



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Manheim Remarketing, Inc. d/b/a Manheim Dallas-Fort Worth

Mailing Address 6205 Peachtree Dunwoody Road City, State, Zip Atlanta, GA 30328

Phone 678-645-4810 Email rich.curtis@coxautoinc.com

APPLICANT Manheim Remarketing, Inc. d/b/a Manheim Dallas-Fort Worth

Mailing Address 6205 Peachtree Dunwoody Road City, State, Zip Atlanta, GA 30328

Phone 678-645-4810 Email corey.burger@coxinc.com

AGENT / OTHER CONTACT Michael McKay, P.E., Urban Strategy

Mailing Address 6965 22nd Pl City, State, Zip Lubbock, TX 79407

Phone 214-236-8561 Email mikem@urbanstrategy.us

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 12101 Trinity Blvd

Total Rezoning Acreage: 5.6 Ac ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☒ **YES - PLATTED**

Subdivision, Block, and Lot (list all): Northeast Industrial Center, Lot 1, Block 1

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 87.402 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO - NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Manheim Remarketing, Inc. d/b/a Manheim Dallas-Fort Worth

Mailing Address 6205 Peachtree Dunwoody Road City, State, Zip Atlanta, GA 30328

Phone 678-645-8755 Email mark.bowser@coxautoinc.com

APPLICANT Cox Enterprises, Inc. OBO Manheim Remarketing, Inc. d/b/a Manheim Dallas-Fort Worth

Mailing Address 6205 Peachtree Dunwoody Road City, State, Zip Atlanta, GA 30328

Phone 678-645-4810 Email corey.burger@coxinc.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

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APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input checked="" type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: <u>PD 292</u> Previous Zoning Case Number: <u>Z-98-065</u>

DEVELOPMENT INFORMATION

Current Zoning District(s): PD 292 Proposed Zoning District(s): PD 292
Current Use of Property: Vehicle Service
Proposed Use of Property: Vehicle Service

For Planned Development (PD) Requests Only

First, reference Ordinance Section 4.300 to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☐ Site Plan Included (completed site plan is attached to this application)
☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Adding 28,605 square feet to the existing Reconditioning Building (Square Footage 78,892 SF) located on the west side of the Manheim site. The project consists of 2 phases: 19,835 SF on the east side of the existing building which will be used for vehicle maintenance and repair. An additional 8,770 SF will be added to the west side of the building primarily for vehicle wash and cleaning.

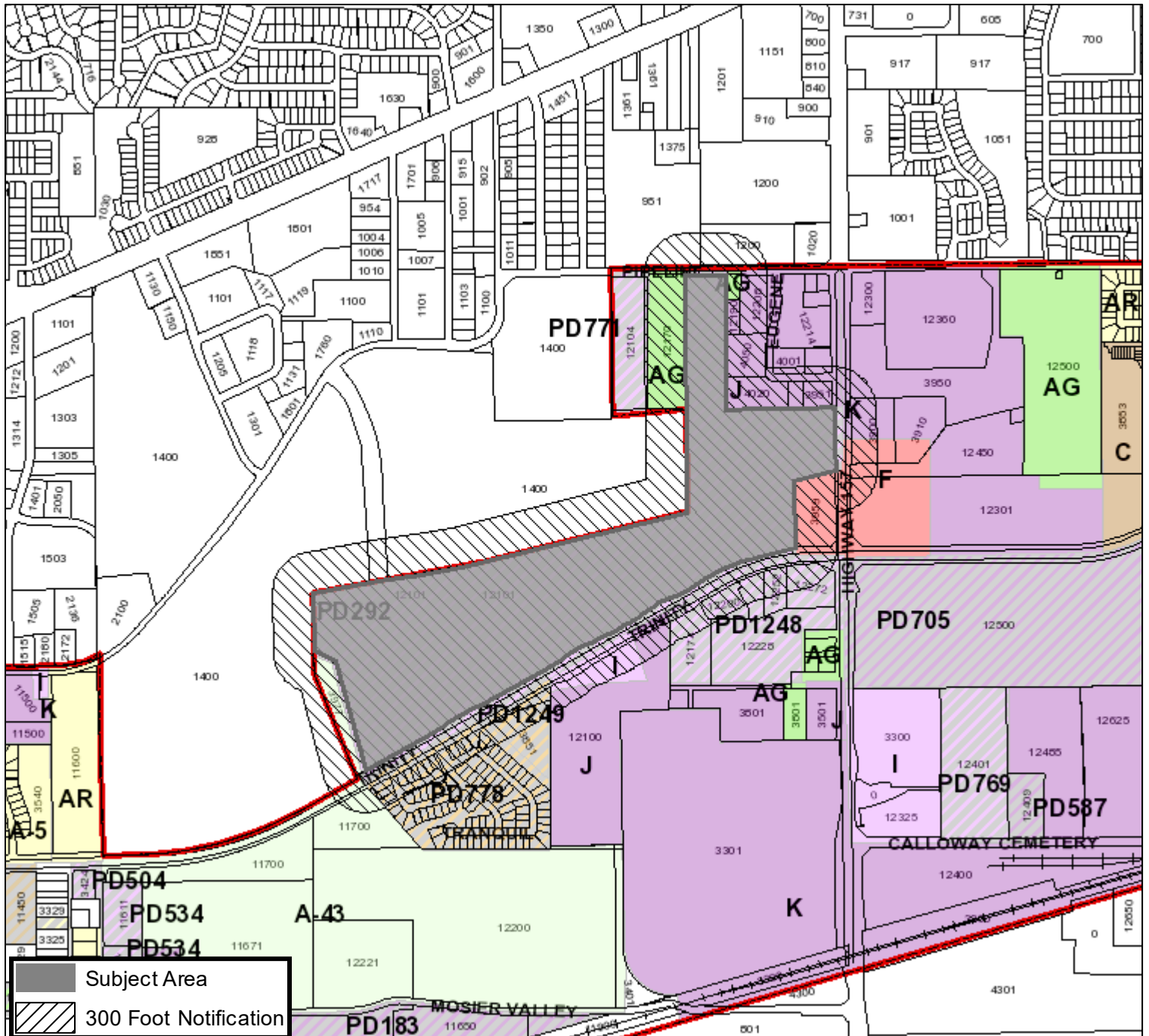
This will increase the PD site square footage from the 2028 approved amount of 157,424 SF to 186,029 SF, an increase of 18.2%.



SP-23-013

Area Zoning Map

Applicant: Manheim Remarketing Inc.
Address: 12101 Trinity Boulevard
Zoning From: PD292
Zoning To: Amend site plan
Acres: null
Mapsc: Text
Sector/District: Eastside
Commission Date: 12/13/2023
Contact: null



0 500 1,000 2,000 Feet

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