



# Zoning Staff Report

**Date:** November 11, 2025

**Case Number:** ZC-25-155

**Council District:** 05

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner** Yubraj Aryal

**Applicant:** Ram Thapa

**Site Location:** 13401 Trinity Boulevard

**Acreage:** 1.02 acres

### Request

**Proposed Use:** Office and event center or rental hall

**Request:** From: “AG” Agricultural & PD 922 "PD/E" Planned Development for all uses in "E" neighborhood Commercial plus warehouse, inside/outside storage of materials & equipment as related to the pavement services business with fuel storage, site plan waived.  
To: “I” Light Industrial

### Recommendation

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

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

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

**Staff Recommendation:** **Denial for “I” Light Industrial; Approval for “F” General Commercial**

**Zoning Commission Recommendation:** **Approval as Amended to “F” General Commercial by the Zoning Commission**

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# Zoning Staff Report

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## Project Description and Background

The applicant is proposing an office and event center on the site using the existing buildings. The applicant has submitted a conceptual site plan for illustrative purposes. However, because this request is for straight zoning, the zoning cannot be conditioned upon the site plan. For additional details regarding the scope, intent, and anticipated use of the project, please refer to the section titled *'Applicant's Description.'*

The subject property, approximately 1.02 acres, is located north of Trinity Boulevard and has 2 existing buildings and structures (figure 1). The surrounding area consists of a mix of industrial and residential, including a restaurant to the south. The property is currently zoned "AG" Agricultural to the south and to the north PD 922 "PD/E" Planned Development for all uses in "E" neighborhood Commercial plus warehouse, inside/outside storage of materials and equipment as related to the pavement services business with fuel storage.

### **Applicant's Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *"Currently the site is partially AG & Partially PD 922. The future use of the property would be an Office building with event center. The future land use designation of the area by the city of Fort Worth is Light Industrial, the same as the requested zoning change."*



Figure 1: Site Photo taken by staff on 9/28/25



Figure 2: Site Photo taken by staff on 9/28/25

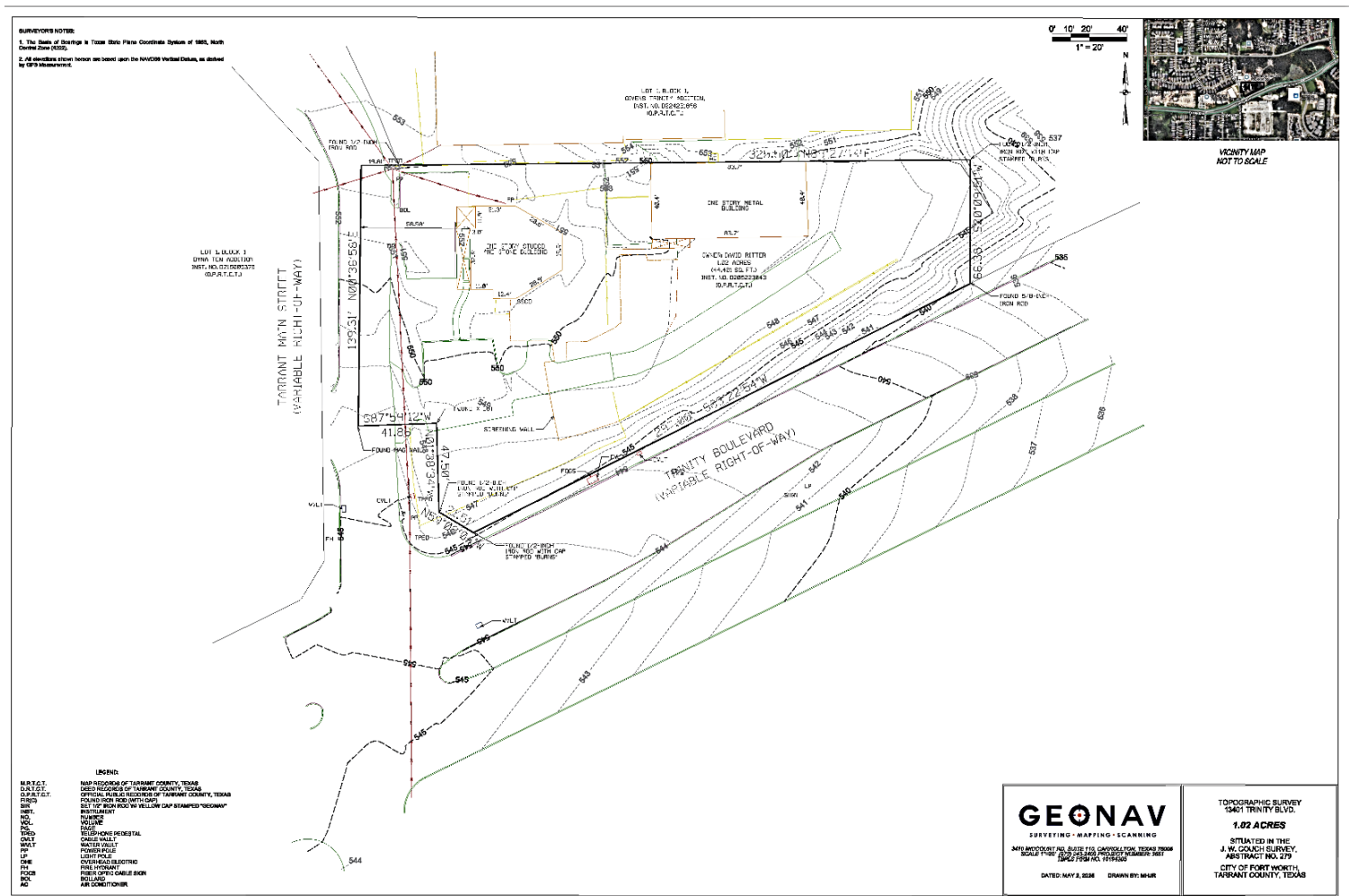


Figure 2: Site Survey

## Surrounding Zoning and Land Uses

|        |                                                                                                                                                                                                                                                        |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North: | PD 922 “PD/E” Planned Development for all uses in "E" neighborhood Commercial plus warehouse, inside/outside storage of materials & equipment as related to the pavement services business with fuel storage, site plan waived./ Warehouse and storage |
| East:  | “F” General Commercial/ Commercial                                                                                                                                                                                                                     |
| South: | “AG” Agricultural/ Vacant                                                                                                                                                                                                                              |
| West:  | “I” Light Industrial / Warehouse                                                                                                                                                                                                                       |

## Recent Zoning History

2021 – ZC-21-041: From AG, A-5, C, E, I, PD 922 for E uses plus outdoor storage to Amend PD 922 to include paving company operations; APPROVED at the City Council Meeting on May 11, 2021

## Development Impact Analysis

### Land Use Compatibility

The surrounding area consists of a mix of industrial and residential uses with the exception of the property to the south, which is currently occupied by a sports bar. While the proposed office and event center use is compatible with the surrounding mix of uses, the zoning district requested by the applicant appears to be more intensive than what may be necessary to accommodate the proposal.

The applicant is proposing an office and event center, both of which are permitted in a range of less intense zoning districts that could provide a more appropriate fit for the site and surrounding neighborhood. Specifically:

- Office uses are permitted in all commercial and industrial zoning districts, with the exception of ER – Neighborhood Commercial Restricted.
- Event center or rental hall are permitted in all commercial and industrial zoning districts.

Given the property’s location at a corner lot and its proximity to both residential and industrial uses, a zoning district that serves as a transition—or “in-between” district—may provide a more balanced approach for the area, minimizing potential conflicts while still supporting economic activity.

### **Important Note on SB 840 and SB 2477 (Effective September 1, 2025):**

Recent legislative changes under **SB 840** and **SB 2477** have updated provisions related to mixed-use residential and multifamily development. Under these changes, multifamily residential uses are permitted within the following zoning districts:

- ER – Neighborhood Commercial Restricted
- E – Neighborhood Commercial
- FR – General Commercial Restricted
- F – General Commercial
- G – Intensive Commercial
- I – Light Industrial

**Exemptions apply within:**

- 1,000 feet of heavy industrial uses
- 3,000 feet of an airport or military base
- Areas designated as accident potential zones
- Historic districts and properties with historic designations

As a result, mixed-use residential and multifamily development is now permitted **by right** in the above zoning districts, provided the property does not fall within an exempted area. This requirement means that all rezoning cases must now be evaluated with these provisions in mind.

If the applicant chooses to pursue mixed-use or multifamily development under these new allowances, staff will be required to review a land use survey to verify whether the subject site falls outside the exemption areas.

The proposed zoning classification is more intensive than necessary for the intended uses; however, the proposed uses themselves are **compatible** with the surrounding land uses.

## Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Light Industrial, as indicated on the Future Land Use (FLU) Map.

| INDUSTRIAL       |                                                              |                         |
|------------------|--------------------------------------------------------------|-------------------------|
| Light Industrial | Warehousing, transportation, light assembly, outside storage | MU-2, I, All Commercial |

The following zoning districts are permitted under the Light Industrial FLU category:

- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial
- “FR” General Commercial Restricted
- “F” General Commercial
- “G” Intensive Commercial
- “I” Light Industrial
- “MU-2” High-Intensity Mixed-Use

As a result of the myriad of districts that are acceptable for this category, the Comprehensive Plan policies, the surrounding area and area plans help provide context for the appropriate zoning district. Based upon these factors, lesser intensive zoning districts than industrial would provide a be appropriate. These alternative districts would maintain consistency with the FLU designation while reducing potential conflicts and ensuring a smoother transition between neighboring properties.

The Comprehensive Plan policies support infill development on vacant, underutilized, or contaminated sites, promote growth in proximity to existing developed areas to optimize the use of infrastructure and limit urban sprawl, and encourage locating large commercial or institutional uses along major roadways, preferably at key intersections. This site, situated on a corner lot, aligns with these objectives by utilizing existing roadways and utility infrastructure, thereby supporting efficient development patterns and discouraging further sprawl. All of which follows the comprehension plan polices. Key policies guiding this vision include:

- *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.*
- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on September 26, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date on September 28, 2025.

### 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 September 26, 2025:

| Organizations Notified       |                          |
|------------------------------|--------------------------|
| DFW International Airport    | East Fort Worth, Inc     |
| Trinity Habitat for Humanity | Streams and Valley's Inc |

\* *Closest registered Neighborhood Organization*



# Supplemental Information

Aerial map of surrounding areas

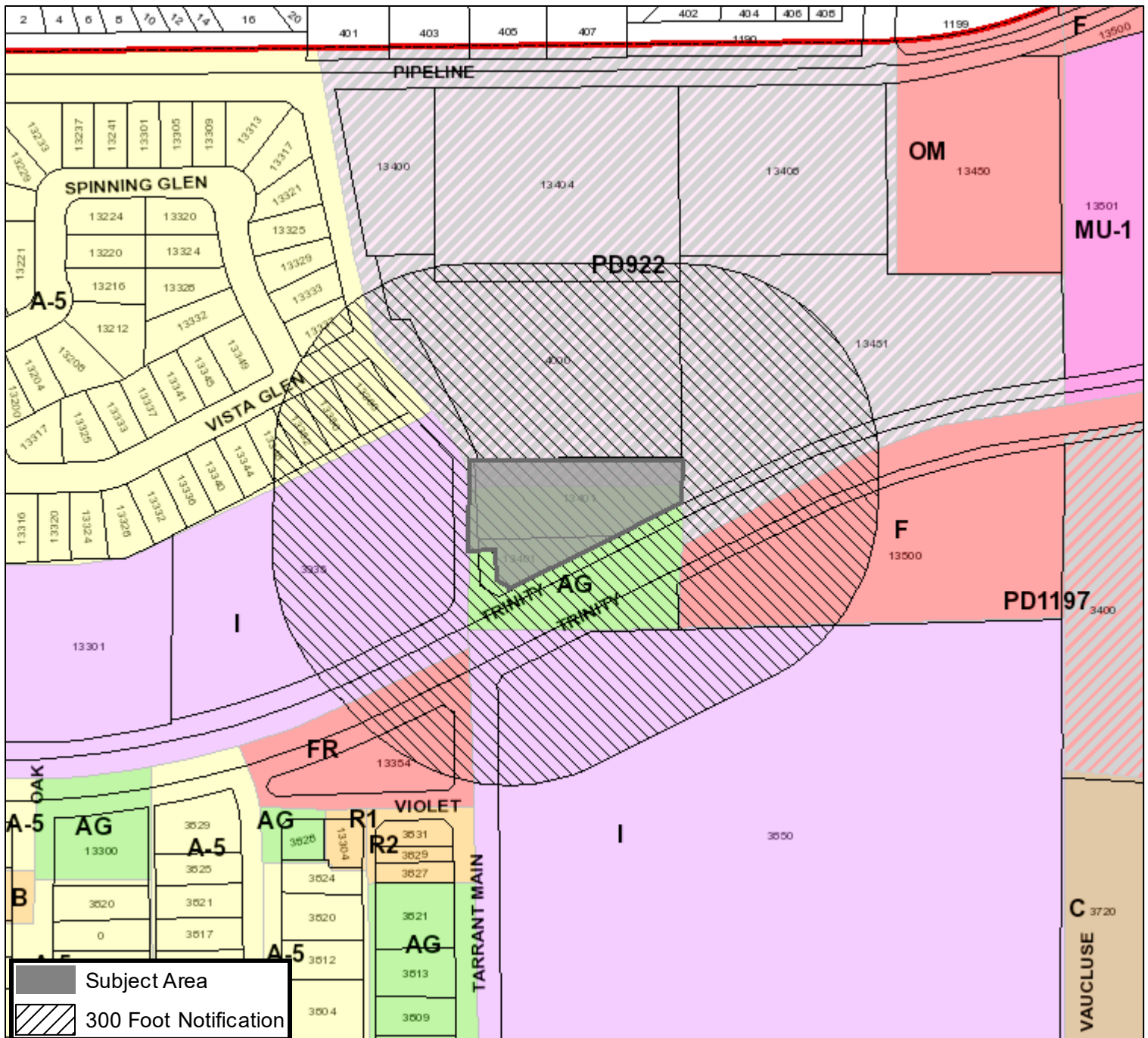




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## Area Zoning Map

Applicant: Dreamland Joint Coalition/RR Consulting Engineers  
Address: 13401 Trinity Boulevard  
Zoning From: AG, PD 922 for E uses & warehouse  
Zoning To: I  
Acres: 1.02  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 10/8/2025  
Contact: 817-392-2806



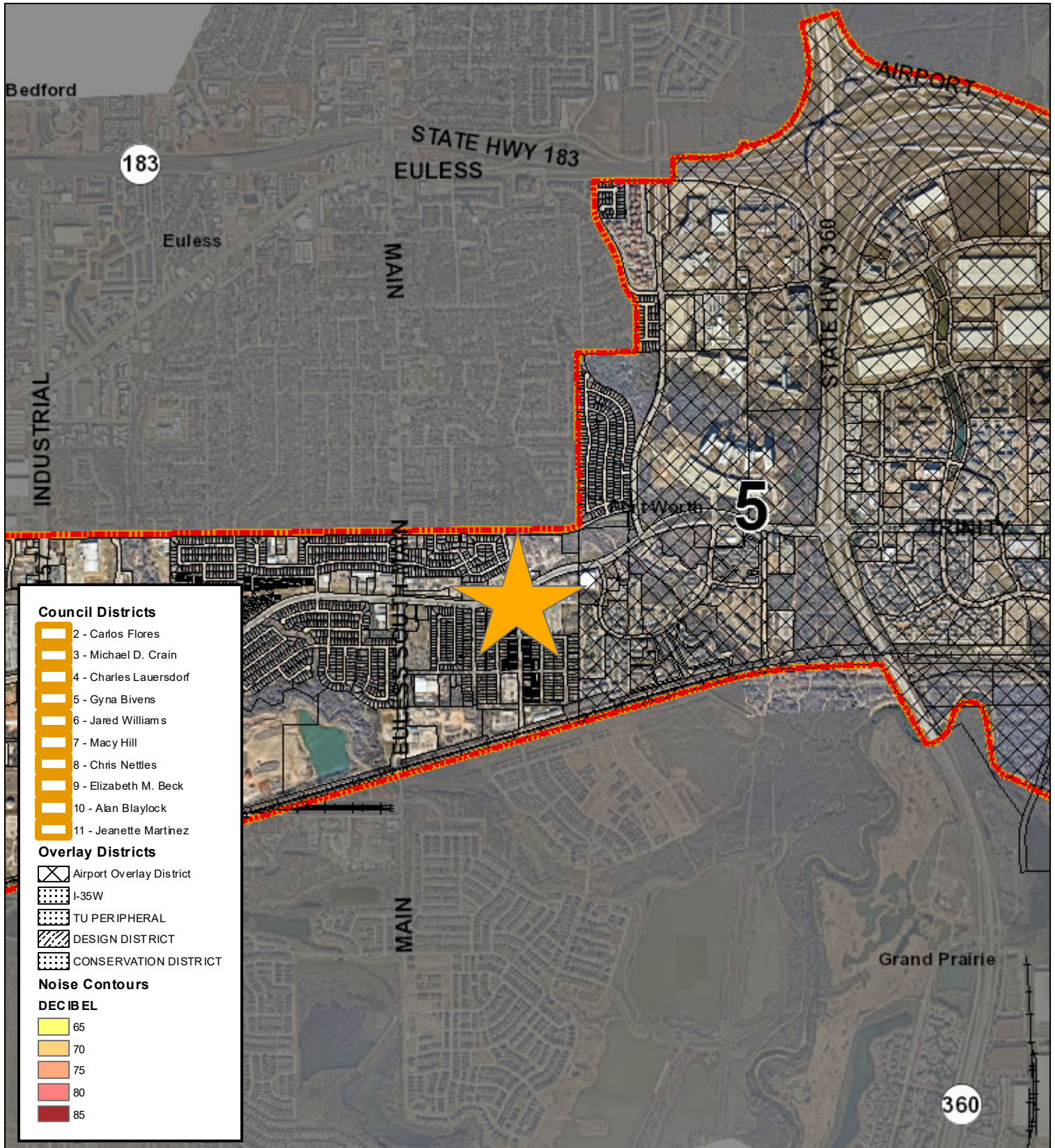
0 110 220 440 Feet

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## Area Map

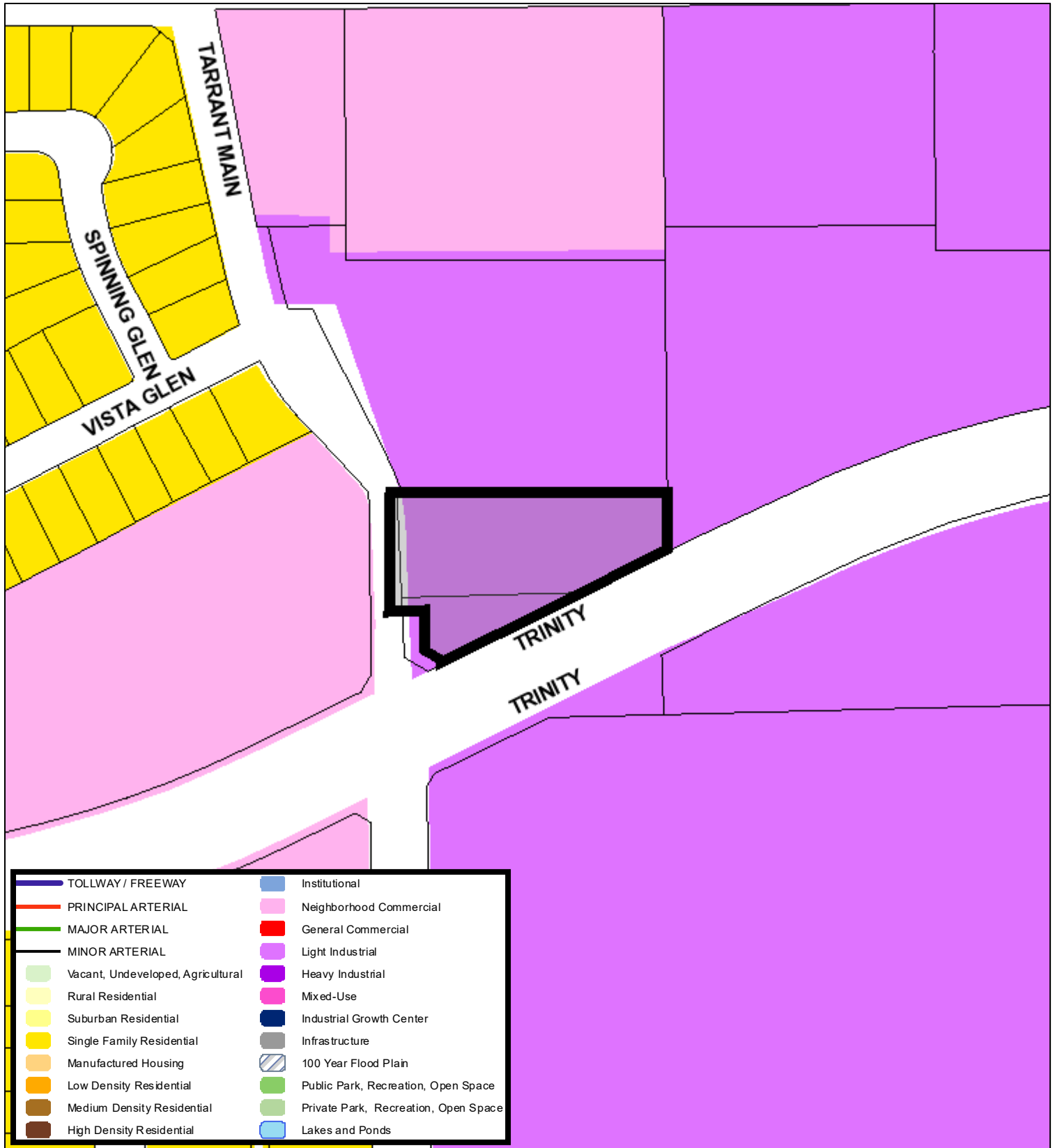


0 1,000 2,000 4,000 Feet



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## Future Land Use



150 75 0 150 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**



0 100 200 400 Feet

