



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-053

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: ASG Holding Inc.

Site Location: 3120 Jimisons Lane, 1301 Vine Street

Acreage: 5.50 acres

Request

Proposed Use: Office Building and Bus Parking Lot

Request: From: “AG” Agricultural

To: “I” Light Industrial

Recommendation

Land Use Compatibility:

Requested change **is not compatible.**

Comprehensive Plan Consistency:

Requested change **is not consistent (significant deviation).**

Staff Recommendation:

Denial

Zoning Commission Recommendation:

Denial by a vote of 8-0

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

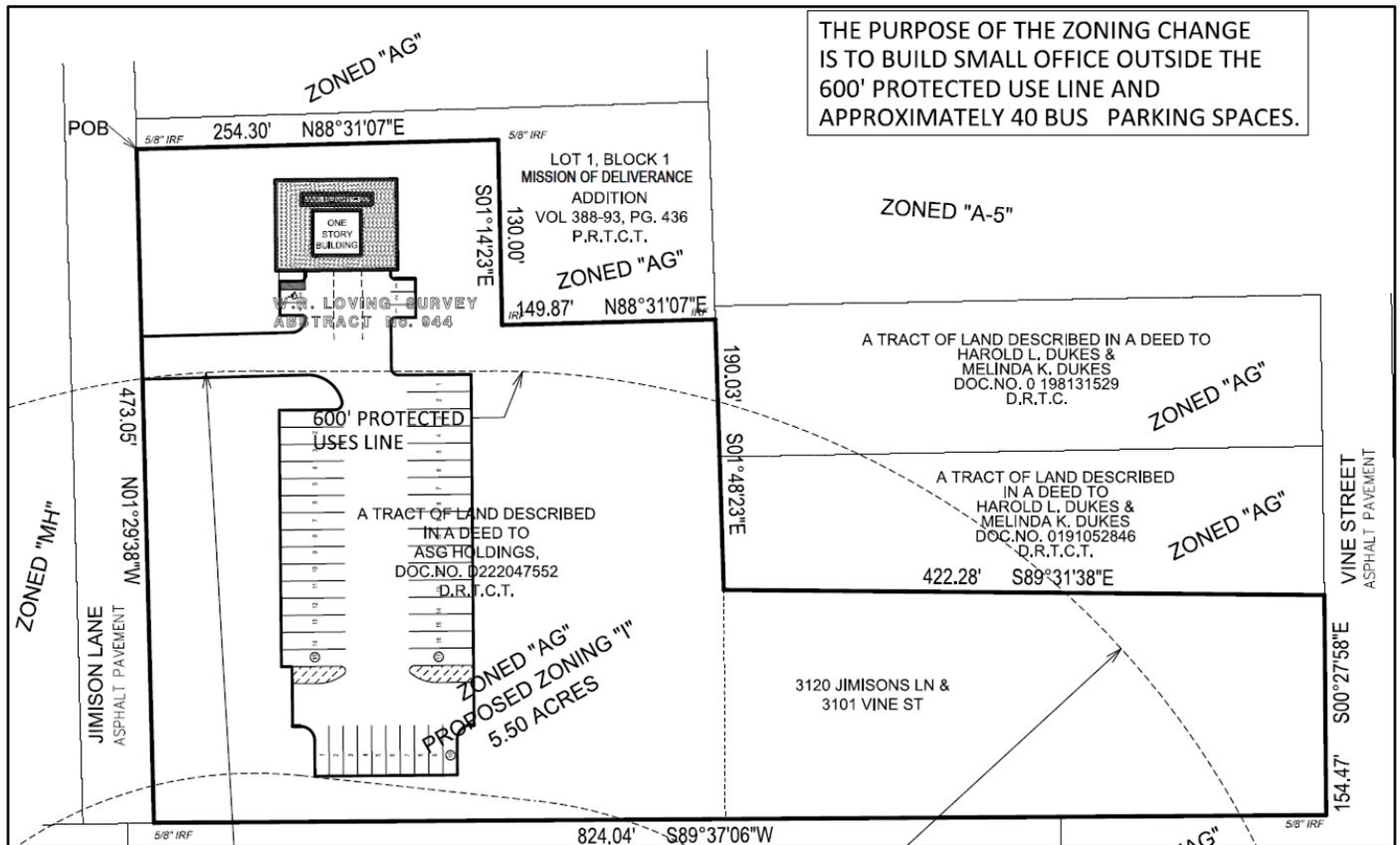
Project Description and Background

The subject property is located at the southern terminus of Jimisons Lane, generally south of Trinity Boulevard. The property also has frontage on Vine Street to the east, although this section of the roadway is currently undeveloped. The applicant is requesting to rezone the property from "AG" Agricultural to "I" Light Industrial District to allow for development of a new office building and bus parking area.

Surrounding properties are primarily developed for residential use, with a large manufactured home park located on the west side of Jimisons Lane and several single-family homes to the east along Vine Street. Property to the north is developed with a manufactured home. There are several lots zoned for industrial use further to the north, along Mosier Valley Road and Trinity Boulevard.

The subject property is heavily encumbered by setback requirements from an existing gas well and line compressor station located directly south of this site. Industrial zoning would provide increased flexibility for development, as setbacks for industrial uses are measured differently than for residential uses. Specifically, any protected uses, such as residential, would need to be located at least 600 feet away from the line compressor station. Public buildings and habitable structures must be located at least 300 feet away.

Below is an excerpt from a concept plan that was submitted with this zoning change application. This site plan is included for reference only, and it has not been evaluated for conformance with zoning ordinance requirements. If the proposed zoning change to "I" Light Industrial district were approved, the applicant would not be required to develop the site in the configuration shown below – the development would just need to meet minimum ordinance requirements for "I" District. This site plan shows a single office building at the north end of the site, outside of the 600-foot gas well setback for protected uses.



Surrounding Zoning and Land Uses

North “MH” Manufactured Housing, “AG” Agricultural, and “A-5” One-Family / single-family homes
East “AG” Agricultural and “A-5” One-Family / single-family homes
South “AG” Agricultural / gas well site
West “MH” Manufactured Housing / manufactured home park

Recent Zoning History

- None

Public Notification

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

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

This property is not located within a registered Neighborhood Organization.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural District to “I” Light Industrial District. Surrounding properties along both Jimisons Lane and Vine Street are primarily developed for residential use. On the east side of Jimisons Lane, there is a mix of “MH” Manufactured Housing, “AG” Agricultural, and “A-5” One-Family zoning. Property on the west side of Jimisons Lane is developed with a manufactured housing park.

While development opportunities on this site are severely limited due to the location of the line compressor station to the south and associated setback requirements, industrial zoning is significantly more intense than any of the surrounding land uses or zoning districts in this area. It appears that a single-family home could reasonably be constructed in the same location as the office building shown on the submitted concept plan, and staff contends that this would be a more appropriate land use for this site. However, residential zoning would not permit the 40 parking spaces shown on the concept plan for bus parking.

The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as “Rural Residential” on the Future Land Use Map. This designation is intended to include single-family development on large lots. The “I” Light Industrial zoning district is not listed as appropriate within this designation:

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

In addition, this site does not have direct access to a major arterial roadway, railroad, or freeway that would help support industrial development in this location.

Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan (**significant deviation**).

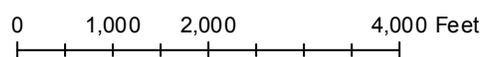
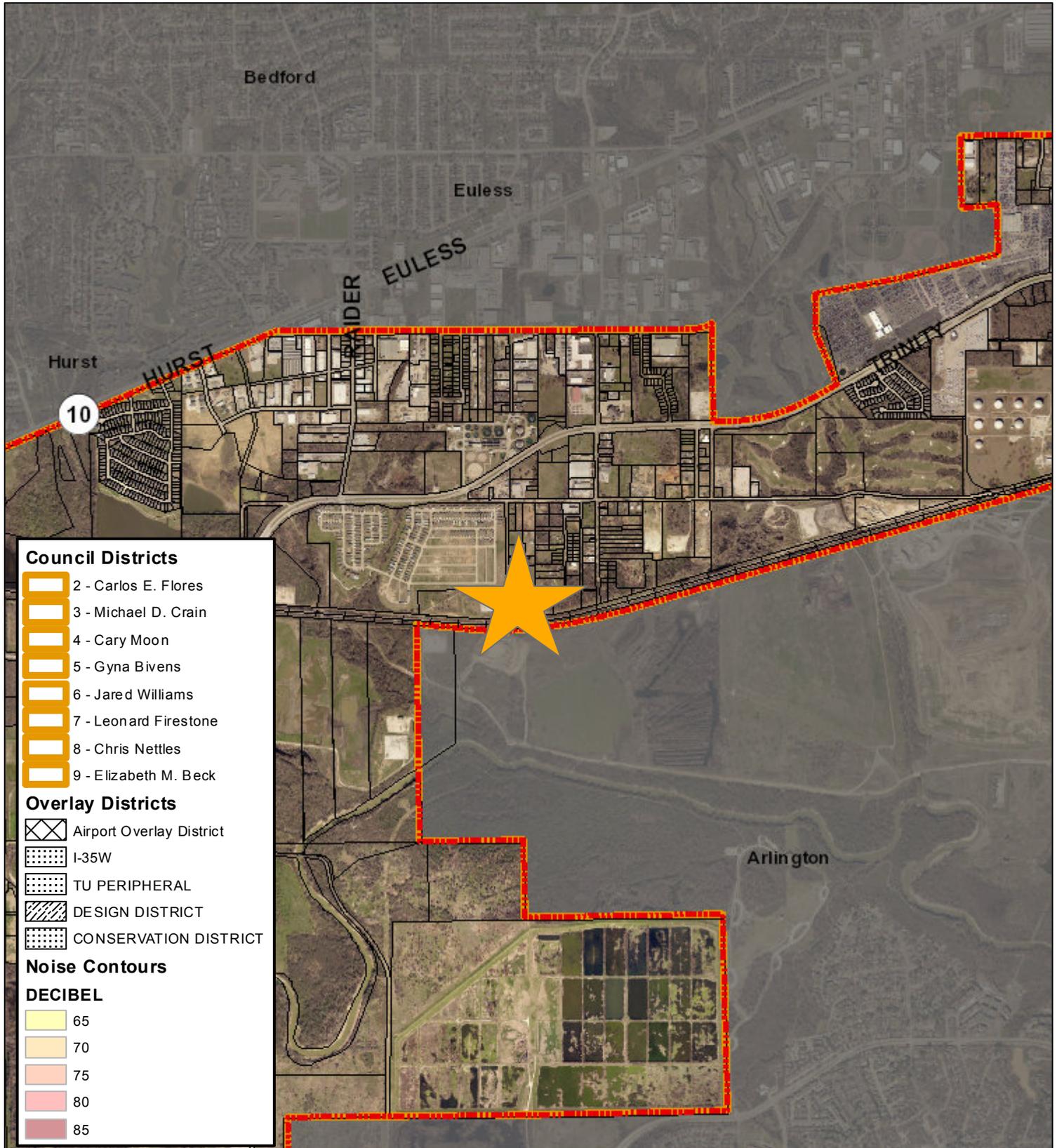
Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

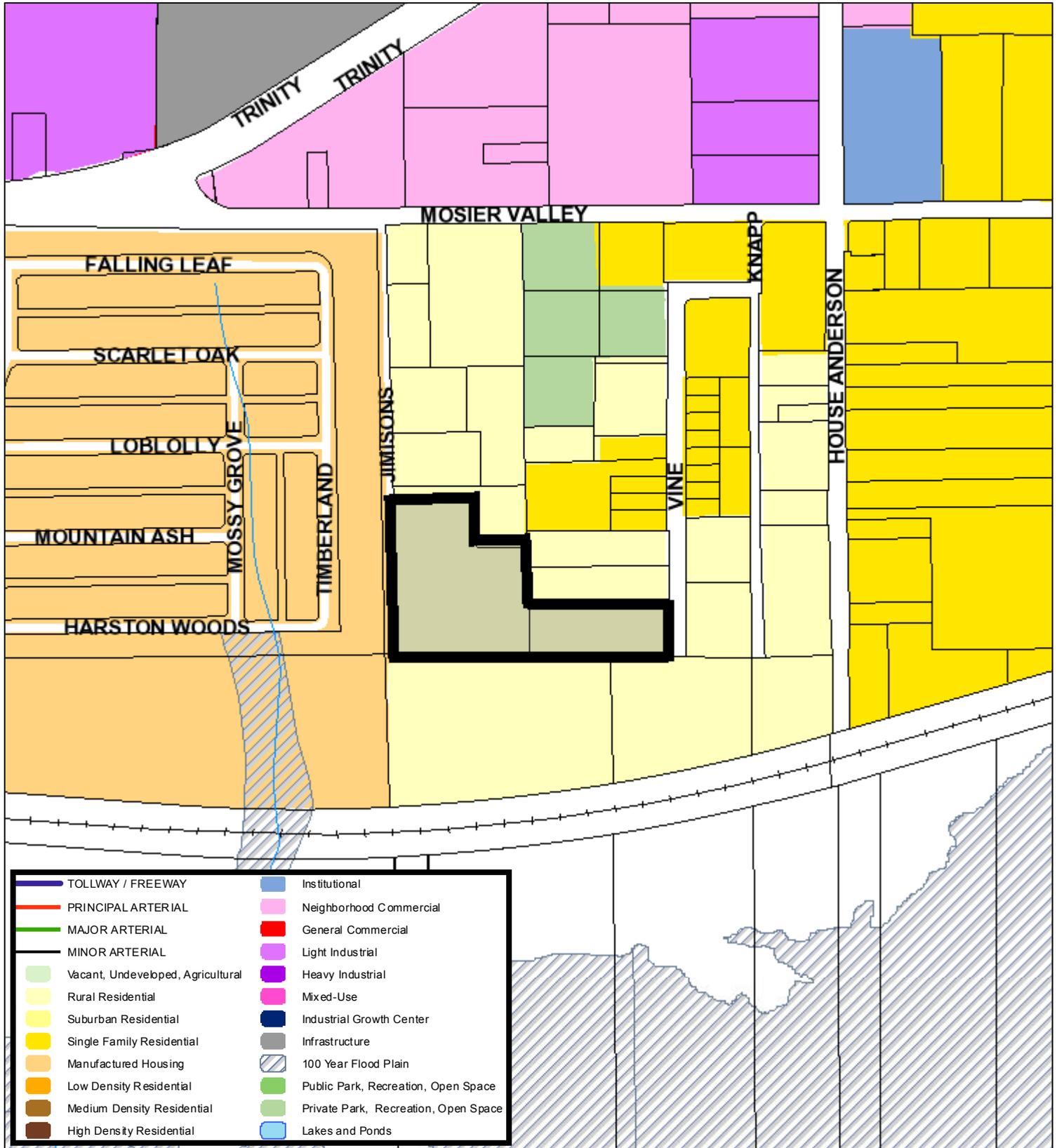
PERFORMANCE METRICS

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Area Map



Future Land Use

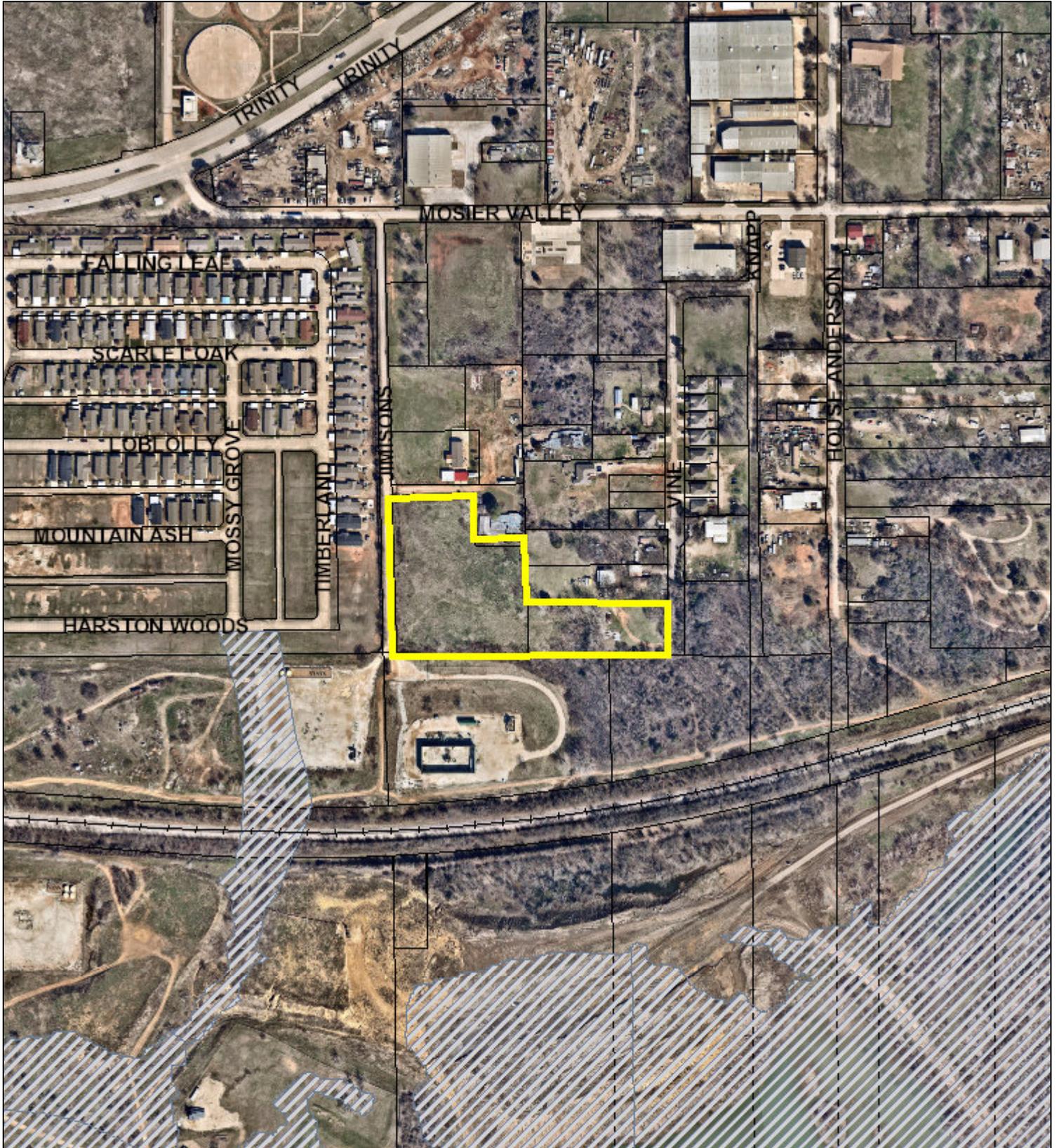


400 200 0 400 Feet

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



0 250 500 1,000 Feet

