



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-195

Council District: 9

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Merry's Auto Car Ride LLC

Site Location: 5116 James Avenue

Acreage: 0.5 acres

Request

Proposed Use: Auto Sales/Repair

Request: From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The proposed site is located on James Avenue, approximately .35 miles north of IH-20. The applicant is requesting a zoning change from “E” Neighborhood Commercial to “FR” General Commercial Restricted for automotive sales and minor. The site was used for automotive repair for some time in the past. However, lost legal nonconforming status due to a vacancy for more than 24 months. The applicant would like to rezone the property to make it conforming and operate the site for automotive uses..

Surrounding Zoning and Land Uses

North “I” Light Industrial / automotive
East “I Light Industrial” / Greenbriar Park
South “E” Neighborhood Commercial / vacant
West “E” Neighborhood Commercial / convenience store

Recent Zoning History

No zoning cases in vicinity.

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.
The following organizations were notified: (emailed December 2, 2022)

| Organizations Notified | |
|-------------------------|------------------------------|
| South Hills NA* | District 6 Alliance |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | |

** Located closest to 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. Surrounding uses vary with auto repair to the north, convenience store to the south, vacant land just east, and Greenbriar Park across the street to the west. The property is located within the floodplain and near a floodway which buffers uses to the south. The proposed automotive repair would have minimal impact on existing surrounding land uses.

As a result, the proposed zoning request **is compatible** with surrounding land uses.

Comprehensive Plan Consistency– Sycamore

The 2022 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is **not consistent** with the Comprehensive Plan.

However, the site is located along a minor arterial and heavier commercial uses are appropriate along these thoroughfares. In addition, several automotive uses are located in close proximity to the site, including the City of Fort Worth’s James Avenue Service Center.

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

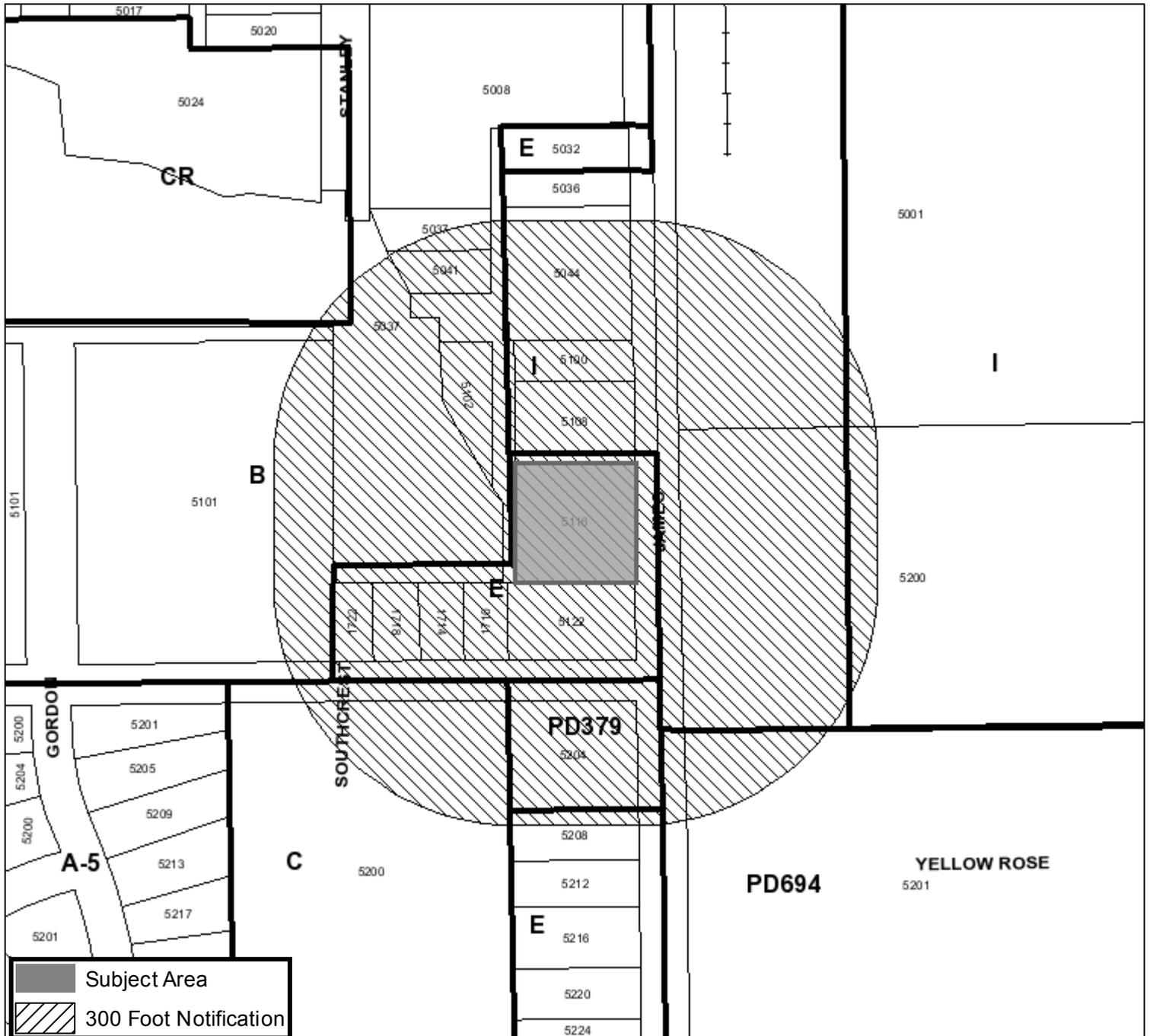
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the development will contribute to the needs of the community.

Staff Recommendation

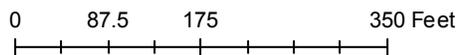
Staff supports this request because the site is located along a minor arterial with several other automotive uses nearby and within the blockface.

Area Zoning Map

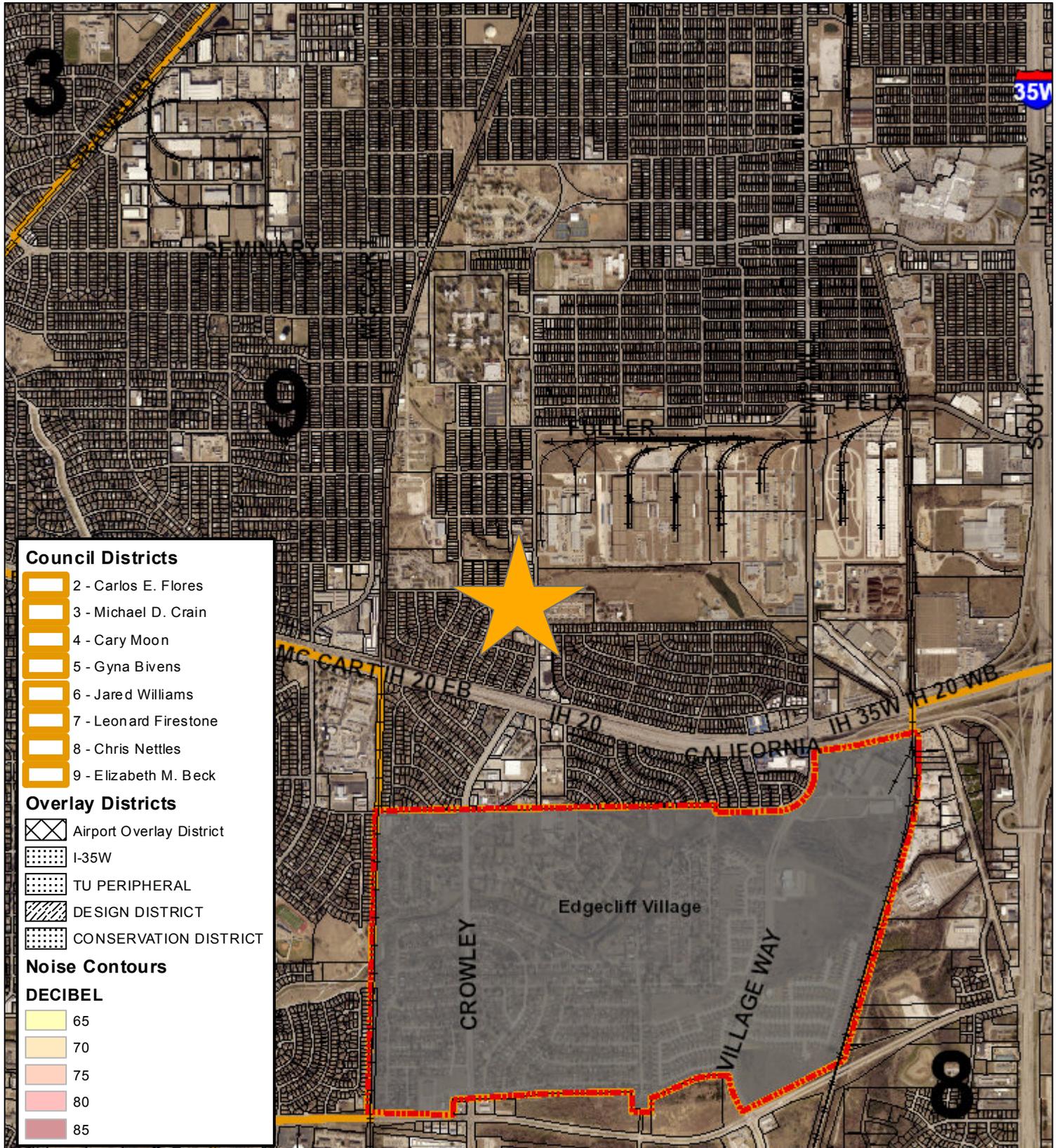
Applicant: Merry's Auto Car Ride LLC
 Address: 5116 James Avenue
 Zoning From: E
 Zoning To: I
 Acres: 0.51239171
 Mapsco: 090Q
 Sector/District: Sycamore
 Commission Date: 12/14/2022
 Contact: 817-392-6226



 Subject Area
 300 Foot Notification



Area Map



Council Districts

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

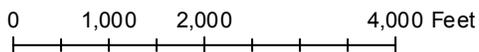
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

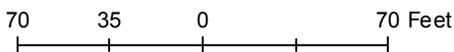
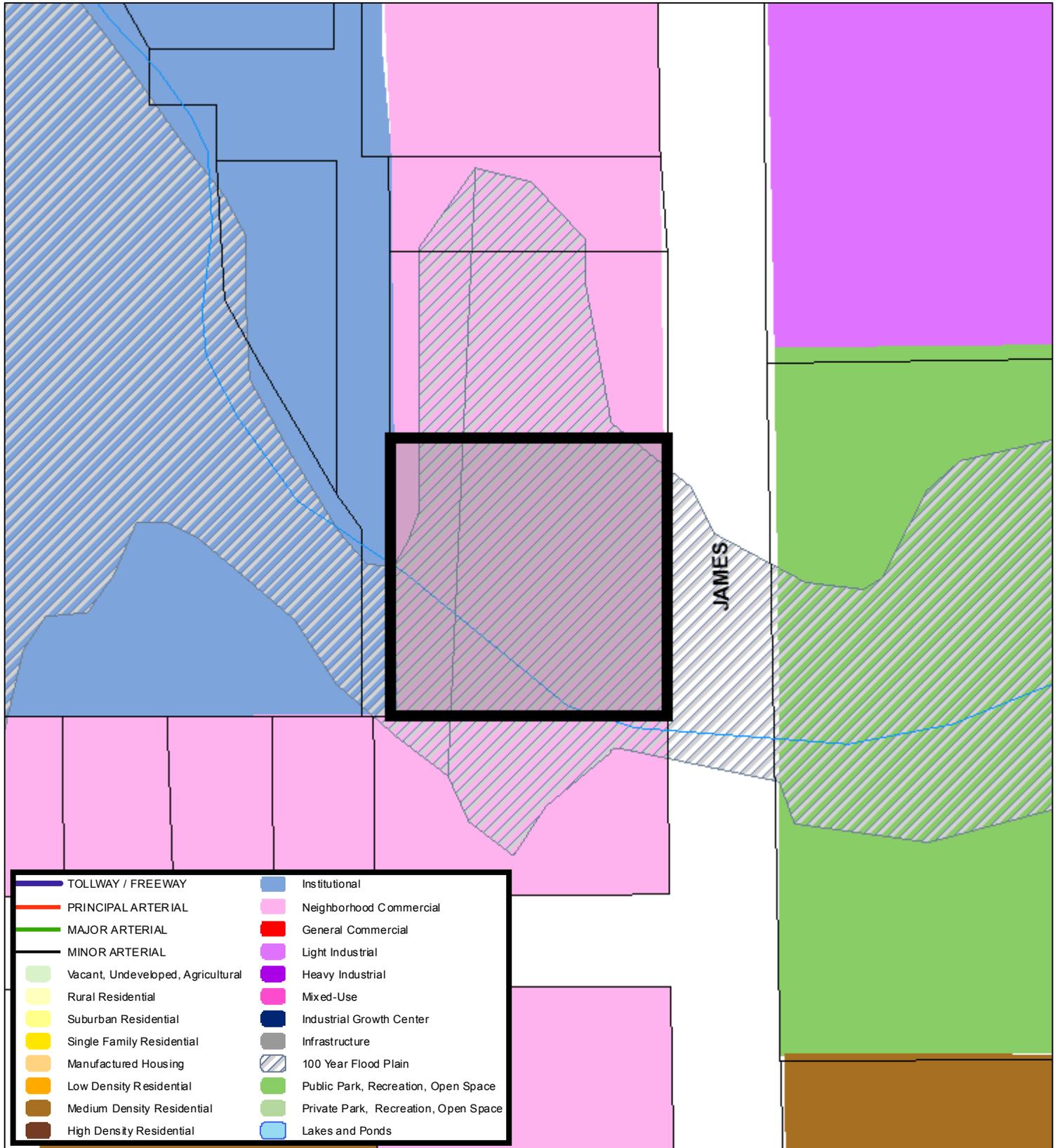
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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

