



Zoning Staff Report

Date: January 23, 2024

Case Number: SP-23-013

Council District: 5

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Manheim Remarketing, Inc. / Urban Strategy, Michael McKay (representative)

Site Location: 12101 Trinity Boulevard

Acreage: 5.6 acres

Request

Proposed Use: Vehicle Service – including maintenance and repair, washing and cleaning

Request: To: Amend site plan for “PD 292” Planned Development- Light Industrial to increase total building square footage from 157,424 to 186,029

Recommendation

Staff Recommendation:

Approval

Zoning Commission Recommendation:

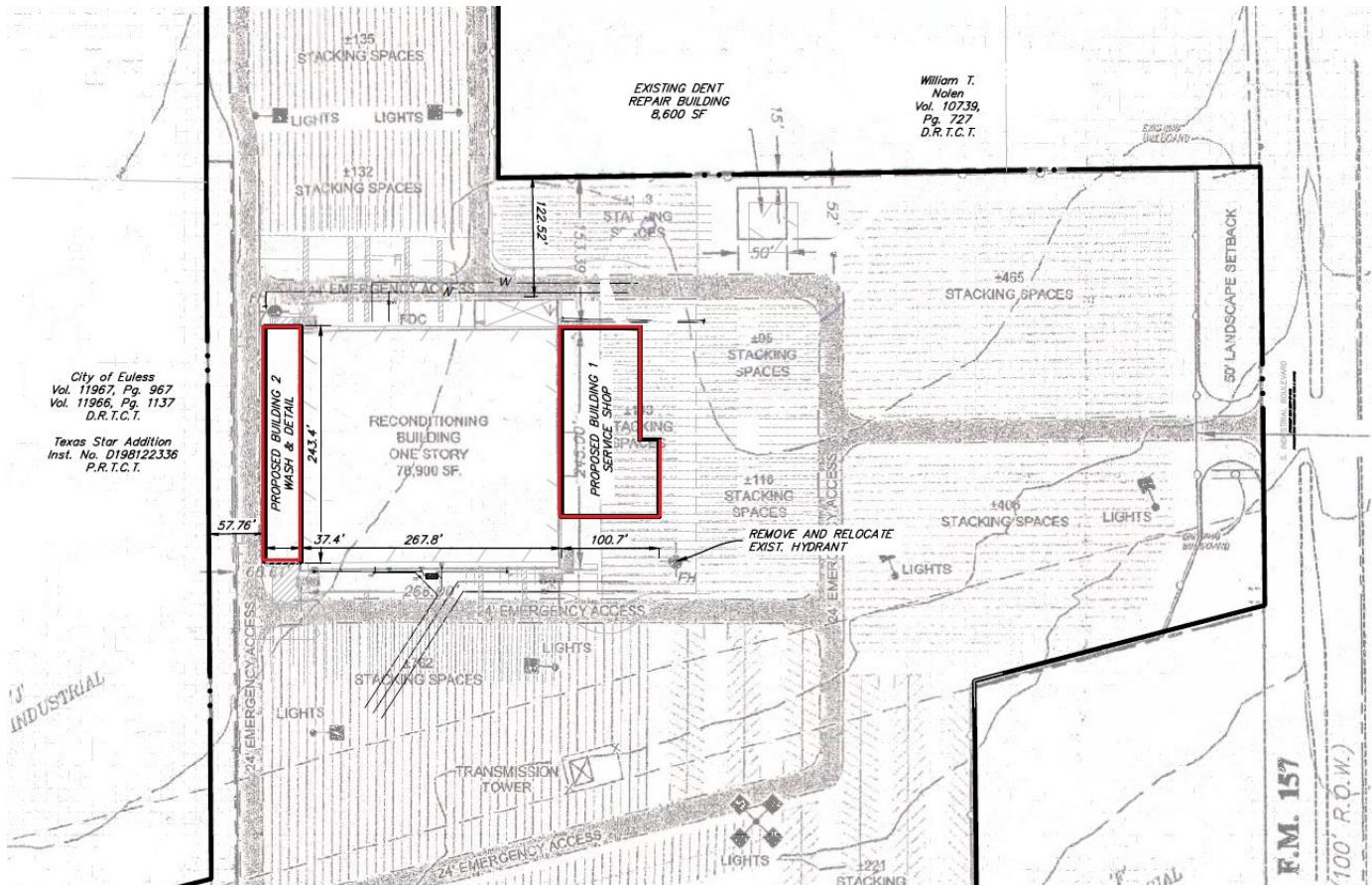
Approval by a vote of 9-0

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Project Description and Background

The site is located in East Fort Worth at 12101 Trinity Boulevard in Council District 5. The site is currently developed as Manheim Dallas-Fort Worth, an automobile reconditioning company. This Site Plan is proposed to incorporate two new buildings on the site, shown in red below:



Adding 28,605 square feet to the existing Reconditioning Building (Square Footage 78,892 SF) located on the west side of the Manheim site. The project consists of 2 phases: 19,835 SF on the east side of the existing building which will be used for vehicle maintenance and repair. An additional 8,770 SF will be added to the west side of the building primarily for vehicle wash and cleaning.

This will increase the PD site square footage from the 2028 approved amount of 157,424 SF to 186,029 SF, an increase of 18.2%.

Site Plans can be administratively reviewed by staff if the additions add 5% or less to the total square footage. Since this exceeds the 5% threshold for staff review, it is required to go through the public hearing process.

PD 292 allows development under the "I" Light Industrial standards. The Site Plan submitted appears to meet these standards.

Surrounding Zoning and Land Uses

North “PD 246” Planned Development-Neighborhood Commercial / undeveloped
East “A-5” One-Family Residential / residential
South “PD 246” Planned Development-Neighborhood Commercial / car wash
West “PD 246” Planned Development-Neighborhood Commercial / service station & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Newport Village at Trinity HOA*	Stone Creek HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
Hurst Euless Bedford ISD	East Fort Worth, Inc

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

All zoning comments have been addressed.

Platting

No response provided

Water

No response provided

Park and Recreation

Workflow cleared by Lori Gordon, but no comments provided

Fire Department

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

FYI: Any drive gates across a fire access road must be equipped with a Knox Lock and be a minimum of 20' when fully open. Access Control Permits required for electric gates.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6

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 that are available at the City Secretary's site for Ordinance #25388-2022.

Building Plan Review

No response provided

Transportation/Public Works Stormwater

Workflow cleared by Robin Stevens, but no comments provided

Transportation/Public Works Engineering

No response provided

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review 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.)

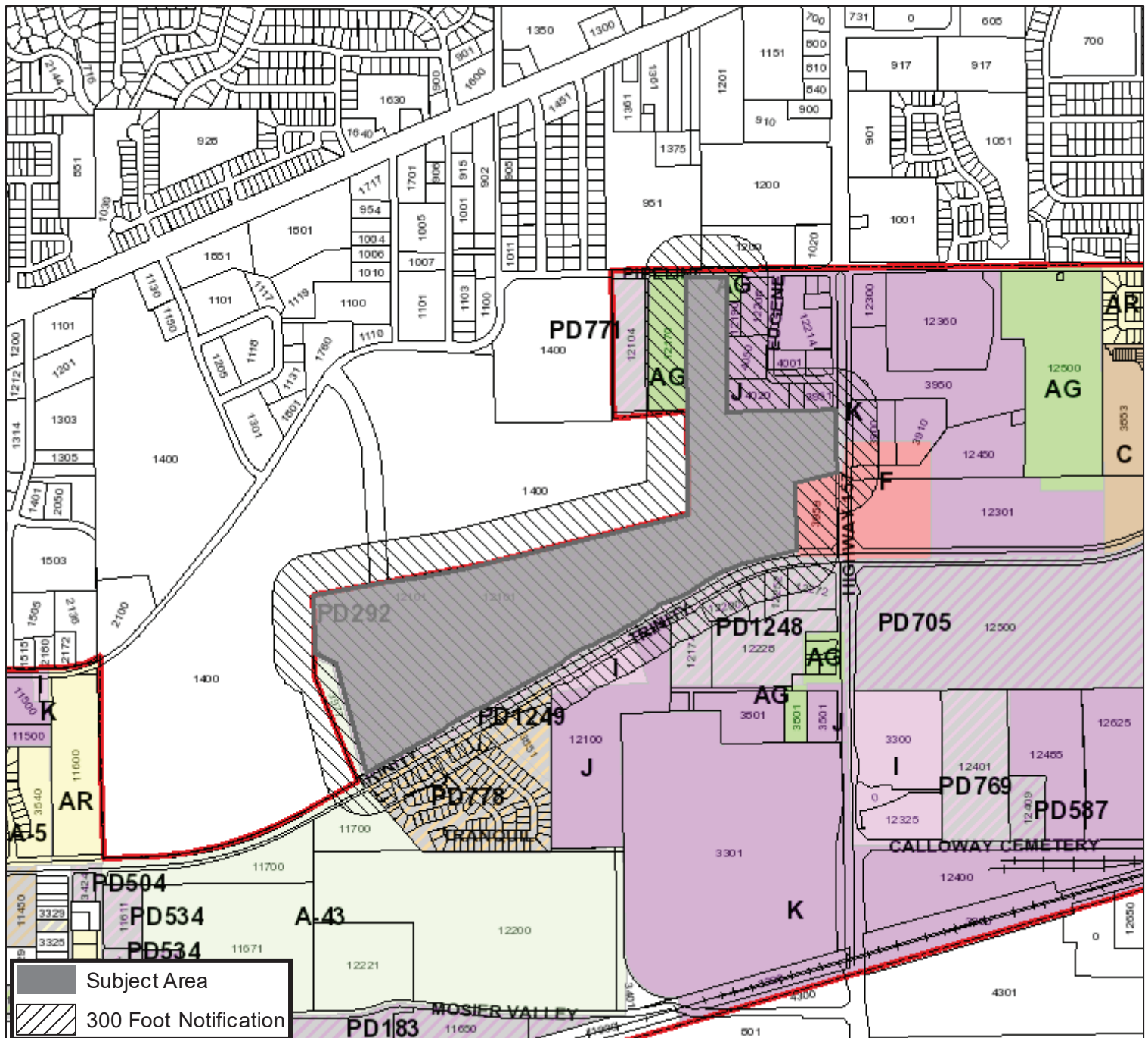




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Area Zoning Map

Applicant: Manheim Remarketing Inc.
Address: 12101 Trinity Boulevard
Zoning From: PD292
Zoning To: Amend site plan
Acres: null
Mapsc: Text
Sector/District: Eastside
Commission Date: 12/13/2023
Contact: null



0 500 1,000 2,000 Feet

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SITE/PAVING LEGEND

PROPERTY LINE



NOT FOR CONSTRUCTION,

PREPARED UNDER THE

TRM-2 = XXXX

1 inch = 150 ft.

BENCHMARKS:
TBM-1 = XXXX 150 0 75 150

TRM-2 = XXXX

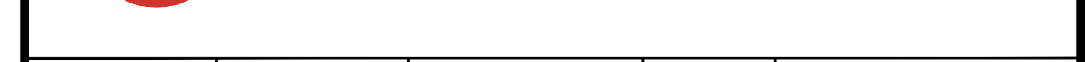
1 inch = 150 ft.

MANHEIM DEW

3861 HWY 157

[illegible]

TEL: 011-666-6666

 URBAN

DESIGNED	DRAWN	US JOB NO.	DATE	SHEET

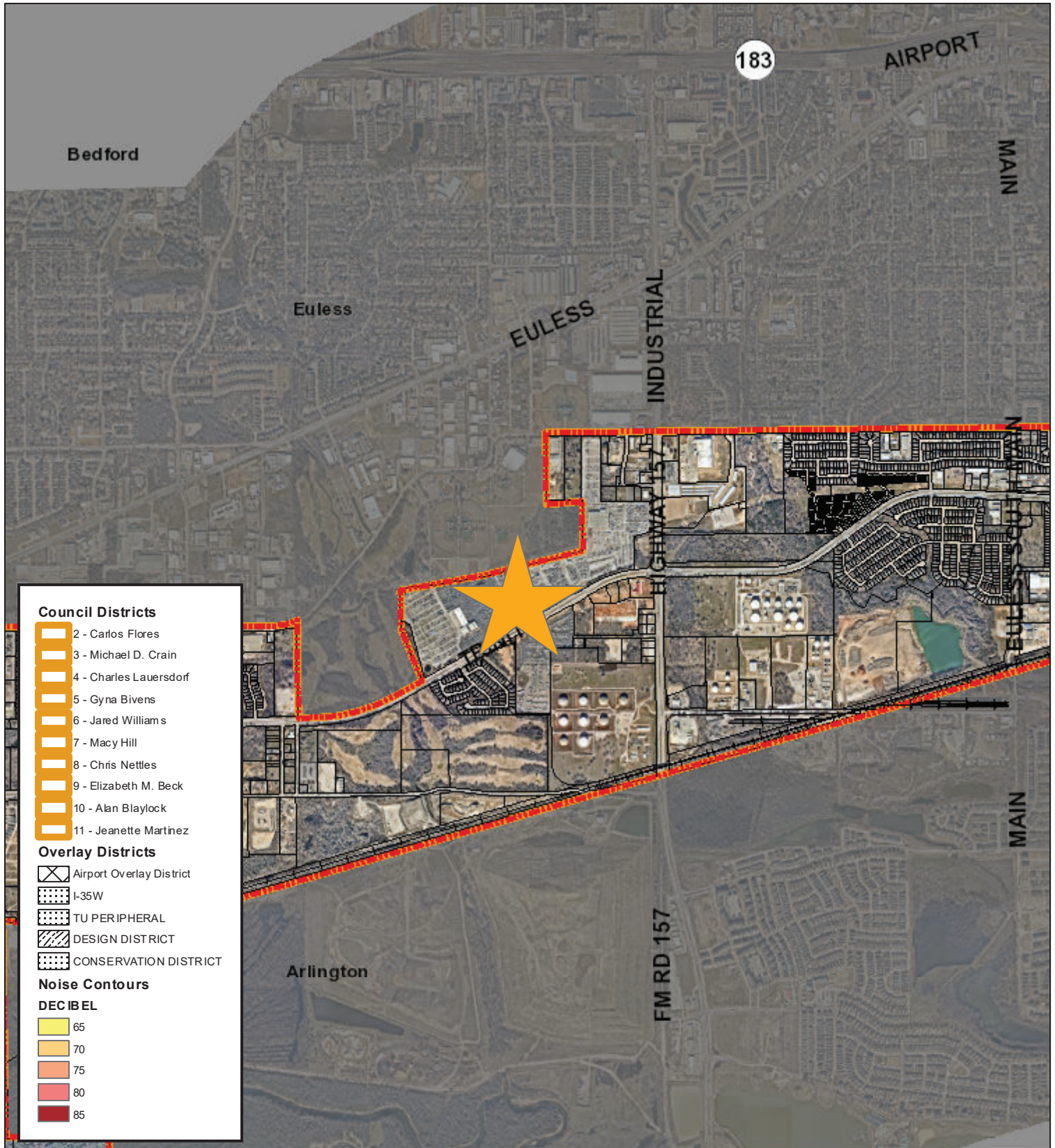


FORT WORTH®



Area Map

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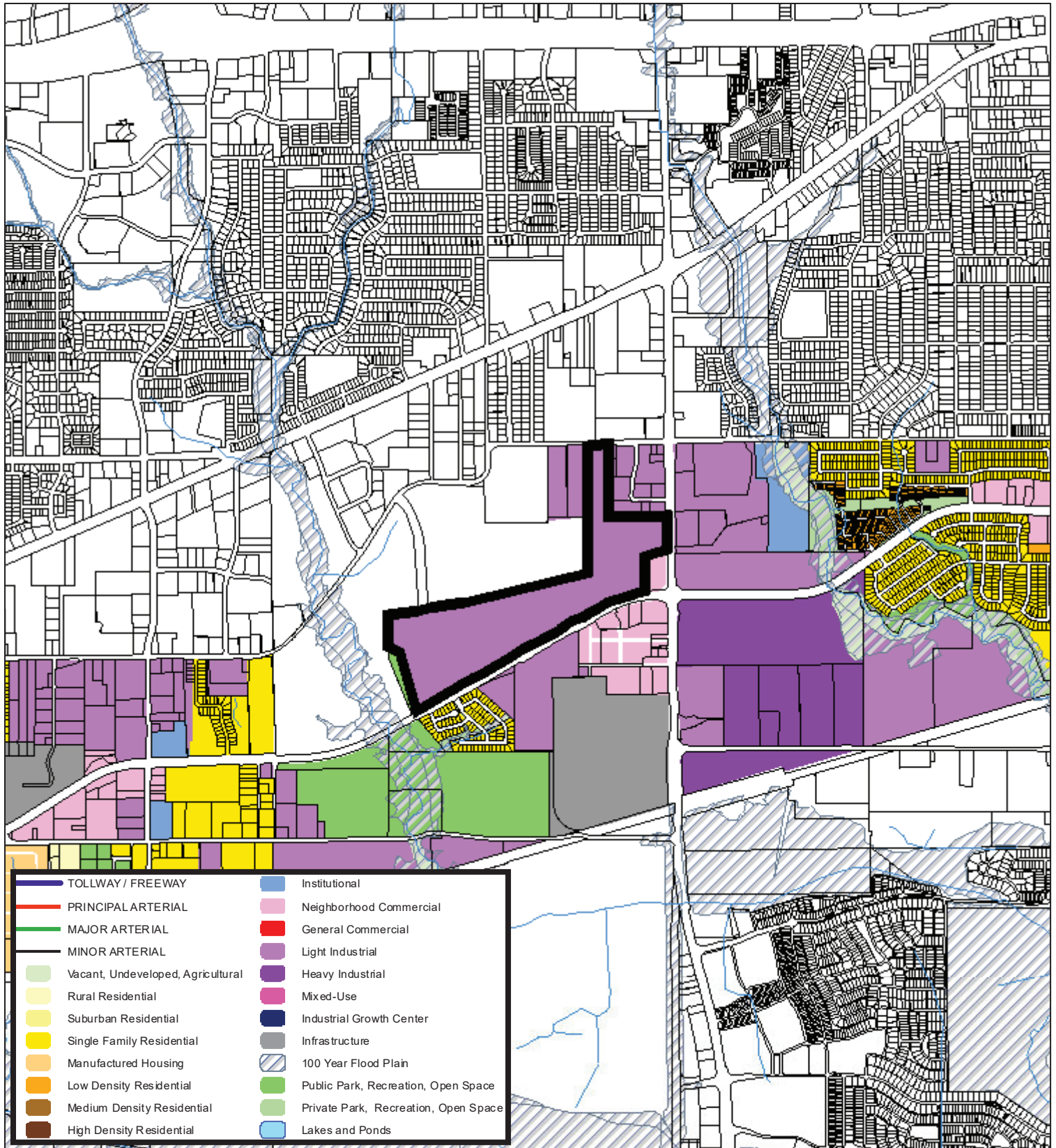


0 1,000 2,000 4,000 Feet



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Future Land Use



1,700 850 0 1,700 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.



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Aerial Photo Map

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