



Zoning Staff Report

August 26, 2025

Case Number: ZC-25-127

Council District: 3

Case Manager: [Christine Ross](#)

Owner / Applicant: 615 Property Group LLC / Clearstone Partners / Spairs Engineering, Tyler Barnett

Site Location: 3953 San Jacinto Drive

Acreage: 3.12 acres

Request

Proposed Use: Warehousing

Request: From: “E” Neighborhood Commercial and "I" Light Industrial

To: “I” Light Industrial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

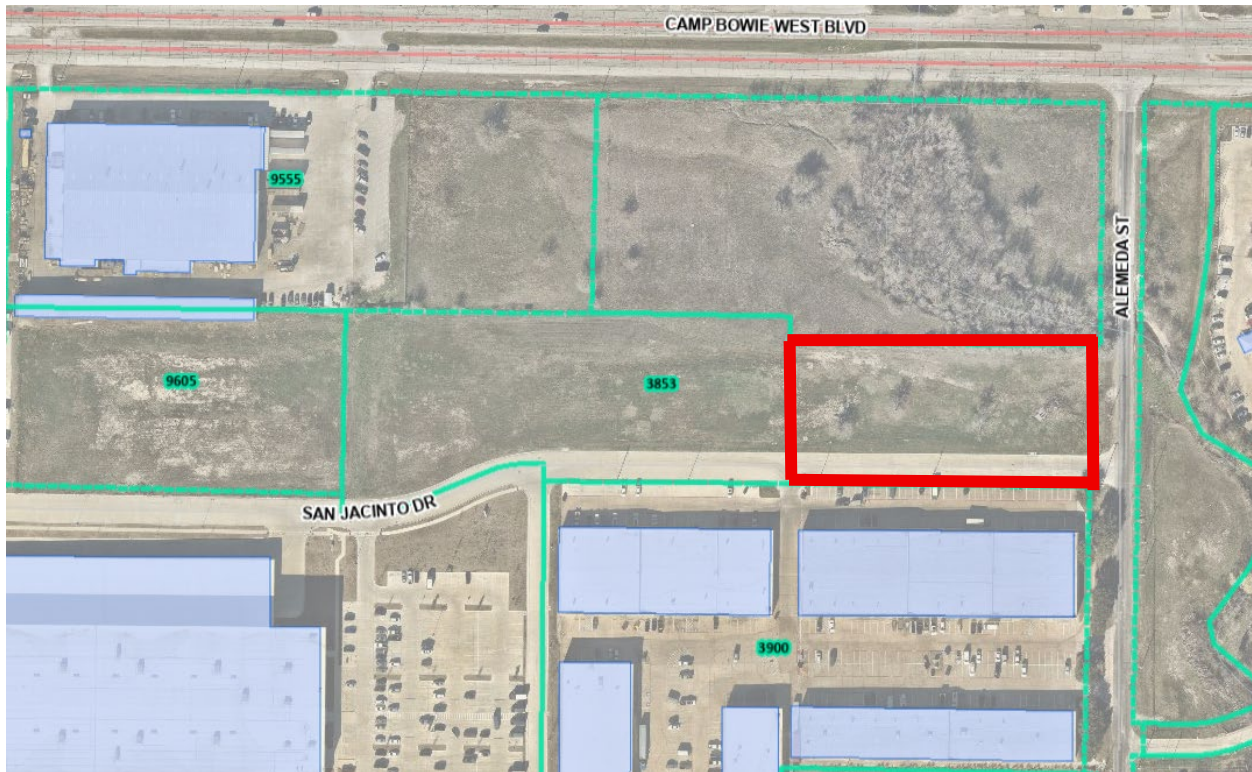
The subject site is a 3.12-acre tract within Council District 3. The site currently exists as vacant grassy vacant land surrounded by industrial uses. Below is a detailed description from the applicant:

The purpose of this rezoning case is to rezone the stated property from E to I to match the surrounding properties that are all currently zoned I Light Industrial. The Future Land Use Plan shows this site as Light Industrial which is consistent with our proposed rezoning. At this time we are evaluating uses and site layouts that meet the development requirements of the I Light Industrial district, but do not have a definitive site plan.

On July 31, the applicant provided additional detail about the proposed use and is intending to utilize the site for warehousing with ancillary office (less than 10%).



Alemeda Street view of subject site



Aerial (subject site in red)

Surrounding Zoning and Land Uses

North "I" – Light Industrial – Vacant land
 South "I" – Light Industrial – Warehouses
 East "G" – Intensive Commercial – A vehicle Dealership
 West "I" – Light Industrial – Vacant land

Recent Zoning History

This property has been zoned "E" – Neighborhood Commercial since at least 2004.

Public Notification



Zoning Staff Report

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on August 1, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

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 August 1, 2025:

Organizations Notified	
Chapin Rd. & Alameda St.	Streams and Valleys Inc
Fort Worth ISD	Trinity Habitat for Humanity

Land Use Compatibility

Development Impact Analysis

The surrounding area has numerous warehousing and industrial facilities. Constructing warehouses in this area would be an appropriate and compatible use of the land due to the presence of numerous existing warehouses, industrial buildings, and commercial buildings surrounding the subject site. This proposed rezoning will allow for warehousing that will support the surrounding industrial community while providing infill development and discouraging the leapfrogging of development.

As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency

The Future Land Use Designation is Light Industrial, therefore, a rezoning request to “I” – Light Industrial is **compatible**.

This site is in the Far West Sector of the Future Land Use map. This rezoning request supports this sector for the following reasons:

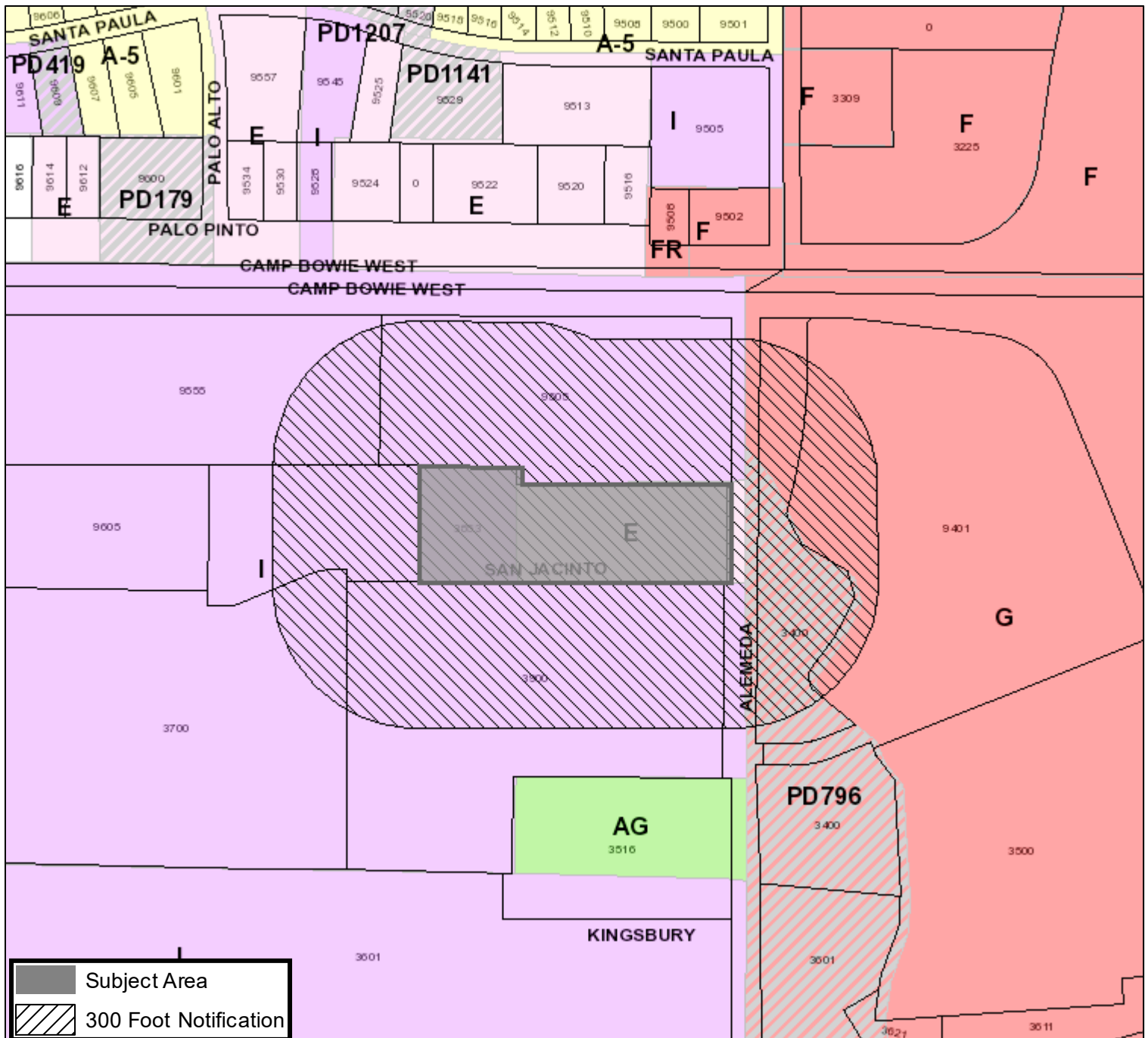
1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
3. Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
4. Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
5. Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
6. Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
7. Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.



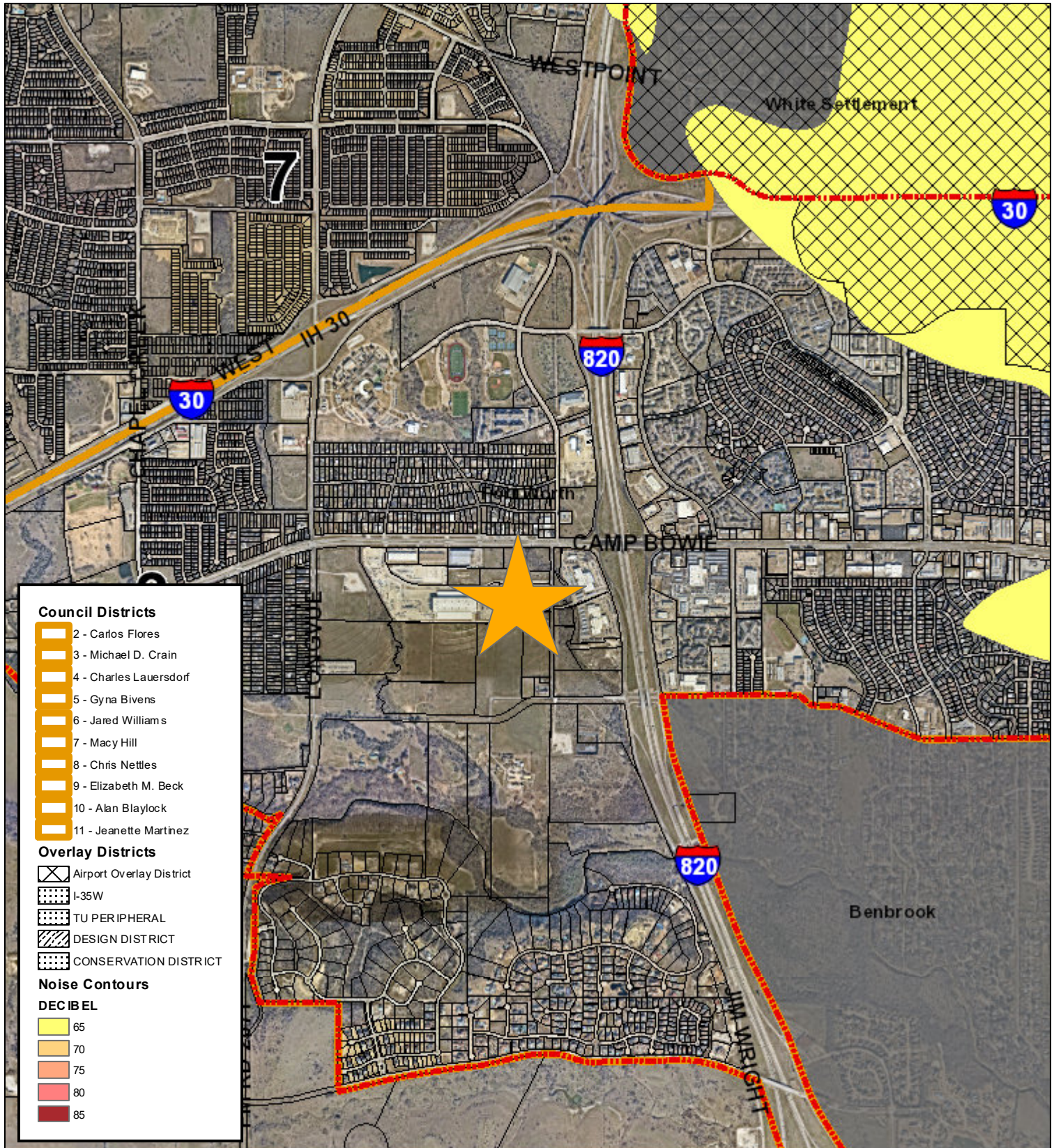
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Area Zoning Map

Applicant: 615 Property Group/Spairs Engineering
Address: 3953 San Jacinto Drive
Zoning From: E, I
Zoning To: I
Acres: 3.12
Mapsc: Text
Sector/District: Far West
Commission Date: 8/13/2025
Contact: 817-392-2495



Area Map

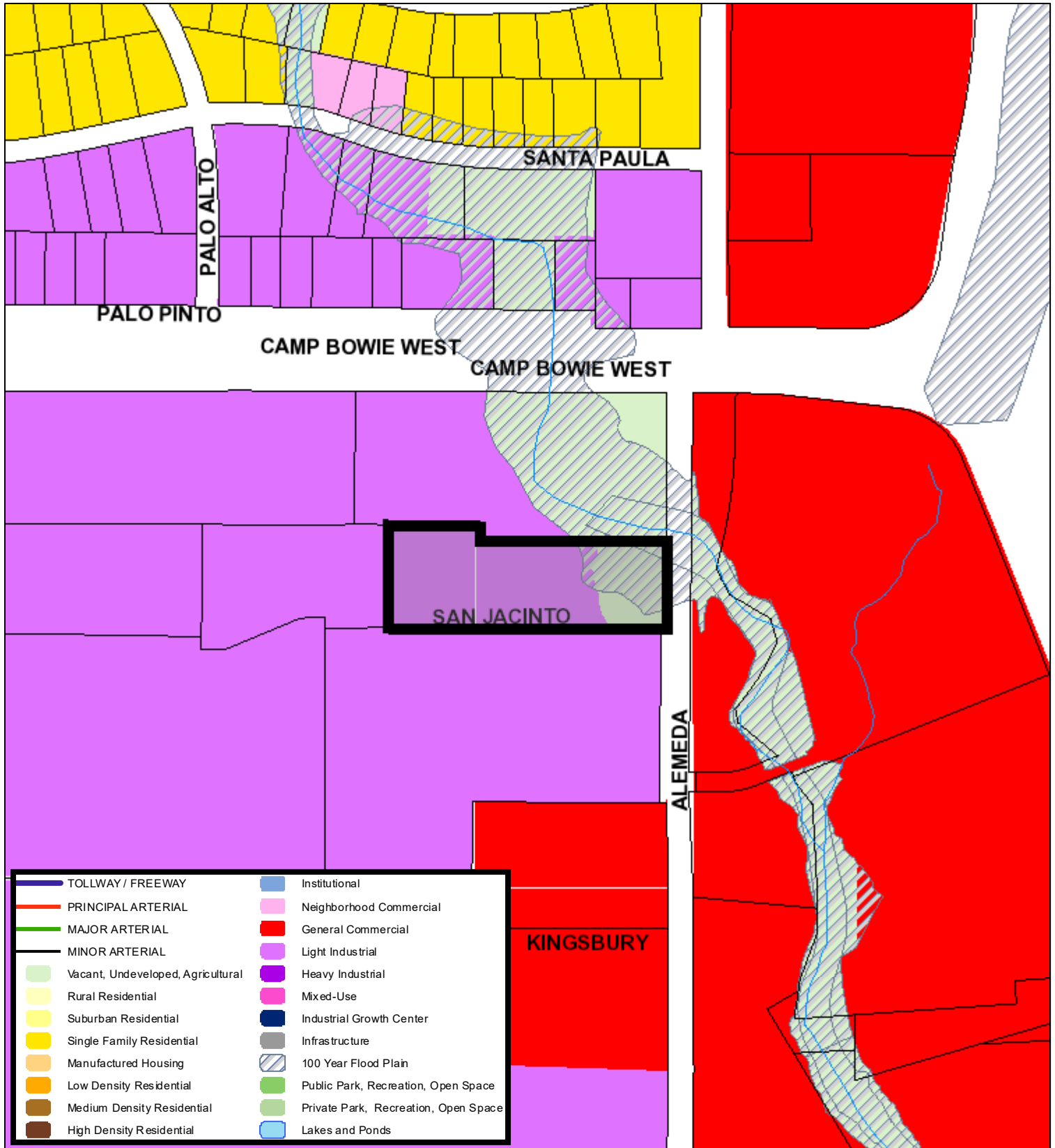


0 1,000 2,000 4,000 Feet



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Future Land Use



300 150 0 300 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



0 195 390 780 Feet

