



# Zoning Staff Report

**Date:** June 10, 2025

**Case Number:** ZC-25-067

**Council District:** 5

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Cooper Conger

**Site Location:** 3121 Lumber Street

**Acreage:** 0.9649 acres

### Request

**Proposed Use:** 5 Duplexes

**Request:** From: "I" Light Industrial  
To: "B" Two-Family

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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

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## Project Description and Background

The subject property encompasses approximately 0.9649 acres and is located east of Lumber Street. It is currently undeveloped and lies at the edge of a residential neighborhood. To the south, the property is adjacent to a mix of commercial uses, including gas stations, an event hall, and various smaller businesses, creating a transitional zone between residential and commercial activity.

The site is presently zoned “I” Light Industrial, while the surrounding properties reflect a variety of zoning classifications: “MU-1” Low-Intensity Mixed-Use, “B” Two-Family Residential, and “PD-E” Planned Development with a base zoning of “E” Neighborhood Commercial. This mix of adjacent zoning reflects the area’s evolving land uses.

The applicant is proposing the construction of five duplex residential structures on the property. This proposed use would add to the moderate-density residential development in the area with the adjacent “B” and “MU-1” zones. Additional information and justification for the proposed development can be found in the 'Applicant’s Description' section below.

### **Applicant’s Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“The purpose of this re-zoning application is to request approval to re-zone a parcel of land currently designated as Industrial to B-Two Family. We want to develop the site into (5) residential duplexes. This development aligns with the city’s objectives for sustainable growth, providing affordable and quality residential options while maintaining the integrity and character of the surrounding neighborhood.”*

*Majority of the surrounding area is already zoned B or MU-1 zoning. Given the proximity to MU-1 zoning, the B duplex zoning request is consistent with the city’s broader urban planning goals. These proposed duplexes will contribute to the diversity of housing types in the area, providing additional residential units that complement the goals of creating mixed-use neighborhoods.”*



Figure 1: Site Photos taken by staff on 4/28/25

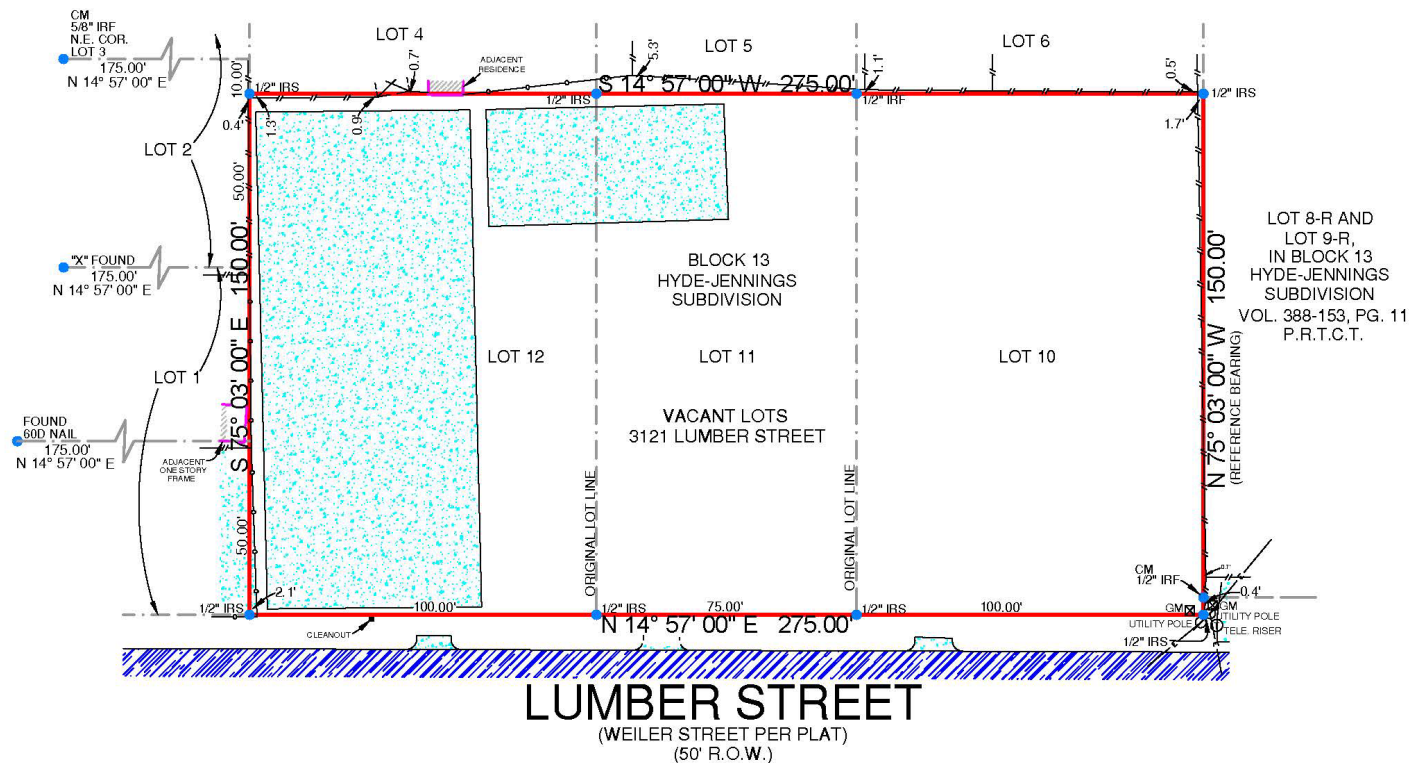


Figure 2: Plat provided by applicant

## Surrounding Zoning and Land Uses

North: "B" Two-Family / Residential  
 East- north: "B" Two-Family / Residential  
 East- south: "MU-1" Low-Intensity Mixed-Use/ Residential  
 South: "MU-1" Low-Intensity Mixed-Use / Commercial  
 West- north: PD367 "PD-SU" for all uses in "E" Neighborhood Commercial / Residential  
 West- south: "MU-1" Low-Intensity Mixed-Use / Commercial

## Recent Zoning History

The zoning history pre-dates 2004

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 2, 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 April 24, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valley's Inc
Neighborhoods of East Fort Worth	Handley NA
East Fort Worth Business Association	Historic Handley Development Corporation
East Fort Worth, Inc	

*\* Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area features a balanced mix of residential and commercial uses, contributing to a diverse and evolving urban environment. The subject property lies adjacent to several commercial establishments, including gas stations, an event hall, and a variety of smaller businesses. This blend of land uses creates a natural transitional zone between higher-intensity commercial activity to the south and more traditional residential neighborhoods to the north.

The proposed residential land use is well-aligned with the existing context, offering a more appropriate and compatible use of the property compared to its current “I” Light Industrial zoning. The current industrial designation permits uses such as outdoor sales and storage, printing and light manufacturing, and auto parts supply, which could introduce operational impacts—such as noise, traffic, or visual blight—that are inconsistent with and potentially disruptive to the surrounding residential and neighborhood-serving commercial uses, particularly those immediately to the north.

The requested rezoning will establish a thoughtful land use transition from the “MU-1” Low-Intensity Mixed-Use district to the south into the “B” Two-Family district and established residential neighborhood to the north. This transition promotes a more cohesive urban fabric and supports the development of a walkable, mixed-use environment where residents can live, work, and engage in neighborhood life without reliance on automobiles.

Overall, the proposed rezoning advances the City of Fort Worth’s strategic planning goals by replacing incompatible industrial zoning with residential development that aligns with the surrounding land uses. This change supports the city's objective of promoting compatible infill development, enhancing neighborhood connectivity, and reinforcing the character of established communities. By facilitating new housing opportunities in an area with access to existing infrastructure, services, and amenities, the rezoning contributes to the creation of walkable, mixed-use neighborhoods and supports a higher quality of life for current and future residents.

The proposed zoning is **compatible** with surrounding land uses.





## Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Neighborhood Commercial, as indicated on the Future Land Use (FLU) Map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The Comprehensive Plan policies supports infill and transitional residential development—such as duplexes and townhomes—that efficiently uses existing infrastructure and provides diverse while maintaining compatibility with the scale and character of surrounding neighborhoods. The proposed development will be appropriately scaled, connected to existing areas, and designed to minimize impacts on the adjacent community. Key policies guiding this vision include:

- *Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density 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.*
- *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.*
- *Preserve the character of rural and suburban residential neighborhoods.*
- *Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.*

The proposed zoning designation is not consistent with the Neighborhood Commercial category identified in the Future Land Use (FLU) Map. While the rezoning request does not technically match the FLU designation, it supports the underlying intent by promoting a mix of uses appropriate for a transitional area with both residential and commercial activity. Given the site's context and surrounding land uses, the current industrial zoning no longer aligns with the neighborhood's needs or the vision outlined in the FLU. The proposed zoning better reflects the intent of the FLU category and provides a more suitable and context-sensitive land use for the area. The FLU category allows for the following zoning districts:

- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial
- “MU-1” Low-Intensity Mixed-Use (**allows for duplex pending proximity test**)

**\*\*Note:** There are no applicable form-based codes for this area.

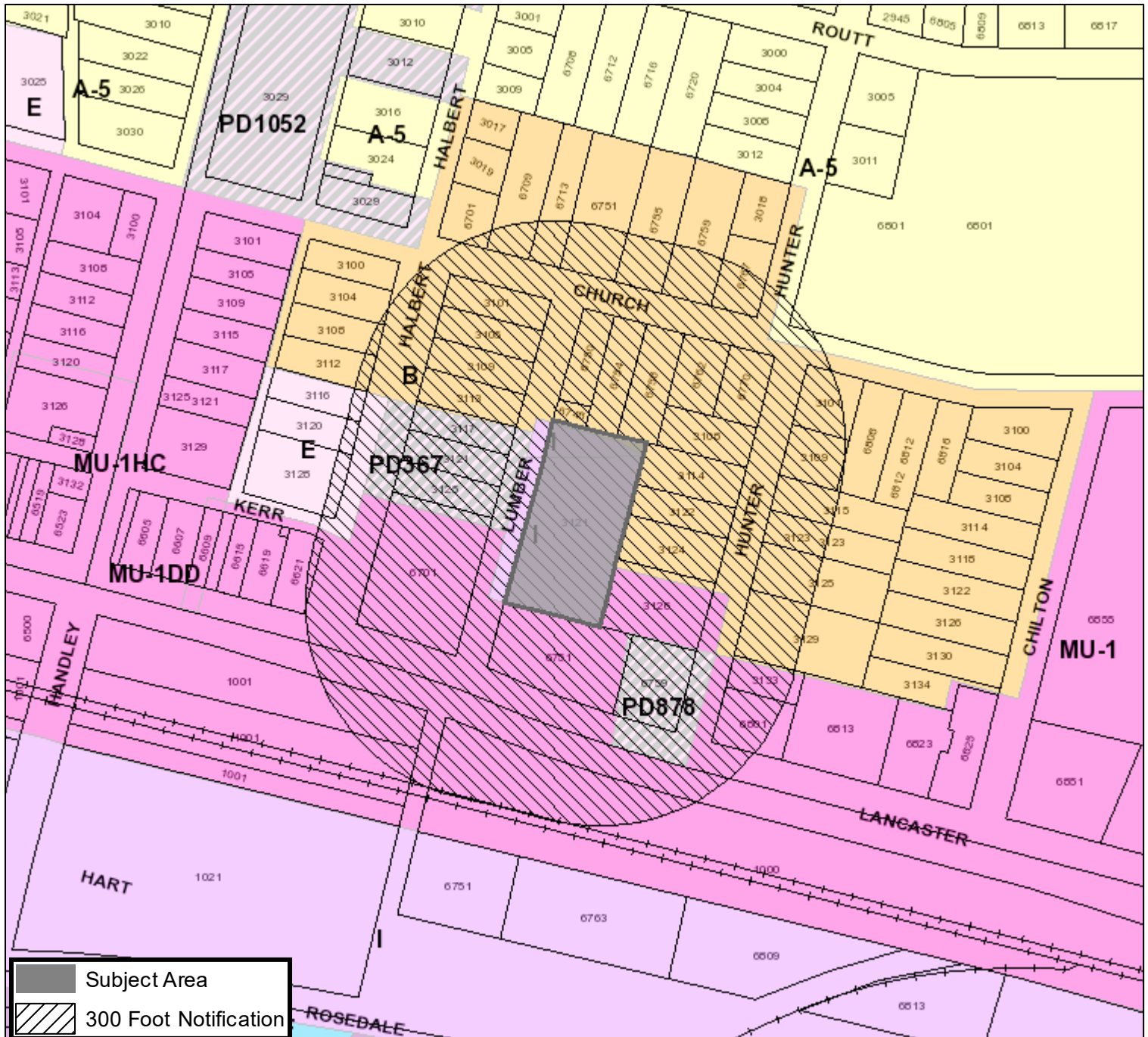
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map but is **consistent** with the Comprehensive Plan Policies.



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## Area Zoning Map

Applicant: Options Equities & Investments LLC/Cooper Conger  
Address: 3121 Lumber Street  
Zoning From: I  
Zoning To: B  
Acres: 0.94951834  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 5/14/2025  
Contact: 817-392-2806

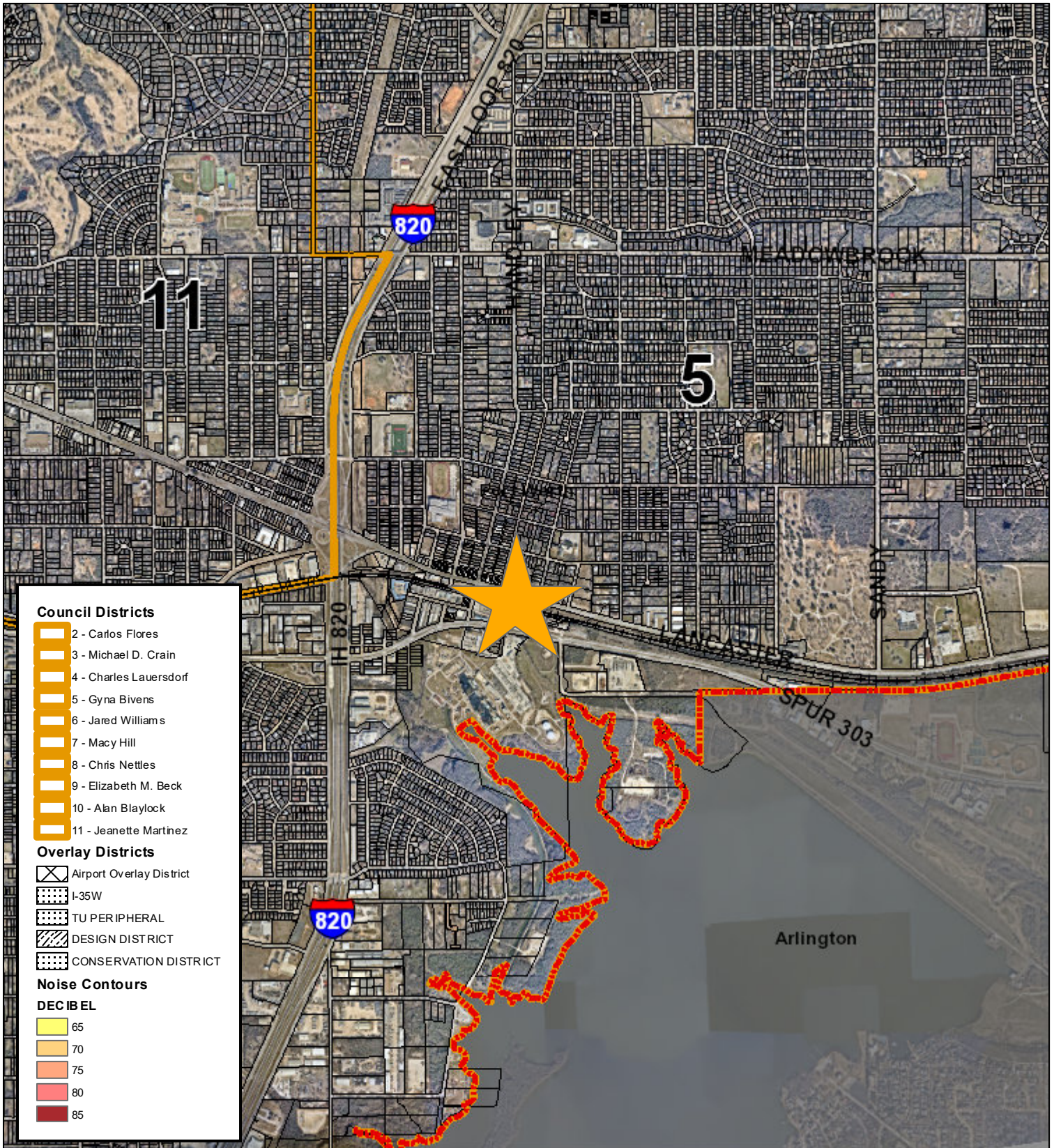


0 105 210 420 Feet

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## Area Map



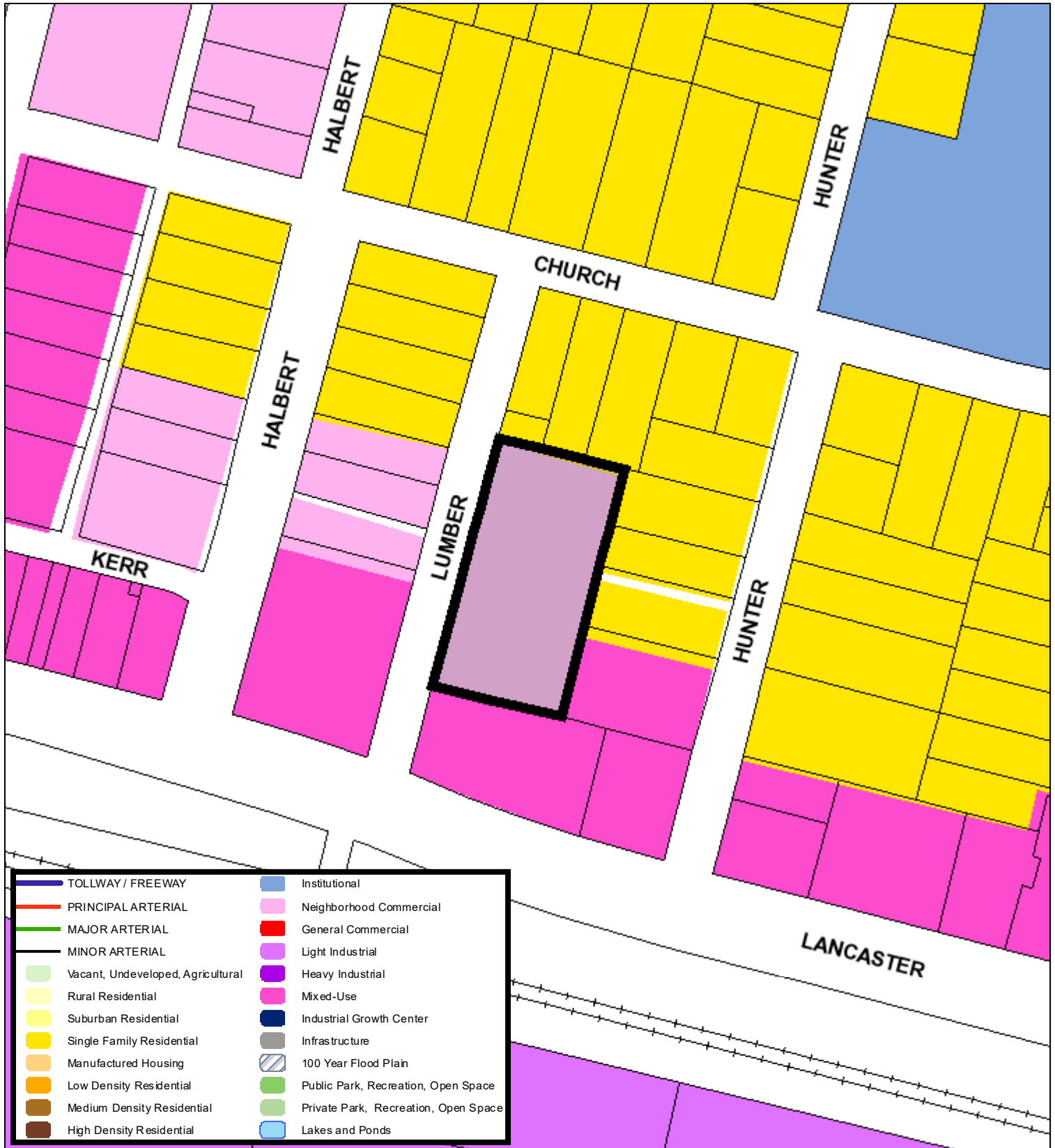
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## Future Land Use



140 70 0 140 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 90 180 360 Feet

