



Zoning Staff Report

Date: June 09, 2026

Case Number: ZC-26-053

Council District: 8

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Carmen Chavez

Applicant: Kelly Hart Hallman LLP

Site Location: 1401 - 1431 (odds) Marion Avenue

Acreage: 1.14 ac

Request

Proposed Use: Outdoor storage

Request: From: "A-5" One-Family Residential
To: "I" Light Industrial

Recommendation

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

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

Comprehensive Plan Policy Consistency: Requested change is **not consistent**.

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 10-0**

Project Description and Background

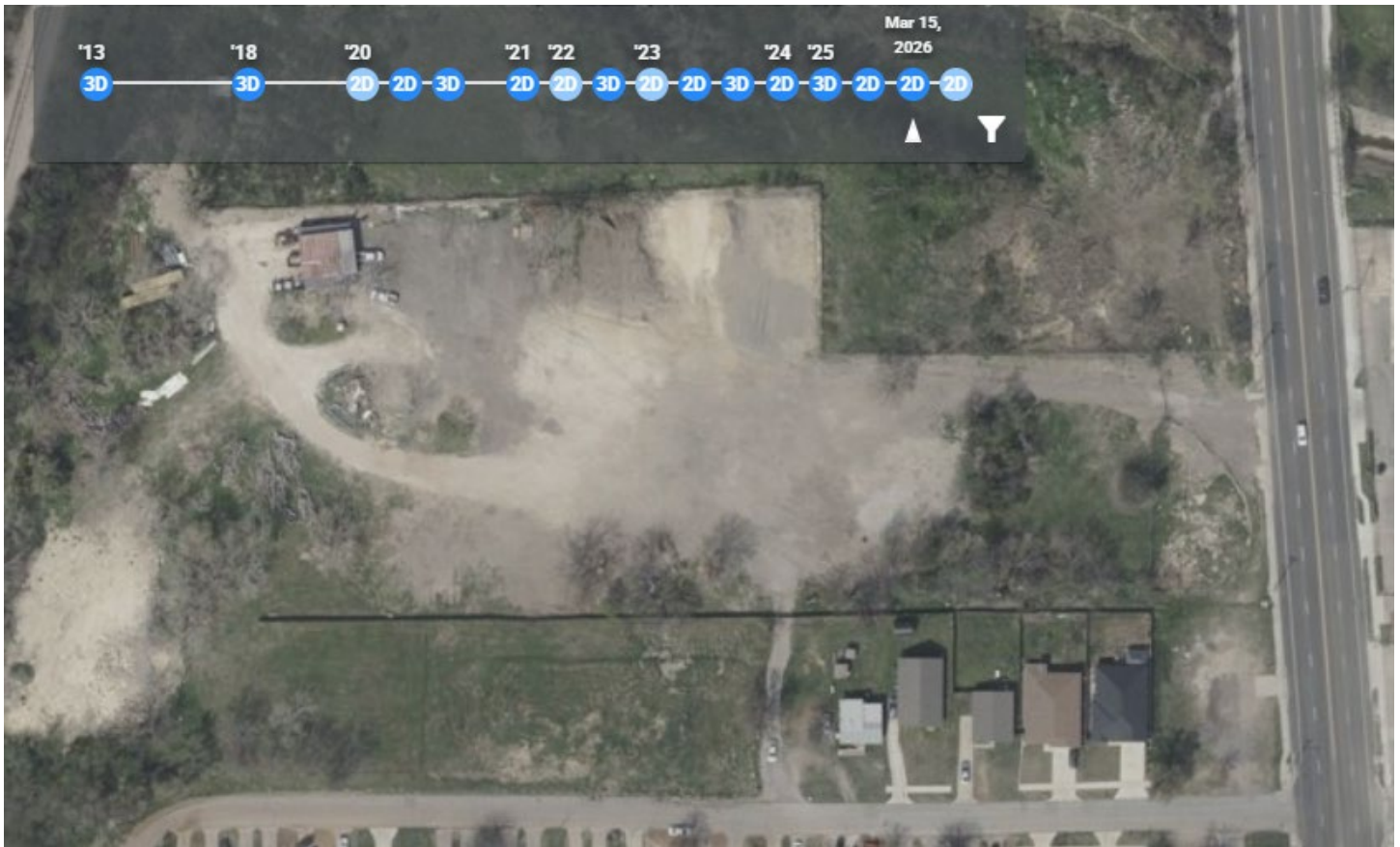
The property is located on the west side of S. Riverside Drive, half-way between E. Berry Street and E. Maddox Avenue, approximately 500 feet from the Mulkey Street/S. Riverside Drive intersection. Single family houses with "A-5" zoning are located to the south and west, while industrial uses are noted to the north and east. The industrial uses are separated from the single family uses by S. Riverside Drive or a creek. New houses to the

south on Mulkey and Robert Streets started to be constructed in 2005, with another building trend from 2018 to 2022. The lots facing Marion Avenue have been zoned for residential uses since 1940.

The 1.14-acre site currently contains vacant land that began to be disturbed since at least 1981, according to historical aerials. A building has been constructed in the northwestern corner of the site, but no building permits have been found for the structure. The surrounding land to the north and east is not formally developed and contains land disturbed through 2020, although the land is under separate ownership. The surrounding vacant land to the south and southeast is the remaining 4 acres of land disturbed though 2026 and is also owned by the applicant. The overall disturbed area has informal access points from S. Riverside Drive and E. Mulkey Street, as Marion Avenue is an undeveloped City street. The City's right-of-way has been crossed by a private gate that does not have an encroachment agreement. The application packet states the area has been used for outdoor storage of equipment and materials for an excavating and demolition company. The applicant is requesting an initial rezoning case for "I" Light Industrial with a future Conditional Use Permit for outdoor storage with stated development waivers to setbacks, landscaping, and Urban Forestry.

2025 Aerial Photograph





Surrounding Zoning and Land Uses

- North “A-5”/ vacant land
- East “A-5”/ vacant disturbed land with outdoor storage
- South “A-5”/ single family, vacant land, and disturbed land with outdoor storage
- West “A-5”/railroad line, vacant land

Recent Zoning History

ZC-07-086, Council-initiated for neighborhood, from B to A-5, approved 6/5/2007.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to restart outdoor storage operations, where the application states outdoor storage of equipment and materials has taken place since 2006. No corresponding Special Exception from the Board of Adjustment or Conditional Use Permit applications were submitted for this outdoor storage. While the application packet states the site is inactive, aerial photography from March 15, 2026 shows a building, construction equipment, two vehicles parked onsite, and a vehicle leaving the area. The application packet does not detail how

vehicles would gain access to the site, as Marion Avenue is currently not constructed. The smaller 1.14-acre portion requesting rezoning out of the larger 4 acre area reduced the number of other property owners who received a legal rezoning notice, as the applicant owns a majority of the lots to the south. The smaller area does not address how the larger disturbed area extending to S. Riverside Drive and E. Mulkey Street will be remediated.

Marion Avenue is classified as a residential street, where the requested industrial zoning brings uses serviced by semi-truck traffic. The outdoor storage uses noted by the applicant were not accompanied by the required fencing, landscape buffer, or setbacks to protect the adjacent residential lots from the industrial impacts. New residential construction has stopped along E. Mulkey Street, where the subject property's cut-through access path begins and these lots were fenced as part of the overall outdoor storage operation. The proposed industrial site fronts a residential street, is surrounded by single-family zoning, and would further impede new housing development in the area. The draft site plan has notable conflicts with residential bufferyards, landscaping, and urban forestry standards that would continue to compound the detrimental industrial impacts on the neighborhood.

The proposed zoning request for industrial uses **is not compatible** with surrounding residential land uses and promotes the continuation of an intensive industrial encroachment into the residential neighborhood.

Comprehensive Plan Consistency – Southside Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as Single Family on the Future Land Use Map. The requested land use is not included in the description envisioned for this category.

The proposed zoning is not 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.
- Preserve the character of rural and suburban residential neighborhoods.
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Specific to Southside Sector - Encourage infill of compatible housing.
- Specific to Southside Sector - Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

Based on a lack of conformance with the future land use map and the policies stated above, the proposed zoning proposal **is not consistent** with the Comprehensive Plan.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **May 1, 2026**.

Posted Notice

A sign was erected on the property on **May 1, 2026**.

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 **May 1, 2026**:

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

**Located in this registered Neighborhood Association*



Image from Google Street View

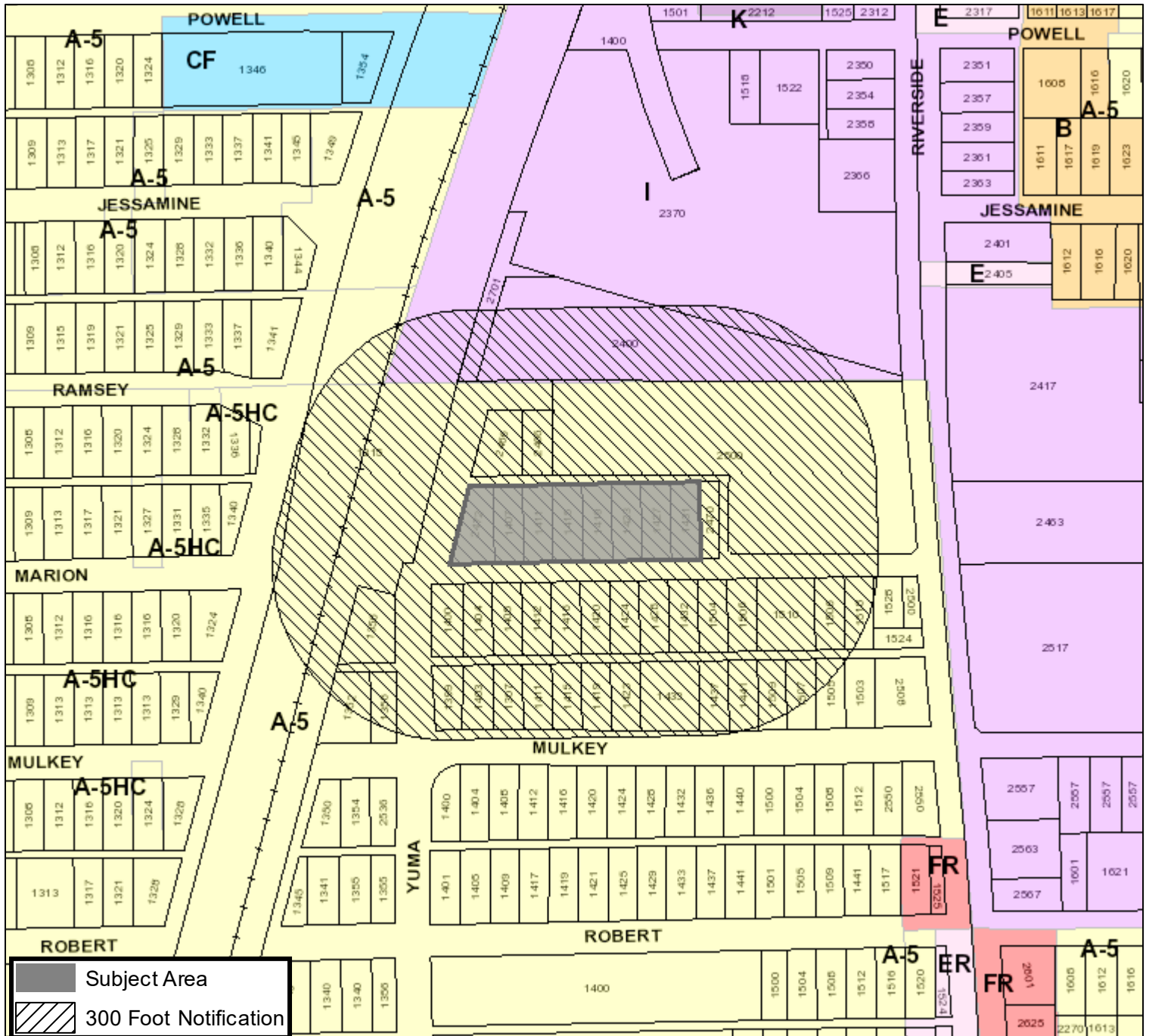




Photos from CodeOps

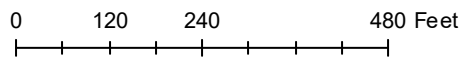


Area Zoning Map

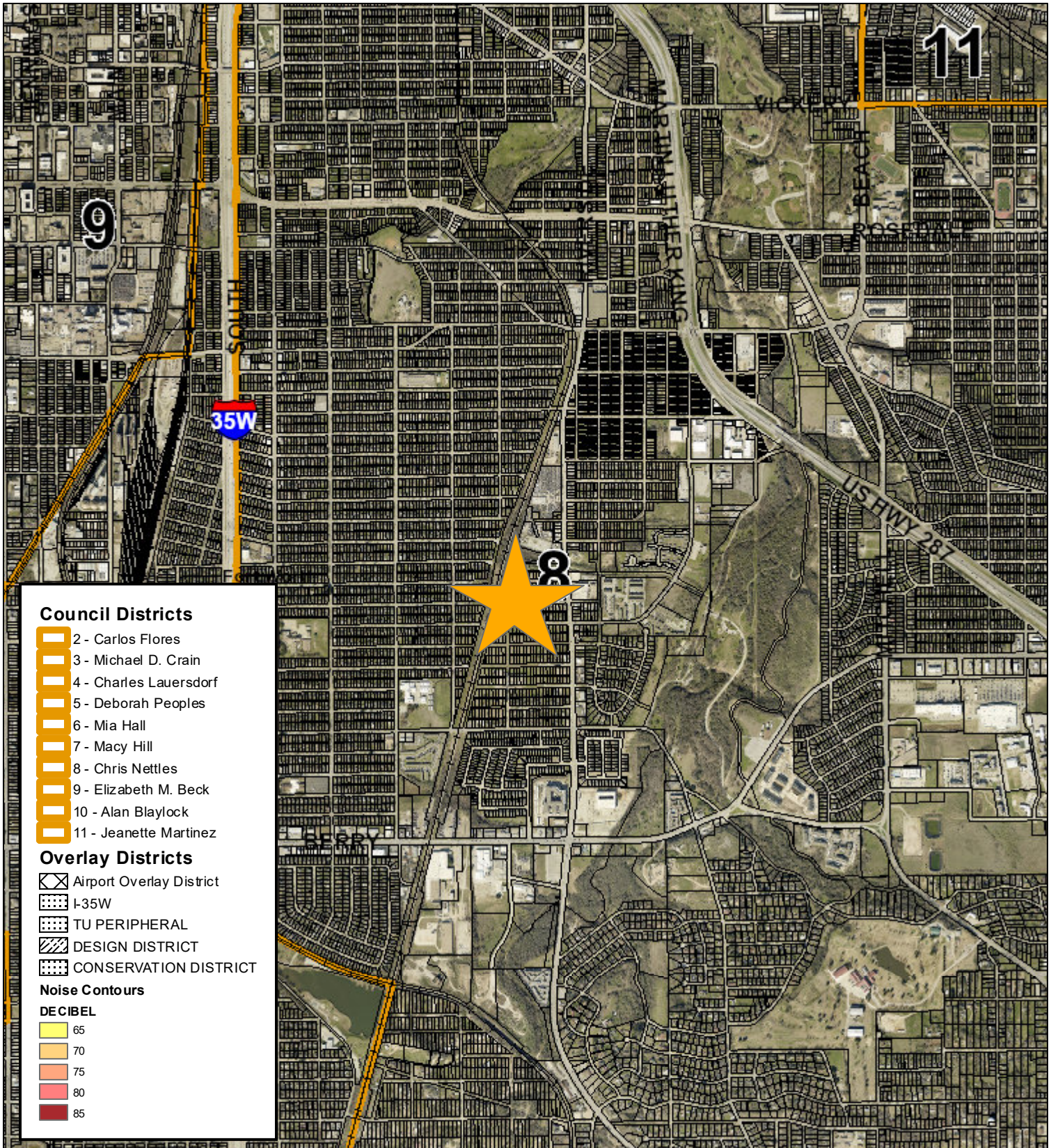
Applicant: Carmen Chavez/Kelly Hart & Hallman LLP
 Address: 1401 - 1431 (odds) Marion Avenue
 Zoning From: A-5
 Zoning To: I
 Acres: 1.14
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 5/13/2026
 Contact: 817-392-8190



 Subject Area
 300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lathersdorf
- 5 - Deborah Peoples
- 6 - Mia Hall
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

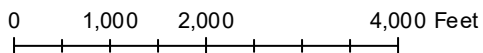
Overlay Districts

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

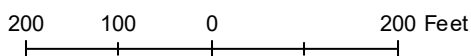
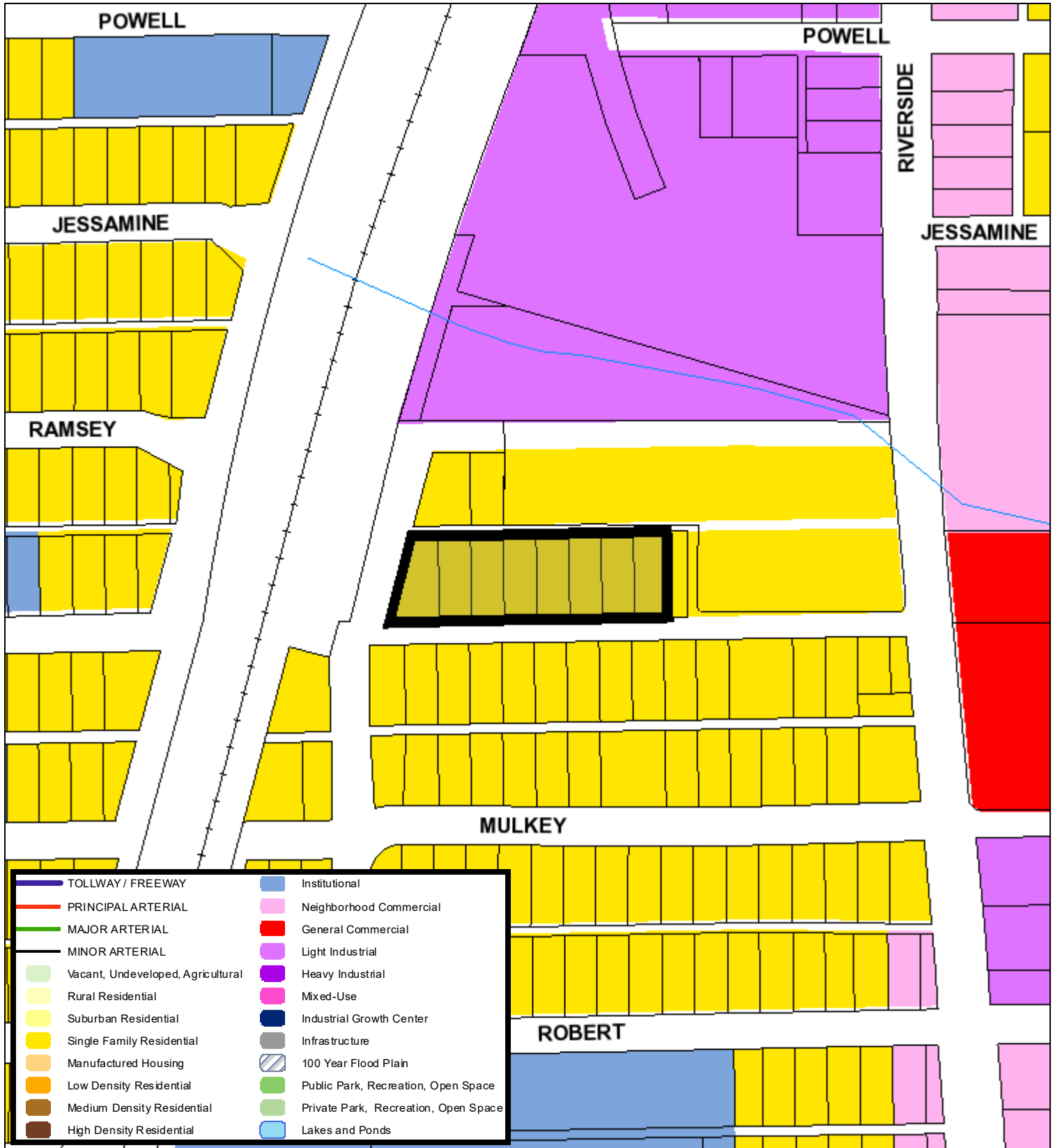
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use





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



0 130 260 520 Feet

	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas

