



Zoning Staff Report

Date: August 26, 2025

Case Number: ZC-25-069

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: RCI Holdings, Inc./ James Watkins / Casey Wallace

Site Location: 3601 S Highway 157

Acreage: 1.3 acres

Request

Proposed Use: Sexually Oriented Business

Request: From: “AG” Agricultural

To: “I” Light Industrial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent**

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 9-0**

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Project Description and Background

The case was continued from the June meeting to allow more time for the applicant to talk with staff.

The applicant is requesting to rezone from “AG” Agricultural to “I” Light Industrial for a sexually oriented business use. The proposed site is south of Trinity Blvd along US Hwy 157. The site is surrounded by other industrial uses on land zoned with varying degrees of industrial. The neighborhood appears to contain warehouse buildings, manufacturing facilities, and large fuel storage tanks. The applicant has provided the narrative below.

Due to a fire on the property, City Staff has indicated that the only way we can proceed with rebuilding and reopening the previous business is to obtain a zone change. Operations will be unchanged from the prior use.

If approved, the applicant will have to comply with a myriad of supplemental standards and obtain a specialized Certificate of Occupancy by our Building Official. For the purposes of this zoning cases, staff is assessing if the proposed “I” Light Industrial is appropriate at this location.

Surrounding Zoning and Land Uses

North “PD 1248” Planned Development for all uses in “I” Light Industrial excluding Sexually Oriented Business / Industrial uses
East “PD 705” "PD-SU" for wholesale storage, handling and distribution of petroleum products and fuel components; see case file for other restrictions / undeveloped
South “J” Medium Industrial / Industrial uses
West “PD 1248” Planned Development for all uses in “I” Light Industrial excluding Sexually Oriented Business / Industrial uses

Recent Zoning History

None

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **May 30, 2025**:



Organizations Notified	
Newport Village at Trinity HOA	East Fort Worth Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Hurst Euless Bedford ISD	

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the property to “I” Light Industrial to develop the site with a sexually oriented business. The surrounding properties are zoned for industrial uses. It is important to note that the property to the north and west explicitly removes sexually oriented businesses through the PD process which means that care has been taken to mitigate the potential for this use in the future. No residential sites are found within the general vicinity. The proposed zoning request **is compatible** with surrounding land uses and located within an established industrial area. However, the nature of the proposed business may not be appropriate at this location.

Comprehensive Plan Consistency

The adopted Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The requested use would not be included in the list of zoning districts envisioned for this category and is **not consistent**.

The proposed zoning is not consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.

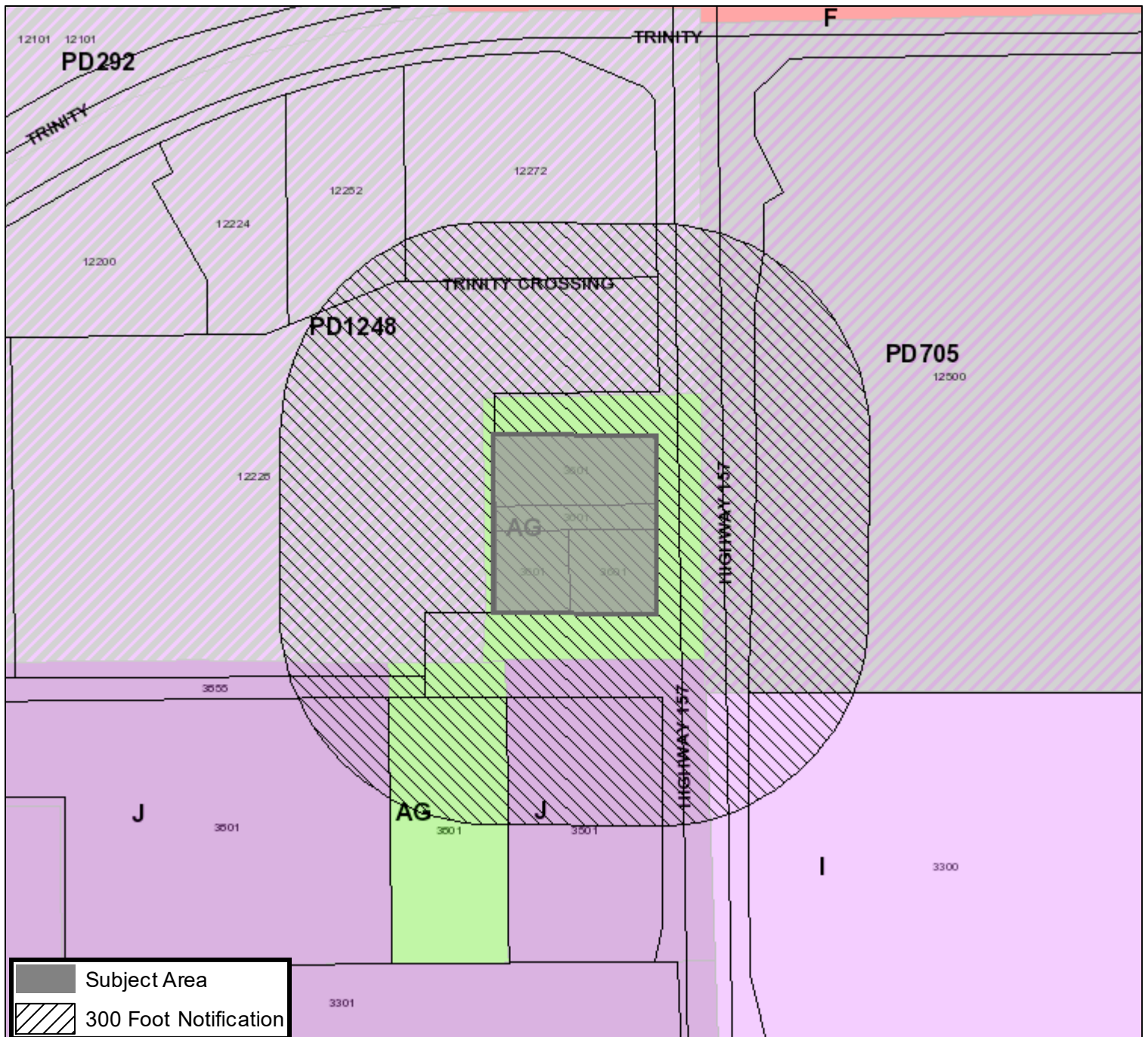
Based on lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.



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Area Zoning Map

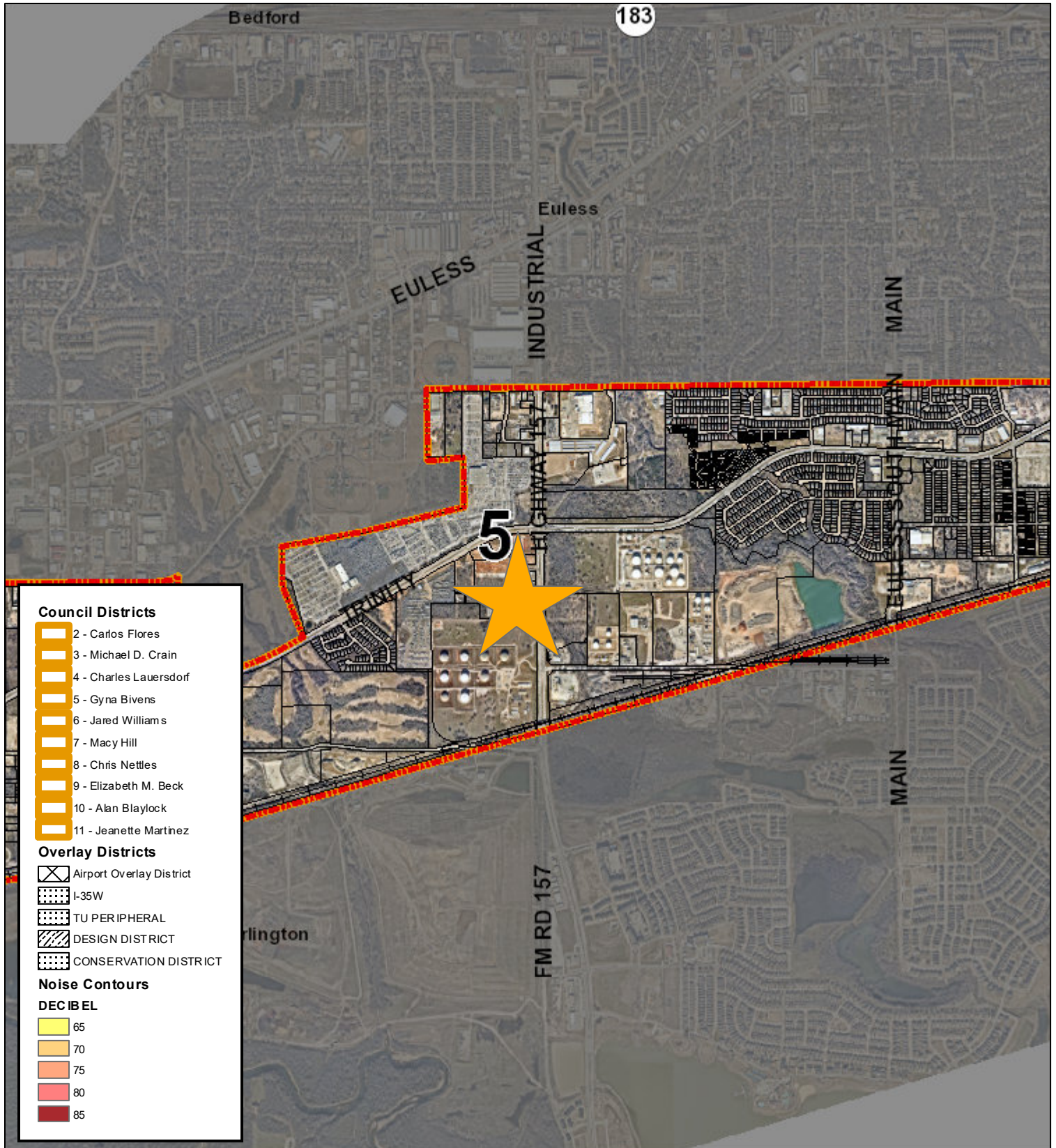
Applicant: RCI Holdings Inc/James Watkins/Casey Wallace
Address: 3601 & 3605 FM 157 (Highway 157)
Zoning From: AG
Zoning To: I
Acres: 1.326
Mapsc0: Text
Sector/District: Eastside
Commission Date: 6/11/2025
Contact: 817-392-8028





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Area Map

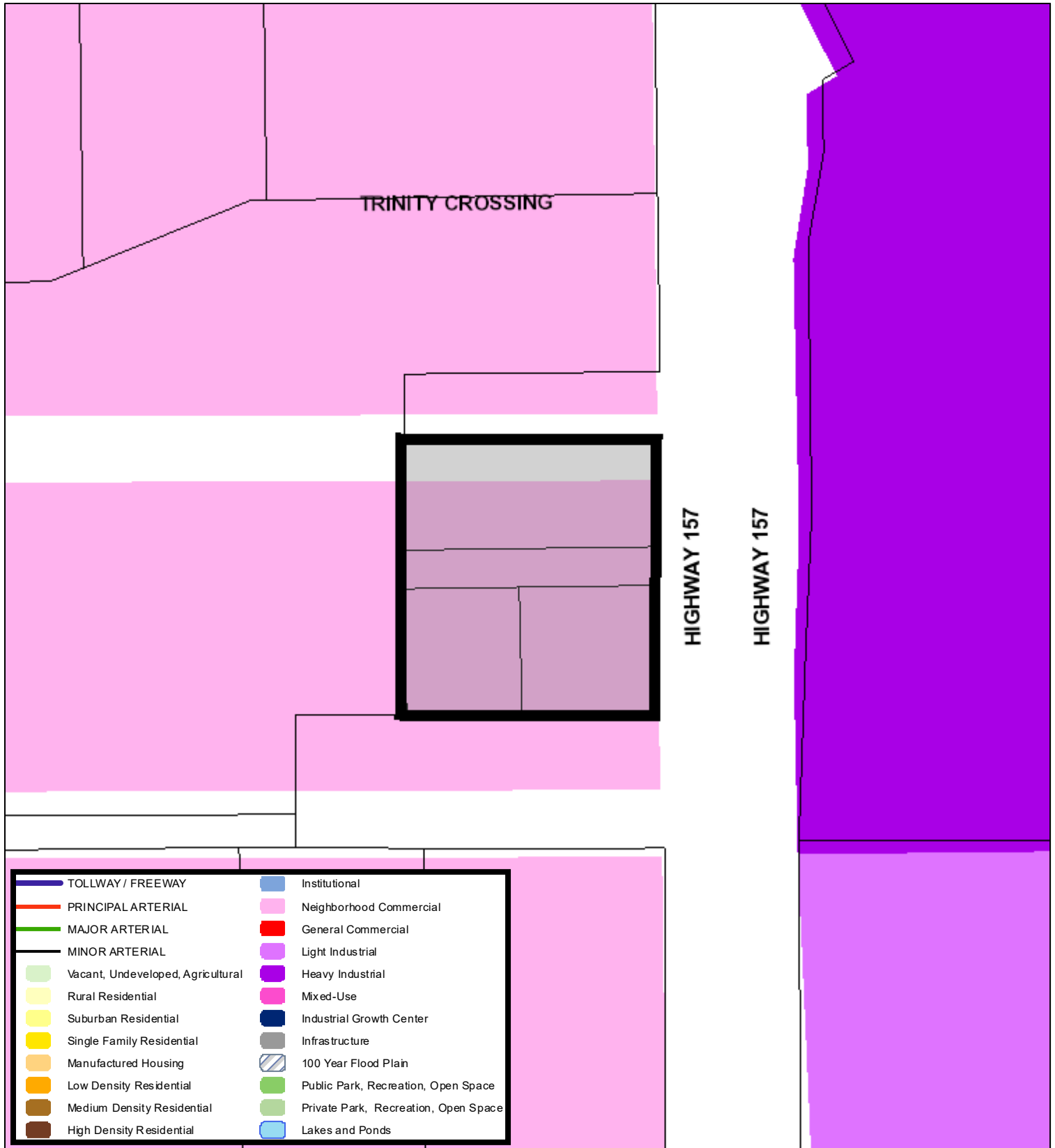


0 1,000 2,000 4,000 Feet



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Future Land Use



120 60 0 120 Feet

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.





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Aerial Photo Map



0 75 150 300 Feet

