



Zoning Staff Report

Date: June 24, 2025

Case Number: ZC-25-055

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Carlos Landeros/Almy Prefontaine

Site Location: 5200 & 5204 Saunders Road

Acreage: 0.6 acres

Request

Proposed Use: Industrial uses

Request: From: “B” Two-Family

To: “I” Light Industrial

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 8-1**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The applicant is requesting development of a site that appears to have never had a building after being used as farmland in the 1940s. The proposed site is at the southeast corner of Durothy and Saunders Roads, in the midst of the Sun Valley Industrial Park in the southeast quadrant of Loop 820. The site is generally surrounded by industrial uses with “I” Light Industrial zoning, with the exception of two single family houses and “B” Two-Family zoned lots to the southwest. Vacant lots are sprinkled throughout the area. Durothy and Saunders Roads are both classified as residential/local streets, serving the previous residential subdivision. A complaint lodged in November 2024 states the trees have been removed without an Urban Forestry permit, while dirt and gravel have been piled on the lots to prepare for storing vehicles. Vehicle storage without a primary building is not allowed by right in “I” Light Industrial zoning. The applicant must submit a Conditional Use Permit (CUP) request for this use, if the current rezoning case is approved.



Surrounding Zoning and Land Uses

North “I” Light Industrial / Manufacturing, industrial buildings
East “I” Light Industrial / Manufacturing, industrial buildings
South “B” Two-Family, “I” Light Industrial / Single family uses, industrial uses
West “I” Light Industrial / Manufacturing, industrial buildings

Zoning History

None.

Public Notification

300-foot Legal Notifications were mailed on May 30, 2025.
The following organizations were notified: (emailed May 30, 2025)

Organizations Notified	
Echo Heights Stop Six Environmental Coalition*	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD
Streams and Valleys Inc	

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to develop the site for industrial uses, on a lot that has not contained any development. The adjacent properties are zoned predominantly “I” Light Industrial, with two “B” Two-Family zoned lots in the vicinity. The surrounding industrial land uses mirror the current zoning, while the residential uses are two single family residences. The proposed “I” Light Industrial removes unnecessary residential front yard and buffering restrictions on the surrounding industrial lots. The proposed zoning request for future industrial development is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map. The requested industrial land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, and is considered to be **consistent**.

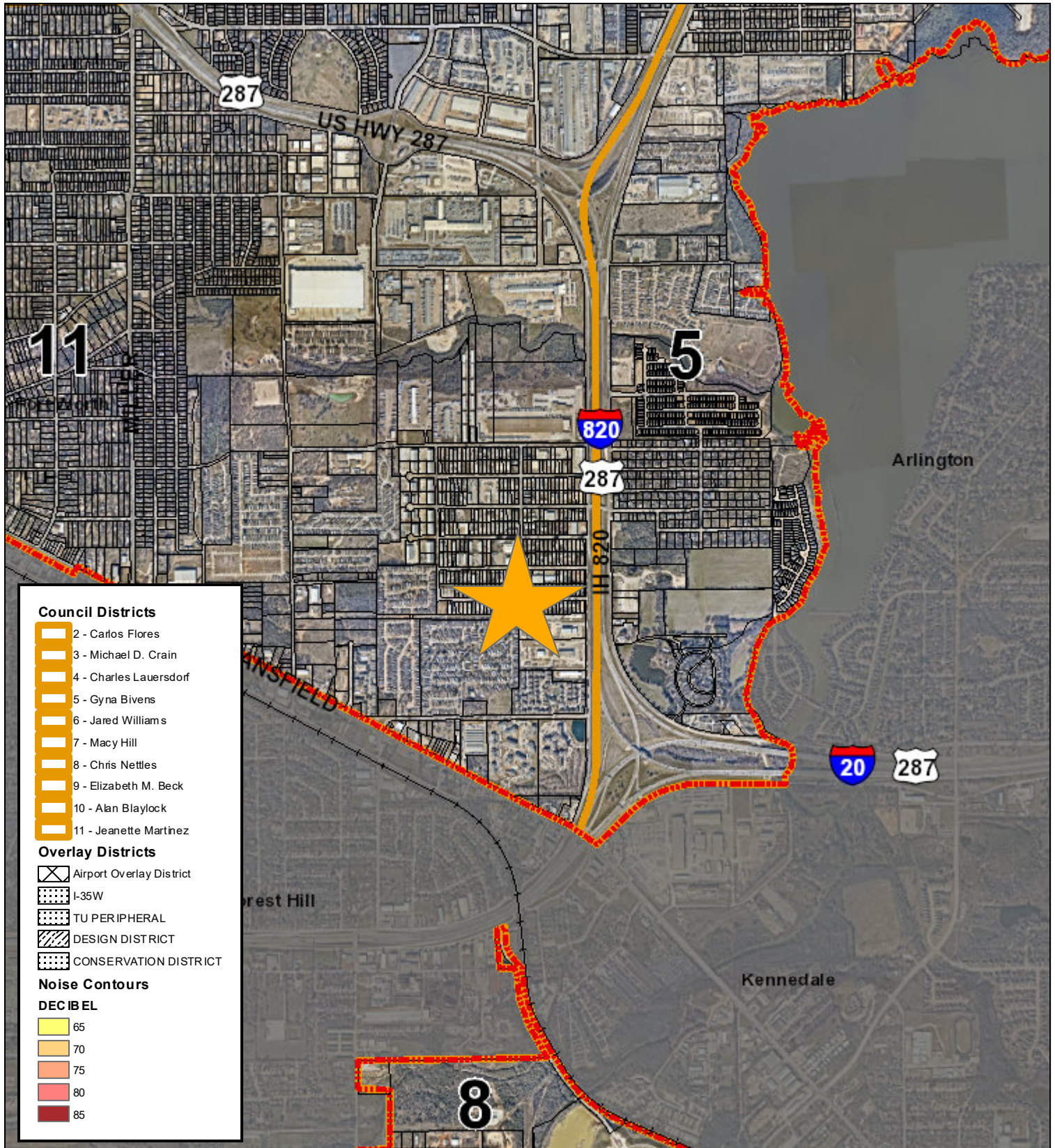
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Area Map



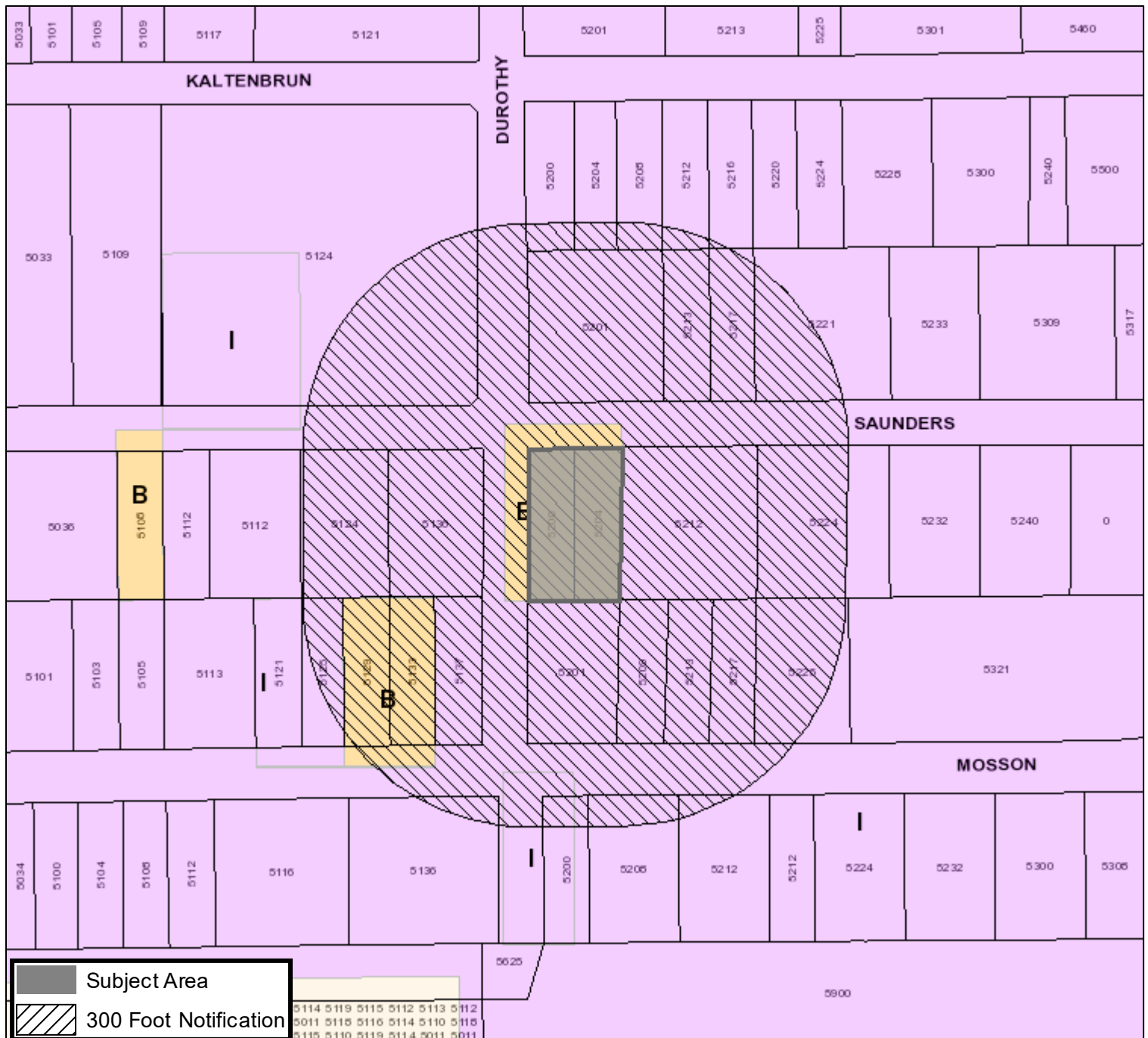
0 1,000 2,000 4,000 Feet



ZC-25-055

Area Zoning Map

Applicant: Carlos Landeros/Almy Prefontaine
Address: 5200 & 5204 Saunders Road
Zoning From: B
Zoning To: I
Acres: 0.5
Mapsc: Text
Sector/District: Southeast
Commission Date: 6/11/2025
Contact: 817-392-8190



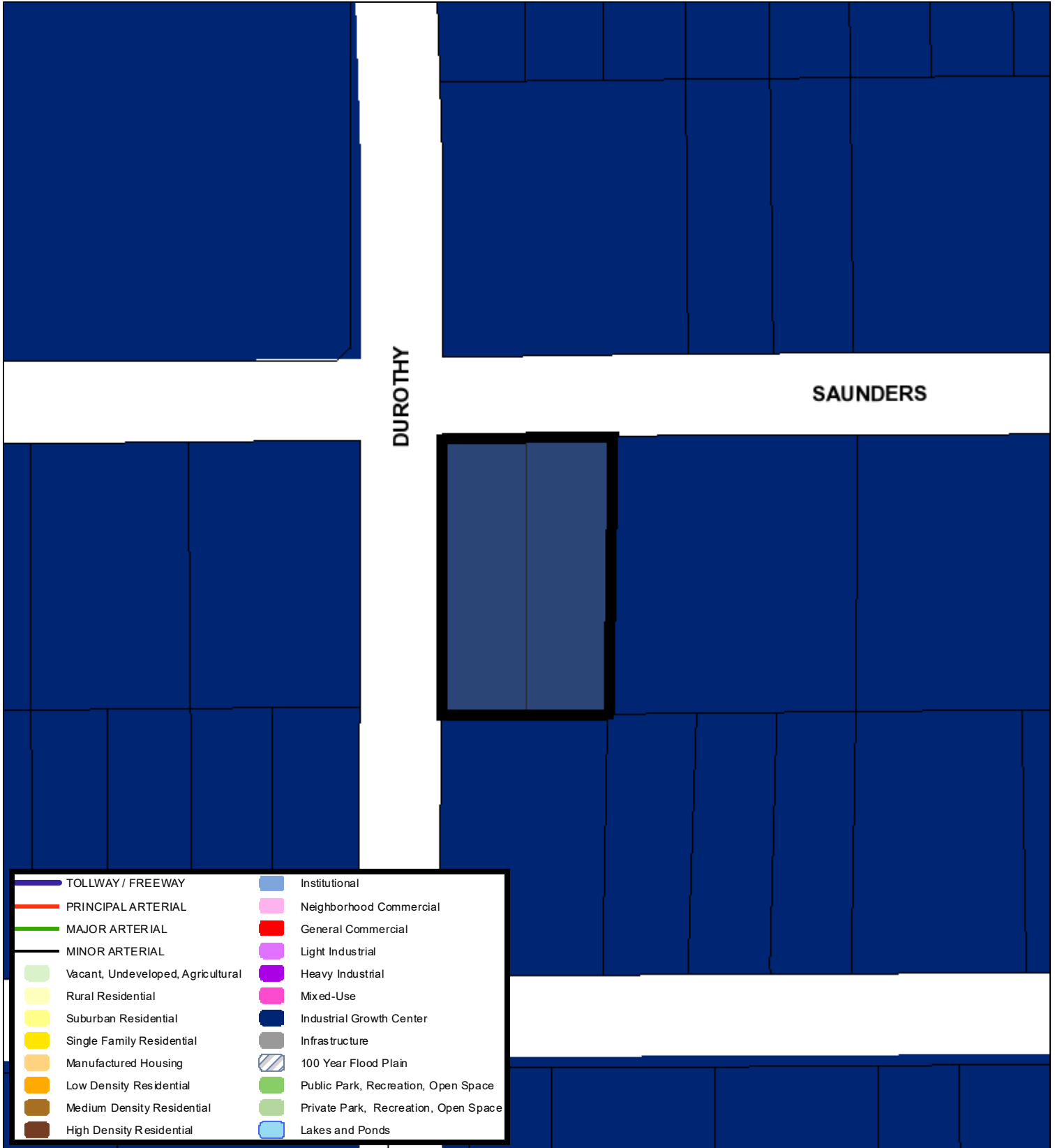
0 95 190 380 Feet

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ZC-25-055

Future Land Use



100 50 0 100 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.





ZC-25-055

Aerial Photo Map



0 62.5 125 250 Feet

