



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 4, 2015

**Council District** 6

**Zoning Commission Recommendation:**  
Approval by a vote of 6-1

**Opposition:** One person spoke, several letters and petition submitted

**Support:** One submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **QuikTrip Corporation, etal**

**Site Location:** 2704 Southgate Dr; 5304, 5308, 5309, 5312, 5313, 5316 and 5317  
Lubbock.Ave. Mapsco: 90T

**Proposed Use:** **QuikTrip Gas Station**

**Request:** From: "A-5" One-Family  
To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation)**

**Background:**

The proposed site is located on the corner of Southwest Loop 820 and McCart Ave. The applicant is requesting a zoning change from "A-5" One-Family to "E" Neighborhood Commercial. The applicant would like to amend the zoning in order to construct a 24 hour QuikTrip gas station and convenience store.

The proposed site is primarily single-family west of McCart Ave. with a large TxDOT facility to the west. The applicant intends to demolish the existing housing, vacate Lubbock Ave. and construct the QuikTrip in its place. The proposed site would be located along a freeway access road and principal arterial and across from the TxDOT district headquarters and yard. However; the proposed commercial would encroach and likely change the character of the established single-family neighborhood.

The "E" Neighborhood Commercial district provides certain protections for commercial uses adjacent to residential districts. The following table lists these requirements:

Standards	E
Setback	20 ft. projected setback along Southgate due to "A-5" One-Family within the blockface

<b>Supplemental setback and buffer</b>	20 ft supplemental setback, screening fence with 5 ft. bufferyard required adjacent a "A-5" One-Family residential district (point system required: includes fencing type, shrubs, and tree planting)
<b>Parking</b>	4 spaces per 1000 sf
<b>Height</b>	45 ft.

At the Zoning Commission, the applicant explained that the development will meet the regulations of "E" Neighborhood Commercial. They provided some exhibits in a presentation and indicated several items that will be provided, though the proposal is not part of a site plan. The applicant has proposed a masonry sound wall along the property line to the west of the business adjacent to the residential properties. Additional buffer landscaping will be provided within this area. Discussions have been held to ensure that the dumpster is not located in proximity to the residential properties. Lighting is expected to be shielded downward and away from the residential area.

Opposition to the case includes the location of the second driveway to Southgate Dr. that aligns with Lubbock St. and concerns that it will encourage traffic through the residential area.

**Site Information:**

Owners:

Jose J. Garcia  
5304 Lubbock Ave.  
Fort Worth, Texas

Carol Cobb  
5317 Lubbock Ave.  
Fort Worth, Texas

Dana Williams  
5308 Lubbock Ave.  
Fort Worth, Texas

James White  
2704 Southgate  
Fort Worth, Texas

Kevin Faherty  
5309 Lubbock Ave.  
Fort Worth, Texas

Carolyn Hart  
5312 Lubbock Ave  
Fort Worth, Texas

Nora Holley  
5313 Lubbock Ave.  
Fort Worth, Texas

Ramon and Elia Chavez  
5316 Lubbock Ave.  
Fort Worth, Texas

Applicant: Quik Trip Corporation  
1120 N. Industrial Blvd.  
Euless, TX 76039

Acreage: 1.85 ac  
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / IH-20
- East "A-5" One-Family / TxDOT facility
- South "A-5" One-Family / single-family
- West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: none

Platting History: none

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Southgate Dr	Residential	Residential	No

Lubbock Ave.	Residential	Residential	No
Southwest Loop 820 Service Road	Freeway	Freeway	No
McCart Ave.	Principal Arterial	Principal Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
District 6 Alliance	Trinity Habitat for Humanity
Neighbors Working Together	Streams And Valleys Inc
South Hills NA	Fort Worth ISD
Seminary Hill NA	

Not located within a registered neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “E” Neighborhood Commercial. Surrounding land uses consist of single-family to the south and west with a TxDOT facility to the east and freeway access road to the north.

Gasoline sales and convenience store operations would result in additional traffic, lighting and encroachment concerns.

Based on the encroachment of commercial into a residential neighborhood and the expected increase of land use intensity, the proposed zone change **is not compatible** with existing land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan.

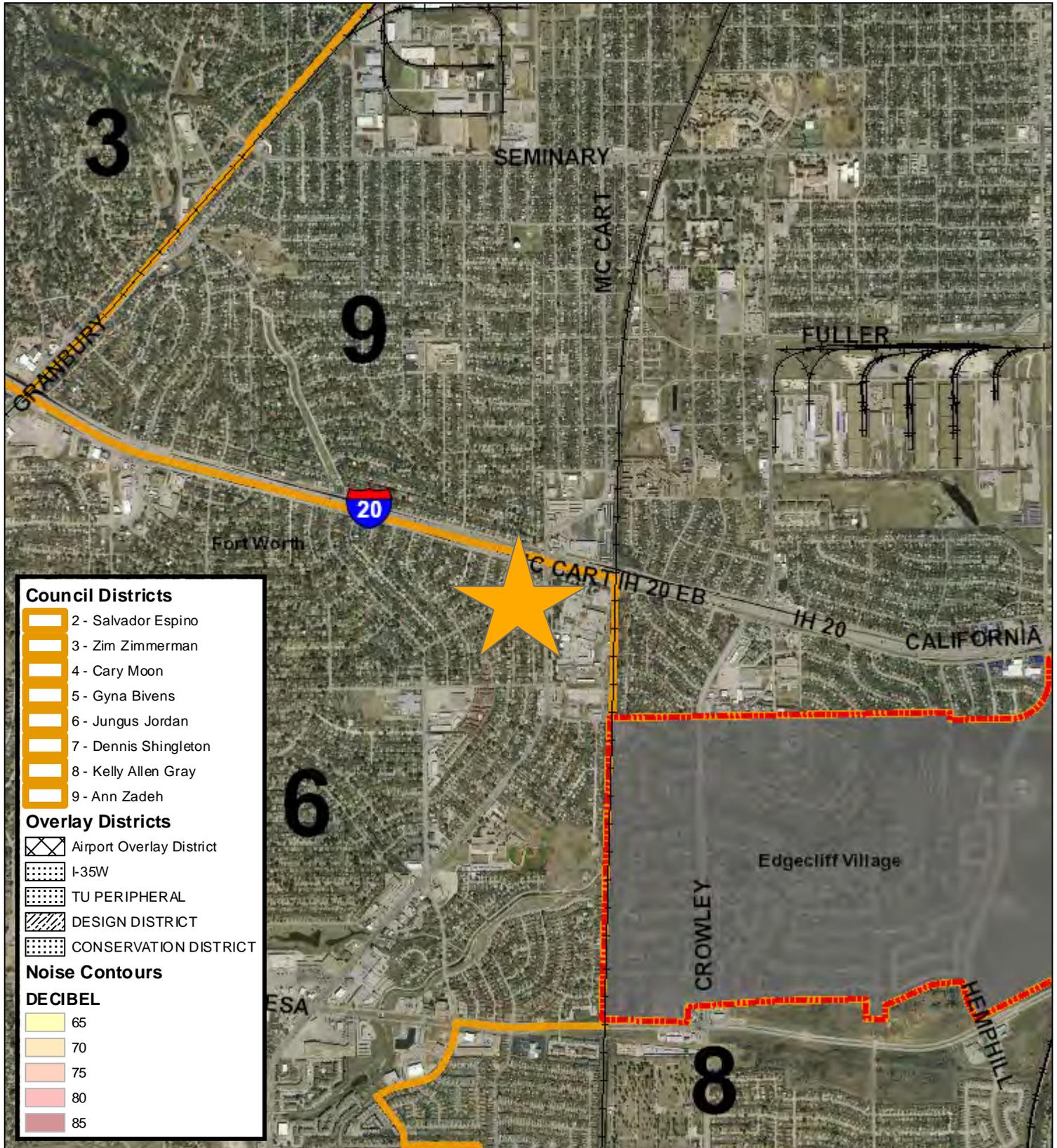
The overall proposal is inconsistent with the following Comprehensive Plan and the policies below:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- 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. (pg. 40)

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

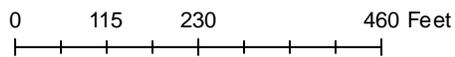
## Area Map



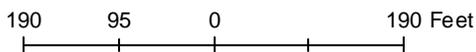
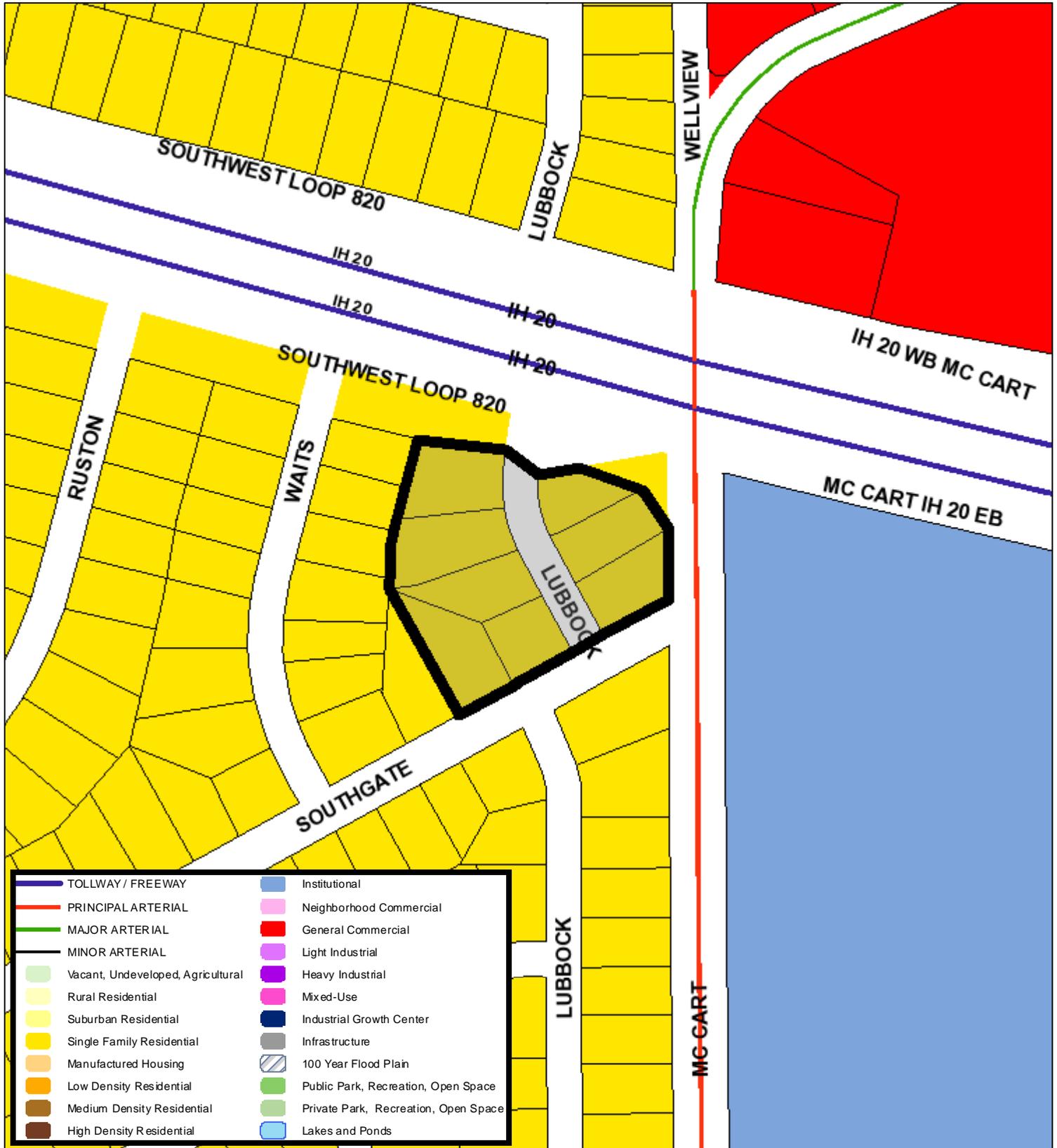
0 1,000 2,000 4,000 Feet

## Area Zoning Map

Applicant: J.Garcia,D.Williams,L.Spearing,R.Chavez etal  
 Address: 5300 block Lubbock Avenue, 2704 Southgate Drive  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 2.42209509  
 Mapsco: 90T  
 Sector/District: Wedgwood  
 Commission Date: 7/8/2015  
 Contact: 817-392-8043



### 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 17, 2015.



## Aerial Photo Map



0 120 240 480 Feet



**6. ZC-15-085 Quik Trip Corporation, etal (CD 6) 5304, 5313, 5308, 5309, 5312, 5316, 5317 Lubbock Avenue, 2704 Southgate Drive (Pt of John Jennings Survey, Abstract 891, etal, 2.42 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

Jamie Bierschbach, 1120 N. Industrial Boulevard, Euless, Texas representing Quik Trip explained to the Commissioners they are requesting “E” zoning to build a Quik Trip. There are eight existing houses that have been there since the 50’s and 60’s. They will be complying with all setbacks along Southgate, there will be a 20 ft. landscape buffer behind the site, and they will keep as many trees as possible and provide a solid masonry screening wall.

Mr. Genua asked about the ingress and egress to the site. Mr. Bierschbach said the main entrance will be off of the service road with two points of access along Southgate. He also mentioned there are a lot of Commercial businesses along McCart and Altamesa. He said they have reached out to the neighborhood and they will be a quality user for the property.

Mr. Flores asked Mr. Bierschbach about the bufferyard fence and will it rap around the property. He also asked if he could point out where the pole lighting will be located and any provisions to shielding the lights. Mr. Bierschbach said the fence will wrap around the property, there will be wall pack lighting in the back and pole lighting in the front. He did say there will be some pole lighting in the rear pointing towards the employee parking, away from the residential district.

Scott O’Toole, 5409 Lubbock Avenue, Fort Worth, Texas spoke in opposition. Mr.O’Toole is concerned about the two entrances off of Southgate. There is a lot of cut-through traffic along this street and will increase traffic through the neighborhood.

In rebuttal Mr. Bierschbach said when talking to the neighborhood the biggest concern was traffic. He stated the traffic is already occurring at this site. They talked to the most directly affected property owner along Southgate and they were ok with it. They were looking at an entrance along McCart but it would be too close to the traffic light.

Mr. Genua asked why he is proposing two drives along Southgate. Mr. Bierschbach said they wanted to provide an entrance for the residents along Southgate.

Mr. Flores asked about the staking survey. Mr. Bierschbach said traffic doesn’t back up past the second entrance, which is where you could enter Lubbock street now.

Mr. Edmonds mentioned another Quik Trip location along Main Street and they have been good neighbors, and the traffic could be limited to the perimeter.

John Copeland, 2705 Southgate, Fort Worth, Texas spoke in opposition. He is concerned about the neighborhood, traffic and increased crime.

Motion: Following brief discussion, Ms. Moore recommended Approval of the request, seconded by Mr. Reeves. The motion carried 6-1 with Mr. Flores being against.

<i>Document received for written correspondence</i>				ZC-15-085
Name	Address	In/Out 300 ft	Position on case	Summary

		notification area			
Scott O'Toole	5409 Lubbock	In	Opposition		Spoke at hearing
John Copeland	2705 Southgate	In	Opposition		Spoke at hearing
Cynthia Davis	5417 Lubbock	Out	Opposition		Sent letter in
Danielle DeHoyos	NA	Out	Opposition		Sent letter in
Leo & Nelda Wilkerson	2832 Larkin	Out	Opposition		Sent letter in
Marcia Bolton	2808 Larkin	In	Opposition		Sent letter in
James York	5401 Lubbock	In	Opposition		Sent letter in
Robert Beaupre	5322 Waits	In	Opposition		Sent letter in
Suzanne Wilson	5329 Waits	In	Opposition		Sent letter in
Sonja & Lee Vaughn	5312 Waits	In	Opposition		Signed petition
Richard Reeves	5308 Waits	In	Opposition		Signed petition
Maria Pulido	5305 Waits	In	Opposition		Signed petition
Leopoldo Magana	5313 Waits	In	Opposition		Signed petition
James & Theda Baker	5333 Waits	In	Opposition		Signed petition
Ariel Cortes	2701 Southgate	In	Opposition		Signed petition
Olga & Miquel Chavez	5321 Waits	In	Opposition		Signed petition
Ryan Jordan	5324 Waits	In	Opposition		Signed petition
Jose Manriquez	5320 Waits	In	Opposition		Signed petition
Luis Manriquez	5304 Waits	In	Opposition		Signed petition
Juan Ramirez	2713 Southgate	In	Opposition		Signed petition
Mary Papai & Kenneth Klein	2709 Southgate	In	Opposition		Signed petition
Beverly Jackson	5405 Lubbock	In	Opposition		Signed petition
Barbara Fife	2704 Larkin	Out	Opposition		Signed petition
Asnier Hernandez	2701 Larkin	Out	Opposition		Signed petition
Socorro Castillo	5328 Waits	In	Opposition		Signed petition
Glenda Gutierrez	5316 Waits	In	Opposition		Signed petition