



Zoning Staff Report

Date: October 21, 2025 **Case Number:** ZC-25-141

Council District: 5

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner/Applicant: 11308 BP Pipeline, LLC / Viking Fence Co., Ltd. / Ray Oujesky, Kelly Hart & Hallman LLP

Site Location: 11308 South Pipeline Road

Acreage: 3.13 acres

Request

Proposed Use: Office and dispatch facility for temporary fencing and portable sanitation rental company with outdoor storage

Request: From: “AG” Agricultural

To: “J” Medium 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 consistent.**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

This 3.14-acre property in the Eastside Planning Sector is located approximately 5 miles east of Loop 820 East north of Trinity Boulevard. Properties to the north of S. Pipeline Road fall within the City of Euless while properties to the south fall within the City of Fort Worth. The property is currently developed as an office and dispatch facility for temporary fencing and portable sanitation rental company with outdoor storage. The applicant provided the following description of the zoning change request:

“Since 2015, Viking Fence Co., Ltd has been the lessee of the property. The property serves as a Dallas-Fort Worth dispatch facility for the rental division of Viking. 54 personnel work at the facility, comprised of drivers, field and office personnel. Temporary fence and associated hardware, portable sanitation units and medium sized trucks servicing the customers of these assets are stored on the property. It was not discovered that the property was zoned AG until it was recently acquired by the current owner. J and K zoning and industrial uses populate the surrounding properties. Future land use map shows the property to be J medium industrial use. The property owner and Viking wish to rezone the property to J medium industrial to support the long-standing and future use of the property.”

The Google Earth aerial image below shows the property and its surroundings. The view is from the north of the site looking south. Trinity Boulevard is seen running left to right in the upper portion of the image.



Surrounding Zoning and Land Uses

North: ***City of Euless zoning district I-2 Heavy Industrial; (gas well pad site)

East: “AG” Agricultural; (industrial use)

South: “PD1339” all uses in “E” and certain light industrial uses (vacant)

West: “J” Medium Industrial & “PD255” for all “J” uses plus cleaning compound manufacturing (industrial use)

Recent Zoning History

No prior zoning actions noted.

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 **August 29, 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 **August 29, 2025**:

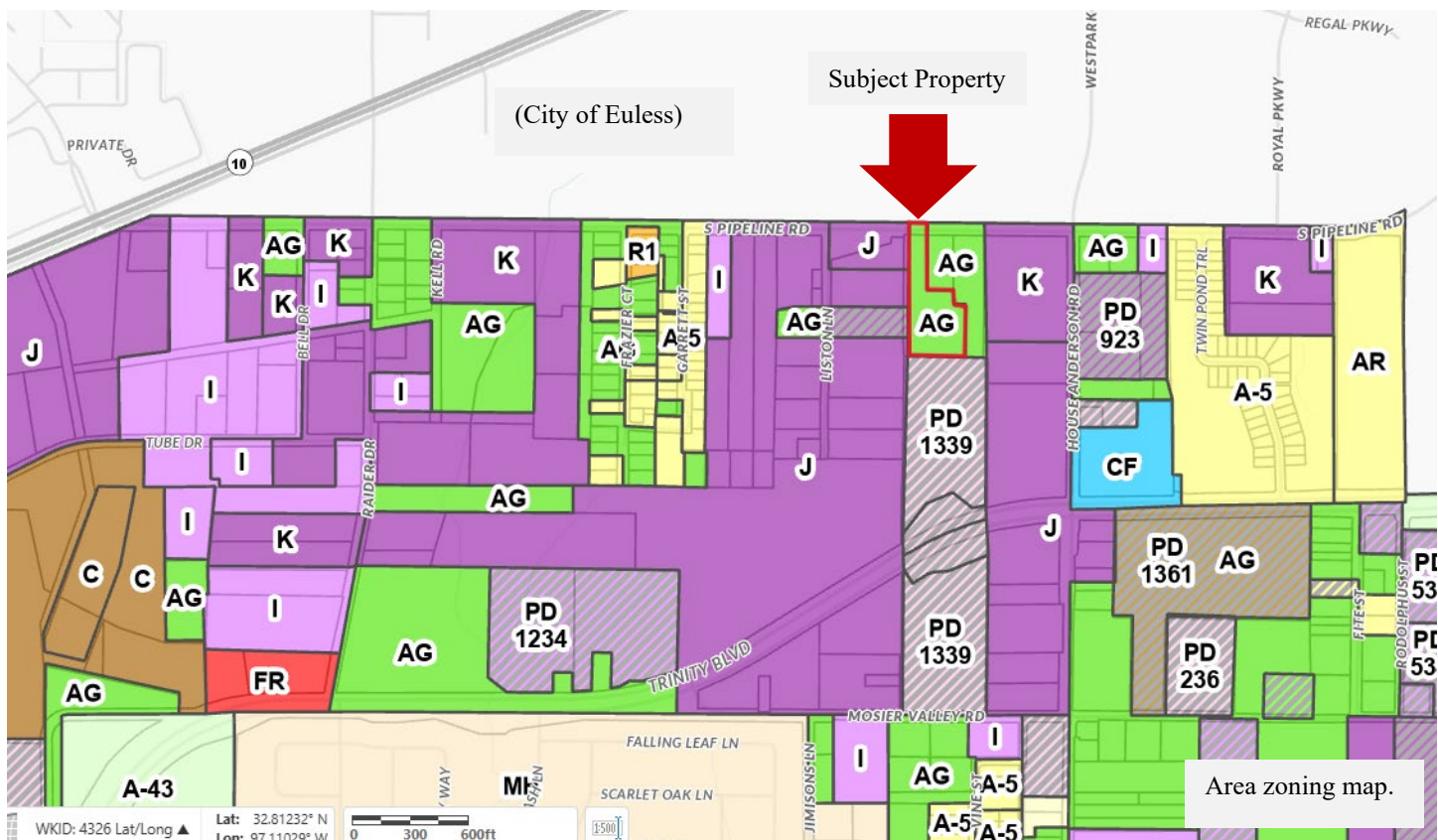
Organizations Notified	
East Fort Worth, Inc.	
Trinity Habitat for Humanity	
Streams and Valleys Inc.	
Hurst Euless Bedford ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The properties surrounding the site are zoned for industrial and commercial uses. While the adjacent site to the south is currently vacant, most of the properties in this area along Trinity Boulevard and South Pipeline Road are industrial. As shown in the zoning map below, most of the surrounding properties are zoned for industrial uses. The proposed medium industrial zoning **is compatible** with surrounding property zoning and land uses.



Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Light Industrial. The requested zoning change to “J” Medium Industrial is **not consistent** with the Future Land Use Map. Development Standards for “I” Light Industrial and “J” Medium Industrial zoning districts are the same with respect to yard setbacks. The notable difference is in the allowable height of structures – “I” Light Industrial has a maximum allowable height of 3 stories/55-feet and “J” Medium Industrial has a maximum allowable height of 12 stories/120-feet. The surrounding zoning and land uses, as well as the Future Land Use Map designation for surrounding properties suggest no material negative effects from the allowable height of 120-feet for the requested “J” Medium Industrial Zoning. Many of the permitted uses within the two districts are similar and most uses permitted in “J” Medium Industrial are also permitted in “I” Light Industrial. Notable exceptions include uses related to commercial animal husbandry and processing and metal casting and processing. The biggest constraint to these uses is the relatively small area of the site at just over 3 acres. While inconsistent with the Future Land Use Map designation, the requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- 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.
- (strategy) Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.