



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-21-137

Council District: 5

Conditional Use Permit

Case Manager: [Stephen Murray](#)

Owner / Applicant: Bassam Ramadam

Site Location: 6101-6125 (odds) Willard Road

Acreage: 2.07 acres

Request

Proposed Use: Auto Repair and Sales

Request: To: Add Conditional Use Permit for auto repair and sales in “E” Neighborhood Commercial, site plan included

Recommendation

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

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

Staff Recommendation: **Approval (three year time limit)**

Zoning Commission Recommendation: **Approval with a three-year time limit by a vote of 8-0**

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Project Description and Background

The nature of this request is to add a CUP [Conditional Use Permit] Overlay to allow the auto repair and sales use on the subject property, which consists of approximately two (2) acres located at the tract of land generally bounded by Willard Rd and East Loop 820 South service road. The property is currently zoned “E” Neighborhood Commercial, and this request does not seek to change the base zoning. All CUP applications have a Site Plan requirement, and the applicant has provided a Site Plan along with the submittal documents. Upon review by City staff, the Site Plan (attached to this staff report) appears to contain all required Site Plan elements.

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 Conditional Use Permit [CUP] with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

Surrounding zoning is predominately “E” Neighborhood Commercial with vacant “UR” Urban Residential to the east. The site contains four (4) existing buildings. The applicant does not attend to add structures the site. The main purpose of this rezoning is to allow auto repair and sales by right.

The proposed site was rezoned by Council in 2017 in order to lessen the intensity of the zoning in the area. It went from “F” General Commercial to “E” Neighborhood Commercial thus removing automotive uses by right. The applicant currently has grandfathering status for the existing automotive uses, however, the proposed CUP would allow flexibility moving forward. Staff supports the proposal with a three (3) year time limit. This would enable Council to check back with the property to ensure ordinances are being followed.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial; “A-5” One-Family / commercial, single-family
East “UR” Urban Residential / vacant
South “E” Neighborhood Commercial / gas well
West “E” Neighborhood Commercial / East Loop 820 South

Recent Zoning History

- ZC-17-097; Council Initiated rezoning from “F” General Commercial to “E” Neighborhood Commercial, subject property

Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.
The following organizations were emailed on August 26, 2022:

Organizations Notified	
Parkside NA	Historic Rosedale Park NA
Historic Carver Heights NA*	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit for auto repair and sales in “E” Neighborhood Commercial, site plan included. Surrounding users vary with commercial and single-family to the north, East Loop 820 to the west, gas well to the south and vacant land to the east.

This application does not appear to have any waivers to the “E” General Commercial zoning standards. The proposed zoning (conditional use permit for automotive repair and sales) **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial. Neighborhood Commercial is defined as “Retail, services, offices and mixed uses serving occasional needs for a local market area”. The Conditional Use Permit [CUP] request would leave the existing “E” zoning in place, which would align with the Future Land Use designation. A CUP is more appropriate in this instance than changing the zoning to general commercial to allow the automotive uses. General commercial zoning would not be in alignment with the Comprehensive Plan.

The proposed zoning **is consistent** with the Comprehensive Plan.

Economic Development Plan

The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

One of the specific outcomes stated within the Economic Development Plan is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”. The conversion of this property from an undeveloped area to a regional commercial enterprise allows for the continued diversification of the tax base and provides additional development near Loop 820.

Site Plan Comments

Zoning and Land Use

The site plan is in general compliance with zoning regulations.

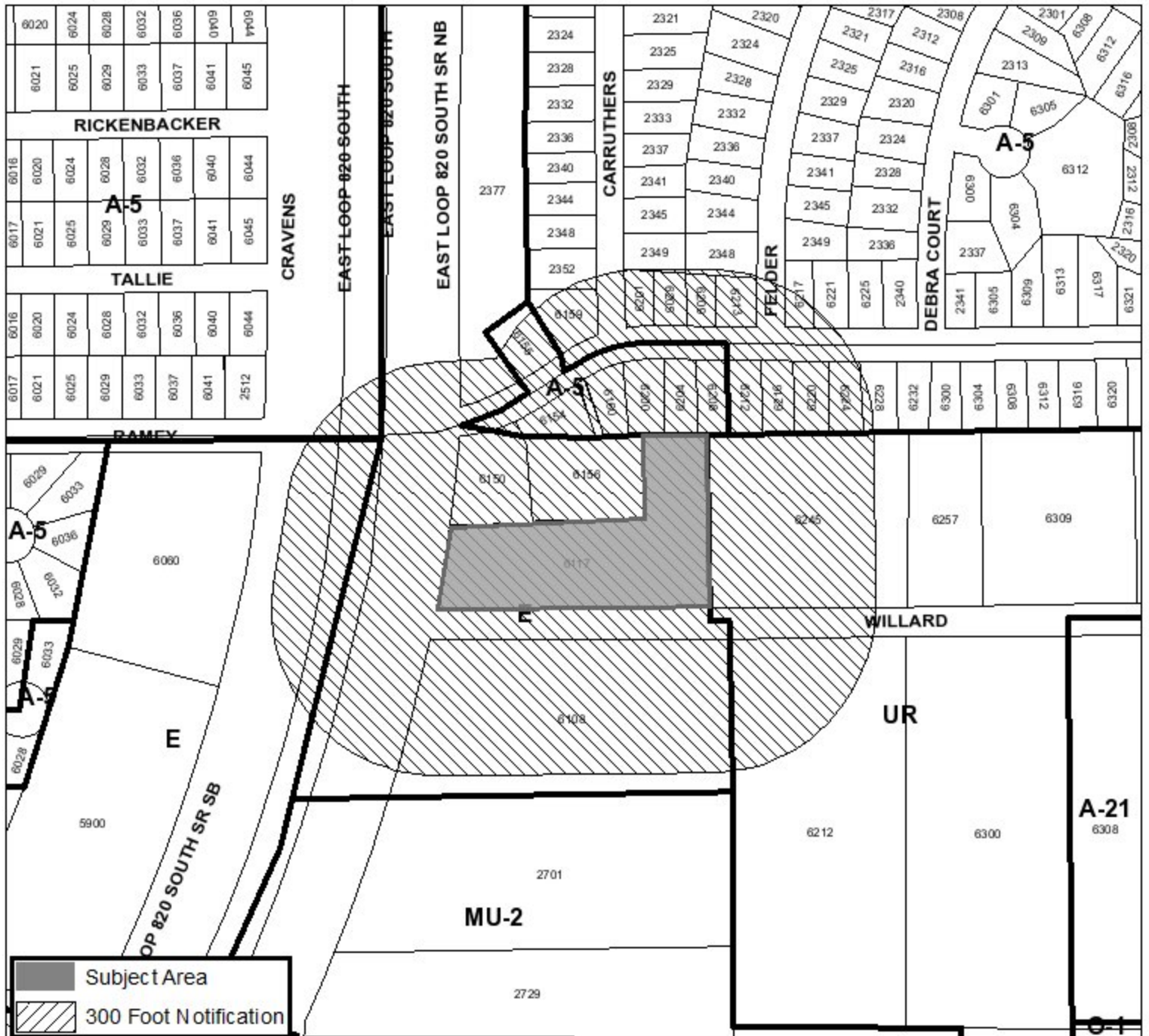
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





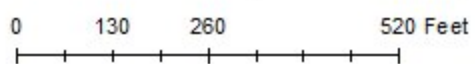
ZC-22-137

Area Zoning Map

Applicant: Bassam Ramadam
 Address: 6101- 6125 (odds) Willard Road
 Zoning From: E
 Zoning To: Add Conditional Use Permit for auto repair and sales
 Acres: 2.07715623
 Mapsco: 79V
 Sector/District: Southeast
 Commission Date: 9/14/2022
 Contact: 817-392-6329



 Subject Area
 300 Foot Notification

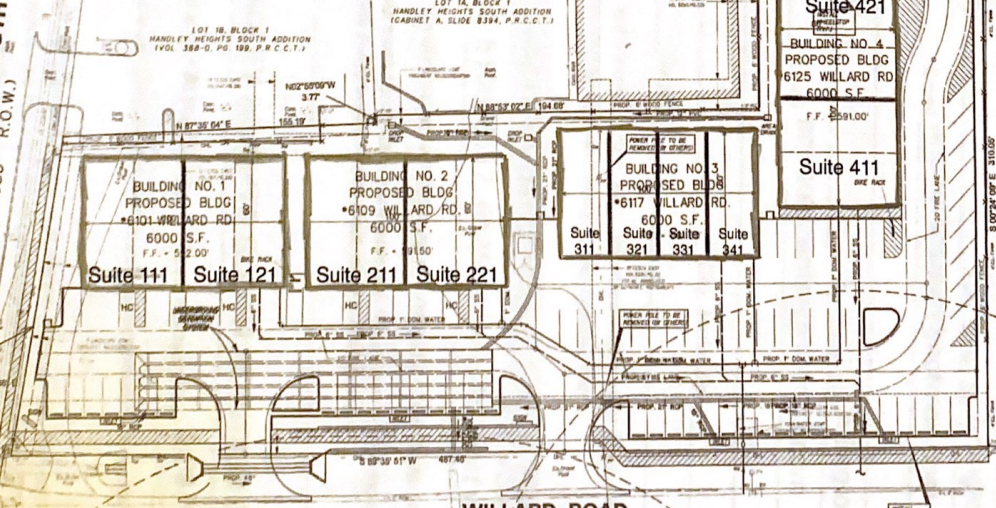


GENERAL NOTES:

1. General notes are contained in these notes and the City of Fort Worth standard contract details, drawings and specifications shall be used and approved otherwise.
2. All proposed improvements shall conform to "Standard Specifications for Public Works Construction" as published by the Texas State Road & Transportation Department.
3. The location of utilities located at these sites are shown from existing public records. The exact location and number of utilities cannot be verified by the Contractor. It is the duty of the Contractor to determine whether any additional utilities exist that should show on these plans or to proceed prior to large construction. Any change in utility status shall be the Contractor's responsibility and shall be shown by the Contractor at its cost to the Owner.
4. Contractors shall coordinate to obtain necessary permits with the City of Fort Worth prior to large construction.
5. Contractors shall notify their clients, Owner, the City of Fort Worth and other relevant agencies for all work to be done at least 48 hours prior to large construction.
6. Contractors shall coordinate for maintaining street entry requirements in accordance with City Standards. These standards are available at the City of Fort Worth, 500 Main Street, 76102, Texas.
7. Prior to any work of substantial nature, the contractor shall notify the City of Fort Worth of any proposed work. The contractor shall be responsible for obtaining all necessary permits from the City of Fort Worth, Texas.
8. Contractors shall coordinate with the City of Fort Worth for all utility work. The contractor shall be responsible for obtaining all necessary permits from the City of Fort Worth, Texas.
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EAST LOOP 820 SOUTH
(350' R.O.W.)

R-3039.79
L-146.13
CH-148.12
CH B = N 08°56' 30" E



WILLARD ROAD
(60' R.O.W.)

ZONED "F"
(GENERAL COMMERCIAL RETAIL DISTRICT)

PARKING TABLE

REGULAR PARKING	= 90
HANDICAP PARKING	= 4
TOTAL PARKING	= 94

LM ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
No. 12345
9-15-2018

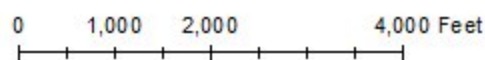
LM ASSOCIATES, INC.
REGISTERED PROFESSIONAL ARCHITECT
No. 67890
9-13-2018

REVISIONS: AUGUST 05, 2018 - BUILDING NO. 3 AND DRIVEWAY RELOCATED
REVISED MAY 1, 2018 - NEW SITE PLAN

LLM
LAWRENCE L. MURPHY
REGISTERED PROFESSIONAL ENGINEER
No. 12345

SITE PLAN				
6117 WILLARD ROAD				
LOT 18, BLOCK 1				
HANDLEY HEIGHTS SOUTH ADDITION				
CITY OF FORT WORTH, TEXAS				
DESIGN	DRAWN	CHECKED	DATE	SCALE
LM	LM	LM	09/13/2018	1"=50'

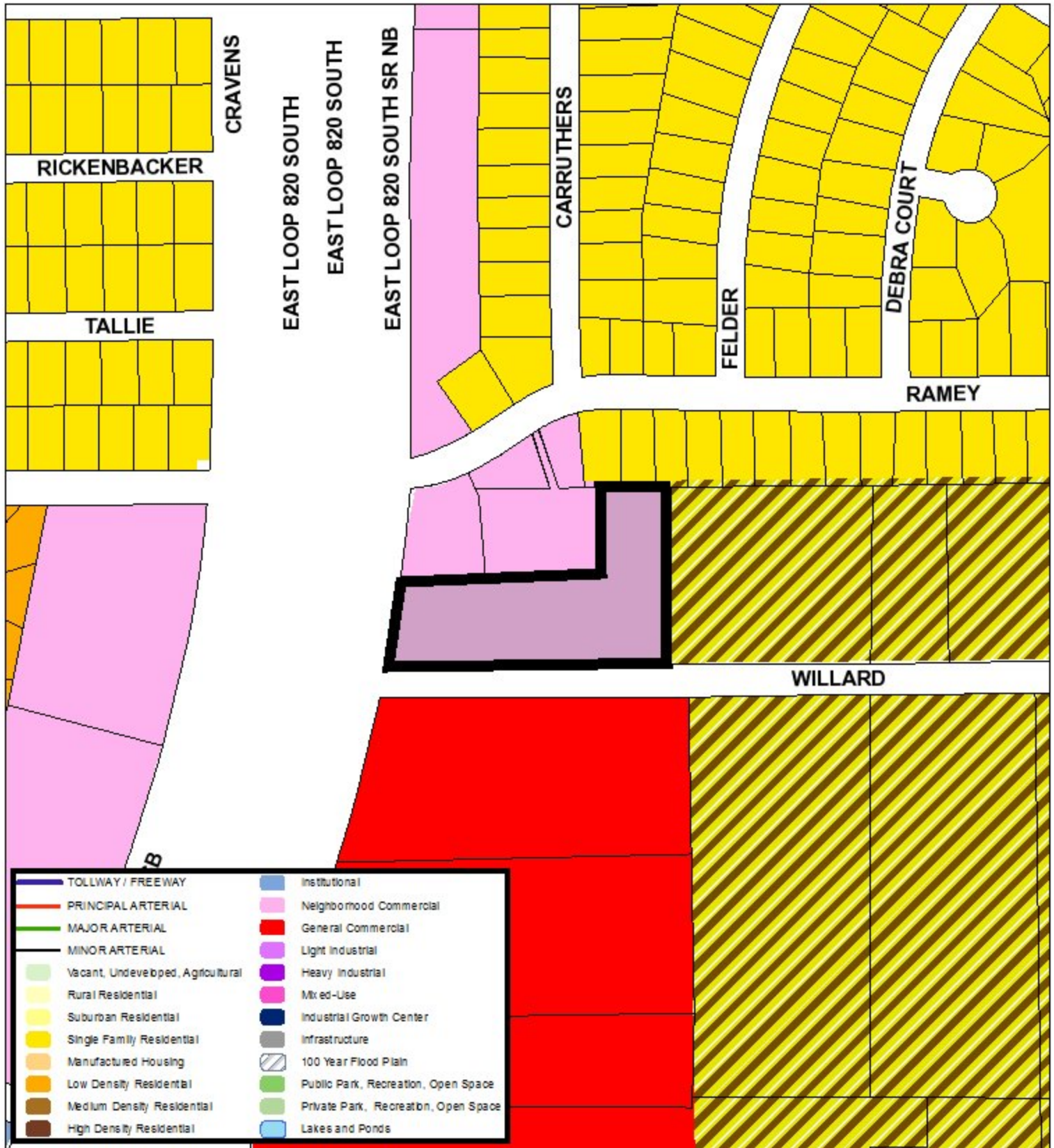
Area Map





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Future Land Use



230 115 0 230 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.



Aerial Photo Map



0 145 290 580 Feet

