

Item I-1

PUBLIC HEARING: Consider an ordinance approving a rezone from Commercial (C) to Planned Development-Light Industrial (PD-LI), for approximately 1.22 acres, located on the east side of South Main Street, at the southeast corner of the Calverley Place and South Main Street intersection, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial, and addressed 1661 S. Main Street. Skye Thibodeaux, Applicant. Vantage Mortgage Investors, INC., Owner. (ZONE-2509-0009)

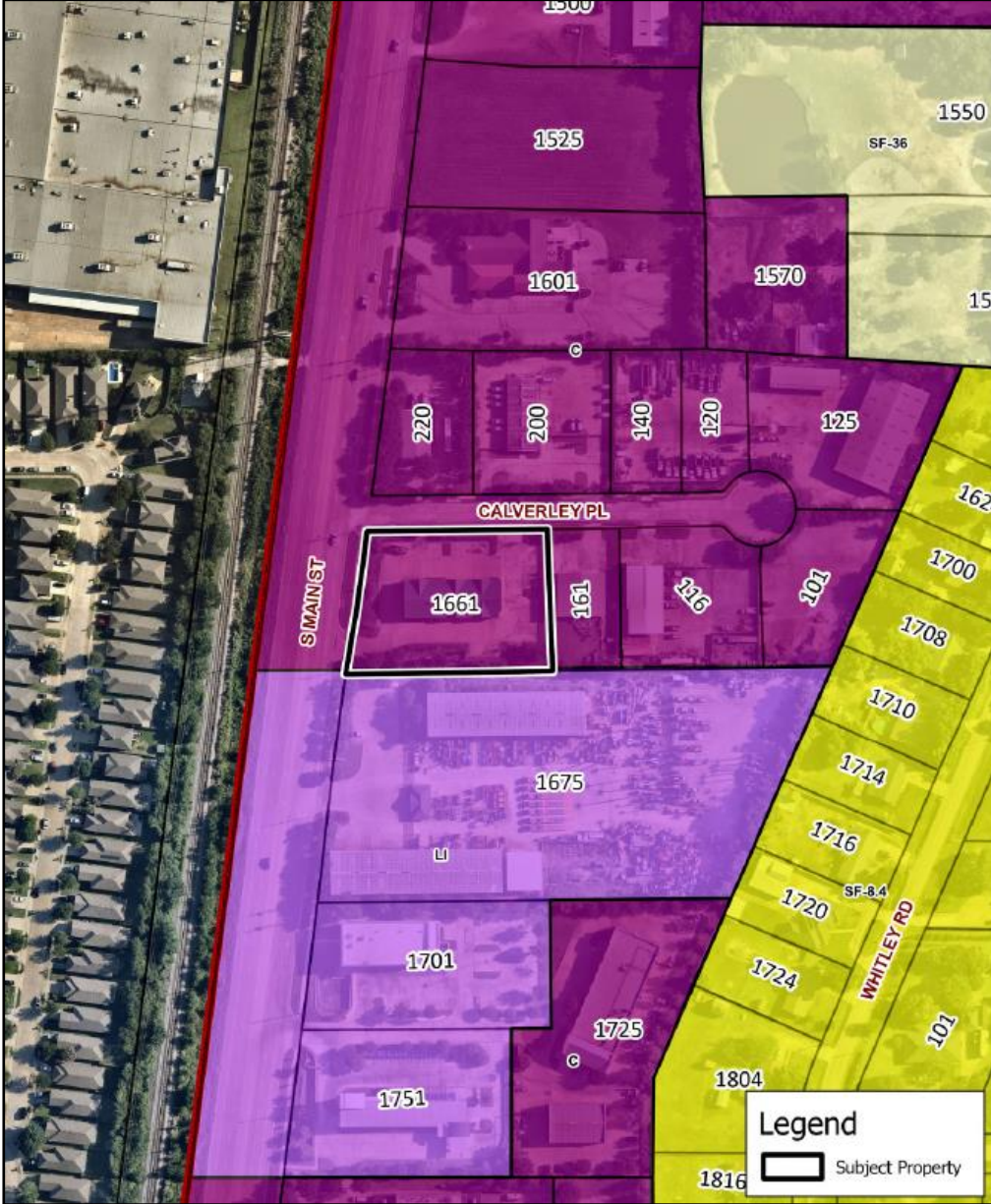
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Aerial Map



Commercial

Zoning Map



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Background:

The Applicant requests a zoning change from Commercial (C) Zoning District to Planned Development - Light Industrial (LI) Zoning District in order to operate a minor automobile repair facility in an existing building.



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Background:

- **Prior to Aug. 2022** - This location had historically been used for tire sales, oil changes, tune-ups, etc. and were grandfathered in. These types of repairs are considered “Automobile Repairs, Minor” under the UDC and are not permitted in the Commercial zoning district.
- **Sept. 1, 2022** – Goodyear Tire vacated the space
- **March 1, 2023** – Grandfather status for “Automobile Repair, Minor” use expired
- **March 21, 2023** – Council denied the request for a rezone from Commercial to Light Industrial and a related SUP request for the site was not heard.
- **June 6, 2023** - Council approved the SUP request for “Automobile Repair, Sales, and Service” by Ord. No. 2124, with specific language about what could and could not be done in the building. (i.e., no fluid changes, no spark plugs).
- **Nov. 2023 to June 2024** – Property ownership changed several times. CO applications were submitted for businesses that did not meet the allowed use granted by the SUP. The building also required fire alarm modifications, so the COs were also denied by the Fire Marshal.
- **June 6, 2024** – SUP for “Automobile Repair, Sales, and Service” expired.

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Current Zoning:

Commercial (C)

Proposed Zoning:

Planned Development – Light Industrial (LI)

Surrounding Zoning:

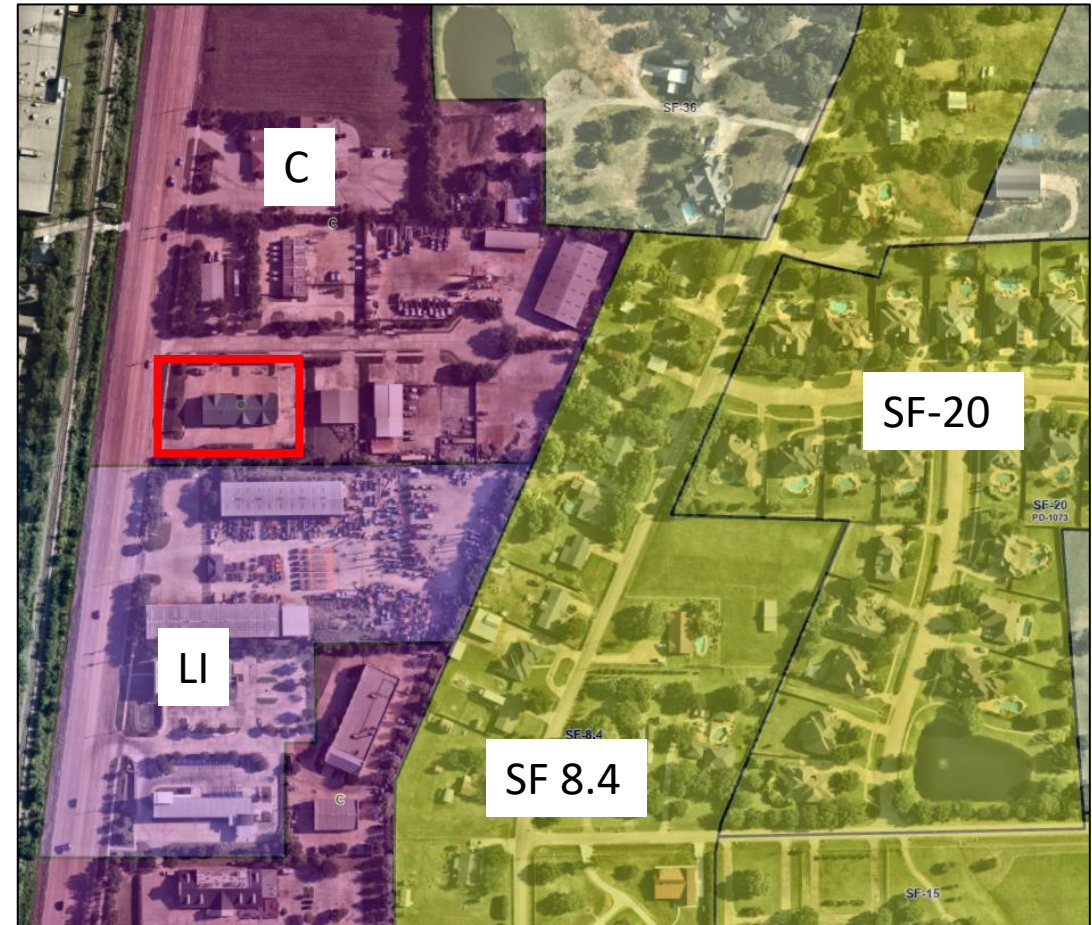
North: Commercial (C)

South: Light Industrial (LI)

East: Commercial

West: City of Fort Worth

Though there are only a few areas in the city zoned Light Industrial, one of those parcels exists immediately south of the subject property.



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Current Land Use Designation:

Retail/Commercial (RTC) with Tech/Flex Overlay.
The Applicant is not proposing a FLUP
Amendment with this PD zoning change request.

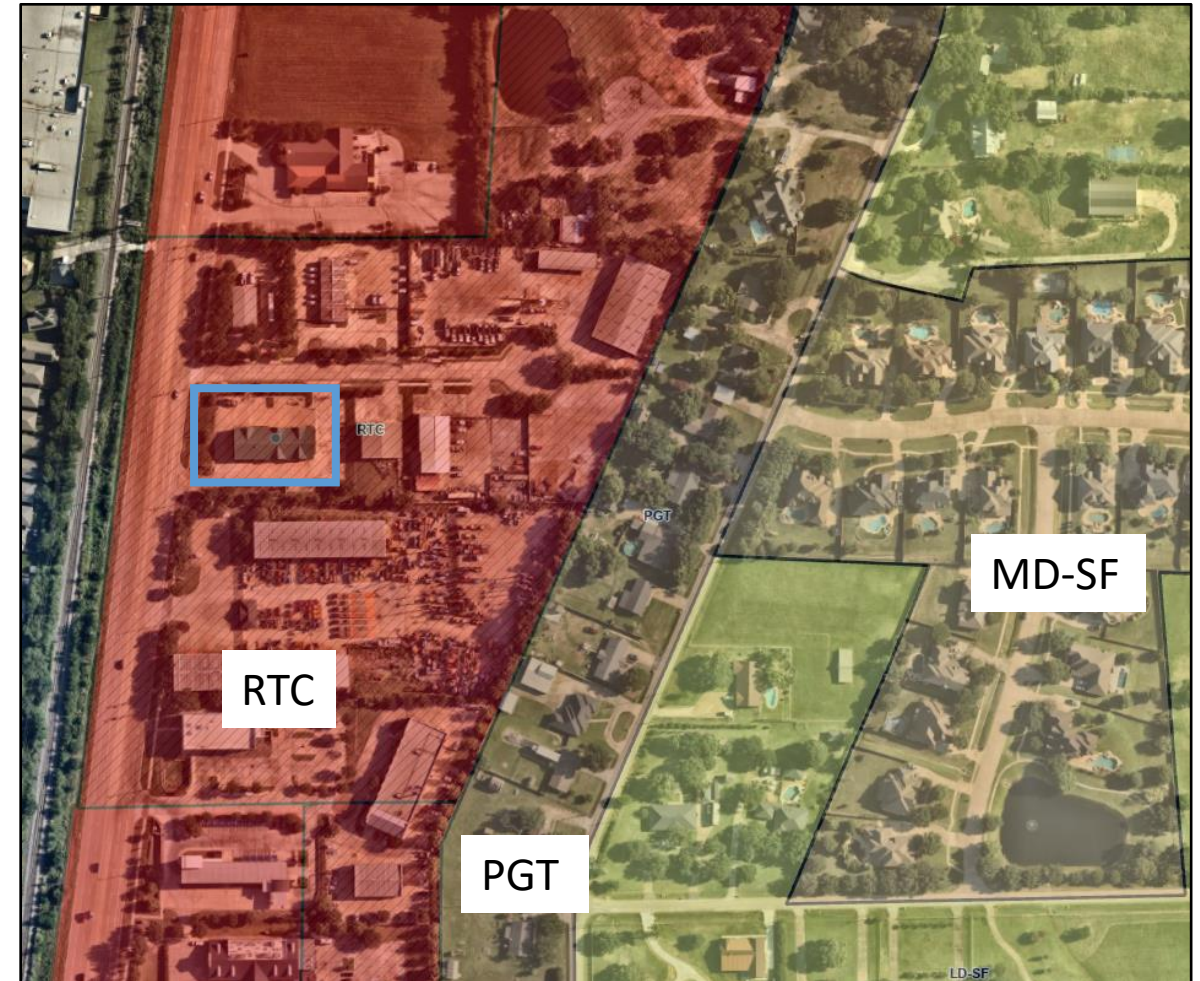
Surrounding FLUP Designations

North: Retail/Commercial (RTC)

South: RTC

East: RTC

West: City of Fort Worth



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Commercial zoning use chart

Use	SUP or P	Heavy machinery sales and service	SUP	Portable building sales with outside storage	SUP
* All uses listed in Retail Zoning District with the same conditions.	P	Heavy vehicle storage	SUP	Printing company (commercial)	P
Accessory Dwelling as part of a primary structure	P	Heliports and helistops	SUP	Private club	P
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	SUP	Hospital	P	Public Parking Garage associated with a building	P
Brewery	P	Hotel/Motel	SUP	Radio broadcasting without tower	SUP
Brewery with entertainment inside or outside	SUP	Kennels, Grooming Only	P	Religious institution	P
Commercial engraving/printing	SUP	Kennels (Indoor Pens Only)	SUP	Research and scientific laboratories	P
Contractor shop	SUP	Kennels (Outdoor Pens, could include Indoor Pens)	SUP	Retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products	SUP
Convenience store with gas pumps	SUP	Light Manufacturing wholly enclosed within a building	P	Retail uses and services wholly enclosed within a building	P
Donation center	SUP	Metal Recycling Center	SUP	Veterinarian Clinic	P
Dry cleaning plant or commercial laundry	P	Mini-Warehouse or Self Storage Warehouse	SUP	Veterinarian Clinic with Outdoor Pens	SUP
Entertainment Facilities (Indoor or Outdoor)	SUP	Monuments and headstones sales with outside storage	SUP	Veterinarian Clinic with Supplemental Services	SUP
Freight or truck terminal yard	SUP	Museum or art gallery	P	Winery	P
Furniture restoration	P	Newspaper printing	P	* All uses listed in Retail Zoning District with the same conditions.	P
Greenhouses and nurseries (commercial retail or wholesale)	SUP	Nursing Home	SUP		
Gunsmith (repair only)	P	Offices, City, County, State, and Other Governmental	P		
Heating and air conditioning sales and services without outdoor storage	P	Optical store, optician or optometrist	P		
		Overnight delivery and service center	SUP		
		Pharmacist or drug store	P		

These uses are currently allowed by right (P) or SUP.

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Proposed PD- Light Industrial zoning use chart

P = Permitted Use | SUP = May be Approved as Special Use Permit | X = Not Permitted

USE	
* All uses listed in Retail and Commercial Zoning District with the same conditions.	P
Amateur radio, TV, or CB antenna (50 ft. or less in height)	X
Assembly of light electronic instruments and devices (enclosed building)	X
Automobile/boat upholstery	X
Automobile reconditioning, body/fender repair	X
Automobile Repair, Major	X
Automobile Repair, Minor (Amended by Ord. No. 1828 on January 17, 2017)	P
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	SUP
Building material and hardware (with outside storage)	X
Cabinet and furniture upholstery shop	X
Cemetery or mausoleum (new or expansion)	X
Contractor shop	SUP
High risk or hazard industrial manufacturing wholly enclosed within a building	X
Kennels, Grooming Only	P
Kennels (Indoor Pens Only)	SUP
Kennels (Outdoor Pens, could include Indoor Pens)	SUP
Landscaping service	X
Industrial manufacturing with limited outdoor storage	X
Industrial manufacturing with outdoor use/storage	X
Light Manufacturing wholly enclosed within a building	P
Metal Recycling Center	SUP
Monuments and headstones sales with outside storage	SUP
Medical laboratory	X
Medical Spa	X
Minor medical emergency clinic	X
Religious institution	P
Retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products	SUP
Sexually oriented uses	X

Spa	X
Truck rental or leasing	X
Vehicle or car wash	X
Veterinarian Clinic	P
Veterinarian Clinic with Outdoor Pens	SUP
Veterinarian Clinic with Supplemental Services	SUP
* All uses listed in Retail and Commercial Zoning District with the same conditions.	P

The proposed base zoning shall be PD - Light Industrial District (PD-LI), limited to Automobile Repair, Minor and removal of other LI uses not otherwise permitted in Commercial zoning.

All uses permitted by right and SUP in the Retail and Commercial zoning districts are permitted with the same conditions in this proposed PD.

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UDC Definitions:

Automobile Repair, Sales and Service - Automobile repair uses that include light servicing or repair of automobiles, boats, motorcycles, and light load vehicles that does not generate noise or excess vapors and where services could be performed within a completely enclosed structure. These uses may incorporate retail sales. Examples include technology upgrades, windshield repairs and replacement, radio and electronic repairs and replacement, some customization or adding of accessories, battery replacement, spark plug replacement, some diagnostic services, and adding of fluids.

Automobile Repair, Minor - Those automotive repair uses (including Auto Repair, sales and service uses) for automobiles, boats, motorcycles, and light load vehicles that generate mild noise and some vapors but generally support regularly required vehicle maintenance. Examples include tires and tubes; diagnostic services; minor motor services such as grease; tune-ups; emergency road service; oil and filter changes; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; and normal servicing of air-conditioning systems.

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Proposed occupant:

According to the Applicant's narrative letter, the proposed user for the site is Integrity 1st Automotive.



Operational Standards, per PD standards:

1. All repair work shall occur within enclosed bays.
2. Noise, odor and lighting shall be controlled in compliance with City & TCEQ standards to ensure compatibility with surrounding uses.
3. Hours of operation shall be consistent with typical neighborhood-serving businesses.

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Open Space:

As per the requirements of the UDC, a minimum area of 15% of the overall property area shall be dedicated as open space. The proposed site plan shows existing parking spaces (approx. 8,000 square feet of space) to be landscaped and counted toward this open space requirement.



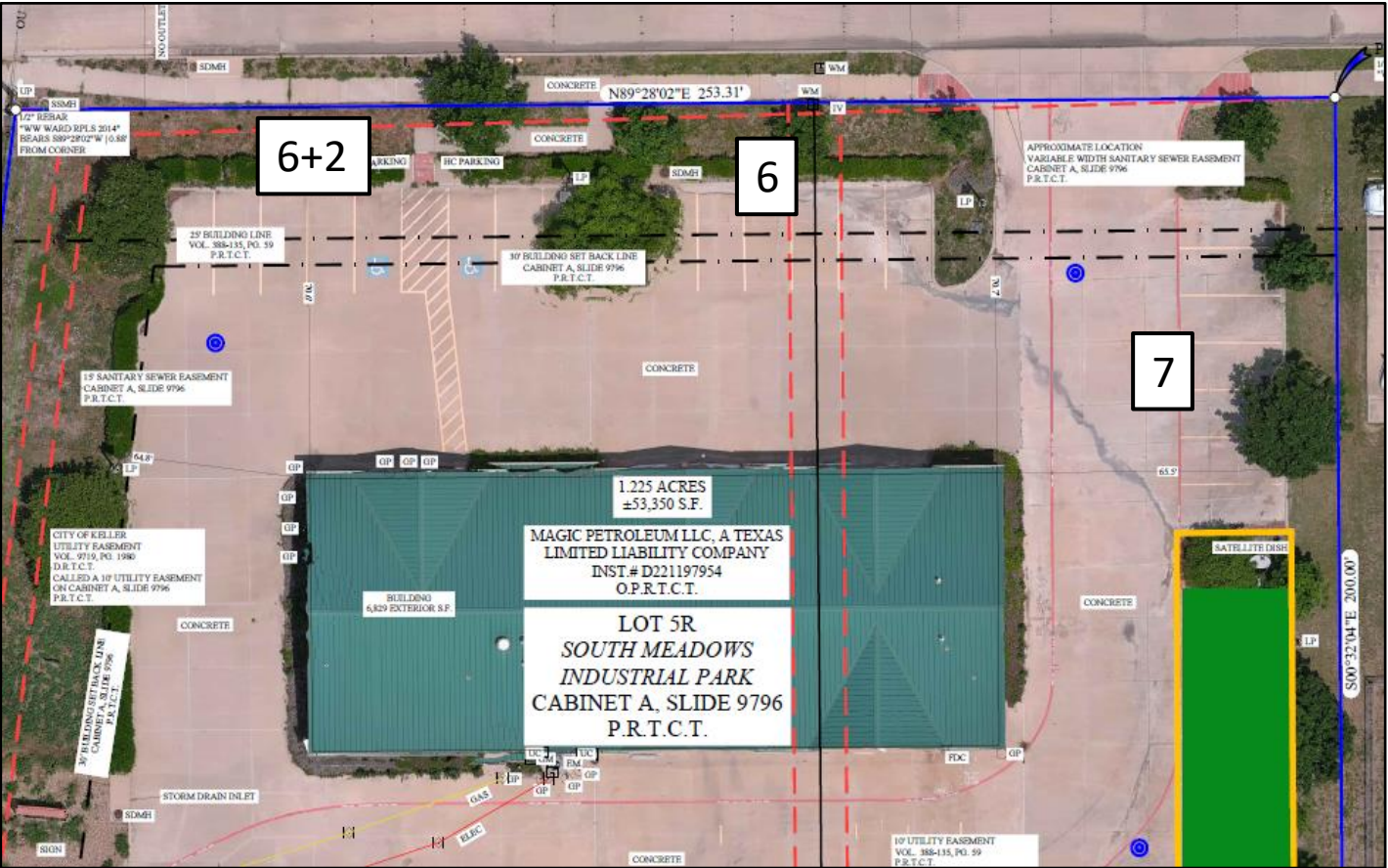
SITE DATA TABLE	
	Lot 5R
Lot Area	Approx. 53,350 SF
Total Building Area	Approx. 7,300 SF
Lot Coverage %	14%
Existing Zoning	C
Proposed Zoning	PD-LI
Proposed Land Use	Automobile Repair, Minor
Current Land Use	Vacant
Parking Provided	21 Spaces
Dedicated Open Space	Approx. 8,140 SF (15.3%)
Impervious Coverage	Approx. 70%
Pervious Coverage	Approx. 30%
Building Height	25 FT (MAX)



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Parking:

The parking requirement for Automobile sales or service is one space per 500 square feet of floor area. The existing building on the site is approximately 7,300 square feet, bringing the required parking to 15 regular and 1 accessible space. The proposed site plan shows 19 regular and 2 accessible parking spaces.



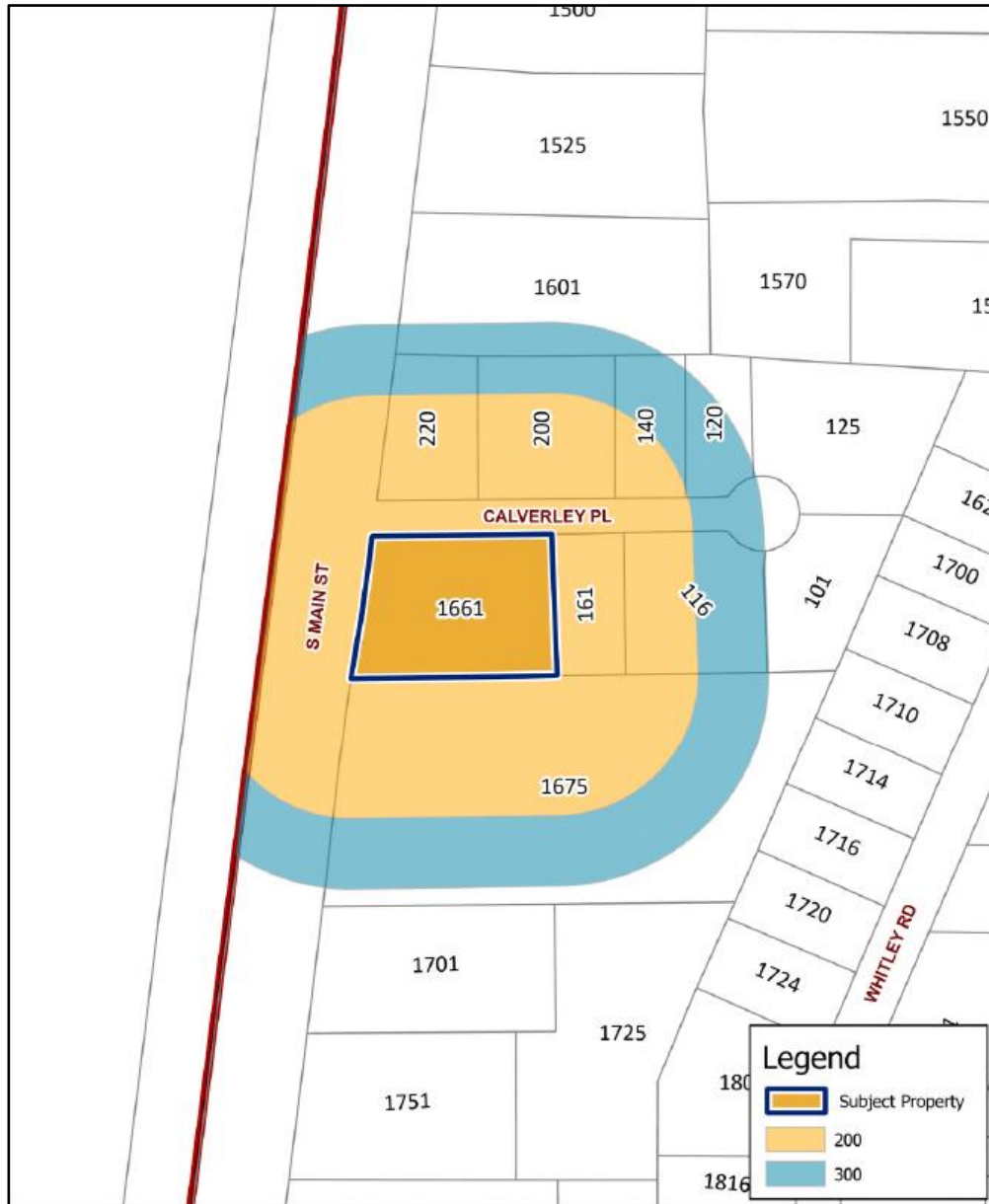
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On Oct. 16, 2025, the City mailed out 9 letters of notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

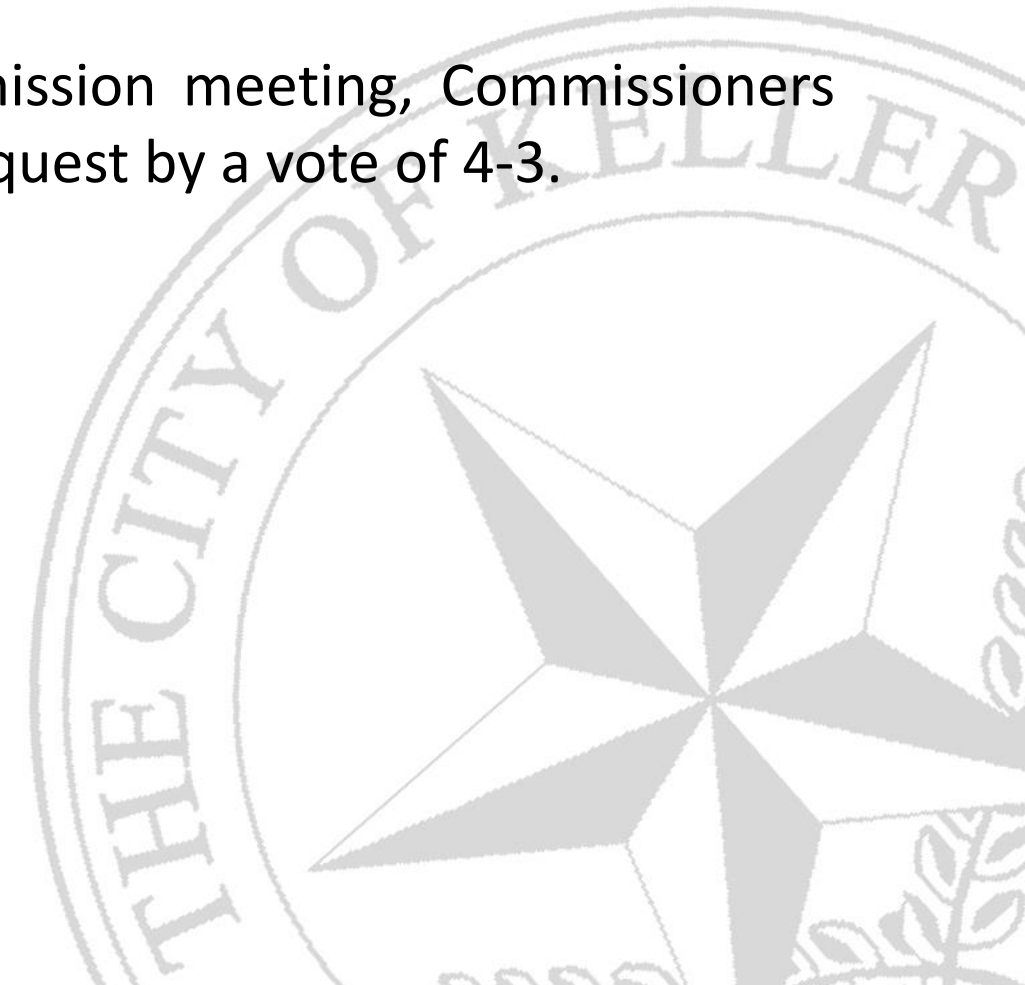
Staff has received no letters of support or opposition in response to this request.



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Planning and Zoning Commission Recommendation:

At the Oct. 28, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the PD zoning change request by a vote of 4-3.



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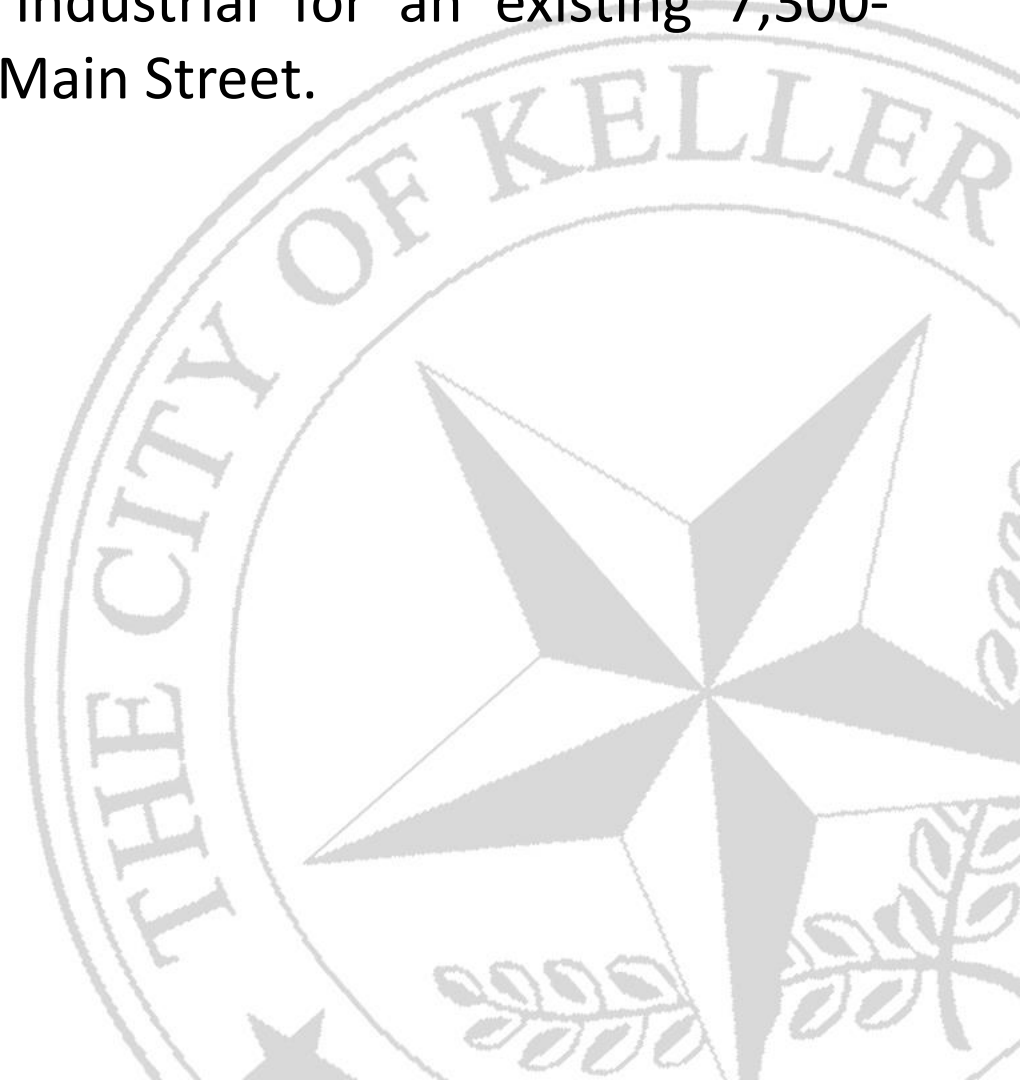
Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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Summary:

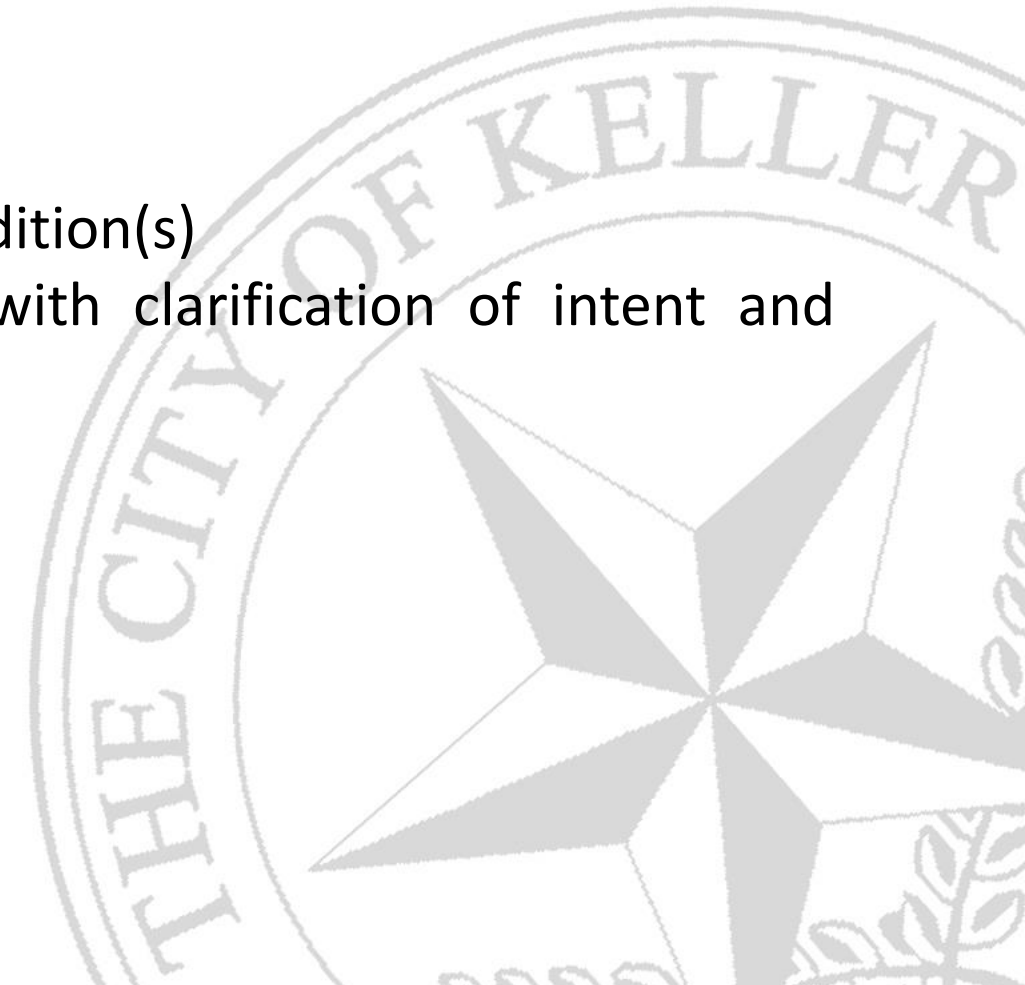
Consider an ordinance approving a zoning change for approximately 1.22 acres of land from Commercial to Planned Development - Light Industrial for an existing 7,300-square-foot building located on the east side of South Main Street.



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The City Council has the following options when considering a zoning change request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Alexis Zimmerman
817-743-4130