



Zoning Staff Report

Date: April 8, 2025

Case Number: ZC-25-025

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Fort Worth Badminton LLC by Kimley-Horn

Site Location: 3001-3015 (odds) Fisher Avenue **Acreage:** 4.8 acres

Request

Proposed Use: Health or Recreation Club

Request: From: “ER” Neighborhood Commercial Restricted

To: “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is 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

The applicant is requesting redevelopment of a site that appears to have ceased use as an industrial storage yard approximately 20 years ago. The proposed site is in the southwest quadrant of E. 4th Street and Riverside Drive. The site with frontage on Fisher Avenue and S. Judkins Street abuts non-residential uses with “I” Light Industrial zoning to the northeast and east. The remainder of the block backs up to an active rail line for the Trinity Rail Express passenger trains, as well as heavy freight trains. The northwestern portion of the site is covered by a scenic corridor. Fisher Avenue and S. Judkins Street are both classified as residential streets, serving the residential lots to the south and west. The residential lots on the south side of Fisher Avenue face east/west, leaving their side yards facing the subject property.



Health/recreation clubs are allowed by right in “E” Neighborhood Commercial zoning. The applicants are proposing a 30,000 square foot tenant in a single building. The racquet sports are anticipated to be entirely indoors, where the noise would not impact the nearby residential uses. Existing water and sewer lines crossing the site will push the building placement to northeastern corner, which is furthest away from closest single-family houses. “E” Neighborhood Commercial zoning is an appropriate transitional district between the “ER” Neighborhood Restricted to the west and the “I” Light Industrial uses to the east. The depth of the proposed “E” zoning also steps back the non-residential uses along N. Riverside Drive from the larger industrial use to the north and the smaller industrial zoning to the south.

Surrounding Zoning and Land Uses

North “I” Light Industrial / Railroad track, industrial buildings
East “I” Light Industrial / Office building
South “A-5” One-Family, “I” Light Industrial / Single family uses, industrial uses
West “A-5” One-Family / Single family uses, vacant land

Recent Zoning History

ZC-19-057: subject site and surrounding area, Council-initiated to be in conformance with the Comprehensive Plan, approved 6/6/2019.

ZC-22-028, from ER to J, denied without prejudice, 9/13/2022.

Public Notification

300-foot Legal Notifications were mailed on February 28, 2025.

The following organizations were notified: (emailed February 28, 2025)

Organizations Notified	
United Riverside NA*	Riverside Alliance
Vintage Riverside NA	Friends of Riverside Park
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corporation, Inc.
East Fort Worth, Inc.	Tarrant Regional Water District
East Fort Worth Business Association	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to construct an indoor recreation club for racquet sports such as badminton and pickleball, on a previous industrial outdoor storage lot. The adjacent properties are zoned either “I” Light Industrial or “A-5” One-Family for the single-family uses. The proposed “E” Neighborhood Commercial presents a transitional area in all directions, while limiting encroachment into the neighborhood. The proposed zoning request for an indoor recreation facility **is compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The requested commercial land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, and is considered to be **consistent**.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

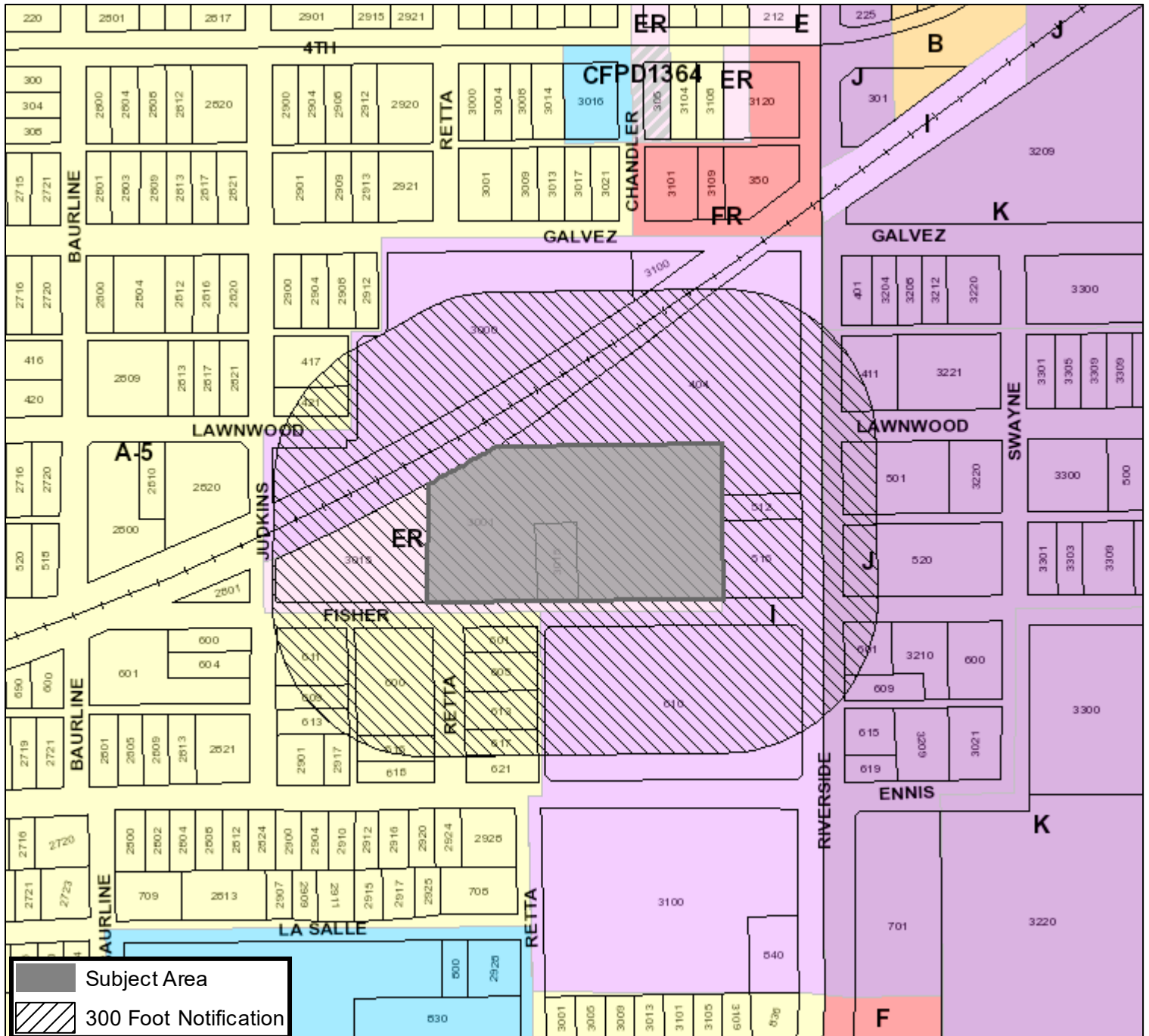
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development
- 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.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

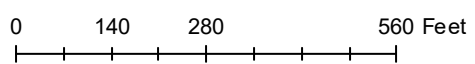


Area Zoning Map

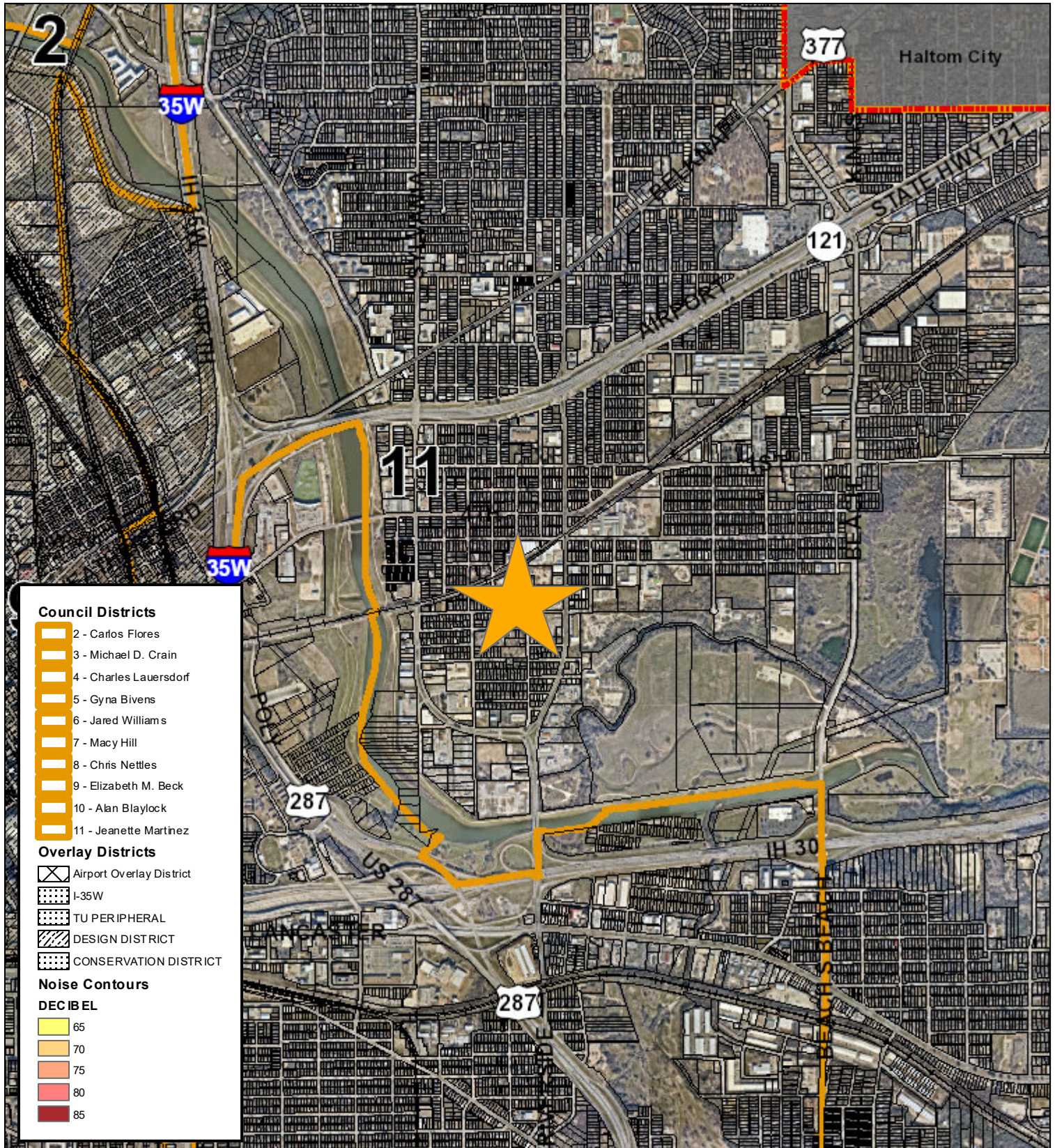
Applicant: Fort Worth Badminton LLC/Kimley-Horn
 Address: 3001 Fisheer Avenue
 Zoning From: ER
 Zoning To: E
 Acres: 3.758
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 3/12/2025
 Contact: 817-392-8190



Subject Area
 300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

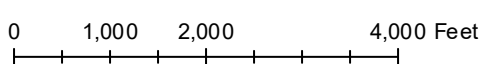
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

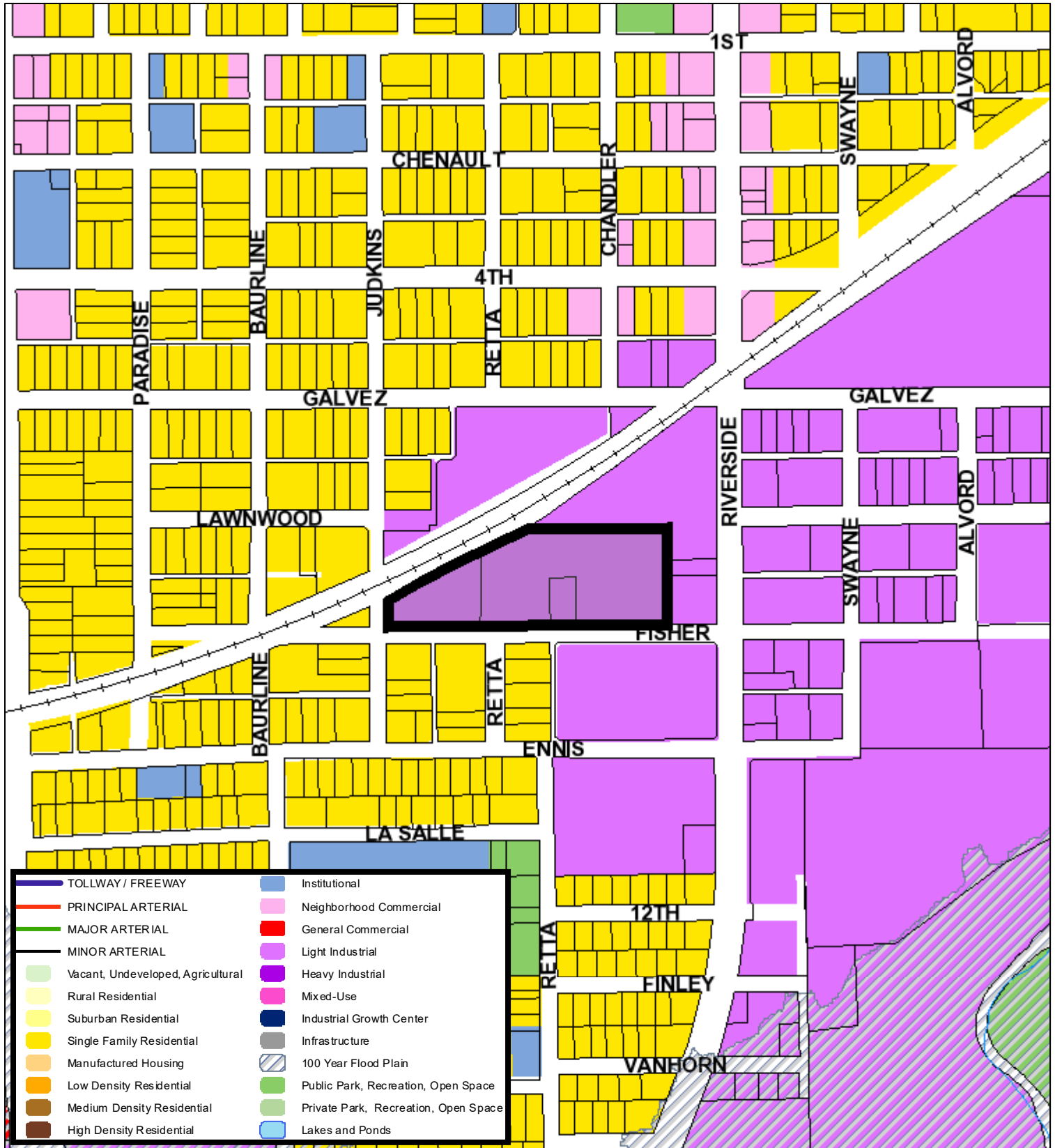
Noise Contours

DECIBEL

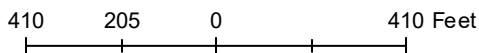
- 65
- 70
- 75
- 80
- 85



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



0 255 510 1,020 Feet

