



# Zoning Staff Report

**Date:** August 12, 2025

**Case Number:** ZC-25-109

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** PG Inc./Jake Petrie

**Site Location:** 6025 E. Lancaster Avenue

**Acreage:** 0.24 acres

### Request

**Proposed Use:** Industrial printing of large volume orders, books, and promotional items (banners, magnets, pens, cups, shirts, & tote bags)

**Request:** From: “E” Neighborhood Commercial

To: “E” Neighborhood Commercial and add Conditional Use Permit (CUP) for industrial type printing of large volumes signs, books, and promotional items (mugs, shirts, bags, etc.) with development standard waivers for supplemental setback and dumpster screening; site plan included

### Recommendation

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

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

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

**Staff Recommendation:** **Approval for “ER” and add CUP for industrial printing of large volume orders, books, and promotional materials with only development waivers of bufferyard setback and landscaping, as well as outdoor storage**

**Zoning Commission Recommendation:** **Approval by a vote of 7-0 for “ER” and add CUP for industrial printing of large volume orders, books, and promotional materials with only development waivers of bufferyard setback and landscaping, as well as outdoor storage**



# Zoning Staff Report

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## Project Description and Background

The subject property is located on the north side of E. Lancaster Avenue, generally one block west of East Loop 820 South. The site started advertising for industrial printing of book and promotional items, such as banners, magnets, pens, cups, shirts, and tote bags, between 2019 and 2021, according to Google Street View. The applicant noted the site has been operating as an industrial print shop since the early 2000s. The applicant has placed a shipping container behind the building on the property line in January 2025 without proper zoning approvals, resulting in a Code Compliance violation. In order to remedy this situation and correct the intensive printing activities in “E” Neighborhood Commercial zoning, the applicants are requesting to down-zone their property to “ER” Neighborhood Commercial Restricted District and add a Conditional Use Permit.

The site is part of a narrow commercial corridor one lot deep lining E. Lancaster Avenue with single family uses immediately behind the commercial uses. This section of E. Lancaster Avenue is listed on the Master Thoroughfare Plan as a System Link, developed as 6-lane divided roadway for State Highway 180. A residential street lies along the eastern property line. The site was developed as an approximate 5,300 square foot building with parking on the eastern and southern sides, leaving an unusable western side yard and small rear yard. The delivery doors face the rear yard.

The site has outdoor storage behind the rear yard fence including a 50-square foot storage building in the northwest corner, loose items, a delivery vehicle, and a shipping container. The dumpster outside the rear yard fence is unscreened and viewable from both the street and adjacent residential lots. The rear yard is enclosed with a chain-link fence. Outdoor storage and industrial scale printing are allowed by right in the industrial districts only or in commercial districts with a CUP approval. The site plan shows development waivers for all aspects of the supplement buffer yard including a solid screening fence, the 5-foot landscaping yard, and no structures or outdoor storage in the 20-foot setback. The site has minimal landscaping areas due to the site's development in 1974, prior to landscaping requirements. The eastern row of parking spaces have been modified to be parallel because the spaces were originally partially in the public right-of-way, instead of being entirely inside their property lines.

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 industrial scale printing, as well as outdoor storage, is not permitted in commercial zoning districts 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 printing is done entirely in the building that slightly exceeds the maximum allowed tenant size of 5,000 square feet in "ER" zoning. The single family neighborhood in "B" Two-Family zoning immediately to the north triggers the residential supplemental setback. However, a storage building was placed in the rear yard between 2001 and 2003 without a building permit, and a delivery vehicle has been parked in the rear yard generally since 2007. The new 160 square foot shipping container is proposed to be permanently anchored to the site as part of this project. The site plan shows the shipping container left in its current configuration on the property line, instead of being setback 5 feet. While the dumpster is noted as screened, no additional space is allotted for the screening around the dumpster.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit can contain a timeframe that limits the length of time a use can be allowed. 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.

The following table provides information related to the proposed waivers of the standard ordinance requirements. The significant waivers on the site plan or due to existing site conditions are bolded.

Standard	ER Zoning	Proposed CUP
<b>Outdoor storage</b>	<b>No outdoor storage is allowed</b>	<b>Outdoor storage behind the building</b>
Solid screening fence	Solid screening fence required along property line adjacent to residential zoning	NA
<b>Dumpster screening</b>	<b>Solid screening enclosure</b>	<b>Screening noted, but not shown</b>
<b>Supplemental landscaping</b>	<b>5 feet wide required along property line adjacent to residential zoning</b>	<b>No landscaping shown</b>

<b>Supplemental setback</b>	<b>20-foot setback along property line adjacent to residential zoning</b>	<b>0-foot setback along property line adjacent to residential zoning</b>
Landscaping	10% of site for new construction, none for existing site	None

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

- 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.
- 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.
- A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- 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:

- The proposed use is consistent with the Comprehensive Plan;
- The proposed use is compatible with the existing and adjacent uses.
- The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- 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 “B” Two-Family, “E” Neighborhood Commercial, “FR” General Commercial Restricted / Single family uses, office uses  
East “FR” General Commercial Restricted / Auto repair, E. Loop 820 South  
South “FR” General Commercial Restricted, “PD 278” Planned Development for FR uses plus indoor shooting gallery / Office, auto repair, auto sales, shooting range  
West “E” Neighborhood Commercial, “FR” General Commercial Restricted / Office uses, auto repair

## Recent Zoning History

None.

## Public Notification

300-foot Legal Notifications were mailed on June 27, 2025.  
The following organizations were notified: (emailed June 27, 2025)

Organizations Notified	
Handley NA*	Neighborhoods of East Fort Worth Alliance
Carver Heights East NA	Central Meadowbrook NA
Echo Heights Stop Six Environmental Coalition	Historic Carver Heights NA
Historic Rosedale Park NA	East Fort Worth Business Association
East Fort Worth, Inc.	Fort Worth ISD
Historic Handley Development Corporation	Southeast Fort Worth Inc
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 downzone the site from “E” Neighborhood Commercial to “ER” Neighborhood Commercial Restricted and add a Conditional Use Permit for an industrial print shop with development waivers. A site plan is included that shows development waivers needed for the supplemental rear bufferyard standards of the 5-foot landscaped area and 20-foot supplemental setback, as well as outdoor storage. The applicants have proposed to upgrade the existing chain link fence to be a solid screening fence. However, a storage building and outdoor storage are in the area required for landscaping and no business activity. The eastern parking spaces could be converted to landscaping to help meet the intent of the supplemental setback. The dumpster is proposed to be screened but left outside the rear screening fence, which might not have sufficient space for the enclosure.

The Conditional Use Permit has been requested due to the informal addition of a shipping container in the rear and the subsequent land use review of their Certificate of Occupancy that does not allow industrial scale printing. The business has existed as an approximate 20-year non-compliant land use without noticeable impact on the adjacent residential uses because the majority of the activity is inside the building with approximately 700 square feet of outdoor storage. The proposed zoning request **is compatible** with surrounding commercial land uses, if the solid screening is added to surround the rear yard, bringing the unscreened dumpster into compliance, and the unusable parking on the east is converted into street landscaping.

### Comprehensive Plan Consistency – Eastside Sector

The 2023 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The requested rezoning district, but not the CUP land use, is included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

#### COMMERCIAL

Neighborhood Commercial

Retail, services, offices and mixed uses serving daily needs for a local market area

ER, E, MU-1, Applicable Form-Based Codes

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.
- 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.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

Based on a lack of conformance with the future land use map but conformance with the policies stated above, the proposed zoning is **partially 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. Move the note of the project's specific CUP request in the lower right corner of Industrial printing of large volume orders, books, and promotional items. The wording is partially cut-off.
2. Please label the building's setback dimensions to the property lines on the north and west. Include the shed and dumpster setbacks.
3. If approved, update the note in bold: **"Development waiver was granted to have X-foot rear yard setback on the northern property line."**
4. Five feet of landscaping is not shown along the northern property line. If approved, add the note in bold: **"Development waiver was granted to have no landscaping buffer."**
5. Eleven parking spaces are required for this size industrial building. Only 10 spaces are entirely inside the property lines on the south. If approved, add the note in bold: **"Administrative waiver was granted to reduce the required number of parking spaces by one."**
6. The 90-degree parking spaces on the eastern side of the building could not be counted towards the site's parking since they were partially in the ROW. Converting these spaces to landscaping would help meet the intent of the landscaping requirements.
7. The dumpster is unscreened. Show the dumpster's solid enclosure, as it does not appear to have enough space to be added.
8. Show and label the areas for outdoor storage and parking of the delivery vehicle. If approved, add the note in bold: **"Development waiver was granted to allow outdoor storage of loose items and delivery vehicle."**
9. Label the proposed zoning of the site, as well as the zoning and land use of the site to the south.
10. A change of use Certificate of Occupancy will be required for the industrial print shop.

*(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.)*

### DS - Transportation

1. Significant reconstruction, if it ever occurs, will trigger sidewalk and parking changes.
2. Lancaster is a TxDOT road - permit to have parking backing into the ROW may be necessary at some point.

3. Parking in the ROW on Mel may need an encroachment agreement.

## **Fire**

1. Access and building hose lay are compliant under Section 503.1.6 Access and Section 503.1.1 Buildings and Facilities.
2. No new Fire Code requirements apply unless there is a change of use.
3. 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.
4. 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>.



1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
6. A LANDING MUST BE PROVIDED AT EACH EXIST DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
7. VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMIT TREATMENT.
9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
10. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
11. HOURS OF OPERATION:  
PRINT WORLD – 5 DAYS A WEEK, 8:00 AM TO 5:00 PM.
12. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT FACE CMU BLOCK, CONSTRUCTION WALL PANELS AND STORE FRONT WINDOW PANELS.
13. APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
14. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
15. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
16. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
17. 5 (FIVE) EMPLOYEES PER SHIFT.
18. ANY LIGHTS USED TO ILLUMINATE THE AREA SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
19. THIS PROJECT WILL CONFORM WITH URBAN FORESTRY STANDARDS.
20. EXISTING BUILDING IS EXEMPT FROM THE 20' SUPPLEMENT SETBACK DUE TO ITS CONSTRUCTION IN 1974.
21. THE SITE HAS NO PLATTED EASEMENTS.
22. **APPLYING FOR A DEVELOPMENT WAIVER TO HAVE 5' REAR YARD SETBACK ON THE NORTHERN PROPERTY LINE.**
23. **APPLYING FOR A DEVELOPMENT WAIVER TO HAVE NO LANDSCAPING BUFFER ALONG THE NORTHERN PROPERTY LINE AND NO ADDITIONAL LANDSCAPING ELSEWHERE ON THE SITE.**
24. EXISTING BUILDING HEIGHT IS 14'.
25. EXISTING METAL STORAGE CONTAINER IS 8' HIGH, 8'Wx20'L, 160 S.F.
26. ALL EXISTING WINDOW ADVERTISEMENTS TO BE REMOVED.
27. **APPLYING FOR A DEVELOPMENT WAIVER TO ALLOW OUTDOOR STORAGE OF LOOSE ITEMS AND DELIVERY VEHICLE.**

PLAT OF LOTS 15 AND 16, IN BLOCK 9, OF WEST HANDLEY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 106, PAGE 59, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE SOUTH 16.5 FEET OF LOTS CONVEYED TO TARRANT COUNTY BY DEED FROM D.F. BICKLE AND WIFE M.B. BICKLE, DATED APRIL 8, 1926, RECORDED IN VOLUME 968, PAGE 128, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS



Industrial printing of large volume orders books and promotional items

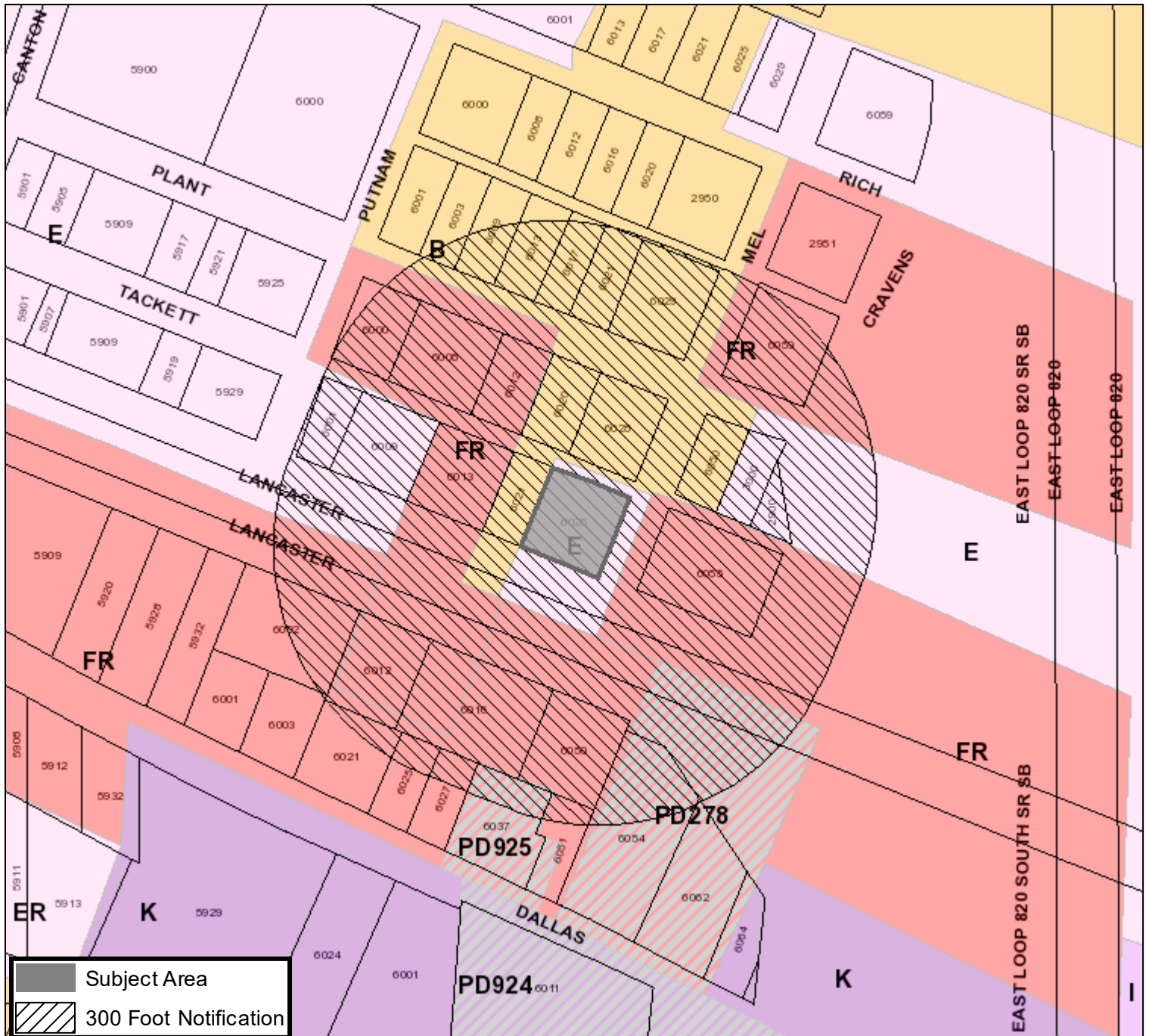




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## Area Zoning Map

Applicant: PG Inc./Jake Petrie  
Address: 6025 E. Lancaster Avenue  
Zoning From: B  
Zoning To: E with CUP for industrial type printing of large volumes, signs, books, promotional material  
Acres: 0.24  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 7/9/2025  
Contact: 817-392-8190



0 87.5 175 350 Feet

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## Area Map



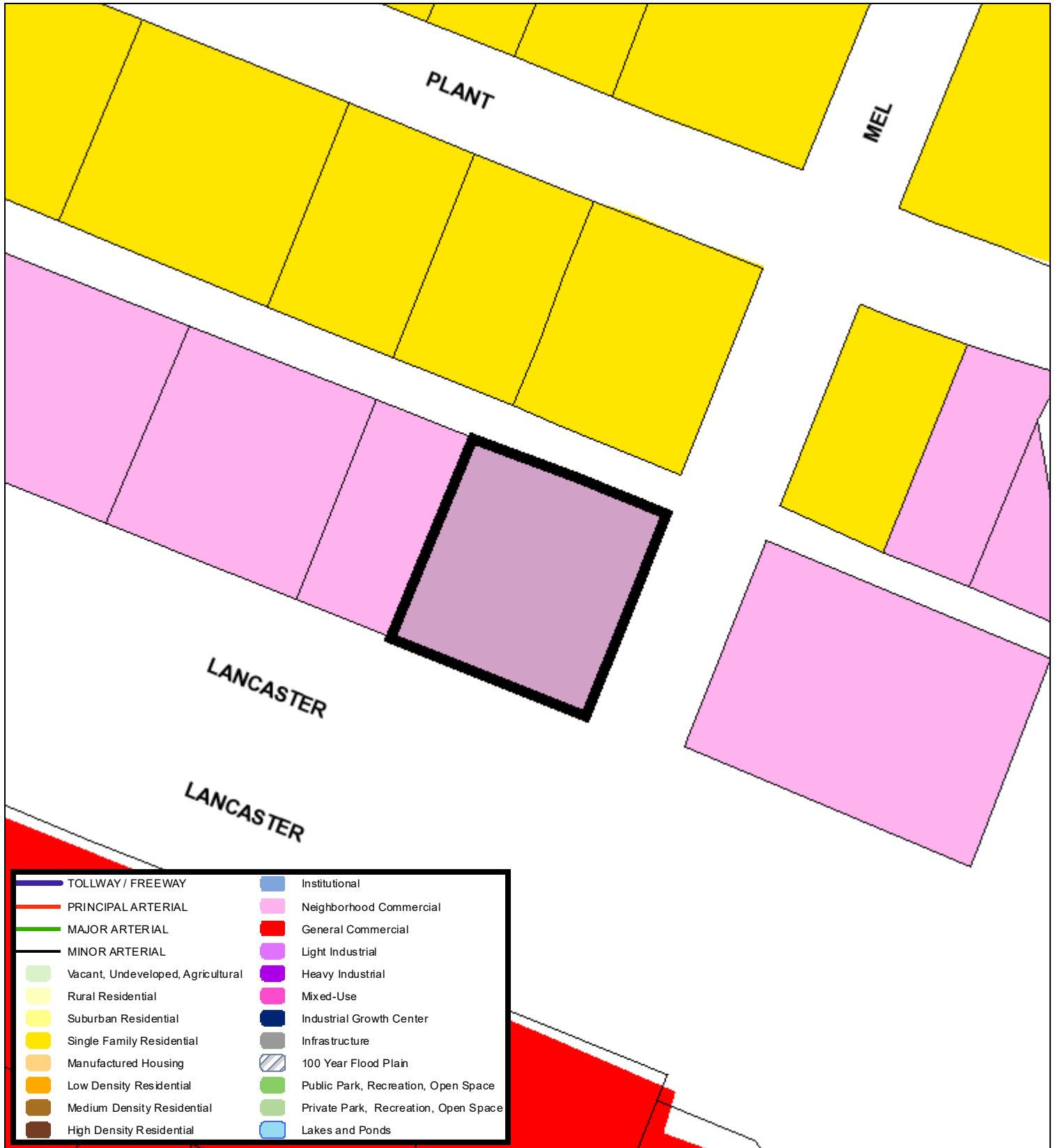
0 1,000 2,000 4,000 Feet





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## Future Land Use



60 30 0 60 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 40 80 160 Feet

