



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-193

Council District: 11

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner: Samaria Baptist Church

Applicant: Micah Middlebrooks, 3 Rivers CDL

Site Location: 4000 - 4016 E. Berry Street, 3208 Freddie Street

Acreage: 3.12 ac

Request

Proposed Use: Truck Driving School with office

Request: To: Add a Conditional Use Permit (CUP) n “CF” Community Facilities for a Semi-Truck Driving School with an office, with development standards for one truck to remain on-premise during the daylight hours only and allow existing structures in projected and front yard setback, one (1) year term; site plan included

Recommendation

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

Comprehensive Plan Map Consistency: Requested change N/A

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval for 2 year time limit by a vote of 11-0**

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Project Description and Background

The site is an existing church with accessory buildings, located on the southeast corner of E. Berry Street and Donalee Street. There are single-family uses to the north, south, east and west of the property.

The applicant operates a semi-truck driving school from an office located within the church building and maintains at least one (1) semi-truck on the property. This site is part of a Code Compliance case. The semi-truck driving school use is not permitted in the "CF" zoning district. The applicant is requesting a Conditional Use Permit (CUP) for a one-year period to permit the truck driving school and associated office to operate on the property. The CUP would allow one semi-truck to be parked on-premises during daylight hours only with development waivers for existing structures located within the projected and front yard setbacks. A site plan is included.

Applicants Project Description:

We anticipate the office will occupy a modest space (approximately 10 x 10 ft) where we can conduct administrative work, meet with students and families, and also have a parking space in the rear of the church lot for our training truck - so students can study and see a real truck on site.

We are currently in the process of applying for a Conditional Use permit (CUP) through the City of Fort Worth. Our proposed office location is at 4000 E Berry St, Fort Worth, Texas 76105, which is inside the building of Samaria Baptist Church (the church campus). Currently the church zoning is "CF", which restricts an office use under existing rules, so we are requesting the CUP to allow an office use at that location.

Photos illustrated below were taken on 12-16-2025





Adjacent single-family to the south source Google street view



Adjacent single-family to the east source Google street view



Requirement		Proposed CUP
Existing structures and parking	Within required setbacks	Immediately adjacent to one-family zoning to the east and south <i>(requires Development Regulation Waivers)</i>
Existing building, pole sign and fence location	Fencing and structures not allowed in projected and front yards by right.	Structures and fencing within 20 ft. projected and front yard setbacks. <i>(requires Development Regulation Waiver)</i>

Conditional Use Permit – Staff Recommendation

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time for the operation of a use unless otherwise approved by the City Council. 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:

- 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.

- 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.

Staff Recommendation: The site plan is not consistent with the Comprehensive Plan policies, is not compatible with the adjacent uses, does not meet all the supplement standards, does not preserve the integrity of the adjacent development, and is materially detrimental to the adjacent single-family development.

Surrounding Zoning and Land Uses

North “CF” Community Facilities; “ER” Neighborhood Commercial Restricted / single family, commercial
 East “A-5” One-Family Residential / vacant land and single-family
 South “A-5” One-Family Residential / single family and vacant land
 West “A-5” One-Family Residential / single family

Recent Zoning History

ZC-25-181, from ER to E plus mobile food court with development waivers; site plan included.
 Recommended for Denial by the Zoning Commission, Council action 1-13-2026.

ZC-25-130, from B and CF to CF plus cup for auxiliary parking lot with development waivers; site plan included, approved 8/26/2025.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change, adding a CUP to allow a semi-truck driving school with one truck parked on-site during daylight hours only. Surrounding land uses consist of single-family residential and commercial uses. The site is immediately adjacent to residential uses, which triggers buffer yards on the western and eastern sides. The front yard along Berry Street has an existing pole and monument sign located within the projected front yard. There is a gate across the driveway for security.

The main development waivers are triggered by the location immediately adjacent to one-family zoning to the south and west. Any parking lot lighting shall be shielded as not to trespass of the property.

The proposed zoning request for industrial type uses **is not compatible** with surrounding residential land uses due to the intrusion of an intensive industrial encroachment into a residential neighborhood. Lots zoned “I” Light Industrial would be more appropriate for the use, instead of a mid-block location with residential zoned lots.

Comprehensive Plan Consistency – Southeast Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as institutional on the Future Land Use Map. While the base zoning district is consistent with the land use map, the Comprehensive Plan Future Land Use Map does designate locations for truck driving schools to be located in industrial. The conditional use permit provides the opportunity to consider this request based upon its location to surrounding property, site layout, and mitigating measures.

The proposed zoning is not consistent with the following policies of the Comprehensive Plan:

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

Based on conformance with the policies stated above, the proposed zoning proposal **is not 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. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Move the title of project or development to the lower righthand corner of the plan.
2. Add the name, address, and telephone number of person drawing the plan.
3. Provide the zoning case number in the lower righthand corner of the plan, below the title.
4. Several waivers will be required based on existing structures within setbacks along Donalee and Berry.
5. Add the following notes to the site plan:
 - a. Will Comply with Urban Forestry Ordinance
 - b. Will Comply with Landscaping Ordinance
 - c. Will Comply with Sign Ordinance
6. Any parking lot lighting shall be shielded so as not to trespass off the property.

*(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.)*

Stormwater

1. FYI: Proposed usage is under 1 acre and within existing paved area and building footprint. Any proposed platting or land distribution that exceeds 1 acre will require an accepted drainage study prior to platting, IPRC, grading permit, and building permit issuance. No FEMA, CFRA, or PHW on site. No known public storm infrastructure in the area.

Fire

1. The existing structures and lots have adequate access and hydrants hose lay.
Sections 507.5.1 (2) and (3) Hydrants
Section 503.1.6 Secondary Access One and Two Family Residential Developments

Marked fire lanes are NOT present to provide adequate building hose lay to Building 3. Building hose lay must be provided to each building within 150' of a marked fire lane or public street.

Section 503.1.1 Buildings and Facilities

Fire Code has no requirements for truck parking

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>

DSD Transportation

1. Comments
2. TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)
3. Unused driveways will need to be demolished and replaced with concrete curb, sidewalk, and grass to match surroundings at least
4. Site will need to conform to the standards of the Access Management Policy, Transportation Engineering Manual, Master Thoroughfare Plan, and other applicable transportation-related manuals and guides in use and adopted by the City of Fort Worth.

DSD Water Engineering:

No Comments.

Public Notification

FYI - 16" C.I. water main along E. Berry St.

FYI - 8" PVC water main along Donalee.

FYI - 8" PVC sewer main along E. Berry St.

FYI - 8" PVC sewer main along Donalee.

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **December 30, 2025.**

Posted Notice

A sign was erected on the property on **December 02, 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 **December 30, 2025:**

Organizations Notified	
Polytechnic Heights South NA	Eastland NA*
Echo Heights NA	Stop Six Poly Oversight NA
East Fort Worth, Inc.	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

**Located in this registered Neighborhood Association*

Sign posted on 12/02/2025



SITE PLAN

Address:
4000 E BERRY ST FORT
WORTH, TX 76105

Assessor's Parcel Number:
5990-----1---20

Parcel Area:

3.12 Acres

Land Use:
MISCELLANEOUS
RELIGIOUS

Zoning: /

Legal Description:
BURTON HEIGHTS ADDN-FORT
WORTH LOT 1-3 & LT 27 29A &
30A

Subdivision:
BURTON HEIGHTS ADDN-FORT
WORTH

Owner: SAMARIA BAPTIST
CHURCH

Paper size & scale:
11" x 17", 1"=70'

Date: November, 2025

VICINITY MAP

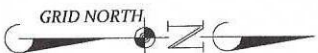
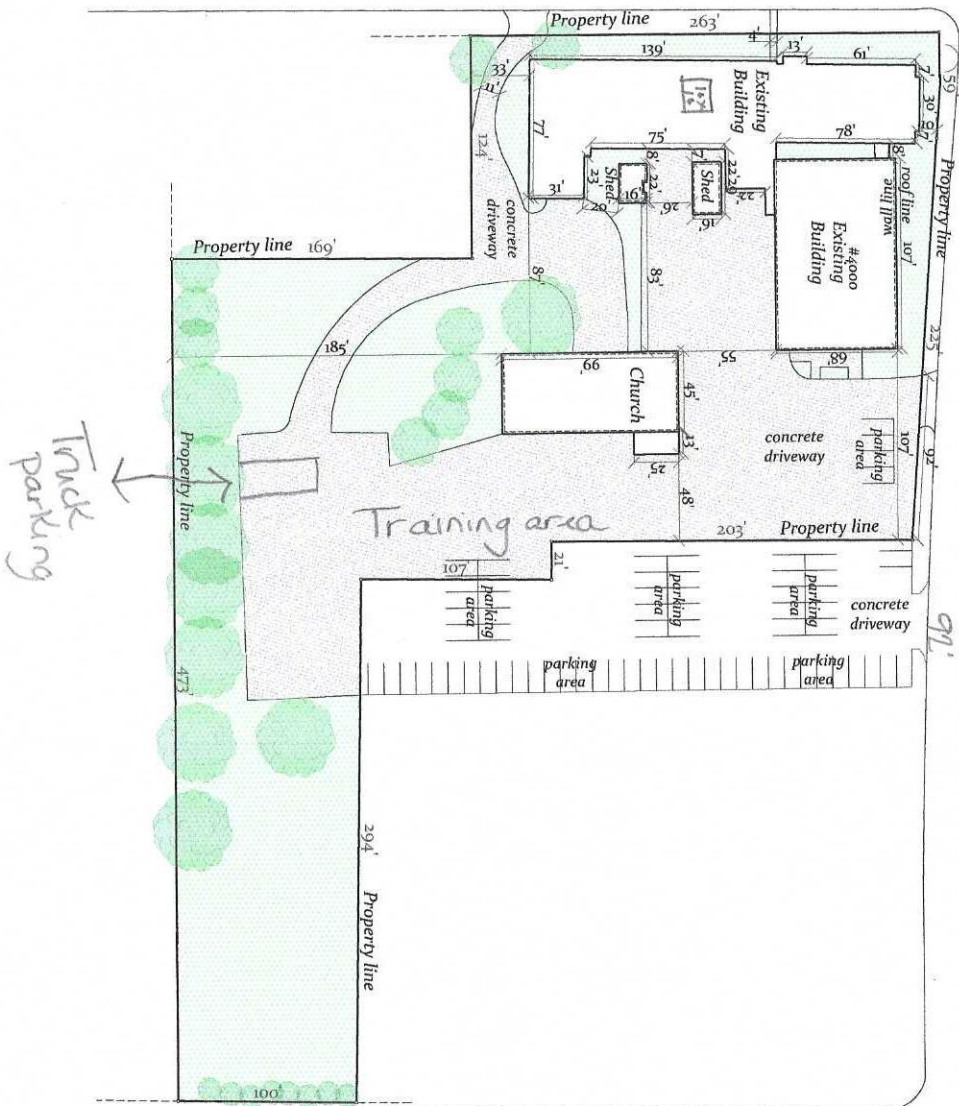


10 x 10
Office
Space

DONALEE ST

E BERRY ST

FREDFIE ST



Scale:
1"=70'
Paper size:
11" x 17"

Legend

- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

Disclaimer

This is not a legal survey, and it is intended to be a reference only. The information presented is for illustrative purposes only. This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally accurate. The user assumes all responsibility for any future objects or boundaries.

Graphic scale



4000 East Berry St

Burton Heights Addition

Lots 1, 27, 29A, & 30A

3.12 Acres

Office space: 10x10

Building 1 & 2 : approx. 42,242 sq ft

Building 3: approx. 1050 sq ft

Parking area : approx. 92,700 sq ft

Truck parking: approx. 1300 sq ft

Notes:

Only one truck will be parked for training during the day / no overnight parking
All parking areas being utilized are hard surface/dust free / concrete

Will comply with urban forestry ordinances

Will comply with landscaping ordinances

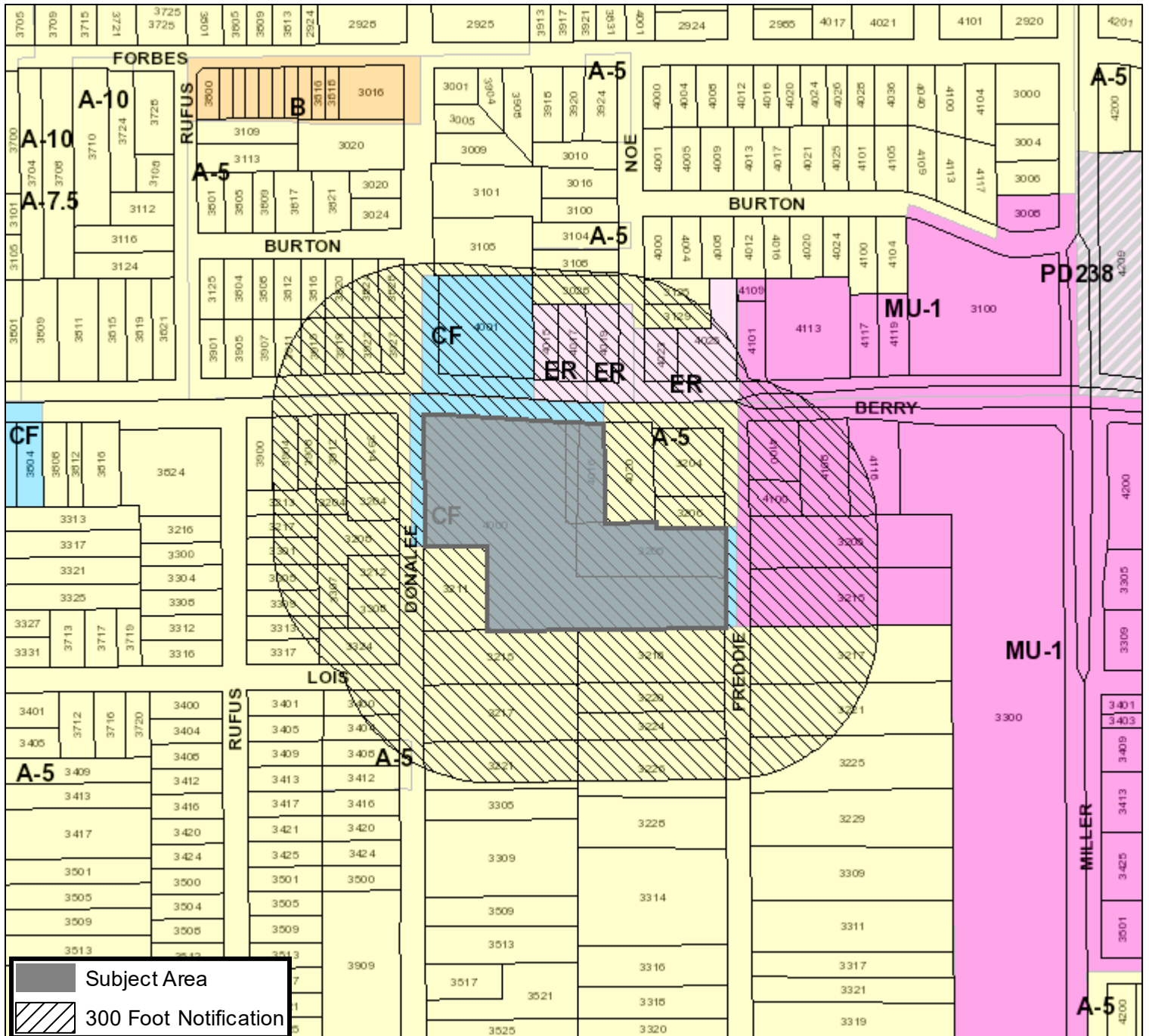
Will comply with sign ordinances



ZC-25-193

Area Zoning Map

Applicant: Samaria Baptist Church/Micah Middlebrooks
Address: 4000-4016 (evens) E. Berry Street, 3208 Freddie Street
Zoning From: CF
Zoning To: Add Conditional Use Permit for semi-truck training, with development waivers for parking spaces
Acres: 3.12
Mapsc0: Text
Sector/District: Southeast
Commission Date: 1/14/2026
Contact: 817-392-7869



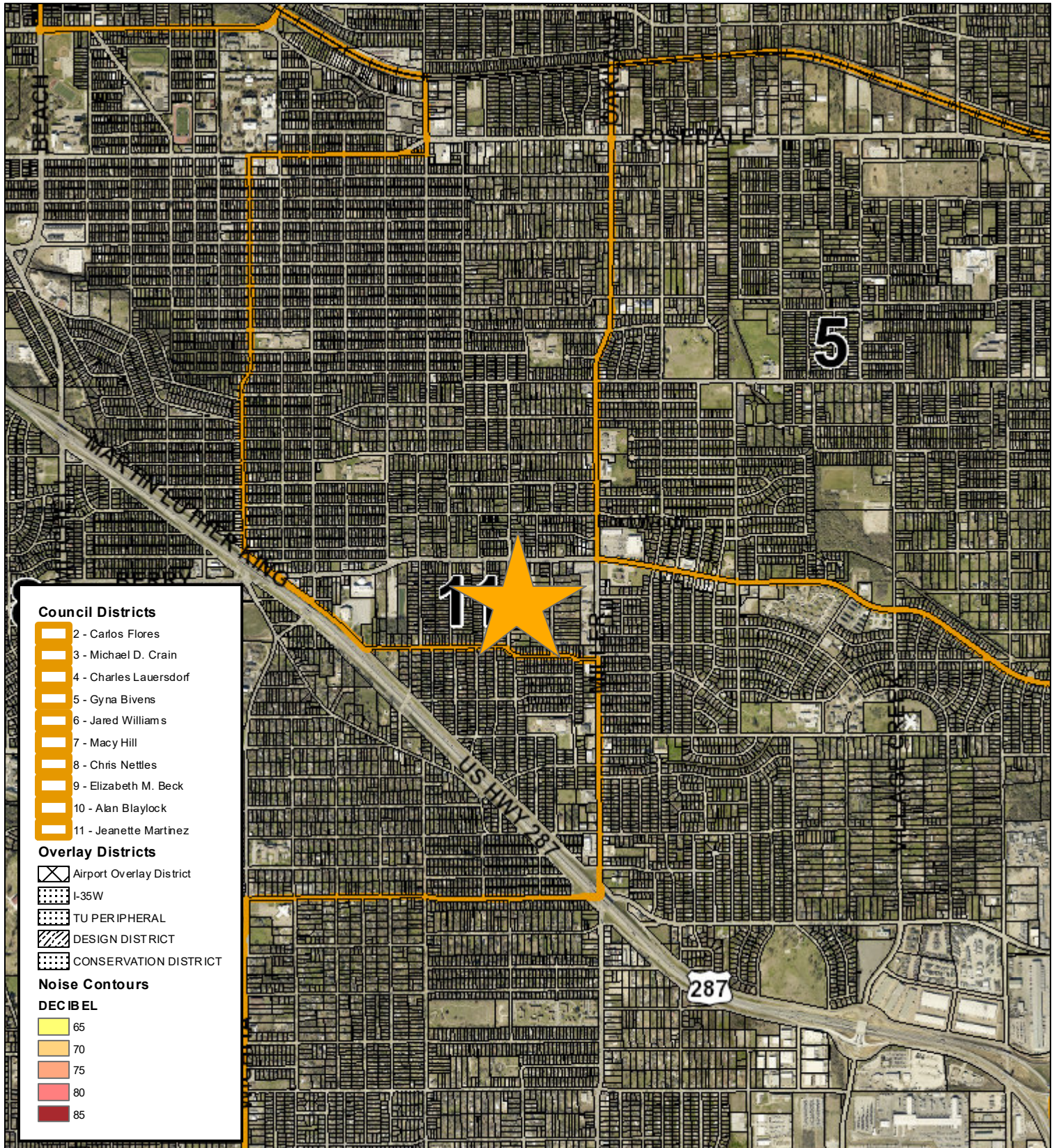
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Created: 12/23/2025 4:15:56 PM



ZC-25-193

Area Map

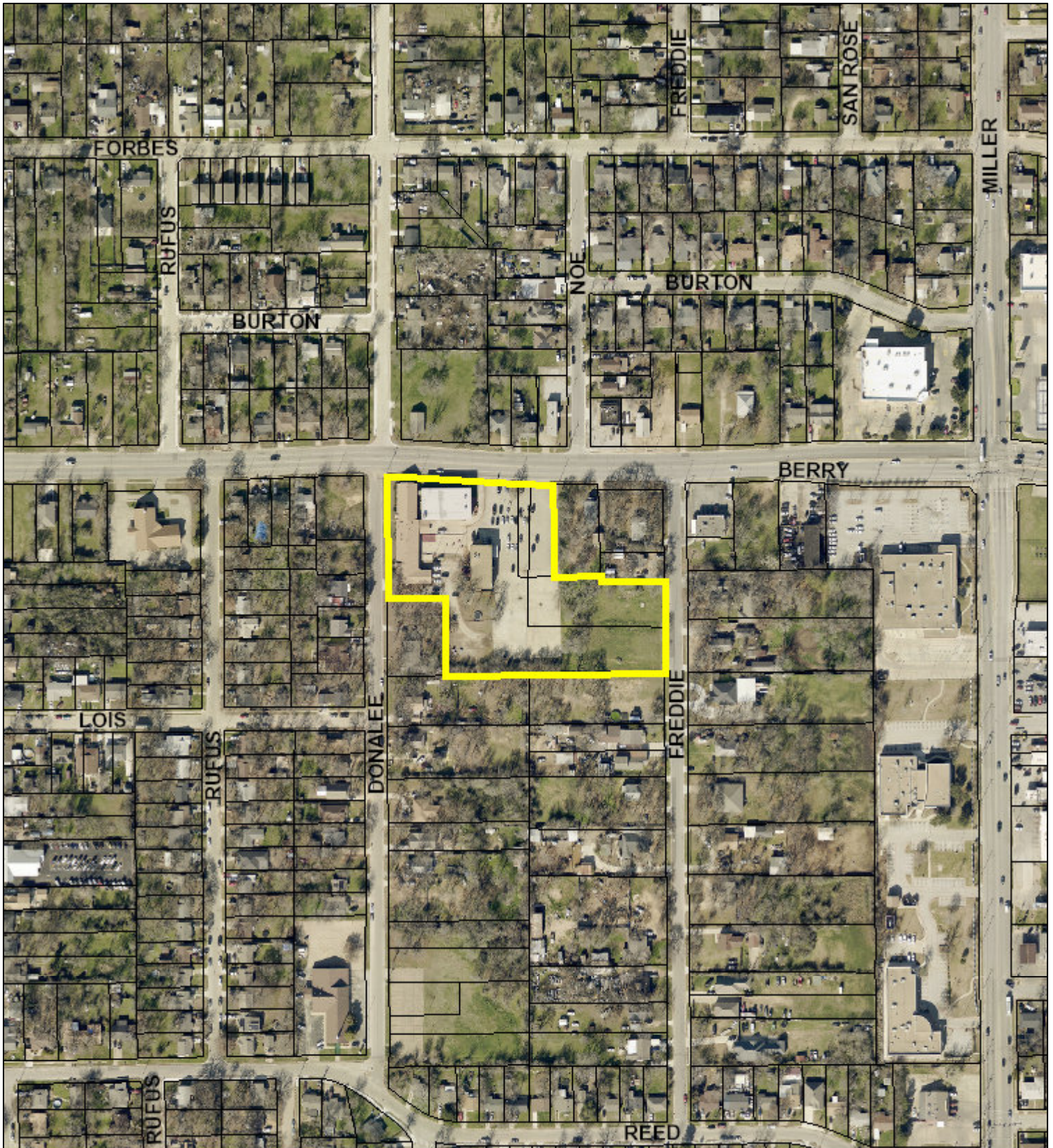


0 1,000 2,000 4,000 Feet



ZC-25-193

Aerial Photo Map



0 180 360 720 Feet

