



Zoning Staff Report

Date: April 9, 2024

Case Number: ZC-23-186

Council District: 3

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Tillar Southwest Blvd Partners / Ray Oujesky, Kelly Hart & Hallman

Site Location: 4408 & 4412 Southwest Boulevard **Acreage:** 4.42 acres

Request

Proposed Use: Warehouse, Office & Auto Repair, paint and body shop

Request: From: “PD 678” Planned Development & “IP” Industrial Park with NASJRB Overlay

To: To: “PD-FR” Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary and limited to the following auto related uses: Auto detailing, Auto windshield chip repair, Auto minor dent repair (no body repair), Auto wrap installation, Auto ceramic coats and hail repair (no auto painting), Auto upholstery, Auto tinting; Carpet and rug cleaning; Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade; Machine shops; Furniture or cabinet repair and construction; Warehouse or bulk storage; Printing, lithographing, book-binding, newspapers or publishing; Vehicle steam cleaning, Excluding the following uses: Assaying, monument works, stone, pattern shop, rubber stamping, rubber stamp manufacture. NASJRB Overlay; Site Plan waiver requested

Recommendation

Land Use Compatibility:	Requested change is not compatible
Comprehensive Plan Map Consistency:	Requested change is not consistent
Comprehensive Plan Policy Consistency:	Requested change is not consistent
Staff Recommendation:	Denial
Zoning Commission Recommendation:	Denial by a vote of 6-4

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
6. Zoning Map with 300 ft. Notification Area



Zoning Staff Report

7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is in Council District 3, southeast of the Benbrook Traffic Circle. The applicant is requesting to extend a PD to the entire subject property and to add an allowance for auto repair, paint and body shop. No building additions or footprint expansions are proposed at this time. Per Section 5.104.c of the Zoning Ordinance, the auto repair land use is prohibited in places adjacent to residential zoned properties.

(c) No repairs shall be conducted on any premises that adjoin any residential district boundary.

Current zoning on the site is split between two zones. One portion of the site is zoned “IP” Industrial Park, a defunct zoning classification that is no longer utilized. The remainder of the site is zoned as “PD” Planned Development – Light Industrial. Additionally, the site lies within the NASJRB Overlay, which is based on the location of the site just under the main flight path of the Fort Worth Naval Air Station – Joint Reserve Base runway. This overlay was created by the City to ensure compatible development in this area and to promote safety.

No modifications to existing structures are proposed at the time of this report. The following narrative was supplied by the applicant as part of their submittal:

Current zoning on both lots will be changed to PD/FR to eliminate the wide range of industrial uses that are capable of being conducted on the property, and adding specific light industrial uses that are now being conducted on the property.

Auto repair; paint and body shop coincides with the auto related uses now allowed on the property. The supplemental standards for auto repair; paint and body shop use will protect one- or two-family uses near the property.

The property owner has prospective tenants that would like to conduct auto repair uses.

*Additional added uses carried over from the prior page:

- Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade
- Machine shops
- Furniture or cabinet repair and construction
- Monument works, stone
- Warehouse or bulk storage
- Pattern shop
- Printing, lithographing, book-binding, newspapers or publishing
- Rubber stamping; shearing/punching
- Rubber stamp manufacture
- Vehicle steam cleaning


A waiver of the restriction against conducting auto repair uses adjacent to a residential district is requested.

A refined list with additional proposed land use limitations was supplied by the applicant at the Zoning Commission hearing on March 13, 2024. A copy of this list is found below:

Current uses allowed at the property to be added under FR zoning:

- ~~Assaying~~
- Carpet & rug cleaning
- Manufacture of artificial flowers; ornaments; awnings; tents; bags; blacking, cleaning or polishing preparations; brooms or brushes; buttons and novelties; canvas products; clothing; suits, coats or dresses for wholesale trade
- Machine shops
- Furniture and cabinet repair and construction
- ~~Monument works, stone~~
- Warehouse or bulk storage
- ~~Pattern shop~~
- Printing, lithographing, book-binding, newspapers or publishing
- ~~Rubber stamping, rubber stamp manufacture~~
- Vehicle steam cleaning

Limited auto related uses to add to the property:

- Auto detailing
 - Auto windshield chip repair
 - Auto minor dent repair (no body repair)
 - Auto wrap installation
 - Auto ceramic coats and hail repair (no auto painting)
 - Auto upholstery
 - Auto tinting
- 

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial & NASJRB Overlay / veterinary clinic
East “E” Neighborhood Commercial & “I” Light Industrial & NASJRB Overlay / fire station & restaurant
South “A-5” One Family Residential & NASJRB Overlay / single family residential
West “A-5” One Family & NASJRB Overlay / single family residential

Recent Zoning History

- NASJRB Overlay added in 2014.

Public Notification

300-foot Legal Notifications were mailed on February 1, 2024.
The following organizations were emailed on February 2, 2024:

Organizations Notified	
Ridglea Area Neighborhood Alliance	Bomber Heights NA*
Ridglea Hills NA	NAS Fort Worth JRB RCC
Streams & Valleys Inc	Trinity Habitat for Humanity
Ridglea Hills Addition NA	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is situated on a major road corridor (State Highway 183) and has commercial enterprises to the north and south. The site directly abuts an existing developed single-family neighborhood to the south, and is adjacent to a developed single-family neighborhood to the west, which is separated by a former railroad spur right of way. The former railroad spur is under redevelopment into a public trail (Bomber Spur Trail) which would result in higher public visibility along the rear of the subject site. The proximity of homes to the proposed auto repair use is of concern, as the Zoning Ordinance prohibits this activity unless special dispensation is granted (such as through a PD). However, there is a potential that allowing this use without any specific measures could create a nuisance to the established residential neighborhoods in close proximity.

It is important to note that this proposal is a downzoning from “IP” Industrial Park, which allows more intense uses. The applicant has also pledged to keep automotive uses within the existing buildings. In addition, no auto repair will be conducted on site. Only auto related uses listed in the PD, which may mitigate concerns from the neighborhood.

The proposed rezoning to “PD-FR” Planned Development General Commercial Restricted **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

The 2023 Comprehensive Plan currently designates the subject property as *future Neighborhood Commercial* on the Future Land Use Map. The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

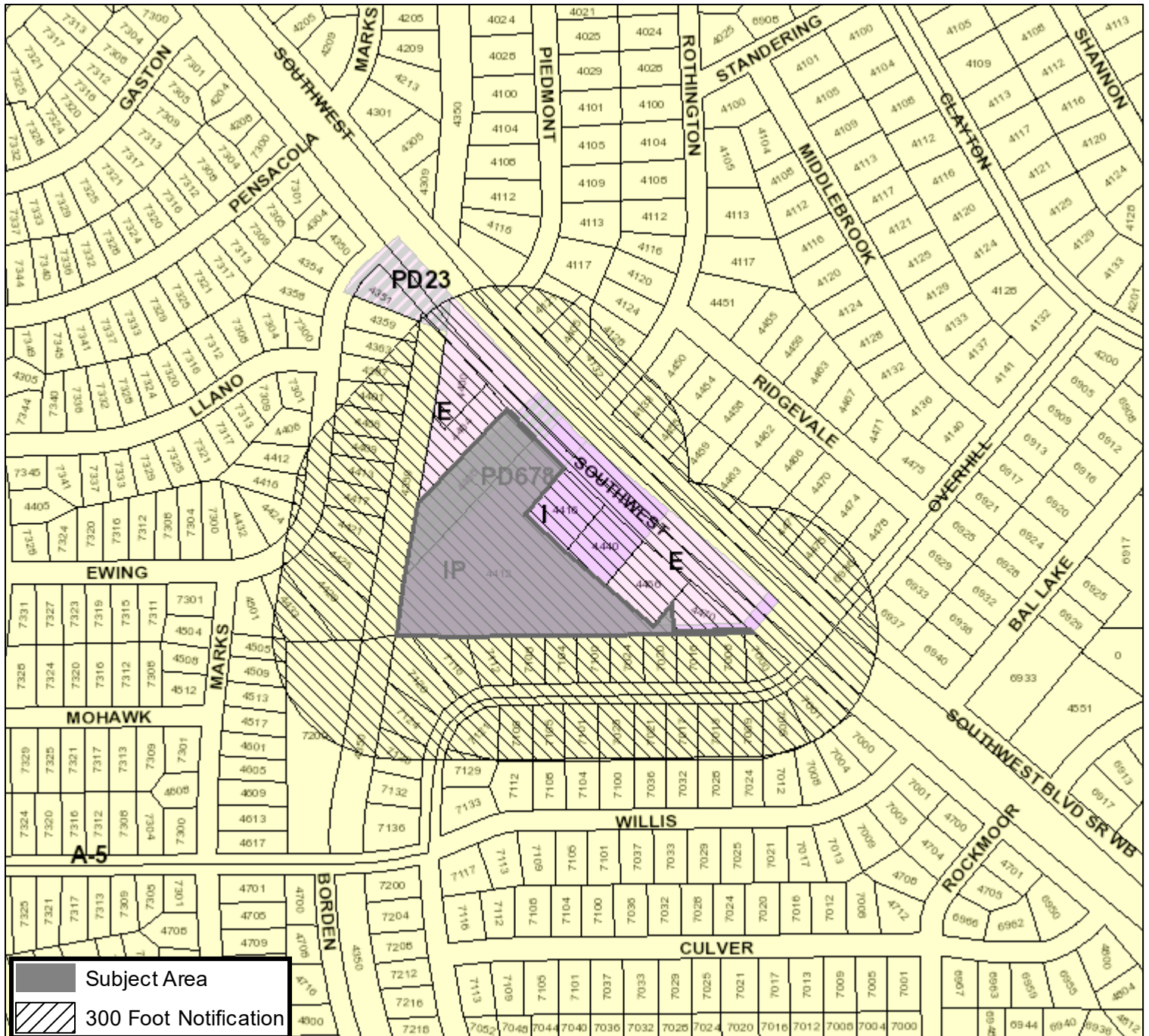
In terms of policy the Comprehensive Plan for the Western Hills/Ridglea sector specifically states as one of the goals to “Protect residential neighborhoods from encroachment by incompatible commercial uses.” Allowing auto repair on a site that is directly adjacent to residential properties to the south could be considered an encroachment of an incompatible commercial use and would be considered **not consistent** with the spirit and intent of the City’s Comprehensive Plan.



ZC-23-186

Area Zoning Map

Applicant: Ilar Southwest Boulevard Partners LLC/Ray Oujesky
Address: 4408 & 4412 Southwest Boulevard
Zoning From: I, and PD/I
Zoning To: Amend PD to add autorepair adjacent to residential districts
Acres: 4.32287192
Mapsc0: Text
Sector/District: W. Hill/Riddlea
Commission Date: 1/10/2024
Contact: null



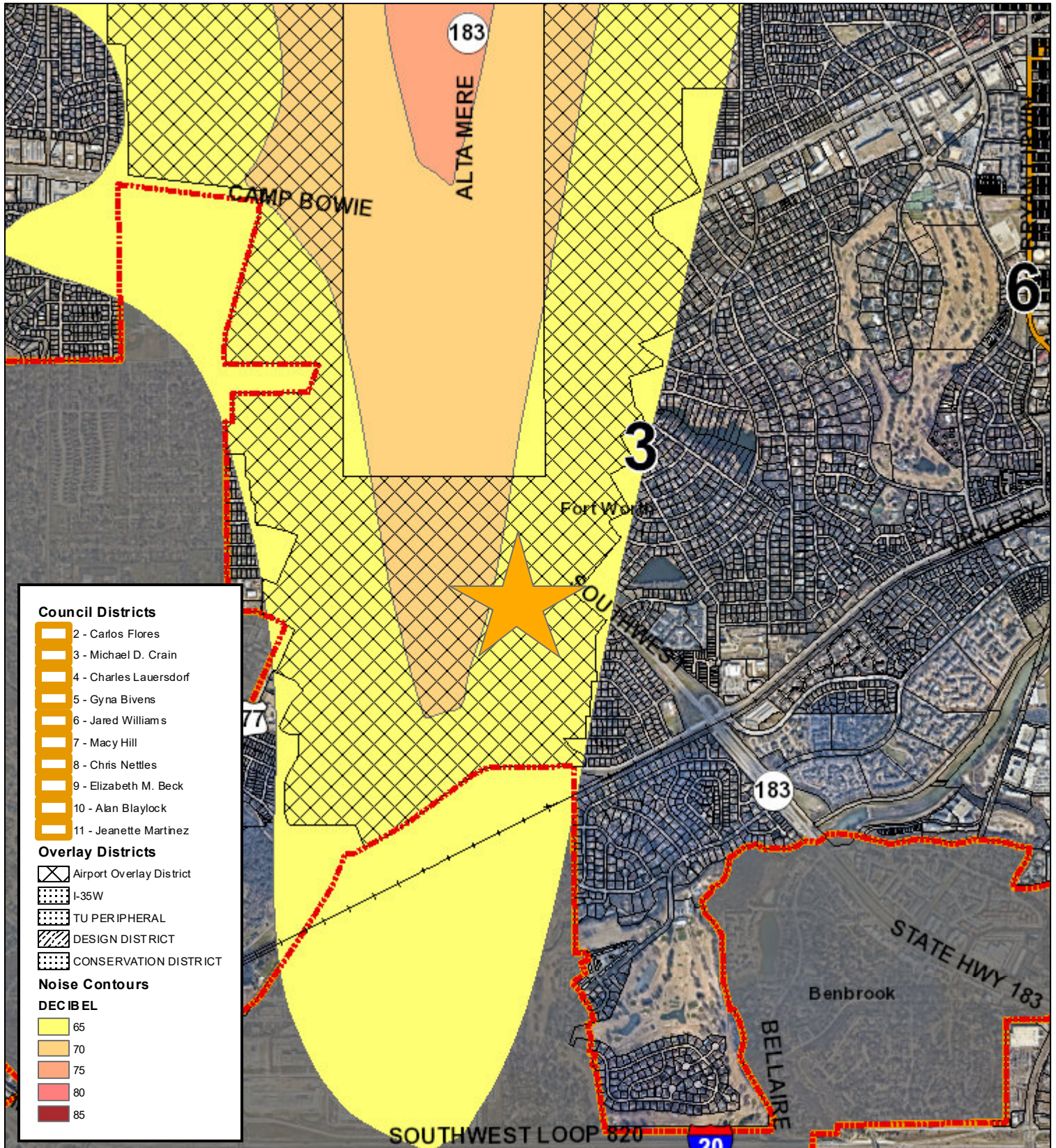
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ZC-23-186

Area Map

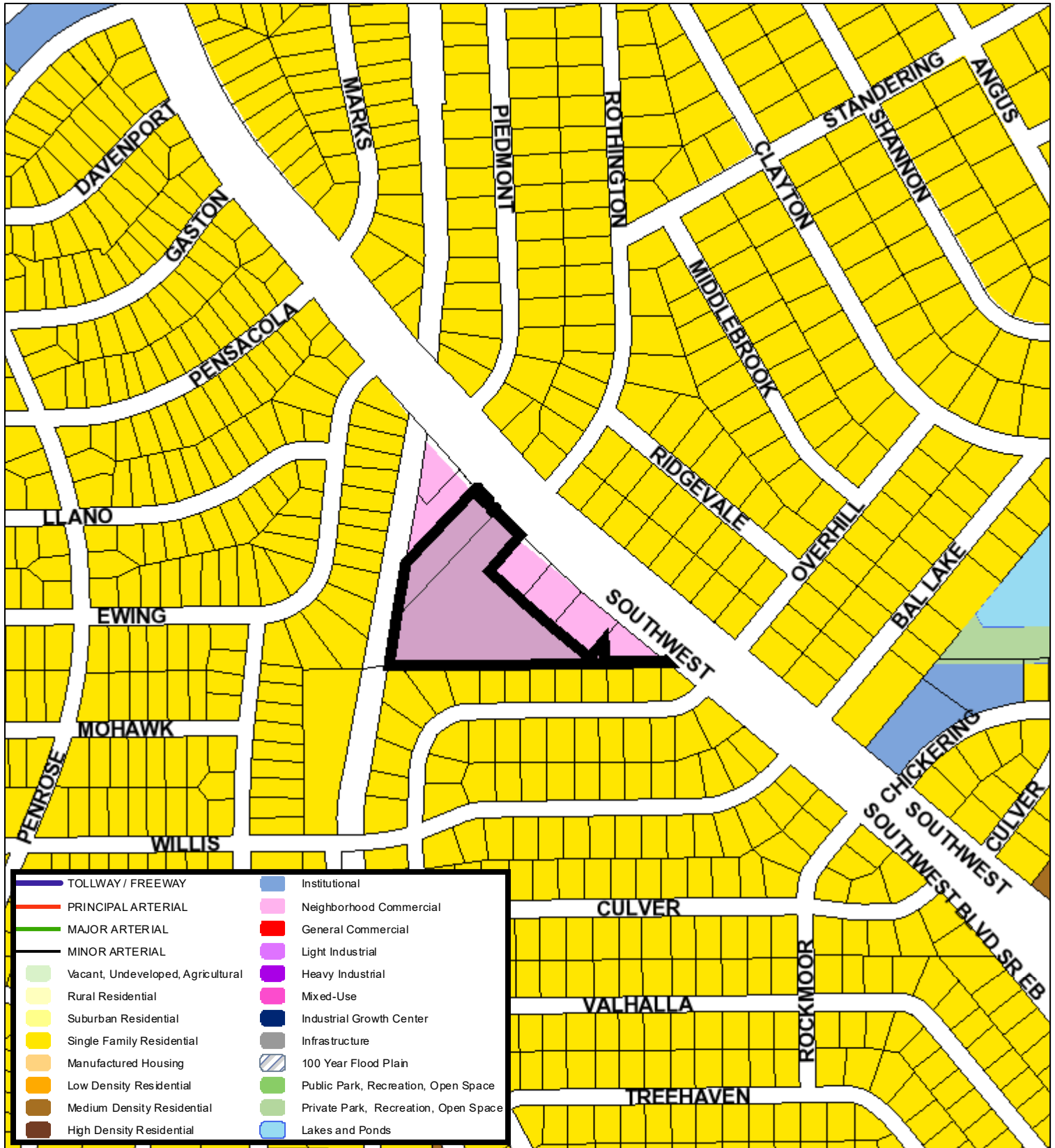


0 1,000 2,000 4,000 Feet



ZC-23-186

Future Land Use



410 205 0 410 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.



Aerial Photo Map

