



Zoning Staff Report

Date: Sept. 13, 2022

Case Number: ZC-22-028

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Boral Roofing LLC / Huber Mendoza & Maritza Valle

Site Location: 3001 & 3015 Fisher Avenue

Acreage: 4.82 acres

Request

Proposed Use: Semi Truck / Trailer Parking

Request: From: “ER” Neighborhood Commercial Restricted

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial with prejudice by a vote of 7-1**

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Project Description and Background

The applicant is purchasing the property from the current owners, Boral Roofing, who used the site for outside storage. The applicant is intending to operate a semi-truck & trailer parking area on this site, which is just under five (5) acres total. The applicant has stated their intent to construct a building on the site in conjunction with this request. A general layout was requested by City staff on February 28th, but was never provided. Please note that for industrial rezoning applications, a site plan or layout is *not* required, however if provided, this can give staff and elected & appointed officials insight into how the property is intended to be set up and operated.

The applicant has stated that in the future they may be interested in pursuing truck repair on the site. Staff has notified them that this is acceptable only if the rezoning request to “I” is approved, and even then, the truck repair component would need to be contained within a building rather than out in the open. However, for the immediate future they are simply intending to park semi-trucks and trailers on the site.

At their **April 13th** meeting, the Zoning Commission voted to continue this case for 60 days in order to give the applicant more time for continued dialogue with the community and to obtain support for the project. The Zoning Commission approved a second continuance of 60 days on **June 8th** in order for the applicant to have additional time to obtain neighborhood support and/or correspondence.

Surrounding Zoning and Land Uses

North “I” Light Industrial / railroad & food bank
East “I” Light Industrial / vacant industrial & commercial
South “I” Light Industrial / manufacturing
“A-5” One Family / residential
West “A-5” One Family / undeveloped

Recent Zoning History

- ZC-19-057, City-initiated rezoning case protects much of the property zoned two-family but constructed as single family homes, addresses potential growth along the river, and reduces the intensity of the industrial zoning districts while retaining districts that allow and support the existing industrial uses.

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were emailed on March 31, 2022:

Organizations Notified	
Riverside Alliance*	United Riverside NA*
Vintage Riverside NA	Tarrant Regional Water District

Friends of Riverside Park	East Fort Worth Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corp.
East Fort Worth Business Association	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

There are existing industrial developments on two (2) sides of the subject property, as well as an active railroad line immediately to the north.

The applicant has been notified of the development standards in industrial zones, including but not limited to:

- Parking requirements are 1 space per 500 square feet or 1 space per 3 employees, whichever is greater.
- Landscape requirements are generally 4% of the Site area or 30 feet deep along all public rights-of-way.
- Front setbacks are 20 feet off the front property line.
- No storage, parking, or buildings can be placed in the setbacks.

Considering the industrial nature of the surroundings at least two (2) sides of the subject property, as well as the development standards for industrial properties, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as future Light Industrial on the Future Land Use Map. However, the proposed rezoning **is not consistent** with the Council-Initiated Zoning designation that evaluated the whole United Riverside Neighborhood area (400+ acres) in 2019, and envisioned for the subject parcels to be “ER” Neighborhood Commercial Restricted. It is also a well-established planning principle to protect single family neighborhoods from industrial encroachment. With their being residential communities generally to the south and west of this site, it would be best to preserve this land for less intensive neighborhood commercial development rather than quasi-industrial or industrial uses.

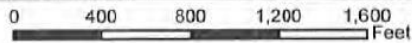
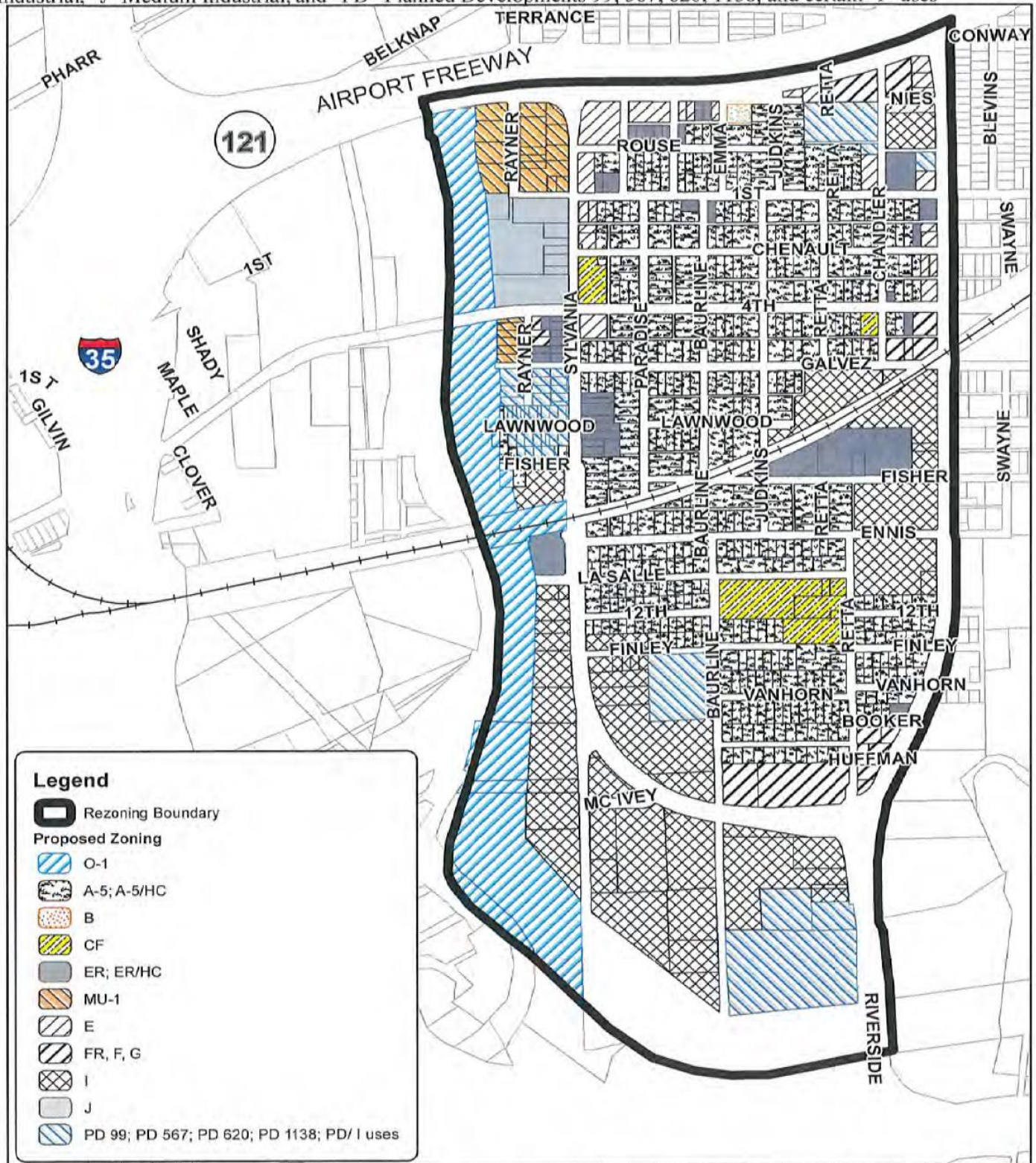
The proposed zoning in the Council-Initiated Zoning of 2019 applicable to these two parcels, and aligned with the following Comprehensive Plan policies include:

- 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.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

On the next page is the full scope of the 2019 Council-Initiated Zoning for the area. If the zoning change request is denied, staff would recommend that the Comprehensive Plan designation be updated to reflect the zoning classification of “ER”.

United Riverside NA: Proposed Zoning Change - Revised

"O-1" Floodplain, "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "MU-1" Low Intensity Mixed-Use, "ER" and "E" Neighborhood Commercial, "FR" and "F" General Commercial, "G" Intensive Commercial, "I" Light Industrial, "J" Medium Industrial, and "PD" Planned Developments 99, 567, 620, 1138, and certain "I" uses



Planning and Development
Department 5/2/2019 - BK

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Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The most recent update to this plan was approved by the City Council in January 2022. According to this document, increasing industrial uses in this sector might discourage business investment and growth, in a part of the City where we should encourage small businesses and entrepreneurship.

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, & real estate) to benefit from and support citywide economic growth.

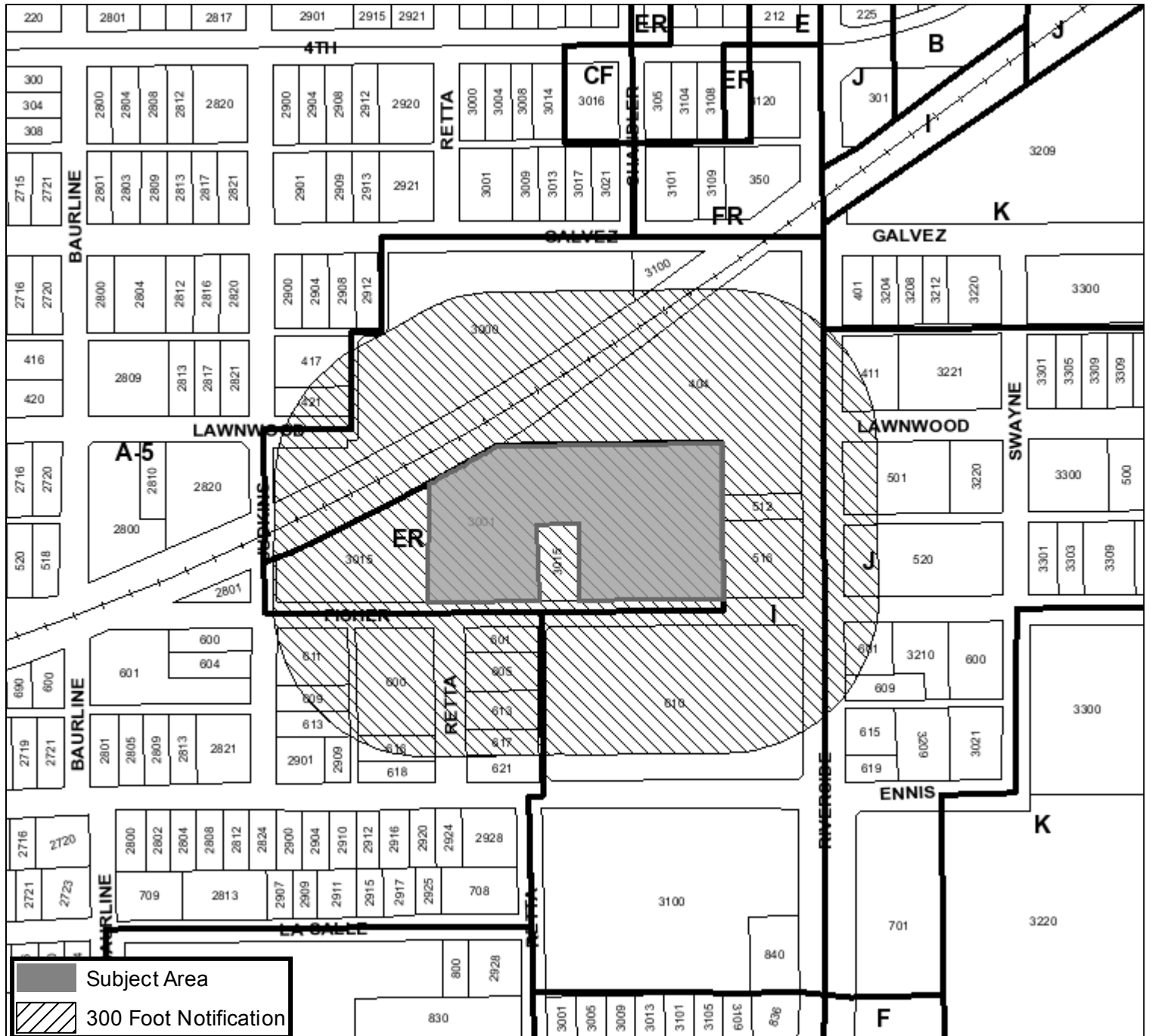
3.2.1.3. For areas of the city targeted for urban revitalization, **prevent the growth of land uses and activities that would make the area a less desirable location** for business investment and job growth.



ZC-22-028

Area Zoning Map

Applicant: Boral Roofing LLC
 Address: 3001 Fisher Avenue
 Zoning From: ER
 Zoning To: J
 Acres: 3.60362264
 Mapsco: 63Z
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-8043



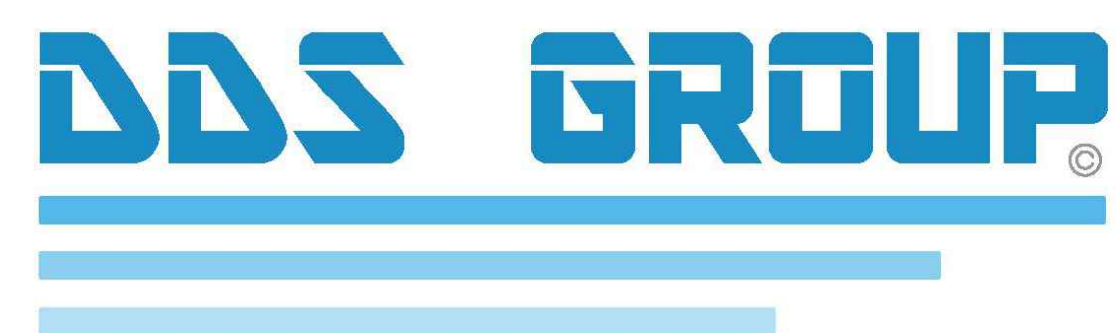
0 140 280 560 Feet



PROPOSED SITE PLAN
 scale: 1" = 30'-0" W/ 24X36
 scale: 1" = 40'-0" W/ 11x17



SITE DATA SUMMARY TABLE	
TOTAL LOT AREA	210,039 S.F.
PH 1 TRUCK PARKING SPACES	25
OFFICE PARKING SPACES	7
TOTAL PARKING SPOTS	32



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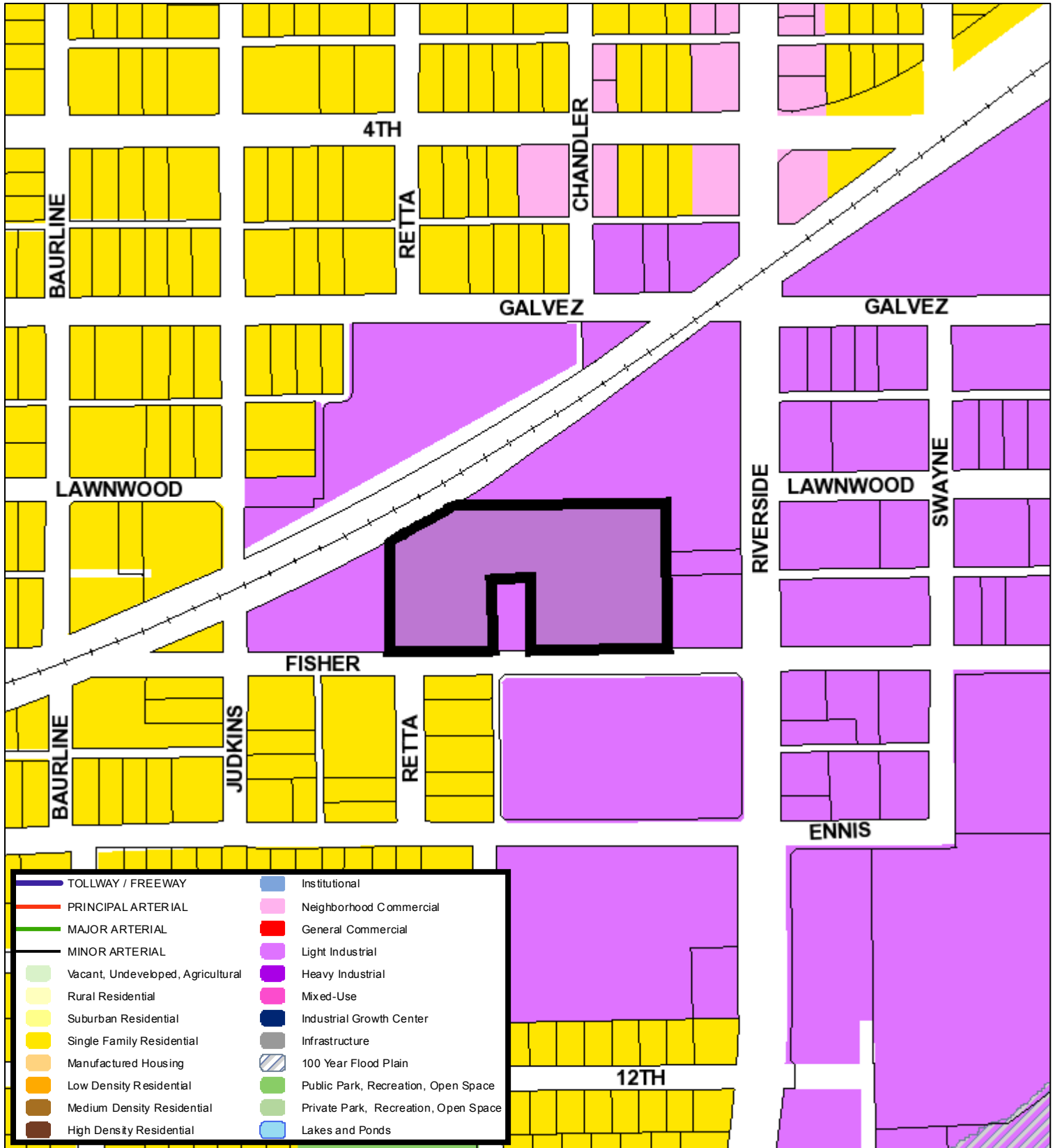
ZONING EXHIBIT

Area Map

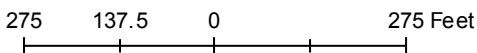


0 1,000 2,000 4,000 Feet

Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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

