



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-196

Council District: 3

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: Blue Eyes Properties, LLC

Applicant: Teal Assets/Theresa Greig

Site Location: 7250 W. Vickery Boulevard

Acreage: 0.82 ac

Request

Proposed Use: Private Garage for Automobile Storage (personal collection, not commercial)

Request: From: “PD357” Planned Development/Specific Use for all uses in “FR” General Commercial Restricted plus a contractor’s storage yard. Site plan approved.

To: “PD/E/NASJRB” Planned Development for all uses in “E” Neighborhood Commercial excluding indoor amusement, convenience store, and liquor or package store with a development standard for reduction in parking, site plan included.

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent – boundary adjustment acceptable**

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

Staff Recommendation: **Approval**

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

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Project Description and Background

This zoning change application contains two components:

1. Rezoning to a lower intensity base zoning for a Planned Development (PD) (from “PD/FR” to “PD/E”), and
2. A new site plan to replace an approved site plan.

The applicant is proposing to construct a 16,400 square foot building to store a personal automobile collection. According to the applicant, the building is for personal use and not commercial. The subject property is located along the northern frontage of Vickery Boulevard roughly one-half mile west of Southwest Freeway/SH183. The site contains an existing commercial building on the Vickery Blvd. frontage (not part of the rezoning request) and a vacant rear portion of the property with frontage on Wycliff Street. As seen in the aerial image below, the property sits between existing multifamily and single-family uses.



Aerial view of the subject site. Source: Google Earth

South of Vickery Blvd. is the City of Benbrook and developed as commercial and light industrial uses. The approved site plan for “PD357” depicts a 14,000 square foot building with spaces for multiple tenants.

The applicant provided the following project description:

“The purpose of the Outpost Planned Development (PD) is to establish storage for a private antique automobile collection.”

1. Rezoning to a lower intensity base zoning for a Planned Development (PD) (from “PD/FR” to “PD/E”)

The current zoning of the property allows for “FR” General Commercial Restricted uses plus outdoor storage for a contractor’s storage yard which allow intensive uses and activity that could result in a negative impact on surrounding residential properties. The requested zoning change reduces the probability of negative impacts on surrounding properties by:

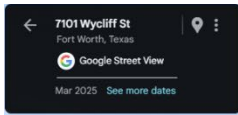
- Eliminating more intensive commercial uses allowed in the “FR” General Commercial Restricted district.
- Excluding indoor amusement, convenience stores, and liquor or package stores which have operational characteristics that could negatively impact surrounding properties.
- Providing a site plan that adheres to supplemental building setbacks and landscape bufferyards that are required when commercial zoning abut single-family residential zoning districts.

2. Site Plan

The proposed site plan depicts the planned site improvements which consists of a single building located along the eastern side of the property that is adjacent to a multifamily development. The site plan proposes a 25.6-foot distance between the building and the rear property lines of the single-family residential properties to the west. The site plan proposes no vehicular access along the west side of the property and shows grass and trees proposed along the west side of the building. Access to the site is from Wycliff Street at the northern end of the property and through a proposed access easement across the commercially-zoned property to the south of the site along W. Vickery Blvd. New perimeter fencing is proposed around the site and includes 8-foot single-sided wood fencing along the east and west boundaries, an 8-foot masonry fence behind the front yard setback at the northern end of the property and an 8-foot masonry fence along the southern boundary adjacent to commercial property.

Reduction in Parking Requirement

The applicant is requesting a reduction in parking spaces because the proposed use is private in nature and will not require parking for commercial customers. Commercial parking regulations require 4 spaces for each 1,000 square feet of building area. For a 16,400 square foot commercial building, this would equate to 66 off-street parking spaces. The applicant is requesting to provide two (2) off-street parking spaces in lieu of the required 66 parking spaces.



View of the subject site from the north along Wycliff Street. Source: Google Maps

Surrounding Zoning and Land Uses

North: “A-5” One-Family Residential
East: “C” Medium Density Multifamily
South: “E” Neighborhood Commercial
West: “AR” One-Family Restricted

Recent Zoning History

- No recent zoning cases (past 10 years)
- Existing PD zoning approved in February 2004.

Development Impact Analysis

Land Use Compatibility

The proposed land use is a private parking garage for non-commercial use. Parking-related uses are allowed by right in “E” Neighborhood Commercial as shown in the excerpt from the Non-Residential Use Table below.

4.803 Uses		4.803 Nonresidential District Use Table															In Res. Table	Supplemental Standards
Nonresidential Uses		Commercial						Industrial			Special Districts							
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/CUP			
Vehicle Sales and Service	Automotive repair, paint and body shop			P*	P*	P*	P*	P*	P*	P*							5.104	
	Car wash;							P*	P*	P*							5.108	
	Self-service							P*	P*	P*							5.108	
	Automated-service		CUP*	CUP*	CUP*	CUP*	CUP*	P*	P*	P*							5.108	
	Full-service		CUP*	CUP*	CUP*	CUP*	CUP*	P*	P*	P*							5.108	
	Gasoline sales		P	P	P	P	P	P	P	P								
	Mobile home or manufactured housing sales							P	P	P								
	Parking area or garage, storage commercial or auxiliary	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		CUP*		<<	6.202	
	Recreational vehicle (RV) sales/service							P	P	P								
	Service station			P*	P*	P*	P*	P	P	P								
	Towing yard with office							P	P	P								
	Truck stop w/fuel and accessory services							P	P	P								

Residential land uses surrounding the site on three sides. Single-family residential abuts the site along the western boundary and to the north of Wycliff Street. Multifamily residential abuts the site to the east. Commercial properties are found to the south along the Vickery Blvd. frontage. The proposed use of a non-commercial, single-user parking garage does not present any discernable negative impacts on the surrounding residential users. The proposed building is large enough for all activity to be conducted indoors, traffic will not be meaningfully increased on Wycliff Street and the site will have direct access to Vickery Blvd. through a private access easement. Although the intensity of the proposed use is relatively low compared to other commercial uses, the proposed land use is **not compatible** with surrounding land uses because of the extent to which the lot extends into the adjacent residential uses.

The image below shows the character of the existing residential development surrounding the site.



Comprehensive Plan Consistency – Western Hills/Ridglea Planning Sector

The Future Land Use Map designates this property as Low-Density Residential. While the proposed “PD/E” zoning is **not consistent** with the Future Land Use Map, the adjacent properties to the south and southwest are designated as Neighborhood Commercial. The proposed “PD/E” zoning is consistent with the adjacent property. A boundary adjustment would be appropriate.



The downzoning of the property from a “PD/FR” to a “PD/E” benefits the surrounding neighborhood by restricting certain land uses and removing the currently approved “contractor’s storage yard” use from the vacant portion of the property. Additionally, the proposed site plan minimizes impacts on adjacent single-family homes by adhering to supplemental building setbacks, landscape bufferyard and screening. The requested rezoning and proposed land use **is consistent** with the following Comprehensive Plan policies:

- Protect residential neighborhoods from encroachment by commercial uses.
 - The proposed rezoning restricts land uses and removing the currently approved “contractor’s storage yard” use from the vacant portion of the property. The proposed zoning and proposed land use is less intensive than what the current zoning allows.
- Promote buffers and other compatible uses between multifamily and single-family residential.
 - The proposed use, as shown on the submitted site plan, does not contain outdoor commercial activity or provide for significant vehicle traffic on the surrounding residential streets. The proposed building and proposed screening trees will enhance the visual buffer between the existing multifamily and single-family uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
 - While this proposal is not a typical infill project, the proposal does utilize currently vacant land and allows for another user of existing water and sewer infrastructure without a significant increase in demand for water and sewer capacity.

Site Plan Review Staff Notes

Zoning & Land Use

- Label all setbacks/yards for zoning district ***will be based on whether PD zoning will be “FR” General Commercial Restricted or “E” Neighborhood Commercial. (currently “FR”; staff recommending downzoning to “E”)
 - Front yard: 20’ (projected front yard from adjacent “AR” district)
 - Rear yard: 15’
 - West side yard: 5’
 - East side yard: 5’
- [ARTICLE 3: LANDSCAPING, BUFFERS AND URBAN FORESTRY](#)
- Revise label wording for 5’ bufferyard along western boundary.
- Label 25’ supplemental building setback (extends entire lot north to south)
- Label specs for proposed screening fence
- Add plan note that bufferyard will be irrigated
- Add table that shows how project will meet screening point system requirement
- Add parking count table (commercial requirements vs provided)
- Remove existing storage containers and label on adjacent property
- Add zoning case ZC-25-196 label under signature/date lines
- Amend “preliminary review only” note – site plan is for regulatory approval
- Remove sewer line graphic (leave easement)

FWFD

(Lt. Donna York, donna.york@fortworthtexas.gov or fireplanning@fortworthtexas.gov
Adequate access to each lot is provided from existing public streets.

Section 503.1.6 Secondary Access One and Two Family Residential Developments

At least one additional hydrant must be provided to meet the following requirements:
Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
Maximum of 500 ft. hose lay distance to all points of building.
Maximum of 150 ft. for a standpipe system, and/or a sprinkler system FDC.
Sections 507.5.1 (2) and (3) Hydrants

Each building must be provided hose lay within 150', measured from the edge of a marked fire lane or public street. Hose lay may be increased to 300' if automatic fire sprinkler systems are provided, however this is not allowed for buildings considered high piled storage or hazardous materials uses. High piled storage includes buildings having a clear ceiling height of 14', regardless of use.
Unless the 300' hose lay is allowed, marked fire lanes must be provided from West Vickery Blvd along the 24' access easement. This easement must be recorded as an emergency access easement if it will cross lot lines and have an approved turn-around so that there is no dead end longer than 150'.
Section 503.1.1 Buildings and Facilities

DS Transportation

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

5' wide sidewalk required along frontage on Wycliff

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **December 30, 2025**.

Posted Notice

A sign was erected on the property on **December 23, 2025**.

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.

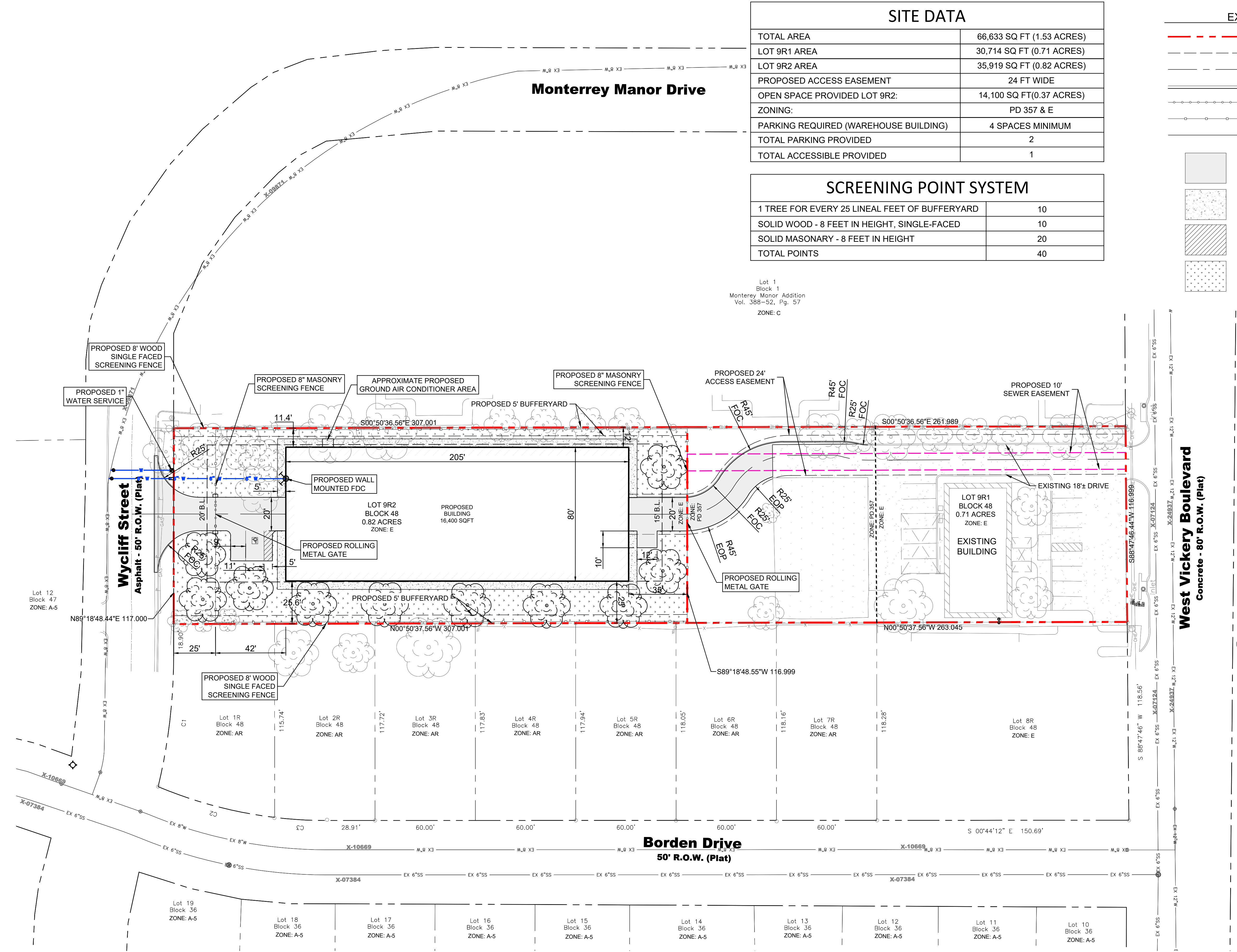
Courtesy Notice

The following organizations were emailed on **December 30, 2025**:

Organizations Notified	
Ridglea Area Neighborhood Alliance	Bomber Heights NA *
Ridglea Hills Addition NA	Ridglea Hills NA
Ridglea Country Club Estates NA	Fort Worth ISD
Streams and Valleys, Inc.	NAS Fort Worth JRB RCC
Trinity Habitat for Humanity	

**Located closest to this registered Neighborhood Association*





SITE DATA	
TOTAL AREA	66,633 SQ FT (1.53 ACRES)
LOT 9R1 AREA	30,714 SQ FT (0.71 ACRES)
LOT 9R2 AREA	35,919 SQ FT (0.82 ACRES)
PROPOSED ACCESS EASEMENT	24 FT WIDE
OPEN SPACE PROVIDED LOT 9R2:	14,100 SQ FT(0.37 ACRES)
ZONING:	PD 357 & E
PARKING REQUIRED (WAREHOUSE BUILDING)	4 SPACES MINIMUM
TOTAL PARKING PROVIDED	2
TOTAL ACCESSIBLE PROVIDED	1

SCREENING POINT SYSTEM	
1 TREE FOR EVERY 25 LINEAL FEET OF BUFFERYARD	10
SOLID WOOD - 8 FEET IN HEIGHT, SINGLE-FACED	10
SOLID MASONRY - 8 FEET IN HEIGHT	20
TOTAL POINTS	40

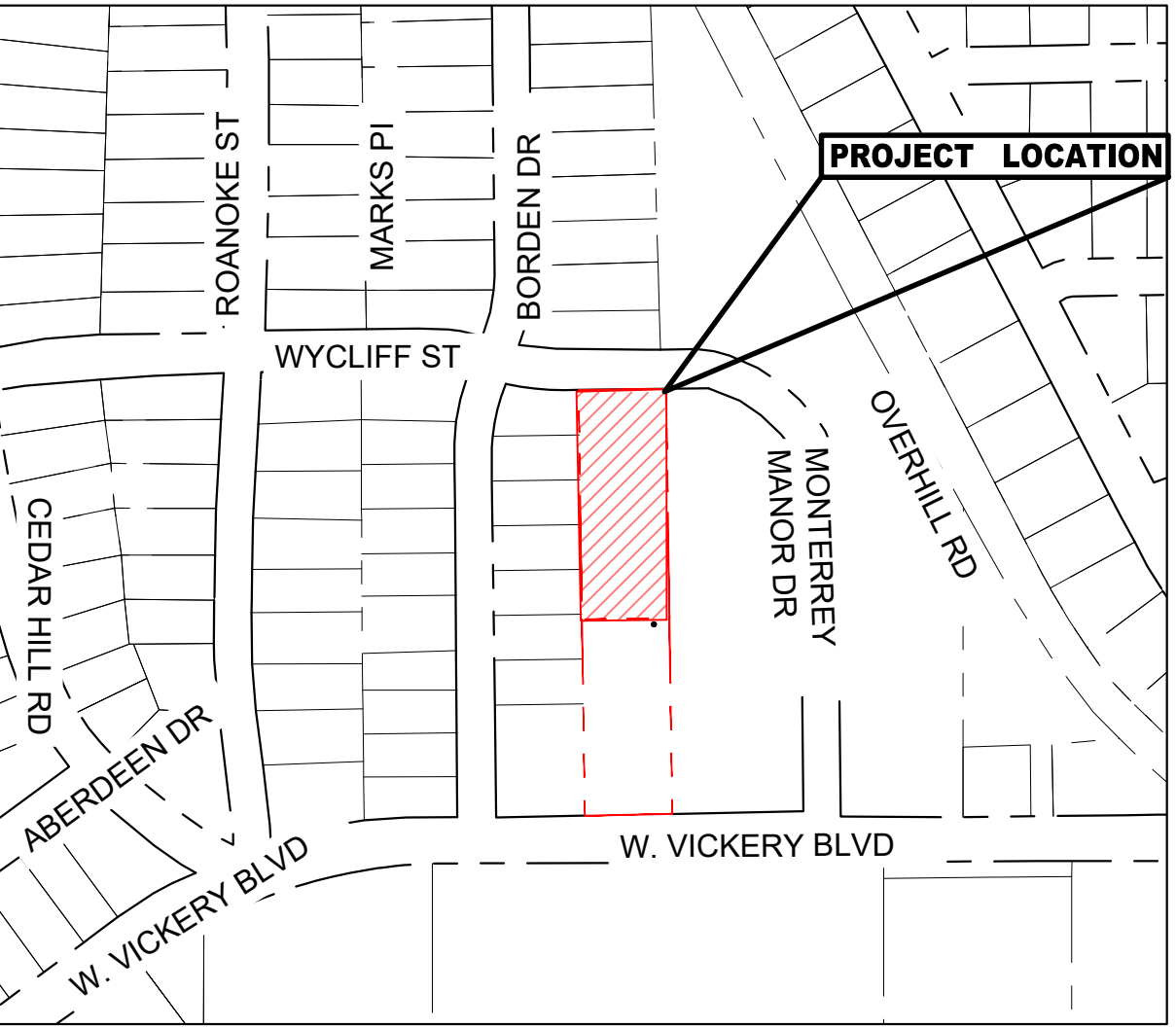
EXHIBIT LEGEND	
	PROPERTY BOUNDARY
	PROPOSED ACCESS EASEMENT
	PROPOSED CENTERLINE OF ROAD
	PROPOSED CURB
	PROPOSED GATE
	PROPOSED FENCE
	PROPOSED SIDEWALK
	MEDIUM DUTY PAVEMENT
	PROPOSED SIDEWALK HATCH
	PAVEMENT MARKINGS
	PROPOSED LANDSCAPE

- NOTES
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 - BUFFERYARD WILL BE IRRIGATED

OWNER/DEVELOPER
TEAL ASSETS
9502 CAMP BOWIE WEST,
FORT WORTH, TX 76116
PHONE: (817) 691-5803

ENGINEER
EVOLVING TEXAS
3000 RACE ST SUITE 108
FORT WORTH TEXAS 761111
PHONE: (817)529-2700

SURVEYOR
TEXAS SURVEYING & ENGINEERING, INC.
WEATHERFORD BRANCH
104 S. WALNUT STREET,
WEATHERFORD, TX 76086
PHONE: (817) 594-0400



VICINITY MAP
SCALE: 1" = 250'

DIRECTOR OF DEVELOPMENT SERVICES

DATE

ZONING CASE: ZC-25-196

0 30 60 FEET
SCALE 1"=30'

THE OUTPOST SITE PLAN

LOT 9R, BLOCK 48

7250 W VICKERY BLVD FORT WORTH, TX 76116

REGULATORY APPROVAL

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

CHANDLER DAVIS	149398
TYPE OR PRINT NAME	PE #
12/3/25	
DATE	

Civil Engineering + Planning

TEXAS REGISTRATION ENGINEERING FIRM NO. 12452

3000 RACE STREET, SUITE 108
FORT WORTH, TX 76111
PHONE #: (817) 529-2700

EXHIBIT

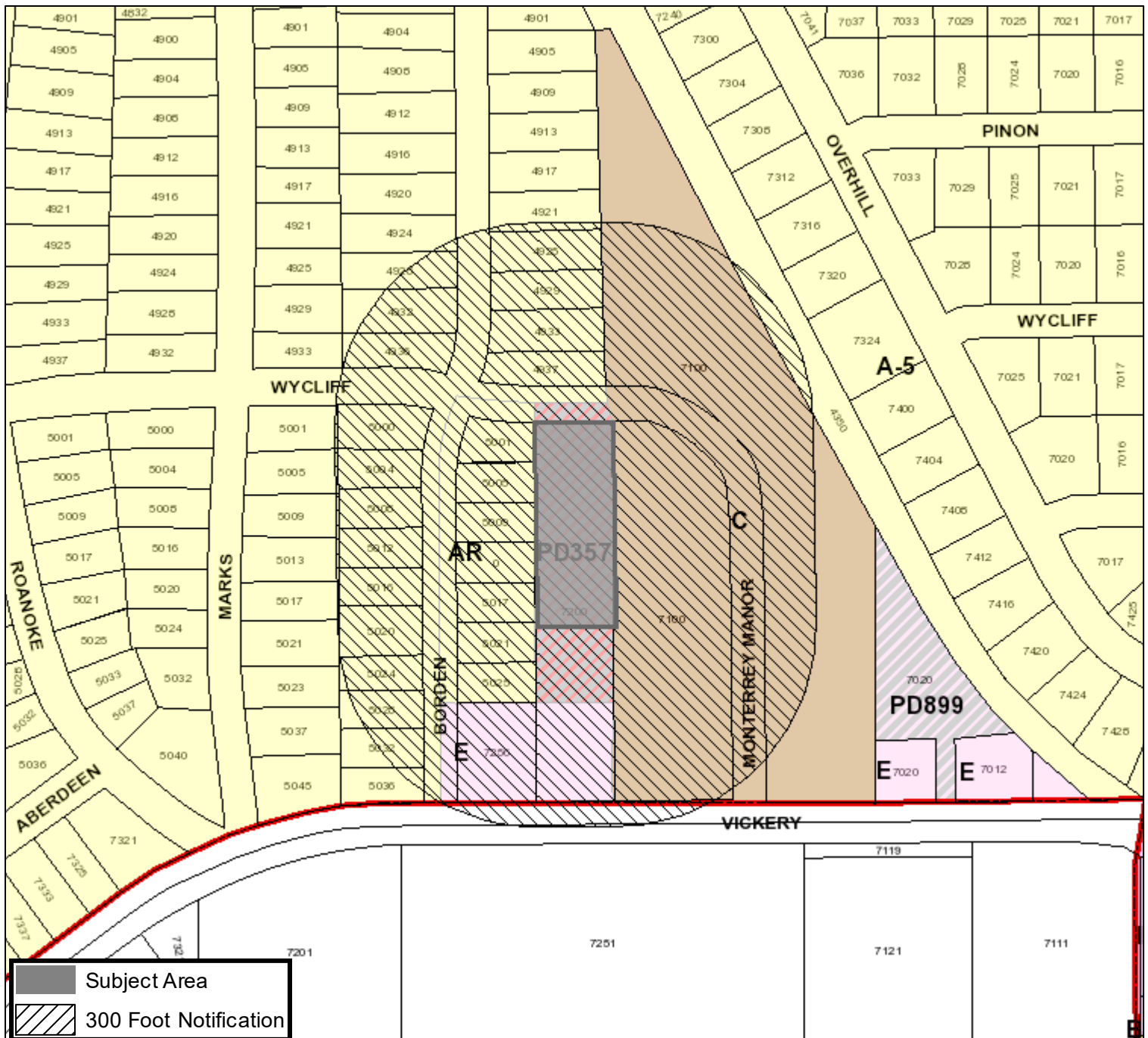
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ZC-25-196

Area Zoning Map

Applicant: Blue Eyes Properties LLC/Theresa Greig
Address: 7250 W. Vickery Boulevard/7100 block Wycliff Street
Zoning From: PD 357 for all FR uses plus contractor's storage yard
Zoning To: PD Planned Development for "E" Neighborhood Commercial excluding certain uses; site plan required
Acres: 0.825
Mapsc: Text
Sector/District: Western Hills/Ridglea
Commission Date: 1/14/2026
Contact: 817-392-8043



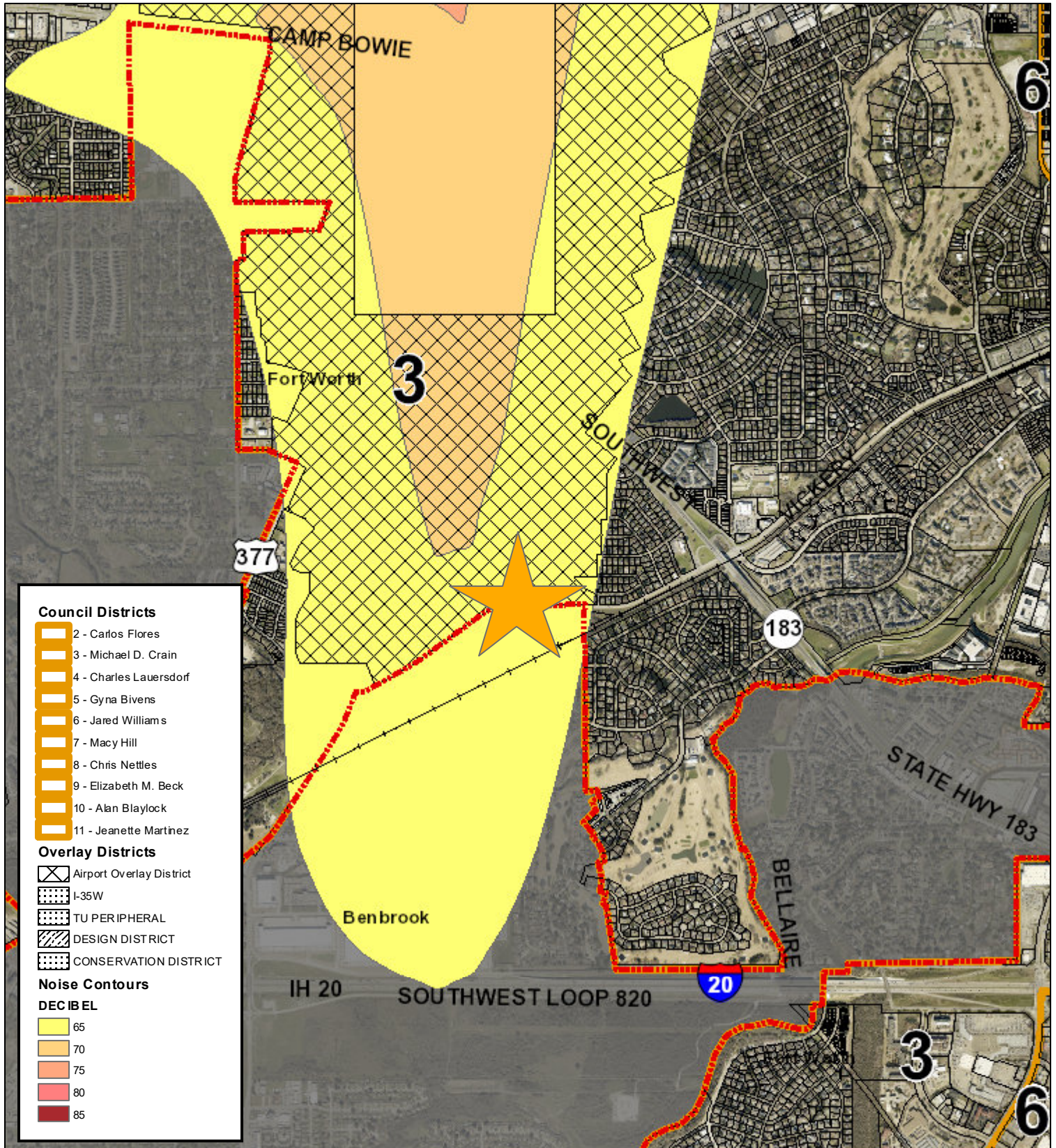
0 105 210 420 Feet

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ZC-25-196

Area Map

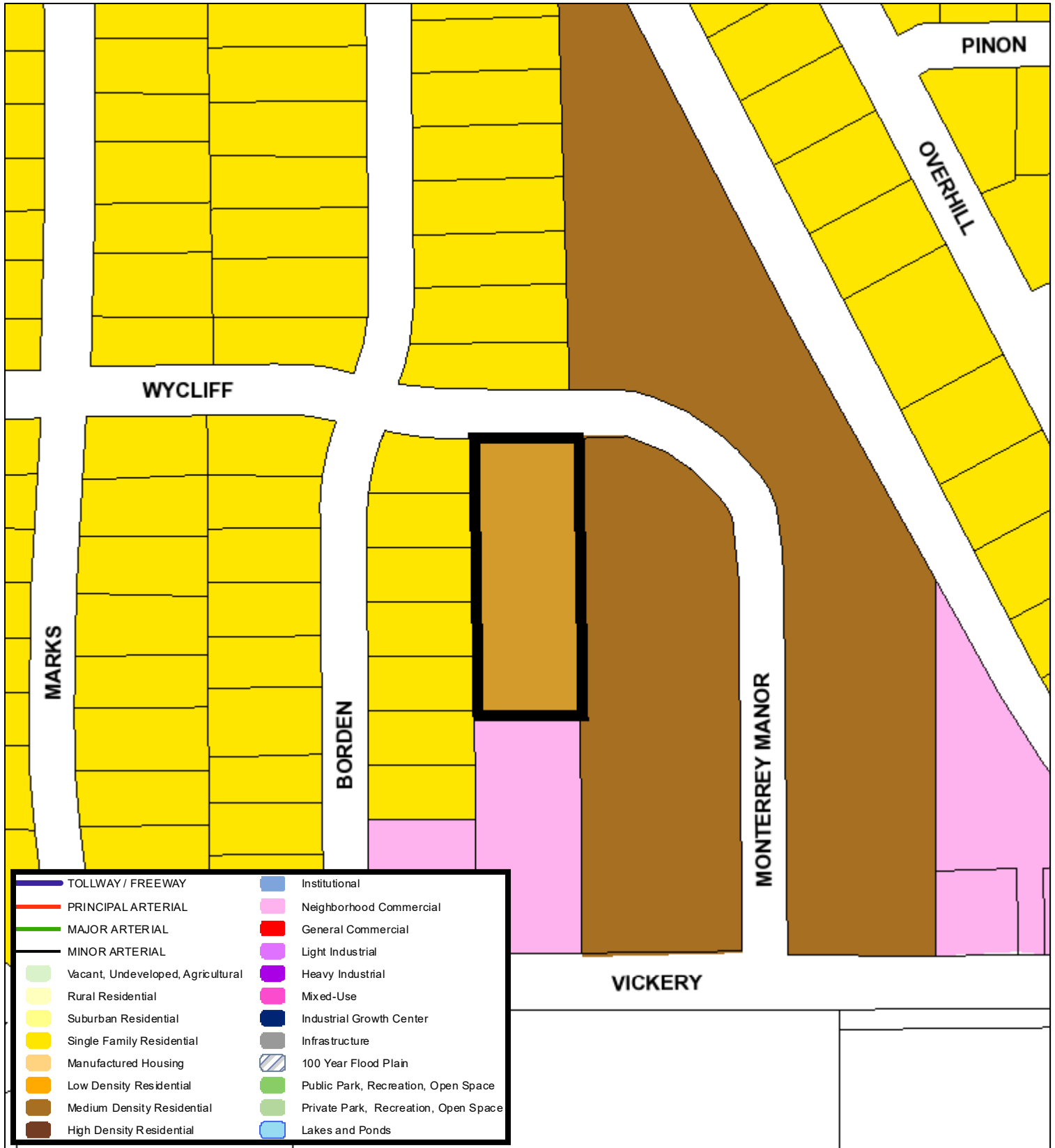


0 1,000 2,000 4,000 Feet



ZC-25-196

Future Land Use



140 70 0 140 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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ZC-25-196

Aerial Photo Map



0 90 180 360 Feet

