



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-032

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: CanTex 4700 Martin LLC/FedEx Corporation/Tate Law Group

Site Location: 4700 Martin Street

Acreage: 9.39 acres

Request

Proposed Use: Semi truck and personal vehicle parking

Request: From: “K” Heavy Industrial

To: Add Conditional Use Permit (CUP) to allow parking of semi-trucks and trailers, in “K” Heavy Industrial for a maximum of 5 years, site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval for semi truck and trailer parking; for 5 years with no development waivers**

Zoning Commission Recommendation: **Approval by a vote of 10-1**

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Project Description and Background

The zoning was continued from the June 10th Council meeting.

The subject property is located along the south side of Martin Street, on the southwest corner of its intersection with Village Creek Road. The site started being used for outdoor storage of semi trucks and trailers between 2003 and 2005, according to historical aerials. This land use begun without proper zoning approvals resulted Code Compliance violations in 2006. In order to remedy this situation, the applicant requested a Special Exception and Variance from the Board of Adjustment in 2015 to allow semi-truck parking for 5 years behind a chain-link fence, where a screening fence is required. The Special Exception expired in March 2020, after the zoning ordinance was revised in 2019 to now require a Conditional Use Permit for non-accessory outdoor storage without a primary building.

The applicants are requesting a Conditional Use Permit added to their “K” Heavy Industrial District. Outdoor storage, such as semi-truck parking, is allowed by right in the industrial districts with a primary building and only permitted on vacant lots with a CUP approval. The site plan shows no development waivers and meets the requirements for landscaping along the street frontage on the 9.39 acre lot. No additional Code Compliance complaints for the land use have been noted since the BOA approvals.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. While semi-truck and trailer parking, as well as outdoor storage, is not permitted on a vacant lot in the “K” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of new code violation convictions. The site is already being used for semi-truck and trailer parking with some existing landscaping, surrounded by chain link fencing. Standard industrial uses surround the site in all directions.

One block north of the site, US Highway 287 (MLK Freeway) is a 6-lane divided freeway with service road, which is suitable for semi-truck traffic. Martin Street is striped as a 2-lane undivided roadway, approximately 65 feet wide, but has paving approximately 40 feet wide. The roadway is listed on the Master Thoroughfare Plan as a Neighborhood Connector.

The site plan appears to show 194 semi-truck and 97 personal vehicle parking spaces behind enhanced landscaping on Martin Street. No buildings are proposed to be constructed as part of this project. An area of notable tree cover has been maintained in the south-central portion, and no floodplains are noted on the lot. The parking spaces for semi-trucks appear to be 30 feet deep, to accommodate only a semi truck without a trailer. Landscaping in an approximate 50-foot wide strip is shown on the northern street frontage, and additional grassy areas are noted on all other property lines.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for a 5-year time period for the operation of outdoor storage. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

North “I” Light Industrial / Industrial uses, warehouses
 East “I” Light Industrial, “J” Medium Industrial / Collection site for large household waste, warehouse
 South “J” Medium Industrial / Warehouse
 West “K” Heavy Industrial / Industrial uses, warehouses with outdoor storage

Recent Zoning History

BAC-15-018: Board of Adjustment Special Exception for outdoor storage of semi-trucks and trailers for 5 years and Variance to not provide the required screening fence, approved, 3/18/2015.

Public Notification

300-foot Legal Notifications were mailed on April 28, 2025.
 The following organizations were notified: (emailed April 28, 2025)

Organizations Notified	
Echo Heights Stop Six Environmental Coalition NA*	Eastland NA
Echo Heights NA	Fairhaven NA
Glen Park NA	Village Creek NA
East Fort Worth, Inc.	Fort Worth ISD
Southeast Fort Worth Inc	Streams and Valleys Inc

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit for semi-truck and trailer parking. A site plan is included that shows no development waivers and upgrading the landscaping along Martin Street. However, the existing chain link fence will be required to be converted a solid screening fence as no building permit was found and the BOA Special Exception approval lapsed for 5 years. The Conditional Use Permit has been requested due to the expiration of the Board of Adjustment approvals. The requested land use for 194 semi-truck parking spots and 97 passenger vehicles is generally the same land use intensity as the surrounding sites. The proposed zoning request **is compatible** with surrounding industrial land uses, due to the solid screening required to be added to surround the site, as well as maintaining the existing stand of trees and including more street landscaping.

Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map and does not propose expanding this growth center. The requested land uses are included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

INDUSTRIAL

Industrial Growth Center

Industrial and commercial uses serving a large region

MU-2, All Commercial & Industrial

The proposed zoning is 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- 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 the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Add the lot's platted Legal Description underneath the site's address.
2. Revise the project's specific CUP request in the lower right corner and right side to Remote Truck Storage. Parking lots have more extensive landscaping requirements that this site would not meet.
3. Include the Land Owner's and Applicant's Name, address, and telephone number.
4. Remove the contour lines and label the detention pond.
5. Remove the limits of disturbance line from the site plan.
6. Change the vicinity map from an aerial with no streets to either a map with streets only or add the streets to the aerial map.
7. Insert the site's zoning case number of ZC-25-032 into the lower right corner box.
8. Please label the setbacks' dimensions, in addition to noting in the chart.
9. Instead of chart note #1 regarding the building, please note the number of semi-truck parking spaces provided.
10. Add a note with the size of the tractor parking spaces.
11. Dimension a sample tractor parking space and passenger vehicle parking space in each group of spaces.
12. The aerial photographs show semi-tractors parked in passenger vehicle spaces on the east & south sides. Does the site need to be adjusted to have semi-tractor parking in more areas?
13. Add a different pattern for the landscaped/grassy areas.
14. An unscreened dumpster appears to be located in the grassy area at the southwest corner of the parking area. The dumpster either needs to be screened with an appropriate labeled enclosure or removed.
15. A solid screening fence is required under Sec. 5.133 for all non-accessory outdoor storage. The fence had no building permit and the Special Exception lapsed, so the variance expired. Remove note #8.
16. Place the fence behind the southern row of trees on the Martin Street frontage.
17. Show and label the platted easements.
18. Label the land use of the immediately adjacent properties abutting the site, instead of the property owners.
19. Informational comment: A monument sign more than 20 feet from a driveway is allowed by right.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

T/PW Stormwater

1. Drainage study may be required if development is proposed that would exceed 1 acre in land disturbance prior to grading and building permit issuance.
2. No FEMA, CFRA, or PHW on or around site.
3. There appears to be a drainage facility detention pond south of the parking lot. There is existing storm infrastructure adjacent to the lot on Martin St per TPW Plan Set, K-0711.

Fire

1. No occupied buildings located within lot. Fire Code has no requirements other than lot access to a public street, which is provided.
2. General information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
3. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.
<https://www.fortworthtexas.gov/departments/fire/services/bureau>.

Platting

1. Property already platted as Lot 2, Block 2, Adams Industrial Park. Site plan does not appear to be subdividing the land. Once zoning is approved, you can provide a copy of the recorded plat and submit your building permit.

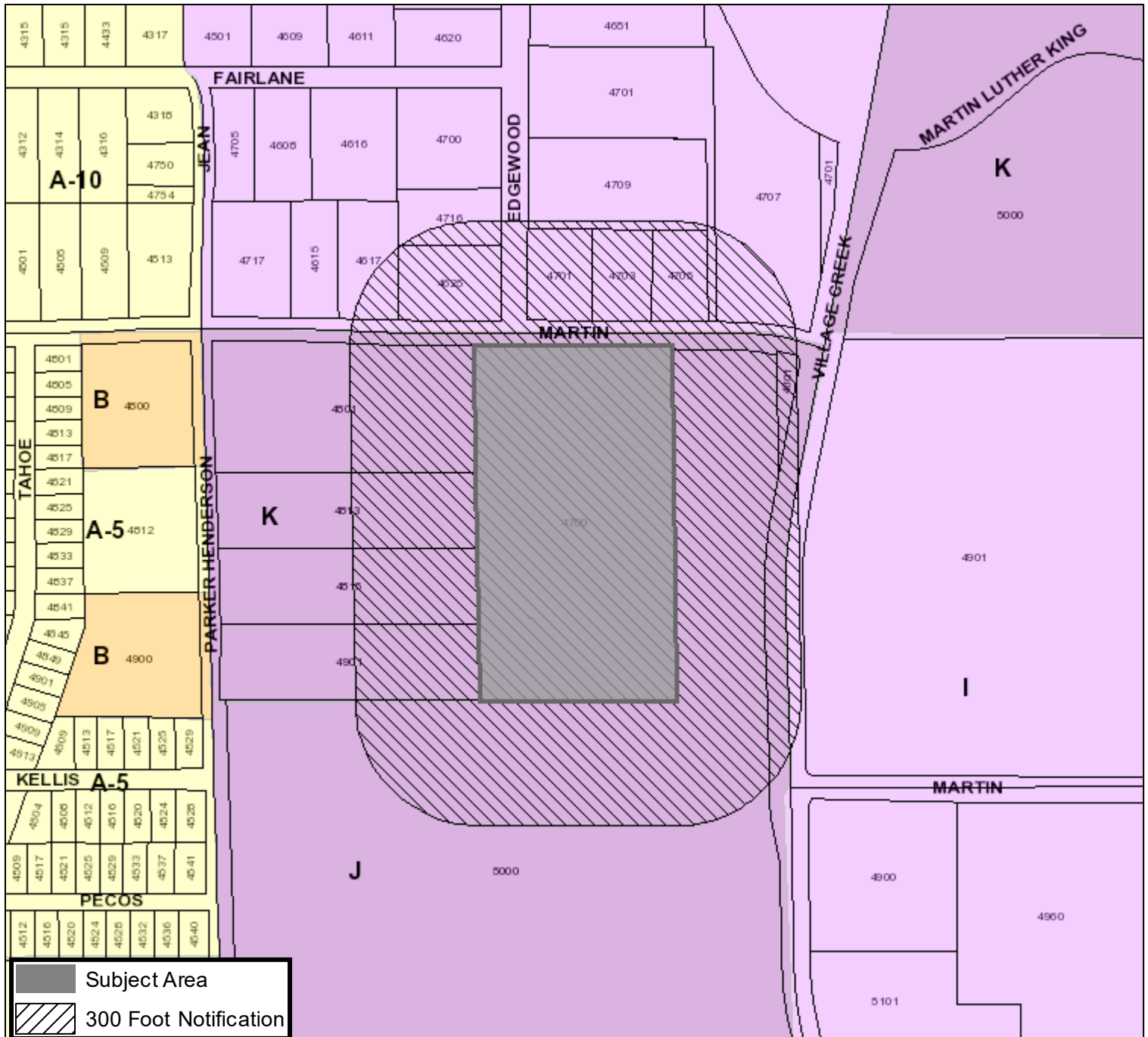




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Area Zoning Map

Applicant: CanTex 4700 Martin LLC/Tate Law Group
Address: 4700 Martin Street
Zoning From: K
Zoning To: Add CUP for outside storage and parking
Acres: 9.385
Mapsc0: Text
Sector/District: Southeast
Commission Date: 5/14/2025
Contact: 817-392-8190



0 175 350 700 Feet

Created: 4/23/2025 9:56:05 AM



LOCATION MAP

N.T.S.

SITE PLAN NOTES

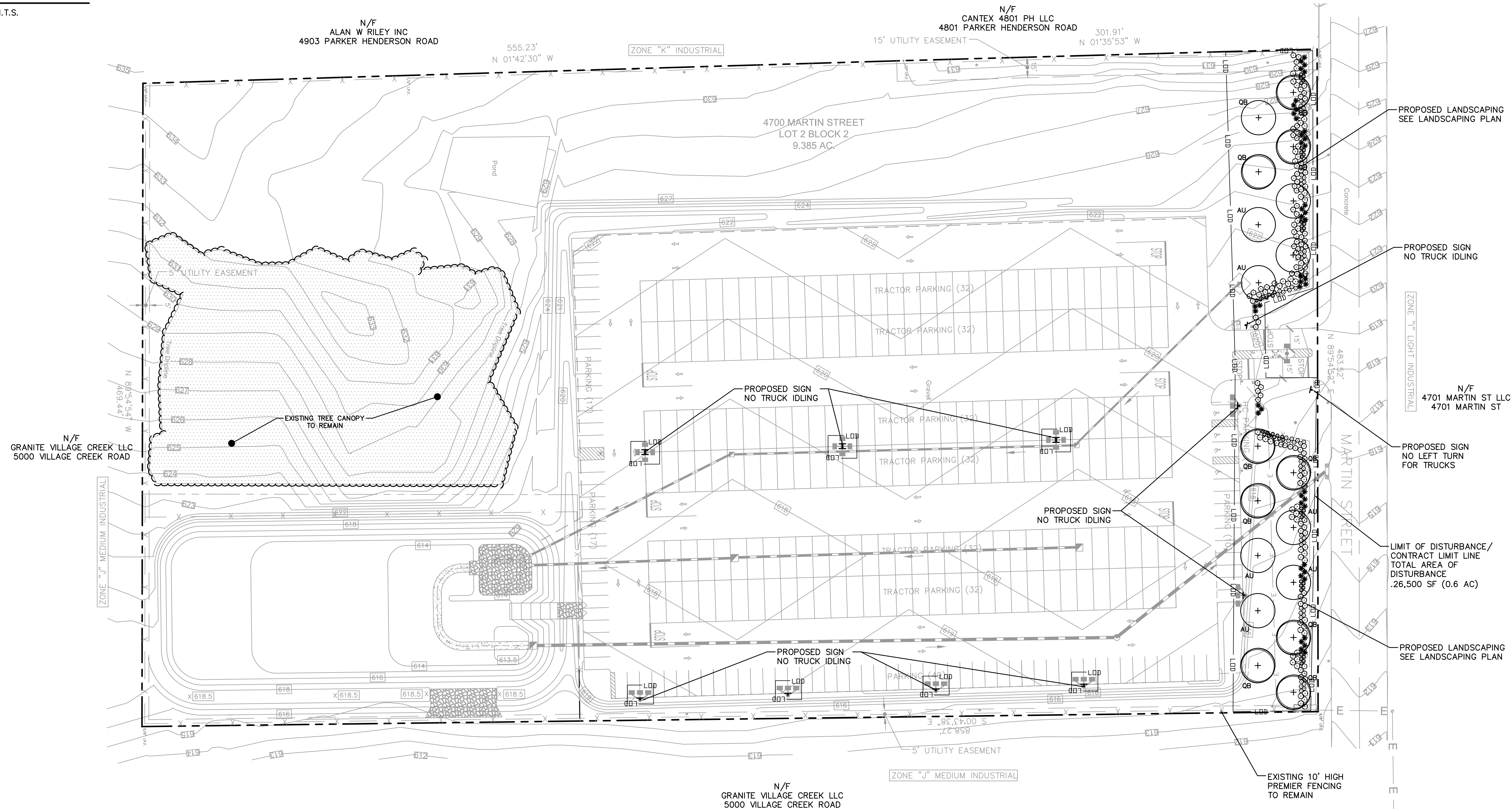
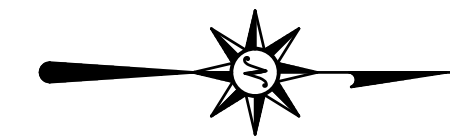
SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL; FEDEX GROUND STANDARDS, CITY OF FORT WORTH, STANDARDS TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "A SURVEY SHOWING LOT 2, BLOCK 2, ADAMS INDUSTRIAL PARK" SCALE 1"=100' DATE 1/6/2015 BY SEMPCO SURVEYING INC.
3. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
4. ALL SIGNAGE WILL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
5. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS, CITY OF FORT WORTH ZONING ORDINANCE.
6. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING, CITY OF FORT WORTH ZONING ORDINANCE.
7. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY, CITY OF FORT WORTH ZONING ORDINANCE.
8. VARIANCE GRANTED MARCH 18, 2015 "A VARIANCE IN A K HEAVY INDUSTRIAL DISTRICT TO PERMIT NON-ACCESSORY OUTDOOR STORAGE WITHOUT PROVIDING THE REQUIRED SCREENING FENCE."




PARKING INFORMATION

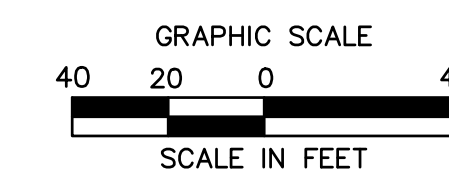
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY			
ZONE: K (HEAVY INDUSTRIAL)			
USE: PARKING LOT (STORAGE NON-ACCESSORY OUTSIDE)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	0 S.F.
2	PARKING REQUIRED BY TOWNSHIP	NONE REQUIRED	97 SPACES
3	ADA HC ACCESSIBLE SPACES	1 PER 25 SPACES = 4 SPACES	4 SPACES
4	MINIMUM PARKING DIMENSIONS	9 FEET WIDE/18 FEET LONG	9 FEET WIDE/19 FEET LONG
5	MINIMUM AISLE WIDTH	24 FEET	30 FEET
6	MINIMUM FRONT SETBACK	NONE REQUIRED	54.5 FEET
7	MINIMUM SIDE SETBACK	NONE REQUIRED	16.1 FEET
8	MINIMUM REAR SETBACK	NONE REQUIRED	313 FEET

NOTE: NO BUILDING PROPOSED ON SITE



SITE PLAN LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE/CONTRACT LIMIT LINE
	PROVIDE AND INSTALL TRAFFIC SIGN



DIRECTOR OF DEVELOPMENT SERVICES

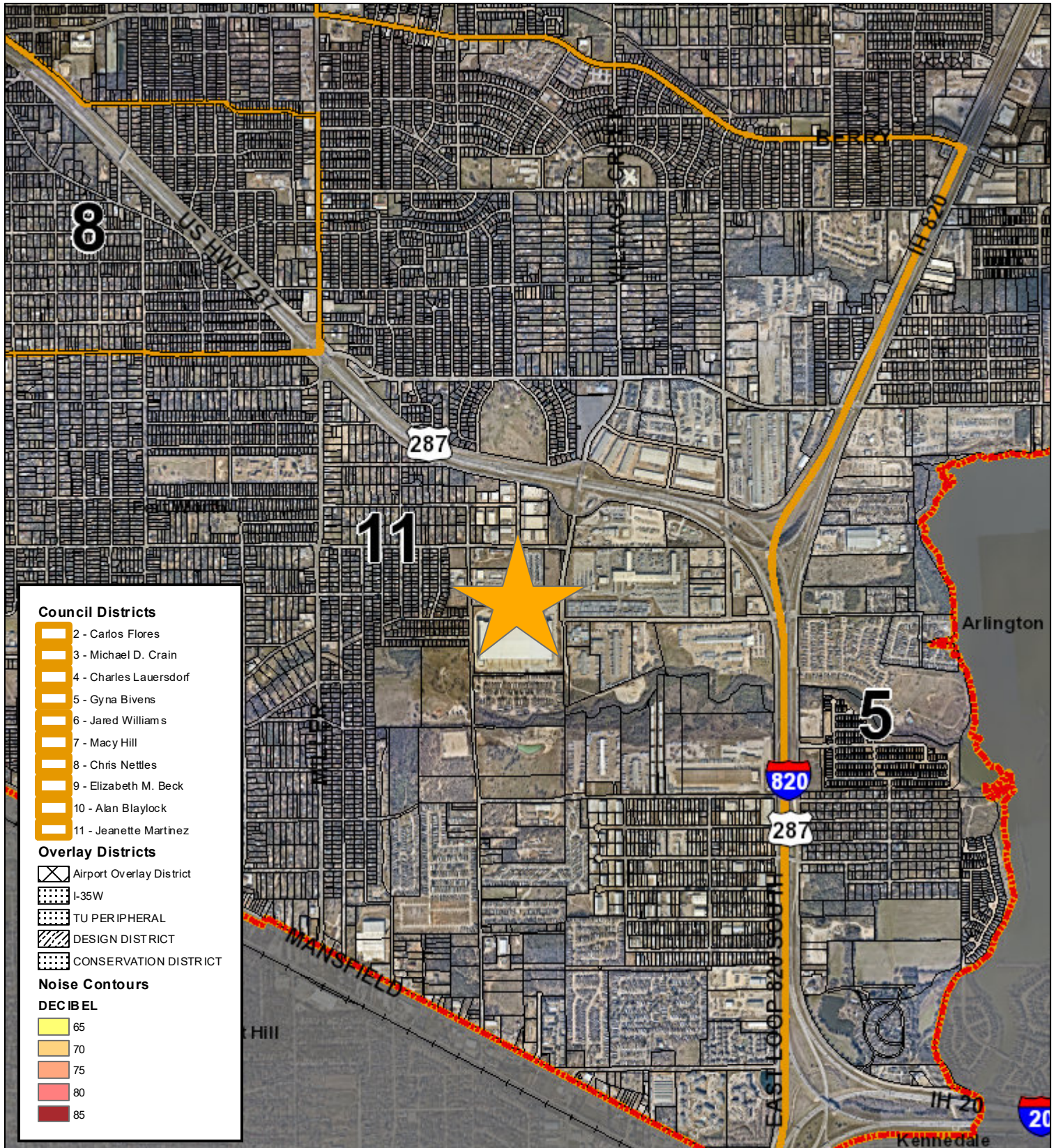
DATE

PROPOSED REMOTE PARKING LOT

ZONING
CASE #

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

Area Map

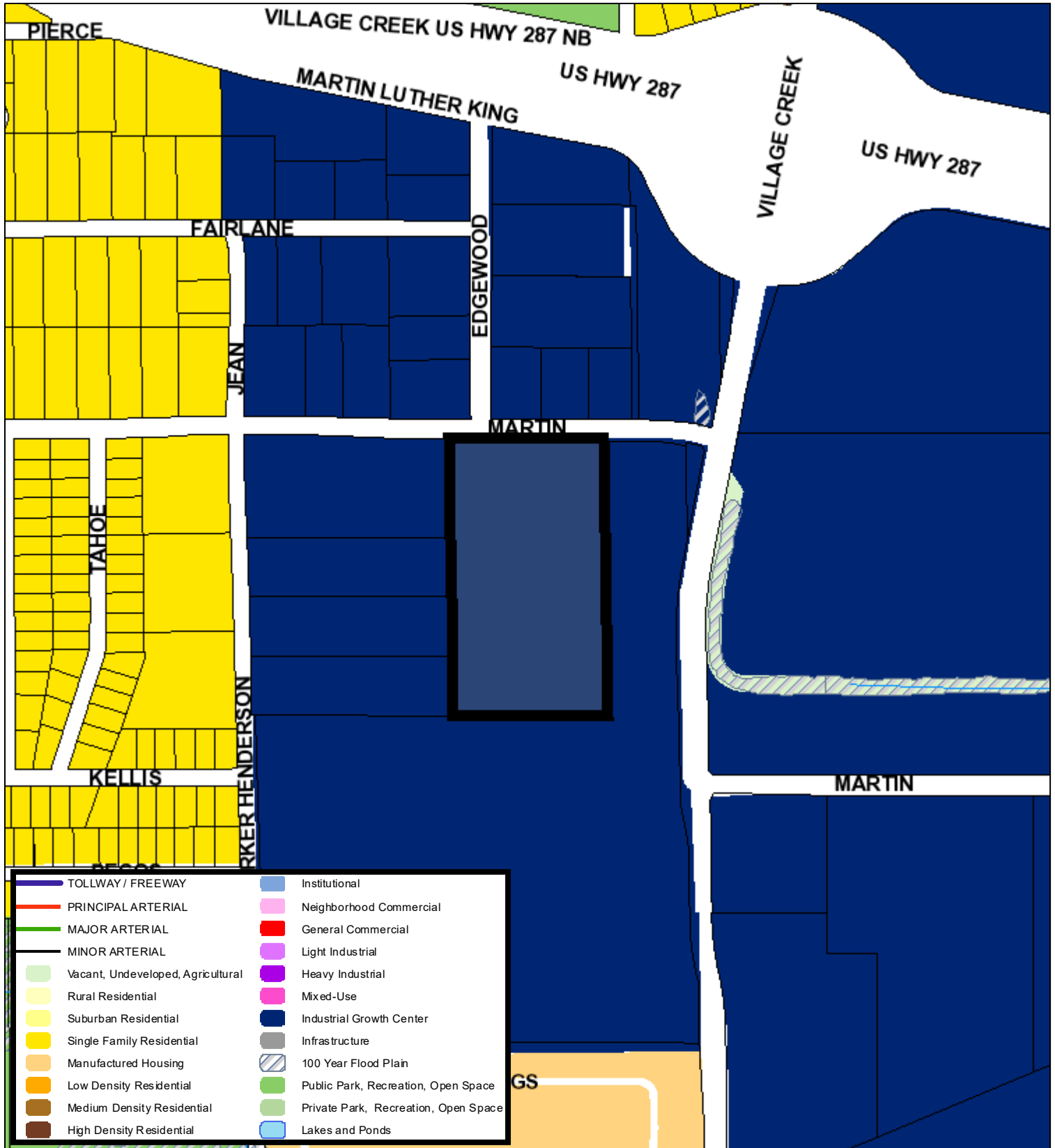


0 1,000 2,000 4,000 Feet



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Future Land Use



410 205 0 410 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.





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Aerial Photo Map



0 255 510 1,020 Feet

