



# Zoning Staff Report

**Date:** November 12, 2024

**Case Number:** ZC-24-122

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Holiday Marketing Inc. / Abdul Wafayee

**Site Location:** 3005 Mansfield Highway

**Acreage:** 0.34 acres

### Request

**Proposed Use:** Auto Repair

**Request:** From: “E” Neighborhood Commercial

To: “F” General Commercial

### Recommendation

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

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

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

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial by a vote of 9-0**

### 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](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The applicant proposes to rezone the subject site from the current “E” Neighborhood Commercial to “F” General Commercial to allow for an auto repair lot. This site has been zoned “E” for a long time. There have been several zoning change requests for “FR” General Commercial Restricted for this property in past years in which all were ultimately denied.

Subject property



Property to the east



## Surrounding Zoning and Land Uses

North “A-10” One-family / single family and vacant

East “PD 1188” Planned Development for “E” Neighborhood Commercial plus auto repair, sales and wash detail; site plan approved / auto repair facility

South City of Forrest Hill / recycling center

West “E” Neighborhood Commercial / convenience store

## Recent Zoning History

- ZC-18-025 “PD 1188” Planned Development for “E” Neighborhood Commercial plus auto repair, auto sales and wash detail approved by City Council April 2018
- ZC-10-117 Council Initiated Rezoning for various properties bounded by E. Berry, Mitchell, Wichita, Seminary and Riverside from various zoning districts approved by City Council September 2010
- ZC-09-020 From “E” Neighborhood Commercial To “FR” General Commercial Restricted, Denied by City Council 4/2009
- ZC-06-283 From “E” Neighborhood Commercial To “FR” General Commercial Restricted, Denied by City Council 3/2007
- ZC-20-014 From “E” Neighborhood Commercial to Add CUP for automotive repair, Denied by City Council 3/2020, subject property to the northwest

## Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.  
The following organizations were emailed on September 27, 2024:

Organizations Notified	
Glen Park NA	
Glencrest Civic League NA*	Southeast Fort Worth, Inc
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

*\*Located within this Registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

Property to the north of the subject site are zoned “A-10” and used for outdoor storage and agricultural purposes, within the block face along AlCannon Avenue are older single-family structures. Property to the east was recently rezoned “PD-E” to add auto repair, auto sales and wash detail.

The direct adjacency to single family zoning, along with the community vision for Mansfield Highway, makes it evident that the proposed rezoning for auto repair **is not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southeast

The 2023 Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". “F” General Commercial is not listed in the implementing zoning districts, and would fall under *future general commercial*.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

Rezoning **is not consistent** with City policy.

#### Sector Land Use Policies

- \* Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
- \*Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.

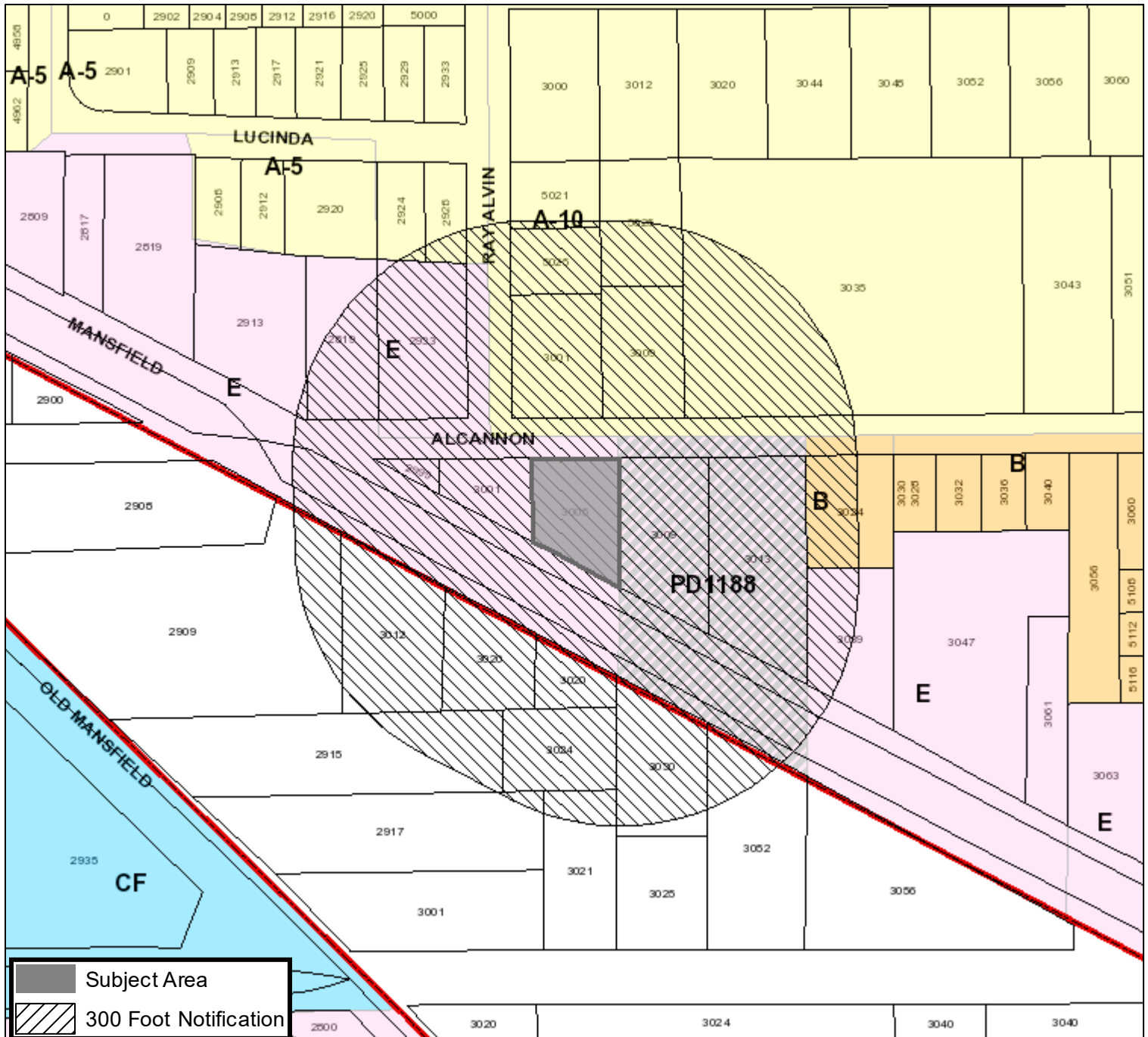




ZC-24-122

## Area Zoning Map

Applicant: Holiday Marketing Inc.  
Address: 3005 Mansfield Highway  
Zoning From: E  
Zoning To: F  
Acres: 0.33771501  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 10/8/2024  
Contact: 817-392-7869



0 90 180 360 Feet

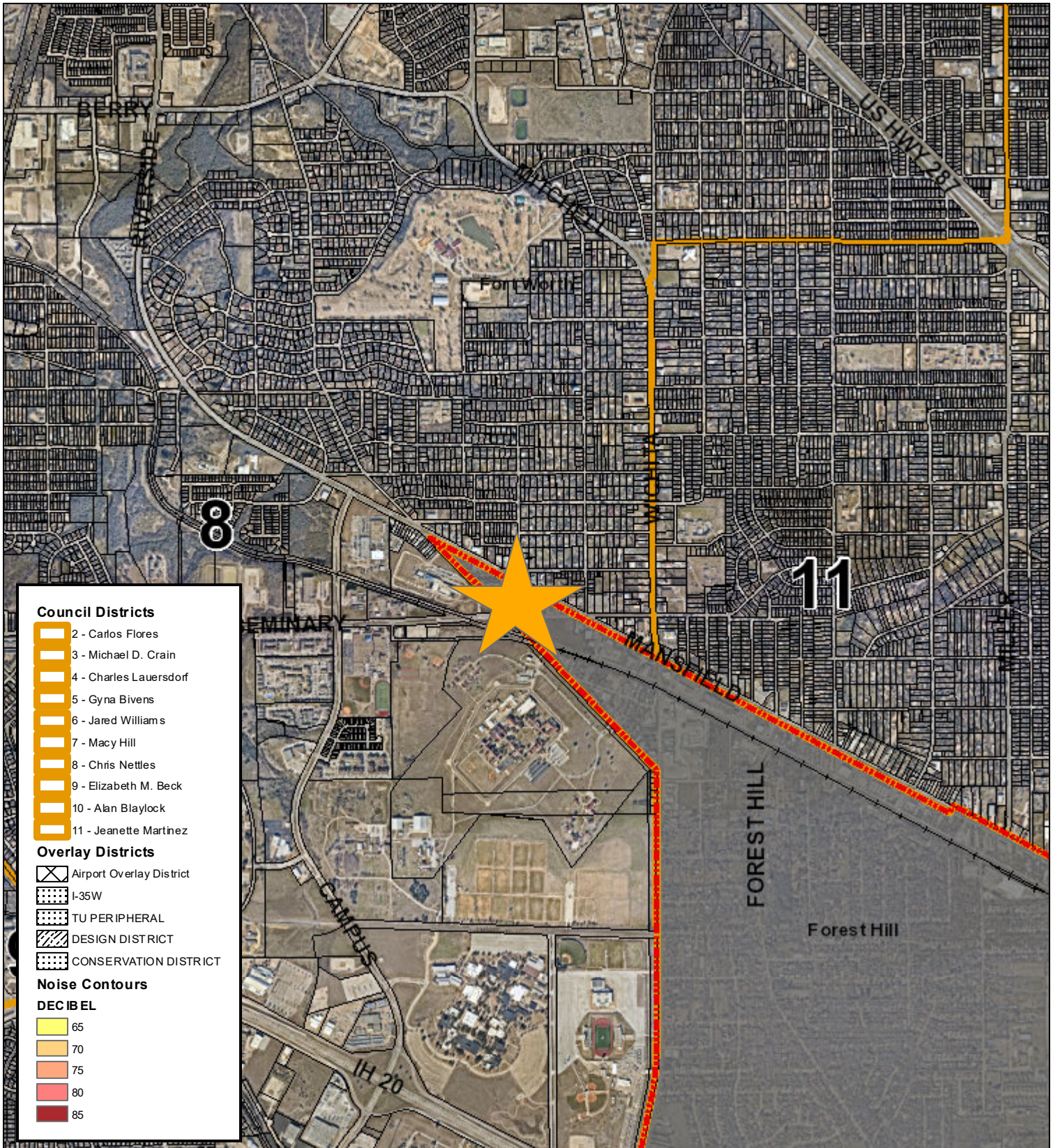
Created: 9/27/2024 9:00:23 AM





ZC-24-122

## Area Map



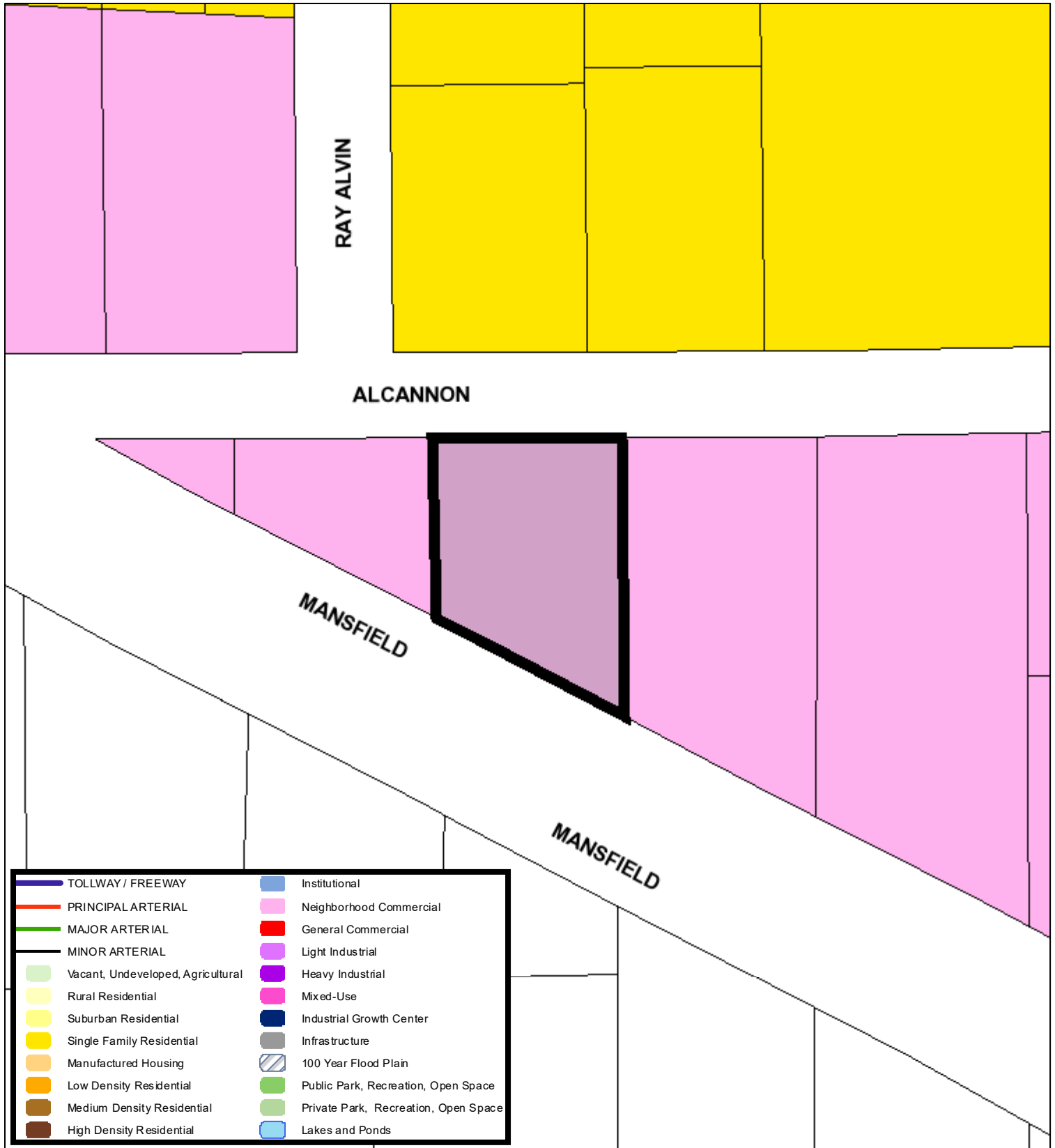
0 1,000 2,000 4,000 Feet





ZC-24-122

## Future Land Use



80 40 0 80 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.





ZC-24-122

## Aerial Photo Map



0 45 90 180 Feet

