



# Zoning Staff Report

**Date:** January 23, 2024

**Case Number:** ZC-23-176

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Brian Cotter and Jim Maibach, Peyco Southwest Reality

**Site Location:** 361 S Riverside Drive

**Acreage:** 0.49

### Request

**Proposed Use:** Office / Warehouse

**Request:** From: “B” Two-Family and “J” Medium Industrial

To: “PD-FR” for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The subject site is located southwest of US Hwy 287, at the northeast corner of Bessie Street and S Riverside Drive. The rezoning area is within the Southside Planning Sector and comprises 0.49 acres of land. The property is split zoned with “J” Medium Industrial (west half) and “B” Two-Family (east half) and contains an existing 8,688 square foot building. The previous use of the building was for paint manufacturing. The applicant is requesting to rezone the property to alleviate the current split zoning of the parcel and in the process will downzone the “J” district. If this request is approved, the entire parcel would be rezoned to “PD-FR” for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested. The applicant has submitted a narrative to support the rezoning request which is attached to this report for reference.

The current split zoning renders some of the existing tenants in the building non-conforming and provides challenges in adding future tenants to the building or existing tenants to expand. The existing building is proposed to be repurposed; therefore, new development is intended. The building would be utilized for flex, office warehouse buildings to serve as incubators for small startup businesses.

## Surrounding Zoning and Land Uses

North “J” Medium Industrial / US Hwy 287  
East “B” Two-Family / non-conforming industrial building  
South “J” Medium Industrial & “B” Two-Family / undeveloped & duplex  
West “J” Medium Industrial / automotive

## Recent Zoning History

- ZC-15-127 (property to the south) – From “B” to “J” – Denied on 11-10-15

## Public Notification

300-foot Legal Notifications were mailed on December 29, 2023.  
The following organizations were emailed on December 29, 2023:

Organizations Notified	
Neighborhoods of East Fort Worth	United Communities Association of South Fort Worth
Glenwood Triangle NA*	Parker Essex Boaz NA
Near East Side NA	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to change the zoning to “PD-FR” for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested. Surrounding uses consist of vacant and two-family residential uses to the south, and automotive uses to the west. Property located on both sides of the S Riverside Dr corridor are currently zoned “J”. Adjacent residential uses are currently buffered from the site by Riverside Dr and Bessie Street. Rezoning from “J” to “PD/FR” minimizes the allowance for disruptive uses to occur adjacent to existing residential.

The proposed zoning **is compatible** with surrounding uses.

### Comprehensive Plan Consistency – Southside

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Neighborhood Commercial. Zoning categories in alignment with this future land use designation would be “ER” Neighborhood Restricted, “E” Neighborhood Commercial, “MU-1” Mixed Use (Low intensity) and form-based codes. The request for “PD/FR” is not in alignment with the future land use designation.

The application is also inconsistent with at least the following policy of the 2023 Comprehensive Plan:

- 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.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.

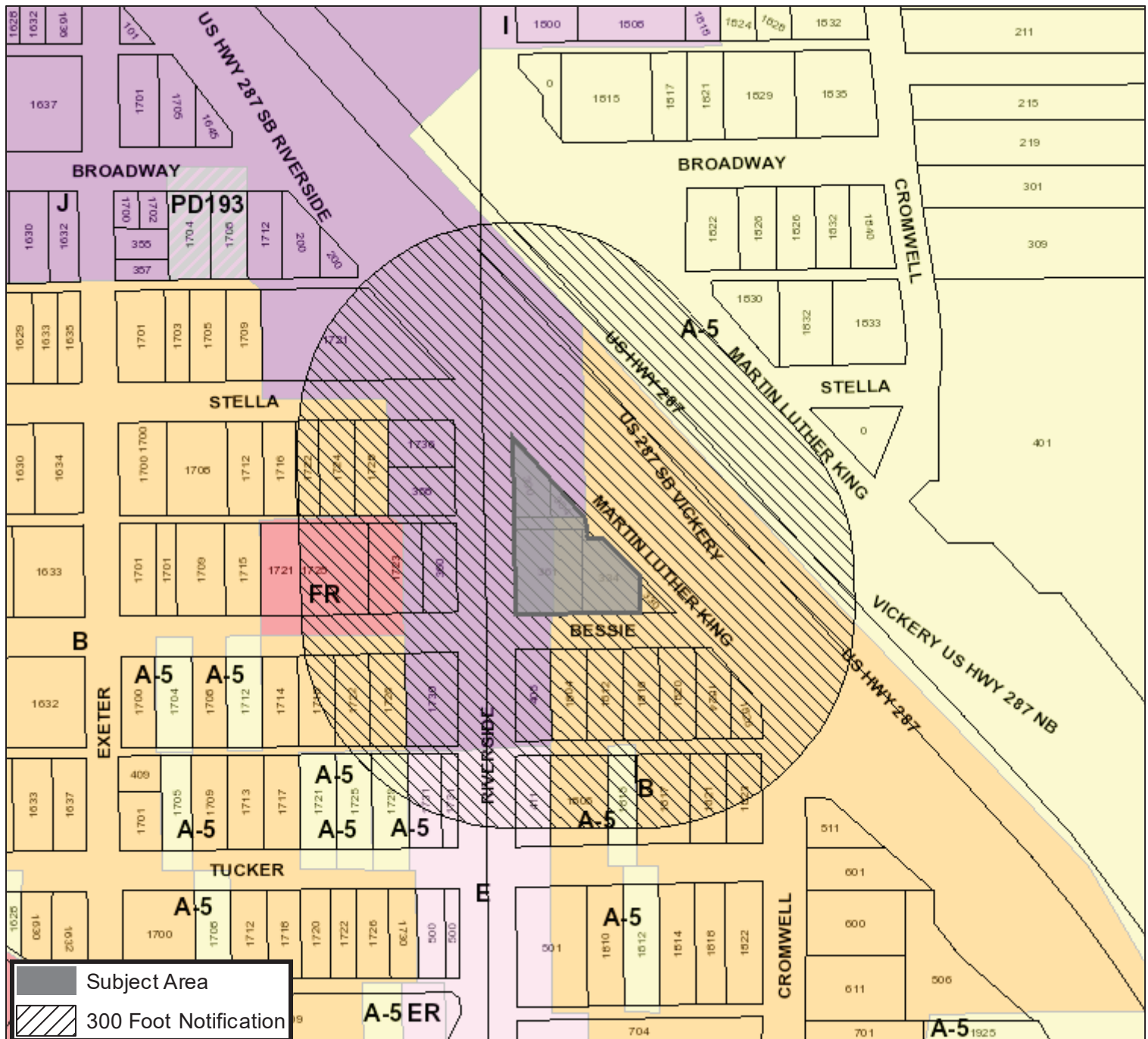
The proposed zoning is **not consistent** with the Comprehensive Plan future land use map and **is consistent** with the policy stated above.



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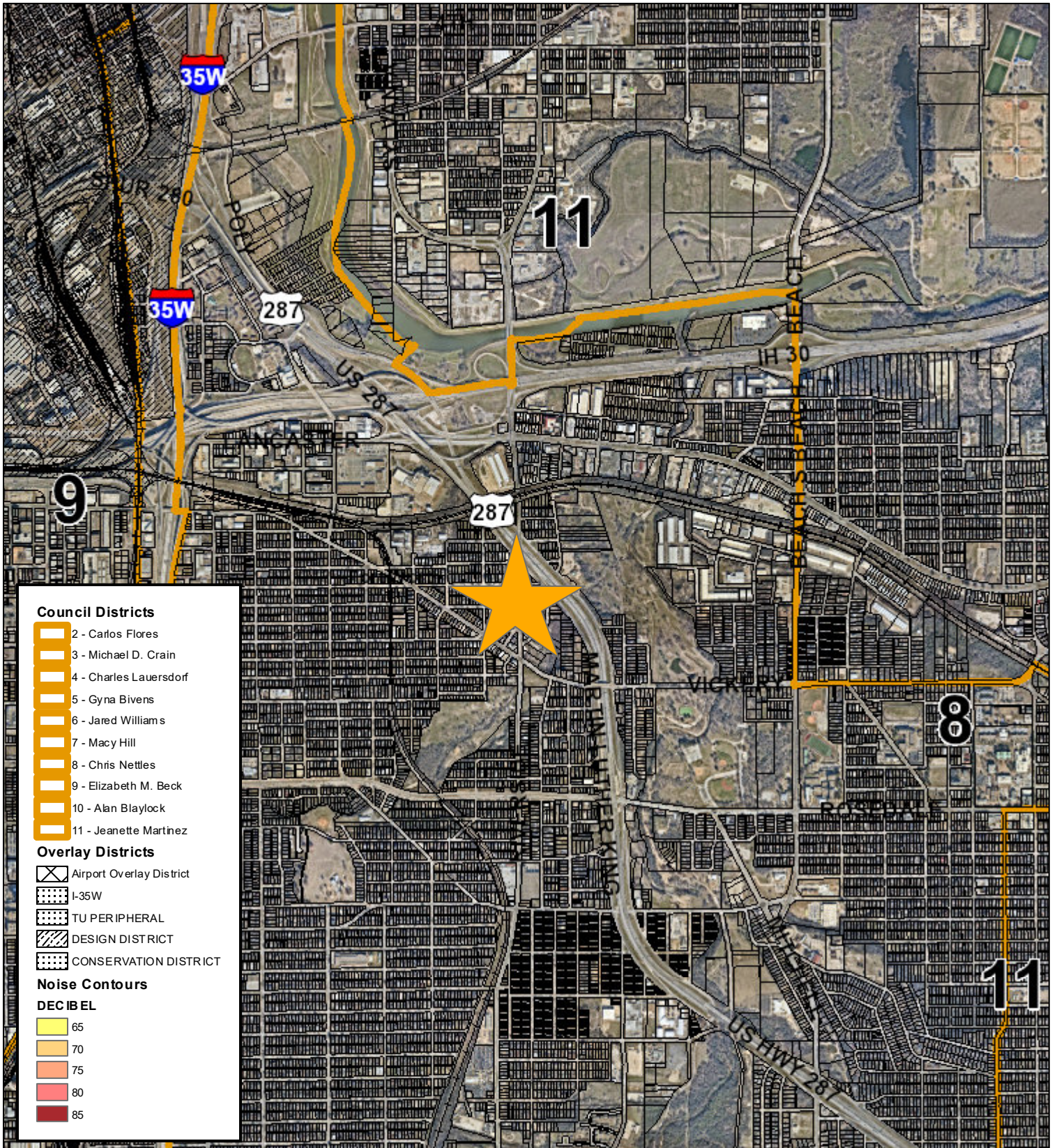
## Area Zoning Map

Applicant: Texas Homemasters LLC/Travis Niles  
Address: 361 & 334 S. Riverside Drive; 300-304 Martin Luther King FWY  
Zoning From: J;B  
Zoning To: I  
Acres: 0.54915798  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 12/13/2023  
Contact: 817-392-7869





### Area Map



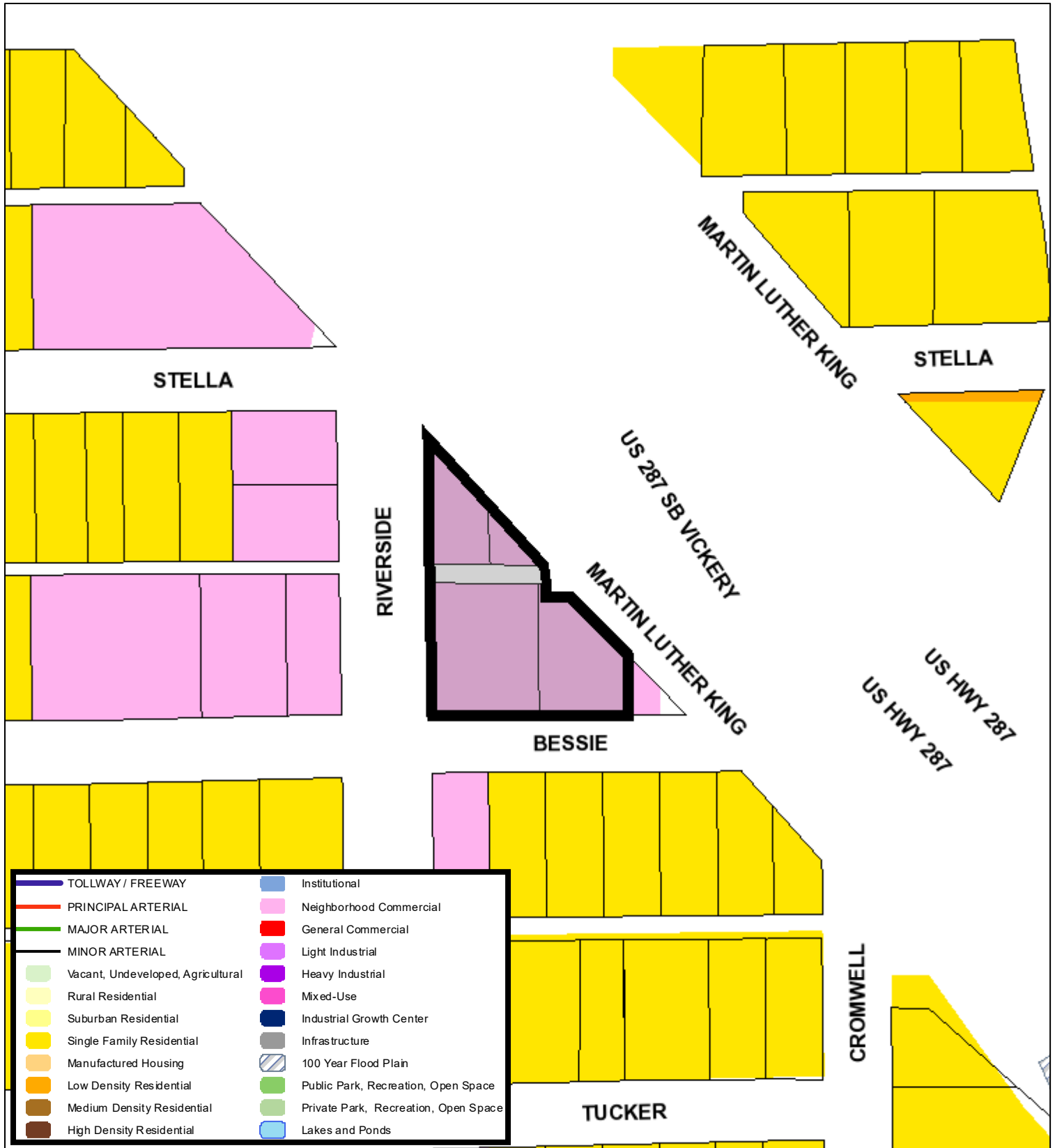
0 1,000 2,000 4,000 Feet





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## 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.

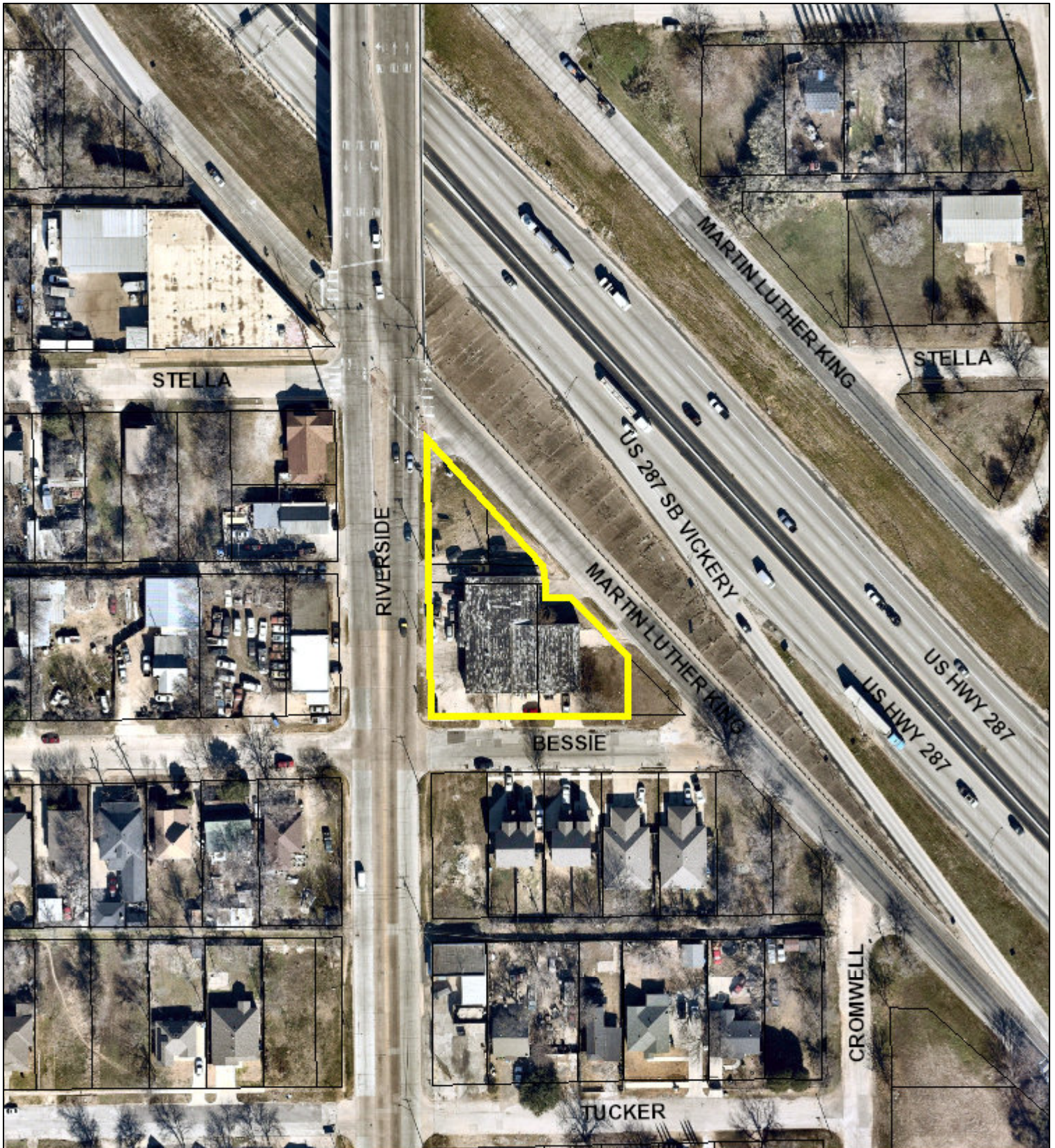






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## Aerial Photo Map



0 75 150 300 Feet

