



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-132

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Vo Dan/Roberto Nuñez

Site Location: 6705 Meadowbrook Drive

Acreage: 0.48 acres

Request

Proposed Use: Convenience store with alcohol sales

Request: To: Remove alcohol restriction for PD 612 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus automotive repair and sales, no outside storage of vehicles for repair after business hours, site plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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

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Project Description and Background

The subject site is located on the corner of Meadowbrook Drive just east of Handley and South Ayers Avenue in Council District 5. The applicant is proposing to Remove alcohol restriction for PD 612 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus automotive repair and sales, no outside storage of vehicles for repair after business hours, site plan included. The applicant intends to change the automotive use for a convenience store. However, they would like to maintain the opportunity to keep the automotive repair and sales component if something were to happen to the proposed new use.

The existing PD prohibits alcohol sales. The applicant would like to add this back into the PD so they can add a convenience store, fuel sales and a liquor store. Convenience stores are allowed by right in E, however, the alcohol component was expressly left out in the previous rezoning. The site is within close proximity to a church and would have to ensure they meet the distance requirements if the rezoning is approved. Nearby neighborhood groups are opposed to allowing alcohol sales to this site.

Surrounding Zoning and Land Uses

North “PD 262” "PD-SU" for all uses in "E" plus one auto parts store selling new parts / retail

East “CF” Community Facilities / church

South “A-5” One-Family Residential; “E” Neighborhood Commercial / residential, commercial

West “PD 262” "PD-SU" for all uses in "E" plus one auto parts store selling new parts / retail

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 26, 2022.

The following organizations were emailed on October 26, 2022:

Organizations Notified	
Neighborhoods of East Fort Worth	Handley NA
Ryanwood NA	Brentwood Oak Hills NA
East Fort Worth Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning of “PD/E” without alcohol sales is ideal for neighborhood supporting small commercial type enterprises. The more intensive uses, such automotive repair and the addition of alcohol sales is not appropriate for such a small property that is close to residential areas (and residential zoning).

Another consideration to account for when evaluating this rezoning request would be what the community desires. This site was rezoned in the past to remove the potential for alcohol sales. Amending the PD to add this use is the opposite of what was approved many years ago.

The proposed zoning **is not compatible** at this site.

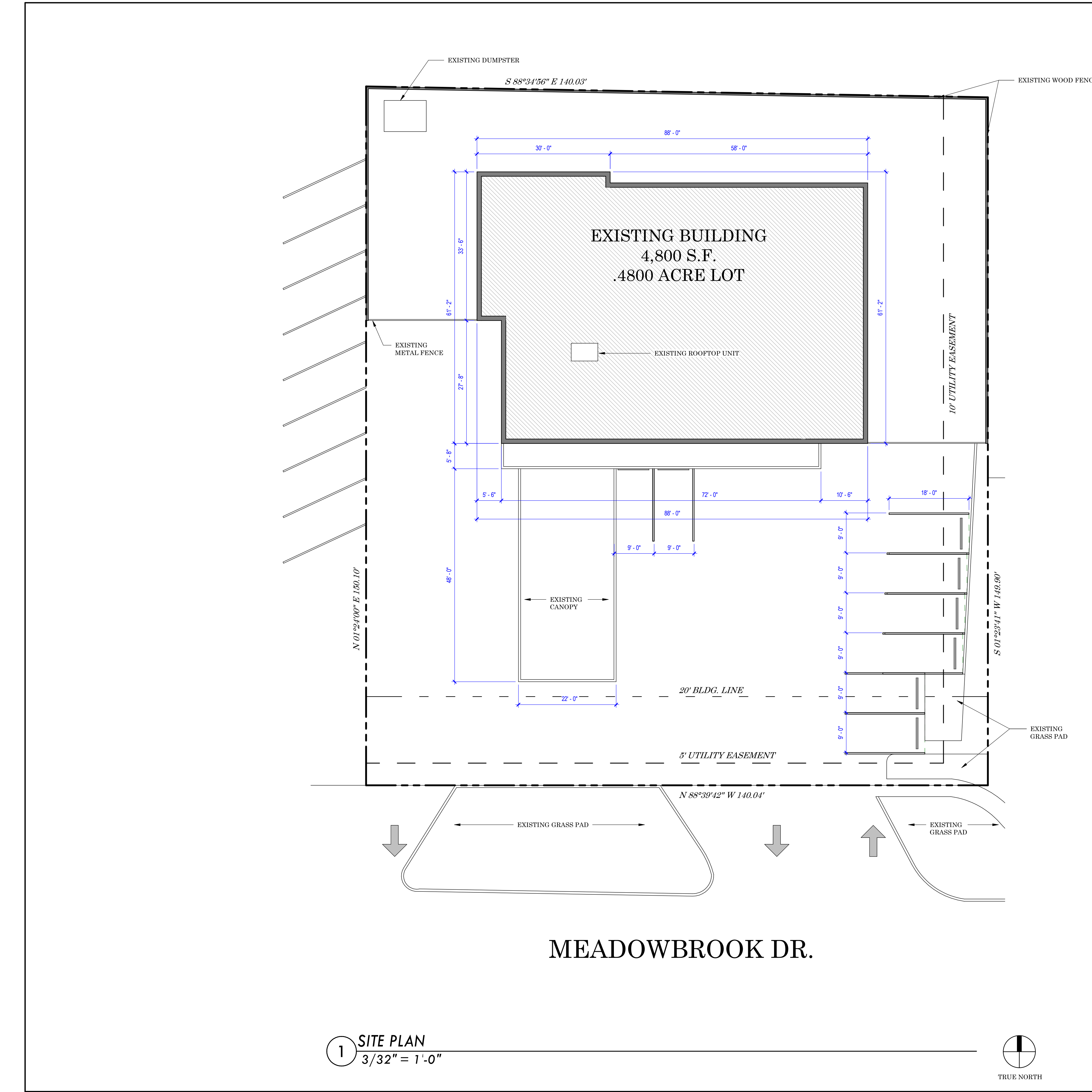
Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The proposed zoning for a convenience store is appropriate; however, the applicant wants to maintain the automotive use if the proposed use doesn’t work out. Automotive use is **not consistent** with the Comprehensive Plan.

Economic Development Plan

The site is not directly addressed in the 2017 Economic Development Strategic Plan, and none of the stated economic development strategies support rezoning of this property to add alcohol sales. The current zoning designations are commercial.





EXISTING BUILDING TO BE REMODELED
PENDING APPROVAL FOR
NEW CONVENIENCE STORE
AND LIQUOR STORE

PROJECT IDENTIFICATION	
SITE ADDRESS:	6705 MEADOWBROOK DR
LEGAL DESCRIPTION:	LOT 1, BLOCK 1, TUNG ADDITION 388-208, PAGE 62, P.R.T.C.T.
SIGNATURE:	"DIRECTOR OF DEVELOPMENT SERVICES" DATE:
TITLE OR PROJECT:	ZONING CHANGE TO 6705 MEADOWBROOK
DEVELOPER NAME:	ALCHEMI DESIGN GROUP 2929 KINGS RD. DALLAS, TEXAS 75219 PHONE: 806.570.4867
SITE CONDITIONS	
PARKING:	10 PARKING SPACES PROVIDED
LAND USE PROPOSED:	CONVENIENCE STORE WITH THE SALE OF FUEL, AND BEER AND WINE LIQUOR STORE
ZONING:	PLANNED DEVELOPMENT 612
SITE PLAN LEGEND	
	BUILDING FOOTPRINT
	PROPERTY LINES
	EASEMENT LINES
	SETBACK LINES
GENERAL NOTES	
<ul style="list-style-type: none"> THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE 	





**ALCHEMI
DESIGN
GROUP**

PLANNING + DESIGN + BUILD

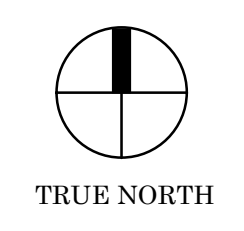
ADG PROJECT #22001

**ZONING CHANGE
TO 6705 MEADOWBROOK**

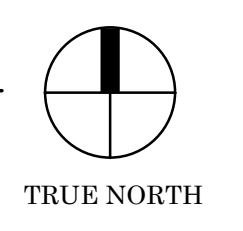
1401 Elm Street
Dallas, TX 75201

Zoning Change to 6705 Meadowbrook
PERMIT SET 07.13.2022
REVISIONS 00-00-0000
ZONING CASE# TBD
SITE PLAN
S H E E T
A1.01

1 SITE PLAN
3/32" = 1'-0"



2 VICINITY MAP
3/8" = 1'-0"





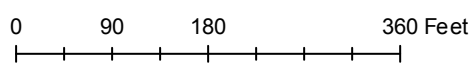


Area Zoning Map

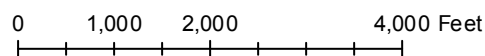
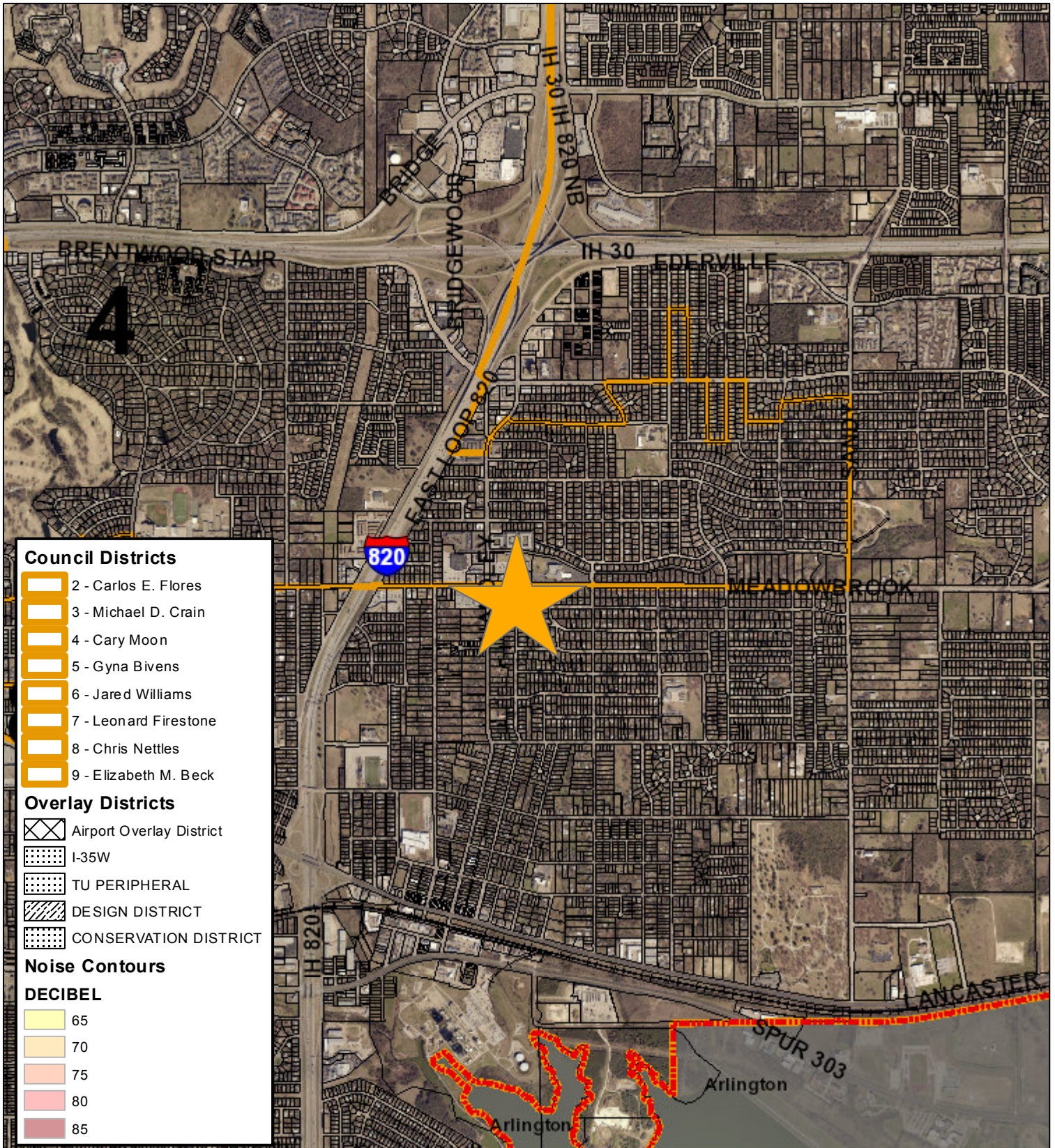
Applicant: Vo Dan/Roberto Nuñez
 Address: 6705 Meadowbrook Drive
 Zoning From: "PD-SU" for all uses in "E" plus automotive repair; no alcohol sales, no outside storage of vehicles
 Zoning To: Amend PD to add convenience store with fuel sales and liquor store
 Acres: 0.48197522
 Mapsco: 80A
 Sector/District: Eastside
 Commission Date: 11/9/2022
 Contact: null



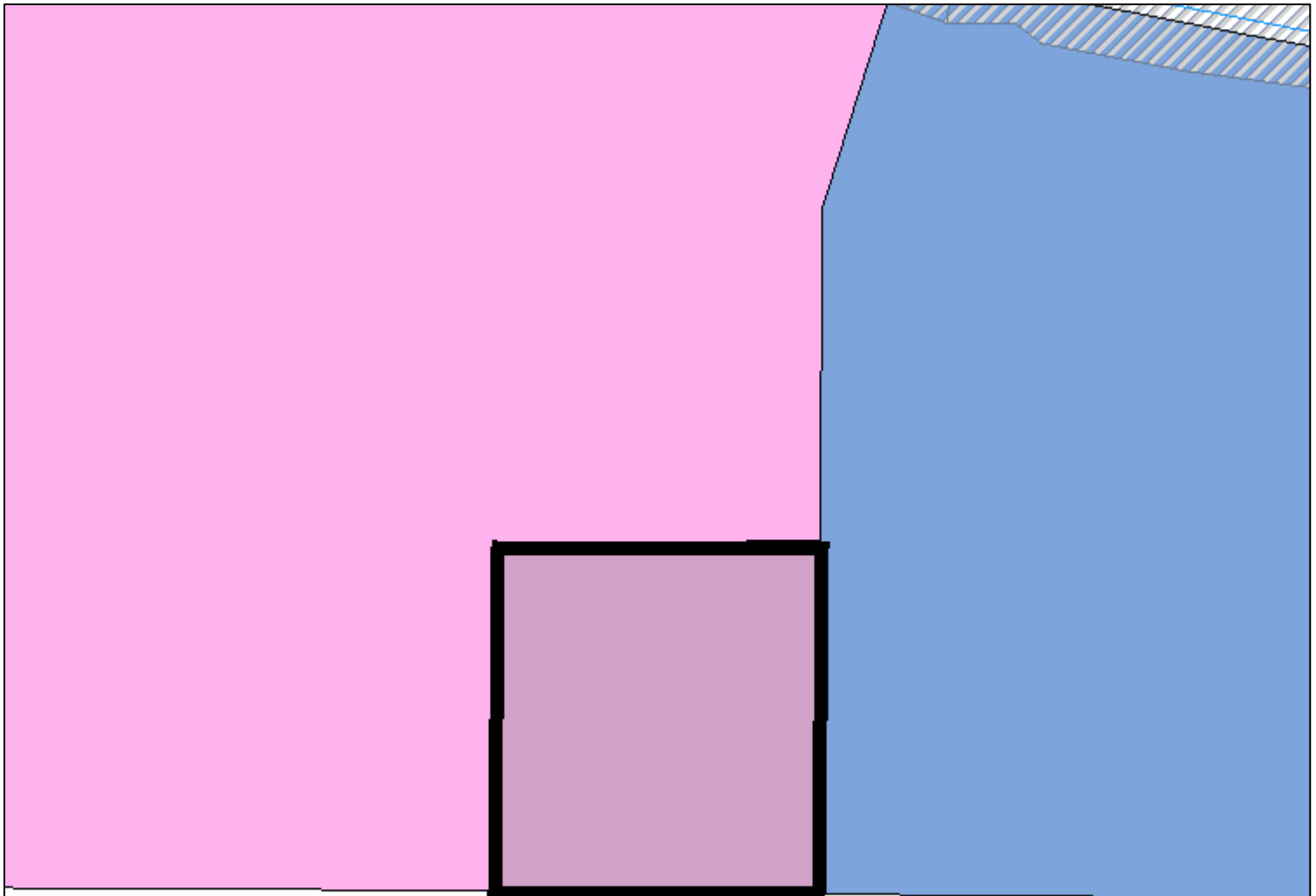
 Subject Area
 300 Foot Notification



























Area Map

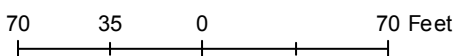
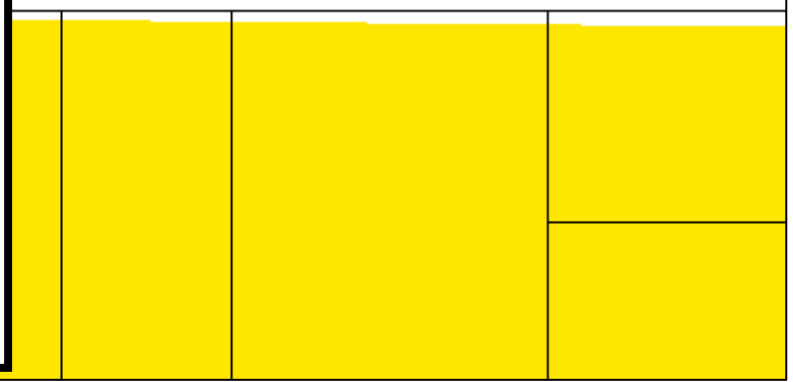


Future Land Use



MEADOWBROOK

 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 Infrastructure
 Manufactured Housing	 100 Year Flood Plain
 Low Density Residential	 Public Park, Recreation, Open Space
 Medium Density Residential	 Private Park, Recreation, Open Space
 High Density Residential	 Lakes and Ponds



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 45 90 180 Feet

