



Zoning Staff Report

Date: March 10, 2026

Case Number: ZC-25-211

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Azabache Rocinante LLC

Applicant: Baird Hampton & Brown

Site Location: 5904 & 5908 Etsie Street

Acreage: 0.298 ac

Request

Proposed Use: Auto repair

Request: From: “AG” Agricultural
To: “FR” General Commercial Restricted

Recommendation

Land Use Compatibility: Requested change is **not compatible**.

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The property is located approximately 1 mile east of the SH 121/Haltom Road intersection and less than 500 feet to the Trinity River bank. The surrounding area includes a number of junkyards or auto storage yards, as well as residential homes scattered throughout and vacant property.

While not a formal part of the Garden of Eden historic district designated in 2005, the site is part of the larger Garden of Eden neighborhood. This neighborhood is where some of the first African-American families settled more than 150 years ago where land was available and had access to the Trinity River for a water supply.

The site is zoned “AG” Agriculture and is part of a large block of Agriculturally zoned property. While zoned AG, these properties include residential homes immediately to the west, junkyards to the east and vacant land to the south that extends to the Trinity River and generally encompasses floodplain. The site contains unpermitted outdoor storage that appears to extend across several adjacent lots to the east. A Board of Adjustment Special Exception granted a two-year timeframe for a junkyard in 2007, but a 2009 Board of Adjustment case to continue the use was withdrawn. No subsequent approvals were obtained to continue this use; however, the site remained vehicle storage until early 2017. After the current owner purchased the lots in April 2017, vehicles have returned to the site and have remained since that time. The owner submitted a building permit in September 2025 to convert the building to storage.

The applicant is proposing to build an auto repair facility, The requested “FR” General Commercial Restricted would allow for a number of intensive commercial uses beyond the proposed auto repair use. These uses include pawn shops, tattoo parlors, as well as allowing multifamily uses due the recent change in Texas State law. Only if the existing building was demolished would the site be required to add any landscaping or remove the dilapidated metal panel fence. Because the adjacent house is not zoned residential, the applicant would not be required to install any screening or additional landscaping to buffer the single family use.

Surrounding Zoning and Land Uses

North “AG”, “PD 1099” for outside storage of inoperative autos / outdoor storage, vacant land
East “AG”, “K” / unpermitted outdoor storage on vacant land, vacant auto salvage yard
South “AG” / vacant land, Trinity River
West “AG”, “K” / single family houses, vacant land, auto salvage yard

Recent Zoning History

ZC-14-051, from AG to K, denied without prejudice 8/7/2014.
ZC-15-029, from AG to I, administratively expired, 8/10/2015.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to build an auto repair facility. The requested “FR” General Commercial Restricted zoning would allow a number of other commercial uses by right that are inappropriate adjacent to the single-family residential homes immediately abutting the site to the west. Because the single family residences are zoned “AG” Agriculture, the applicant would not be required to provide landscaping or screening to buffer the homes from an adjacent commercial use.

The proposed zoning request for commercial uses **is not compatible** with adjacent residential land uses and continues to promote the intrusion of intensive encroachment into the original residential neighborhood.

Comprehensive Plan Consistency – Eastside Planning Sector

The 2023 Comprehensive Plan designates the subject site as Single Family on the Future Land Use Map.

The proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, 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.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- 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.
- Encourage demolition of buildings that cannot be economically rehabilitated.

Based on conformance with the policies stated above, the proposed zoning proposal **is not consistent** with the Comprehensive Plan.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **January 29, 2026**.

Posted Notice

A sign was erected on the property on **January 23, 2026**.

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 **January 30, 2026**:

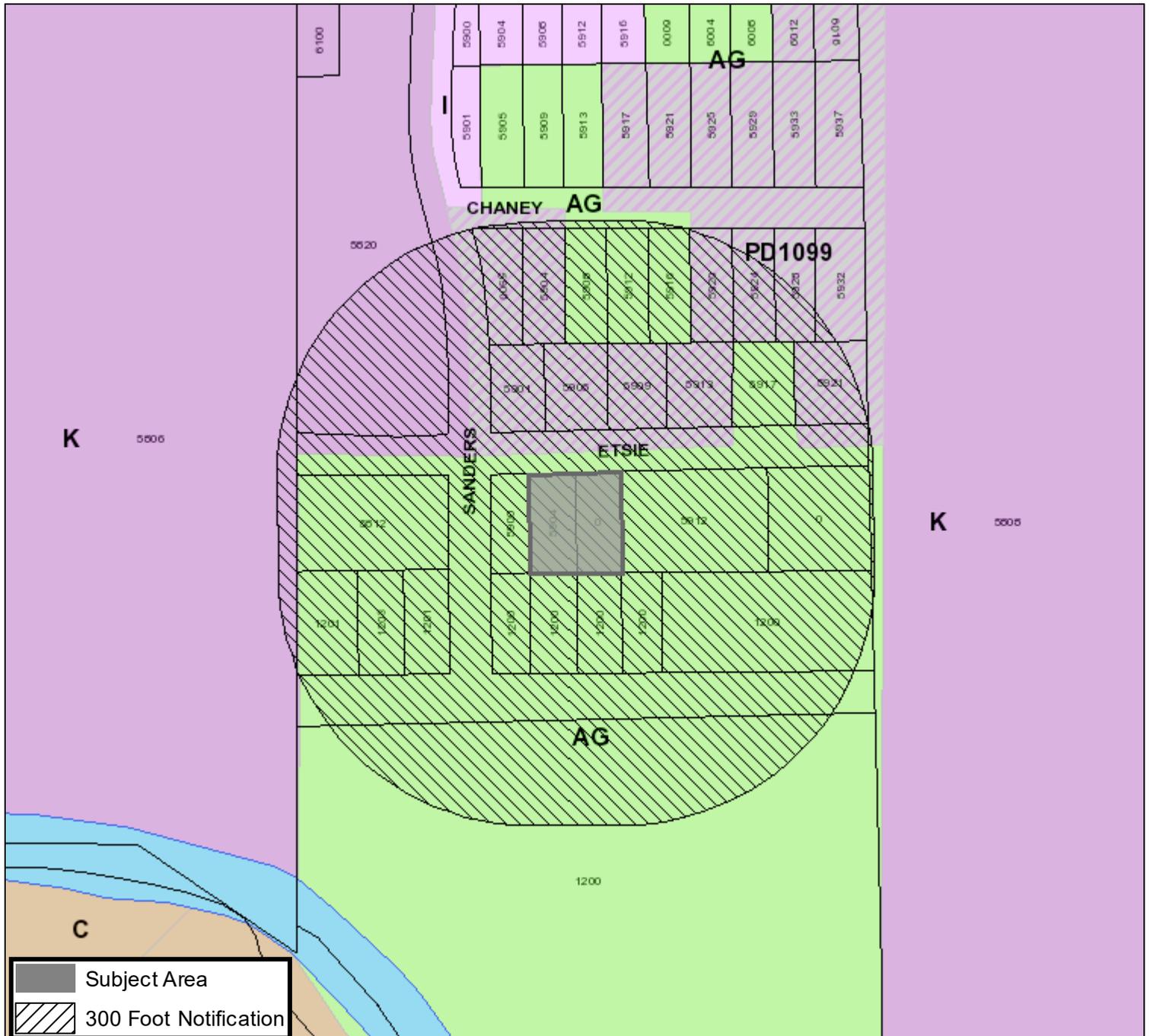
Organizations Notified	
Garden of Eden NA *	Neighborhoods of East Fort Worth Alliance
East Fort Worth, Inc.	East Fort Worth Business Association
Streams And Valleys Inc	Trinity Habitat for Humanity
Birdville ISD	

**Located in this registered Neighborhood Association*



Area Zoning Map

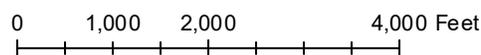
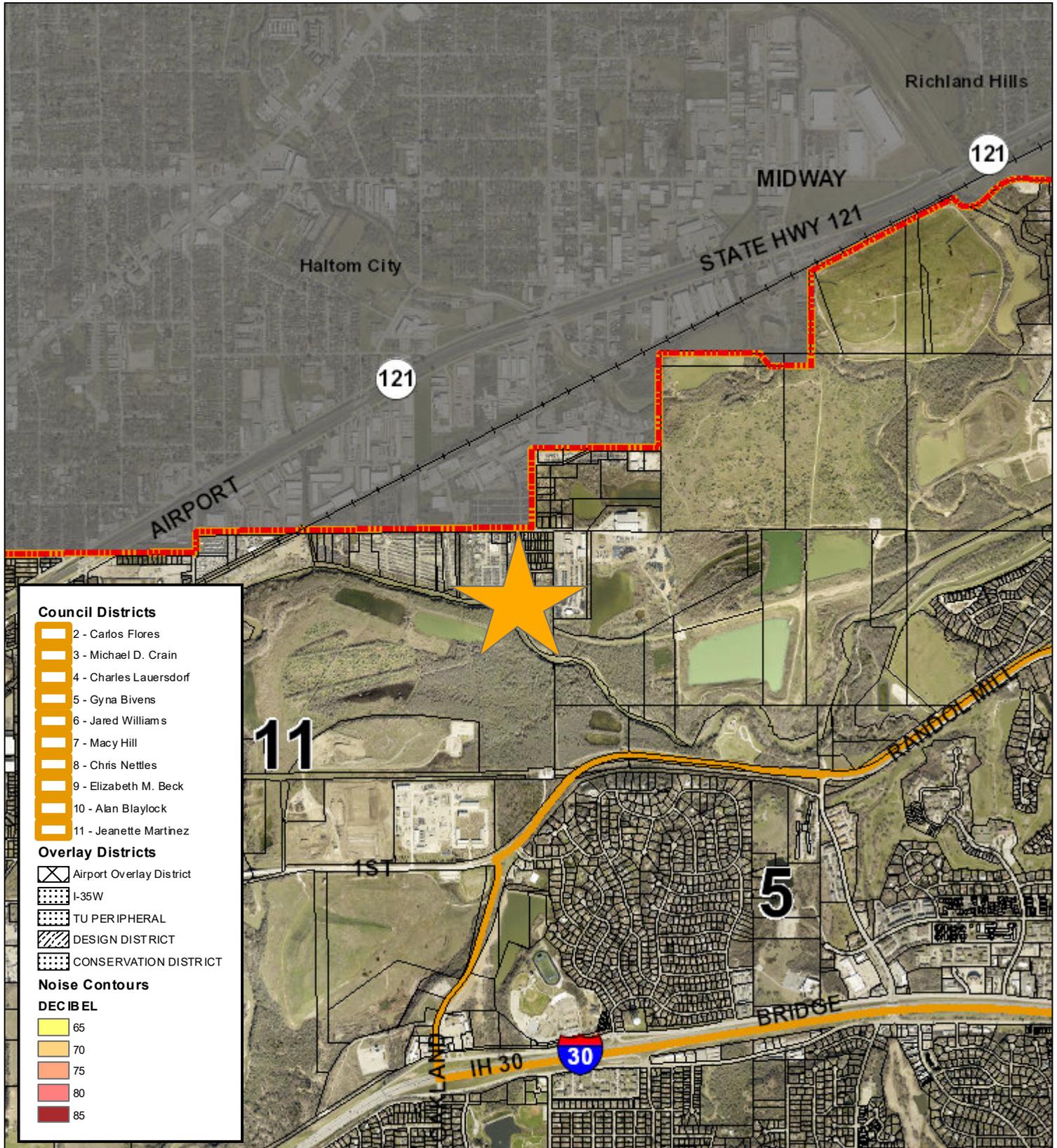
Applicant: Azabache Rocinante LLC/Baird Hampton & Brown
 Address: 5904 & 5908 Etsie Street
 Zoning From: AG
 Zoning To: F
 Acres: 0.298
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 2/11/2026
 Contact: 817-392-8190



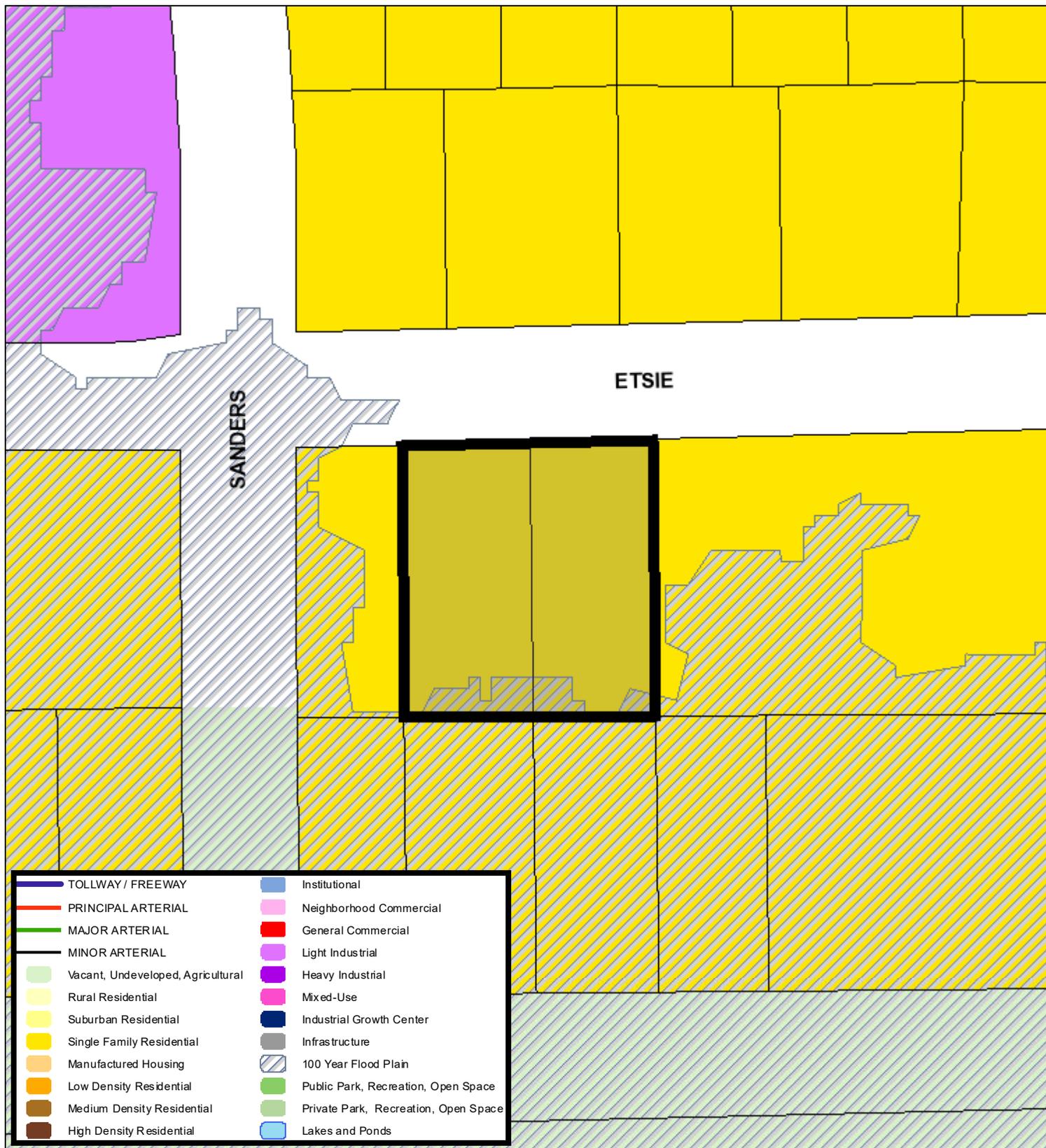
	Subject Area
	300 Foot Notification

0 85 170 340 Feet

Area Map



Future Land Use



50 25 0 50 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 35 70 140 Feet

