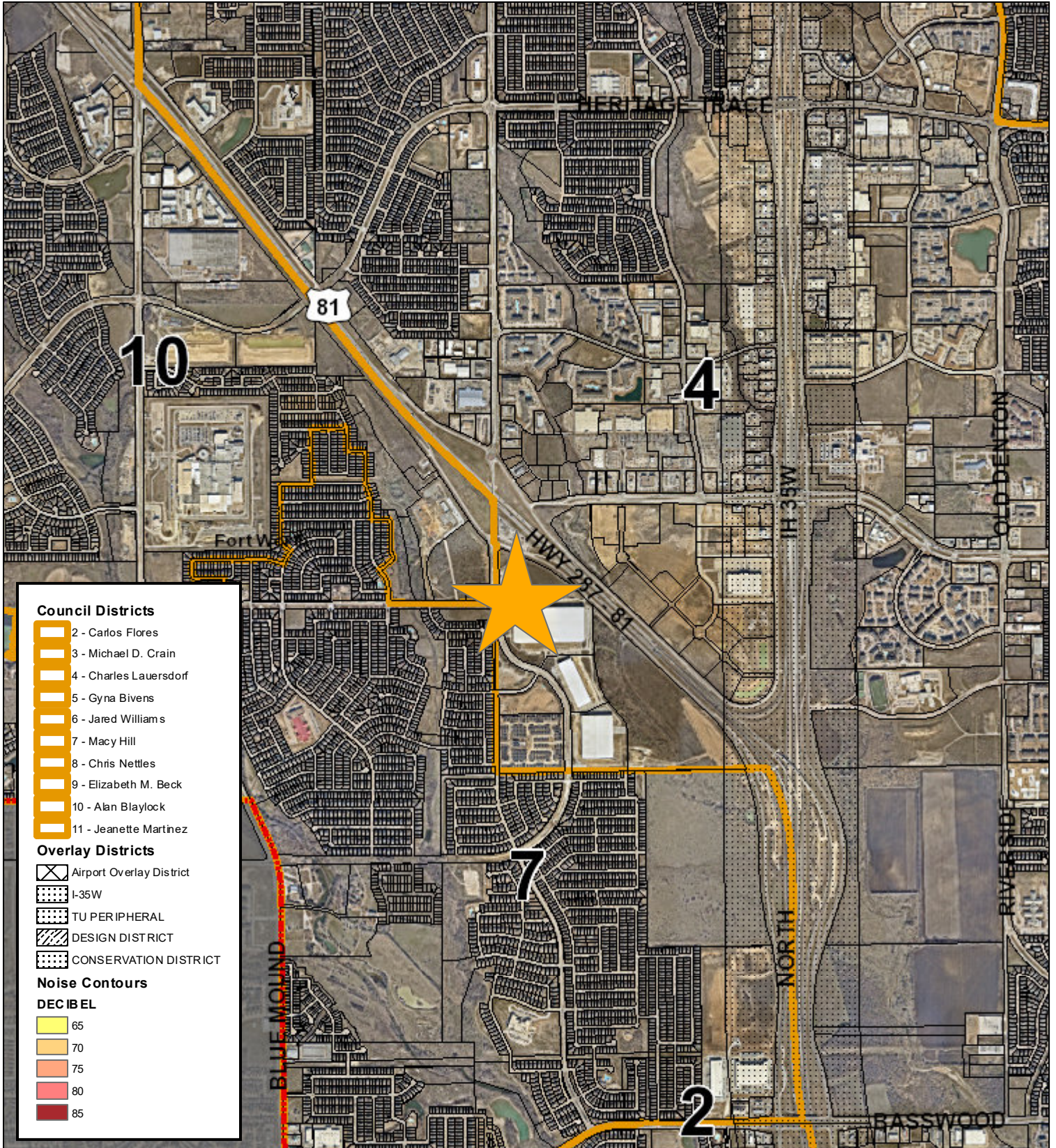
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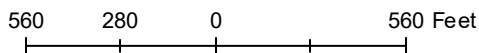
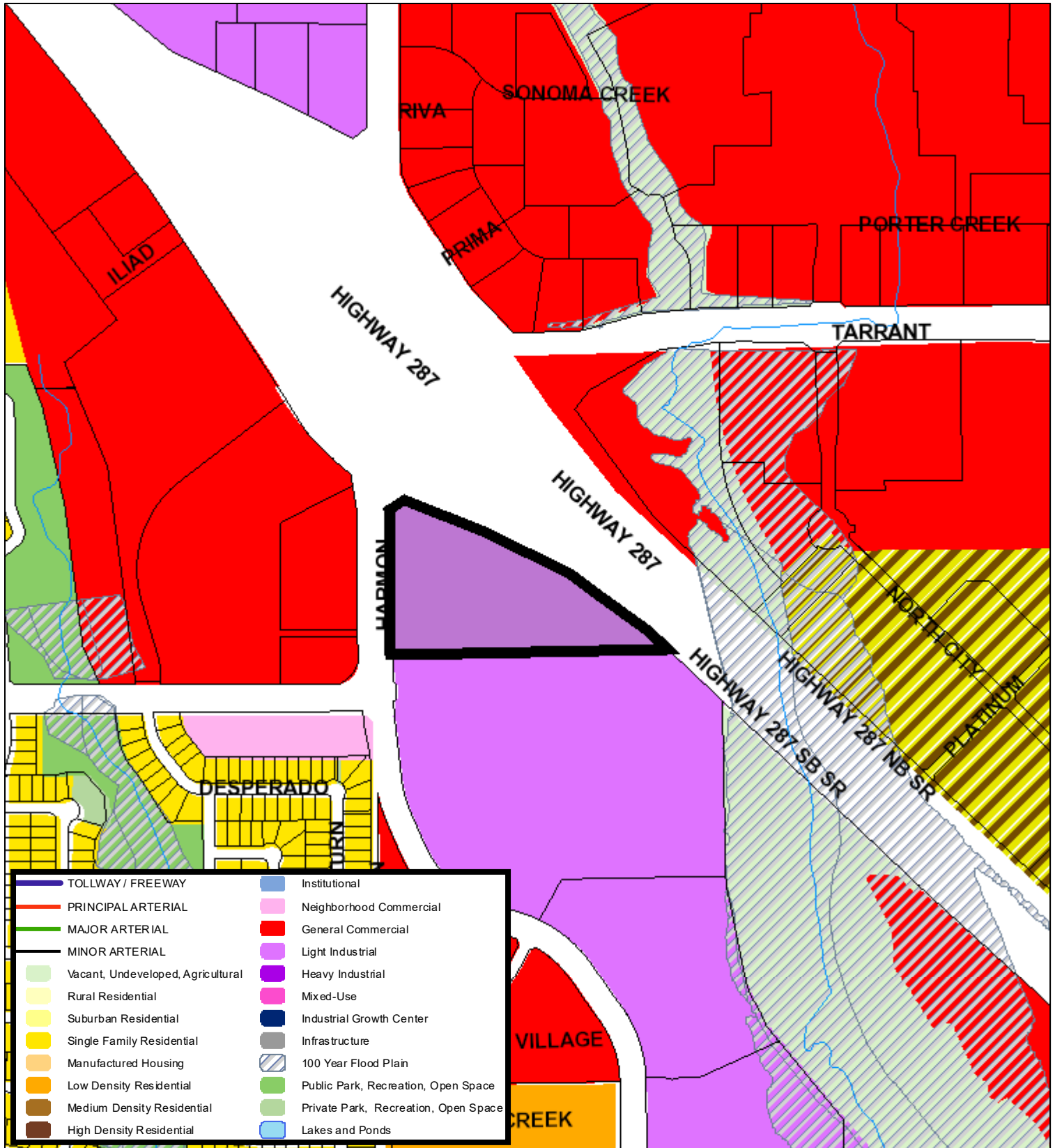
801 Cherry Street, Unit 11, Suite 1300
 Fort Worth, TX 76102
 817-335-6511
 State of Texas Registration No. F-928

OWNER:
 QTR CORPORATION
 8700 FREEPORT PARKWAY, SUITE 115
 IRVING, TX 75063
 CONTACT: CRAIG HONEYWELL

Area Map



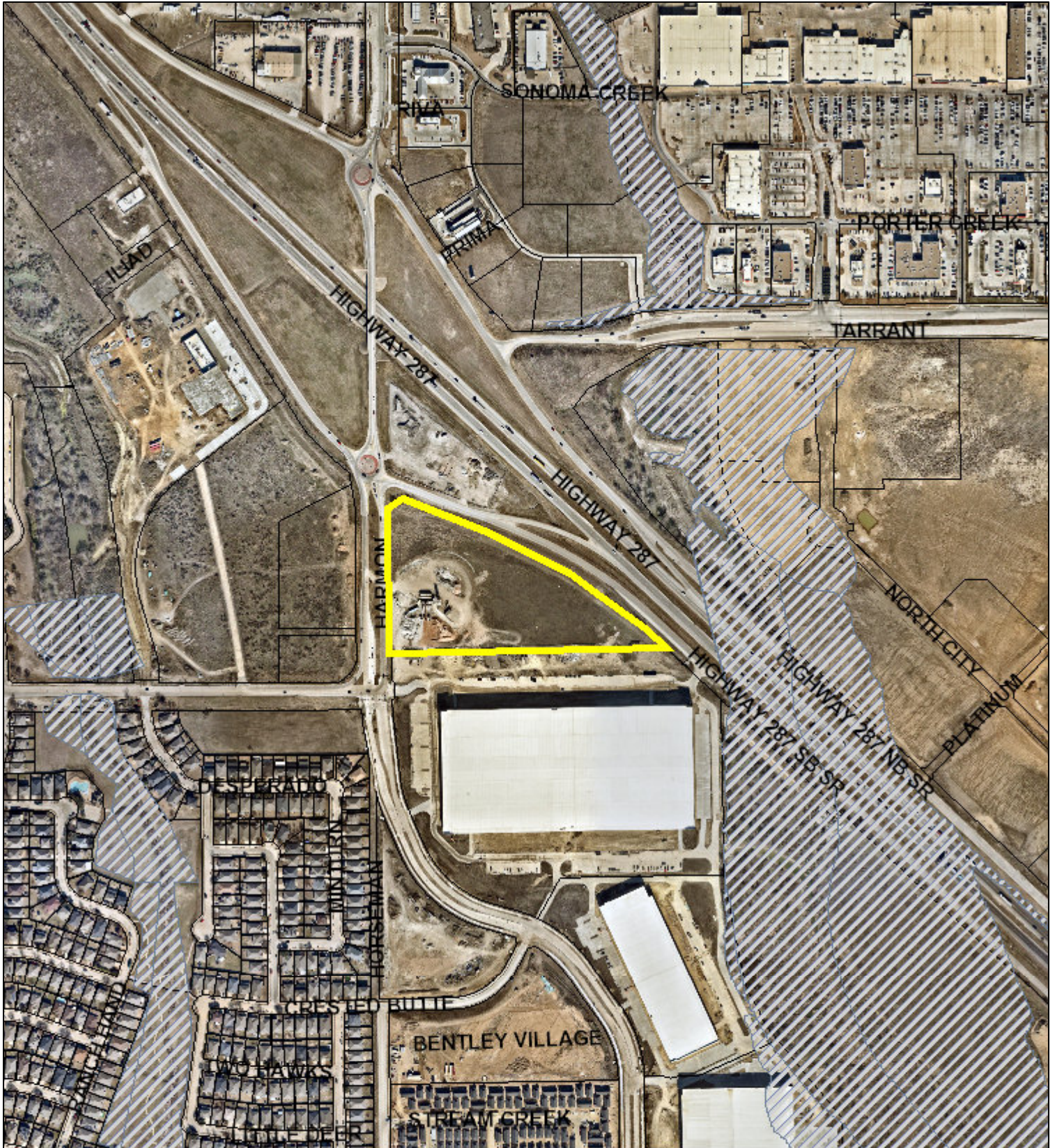
Future Land Use



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



0 350 700 1,400 Feet

