



# Zoning Staff Report

Date: June 11, 2024

Case Number: ZC-24-025

Council District: 8

## Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas-Beltre](#)

Owner / Applicant: Cirous Arashvand & Ali Iranzad

Site Location: 2212 S. Riverside Drive

Acres: 6.8 acres

### Request

Proposed Use: Vehicle Junkyard

Request: To: Add Conditional Use Permit (CUP) to allow vehicle junkyard 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 subject to a site plan and a five-year expiration date**

Zoning Commission Recommendation:

**Approval by a vote of 9-0**

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## Project Description and Background

The subject property features a motor vehicle junk yard and is located in a transitional area with commercial or industrial uses. Predominantly industrial use is noted to the north and south, while a railroad track or commercial uses along the east side of Riverside Drive separate the area from residential neighborhoods. The applicants are requesting a conditional use permit that will allow them to continue operating the motor vehicle junk yard for an additional five years.

The property is zoned “K” Heavy Industrial. Per City Ordinance, a motor vehicle junk yard or used automobile junk area may be permitted as a conditional use permit subject to the following conditions.

- (1) The junkyard or area shall not adjoin any residential district.
- (2) The junkyard or area must be completely enclosed by a six-foot screening fence.
- (3) Conditional use permit approvals shall be limited to the following period of time. Extensions of time shall each be subject to the same application, report and hearing procedures as the original approval.
  - a. *First approval.* A period not to exceed ten years; and
  - b. *Each subsequent extension.* A period not to exceed ten years.

Previously, a junkyard was allowed through a Special Exception. However, the ten-year term has expired, and the zoning ordinance was changed to allow vehicle junkyards under CUP. The applicant plans to maintain the current operation with an office building at the front of the site, a screening fence surrounding the property, and cars for salvage. 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.

Although a vehicle junkyard is not allowed in the "K" zoning district by default, it may be possible to allow one by obtaining a Conditional Use Permit (CUP) along with a site plan to ensure that the above-mentioned supplemental standards are followed. This approach can address any concerns from the surrounding neighborhood and offer the option to revoke the CUP if there are any code violations.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / Industrial Uses  
East “I” Light Industrial/ Industrial Uses  
South “I” Light Industrial / Industrial Uses  
West A-5/ Vacant

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on April 26, 2024  
The following organizations were notified: (emailed April 26, 2024)

Organizations Notified	
United Communities Association of South Fort Worth	Hillside Neighborhood Association
Belmont NA	Morningside NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

## Development Impact Analysis

### Land Use Compatibility

The existing junkyard is enclosed on all sides with a screening fence. South Riverside Drive is classified as a major arterial. The existing railroad and commercial corridor provide an approximate 200-foot buffer to the closest residential lot. No floodplain is noted in the vicinity. The trees required with the 2004 approval partially mitigate the negative visual effects of a junkyard. Therefore, the requested Conditional Use Permit is **compatible** with the neighborhood.

### Comprehensive Plan Consistency – Southside

The Comprehensive Plan describes where general land use categories would be appropriate. However, it does not typically specify individual land uses. The CUP process allows the city to consider the appropriateness of an individual use in certain location. The adopted Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The existing operation is considered a heavier industrial use than light industrial. However, the property has operated without any reported negative impacts upon the surrounding area. After the five years expires, a new Comprehensive Plan will have been updated and will have an opportunity to assess.

### Site Plan Comments

#### Zoning and Land Use

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

- Title of project or development (in bold letters) in the lower righthand corner of the plan
- Date of preparation or revision, as applicable
- Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title

#### Stormwater

- Contact: sds@fortworthtexas.gov

Site has shallow potential high water.

No FEMA or CFRA on site.

#### Fire

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplating@fortworthtexas.gov)  
FYI comment: The large existing building is existing non-compliant for hydrant/building hose lay within 500'. The hose lay shortfall is approximately 100'. Fire supports the zoning change as it is an existing condition. Any new building permits may require upgrades to meet fire code.  
Sections 507.5.1 (2) and (3)

No other concerns noted at this time.

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.

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>

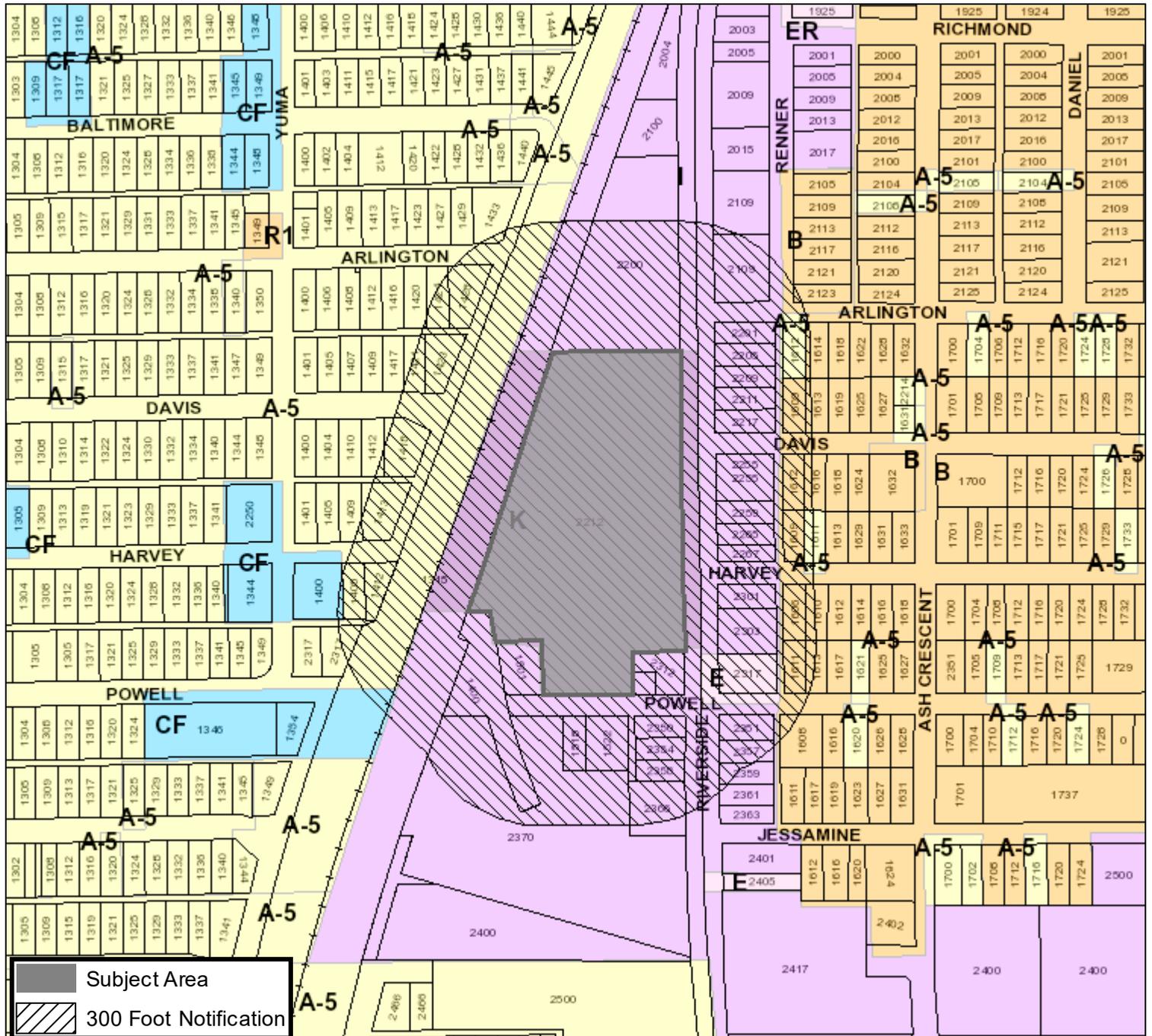
**Water**

No comments

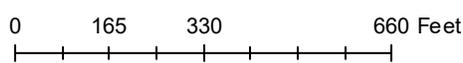


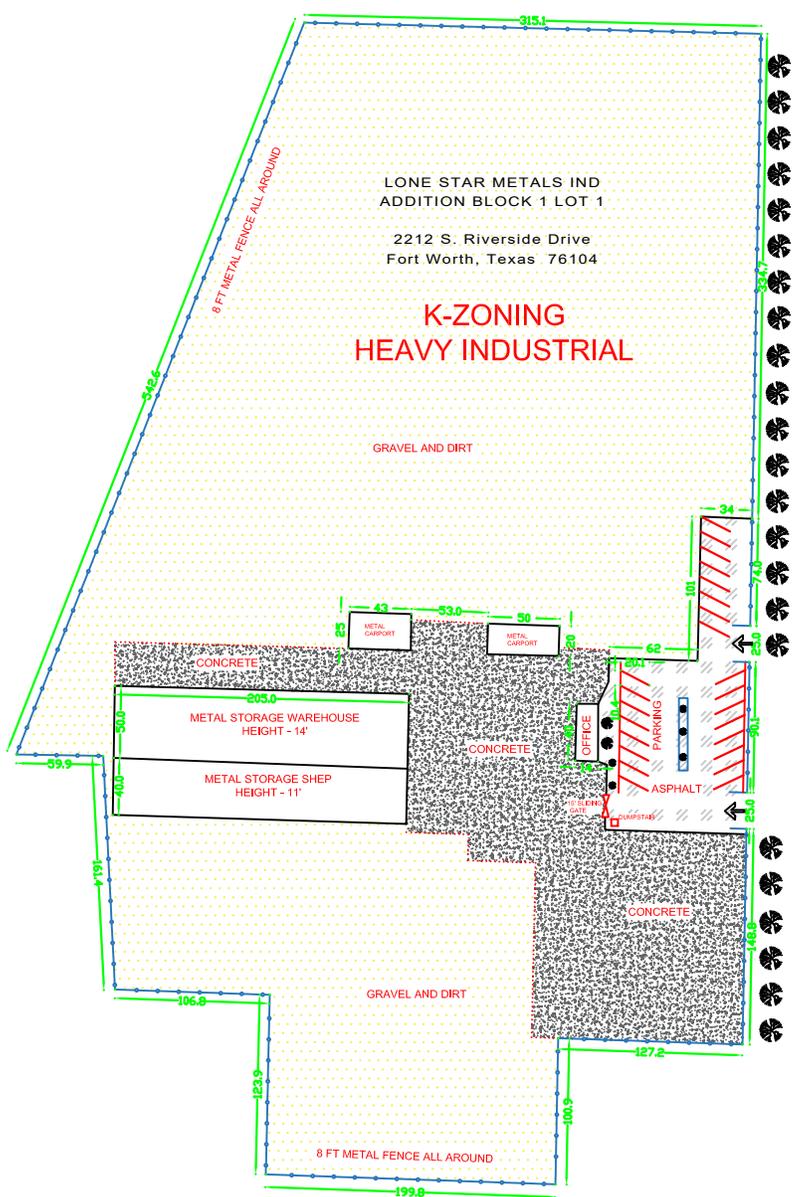
# Area Zoning Map

Applicant: Tony Irazad  
 Address: 2212 S. Riverside Drive  
 Zoning From: K  
 Zoning To: To Add a Conditional Use Permit for a Salvage Yard  
 Acres: 6.80128897  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 5/8/2024  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification





# EAST POWELL AVENUE

# SOUTH RIVERSIDE DRIVE

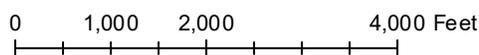
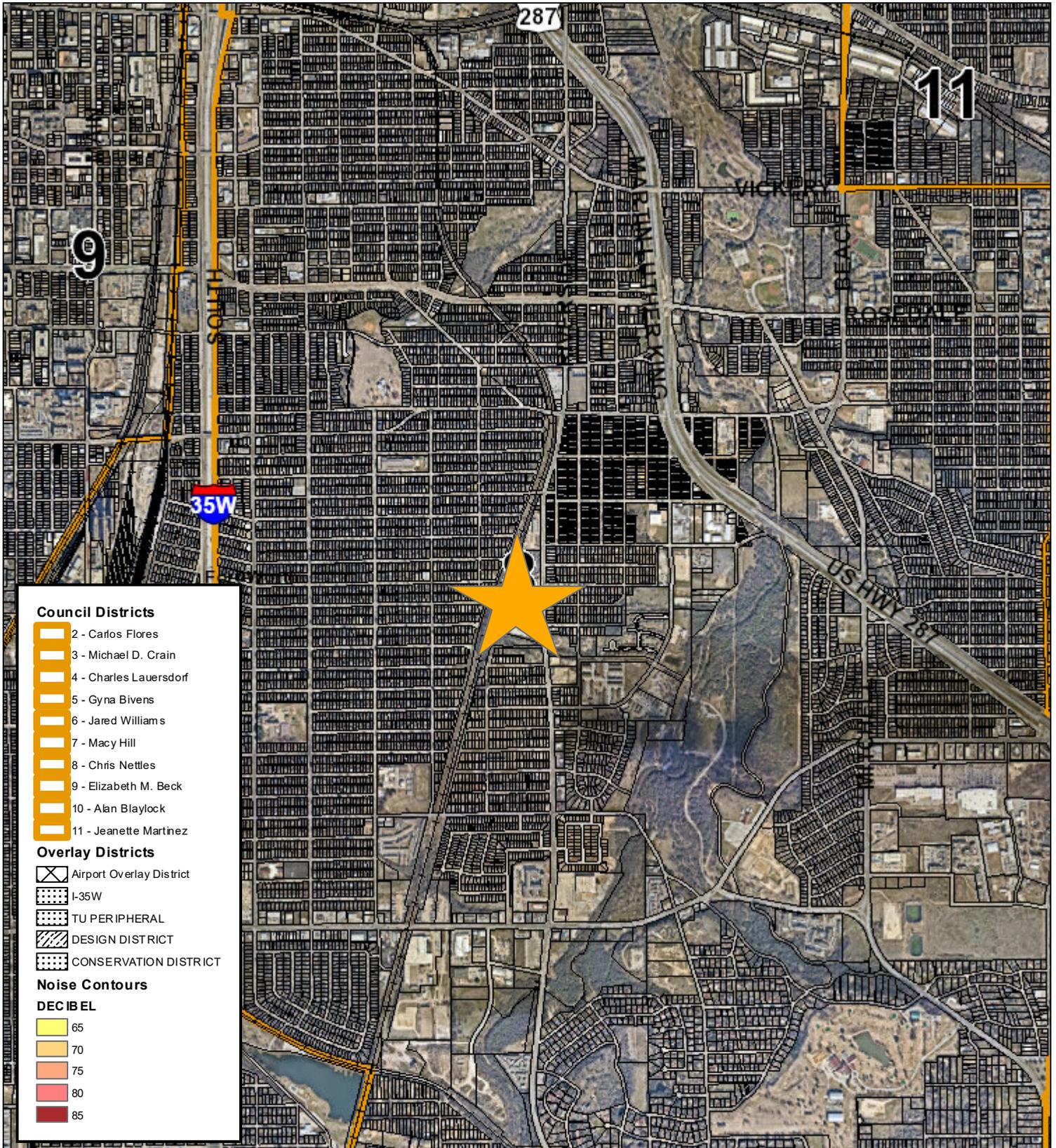
Scale 1 inch = 40 ft.

Sketch showing a portion of Block 62 of HIGHLAND PARK ADDITION, portions of Lots 16 thru 23 of ALEXANDERS ADDITION, the former HARVEY AVENUE west of SOUTH RIVERSIDE DRIVE, all Lots 1 thru 3, Lots 6 thru 11 and Lots 13 thru 16 in Block 7 of BELMONT ADDITION, And a part of the D. DULANEY SURVEY, Abstract No. 410 all situated in the South part of Fort Worth in Tarrant County, Texas. We marked or referenced the corners as shown. The conditions along the lot and tract lines are as shown. Surveyed in November, 1976 Brooks Baker, Surveyors.

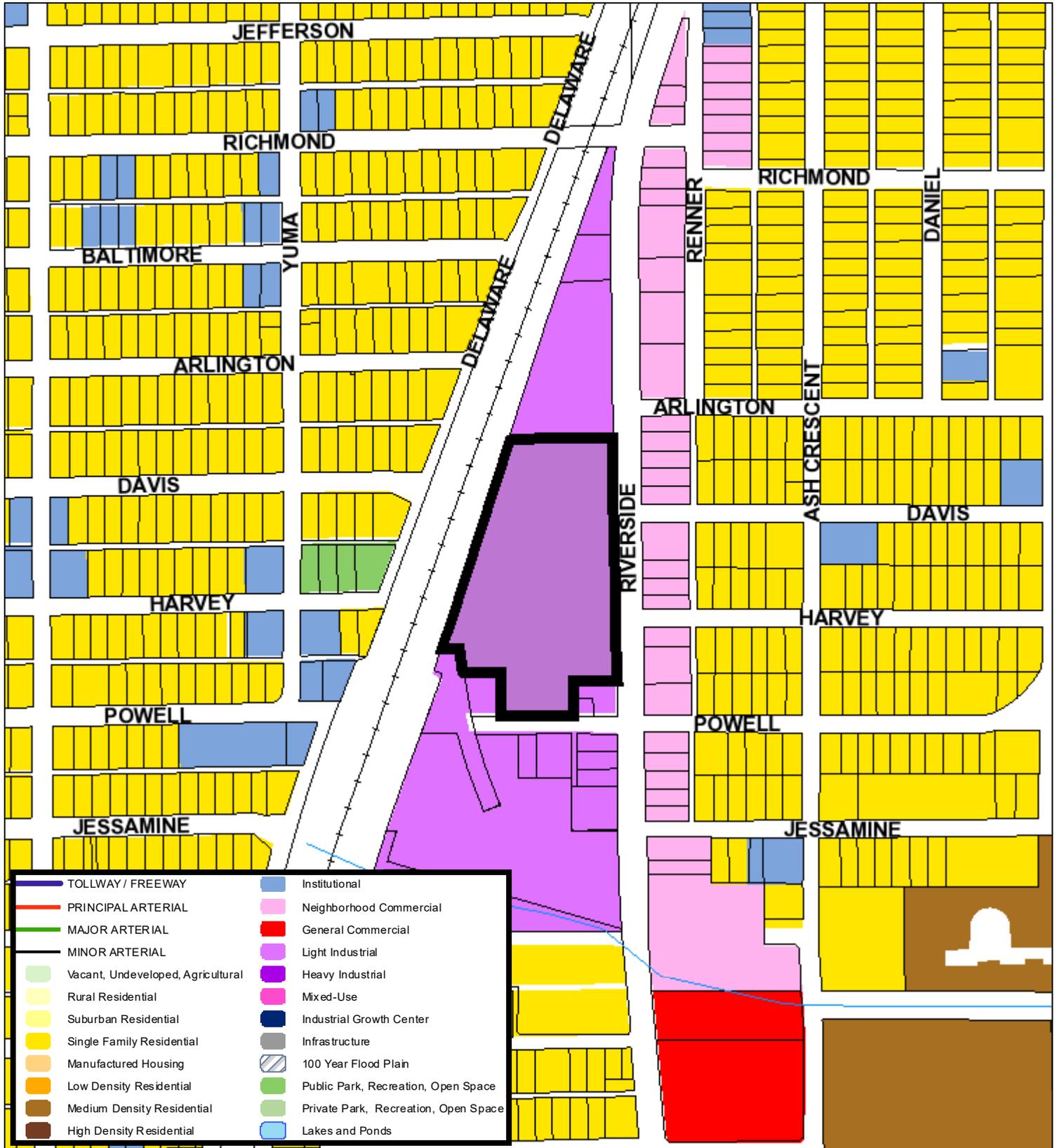
Project Number		Project Number	
Building Number		Building Number	
Planning Number		Planning Number	
A101		A101	
Project Title		Project Title	
DESIGN DEVELOPMENT		DESIGN DEVELOPMENT	
FULLY SPRINKLERED		FULLY SPRINKLERED	
Sheet Name		Sheet Name	
Approved Project Director		Approved Project Director	
DESIGNER OF RECORD		DESIGNER OF RECORD	
CONSULTANT		CONSULTANT	
STAMP		STAMP	
Project File		Project File	
Issue Date		Issue Date	
Drawn By		Drawn By	
Checked By		Checked By	

Existing Site Plan as of February 2024

### Area Map



### Future Land Use



380 190 0 380 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



0 240 480 960 Feet

