

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning/Various Property Owners

Site Location: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south Acreage: 40.3 acres

Request

Proposed Use: Commercial, restaurant, car wash, school

Request: From: "I" Light Industrial and PD 1390 Planned development for all uses in I Light Industrial plus hotel

To: "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car wash in "G" Intensive Commercial, site plan included

Recommendation

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

Comprehensive Map Consistency: Requested change **is consistent.**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The proposed rezoning area is generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south. The request is from "I" Light Industrial and PD 1390 Planned development for all uses in I Light Industrial plus hotel to "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car wash in "G" Intensive Commercial, site plan included. The proposed rezoning will not make any current use nonconforming and the zoning designations are appropriate for this location.

Two meetings were held at the request of Council Member Lauersdorf on August 7th with the property owners (virtual meeting) and August 8, 2024 with the neighborhoods and school regarding the proposed zoning change. Staff did not receive opposition to rezoning this property at the time of the meetings.

The table below describes the property being rezoned:

Address	Zoning From	Zoning To	Use
3000 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Gas Station
3008 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Jack in the Box (Restaurant)
3009 Corrine Dr	"I" Light Industrial	"G" General Commercial	National Tire & Battery
3041 Clay Mountain Trail	"I" Light Industrial	"G" General Commercial	Undeveloped
3044 Clay Mountain Trail	"I" Light Industrial	"G" General Commercial	Undeveloped
3052 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Strickland Brothers (Oil Change)
3078 Basswood	"I" Light Industrial	"G" General Commercial	Sonic (Restaurant)
3088 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Retail Strip/Restaurant
3100 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Chicken Express (Restaurant)
3100 Clay Mountain Trail	"I" Light Industrial	"CF" Community Facilities	Basswood Elementery
3136 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Undeveloped
3172 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Jiffy Lube
3180 Basswood Blvd	"I" Light Industrial	CUP for car wash in "G" Neighborhood Commercial	Caliber Car Wash
7100 North Fwy	"I" Light Industrial	"G" General Commercial	Home Depot
7140 North Fwy	"I" Light Industrial	"G" General Commercial	Pollo Regio
7150 North Fwy	"I" Light Industrial	"G" General Commercial	DQ (Dairy Queen)
7200 North Fwy	"I" Light Industrial	"G" General Commercial	Taco Bell (Restaurant)
7232 North Fwy	"I" Light Industrial	"G" General Commercial	Medical Clinic
3056 Clay Mountain Trail	PD/I plus hotel	"G" General Commercial	Undeveloped

Surrounding Zoning and Land Uses

North "PD 1329" PD for various zoning districts allowed, site plan waiver requested / undeveloped

East “A-5” One-Family, “PD/E Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse with wrought iron fence instead of required screening fence to the south; site plan required for mini warehouse only, approved and on file in the planning & Development Department / single-family, mini-storage, retail

South “C” Medium Density Multifamily / multifamily

West “A-5” One-Family; “G” Intensive Commercial / IH-35 Freeway frontage

Recent Zoning History

ZC-23-143- “PD/I” Planned Development for all uses in “I” Light Industrial plus hotel within 1,000 feet of a one-family zoning district with development standards for reduced parking and increased building height attached as Exhibit ‘L’; site plan approved attached as Exhibit ‘M’ and on file with the Development Services Department (approved October 2023)

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were notified: (emailed August 30, 2024)

Organizations Notified	
Basswood Village HOA	Carrington Court HOA
Santa Fe Enclave HOA	Summerfields NA
Carriage Hills HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Eagle Mt-Saginaw ISD
Keller ISD	

** Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Council Member Lauersdorf is requesting to change the zoning of this area to more closely match the existing land uses with the zoning. The neighborhoods and school noted concerns regarding industrial zoning within the area. The proposed downzoning to “G” Intensive Commercial is appropriate at this location. All existing businesses will be conforming with the proposed rezoning.

The rezoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts established neighborhoods and schools.

Comprehensive Plan Consistency– Far North

The adopted Comprehensive Plan currently designates the subject property as Mixed-use. The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses

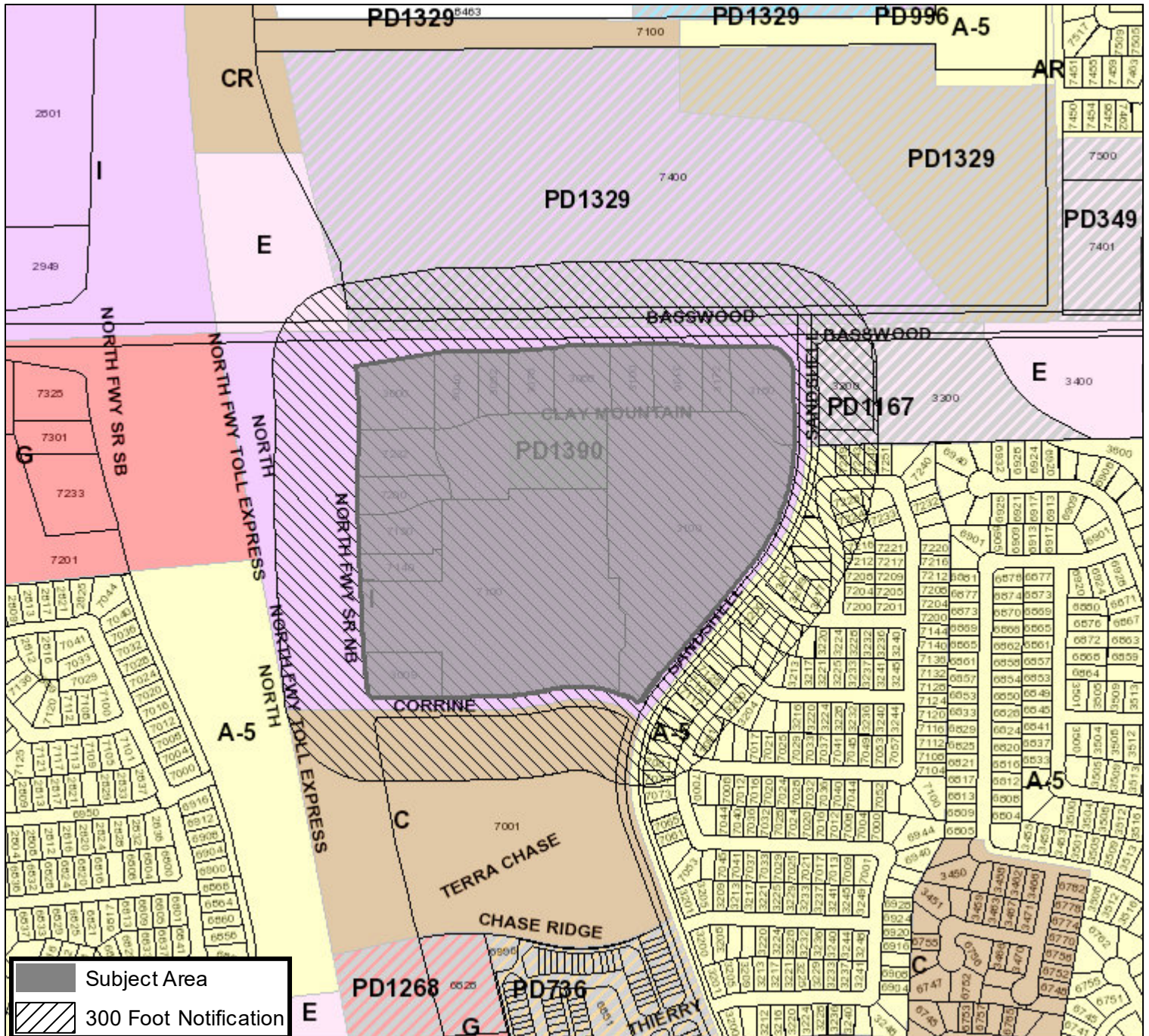
Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



ZC-24-104

Area Zoning Map

Applicant: City of Fort Worth
Address: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sands
Zoning From: I & PD1390
Zoning To: CF, G & G/CUP
Acres: 40.39501298
Mapsc0: Text
Sector/District: Far_North
Commission Date: 9/11/2024
Contact: null

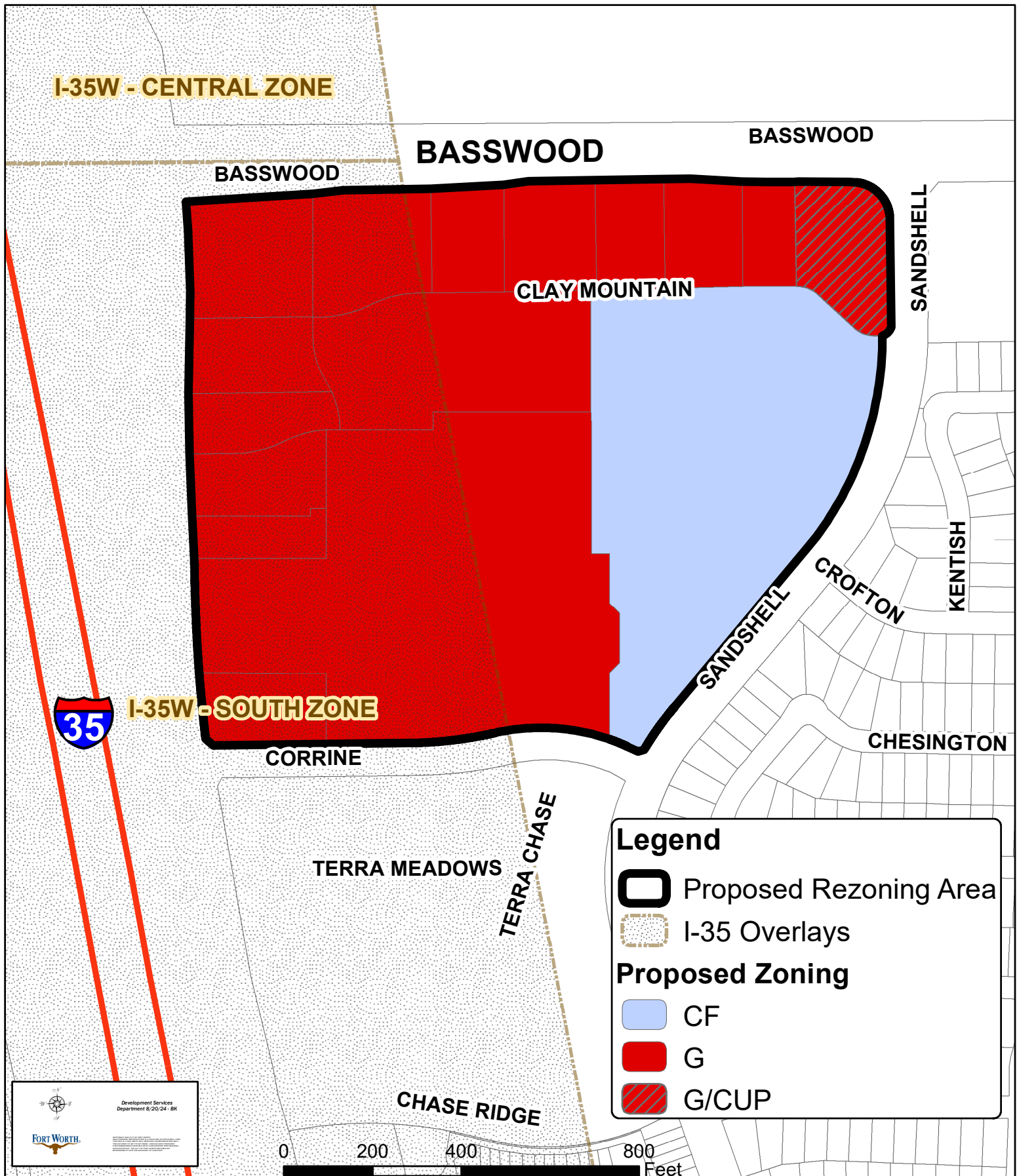


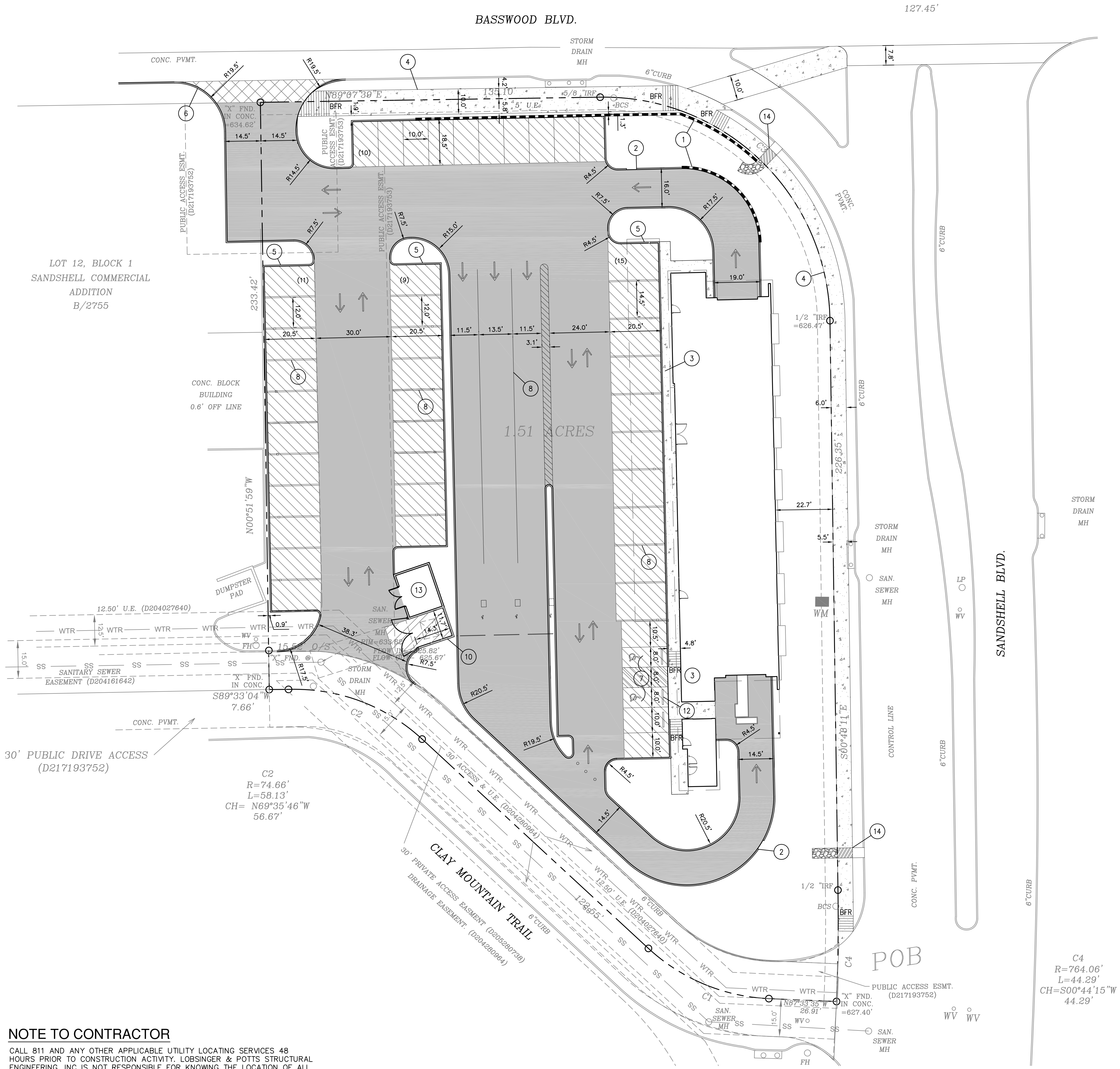
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Exhibit A

From: "I" Light Industrial & "PD" Planned Development 1390
To: "CF" Community Facilities, "G" Intensive Commercial, &
"G/CUP" Intensive Commercial plus Conditional Use Permit,





- NOTES:**
1. ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
 2. RE: DETAILS THIS SET FOR PROPOSED PAVING SECTIONS.
 3. CONTRACTOR SHALL INSTALL ALL UNDERGROUND PVC CONDUITS PRIOR TO INSTALLING PROPOSED PAVING. RE: UTILITY PLANS (MEP & CIVIL) AND IRRIGATION PLAN FOR PROPOSED CONDUIT LOCATION.
 4. ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
 5. RE: DETAIL THIS SET FOR PROP. PAVING CONNECTION TO EXIST. PAVING.
 6. ALL CURVE RADII ARE 2.5'R UNLESS NOTED OTHERWISE ON THE PLAN.
 7. RE: ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
 8. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
 9. IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
 10. SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
 11. RE: ARCH PLANS FOR PROPOSED DUMPSTER LOCATION AND DETAILS.
 12. ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR GRADES).
 13. RE: GENERAL NOTES AND PAVING DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.

DRAWING LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. EDGE OF PAVEMENT
	CURB LINE
	PROP. STRIPING
	EASEMENT/SETBACK LINES
	PROP. FIRE LANE
	PROP. RW
	PARKING COUNT LABEL
	PROP. CONCRETE SURFACE (SIDEWALK OR PAD)
	PROP. DUMPSTER CONCRETE PAVING PER DETAIL THIS SET.
	PROP. REGULAR DUTY CONCRETE PAVING PER DETAIL THIS SET.
	PROP. MEDIUM DUTY CONCRETE PAVING PER DETAIL THIS SET.
	PROP. PUBLIC R.O.W. CONCRETE PAVING PER CITY REQUIREMENTS.
	EXIST. PROP. BFR
	EXIST. PROP. RW
	EXIST. PROP. TYP.
	EXIST. PROP. HC
	EXIST. PROP. T.A.S.
	EXIST. PROP. MFR
	EXISTING PROPOSED PROP. BARRIER FREE RAMP
	EXISTING PROPOSED RETAINING WALL
	EXISTING PROPOSED TYPICAL HANDICAP
	EXISTING PROPOSED TEXAS ACCESSIBILITY STANDARDS
	EXISTING PROPOSED MANUFACTURER

- REFERENCE NUMBER NOTES**
1. PROP. RETAINING WALL; ELEVATIONS PER GRADING PLAN THIS SET. DESIGN BY OTHERS.
 2. PROP. 4' WIDE CURB BREAK PER GRADING PLAN THIS SET.
 3. PROP. A.D.A./T.A.S. COMPLIANT CONC. SW PER DETAIL THIS SET. (TYP.)
 4. PROP. A.D.A./T.A.S. COMPLIANT CONC. SW PER CITY DETAIL. (TYP.)
 5. PROP. CONC. CURB PER DETAIL THIS SET. (TYP.)
 6. PROP. CONC. CURB PER CITY DETAIL. (TYP.)
 7. PROP. HC PARKING AREA PER GRADING PLAN AND DETAILS THIS SET.
 8. PROP. PARKING LOT STRIPING PER DETAIL THIS SET. (TYP.)
 9. PROP. SITE LIGHTING PER MEP. (TYP.)
 10. PROP. DUMPSTER W/ SCREENING PER ARCH.
 11. PROP. SIGN BY OTHERS.
 12. PROP. CONC. WHEELSTOPS PER DETAIL THIS SET. (TYP.)
 13. PROP. STORAGE BUILDING PER ARCH.
 14. SIDEWALK FLUME PER DETAIL THIS SET.

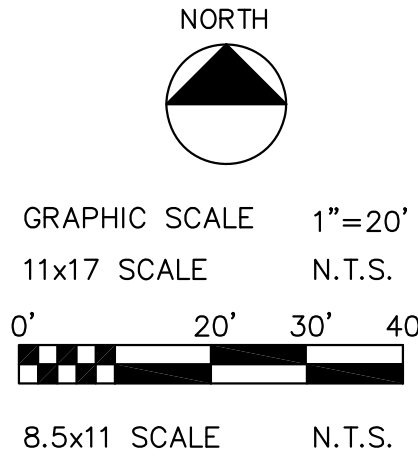
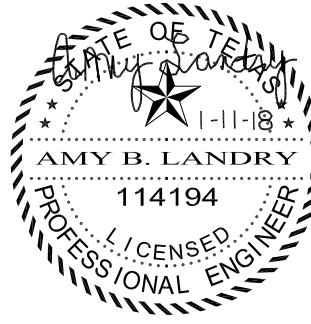
NOTE TO CONTRACTOR

CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

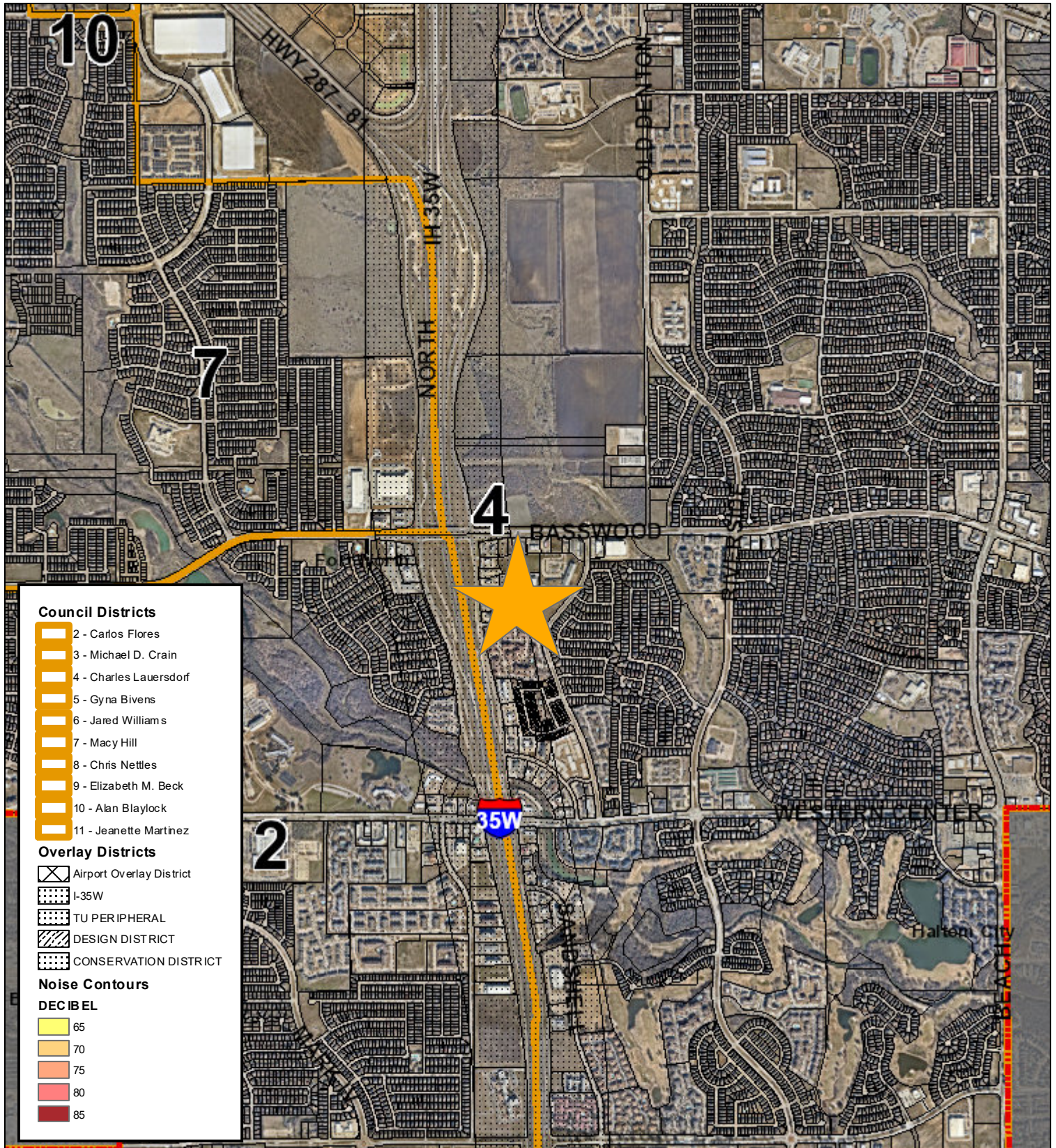
LPSE Lobsinger & Potts Structural Engineering, Inc
1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092
817.651.5414 Fax 817.488.9937 Firm Reg. # 7290

BENCHMARKS

1. "X" FOUND IN CONCRETE AT NORTHWEST PROPERTY CORNER. ELEV=634.62'
2. "X" FOUND IN CONCRETE AT SOUTHEAST PROPERTY CORNER. ELEV=627.40'

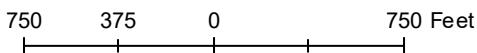


Area Map



0 1,000 2,000 4,000 Feet

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.



