



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-018

Council District: 5

Zoning Map Amendment

Case Manager: Ana Alvarez

Owner: Neltex Facilities Management, LLC

Applicant: DCG Engineering, Inc., David Gregory, PE

Site Location: 8900 Block River Trails Boulevard

Acreage: 5.854 ac

Request

Proposed Use: Single Family Residential

Request: From: “AG” Agricultural
To: “TL-N” Trinity Lakes Form-Based Code – Neighborhood Zone

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent** for the zoning change.

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

Staff Recommendation: **Approval**

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

Project Description and Background

The 5.854-acre property is located approximately 150 feet south of Saranac Trail and west of the 8900 block of River Trails Blvd. The site is currently vacant and is part of a larger tract of unplatted and undeveloped land zoned for agricultural use. The subject property is proposed for single-family residential development. It is adjacent to a recently rezoned 40-acre parcel to the west that was formerly within the floodplain prior to a land reclamation program associated with the Trinity Lakes development.

The Trinity Lakes Form-Based District was established in 2012 in order to encourage economic development within East Fort Worth to accompany a growing residential market base. The district is intended to be a pedestrian oriented neighborhood with a mix of uses that can conveniently access shopping, employment, housing and retail services.

The Trinity Lakes – Neighborhood Zone District (TL-N) will provide a variety of residential lot sizes within the area. It will allow lots to have smaller front setbacks and other design standards that encourage green space. In some areas, it will allow garages to be located at the rear of homes, accessed via a side driveway. This district was created to serve as a transition between residential neighborhoods and commercial zones. Examples of these lot types and the Neighborhood Zone design standards can be found just south of Trinity Blvd and west of Salado.

From the Trinity Lakes Development Code:

4.2.6 Neighborhood – The Neighborhood Zone is intended to provide for a range of residential uses and building types (low-density apartments, live-work, townhouses, multi-unit homes, patio homes, cottage homes, estate homes, etc.) along the southern edge of the Trinity Lakes Development. Development will connect to the existing regional trail network and allow that network to feed into the local trails of Trinity Lakes. The open space to the south is envisioned as an amenity and provides exposure to the trail system in order for it to be used in a meaningful way. Development within the Neighborhood Zone shall meet the Building Form and Development Standards in Section 6.6 of this TLD Code.

During the **March 19th Urban Design Commission** hearing, the commissioners voted on whether to recommend approval or denial of this expansion of the Trinity Lakes form-based code. There was a motion made to approve, which passed 9-0 unanimously.

Applicant’s Proposal

We are proposing to rezone the approximate 5.8 acres of property that is currently above the Trinity River Floodplain. Property owner is desiring to develop the property as single family residential lots similar in size as the lots developed to the north and east of the subject property.

We are requesting to zone the property to the Trinity Lakes Form Based Code - Neighborhood Zone TL-N. This is would match the zoning of the 30 acres immediately to the west of the subject property that was rezoned in calendar year 2025.

We anticipate that given the requested zoning, that this acreage will yield approximately 22 to 27 lots, and will also allow for a very vital extension of Rivertrails Blvd to the 30 acres to the west.

Surrounding Zoning and Land Uses

North “R1” Zero Lot Line / Cluster / One-family detached min. 3,000 sq. ft. lot; one-family zero lot line min. 2,500 sq. ft. lot; two-family attached zero lot line min. 2,500 sq. ft. lot
East “A-5” One-family detached dwellings (min. lot size 5,000 sq. ft.)
South “AG” Agricultural / vacant
West “TL-N” Trinity Lakes Form-Based Code – Neighborhood Zone / vacant

Recent Zoning History

No recent zoning history has been found for this tract of land. It appears to have been classified as agricultural in several of the zoning documents noted in the cases for the adjacent properties referenced in the surrounding zoning and land uses section.

Development Impact Analysis

Land Use Compatibility

The proposed zoning to “TL-N” is **compatible** with surrounding land uses, and future access from the extension of River Trails Boulevard to the development to the west supports this use at this location. Surrounding land uses consist primarily of single-family residential development to the north and east, with planned single-family residential development to the west. Vacant mitigation land, including trees, lakes, the Trinity Trails, and the Trinity River associated with the former mining property, is located to the west and south.

Comprehensive Plan Consistency – Eastside Sector

Future Land Use Map

The 2023 Adopted Comprehensive Plan designates the site as **Open Space** (Private Park/Recreation) on the Future Land Use Map; therefore, the proposed zoning change is **not consistent** with the Future Land Use designation. However, development patterns in the surrounding area have evolved since adoption of the plan. Ongoing single-family development north and south of Trinity Boulevard has resulted in portions of previously mapped floodplain being reclaimed and removed through FEMA map revisions.

It is possible that only a small portion along the southern boundary of the 5.854-acre site will remain within the floodplain. While this may limit development in that area, the remainder of the site may be developable subject to applicable floodplain regulations. Although inconsistent with the Comprehensive Plan designation, the request may still align with the intent of the Trinity Lakes Form-Based Code, as surrounding development reflects continued residential growth and areas within the floodplain could function as open space or drainage.

Comprehensive

Plan

Policies

The proposed zoning is **consistent** with the following policies of the Comprehensive Plan:

- Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
- Expand and enhance the public hike & bike trail system between Downtown Fort Worth and Downtown Dallas. Connect neighborhoods to the expanded Trinity Trails system.
- Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
- Encourage the protection of mature woodlands, riparian corridors, and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.

The proposed rezoning supports Comprehensive Plan policies for the Trinity Lakes form-based code district by allowing compatible residential development as part of the planned Trinity Lakes community. The development pattern in the area includes single-family neighborhoods integrated with preserved open space and recreational amenities. The Comprehensive Plan encourages the use of floodplain areas for agricultural or recreational uses

such as hike and bike trails, which are incorporated within the Trinity Lakes development and the Trinity Trails system along the Trinity River.

This area is identified within the City's Active Transportation Plan network, and trail connections along the Trinity River, as well as a connection north from the river to River Trails Blvd. and Thames Trail, will be required as the property develops and the developer submits a plat for the site. In addition, the preservation of mitigation areas, lakes, woodlands, and riparian corridors supports policies promoting the protection of sensitive natural areas while incorporating them as amenities within new development.

Based on the conformance with the policies stated above, the proposed zoning proposal **is consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan submitted is a survey of vacant property and compliance with the Zoning Ordinance regulations is subject to review when details are available. If approved, these comments would need to be addressed prior to a Certificate of Appropriateness. Development within Trinity Lakes Form-Based Code requires a Certificate of Appropriateness and is subject to review by Urban Design Staff and Urban Design Commission.

*(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: Accepted drainage study required prior to platting, grading, IPRC, and building permit issuance. A Flood Study & FDP may be required if any work is proposed in the FEMA Floodplain. FEMA and PHW on site. No CFRA. No public storm infrastructure present on site

Fire

1. FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov
One point of access is allowed for single family developments having 30 or fewer lots. Existing public streets should be able to meet this requirement along with the internal roadway system within the project area.

Section 503.1.2 Secondary Access

Hydrant hose lay for each building must be provided within 600'. Additional hydrants will likely be required depending lot/building configuration.

Sections 507.5.1 (2) and (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.

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. TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

Site will be required to conform with standards and requirements of all transportation-related manuals and ordinances including: Master Thoroughfare Plan, Access Management Policy, Transportation Engineering Manual, Streets and Sidewalk Ordinance, Subdivision Ordinance, Complete Streets Policy, and others.

Dedication of easements and/or ROW will be necessary depending on the various codes and manuals above as well as the Trinity Lakes FBC.

DSD Water Engineering

1. >>>> ALL REVISIONS NEED TO GO THROUGH ACCELA TO ENSURE OUR WORKFLOW IS REACTIVATED <<<<

Please don't email DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions must be submitted through the Accela permitting system to be recorded and tracked appropriately.

Contours 482-508

PP- Eastside 2

FYI-- Existing 18-inch PVC sewer main along the proposed north property line (X-18789)

FYI-- Sewer Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or miscellaneous project (MP) for sewer improvement. No sewer on the side or back of lots per Subdivision Ordinance §31-81 (Water & Sewer Design §3.3.1). CFA must be executed, IPRC approved, and the MP fee collected to clear this hold. A completion agreement will hold the plat until the infrastructure is complete.

FYI-- Water Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or miscellaneous project (MP) for water improvement. No water on the side or back of lots per Subdivision Ordinance §31-81 (Water & sewer design §3.3.1). To clear this hold, the CFA must be executed, the miscellaneous (MP) fee must be collected, and the design must be signed. A completion agreement will hold the plat until the infrastructure is complete.

FYI-- Provide adequate water/sewer exclusive easements and offsite easements to match city accepted construction plans. Sewer/Water mains with no recorded easement may trigger exclusive easement (when possible) to be provided by plat or separate instrument. All water/sewer easements must be exclusive and not combined with any other public improvements per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure in May 2019. §3.8.8. Once CFA is executed, all easements will be verified.

2. >>>> ALL REVISIONS NEED TO GO THROUGH ACCELA TO ENSURE OUR WORKFLOW IS REACTIVATED <<<<

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PARD (Parks and Recreation Department)

1. If residential, PARD-PDP will apply. Fees are building permit year and residential product dependent

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 27, 2026**.

Posted Notice

A sign was erected on the property on **March 25, 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 **March 27, 2026**:

Organizations Notified	
Historic Randol’s Mill Valley Alliance, Inc.	River Trails HOA
Lakes of River Trails South HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD
HEB ISD	

**Located in this registered Neighborhood Association*

Supplemental Information

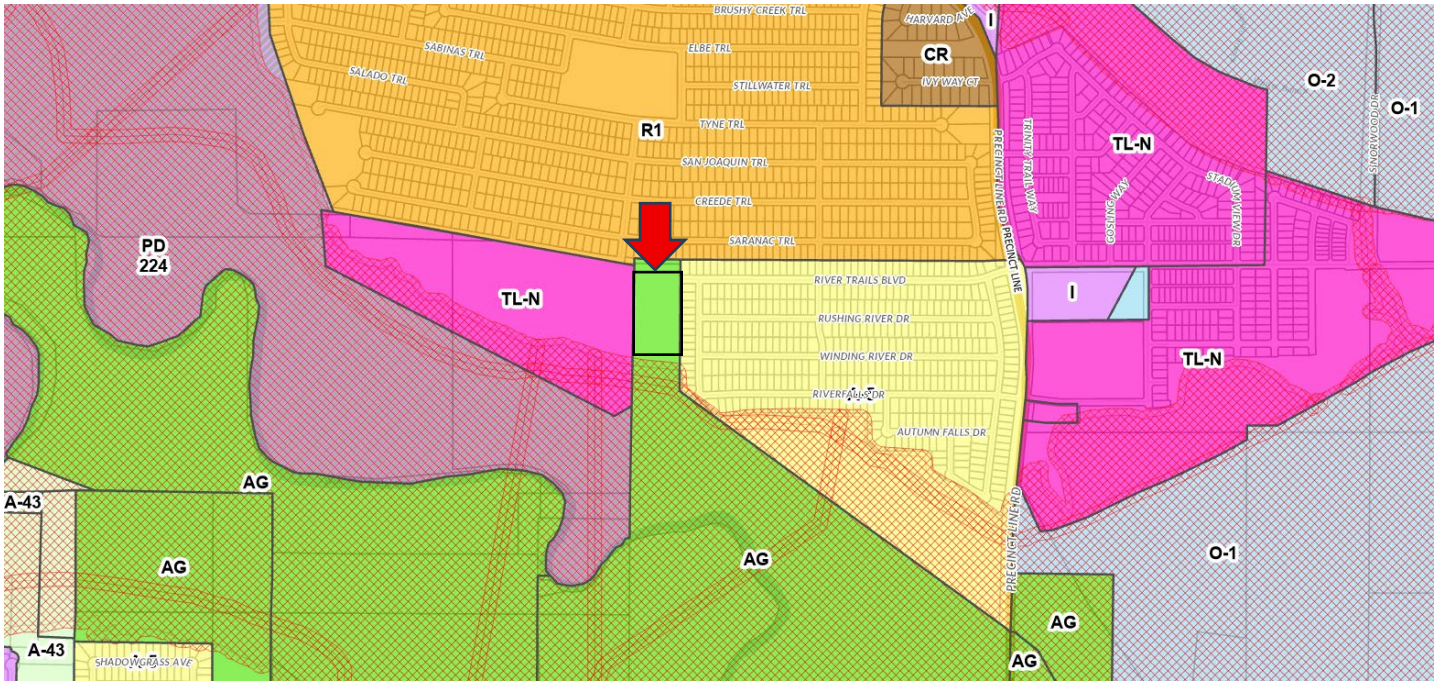


Figure 1: Existing zoning map with rezoning property (ZC-26-018)

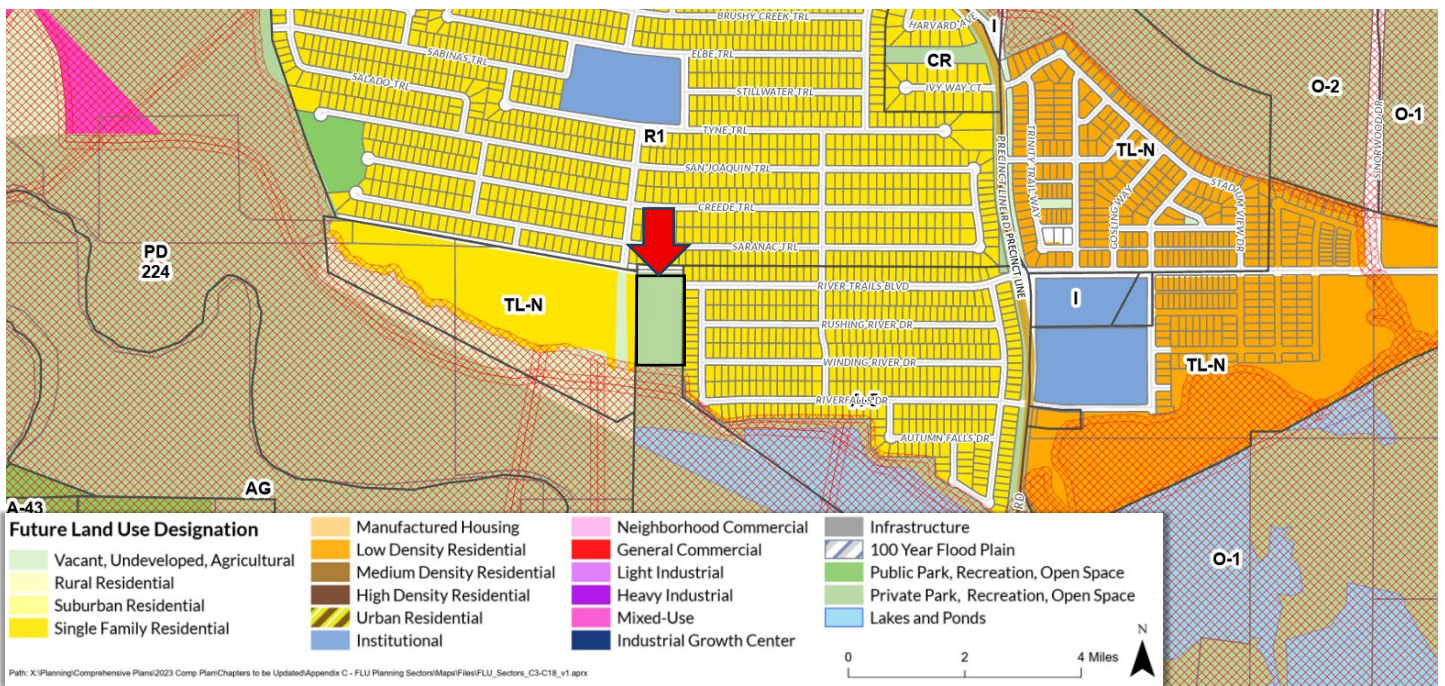


Figure 2: Future Land Use Map with rezoning property (ZC-26-018) and existing zoning classifications

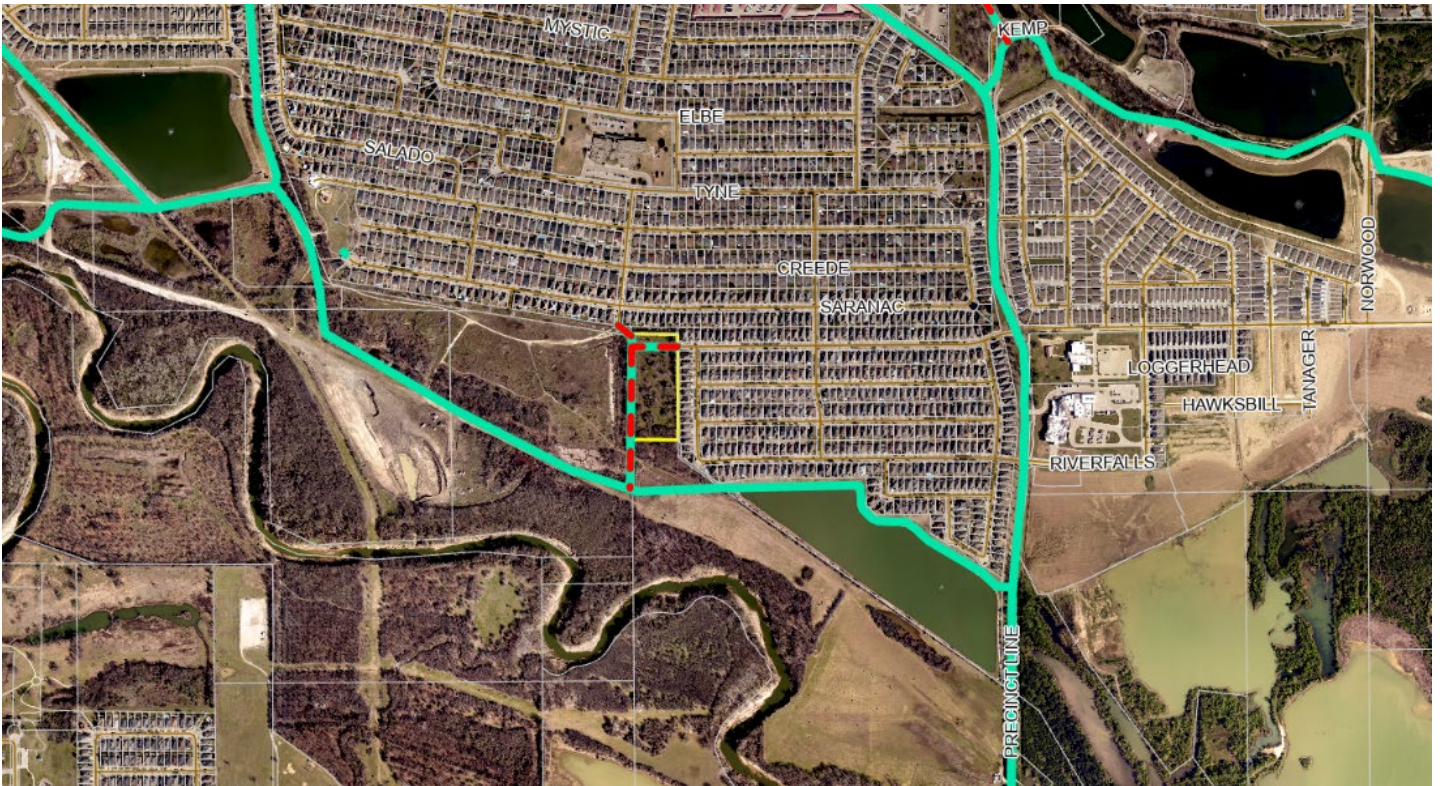


Figure 3: Aerial Map of the Active Transportation Plan Trail Network (green) and prioritization (red).

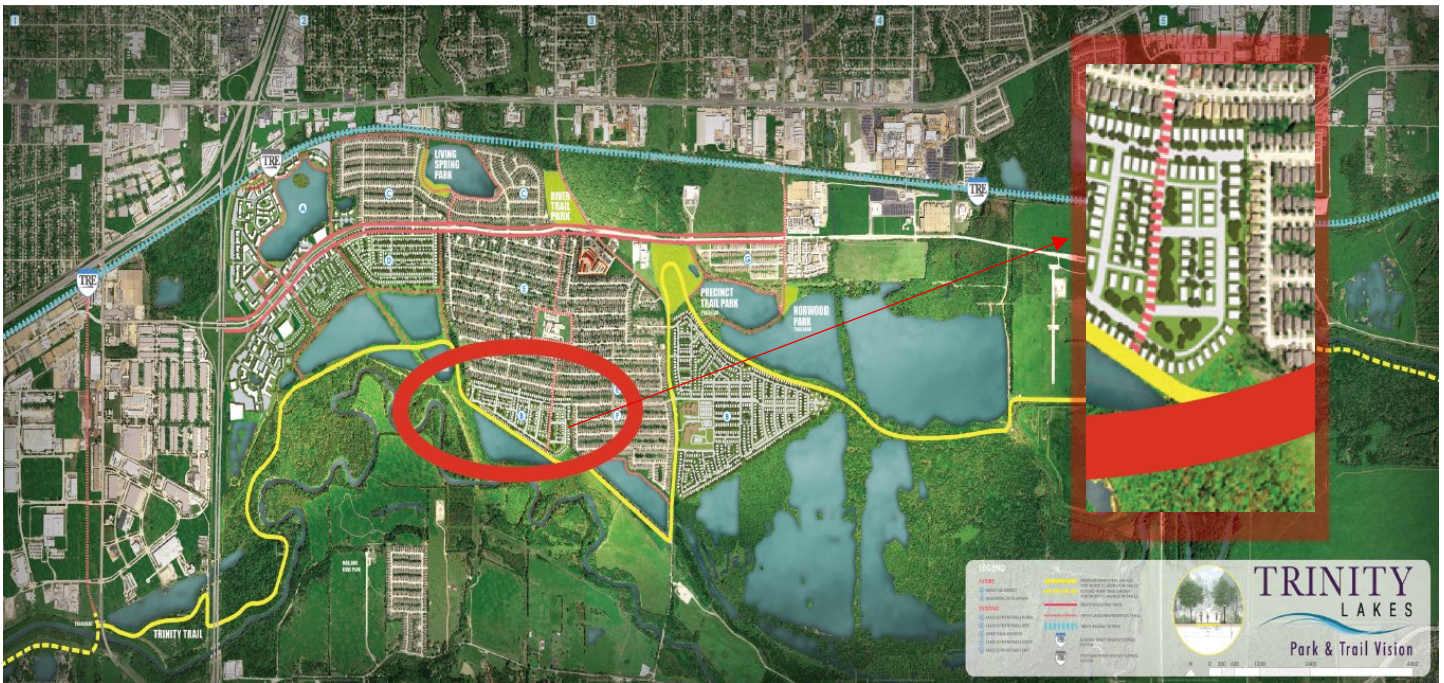





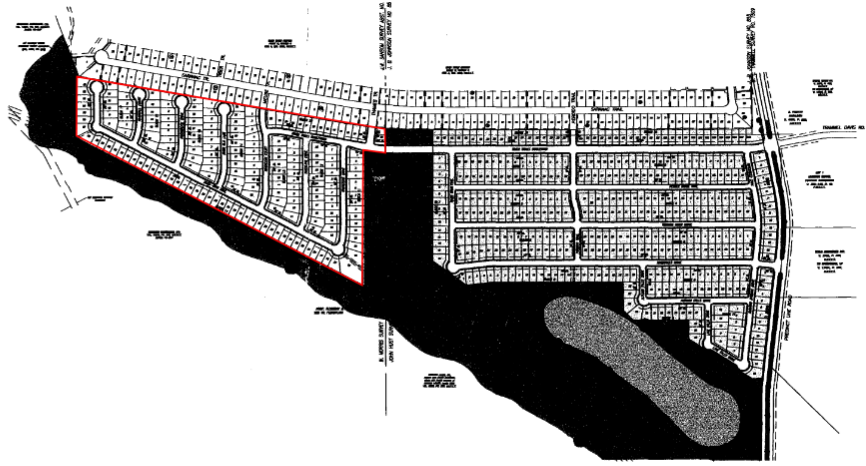


Figure 4: Trinity Lakes Park & Trail Vision

-  EXIST. ZONING ZC-99-025
-  EXIST. ZONING ZC-02-190
-  EXIST. ZONING ZC-99-116
-  PROP. ZONING ZC-02-274
-  FUTURE ZONING

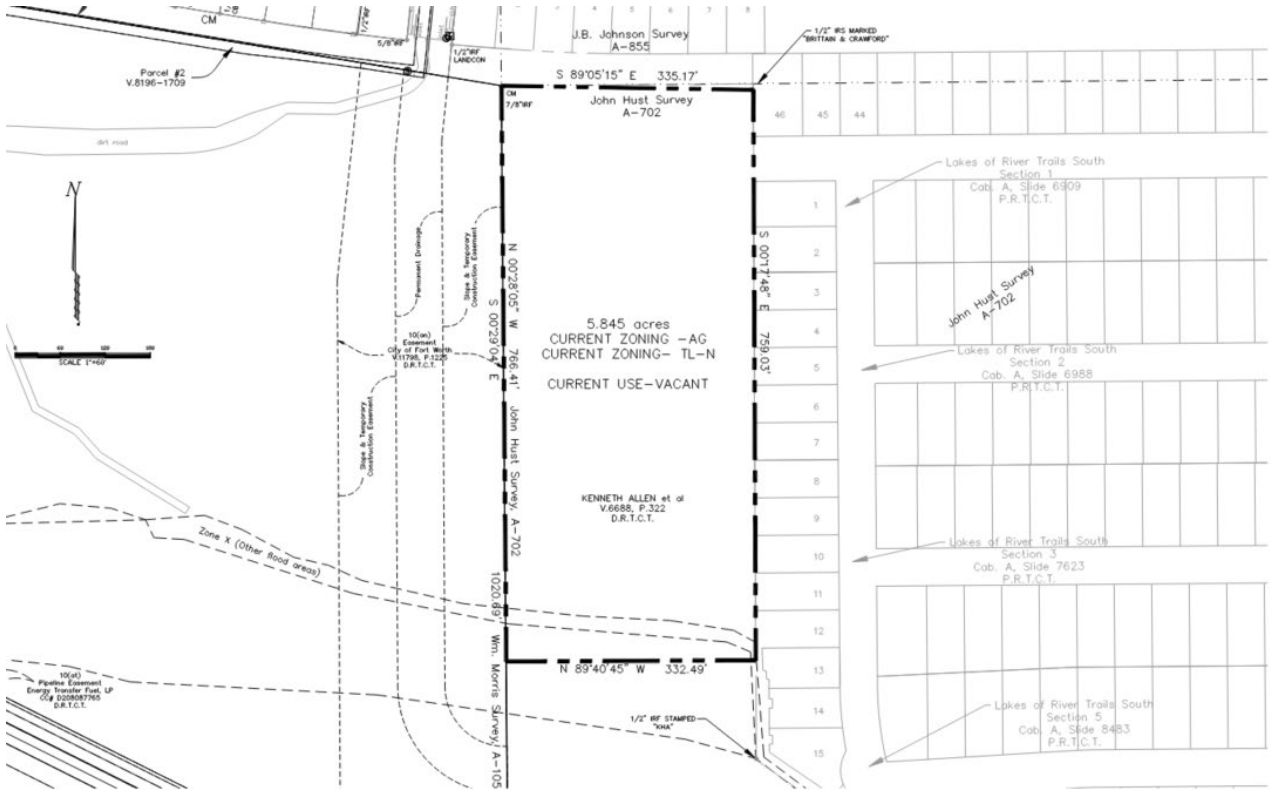


Lakes of River Trails
in the
City of Fort Worth, Tarrant County, Texas

OWNER & DEVELOPER:
RIVERBEND INVESTMENT, LTD. &
RIVERBEND INVESTMENT II
8004 GIFFORD HILL ROAD
FORT WORTH, TEXAS 76053
(817) 284-4100

ENGINEER:
WASHINGTON & ASSOCIATES
ENGINEERS - PLANNERS
3950 FOSSIL CREEK BLVD., SUITE 210
FORT WORTH, TEXAS 76137
(817) 306-1444

Figure 5: 2002 Zoning Diagram (ZC-02-274) meant to illustrate the connection from the west development to River Trail Blvd.



DCG ENGINEERING
DCG Engineering, Inc.
1000 East Parkway, Suite 100
Ft. Worth, TX 76102
Phone: (817) 875-2041 or (817) 201-4177
www.dcgengineering.com
Engineering Firm Registration Number F-21947

ZONING EXHIBIT
of
5.854 Acres
Located in the
J.A. Hust Survey, Abstract No. 702
the W.H. Morris Survey, Abstract No.
City of Fort Worth, Tarrant County, T

Figure 6 Zoning Exhibit provided by engineer

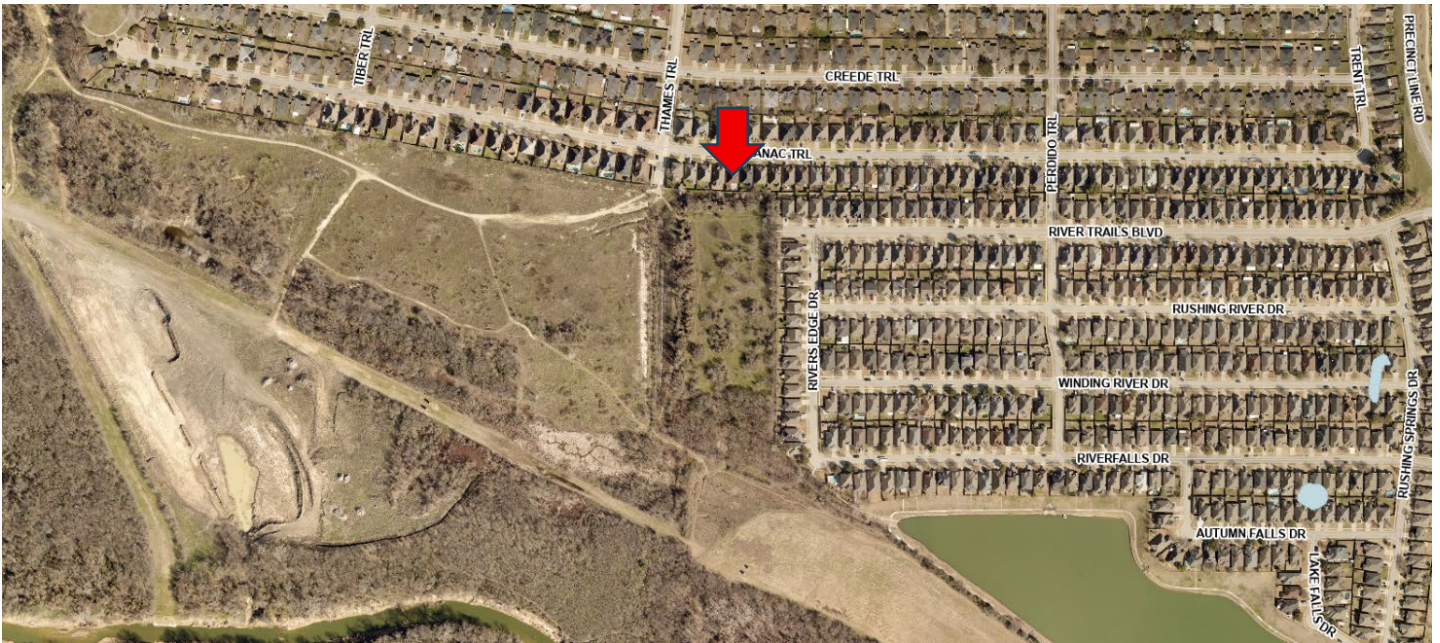


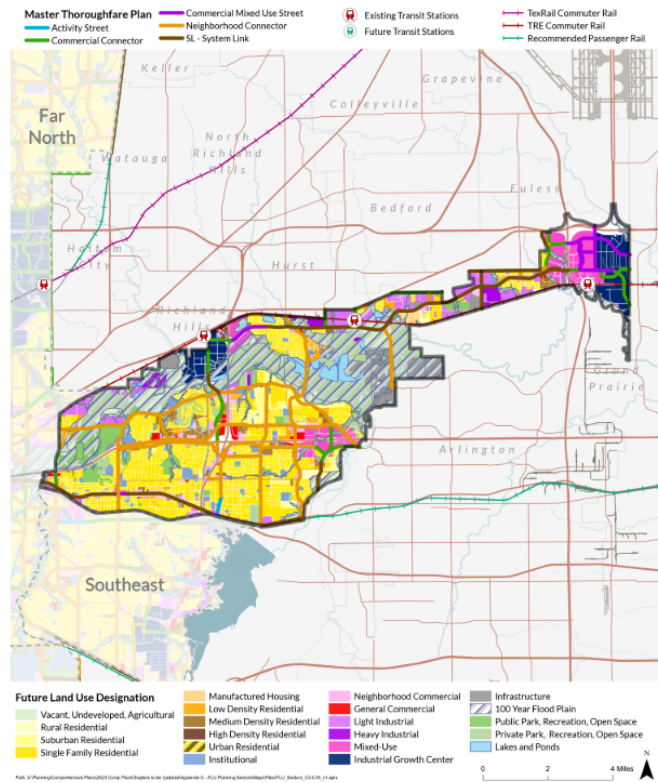
Figure 7 Aerial View of the subject property

FUTURE LAND USE COMPREHENSIVE PLAN | APPENDIX C

EASTSIDE SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote commercial, mixed-use, and urban residential development within the CentrePort and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
4. Facilitate redevelopment of the East Lancaster Avenue corridor in accordance with Transit-Oriented Development principles and plans.
5. Reduce the amount of undeveloped suburban multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.
6. Expand and enhance the public hike & bike trail system between Downtown Fort Worth and Downtown Dallas. Connect neighborhoods to the expanded Trinity Trails system.
7. Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
8. Encourage the protection of mature woodlands, riparian corridors, and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.
9. Promote the restoration of historic homes and buildings.
10. Encourage the reuse of vacant buildings.
11. Encourage demolition of buildings that cannot be economically rehabilitated.
12. Stimulate the redevelopment of the East Lancaster Avenue and Brentwood Stair commercial districts.
13. Promote industrial development within the Riverbend and CentrePort Industrial Growth Centers.



"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." Texas Local Government Code, Section 219.005.

Figure 8 Future Land Use Eastside Sector Map and Policies

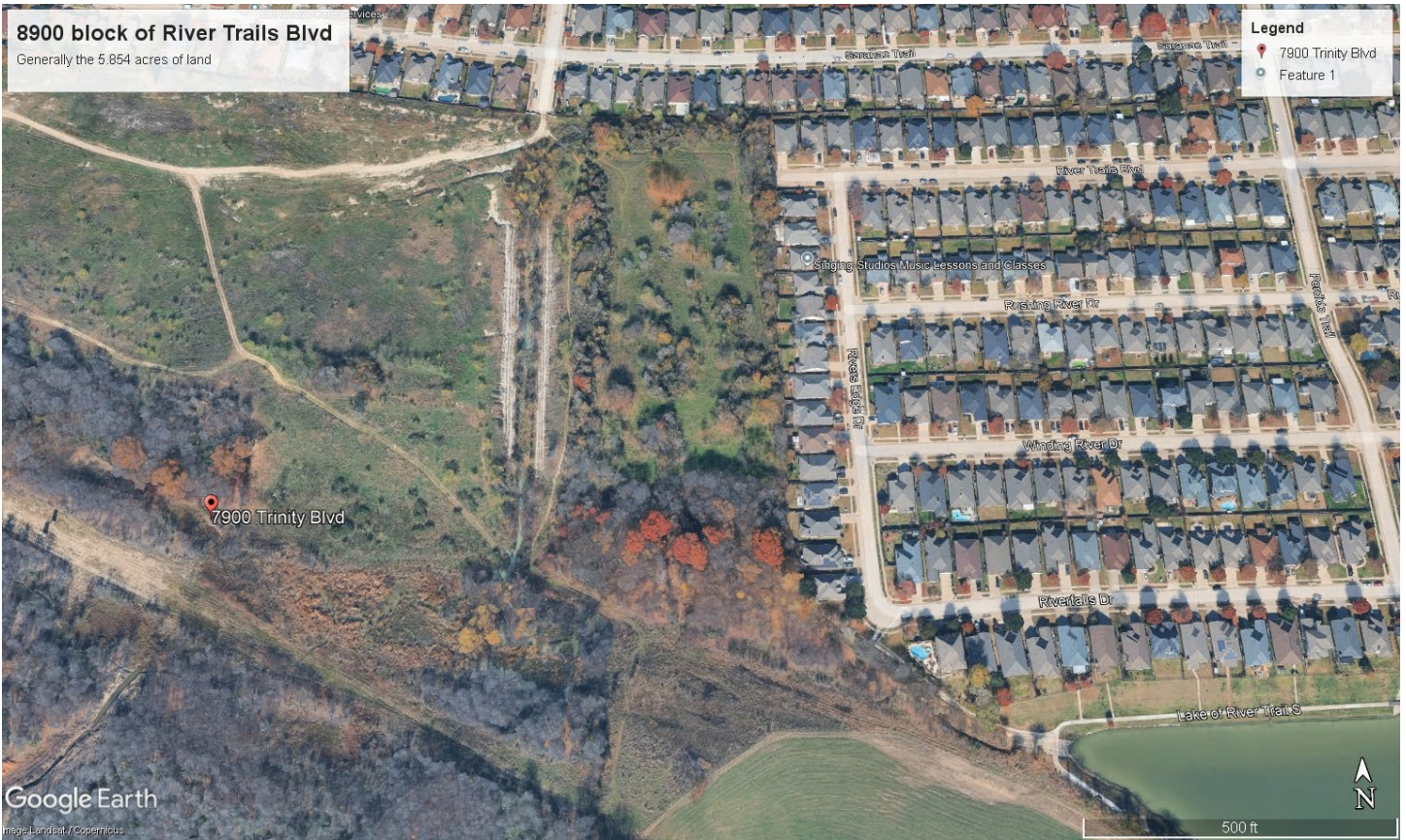


Figure 9 Google Earth View – Birds Eye



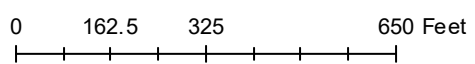
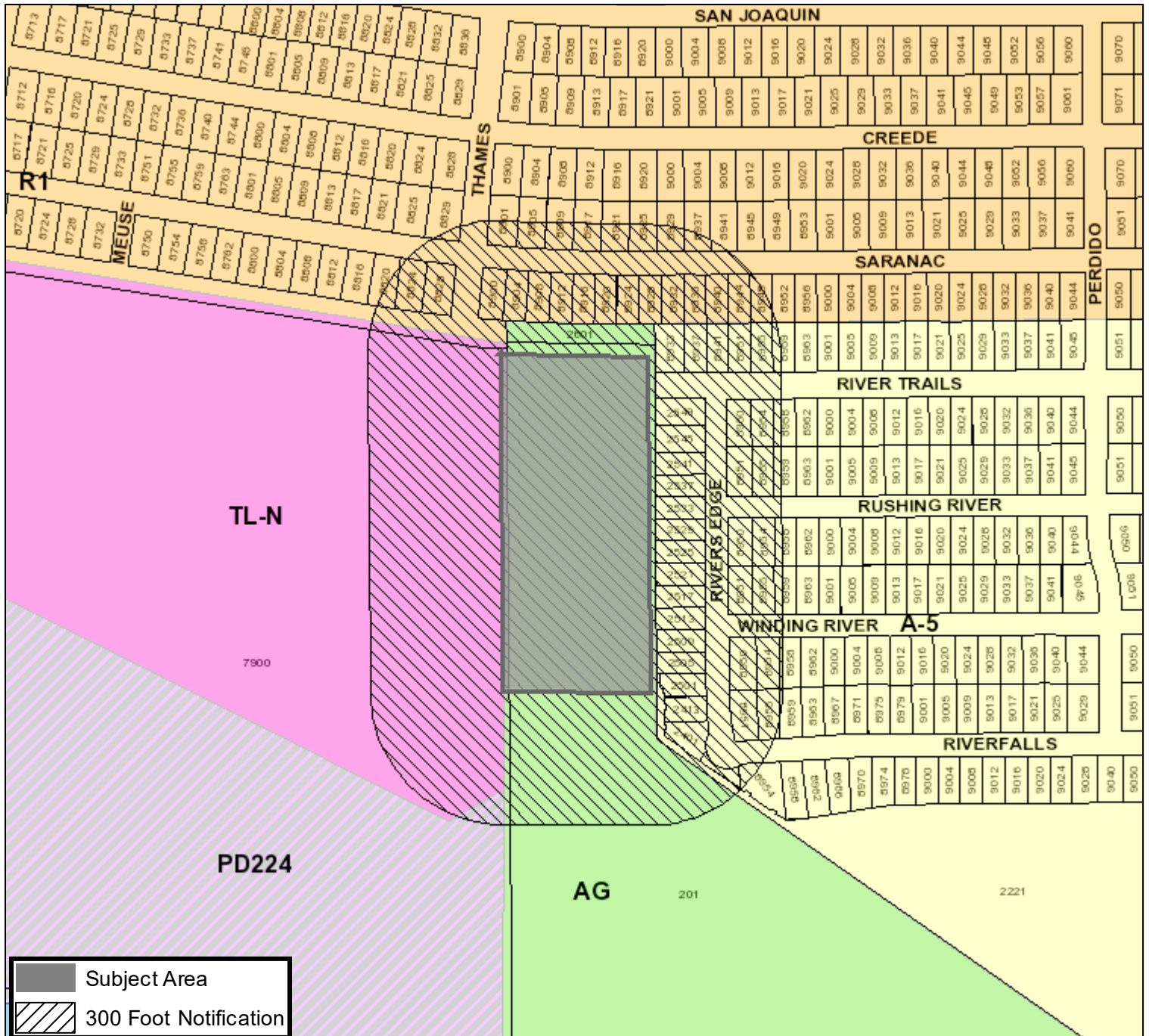
Figure 10 Google Earth View – Looking south

Figure 11 Sign Posted March 25, 2026

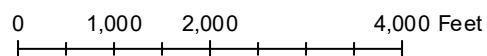
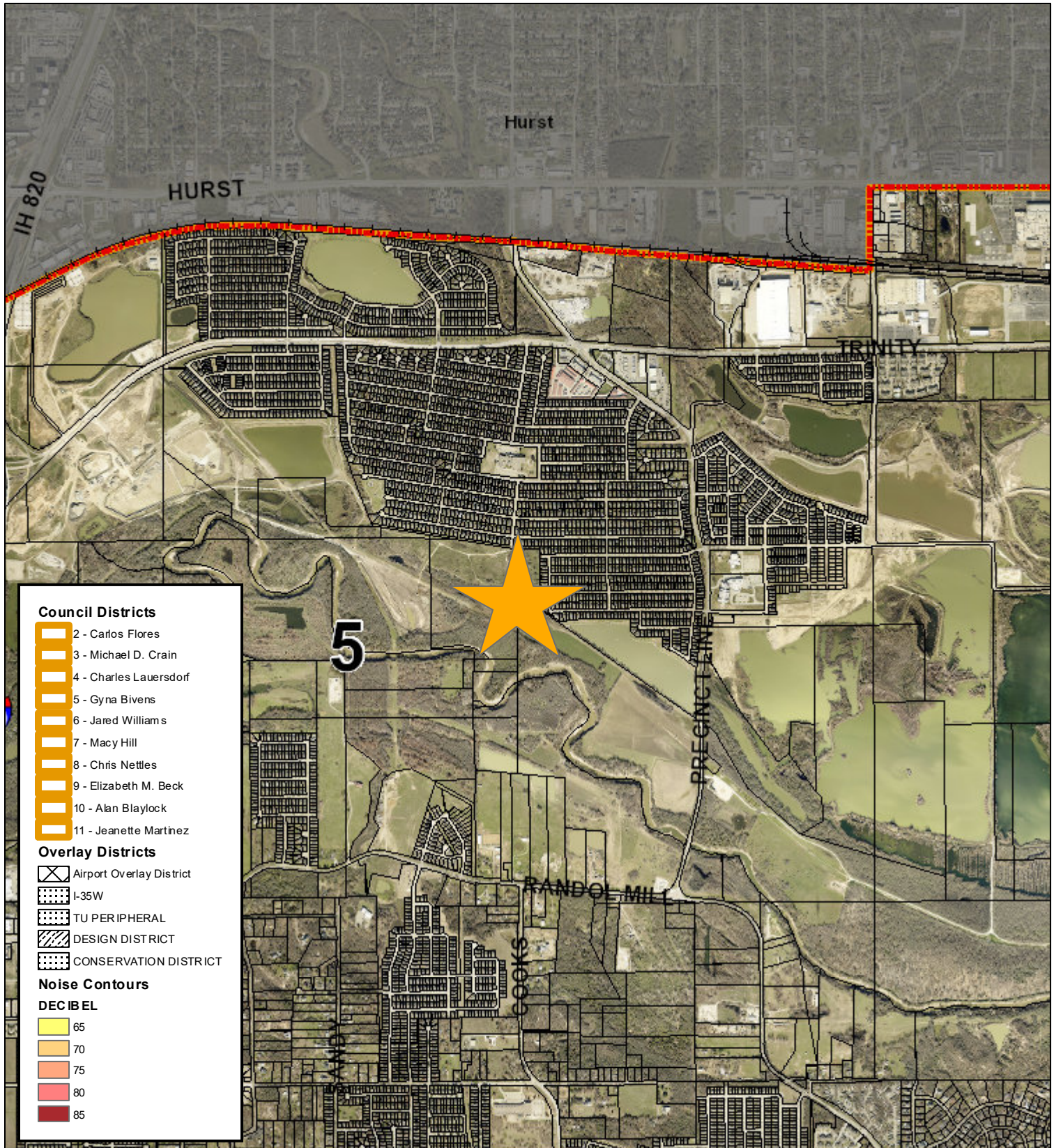


Area Zoning Map

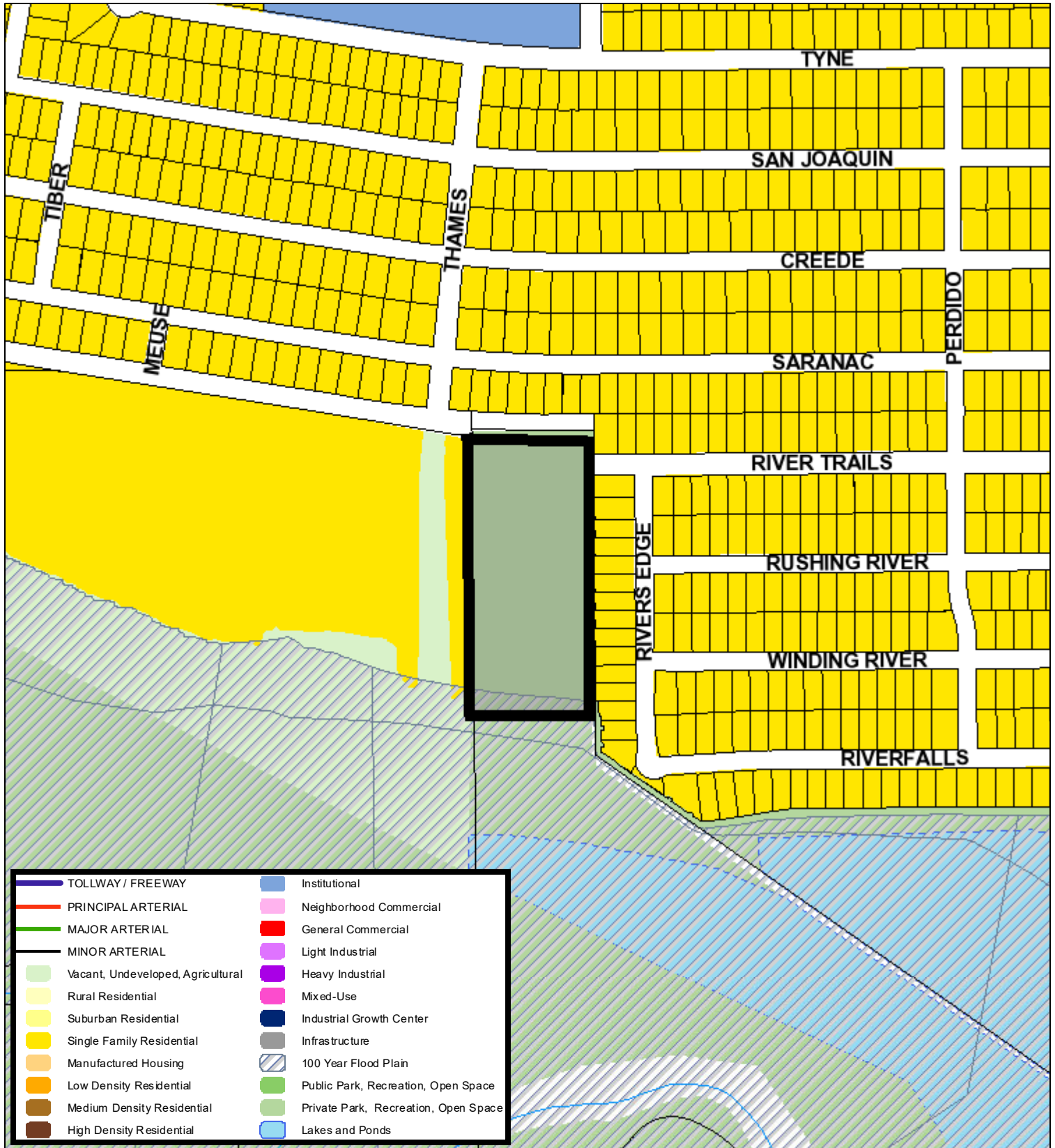
Applicant: Neltex Facilities Management LLC/DCG Engineering
 Address: 8900 block River Trails Boulevard
 Zoning From: AG
 Zoning To: TL-N
 Acres: 5.845
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 4/8/2026
 Contact: 817-392-2779



Area Map



Future Land Use

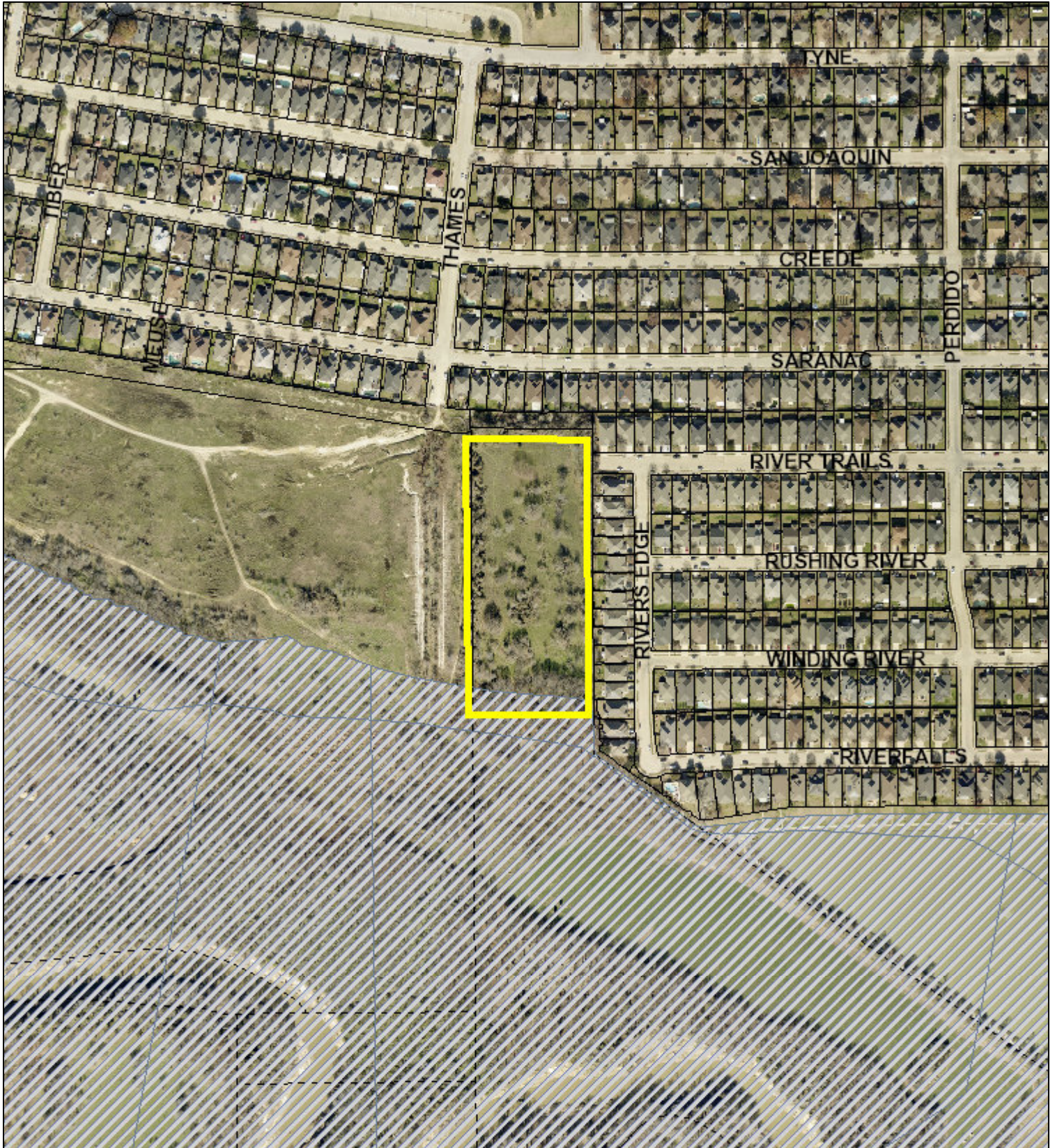


360 180 0 360 Feet

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



0 235 470 940 Feet

