



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 14, 2012

**Council District** 7

**Zoning Commission Recommendation:**

Approved by a vote of 9-0

**Opposition:** one person spoke

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Manheim Remarketing, Inc.

**Site Location:** 2221 - 2235 Jacksboro Highway and 4020 – 4140 Ohio Garden Road  
Mapsc0: 61L

**Proposed Use:** Wal-Mart Supercenter

**Request:** From: "E" Neighborhood Commercial and "I" Light Industrial

To: "G" Intensive Commercial

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

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

**Background:**

The applicant is proposing a zoning change from "E" Neighborhood Commercial and "I" Light Industrial to "G" Intensive Commercial for a Wal-Mart Supercenter. The "G" district was selected in order to be consistent with the remainder of the property that is currently zoned "G". The only difference between the "F" General Commercial and "G" Intensive Commercial zoning districts is building height.

The proposed Wal-Mart Supercenter store will be around 182,000 square feet. The overall site will consist of about 27 acres which will include a fueling station. Large retail stores in intensive commercial districts would have to adhere to the Large Retail Store regulations of Chapter 5, Supplemental Use Standards, Section 5.134 of the Comprehensive Zoning Ordinance.

This case is scheduled to be heard by City Council on February 14, 2012.

**Site Information:**

Owner:	Manheim Remarketing, Inc. 6205 Peachtree Dunwoody Rd Atlanta, GA 30328
Agent:	Dunaway & Assoc./Chris Biggers
Acreage:	13.50 acres
Comprehensive Plan Sector:	Northside

**Surrounding Zoning and Land Uses:**

North	"FR" General Commercial Restricted / commercial, car sales, vacant
East	"E" Neighborhood Commercial & "PD-519" Planned Development / commercial building, recreational vehicle park

South "I" Light Industrial / Anderson Campbell park  
West "I" Light Industrial / vacant auction building

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-181 approved by City Council 12/07/10 for various zoning districts, subject properties to the north of Jacksboro Highway  
ZC-03-209 approved by City Council 09/09/03 for I uses plus recreational vehicle park; SP-03-031

Platting History: Not filed

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Jacksboro Hwy	Principle Arterial	Principle Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Fair Oaks  
Far Greater Northside Historical

Castleberry ISD  
Near Northside Partners Council

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zone change from "E" Neighborhood Commercial and "I" Light Industrial to "G" Intensive Commercial for a proposed WaMart Supercenter.

Surrounding land uses vary; commercial and car sales to the north, commercial building and recreational vehicle park to the east, vacant auction to the west, and a park to the south.

Due to the varied uses, adjacent to a principle arterial; the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the site as general commercial. The Land Use classification in the Comprehensive Plan, page 38, indicates "G" for retail services being compatible in general commercial. Therefore the proposed zoning is consistent with the general commercial designation. The policy below applies to this development:

- 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.

Due to the general commercial designation, the zoning change request **is consistent** with the Comprehensive Plan.

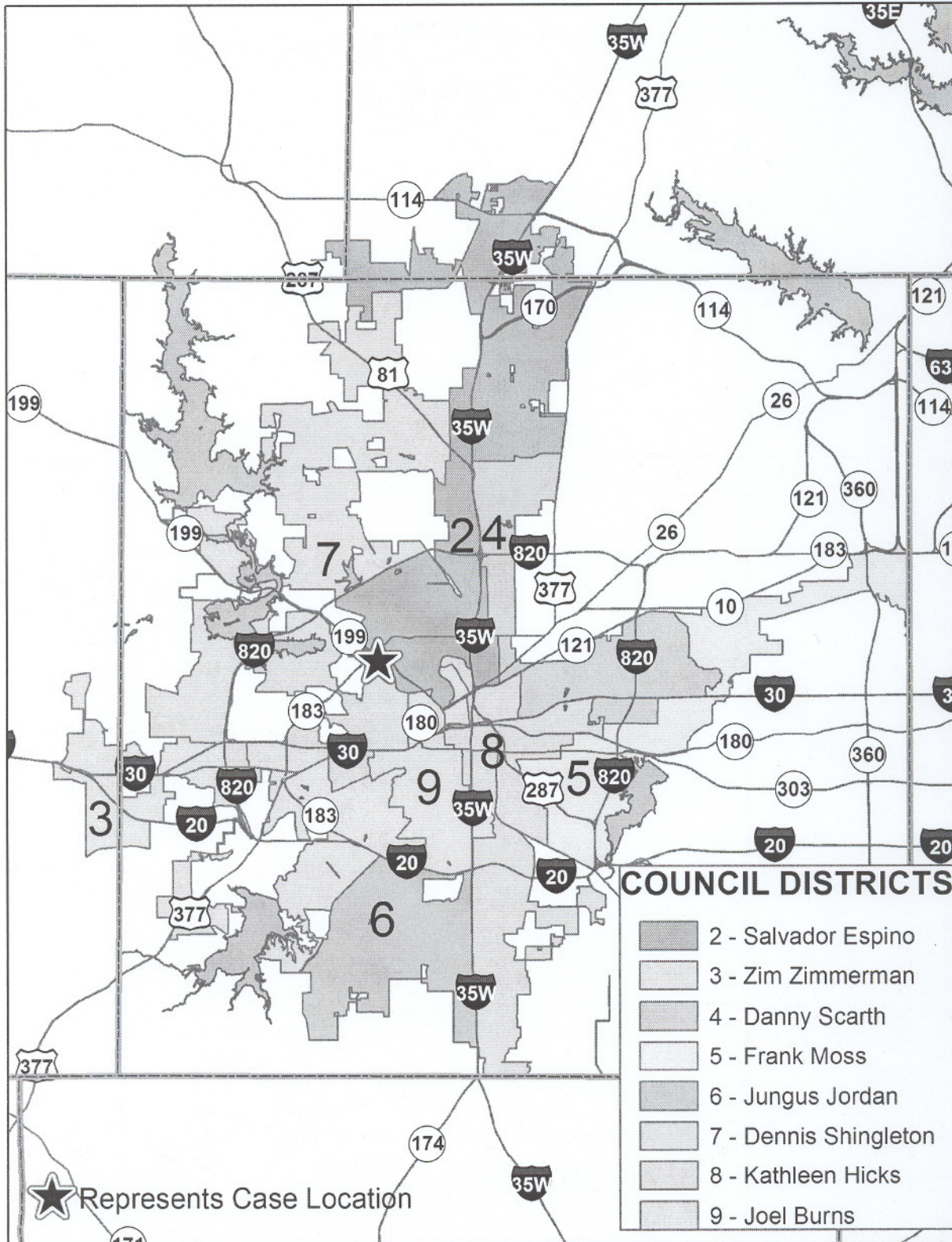
**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit - Conceptual rendering

# FORT WORTH

ZC-12-014

## Location Map



★ Represents Case Location



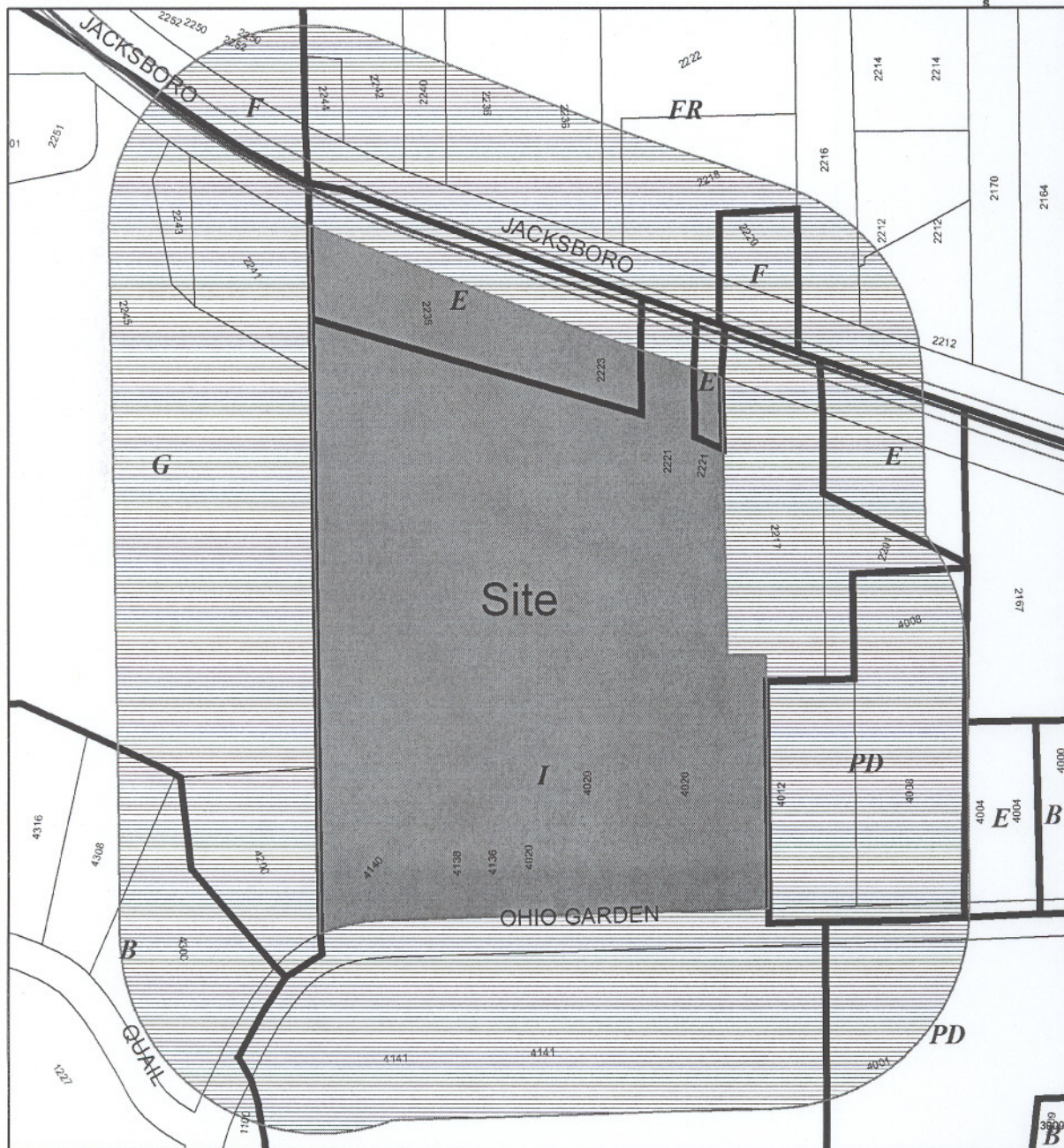


ZC-12-014

# Area Zoning Map

Applicant: Manheim Remarketing, Inc.  
Address: 2221 - 2235 Jacksboro Highway and 4020 - 4140 Ohio Garden Road  
Zoning From: E, I  
Zoning To: G  
Acres: 13.53951165  
Mapsc0: 61L  
Sector/District: Northside  
Commission Date: 02/08/2012  
Contact: 817-392-2495

 300 Ft. Buffer



200 100 0 200 Feet

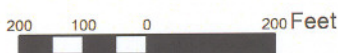




- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



## Aerial Photo Map



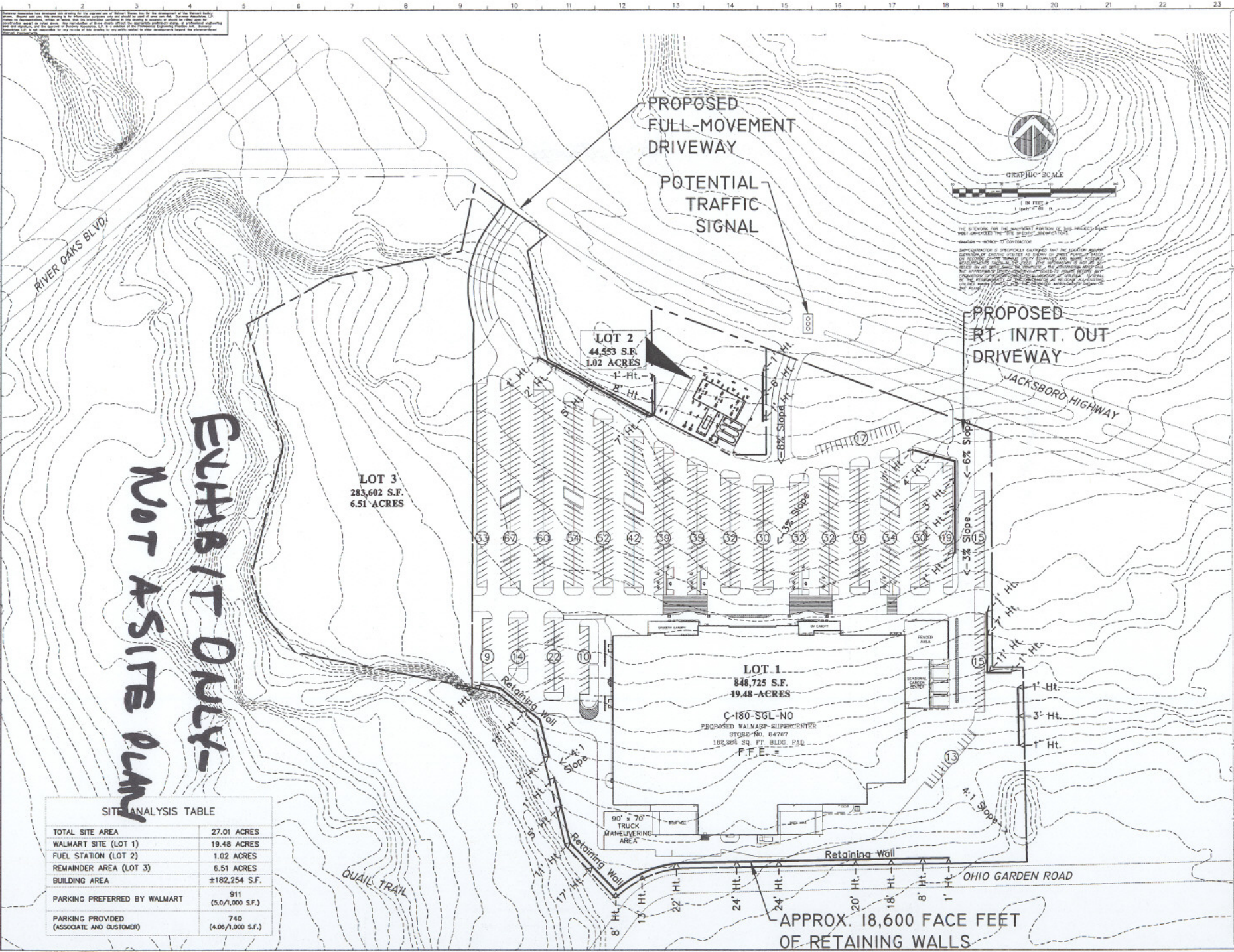
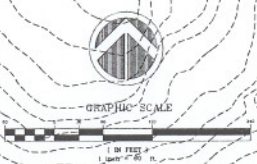


EXHIBIT ONLY -  
 NOT A SITE PLAN

SITE ANALYSIS TABLE	
TOTAL SITE AREA	27.01 ACRES
WALMART SITE (LOT 1)	19.48 ACRES
FUEL STATION (LOT 2)	1.02 ACRES
REMAINDER AREA (LOT 3)	6.51 ACRES
BUILDING AREA	±182,254 S.F.
PARKING PREFERRED BY WALMART	911 (5.0/1,000 S.F.)
PARKING PROVIDED (ASSOCIATE AND CUSTOMER)	740 (4.06/1,000 S.F.)



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REAL ESTATE COMMITTEE SITE PLAN B



Store No. 84767  
 Jacksboro Highway and River Oaks Blvd.  
 Fort Worth, Texas



DATE	9-01-2011
SCALE	1"=40'
SHEET	1 of 1

Conceptual 20-10-014

APPROX. 18,600 FACE FEET OF RETAINING WALLS