



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-086

Council District: 7

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Olatunji Oladipupo

Site Location: 9500 Jacksboro Highway

Acreage: 0.70 acres

Request

Proposed Use: Vehicle Sales

Request: From: “AG” Agricultural

To: “FR” General Commercial Restricted

Recommendation

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

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 6-3**

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Project Description and Background

This 0.70-acre site in the Far West Planning Sector is situated along the frontage road of Jacksboro Highway west of Lake Worth near the Fort Worth Nature Center and Refuge. The property is vacant land with two single-family homes behind it that front Nine Mile Bridge Road. The applicant's project description is below.

I recently moved to Fort Worth about a year ago, with the passion to help people solve their problems of transportation, through the sales of quality cars at affordable prices. With my experience in automobiles, I have helped friends and family members solve problems of transportation, at affordable prices. It is time to take my passion and turn it to a business.

I purchased this property for the purpose of selling cars as a car dealer, further plans include constructing a small office to attend to customers. After checking the environment on highway 199, I noticed that all the surrounding areas are used for commercial purposes. Two blocks away from the property stands a mechanical workshop, the sales of moveable houses occurs a few blocks back, and also this particular location has many car lot businesses already stationed. From car lot storage, to pick and pull, tire sales, gas stations and many other commercial business. The future land use map designated this property as "Neighborhood Commercial".

The establishment of this proposed plan not only adds value to a sitting plot of land, but it's an opportunity population and visitors of the location. With more visitors, the property gains an appeal to it, rendering more profit not just for the business owner, but for the government as well, through taxes. Most importantly, the location becomes a place to build relationships and trust between buyers and sellers.

I respect and appreciate whatever decision the Rezoning Team decides. Thank You for your consideration.

Surrounding Zoning and Land Uses

North "AG" Agricultural (two single-family homes)

East "AG" Agricultural (vacant)

South (across Jacksboro Hwy) "Unzoned" Out of City Limits (vehicle repair, self-storage facility, SF home)

West "AG" Agricultural (tree cutting/mulching company)

Recent Zoning History

None.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

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 **May 30, 2025**:

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Trinity Habitat for Humanity
Azle ISD	Streams and Valleys Inc.

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The site's location and surroundings present common incongruities found near the periphery of urban growth areas. These areas often include industrial and commercial uses intermixed with residential and undeveloped properties. Two manufactured home dealers, two large auto salvage yards, a self-storage facility, and a tree cutting/mulching company are all located near the site. Single-family detached homes with lot sizes ranging from 0.25-acre to 3-acres and a mobile home community are also located nearby. Several undeveloped tracts along with a nature reserve are also near the site.

The site's location along Jacksboro Highway initially suggests suitability for more intensive commercial uses. Upon closer review, however, the adjacency of two residential properties necessitates lesser intensity than the "FR" General Commercial Restricted district provides for. While an "FR" zoning designation is compatible with several land uses found nearby, the proposed land use is **not compatible** with the single-family residential uses most proximal to the site.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Neighborhood Commercial which is characterized by retail, services, offices and mixed uses serving daily needs for a local market area. The requested zoning change to "FR" General Commercial Restricted **not consistent** with Future Land Use Map. The requested change is **not consistent** with the following policies of the Comprehensive Plan:

- Preserve the character of rural and suburban residential neighborhoods.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.

Subject Area

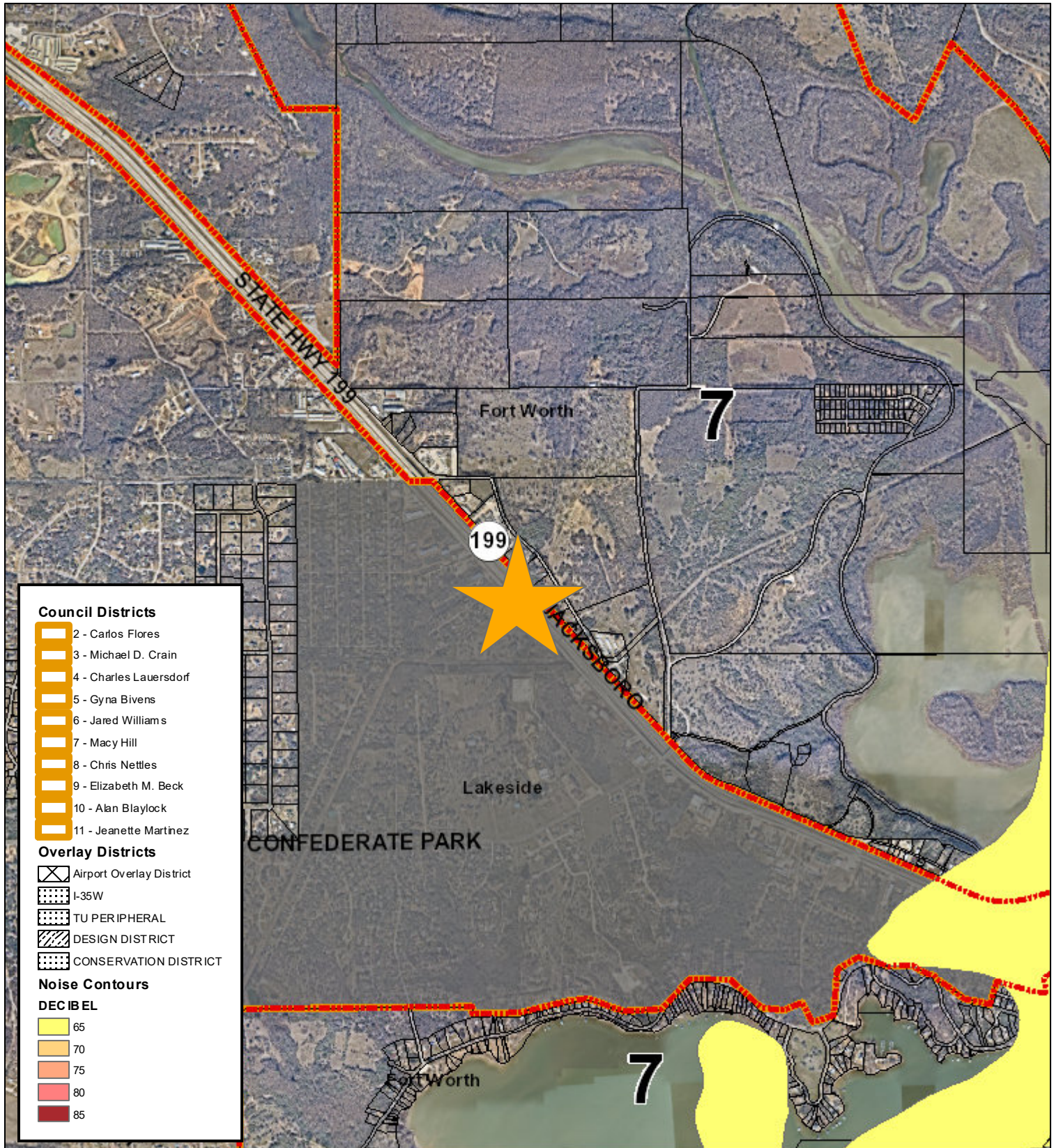
300 Foot Notification

Created: 5/15/2025 9:04:30 PM



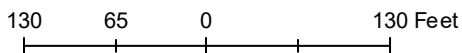
ZC-25-086

Area Map



0 1,000 2,000 4,000 Feet

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 85 170 340 Feet

