



Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-25-208

Council District: 9

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: Series C, LLC a series of Diamond Creek Investments, LLC

Applicant: FC Designs

Site Location: 5051 South Freeway

Acreage: 8.47 ac

Request

Proposed Use: Wedding Venue / RV Parking Storage

Request: From: “E” Neighborhood Commercial, “I” Light Industrial and “J” Medium Industrial
To: “I” Light Industrial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

Project Description and Background

The zoning case was continued from a previous meeting to allow for the applicant to meet with Councilwoman Beck.

The site is located east of I-35 South Freeway and just north of IH 20. The applicant is proposing to rezone the property from “E” Neighborhood Commercial, “I” Light Industrial and “J” Medium Industrial to “I” Light Industrial for a wedding venue and RV parking storage. The subject property has a gas well in the middle of it. Both uses are allowed by right in “I” Light Industrial.



Google Street view facing southeast from service road



Surrounding Zoning and Land Uses

North: “C” Medium Density Multifamily and “E” Neighborhood Commercial / Church

East: “PD1316” Planned Development for all uses in “D” High Density Multifamily excluding certain uses with a reduction in parking; site plan approved / multifamily

South: “K” Heavy Industrial / industrial uses with outdoor storage

West: I-35W South Freeway / Freeway

Recent Zoning History

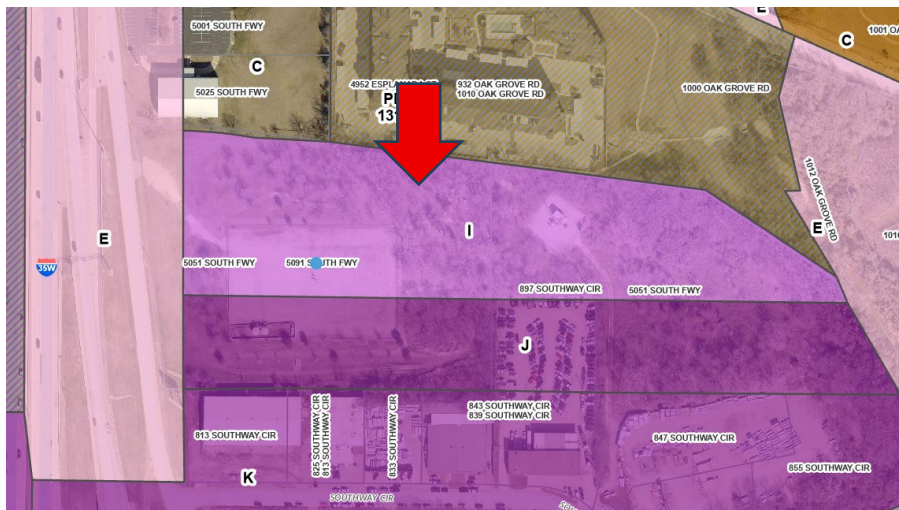
- PD1316: Planned Development for all uses in “D” High Density Multifamily excluding certain uses with a reduction in parking; site plan approved, Approved by Council 12/2021
- ZC-23-065: “G” Intensive Commercial, Approved by Council 6/2023
- ZC-25-187: Add a Conditional Use Permit in “K” Heavy Industrial for outdoor storage; site plan approved, Approved by Council 1/2026

Development Impact Analysis

Land Use Compatibility

Surrounding properties contain a mixture of land uses, including multifamily, commercial, industrial with outdoor storage and a vacant gas well. This site has direct access to I-35W frontage road for the gas well site and would require TXDOT approval for a second point of access.

The proposed zoning request for “I” Light Industrial **is compatible** with the surrounding land uses.



Comprehensive Plan Consistency – Sycamore Sector

The 2023 Comprehensive Plan designates the subject property as “Light Industrial” on the Future Land Use Map. The agricultural portion is located at the far east side of the property. While the requested zoning change **is consistent** with the Comprehensive Plan.

INDUSTRIAL

Light Industrial

Warehousing, transportation, light assembly, outside storage

MU-2, I, All Commercial

This request **is consistent** with the following Comprehensive Plan policies:

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

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 26, 2026**.

Posted Notice

A sign was erected on the property on **January 23, 2026**.

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 **February 26, 2026**:

Organizations Notified	
Carter Park NA*	Highland Hills NA
Fort Worth ISD	Trinity Habitat for Humanity
Everman ISD	Streams and Valleys
Southeast Fort Worth Inc	

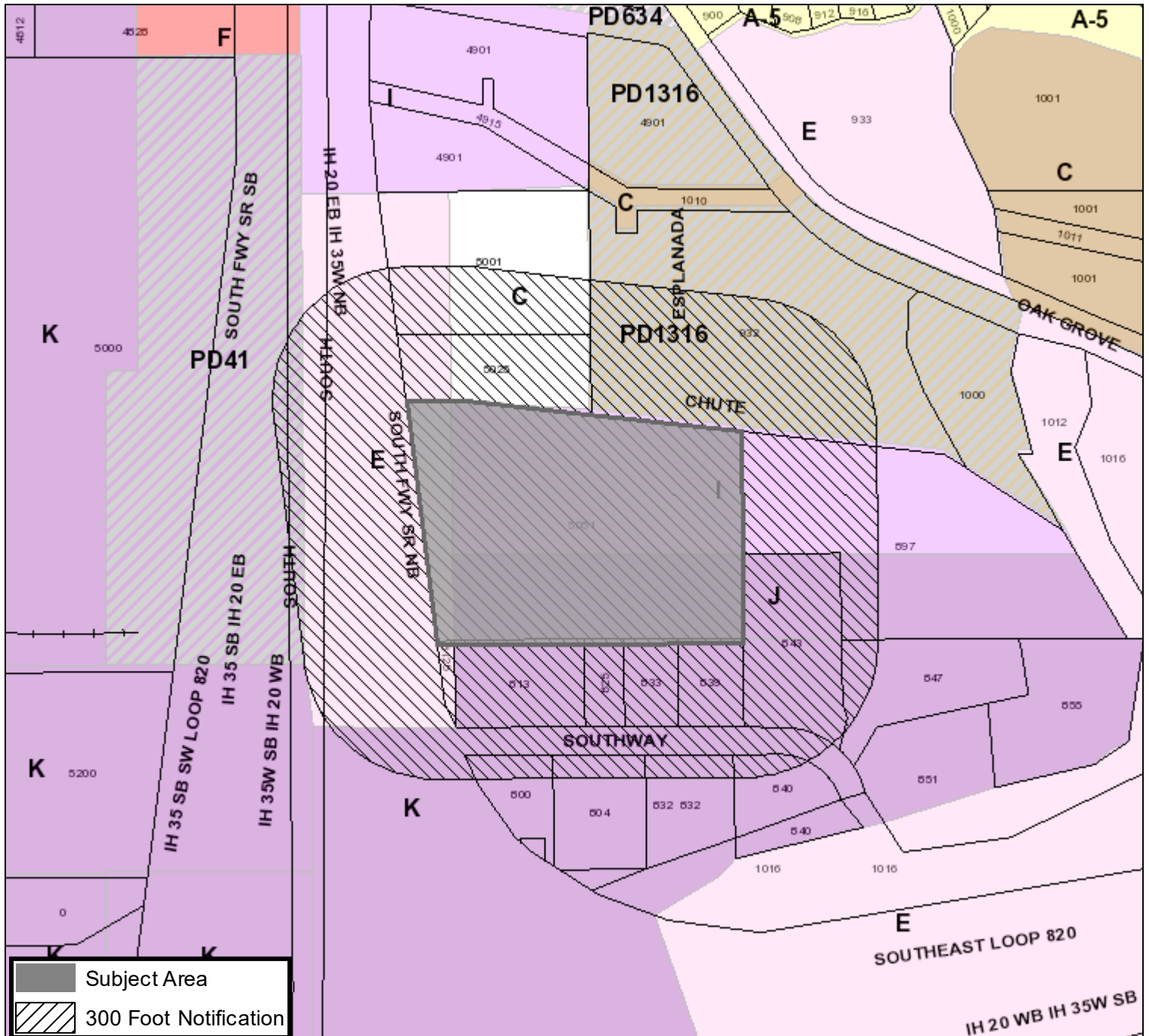
**Located within a registered Neighborhood Association*

Sign posted on January 23, 2026

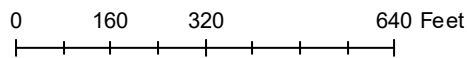


Area Zoning Map

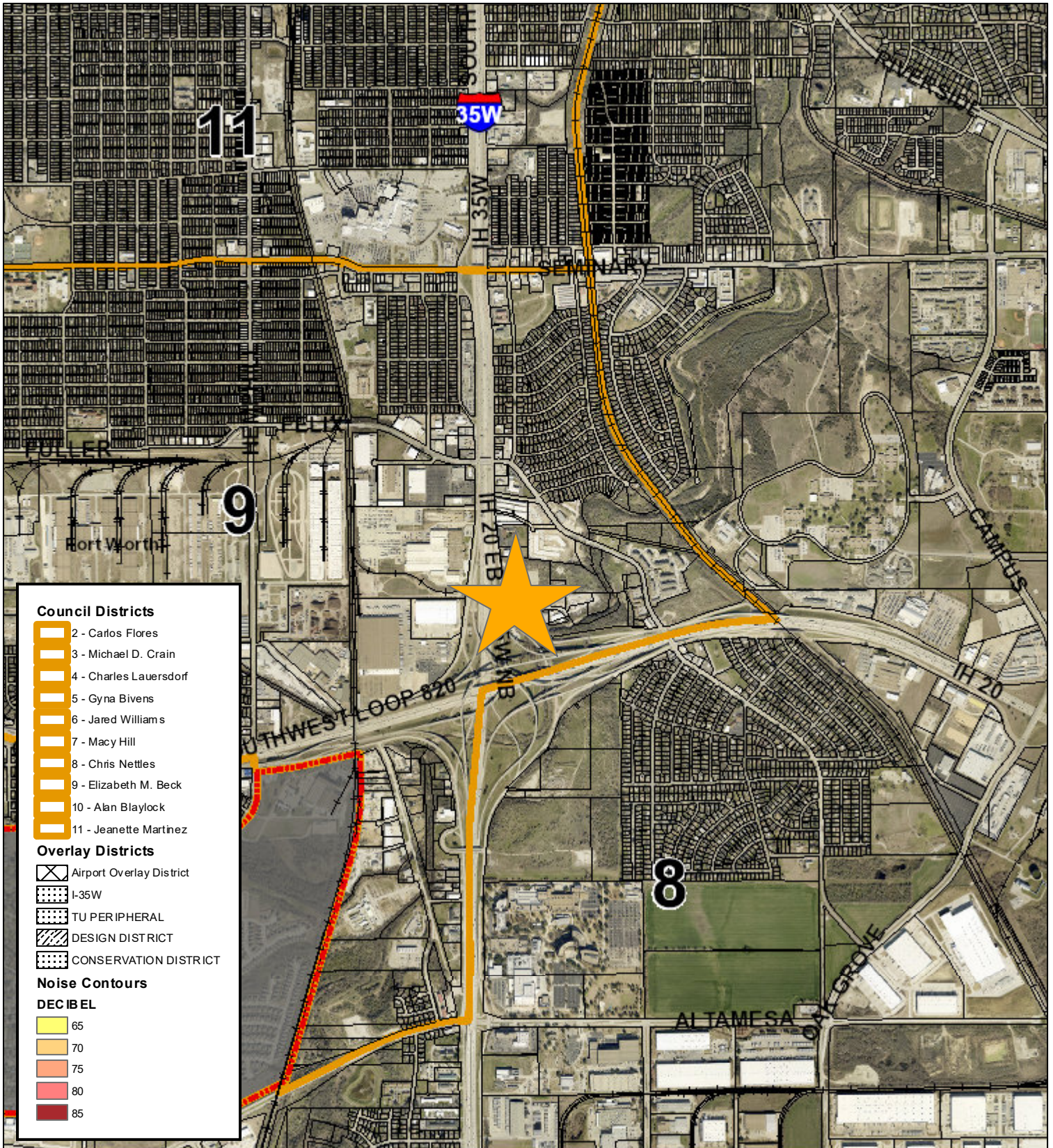
Applicant: Series C of Diamond Creek Investments/FC Designs
 Address: 5051 South Freeway
 Zoning From: E, I, J
 Zoning To: I
 Acres: 8.477
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 2/11/2026
 Contact: 817-392-7869



Subject Area
 300 Foot Notification



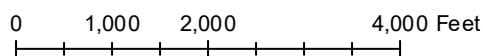
Area Map



Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdsdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Aerial Photo Map



0 230 460 920 Feet

