



# Zoning Staff Report

**Date:** January 11, 2022

**Case Number:** ZC-21-215

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** AutoZone Parts, Inc / Wade Davis

**Site Location:** 2100 block Avondale Haslet Road

**Acreage:** 0.86 acres

### Request

**Proposed Use:** Auto Parts Supply

**Request:** From: Unzoned (ETJ)

To: "E" Neighborhood Commercial with Conditional Use Permit for auto part sales; site plan included

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 6-0**

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## Project Description and Background

The subject property is located along the north side of Avondale Haslet Road, approximately 0.7-miles east of Highway 287. This site is currently located outside of the Fort Worth City Limits in the Extraterritorial Jurisdiction (ETJ) and zoning regulations do not apply. The applicant has submitted a related request for owner-initiated annexation of this site (case no. AX-21-012), which will require a public hearing and final approval from the City Council. If approved, the applicant is requesting that “E” Neighborhood Commercial zoning be assigned upon annexation with a Conditional Use Permit (CUP) overlay to add auto parts supply as an allowed land use.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. Allowing a use by CUP with a site plan may help mitigate any neighborhood concerns as well as provide options for the CUP to be revoked in the event of code violation convictions.

Through Ordinance 23609 effective March 29, 2019, a CUP allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a CUP, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Ordinance Section 4.407(d) provides the following factors for consideration of appropriateness of a CUP request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

## Surrounding Zoning and Land Uses

North: Unzoned (ETJ) / automotive repair and industrial uses

East: Unzoned (ETJ) / automotive repair and industrial uses

South: PD 827 for certain “E” Neighborhood Commercial uses / auto parts supply

PD 829 for certain “F” General Commercial uses / vacant

“E” Neighborhood Commercial / gas well site

West: Unzoned (ETJ) / single-family residential

## Recent Zoning History

- ZC-08-121: Rezoned property to the south, across Avondale Haslet Road, from “A-5” One-Family to PD 827 for “E” uses, PD 828 for “C” uses, PD 829 for “F” uses, and PD 830 for “I” uses, with respective development standards and restrictions
- ZC-19-004: Added auto parts supply as an allowed land use within PD827 on property to the south

## Public Notification

300-foot Legal Notifications were mailed on November 22, 2021.  
The following organizations were notified: (emailed November 24, 2021)

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

*\*Subject property is not located within a registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to annex the subject property into the Fort Worth City Limits and assign “E” Neighborhood Commercial zoning with a CUP overlay for auto parts supply. All surrounding property north of Avondale Haslet Road is located in the City’s ETJ where zoning regulations do not apply. There is an existing industrial development that surrounds the subject property which includes warehouse, automotive repair, and outdoor storage. Further east and west are existing single-family subdivisions with lots of at least one acre in size.

Property to the south of Avondale Haslet Road is zoned for a variety of land uses and includes several Planned Developments (PDs 827, 828, 829, and 830). The majority of property fronting Avondale Haslet Road is zoned for “E” Neighborhood Commercial use and there is an existing auto parts supply store to the southwest of the subject property.

The proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan designates the subject property as “Light Industrial” on the Future Land Use Map, which can accommodate a variety of commercial zoning districts including “E” Neighborhood Commercial. Avondale Haslet Road is also designated as an arterial roadway on the Master Thoroughfare Plan, making commercial development appropriate for this site.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	All Commercial & Industrial

Based on conformance with the policies above, the proposed zoning is **consistent** with the Comprehensive Plan.

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. This plan identifies four overarching goals, one of which is to create “a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.”

### Site Plan Comments

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#### **Zoning and Land Use**

- The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

#### **TPW – Stormwater**

- FYI - An accepted Stormwater Drainage Study may be required prior to Platting, Grading, and Building Permit Issuance if on & offsite land disturbance exceeds 1 acre.

#### **Transportation:**

- Avondale Haslet is listed on the Master Thoroughfare Plan as a Commercial Connector with 2 lanes in each direction, a 10-foot shared pedestrian and bike path and a standard median (110') right-of-way dedication may be required with platting.
- Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
- This project shall not block or restrict access to the adjacent businesses.

#### **Fire Department:**

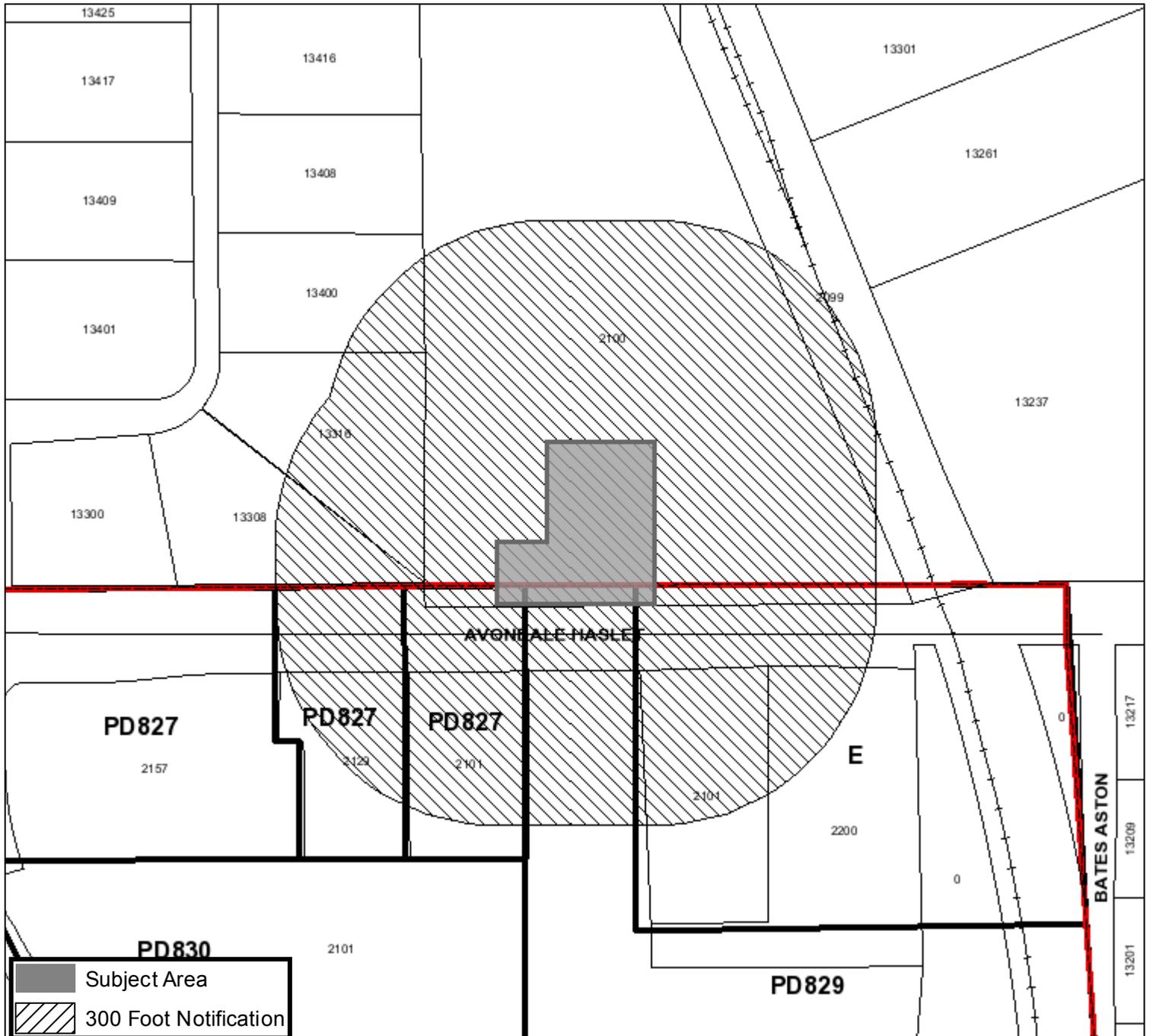
- FYI Comments:
  - Building setbacks for the Permitted gas well pad site to the south will apply to newbuilding permits and must be shown on future plats.
  - 225' Building Setback for Protected Use & Public Building structures.
  - 125' Building Setback for Habitable Structures.
  - IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.3 Existing Gas Wells
  - Shared access easements must be platted to be considered access. One point of access is required.
  - IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.2 Secondary Access
- The following will apply if annexed:
  - The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code.
  - 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.

*(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.)*

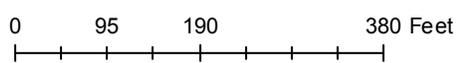


# Area Zoning Map

Applicant: AutoZone, Inc.  
 Address: 2100 block Avondale Haslet Road  
 Zoning From: Unzoned  
 Zoning To: E plus Conditional Use Permit for auto parts sales  
 Acres: 0.86276126  
 Mapsco: 5S  
 Sector/District: Far North  
 Commission Date: 12/8/2021  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



**AREA LIGHTING NOTE:**  
ALL LIGHTING WILL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.

**LANDSCAPING NOTE:**  
THE PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH SECTION 6.301, LANDSCAPING.

**VEHICLE MAINTENANCE NOTE:**  
SIGNAGE TO BE POSTED SO AS TO BE VISIBLE FROM ALL AREAS OF THE PROPERTY DISALLOWING ANY TYPE OF WORK ON VEHICLES IN THE PARKING LOT.

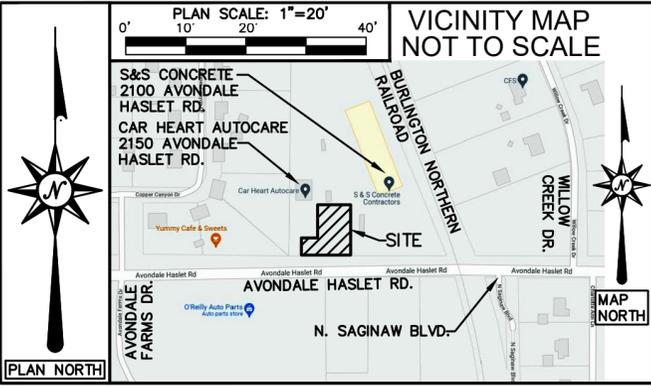
**URBAN FORESTRY NOTE:**  
THE PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH SECTION 6.302, URBAN FORESTRY.

**PAVING AND LAWN COVERAGE LEGEND**

	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	IRRIGATED LANDSCAPE AREA (SOD OR LANDSCAPE BED)

**PARKING INFORMATION**

ITEM	REQUIRED	PROVIDED
<b>PARKING REQUIRED:</b> CITY OF FORT WORTH ORDINANCE SECTION 4.901, COMMERCIAL BUILDING	1 SPACE PER 250 SF FLOOR AREA: 6,000/250 = 24 SPACES	24 SPACES
MIN. PARKING DIMENSIONS	9 FT x 18 FT	9 FT x 18 FT
MIN. DRIVE ISLE WIDTH	24 FT	24 FT
ADA PARKING SPACES	1 SPACE	1 SPACE
LOADING AREA	1 REQUIRED	1 PROVIDED



METAL BUILDING  
BLDG HT: 19'

ADJACENT USE: CAR HEART AUTO CARE  
ADJACENT ADDRESS: 2150 AVONDALE HASLET ROAD  
ADJACENT ZONING: N/A (UNINCORPORATED TARRANT COUNTY)

ADJACENT USE: S&S CONCRETE CONTRACTORS, INC.  
ADJACENT ADDRESS: 2100 AVONDALE HASLET ROAD  
ADJACENT ZONING: N/A (UNINCORPORATED TARRANT COUNTY)

REMAINDER OF TRACT 1  
(CALLED 10.0000 ACRE TRACT)  
MERJ PROPERTIES LLC  
D215010939, OPRTCT

**SITE DATA SUMMARY**

LOCATION: AVONDALE HASLET ROAD BETWEEN SITE ADDRESS 2100 AND 2150  
PART OF: B.R. LACY SURVEY, ABSTRACT NO. 990, TRACT 2A

CURRENT ZONING DISTRICT: N/A, SUBJECT SITE IS IN THE CITY ETJ  
DEFAULT ZONING DISTRICT FOLLOWING ANNEXATION INTO CITY: AG  
PROPOSED ZONING DISTRICT: "E" NEIGHBORHOOD COMMERCIAL WITH  
CONDITIONAL USE PERMIT

GENERAL USE DESCRIPTION: AUTO PARTS RETAIL SALES  
CITY OF FORT WORTH USE DESCRIPTION, SECTION 4.803:  
'AUTO PARTS SUPPLY, RETAIL'

BUILDING OCCUPANCY USE: MERCANTILE (VB)

SITE AREA: 37,645 SF, 0.8642 ACRES ("AS SURVEYED")  
NET SITE AREA FOLLOWING R.O.W. DEDICATION: 32,640 SF, 0.7493 ACRES

**BUILDING INFORMATION:**  
GROSS FLOOR AREA = 6,000 SF (EXTERIOR FACE)  
BUILDING HEIGHT = 21 FT  
NUMBER OF FLOORS = ONE  
EXTERIOR MATERIALS: SPLIT FACE CMU WITH GLASS STOREFRONT  
EXTERIOR BUILDING COLOR: EARTH TONE COLOR SCHEME

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK (AVONDALE HASLET)	20 FT (FUTURE R.O.W.)	81.3± FT
SIDE SETBACK (EAST AND WEST)	0 FT; 3 FT MIN. IF PROVIDED	10.0± FT (W.); 35.0± FT (E.)
REAR SETBACK (NORTH)	10 FT	55.3± FT

ITEM	REQUIRED	PROVIDED
SITE LANDSCAPING PER CITY ORDINANCE SECTION 6.301	MINIMUM 10% OF NET SITE = 3,264 SF	14,120 SF (43.3%±)
MINIMUM 75% OF REQUIRED LANDSCAPING SHALL BE BETWEEN BUILDING AND FRONT PROPERTY LINE	3,264 SF x 0.75 = 2,448 SF	3,972 SF
MAXIMUM BUILDING HEIGHT	3 STORIES/45 FT.	1 STORY/21 FT.

**OWNER**  
AUTOZONE PARTS, INC.  
123 S. FRONT STREET, 3RD FLOOR  
MEMPHIS, TN 38103  
(901) 495-8701  
WADE DAVIS

**APPLICANT/DEVELOPER**  
AUTOZONE PARTS, INC.  
123 S. FRONT STREET, 3RD FLOOR  
MEMPHIS, TN 38103  
(901) 495-8701  
WADE DAVIS

**CIVIL ENGINEER/  
PLANNING CONSULTANT**  
SPARTAN ENGINEERING SOLUTIONS,  
LLC  
2583 PINE BLUFFS COURT  
HIGHLAND, MI 48357  
(810) 746-9928  
WESLEY R. BERLIN, PE

**SURVEYOR**  
RPLS, LLC  
714 ENTERPRISE DRIVE  
EDMOND, OK 73013  
(855) 283-2333 EXT. 601  
RUSSELL RIECKEN

**T.B.P.E. FIRM REGISTRATION  
# F-19280**



PREPARED FOR: **AUTOZONE PARTS, INC.**  
123 S. FRONT STREET, 3RD FLOOR  
MEMPHIS, TN 38103

PROJECT: **AUTOZONE HASLET TX0333**  
AVONDALE HASLET ROAD BETWEEN SITE ADDRESSES 2100 AND 2150  
CITY OF FORT WORTH ETJ, TARRANT COUNTY, TX

SHEET TITLE: **SITE PLAN**

SCALE: 1" = 20'

REVISED:  
11/30/21 DUMPSTER LOC.

P.E./P.M. WRB/WRB

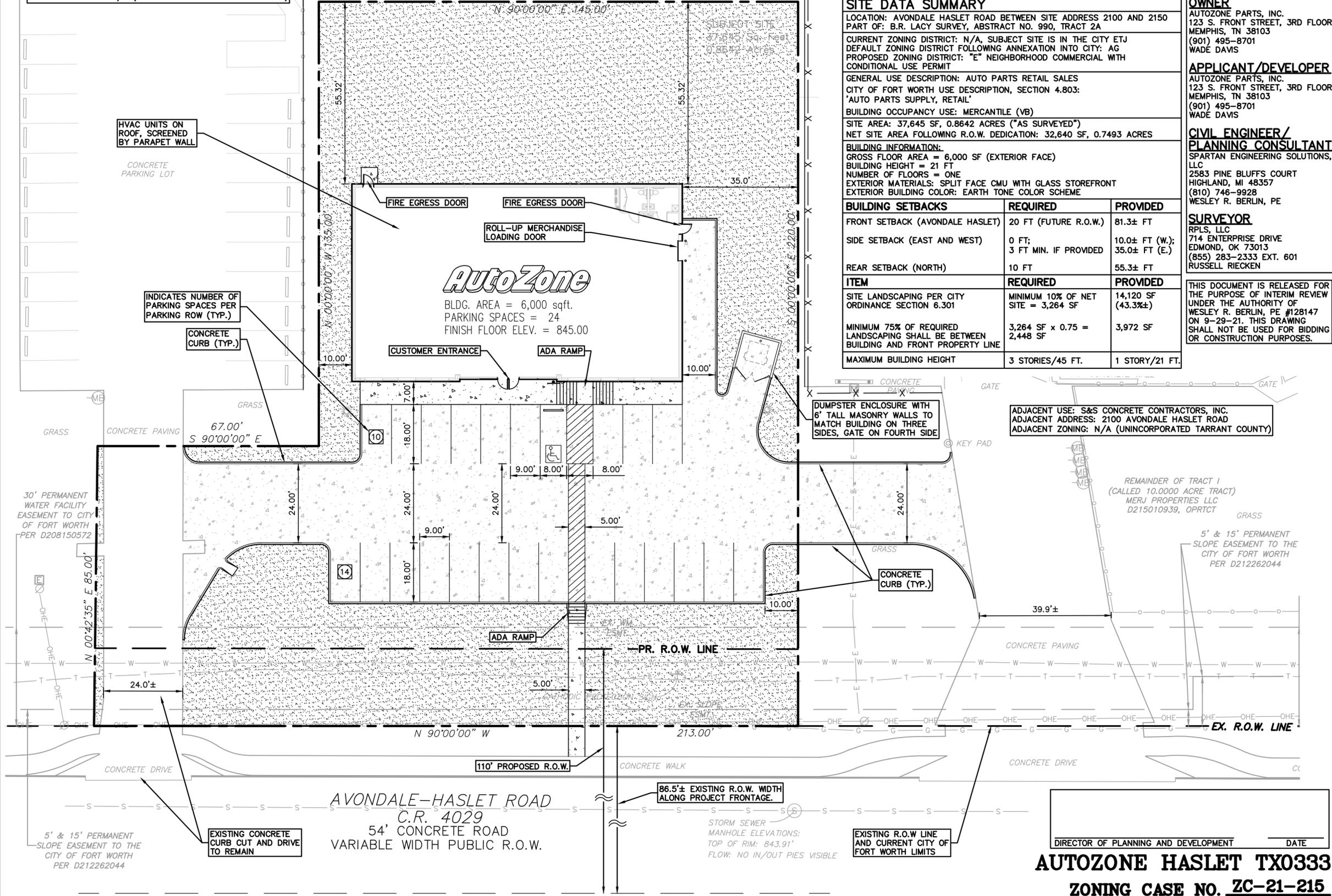
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CHECKED: WRB

JOB NO. 2020-011

ORIGINAL ISSUE DATE  
SEPTEMBER 29, 2021

SHEET NO.

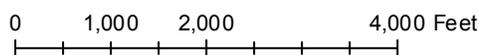
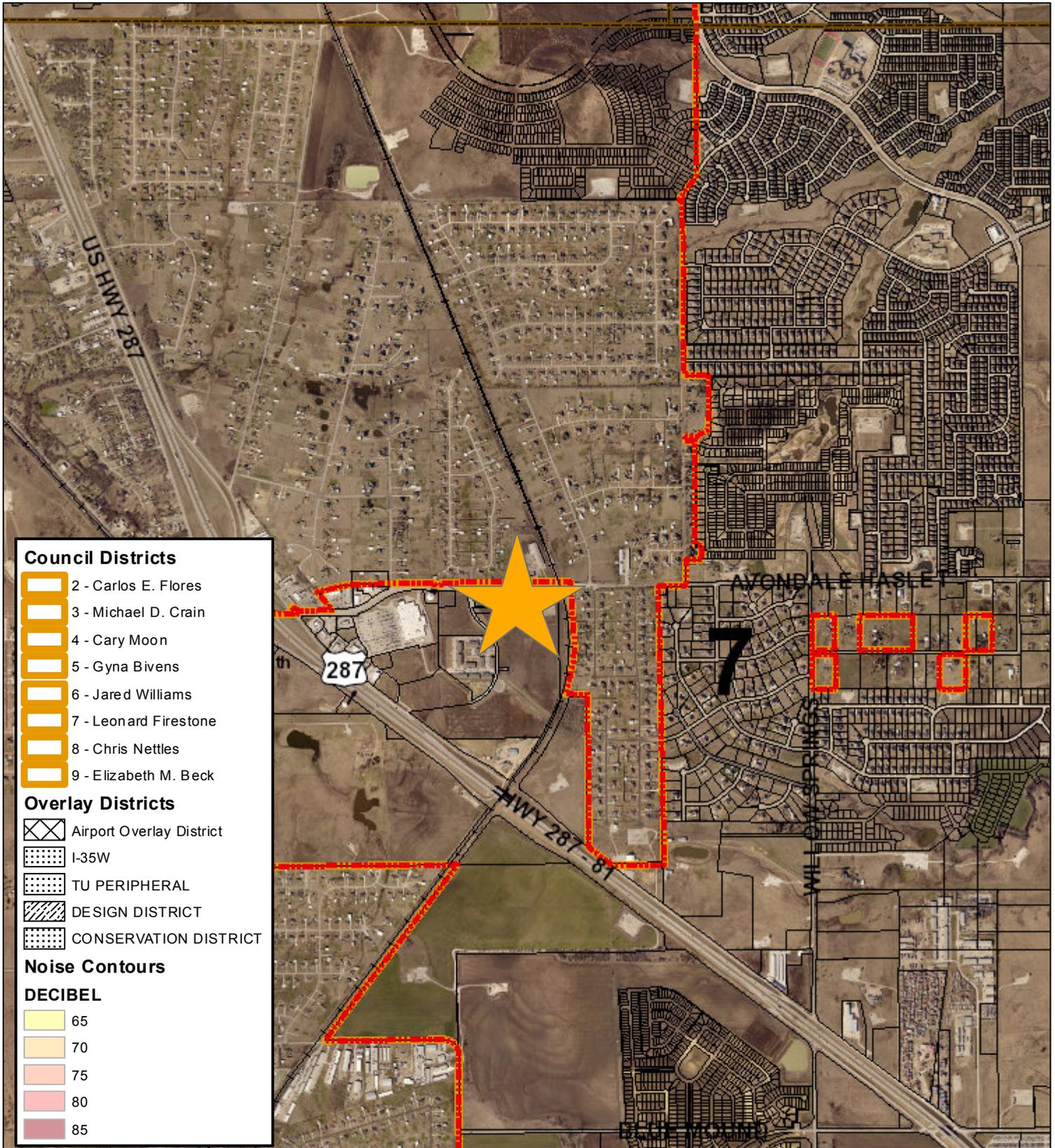


DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

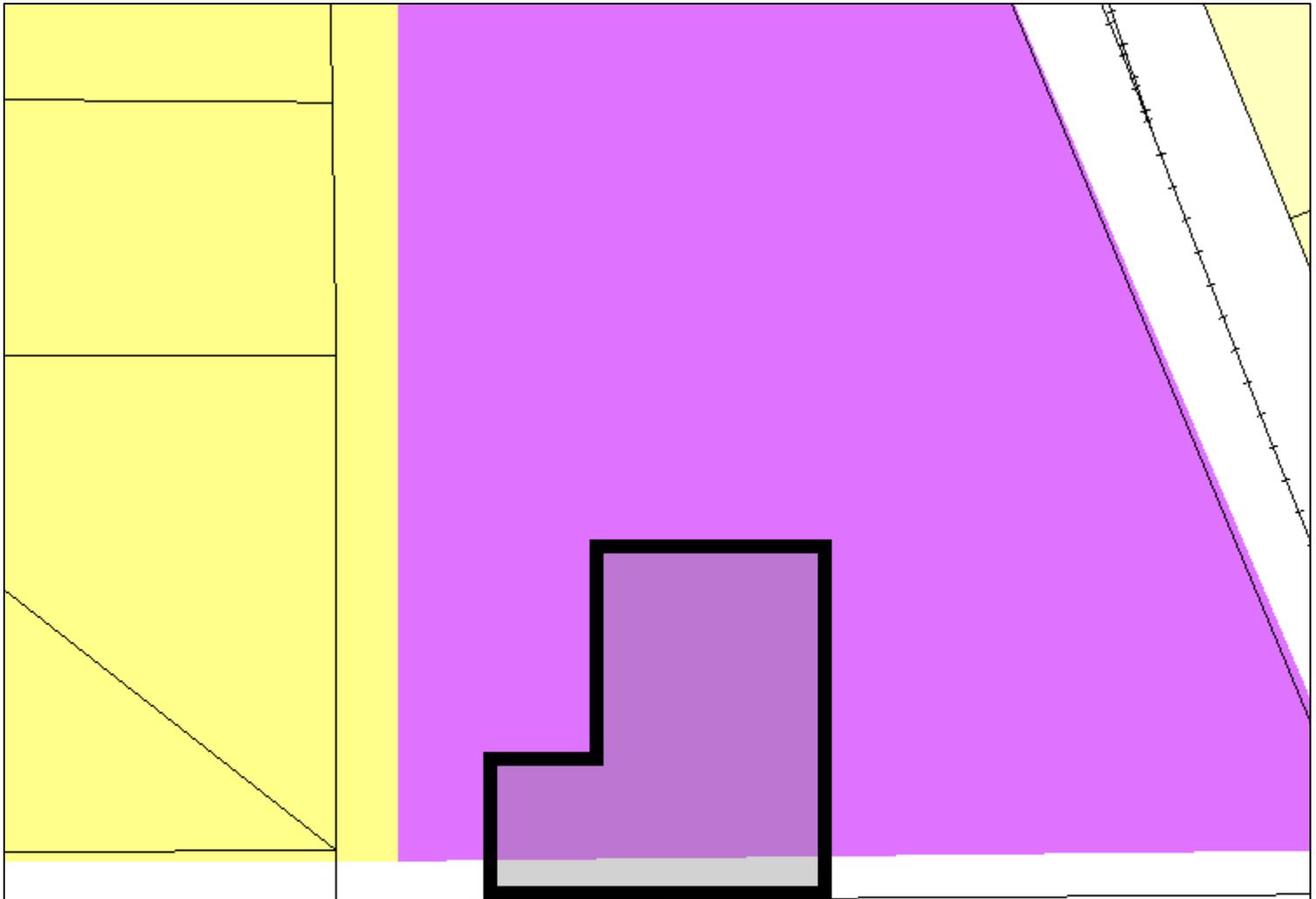
**AUTOZONE HASLET TX0333**  
**ZONING CASE NO. ZC-21-215**

**SP1.0**

### Area Map

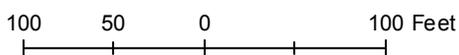


### Future Land Use



**AVONDALE HASLET**

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



AVONDALE HASLET

0 65 130 260 Feet

