



# Zoning Staff Report

**Date:** June 10, 2025

**Case Number:** ZC-25-054

**Council District:** 10

## Conditional Use Permit

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Timberland Boulevard Development Partners LLC / Mavis Tire Supply LLC / Andrew Ruegg, Masterplan

**Site Location:** 12588 Timberland Boulevard

**Acreage:** 1.69 acres

## Request

**Proposed Use:** Tire Repair, sales and installation

**Request:** To: Add Conditional Use Permit (CUP) to allow an auto repair facility in “E” Neighborhood Commercial; site plan included

## Recommendation

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

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

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

**Staff Recommendation:** **Deny of the proposed request/ Approval of tire repair facility, sales and installation**

**Zoning Commission Recommendation:** **Denial by a vote of 11-0**

## Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph



## Project Description and Background

The proposed site is an undeveloped area located south of Timberland Boulevard. The applicant seeks a Conditional Use Permit to construct a minor auto repair facility with seven bay doors facing a residential district. Automotive repairs are allowed in general commercial and industrial districts. The applicant provided an email stating the primary business of Mavis is purchase/install/repair tires, about 85% of their business. They do offer minor automotive services such as brake checks, oil changes, shocks/struts/suspension, primarily they deal with tires.

Conditional uses, such as the proposed auto repair facility, are generally compatible with the permitted land uses in a given zoning district. However, they undergo a rigorous individual review process examining their proposed location, design, and configuration. This process ensures that the use is appropriate for a particular location and considers the community's concerns.

While auto repair is not permitted in the "E" zoning district, allowing one by CUP with a site plan may help mitigate any neighborhood concerns and give options for the CUP to be revoked in case of code violation convictions. The proposed auto repair is located in a vacant lot, with residential structures to the north across Timberland and south of the subject property.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit 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 Conditional Use Permit, 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.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated "CUP" in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of the appropriateness of a 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 specifically 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.



## Applicants' Proposal

12588 Timberland Blvd - Mavis Tire Supply  
CUP for Auto parts supply and installation

Mavis Tire Supply was founded in 1972 as one of the first multi-brand tire dealers in the NY area. Today, Mavis is the second largest independent multi-brand tire dealer in the U.S. and operates 538 locations under the name "Mavis Discount Tire" as well as "Cole Muffler Brake & Tire," "STS Tire," "Kauffman Tire," and "Sun Tire." At Mavis, customer service and value-oriented products are, and always will be, the backbone of the company.

Mavis Tire Supply is proposing a new store in Fort Worth. The store will employ 7 to 10 people and will operate in strict accordance with Mavis guidelines for professionalism, the safety of our employees and convenience of our customers. Hours of operation will be M-F 8AM to 6PM, Saturday 8AM to 5 PM and Sunday 9AM to 5PM. The store will be stocked daily using a 26 ft. box truck or smaller. Scrap tires will be stored inside and will be removed once a week. Mavis will not store or leave cars outside. No work will be done outside the building. No parts or tires will be stored outside the building.

The primary business of a Mavis Discount Tire store is the retail sale of tires. Additionally we sell brakes, shocks/struts and exhaust systems. Apart from the installation of the aforementioned items, Mavis does not perform engine work. Mavis performs oil changes, state vehicle inspections and replaces fluids. The installation of the tires and parts that Mavis sells does not require a car to be idling, as such there will be no fumes associated with the operation of this business. Mavis has conducted noise studies that prove the sound of tools does not exceed the ambient noise levels of standard service roads. Moreover, this particular location is significantly busier than the locations where these tests were performed. The tests were performed with the overhead doors open. The overhead doors of a Mavis store tend to be kept closed during winter and open during summer as the service bays are heated but not air conditioned.

A CUP for the auto parts supply and installation use is being requested because this use is not shown as a permitted use in the E-Neighborhood Commercial district. There are two waivers from 5.104 supplemental use standards being requested for adjacency to residential and bay doors facing residential. As detailed above, the proposed use hosts all installation and repair operations inside of the building which mitigates any potential impacts to surrounding residential. Furthermore, there is an existing wood screening fence and heavy tree line that will be predominately preserved to buffer from adjacent residential. Bay doors are proposed to front on Timberland Boulevard a large 100 foot + right of way which has other commercial uses fronting the street to the north, east, and west. This property is shown as Neighborhood Commercial on the City of Fort Worth Future Land Use map. This use serves the immediate neighborhood and surrounding area to provide a convenient auto parts supply and installation store for routine oil changes and emergency tire replacements and is compatible with the Neighborhood Commercial designation.

## Site Photo





## Surrounding Zoning and Land Uses

North: “A-5” One-Family Residential, “PD855” Planned Development for “E” Neighborhood Commercial with no maximum building size / single-family, Autozone and Large Grocery Store

South: “A-5” One-Family Residential, “A-21” One-Family Residential / single-family, large lot single-family

East: “E” Neighborhood Commercial / vacant land, restaurant and office building

West: “A-5” One-Family Residential / single-family

## Recent Zoning History

- “PD-855” ZC-09-084 From “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial To “PD/E” Neighborhood Commercial uses with no maximum building size; site plan waived.
- ZC-14-007 From “PD855” Neighborhood Commercial with no maximum building size To: PD for E Neighborhood Commercial uses plus auto parts sales; site plan approved.
- ZC-25-077 From “A-21” One-Family Residential To “R1” Zero Lot/Line Cluster to be heard at the May 2025 Zoning Commission meeting

## 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 **April 25, 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 **April 25, 2025**:

Organizations Notified	
McPherson Ranch HOA	Steadman Farms HOA
Villages of Woodland Springs HOA*	North Fort Worth Alliance
Streams & Valleys Inc.	Trinity Habitat for Humanity
Saratoga HOA	Keller ISD

*\* Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility



The applicant is requesting to modify the current zoning designation of the property from "E" Neighborhood Commercial to add a Conditional Use Permit (CUP) overlay for an auto repair facility. The CUP requirement allows revocation as an option for code violations. The property is located in an area predominantly surrounded by commercial zoning within the block, developed, and single-family subdivisions on the north and south sides of the proposed development.

The proposed land use is not appropriate for a neighborhood commercial use; auto repair is permitted by right in "FR" or higher zoning district, the proposed zoning change is not appropriate, nor **compatible** with the surrounding land uses.

## Comprehensive Plan Consistency – Far Southwest Sector

---

The Comprehensive Plan describes where general land use categories would be appropriate. However, it does not typically specify individual land uses. The CUP process allows the city to consider the appropriateness of an individual use in certain locations. The adopted Comprehensive Plan currently designates the subject property as "Neighborhood Commercial" on the Future Land Use Map. The proposed operation is not consistent with this classification.

The proposed zoning is not consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- 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.

Based on the lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

## Site Plan Comments

---

### Zoning and Land Use

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

1. The applicant is seeking two variances from Section 5.104 Automotive Repair Paint & Body Shop.
2. (3)(c) No repairs shall be conducted on any premises that adjoin any residential district boundary.
3. (d) No automobile repair or service facility shall be permitted to have bay doors facing a one- or two-family district.
4. ~~Provide the square footage of the office area for parking calculations.~~
5. ~~There is a 20 ft. supplemental setback along the south side of the property within that setback is a 5' buffer yard, indicate the setbacks on the site plan.~~
6. (FYI) Any proposed detached signage shall be outside of any setbacks and POSE.
7. ~~Provide the zoning case number ZC 25-054 in the lower right hand corner.~~



## Comments


Contact: [sds@foprtworthtexas.gov](mailto:sds@foprtworthtexas.gov)

Site is over 1 acre and lot was included as part of overall drainage study SWM-2016-0477. Site is part of a common land plan and may require an update drainage study prior to grading permit and building permit issuance.

No FEMA or CFRA on site. There is potential high water on site that may exceed 2 ft in depth.

Storm infrastructure is present adjacent to the site on Timberland Blvd per TPW Plan Set W-2156.

***(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.)***



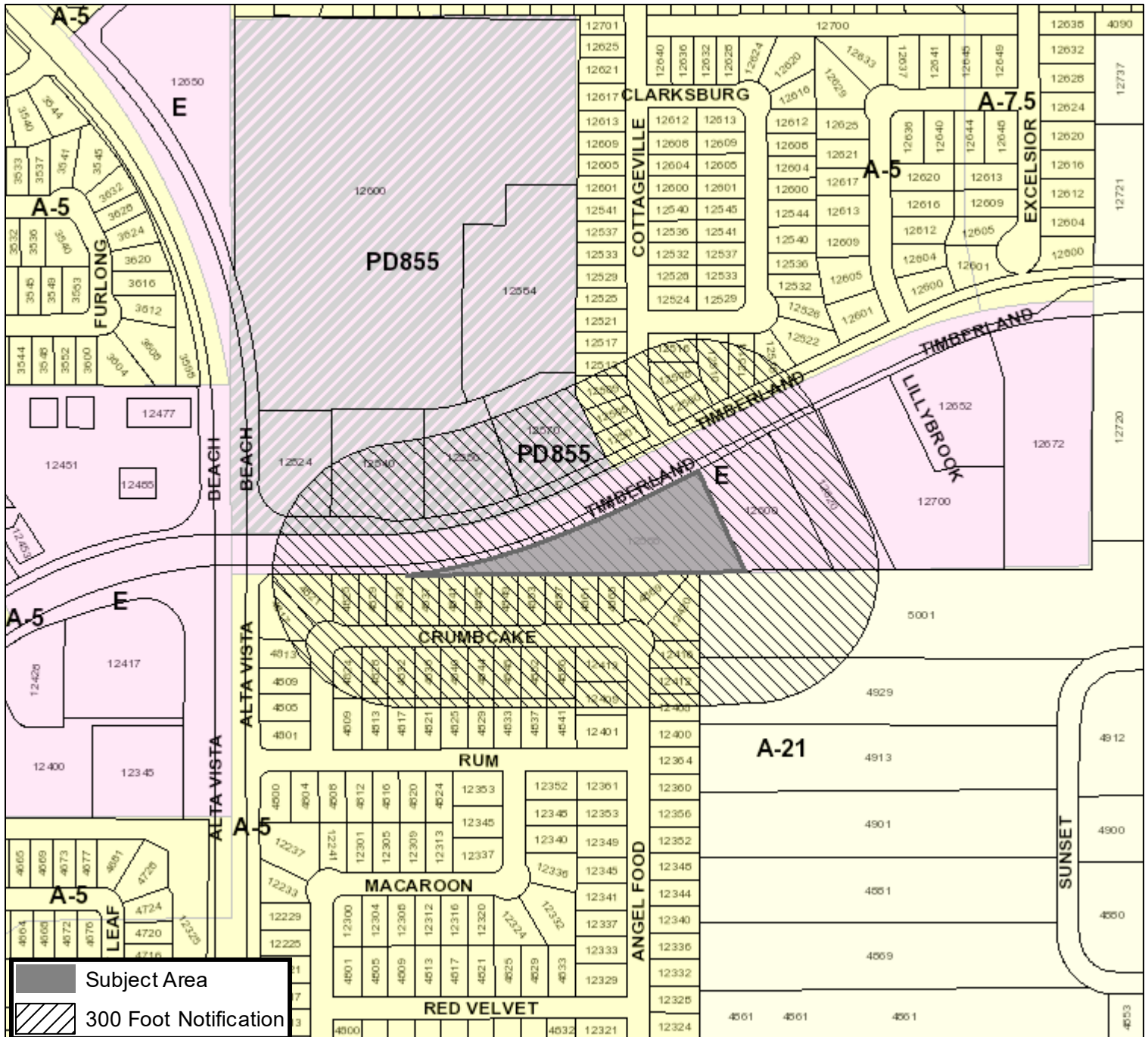




ZC-25-054

## Area Zoning Map

Applicant: Timberland Develop Partners/Masterplan  
Address: 12588 Timberland Boulevard  
Zoning From: E  
Zoning To: Add CUP for auto parts sales & installation  
Acres: 1.69  
Mapsc: Text  
Sector/District: Far North  
Commission Date: 5/14/2025  
Contact: 817-392-8028



0 162.5 325 650 Feet

Created: 4/23/2025 9:56:02 AM





## SITE VICINITY MAP

SCALE: 1"=1,000'

**SITE NOTES:**





1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING OF THE CITY OF FORT WORTH.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY OF THE CITY OF FORT WORTH.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4. SIGNS OF THE CITY OF FORT WORTH.
4. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE OF THE CITY OF FORT WORTH.
5. THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE CITY OF FORT WORTH DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
6. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
8. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
9. LINE STRAP SIGNING SHALL BE SIX (6) INCHES WIDE, PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE TRAFFIC WHITE. LETTERS SHALL BE FOUR (4) INCHES HIGH WITH THE WIDTH OF STROKE AT LEAST 1/2" PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE TRAFFIC WHITE.
10. ALL REPAIRS MUST BE CONSTRUCTED WITHIN AN ENCLOSED BUILDING.

## SITE DATA

LEGAL DESCRIPTION	TIMBERLAND CROSSING BLOCK 1 LOT 1
SITE ADDRESS	12588 TIMBERLAND BLVD
ZONING CASE #	TBD
JURISDICTION	CITY OF FORT WORTH
EXISTING ZONING	E - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING	CUP
EXISTING LAND USE	VACANT
PROPOSED LAND USE	AUTOMOTIVE REPAIR
BUILDING INFORMATION:	
GROSS FLOOR AREA	6,228 SF
NUMBER OF STORIES	1 STORY
# OF PROPOSED BAY DOORS	7 BAYS
PARKING INFORMATION:	
REQUIRED PARKING (1/250 SF)	25 SPACES
PROPOSED PARKING	27 SPACES
SETBACKS & PLANTING	
FRONT YARD	20 FEET
REAR YARD	10 FEET
SIDE YARD	3 FEET
LANDSCAPE BUFFER	5 FEET

WAIVERS FROM 5.104 AUTOMOTIVE REPAIR; PAINT AND BODY SHOP  
(C) NO REPAIRS SHALL BE CONDUCTED ON ANY PREMISES THAT ADJOIN  
ANY RESIDENTIAL DISTRICT BOUNDARY.  
(D) NO AUTOMOBILE REPAIR OR SERVICE FACILITY SHALL BE PERMITTED  
TO HAVE BAY DOORS FACING A ONE- OR TWO-FAMILY DISTRICT.

## HATCH LEGEND

	PROP HEAVY DUTY CONCRETE PAVEMENT (FIRE LANE)
	PROP STANDARD DUTY CONCRETE PAVEMENT
	PROP CONCRETE SIDEWALK
	EX HEAVY DUTY PAVEMENT (FIRE LANE)

***DIRECTOR OF  
DEVELOPMENT SERVICES***

**DATE****MAVIS - TIMBERLAND BLVD**

**ZONING CASE:  
ZC-25-054**

## REVISIONS

[illegible]

**TEXAS**  
**YOU MUST CALL 811 BEFORE ANY EXCAVATION**  
**WHETHER IT'S ON PRIVATE OR PUBLIC LAND.**  
**1-800-344-8377**  
**[www.texas811.org](http://www.texas811.org)**

**NOT APPROVED FOR  
CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA240183.00-0A
DRAWN BY:	JRB / DC
CHECKED BY:	MJH
DATE:	2/28/2025
CAD I.D.:	P-SITP-SITE

**PROJECT:**

## **SITE PLAN**

**FOR**



**SITE ADDRESS:**

12588 TIMBERLAND BLVD  
FORT WORTH, TX 76244  
TARRANT COUNTY  
TIMBERLAND CROSSING  
BLOCK 1 LOT 1

BOHLER//

**2600 NETWORK BLVD., SUITE 310**  
**FRISCO, TX 75034**  
**Phone: (469) 458-7300**  
***TX@BohlerEng.com***  
**TBPE NO. 18065 | TBPLS NO. 10194413**

**SHEET TITLE:**

# SITE PLAN

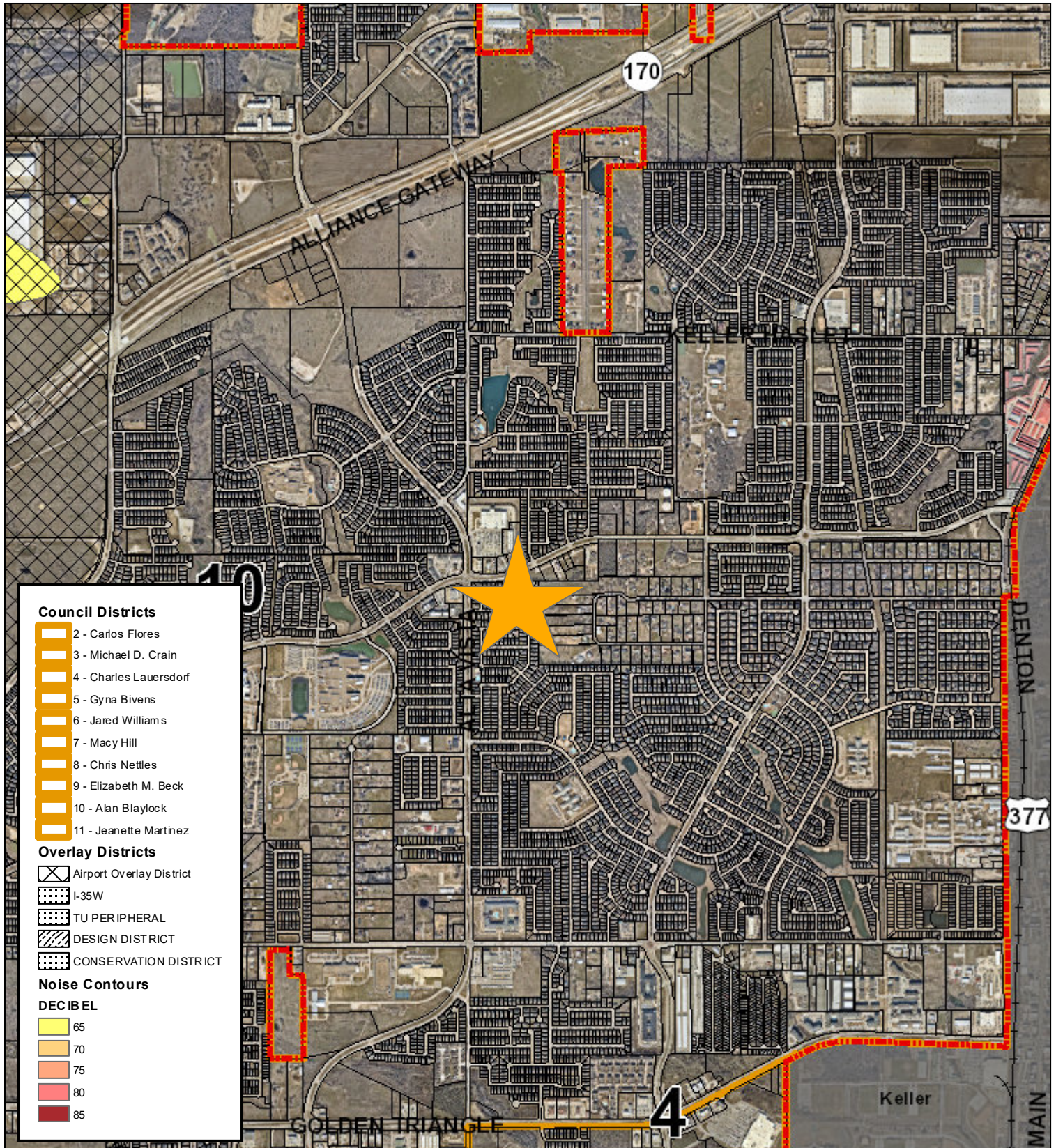
**SHEET NUMBER:**

**C-301**

ORG. DATE - 2/28/2025



### Area Map



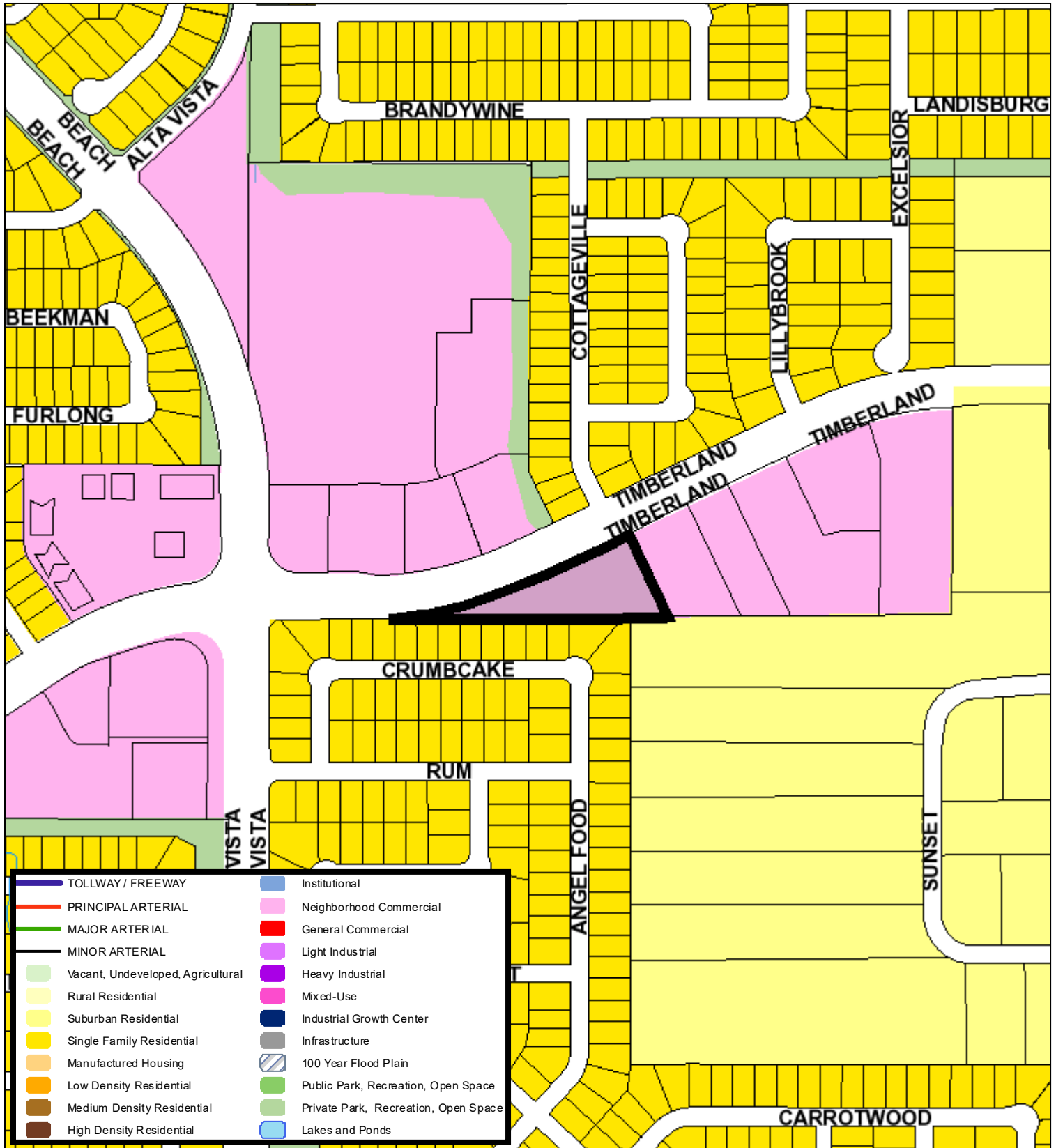
0 1,000 2,000 4,000 Feet





ZC-25-054

## Future Land Use



360 180 0 360 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.



Created: 4/23/2025 9:56:37 AM





ZC-25-054

## Aerial Photo Map



0 235 470 940 Feet





120' PUBLIC R.O.W.  
ASPHALT PAVED ROADWAY  
CAB. A, SLIDE 8824 INST NO D211201922

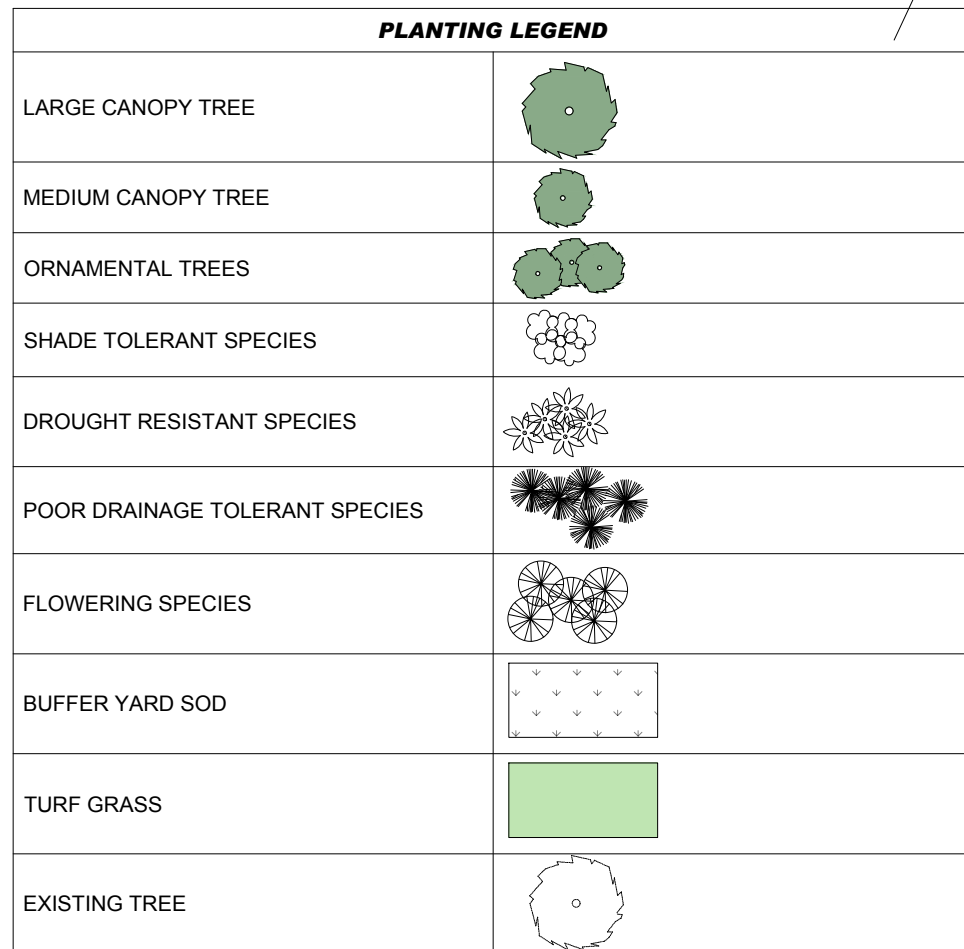


Diagram illustrating a scale bar for a 100-foot length. The bar is divided into segments labeled 50, 25, 12.5, 0, and 50. The scale is indicated as 1" = 50'.

[illegible]

**PRELIMINARY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA240183.00-0A
DRAWN BY:	IJD
CHECKED BY:	AAA
DATE:	05/14/2025
CAD I.D.:	P-CIVL-LSCP

PROJECT:

***SITE  
DEVELOPMENT  
PLANS***



**PROPOSED  
DEVELOPMENT**

**12588 TIMBERLAND BLVD  
FORT WORTH, TX  
76244**

**BOHLER**  <sup>TM</sup>

2600 NETWORK BLVD., SUITE 310  
FRISCO, TX 75034  
Phone: (469) 458-7300  
***TX@BohlerEng.com***  
TBPE NO. 18065

**SHEET TITLE:**

***LANDSCAPE  
PLAN***

SHEET NUMBER:  
**LP-1**

ORG. DATE - 05/14/2025



**TEXAS**  
**YOU MUST CALL 811 BEFORE ANY EXCAVATION**  
**WHETHER IT'S ON PRIVATE OR PUBLIC LAND.**  
**1-800-344-8377**  
**[www.texas811.org](http://www.texas811.org)**