



Zoning Staff Report

Date: March 31, 2026

Case Number: ZC-26-001

Council District: 10

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: BB House LLC

Applicant: Fifth Gear Automotive, Ricky Jordan & Jacob Morris / Wes Hoblit, Masterplan Consultants

Site Location: 3553 Loddick Lane

Acreage: 2.15 ac

Request

Proposed Use: Automotive Repair

Request:

From: “PD894” Planned Development/Specific Use for warehouse, outdoor storage, greenhouse, showroom retail sales, office, and up to 15 temporary portable storage containers not to exceed six months in a 12 month period; site plan waived

To: “PD/SU” Planned Development/Specific Use for warehouse, outdoor storage incidental to the primary use, greenhouse, showroom, retail sales, office, and automotive repair excluding paint and body shop developed to “E” Neighborhood Commercial standards, with development standards for automotive repairs conducted on premises that adjoin a residential district boundary, automotive repair adjacent to a one- or two-family district, automotive repair with bay doors facing a one- or two-family district; site plan included

Recommendation

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Map Consistency: Requested change **is consistent.**

Comprehensive Plan Policy Consistency: Requested change **is undetermined.**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial with Prejudice by a vote of 10-0**

Project Description and Background

The subject property is located just west of the intersection of Loddick Lane and Alta Vista Road. The site was annexed into the City in 2010 and zoned “PD894” Planned Development/Specific Use to accommodate the uses that were existing on the site at that time. The adjacent land to the south began developing into small single-family subdivision after 2016. The single-family subdivision to the north started building homes around 2005.

The applicant is requesting to rezone the property to a “PD/SU” Planned Development/Specific Use for warehouse, outdoor storage incidental to the primary use, greenhouse, showroom, retail sales, office, and automotive repair excluding paint and body shop to allow an automotive repair use. The proposed use of the property is detailed in the **Applicant’s Narrative** below.

Because the PD/SU zoning district only addresses the uses that are allowed on the property, Staff recommends adding the “E” Neighborhood Commercial standards. This would require any future changes on the property to meet the “E” Neighborhood Commercial dimensional standards, i.e. building height, building setbacks, etc. Importantly, the “E” standards require a 20-foot rear yard supplemental setback and 5-foot wide bufferyard for nonresidential uses in the “E” district when adjacent to residential. The rear of the existing building is approximately 33 feet from single-family homes along the north property line. This would limit the applicant’s ability to expand further toward the adjacent residential homes.

The supplemental standards in Sec. 5.104 for Automotive Repair; Paint and Body Shop also apply to this project. There are several supplemental standards that the applicant would not meet and thus is requesting development standards for, specifically, to allow:

- automotive repairs conducted on premises that adjoin a residential district boundary,
- automotive repair adjacent to a one- or two-family district, and
- automotive repair with bay doors facing a one- or two-family district

The applicant is providing a site plan for approval. The site plan provides the opportunity to consider this request based upon its location to surrounding properties, site layout, and mitigating measures.

Applicant's Narrative

Fifth Gear Automotive, an automotive repair business, is seeking a zoning change to include their use ("automotive repair") under the existing Planned Development ("PD") (PD 894) at **3553 Loddick Lane**. Fifth Gear Automotive currently operates across North Texas in multiple municipalities (Lewisville, Argyle, McKinney, Cross Roads, Allen, Frisco, and Castle Hills) and is in the process of opening a new location in Southlake. Their services include routine repair and maintenance of vehicles. This use creates less traffic due to high-end repairs occurring on site and not the standard frequency of retail chain oil change locations. It is not similar in volume to corporate automotive uses that rely on heavy volume and quick turnaround (under one to two hours). No bodywork or painting operations in addition to dismantling or manufacturing vehicles will occur on the property. The North Fort Worth location will be higher-end European car focused but also service a variety of car brands. Hours of operation are Monday through Friday from 8AM to 6PM. The location will be closed on Saturdays and Sundays.

Fifth Gear Automotive submitted a Certificate of Occupancy permit in September 2025 and received a valid Certificate of Occupancy from the City of Fort Worth in November 2025. After receiving the permit from the city, significant investment and improvements were made to the property. However, after further review of the zoning on the site, it was determined that the permit was issued in error and the use was not allowed under the current zoning. After receiving this information, all work stopped on the property except for the fence which was in process and completed in late December 2025. After further discussions with staff, a zoning request would need to be required to operate on the property. This zoning request is to amend the zoning to allow the use of automotive repair on the property.

While many automotive repair locations have multiple bay doors that are open during service, the Fifth Gear Automotive North Fort Worth location will have one bay door as the service bays are located inside and are climate controlled. All vehicles being repaired will enter the singular bay door and be taken to an indoor workstation for repair and service. The singular bay door will remain closed during repair of vehicles for the duration of the day unless accepting additional vehicles entering the building. Fifth Gear Automotive will not conduct repairs outdoors or have any storage of items pertaining to their operations located outdoors.

All automotive repair and service will be conducted indoors in addition to being screened per *Chapter 5, Section 5.104 Automotive Repair; Paint and Body Shop* conditions and abide by the requirements set forth in the code, including screening with a six-foot solid screening fence. We are seeking waivers specifically for 5.104(c) and 5.104(d) due to residential proximity.

The existing PD for the site allows the following uses on site: *"warehouse, outdoor storage, greenhouse, showroom, retail sales, office, and up to 15 temporary portable storage containers not to exceed six months use in a 12-month period"* currently without a formal site plan. Fifth Gear Automotive is seeking to remove the temporary portable storage containers as well as add a formal site plan in this rezoning request.

Fifth Gear Automotive aligns with Fort Worth's 2023 Comprehensive Plan, specifically with *Chapter 2: Economic Growth Trends* in the two largest growing categories – Services and Trade. Challenges outlined within the 2023 Plan note, “*Fort Worth continues to face significant challenges from local and worldwide economic trends...an unbalanced tax base, major supply chain disruptions, online retailers’ disruption of brick-and-mortar [sic] stores, labor shortages, social equity, climate change, uncertainty in corporate real estate, and increasing competitive pressures within the Dallas-Fort Worth metro area further complicate the picture*”.

The North Fort Worth location, residing within District 10, is one of the largest districts in Fort Worth (per population). Most residents of Fort Worth commute locally and regionally by automobile. Lack of service or repair centers for vehicles require residents to travel further distances or even to other municipalities to seek repairs on their vehicles. Fifth Gear Automotive would add to the projected employment sector as well as provide services local to Fort Worth residents. This further diversifies the tax base from not only single-family residential, but national corporate real estate holdings.

In addition to adding growth in the two largest sectors outlined in the projected employment sector (by 2047), Fifth Gear Automotive aims to add non-traditional services to the district. Typical retail includes restaurants, local retail, and large national chain stores. Due to ever-changing market conditions, the high cost of development, and “*online retailers disruption of brick and mortar [sic]*” that circumvents established norms (i.e. Amazon, DoorDash, Instacart, Shipt), variety in services can round out slow growth trends. Convenience has become a facet of everyday life and having the opportunity to have a vehicle quickly serviced in an enclosed and convenient location adds to the depth of commercial service options in the district.

Per surrounding land uses, the operations on site being located indoors severely limit impact to the surrounding properties. In addition to having one bay door entrance, the property will be fenced to further shield operations and vehicles on the property from the neighborhood. The site can be compatible with nearby properties due to the operations of the facility (strict weekday hours of operation), limitations of outdoor use, and the current request which aims to remove portable storage containers and encloses the site which currently is open to the neighborhood without adequate screening.

Fifth Gear Automotive is determined to become a neighborhood partner, serving the local community on a foundation of trust and open communication. Once it was determined their original permit was issued in error, they have worked to communicate and provide transparency to the neighborhood on their operations and offer information requested by the neighborhood. Fifth Gear Automotive is intent on fulfilling their promise of being a local neighborhood business and operating in a sensible and responsible way at the location that will not be a detriment to the neighborhood and surrounding properties.

Supplemental Use Standards

Section 5.104 of the Zoning Ordinance provides standards that selected land uses must meet in order to be permitted within certain zoning districts. The applicant must show on their site plan how the proposed automotive repair meets the standards below: staff's comments are also noted in bold.

§ 5.104 AUTOMOTIVE REPAIR; PAINT AND BODY SHOP.

Automotive repair and lubrication, oil changes, paint and body work and other maintenance services are permitted in accordance with the use tables in [Chapter 4, Articles 6 and 8](#), subject to the following conditions.

- (a) All repairs must be conducted within an enclosed building.

Staff Notes: According to the Applicant's Narrative, all repairs will be conducted within an enclosed building.

- (b) Vehicle storage requirements for automotive repair; paint and body shops near one or two-family residential use.

- (1) *Screening.* Automotive repair; paint and body shops located on property *adjacent* to a one- or two-family residential use must screen all vehicles that have been accepted for repairs from view from such residential use by parking/storing the vehicles within a building or by providing a six-foot solid screening fence or six-foot solid screen evergreen hedge along the property line adjacent to, or across an alley from, the one or two-family residential use. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

Staff Notes: The property in question is adjacent to a single-family residential neighborhood to the north. Under the Zoning Ordinance Sec. 6.300(c), a 5-foot bufferyard is required along the northern property line, which is required to be screened. Additionally, the site plan shows a proposed 30-foot buffer yard with landscaping along the northern property. In addition, the site plan shows an overflow area on the west side of the building where vehicles being served may be parked. The site plan shows the parking area screened by a proposed six-foot-tall screen fence.

- a. All other automotive repair; paint and body shops *within 200 feet* from any one or two-family residential use must screen all vehicles that have been accepted for repairs from view from such residential use by parking/storing the vehicles within a building or by providing a six-foot solid screening fence or six-foot solid screen evergreen hedge on all property lines facing the residential use. The measurement of the distance between the automotive repair or paint and body shop and the one or two-family residential use shall be along the nearest property line of the one- or two-family residential use to the nearest property line of the automotive repair or paint and body shop, along street lines and in a direct line across intersections. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

- (2) *Overnight vehicle storage requirements.*

- a. No more than two vehicles per bay or repair/inspection station that have been accepted for repairs by the repair, paint or body shop may be stored/parked outside after regular business hours unless the vehicles in excess of two per bay or repair/inspection station are completely enclosed:

1. Behind a minimum six-foot solid screening fence in accordance with this section;
2. Behind a minimum six-foot solid screen evergreen hedge; or
3. Within a building.

- b. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

Staff Notes: The applicant is proposing a vehicle overflow area on the west side of the building to be used to park vehicles that have been accepted for repair after regular business

hours. The site plan proposes a six-foot tall solid screening fence around this area. Additional tree plantings will be planted along the northern and southern boundaries of the property.

(3) *Vehicle storage requirements for wrecked or dismantled vehicles.* All wrecked or dismantled vehicles must be stored in an enclosed building or completely enclosed behind a minimum six-foot solid screening fence or a minimum six-foot solid screen evergreen hedge. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

(c) No repairs shall be conducted on any premises that adjoin any residential district boundary.

Staff Notes: The applicant is requesting a development standard as part of the PD zoning to allow repairs on the premises.

(d) No automobile repair or service facility shall be permitted to have bay doors facing a one- or two-family district.

Staff Notes: The applicant is requesting a development standard as part of the PD zoning to allow the existing bay doors to face the single-family zoned subdivision to the south.

(e) (1) No vehicle retained for repairs may be stored for more than 60 days from the date the vehicle is accepted for repair. The 60-day time limit may be extended to a total of 180 days from the date the vehicle is accepted for repair if the automotive repair or paint and body shop has begun the process to obtain a lien on the vehicle pursuant to state law. Extension beyond this time shall be considered a change in use of the property and the board of adjustment shall not have jurisdiction to grant any variance to extend the 60-day or the 180-day period.

(2) The time limit in subsection (e)(1) above shall not apply to the repair and/or conditioning of antique vehicles and race car fabrication if the automotive repair or paint and body shop is located in an industrially zoned district.

(3) The time limit in subsection (e)(1) above shall not apply to any vehicle ordered by a court or mandated by arbitration or mediation to be stored by the automotive repair or paint and body shop.

(f) Any property used as an automotive repair, paint or body shop located in a “MU-2,” “I,” “J” or “K” district must comply with subsections (b) and (e) above. Further, such facilities located in an “MU-2” or MU-2G” district must also comply with §§ 4.1302(g)(5) and 4.1303(g)(5) (Fences and Gates) of the respective districts

Development Standards Requested

1. Auto repair use adjacent to a one-or two-family district.
2. Auto repair use that adjoins a residential district boundary.
3. Bay doors facing a residential district boundary.

Surrounding Zoning and Land Uses

North “A-5” One-Family residential / single family

East “CF” Community Facilities / Children’s Early Learning School

South “PD1066” Planned Development for all uses in “A-7.5” One-Family with development standards for accessory structures, lot coverage, reduced setbacks, no storage of boats or recreational vehicles; site plan approved / single-family

West “PD895” Planned Development/Specific Use for landscaping and construction contractor yard, greenhouse nursery with plant sales, beauty shop and pest elimination services; site plan waived / landscaping business / contractor’s yard

Recent Zoning History

PD895; ZC-10-180, Council-initiated rezoning from unzoned to various zoning districts; approved by City Council in January 2011.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/SU” Planned Development/Specific Use for warehouse, outdoor storage incidental to the primary use, greenhouse, showroom, retail sales, office, and automotive repair excluding paint and body shop developed to “E” Neighborhood Commercial standards, with development standards for automotive repairs conducted on premises that adjoin a residential district boundary, automotive repair adjacent to a one- or two-family district, automotive repair with bay doors facing a one- or two-family district; site plan included

Surrounding land uses consist of single-family residential uses to the north and south, commercial and institutional uses to the east and west.

The following key factors were considered when analyzing the compatibility of the requested land use with the surrounding uses:

- All auto repair will be conducted inside the building,
- The bay doors will be closed during business operations except when moving vehicles into and out of the building,
- Adding a screening fencing for the overflow parking,
- Additional landscaping adjacent to the residential uses to the north and south
- Compliance with city development standards except the requested development standards for:
 - Auto repair use adjacent to a one-or two-family district.
 - Auto repair use that adjoins a residential district boundary
 - Bay doors facing a residential district boundary

Because of these factors, the proposed zoning request for automotive repair **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North Planning Sector

Future Land Use Map

The 2023 Comprehensive Plan currently designates the subject site as **Light Industrial** on the Future Land Use Map. All commercial uses and warehousing and outside storage are **consistent** with the Light Industrial future land use designation.

Comprehensive Plan Policy

Unfortunately, the Comprehensive Plan policies do not address the adaptive reuse of existing buildings to utilize existing infrastructure. The following policy of the Comprehensive Plan is the closest policy that captures that intent:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city

Site Plan Comments

Zoning and Land Use

The site plan as submitted is in general compliance with the Zoning Ordinance regulations, excluding the waivers being requested. If approved, any outstanding comments would need to be addressed prior to ordinance adoption.

- * ~~Site address and legal description~~
 - * ~~Title of project or development in lower right hand corner~~
 - * ~~Date of preparation or revision~~
 - * ~~Name, address and telephone number of surveyor and developer/owner~~
 - * ~~Vicinity map with north arrow and scale~~
 - * ~~Label the zoning case number in the lower righthand corner of the plan~~
 - * ~~Provide a signature line labeled "Director of Development Services" with a "Date" line~~
 - * ~~The dimensions of all structures on site, gross floor area, number of stories, building separation, exterior construction materials, overhead doors need to be labeled width and height~~
 - * ~~The location, paving and right of way widths, dimensions and type of all existing or proposed surface materials, internal public streets and private drives, entrances and exits, parking and loading areas~~
 - * ~~Identify grass areas, walkways and gravel areas~~
 - * ~~Size and location of refuse containers, ground mounted air conditioners and screening material~~
 - * ~~Location and height of all screen fence walls, screen plantings and bufferyards~~
 - * ~~Identify other easements and setbacks appropriate to the zoning district~~
 - * ~~Label the land use and zoning classifications of both site area and adjacent properties~~
1. ~~Identify what the asphalt pad is being used for. If vehicles are stored here that have been accepted for repair, it shall be screened by a minimum 6-foot screening fence or 6-foot solid evergreen hedge.~~
 2. ~~Delineate Phase 2, parking area; site plan needs to show number of spaces.~~
 3. ~~A minimum 5-foot bufferyard is required along the north property line, shall be sodded with turf grass or ground cover.~~
 - 4 ~~Provide a table with the following information:
-Square footages of office area, square footage of repair area, square footage of inventory area and square footage of waiting area for customers to determine parking requirement.~~
 5. ~~What is the covered awning being used for.~~
 6. ~~Provide the dimension of parking areas and drive isle width.~~
 7. ~~Additional planting of trees will be required along Loddick Lane and within the 5 ft. bufferyard along the northern property line.~~
 8. ~~Add the following notes to the site plan:
All signage will conform to Article 4, Signs;
All provided lighting will comply with lighting code, shall not trespass off the property.~~

Development Standard waivers:

No automotive repairs shall be conducted on premises that adjoin a residential district boundary.

No automotive repair adjacent to a one- or two-family district

No automotive repairs shall have bay doors facing a one- or two-family district.

(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.)

Stormwater

Site is greater than 1 acre. Proposed land disturbance appears to be under 1 acre. If overall land disturbance exceeds 1 acre, a drainage study will be required prior to grading permit and building permit issuance. No FEMA, CFRA, or PHW on site. There is public storm infrastructure at Alta Vista Rd per TPW Plan Set, K-2162.

Fire

Comments

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov

- Adequate access is provided by existing public streets. One point of access is required.
- Building hose lay exceeds 150' from a marked fire lane or public street. If the building is equipped with an automatic fire sprinkler system, that distance can be increased to 300', depending on clear ceiling height (14' or more eliminates this option) and/or hazardous materials uses.
- The building will exceed 150' hose lay regardless of whether parking area pavement is marked as fire lane. Additional pavement will be required to be marked as fire lane.

Section 503.1.1 Buildings and Facilities

Some of the parking lot/driveway appears to be gravel. Any area marked as fire lane or considered for hose lay/access must meet fire lane standards, including but not limited to the following. The "after" photo in Accela appears to show the gravel area will be paved.

- Minimum width of 20'.
- Must be able to withstand an 85000 pound imposed load.
- Must be asphalt or concrete.

Proposed asphalt pad may be used as marked fire lane but must connect to other paved surface that meets standards.

Section 503 Fire Lane Specifications

Hydrant hose lay exceeds the maximum 500' hose lay. An additional hydrant may be required, per building permit review. Hydrant hose lay is measured along a drivable path from the hydrant and then extending around the exterior walls.

Sections 507.5.1 (2) and (3).

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

Site will be required to conform with standards and requirements of all transportation-related manuals and ordinances including Access Management Policy, Transportation Engineering Manual, Streets and Sidewalk Ordinance, Subdivision Ordinance and others.

DSD Water Engineering

Plat case review Performed On: 2/17/2026

Anthony Vallejo | anthony.vallejo@fortworthtexas.gov | 817-392-7815

FYI - 8" PVC Water Main running along Loddick Lane.

FYI - 8" PVC Sewer Main running along Loddick Lane.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 28, 2026.**

Posted Notice

A sign was erected on the property on **February 25, 2026.**

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.

Courtesy Notice

The following organizations were emailed on **February 28, 2026:**

Organizations Notified	
Pheasant Crossing HOA	North Fort Worth Alliance
Villages of Woodland Springs HOA	Steve Carlton
Trinity Habitat for Humanity	Hutson Oaks HOA
Streams And Valleys Inc	Hutson Oaks HOA (Keller)
	Keller ISD

**Located in this registered Neighborhood Association*

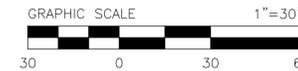
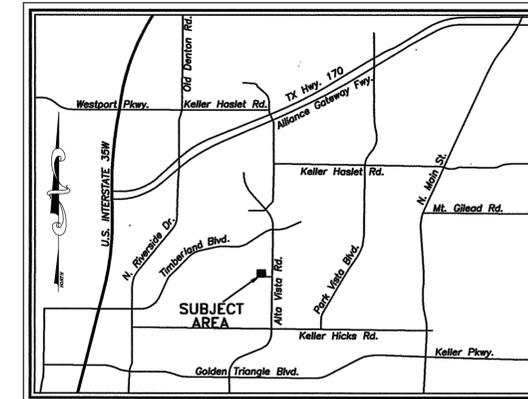
Site visit photos 2.27.2026





Sign posted February 25, 2026





LEGEND

- P,R,D,C,T. PLAT RECORDS, DENTON COUNTY, TEXAS
- INST. INSTRUMENT NO.
- O,R,D,C,T. OPEN RECORDS, DENTON COUNTY, TEXAS
- WV WATER METER
- PP POWER POLE
- GUY GUY WIRE
- LP LIGHT POLE

- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- OPEN SPACE

SITE INFORMATION

SITE ADDRESS: 3553 LODDICK LANE
 LEGAL DESCRIPTION: BLOCK 1, LOT 1, R & K SALE ADDITION
 ZONING CASE NUMBER: ZC-26-001
 CURRENT ZONING: PD-894
 BUILDING USE: AUTOMOTIVE SERVICES
 STORIES: 1
 GFA: 11,040 SF
 GFA BREAKDOWN:
 228 SF WAITING AREA
 1,569 SF OFFICE
 7,722 SF REPAIR AREA
 1,521 SF INVENTORY AREA

GENERAL NOTES

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
4. ALL IMPROVED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SITE PLAN
 R & K SALES ADDITION
 BLOCK 1 LOT
 2.15 ACRES
 3553 LODDICK LANE
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 USA ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM F-28025
 DANIEL LYONS, P.E.
 TEXAS REGISTRATION NO. 149341
FEBRUARY 26 2026

CAUTION I
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION III
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

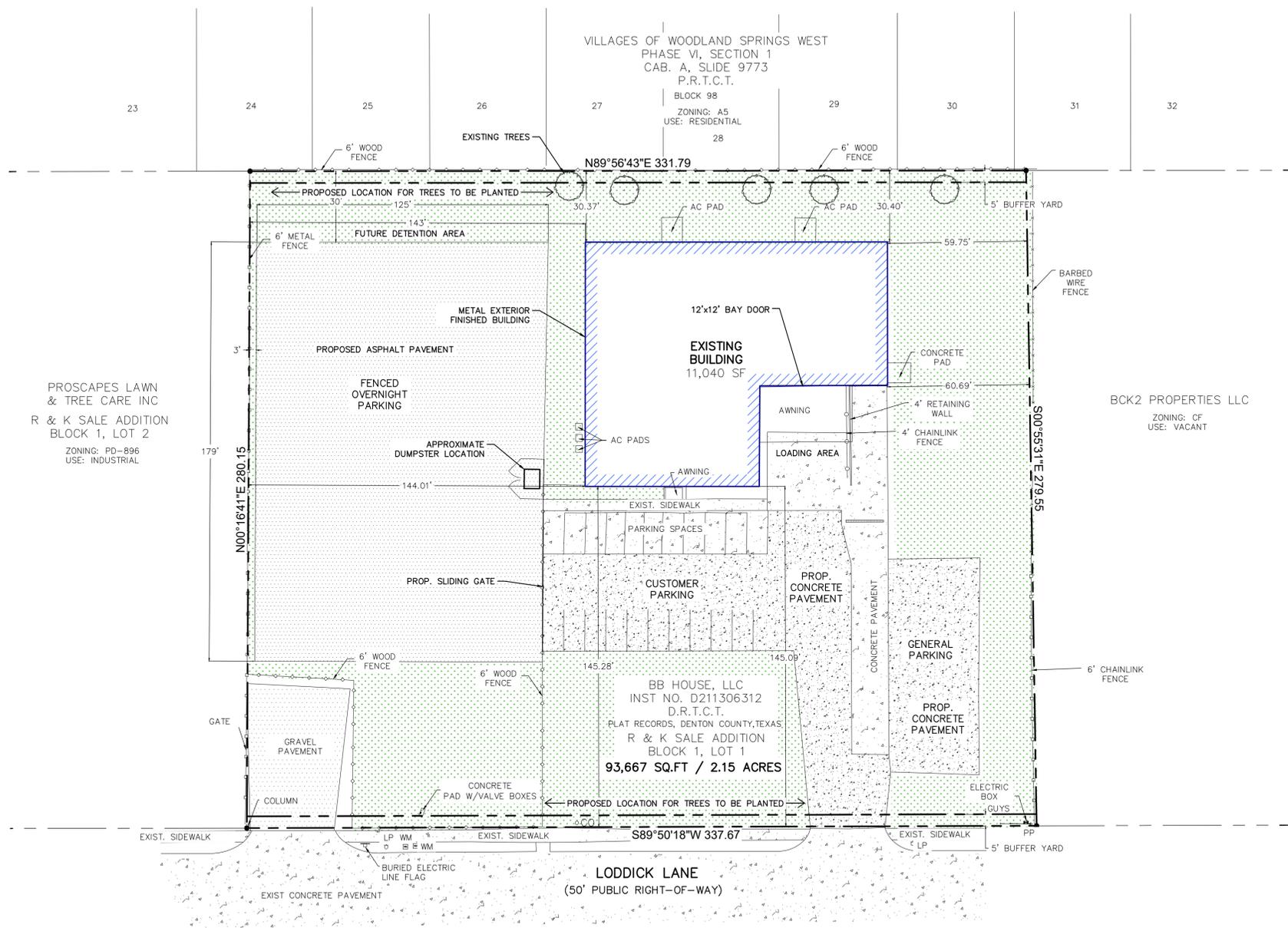
CHECKED BY: DL
 DESIGNED BY: WJW
 DATE: FEBRUARY 2026
 PROJECT NUMBER: 2026006.00

PROJECT:
FIFTH GEAR AUTOMOTIVE
NORTH FORT WORTH
ZC-26-001

DIRECTOR OF DEVELOPMENT SERVICES
 DATE:

SHEET NO.

C1



VILLAGES OF WOODLAND SPRINGS WEST
 PHASE VI, SECTION 1
 CAB. A, SLIDE 9773
 P.R.T.C.T.
 BLOCK 98
 ZONING: A5
 USE: RESIDENTIAL

PROSCAPES LAWN & TREE CARE INC
 R & K SALE ADDITION
 BLOCK 1, LOT 2
 ZONING: PD-896
 USE: INDUSTRIAL

BCK2 PROPERTIES LLC
 ZONING: CF
 USE: VACANT

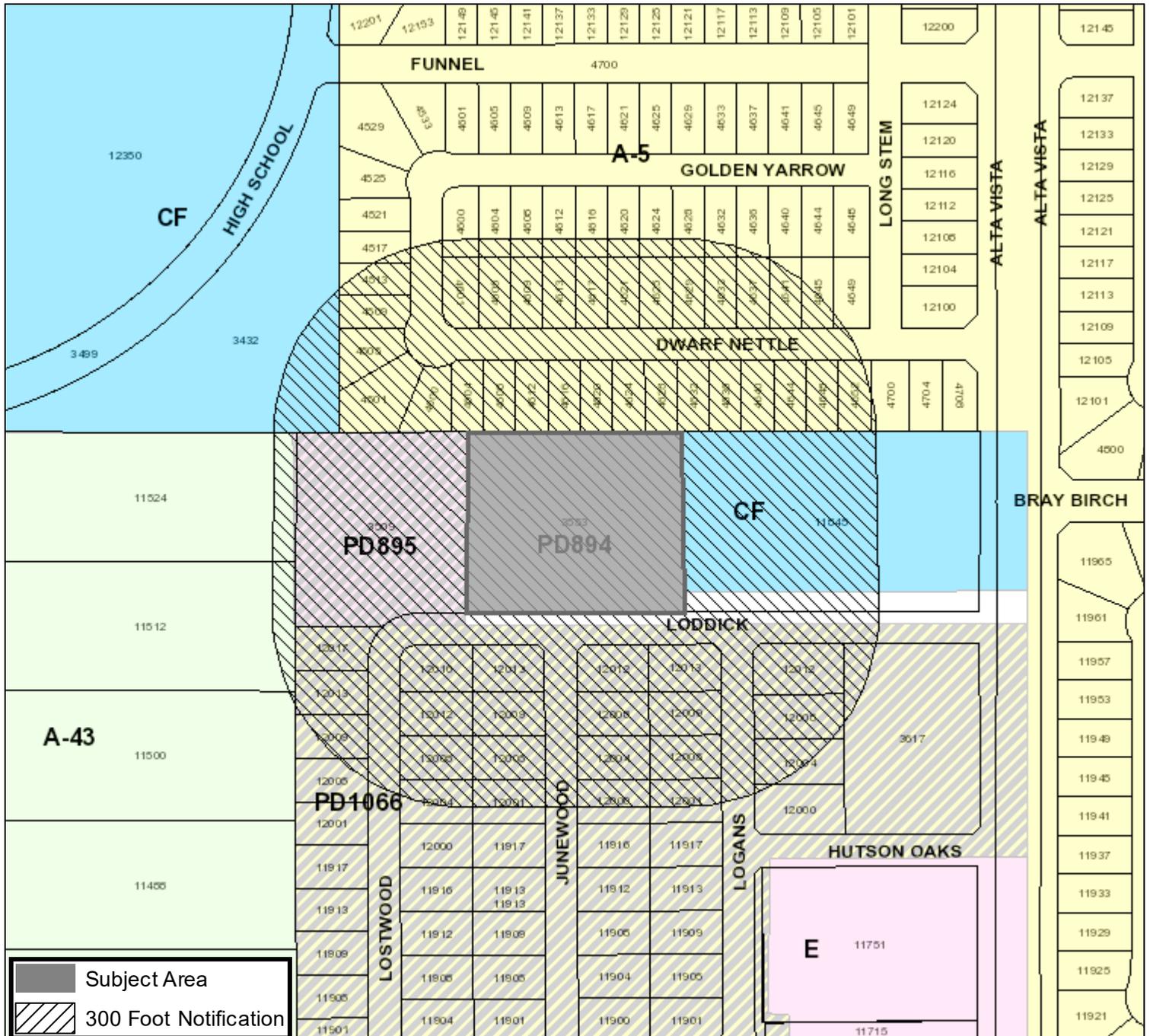
BB HOUSE, LLC
 INST NO. D211306312
 D.R.T.C.T.
 PLAT RECORDS, DENTON COUNTY, TEXAS
 R & K SALE ADDITION
 BLOCK 1, LOT 1
93,667 SQ.FT / 2.15 ACRES

LODDICK LANE
 (50' PUBLIC RIGHT-OF-WAY)

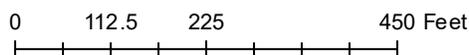
ZONING: PD-1066
 USE: RESIDENTIAL

Area Zoning Map

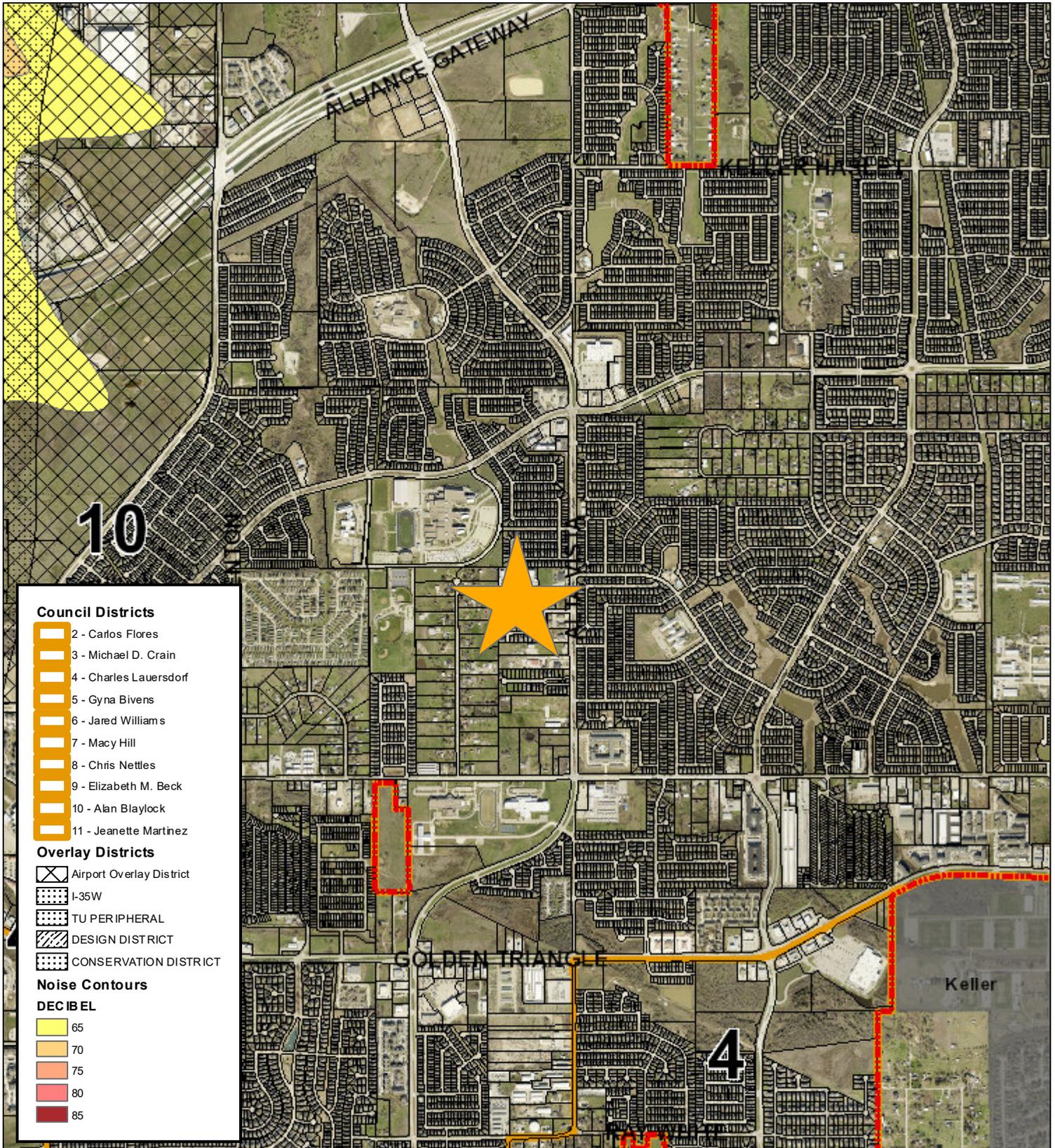
Applicant: BB House LLC/Fith Gear Automotive/MasterPlan
 Address: 3553 Loddick Lane
 Zoning From: PD 894 for 7 specific industrial uses
 Zoning To: Revise PD 894 for 6 specific industrial uses plus auto repair with development waivers to a
 Acres: 2.15
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 3/11/2026
 Contact: 817-392-7869



Subject Area
 300 Foot Notification



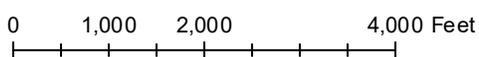
Area Map



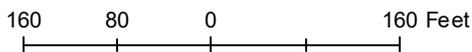
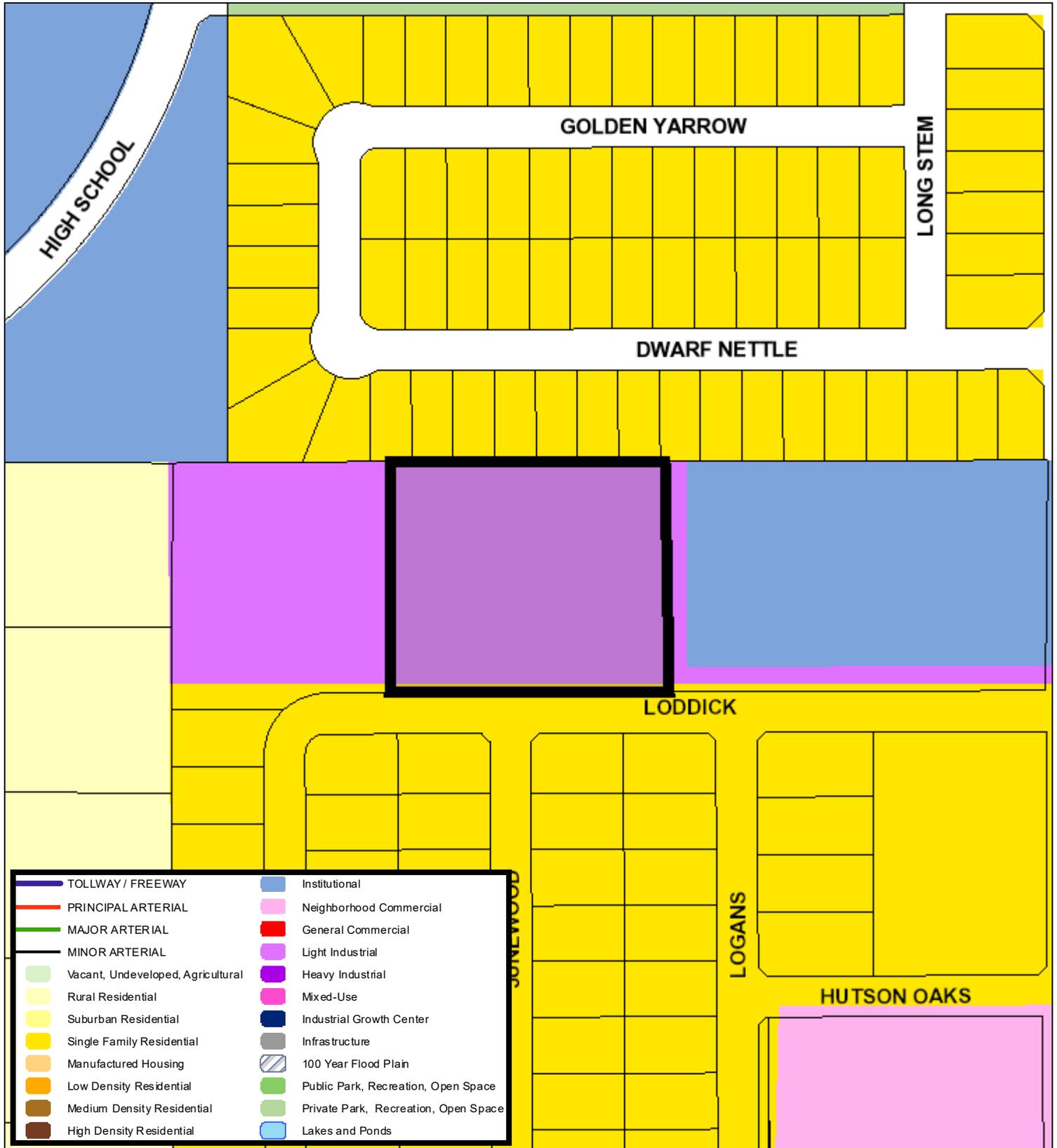
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lathersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

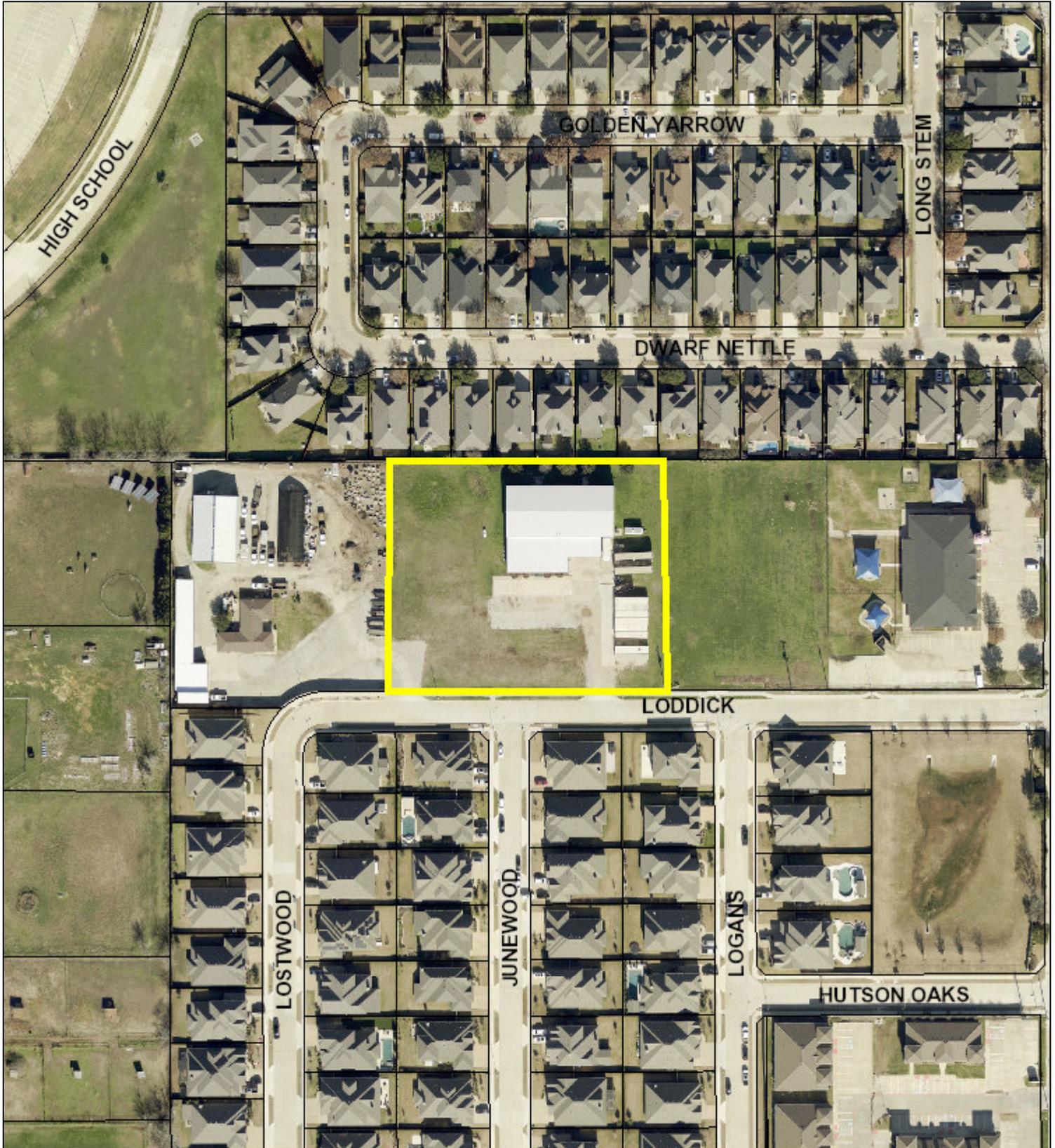
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



Aerial Photo Map



0 100 200 400 Feet

