



# Zoning Staff Report

**Date:** November 9, 2021

**Case Number:** ZC-21-164

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** Bibi Wafayee / Diana Carrillo

**Site Location:** 1109 Oak Grove Road

**Acreage:** 0.38

### Request

**Proposed Use:** Tire Sales & Automotive Repair

**Request:** From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (technical inconsistency).**

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial with Prejudice by a vote of 7-0**

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## Project Description and Background

The subject property is located southeast of the intersection of Oak Grove Road and the IH-20 Freeway. This site was previously used as a car wash, and the applicant is proposing to redevelop the site for tire sales and automotive repair use. The current zoning of this property is “E” Neighborhood Commercial which does not allow auto parts supply or automotive repair use. Therefore, the applicant is requesting to rezone this site to “FR” General Commercial Restricted.

All surrounding properties on the northeast side of Oak Grove Road are also zoned “E” Neighborhood Commercial and are developed with various retail uses. To the south, across Oak Grove Road, are single-family dwellings on lots zoned “A-5” One-Family.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Church  
East “E” Neighborhood Commercial / Retail Center  
South “A-5” One-Family / Single-Family Dwellings  
West “E” Neighborhood Commercial / Commercial Building

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.  
The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Oakridge Terrace NA	Highland Hills NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD
Everman ISD	

\* Located within this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to change the zoning of this site from “E” Neighborhood Commercial to “FR” General Commercial Restricted. All surrounding properties on the north side of Oak Grove Road are zoned “E” Neighborhood Commercial and include retail uses such as a convenience store, restaurant, salon, and church. To the south, across Oak Grove Road, is a single-family residential subdivision zoned “A-5” One-Family.

The “E” Neighborhood Commercial zoning district specifically excludes most automotive related land uses, including repair and auto parts supply, and is intended to provide areas for neighborhood-serving commercial, institutional and office uses.

The proposed zoning is **not compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Sycamore

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. “FR” General Commercial Restricted is not included in the list of zoning districts envisioned for the Neighborhood Commercial category, as detailed in the excerpt from the Comprehensive Plan below. The existing zoning of this site, “E” Neighborhood Commercial, is included in this list.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

In addition, the following policies of the Comprehensive Plan apply to the Sycamore Sector:

- Protect residential areas from encroachment by commercial and industrial uses.
- Encourage redevelopment of Highland Hills consistent with the Highland Hills Revitalization Plan.
- Attract freeway commercial uses that portray a positive image and lasting investment

Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan (technical inconsistency).

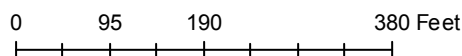


# Area Zoning Map

Applicant: Bibi Wafayee  
 Address: 1109 Oak Grove Road  
 Zoning From: E  
 Zoning To: FR  
 Acres: 0.38445591  
 Mapsco: 91U  
 Sector/District: Sycamore  
 Commission Date: 10/13/2021  
 Contact: 817-392-2495

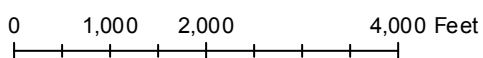
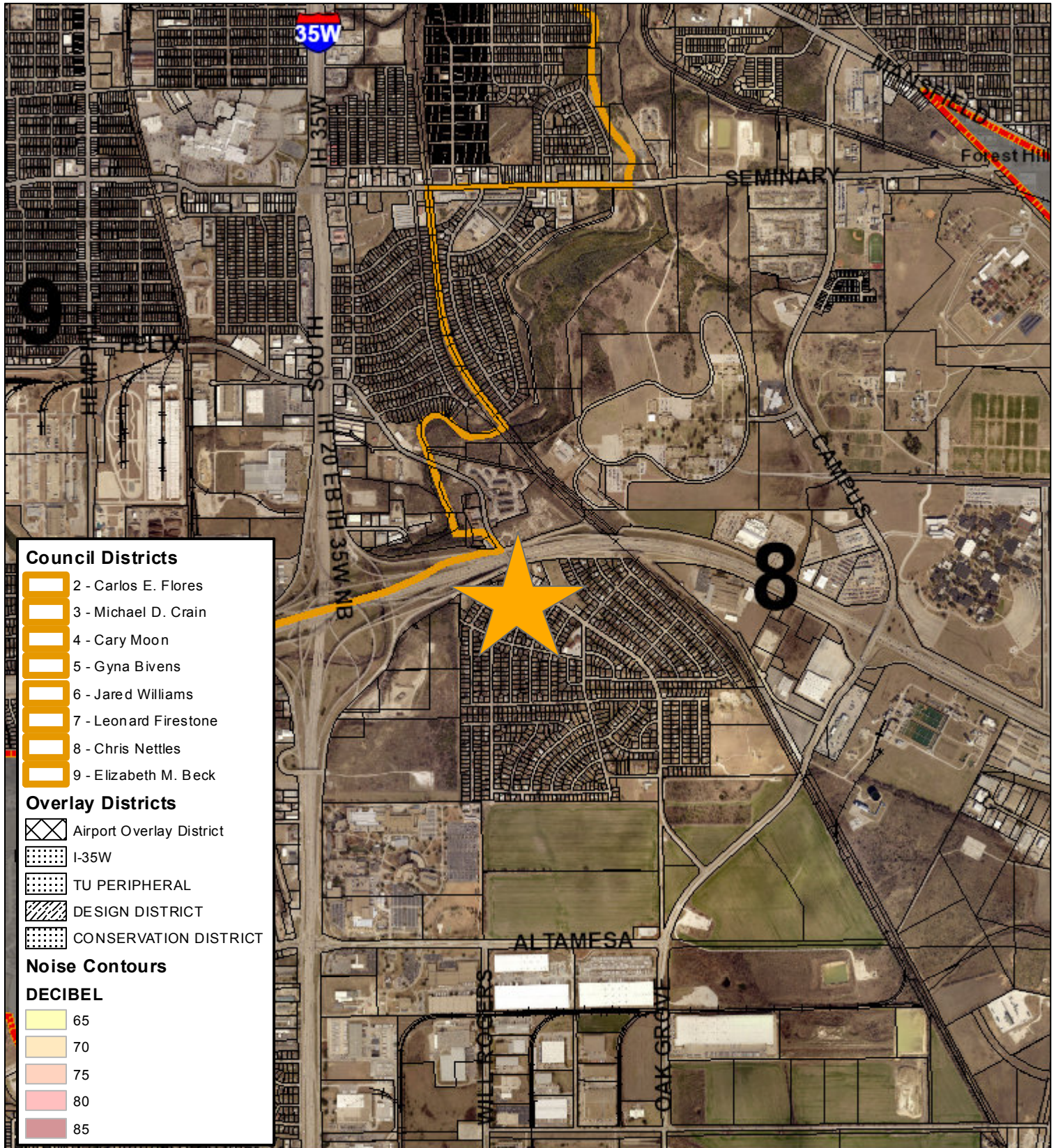


	Subject Area
	300 Foot Notification





### Area Map

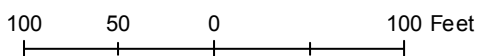
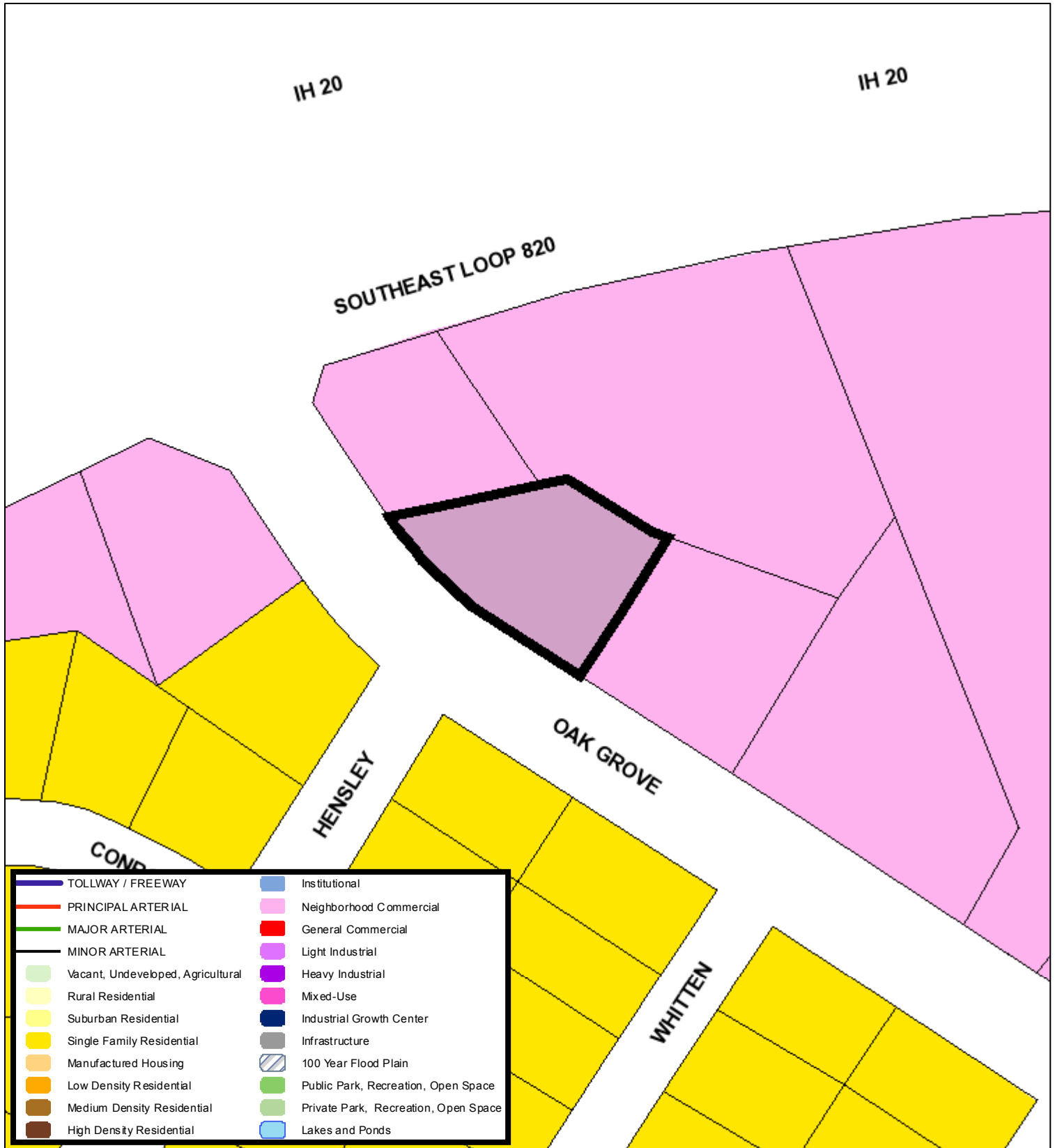






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# Future Land Use



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 62.5 125 250 Feet

