



# Zoning Staff Report

**Date:** May 14, 2024

**Case Number:** SP-24-003

**Council District:** 4

## Site Plan

**Case Manager:** [Alondra Salas-Beltré](#)

**Owner / Applicant:** MQ Northside Retail LLC / Drew Donosky

**Site Location:** 5127 N. Tarrant Parkway

**Acres:** .79 acres

## Request

**Proposed Use:** Restaurant

**Request:** To: Add Site Plan for PD 1294 Planned Development for all uses in “E” Neighborhood Commercial to add a restaurant

## Recommendation

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

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

This is a piece of land measuring 0.79 acres in Council District 4. The land is zoned PD/E, which means it can be used for all purposes under the E category, but being a planned development, a site plan is required.

Currently, the site is empty. The applicant intends to construct an 1885-square-foot Jack in the Box restaurant, which will have a drive-through option. This is a permitted use in the "E" Neighborhood Commercial category, and the applicant is not requesting any waivers or development standards.

## Surrounding Zoning and Land Uses

North "FR" General Commercial / vacant  
East "E" Neighborhood Commercial / gas station/convenience store  
South "E" Neighborhood Commercial /retail and restaurants  
West "FR" General Commercial / vacant

## Recent Zoning History

- ZC-23-009 From "FR" General Commercial Restricted to Add a Conditional Use Permit, CUP for automated carwash. Approved
- ZC-20-093 From "CF" Community Facilities, "E" Neighborhood Commercial, FR General Commercial Restricted to "PD/E" Approved 10/20/2021

## Public Notification

300-foot Legal Notifications were mailed on May 29, 2024.

The following organizations were notified: (emailed May 29, 2024)

Organizations Notified	
North Fort Worth Alliance	Coventry Hills HOA
Heights of Park Vista HOA	Streams And Valleys Inc
Trace Ridge HOA	East Fort Worth, Inc.
Heritage HOA	Trinity Habitat for Humanity
Public Improvement District #6	

*\* Not located within a registered Neighborhood Association*

## Development Impact Analysis

Site Plan Comments

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**Zoning & Land Use**

- ~~1. All the setbacks are labeled” rear yard, please update this to show the correct label. Also, your property is PD with “E” neighborhood commercial base zoning.~~

~~Setback Restrictions are:~~

~~Front Yard: 20’~~

~~Rear Yard: 10’ Min. (you have a 25 ft. rear setback, and that puts the dumpster within the setback)~~

~~Side Yard: None Required~~

- ~~2. Additionally, your notes refer to F general commercial zoning, this information is incorrect and will also need to be changed. Your property is zoned PD 1294 Planned Development for all uses in “E: Neighborhood Commercial.~~
- ~~3. Please label the zoning case number in the lower right hand corner of the site plan below the project title~~
- ~~4. Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title.~~
- ~~5. Label the land use and zoning classifications of both the site area and the immediate adjacent properties.~~

## **Fire**

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Fire lanes will be needed to meet hose lay. Minimum fire lane width is 20' and must provide hose lay to all exterior portions the building within 150' of a dedicated street or marked fire lane, measured along a 5' wide unobstructed path. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system. The increased distance is not allowed in High Piled Storage uses (Chapter 32) or Hazardous Materials (Group H-Chapter 52). Hose lay may be measured from the edge of a marked fire lane or public street.

Fire apparatus access roads shall be constructed with surface above the 100 year flood plain IFC 2021 and Amendments dated April 1, 2021 Section 503.4 Obstruction of fire apparatus access roads.

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 #25388-03-2022.

## **Development Transportation**

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

TDR has NO COMMENTS.

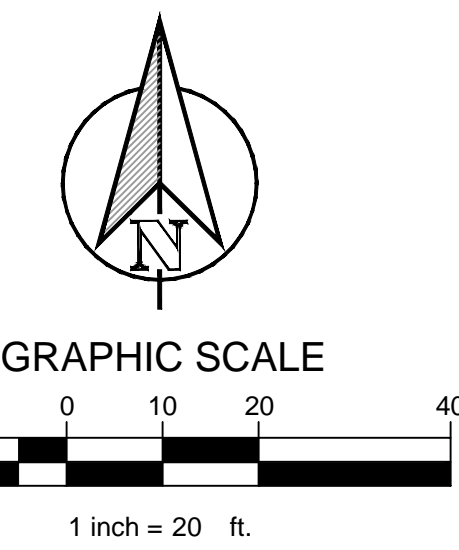


PLOTTED BY: SANTIAGO DUJAN  
 PLOT DATE: 4/30/2024 3:46 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2024-005 FEAST PROPERTIES JIB FW N TARRANT\CADD\SHEETS\ZONING SITE PLAN.DWG  
 LAST SAVED: 4/30/2024 9:46 AM

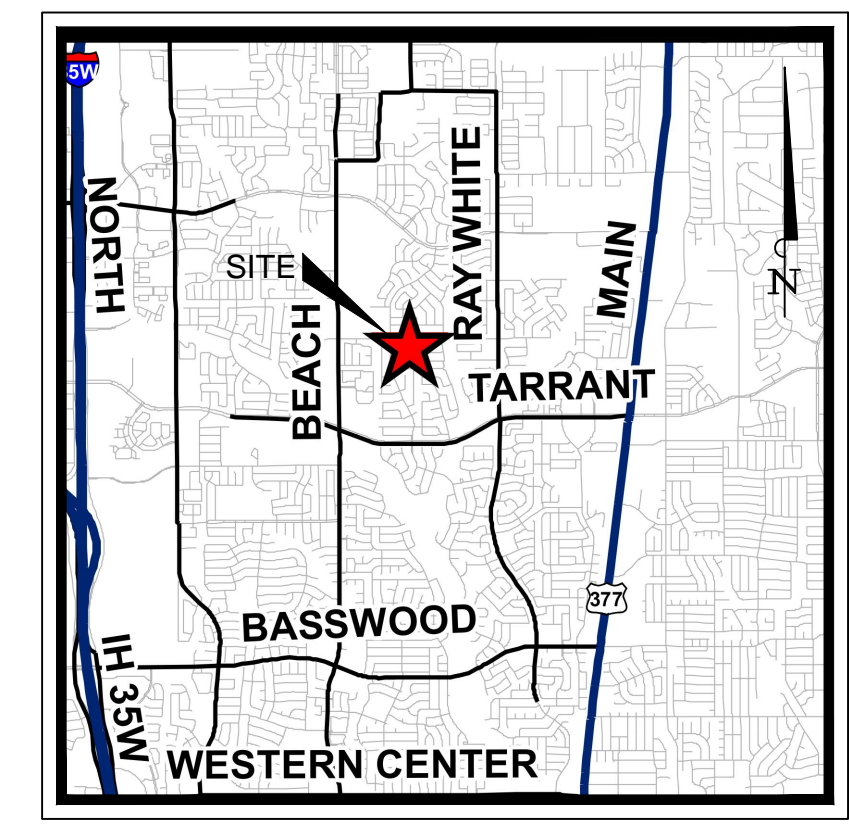
BLOCK A  
 NORTHSIDE ADDITION  
 DOC. NO. D221224262  
 P.R.T.C.T.

DOC. NO. D210101564  
 P.R.T.C.T.

ZONE  
 "A"



TEXAS REGISTRATION #14199  
**CLAYMOORE**  
**ENGINEERING**  
 PHONE: 817.281.0572  
 1903 CENTRAL DRIVE, SUITE #1  
 BEDFORD, TX 76092  
 WWW.CLAYMOORE.COM

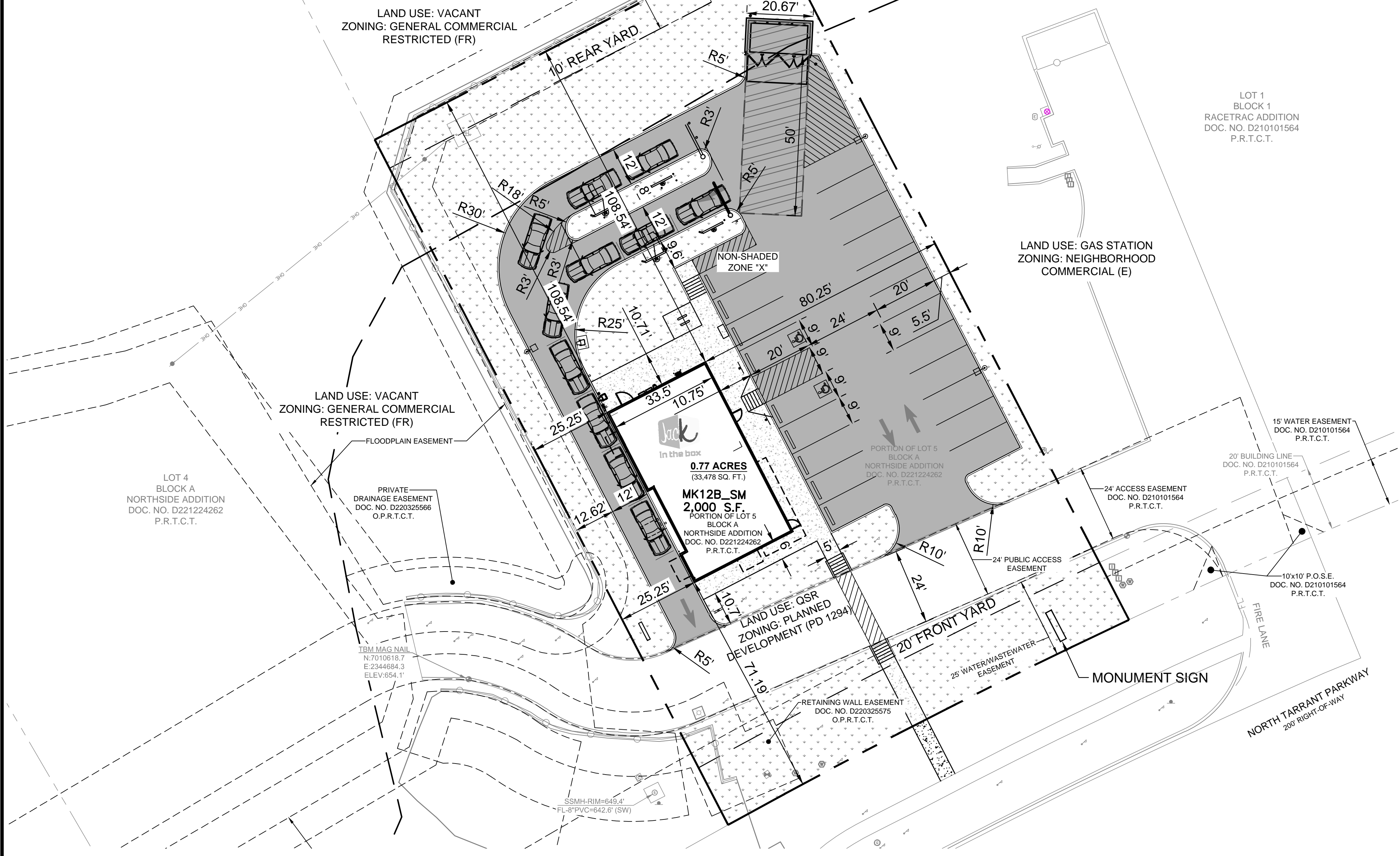


VICINITY MAP  
N.T.S.

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	MEDIUM DUTY CONCRETE PAVEMENT
	PROPOSED LANDSCAPE AREA (GRASS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPING

**JACK IN THE BOX**  
**FORT WORTH, TX**

ZONING SITE PLAN



SITE DATA TABLE							
ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
PD (RESTAURANT)	0.77	33,478	2,000	26' - 2"	7.3%	20 SPACES	21 SPACES

- NOTES:**
- "PD" PLANNED DEVELOPMENT: SPECIAL DISTRICT PERMITTING SPECIFIC RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND MIXED USES. NORMALLY REQUIRING SITE PLAN APPROVAL PRIOR TO DEVELOPMENT.
  - LANDSCAPING SHALL COMPLY WITH THE SECTION 6.301 LANDSCAPING \*AREAS WHICH ARE NOT PAVED OR A SIDEWALK ARE TO BE LANDSCAPED.
  - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY AS REQUIRED.
  - PAVEMENT TO BE CONCRETE.
  - SITE PLAN SIGNAGE SHALL COMPLY WITH SECTION 6.400.
  - ANY PARKING LOT LIGHTING OR BUILDING LIGHTING WILL CONFORM TO THE LIGHTING CODE AND SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - PROPOSED DUMPSTER ENCLOSURE TO BE 6'-0" IN HEIGHT. ENCLOSURE EXTERIOR TO BE MASONRY.
  - ALL PARKING LOT STRIPING SHALL BE WHITE EXCEPT FOR FIRELANE (RED) AND ADA (BLUE).
  - ALL PERTINENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, LIGHT POLES, FIXTURES, BIKE RACKS, BOLLARDS, SIGNAGE, PAVERS, ETC., ARE TO MATCH DETAILS FROM THE RECENTLY UPDATED ALLIANCE LONE STAR ASSOCIATION BEACH AND SH 170 CORNERS DESIGN GUIDELINES.
  - ALL ABOVE GROUND APPURTENANCES ARE TO BE PAINTED DARK GREEN TO MATCH OTHER DEVELOPED PROPERTIES WITHIN THE ASSOCIATION, INCLUDING ABOVE GROUND BACKFLOW INSULATION COVERS.

DIRECTOR OF DEVELOPMENT SERVICES:		SIGNATURE: _____ DATE: _____	
<b>JACK IN THE BOX</b> FORT WORTH, TX			
<b>CASE #</b> SP-24-003			
OWNER: MQ NORTHSIDE RETAIL LLC 4622 MAPLE AVE, STE.# 200 DALLAS, TX 75219			
ENGINEER: CLAYMOORE ENGINEERING, INC 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76092 PH: 817.281.0572 CONTACT: DREW DONOSKY, P.E.			
LEGAL DESCRIPTION: LOT 5, BLOCK A NORTHSIDE ADDITION	ZONING: PD - COMMERCIAL		

DESIGN: ASD	<b>SHEET</b>  <b>SP-1</b>
DRAWN: ASD	
CHECKED: MAM	
DATE: 9/3/2019	
File No.	