



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-202

Council District: 11

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: Strategic Capital Investment, LLC

Applicant: Gregory Dominguez

Site Location: 2521 Race Street

Acreage: 0.404 ac

Request

Proposed Use: Plumbing company office

Request: From: “D” High Density Multifamily

To: “E” Neighborhood Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

The subject site is on Race Street, just west of N. Sylvania Avenue. The site is within Six Points Urban Village. The property is also located within the Riverside East Revitalization Target Area and is surrounded by a variety of zoning that includes one- and two-family residential, neighborhood commercial and light industrial. Sitting at the edge of the urban village boundary, the site separates retail commercial uses along North Sylvania Avenue from the residential uses to the west of the site.

Commercial and multifamily development patterns are visible to the south and east of the site. Neighborhood residential patterns are visible to the north and west of the site with multifamily to the west along Race Street.



This rezoning request from “D” High Density Multifamily to “E” Neighborhood Commercial is part of a proposed plan to develop the property for a plumbing company’s office. The property was formerly an apartment building that was demolished in early 2019. The images below show the site show in its current state and what the former apartment building looked like before demolition.



The applicant is the owner of the business and provided the following project description:

This rezoning request seeks approval to change the land designation from “D” High Density Multifamily to “E” Neighborhood Commercial to allow the operation of a locally owned plumbing business. The proposed use will consist primarily of administrative offices, a small dispatch area for service technicians, limited storage of plumbing materials and tools, and on-site parking for employees and work vehicles.

The business will operate during standard daytime hours and is designed to integrate seamlessly with the existing built environment. The rezoning will not involve heavy industrial activity, large-scale deliveries, or noise-producing operations. Instead, it will provide a professional, service-oriented commercial use that is compatible with nearby residential areas.

- *Exterior Enhancements: The property will receive aesthetic upgrades including landscaping, improved lighting, and enhanced building facades to create an attractive and professional appearance.*
- *Traffic and Parking: Parking will be located on-site and designed to minimize traffic impact. Service vehicles will leave primarily in the morning and return in the late afternoon, reducing peak-hour traffic strain.*
- *Noise and Activity Levels: Business operations will be limited to low-impact office work, small-scale loading/unloading, and vehicle dispatching - activities quieter than many other commercial uses.*
- *Safety and Compliance: All storage will be indoors or in screened areas to maintain a clean, organized, and safe environment that aligns with municipal codes.*

Stronger Local Economy and Job Creation

- *The plumbing business will provide stable, skilled jobs, including administrative work, customer service, and technician positions.*
- *Hiring locally supports residents and strengthens the neighborhood’s economic base.*
- *Additional local activity helps nearby businesses thrive and adds to the commercial vibrancy of the area.*

Enhanced Property Values and Neighborhood Appeal

- *Well-maintained commercial properties often improve the visual quality of an area.*
- *Upgraded landscaping, lighting, and building renovations help modernize and uplift the surrounding corridor.*
- *A local, reputable business increases the perception of safety and activity, which can positively influence property values.*

Low-Impact, Community-Friendly Commercial Use

- *A plumbing business is generally quiet, clean, and predictable in its operations.*
- *It produces far less noise, traffic, and congestion than other possible commercial uses such as restaurants, retail centers, or automotive shops.*
- *Hours of operation align well with residential patterns, reducing conflicts and preserving community character.*

Surrounding Zoning and Land Uses

North: “A-5” One-Family (residential use) and “E” Neighborhood Commercial (church)

East: “I” Light Industrial (commercial use)

South: “B” Two-Family (vacant)

West: “B” Two-Family (residential use)

Recent Zoning History

- No recent zoning cases were noted.

Development Impact Analysis

Land Use Compatibility

The proposed use for the property is a service-oriented plumbing company’s office. As noted in the applicant’s description, the company has service trucks and technicians who will report to work daily at the location. Given the nature of plumbing work, it is reasonable to expect that most of the services provided by the company will be performed away from the office location and on job sites around the city and metroplex.

Because the site is adjacent to one- and two-family zoning districts, the development of the site for commercial use would require adherence to supplemental building setbacks and landscape buffers where the property abuts the residential districts that include:

- 20-foot building setback on the west and north sides of the property
- 5-foot landscaped bufferyard along the west and north property lines
- Screening based on a point system that can include elements such as fencing/walls, trees and shrubs

Outdoor storage is not allowed in the “E” Neighborhood Commercial district except for a defined list of items at home improvement and general merchandise stores for retail items such as bagged mulch, fertilizer, potting soil, plants, etc. All materials related to a plumbing company’s operations would be required to be stored inside.

The proposed plumbing company office **is compatible** with surrounding land uses based on operational information provided by the applicant and the required supplemental building setback and landscape screening measures required by the zoning ordinance.

Comprehensive Plan Consistency – Northeast Planning Sector

The Future Land Use Map designates this property as Mixed-Use. Implementing an “E” Neighborhood Commercial zoning on the subject site **is consistent** with the Future Land Use Map designation.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

The rezoning request **is consistent** with the following policies of the adopted 2023 Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

Public Notification

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 23, 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	
Riverside Alliance	Charleston HOA
Vintage Riverside NA *	Oakhurst NA
Carter Riverside NA	East Fort Worth, Inc.
Friends of Riverside Park	Oakhurst Scenic Drive, Inc.
Riverside Business Alliance	Oakhurst Alliance of Neighbors
East Fort Worth Business Association	United Riverside Rebuilding Corporation, Inc.
Streams and Valleys, Inc.	Tarrant Regional Water District
Trinity Habitat for Humanity	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

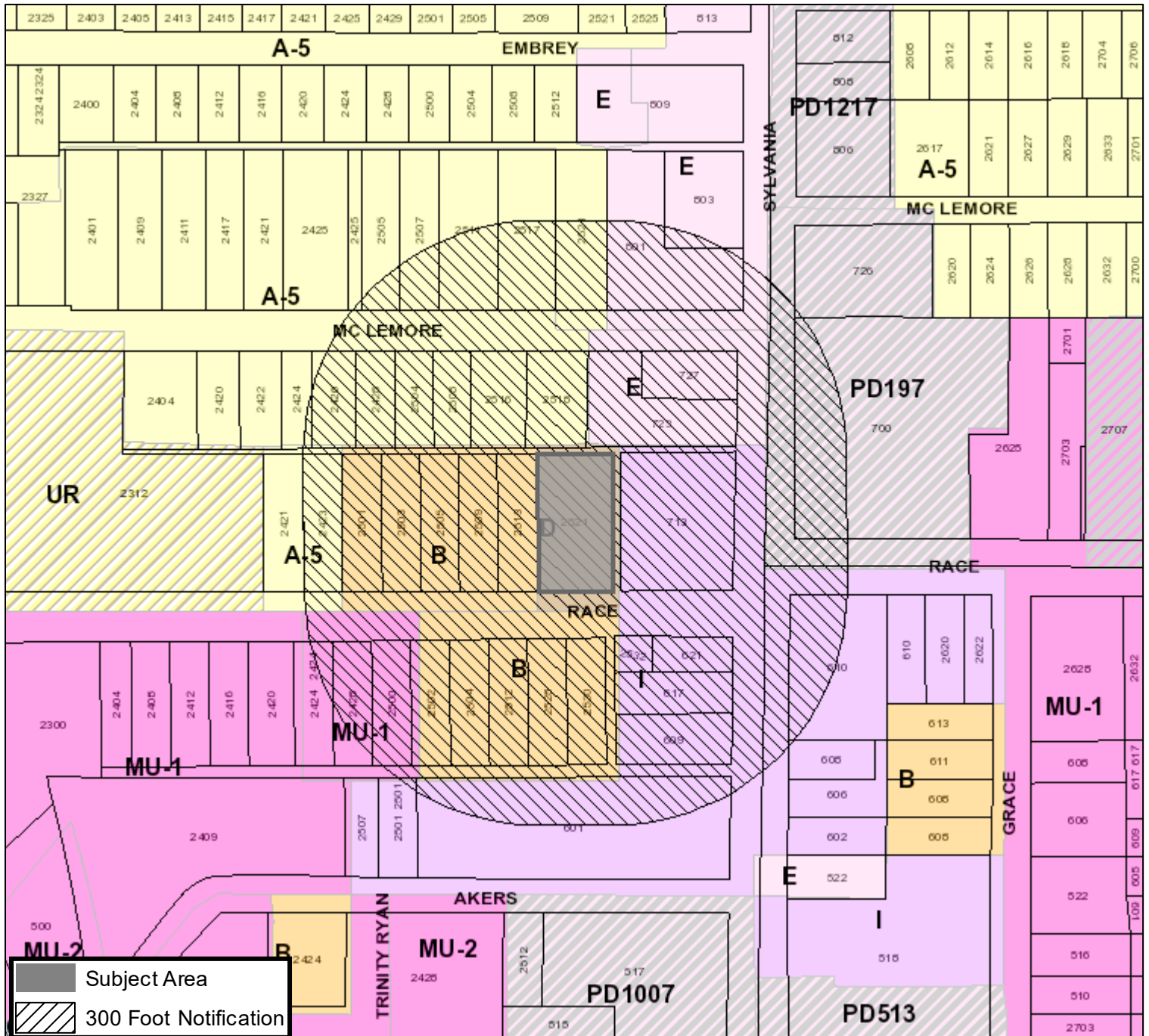




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Area Zoning Map

Applicant: Strategic Capital Investment - Gregory Dominguez
Address: 2521 Race Street
Zoning From: D
Zoning To: E
Acres: 0.404
Mapsc0: Text
Sector/District: Northeast
Commission Date: 1/14/2026
Contact: 817-392-8043

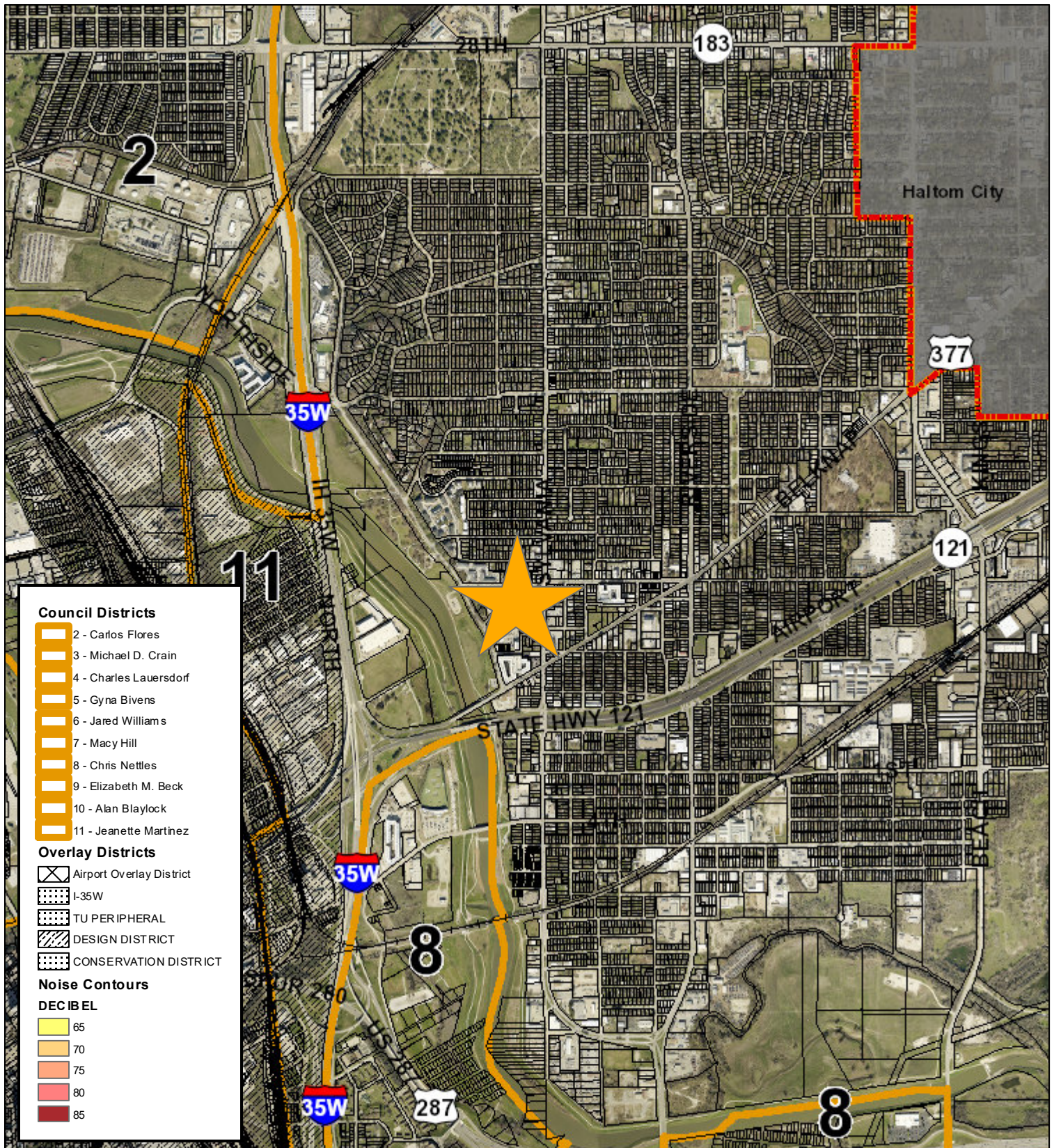


0 90 180 360 Feet

Created: 12/23/2025 12:34:55 PM

Area Map

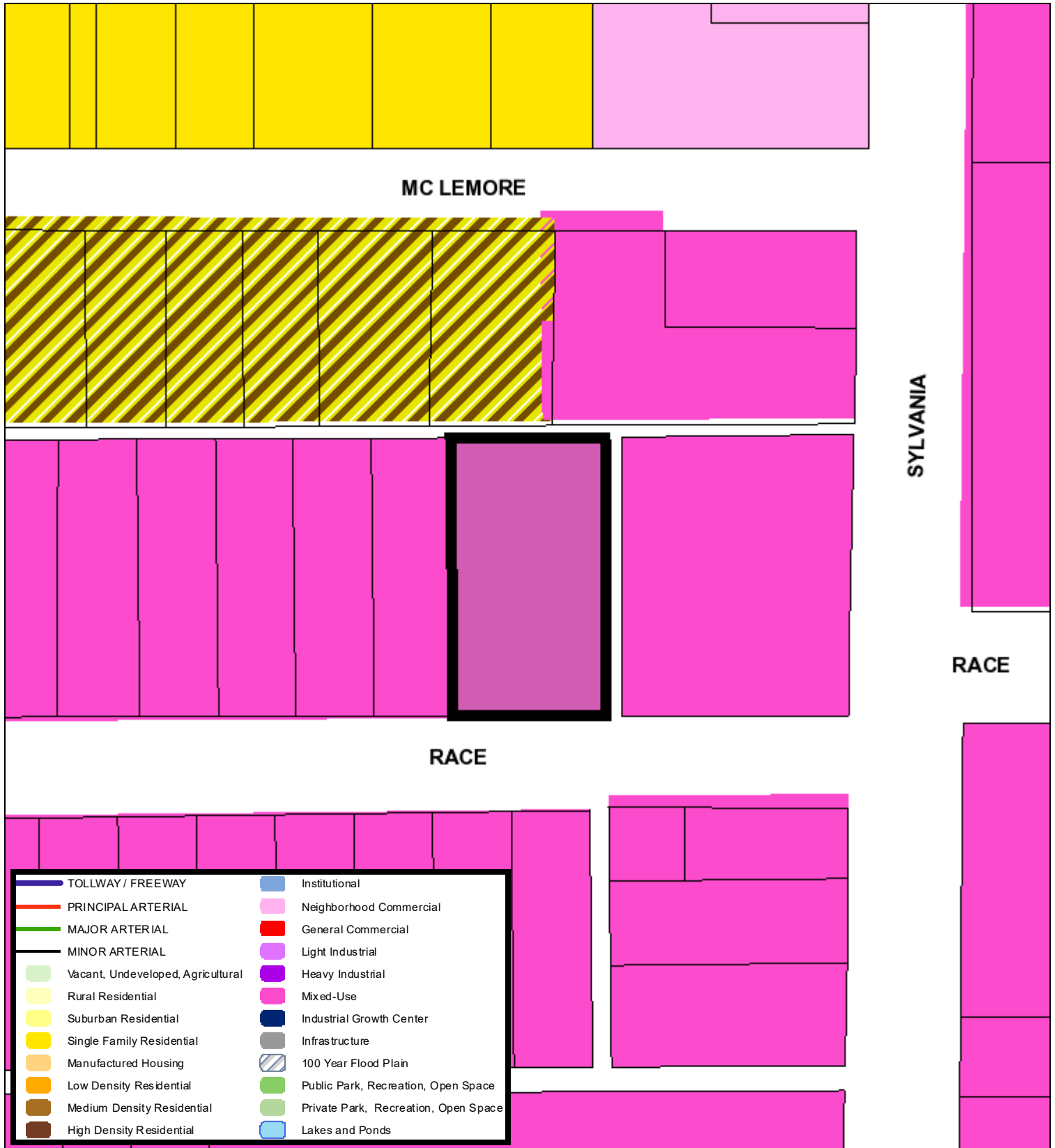
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Future Land Use



80 40 0 80 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 50 100 200 Feet

