



Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-22-170

District (old/new): 5 / 11

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Idris Adeniseun

Site Location: 5213 Mansfield Highway

Acreage: 1.7 acres

Request

Proposed Use: Vehicle Junkyard

Request: To: Add Conditional Use Permit (CUP) to allow vehicle junkyard in “K” Heavy Industrial for a maximum of 5 years; site plan included.

Recommendation

Land Use Compatibility:

Requested change **is compatible**

Comprehensive Plan Consistency:

Requested change **is not consistent**

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 8-0

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Project Description and Background

The proposed site is located on Mansfield Hwy near the intersection of E. Loop 820 South. The applicant is requesting to add a Conditional Use Permit to allow a vehicle junkyard in “K” Heavy Industrial for a maximum of 5 years; site plan included.

The proposed use was allowed previously through Special Exception. However, the five-year term has expired hence the zoning request. The applicant intends to maintain the existing operation with several office buildings in the front of the site, screening fence surrounding the property, and cars for salvage. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance was changed to allow vehicle junkyard under CUP. While a vehicle junkyard is not permitted in the “K” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

This case was continued from last month’s meeting for the applicant to reach out to the neighborhood.

Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / multifamily, vacant
East “K” Heavy Industrial; “I” Light Industrial; ETJ
South City of Forest Hill / hotel, commercial
West City of Forest Hill / automotive, commercial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.
The following organizations were notified: (emailed December 30, 2022)

Organizations Notified	
Southeast Fort Worth Inc.	Trinity Habitat for Humanity
Streams and Valleys Inc	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a CUP to allow a vehicle junkyard in the “K” zoning district for a maximum of 5 years. Surrounding land uses vary with vacant land and multifamily to the north, gas station and auto repair to the east, hotel, automotive and commercial within the City of Forest Hill both south and west. No development waivers are being requested. The proposed use is small scale, has been in continuous operation for several years, and is in close proximity to the freeway and other large industrial uses. The proposed zoning request is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. Based on the lack conformance with the future land use map, the proposed zoning is **not consistent** with the Comprehensive Plan.

However, the proposed zoning is consistent 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

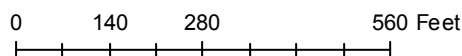
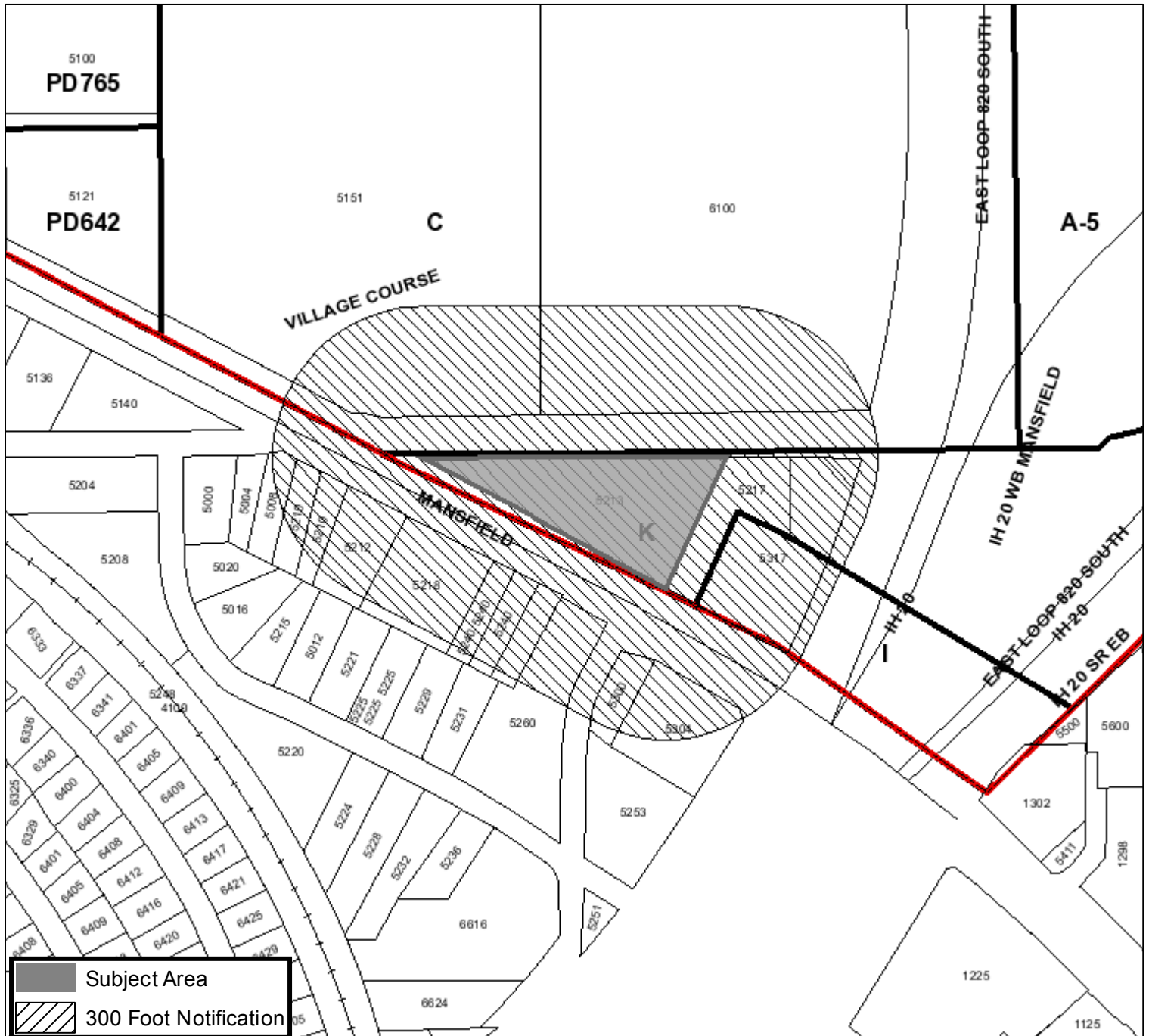
- Provide fence type/screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.



ZC-22-170

Area Zoning Map

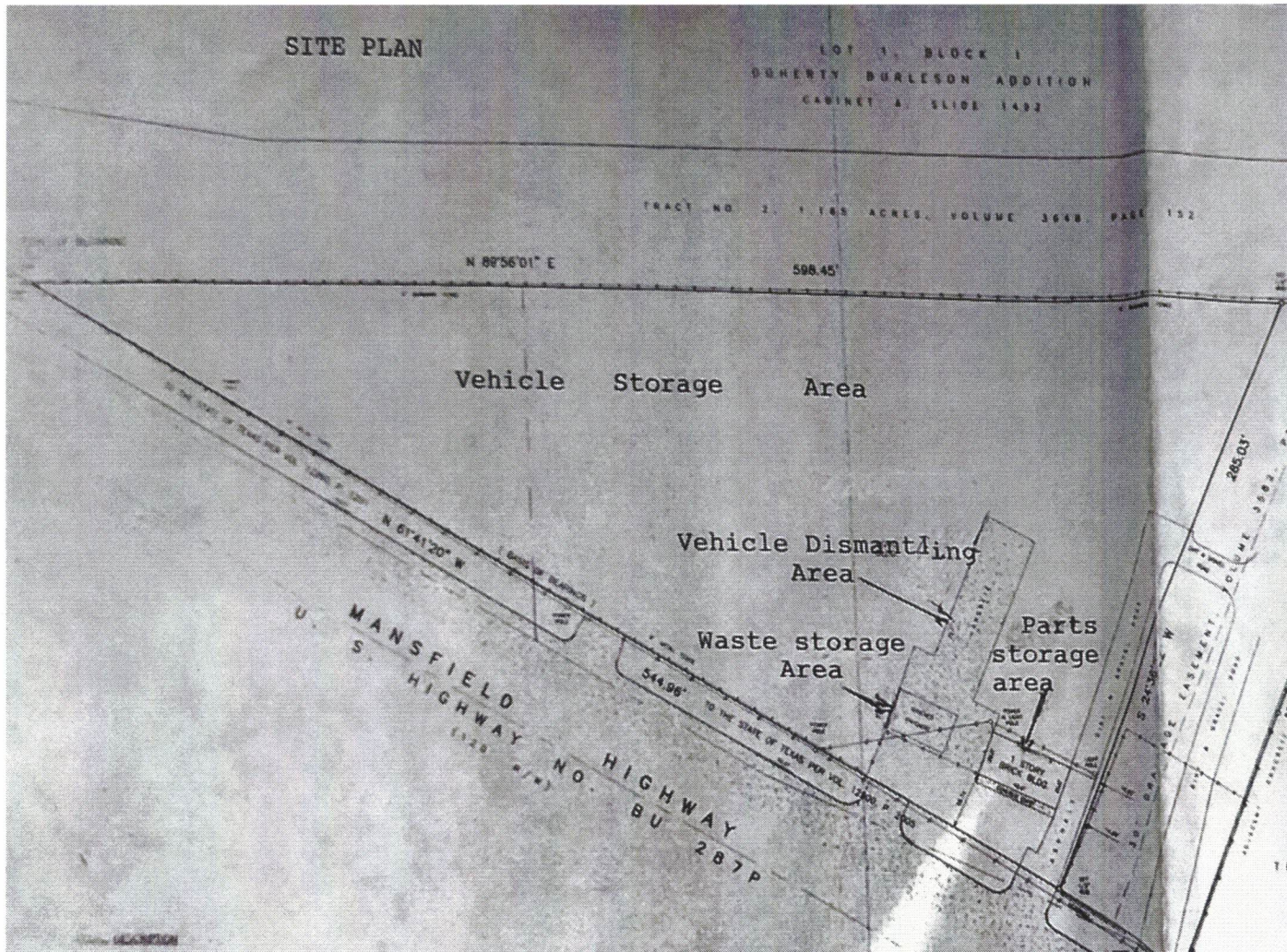
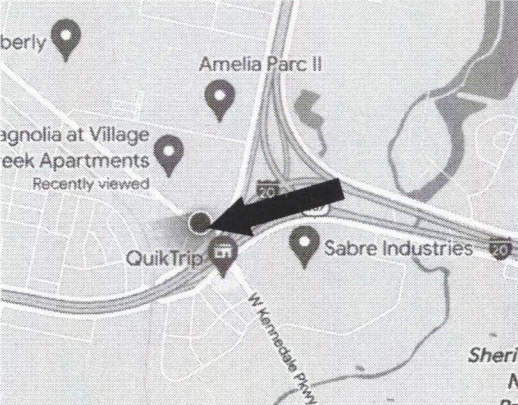
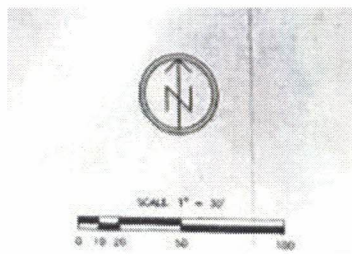
Applicant: Idris Adeniseun
 Address: 5213 Mansfield Highway
 Zoning From: F
 Zoning To: Add Conditional Use permit for Salvage Yard
 Acres: 1.77923911
 Mapsco: 093T
 Sector/District: Southeast
 Commission Date: 1/11/2023
 Contact: 817-392-6226



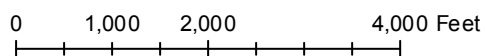
- NOTES:**
1. THIS PROJECT SHALL COMPLY WITH ALL LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH SECTION 6.301 LANDSCAPING
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTNING CODE
 5. THIS PROJECT SHALL BE SCREENED WITH A SOLID WOOD FENCE AT LEAST 6- FEET IN HEIGHT.
 6. THIS PROJECT IS INTENDED FOR OUTDOOR STORAGE OF EQUIPMENT AND MATERIALS. NO PARKING IS PERMITTED.

Director of Planning & Development

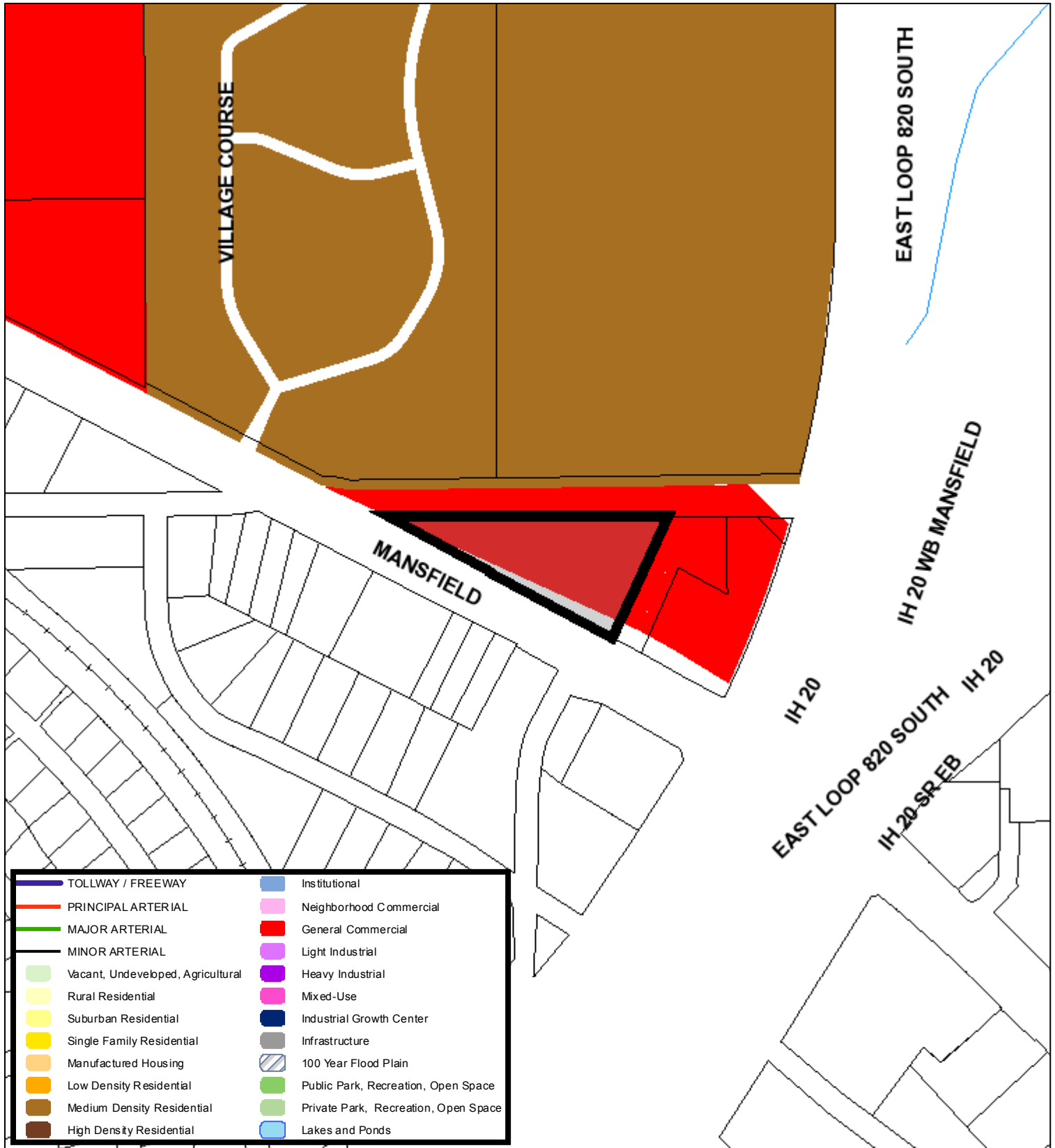
Date _____



Area Map



Future Land Use



280 140 0 280 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.



Aerial Photo Map



0 180 360 720 Feet

