



# Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-045

Council District: 4

## Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Ruben Garcia

Site Location: 5900-5915 (evens) Elliott Reeder Rd

Acres: 0.66 acres

### Request

Proposed Use: Outdoor storage of construction vehicles

Request: To: Add Conditional Use Permit (CUP) for outdoor storage of construction vehicles in "I" Light Industrial, site plan included

### Recommendation

Land Use Compatibility:

Requested change is **compatible**

Comprehensive Plan Consistency:

Requested change is **not consistent (significant deviation)**

Staff Recommendation:

**Denial**

Zoning Commission Recommendation:

**Approval with a three-year time limit by a vote of 7-1**

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## Project Description and Background

The subject property is located on Elliott Reeder Rd near Carson Street. The applicant is requesting to rezone the property Add Conditional Use Permit (CUP) for outdoor storage of construction vehicles in “I” Light Industrial, site plan included. The area near the proposed zoning has several existing industrial, salvage yard, and outdoor storage uses.

However, the proposed site is located just south of the Garden of Eden historic district, which was designated by the City Council in 2005 and is the first African-American cultural district in Fort Worth. The district celebrates the history and culture of the Cheney family, members of which have lived on this land for more than 150 years. The future land use for the historic district and nearby property is single-family in order to provide an additional layer of protection for this part of the neighborhood.

Although the use is appropriate at this location, staff is recommending denial in support of the Comprehensive Plan.

## Surrounding Zoning and Land Uses

North Haltom City / salvage yard  
East “AG” Agricultural / single-family  
South “AG” Agricultural / single-family, storage  
West “K” Heavy Industrial / salvage yard

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on August 31, 2022.  
The following organizations were notified: (emailed August 26, 2022)

Organizations Notified	
Neighborhoods of East Fort Worth	Garden of Eden NA*
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Business Association

*This property is located within this registered Neighborhood Organization.*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to Add Conditional Use Permit (CUP) for outdoor storage of construction vehicles in “I” Light Industrial, site plan included. Surrounding uses consist of a salvage yard to the north and west, single-family to the east and south. Both single-family uses near the proposed site appear to have some elements of storage.

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

## Comprehensive Plan Consistency – Eastside

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The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. This designation is intended to include single-family development. The base “I” Light Industrial zoning district is not listed as appropriate within this designation:

Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan (**significant deviation**).

## Economic Development Plan

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The adopted Economic Development Strategic Plan’s Goal 3 is to ensure community vitality. The following initiatives support this goal.

- For areas of the city targeted for urban revitalization, prevent the growth of land uses and activities that would make the area a less desirable location for business investment and job growth. Examples of land uses and activities that might diminish the economic potential of a target area include:
  - Large public sector or nonprofit developments (e.g., community centers, churches, homeless services centers).
  - Land-intensive, auto-centric development (e.g., gas stations, automotive repair shops, car washes, storage unit complexes).
- Encourage substantial new housing investment and development in the city’s under-served neighborhoods.
- Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

The proposed rezoning does not support these initiatives.

## Site Plan Comments

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### Zoning and Land Use

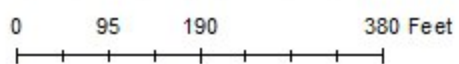
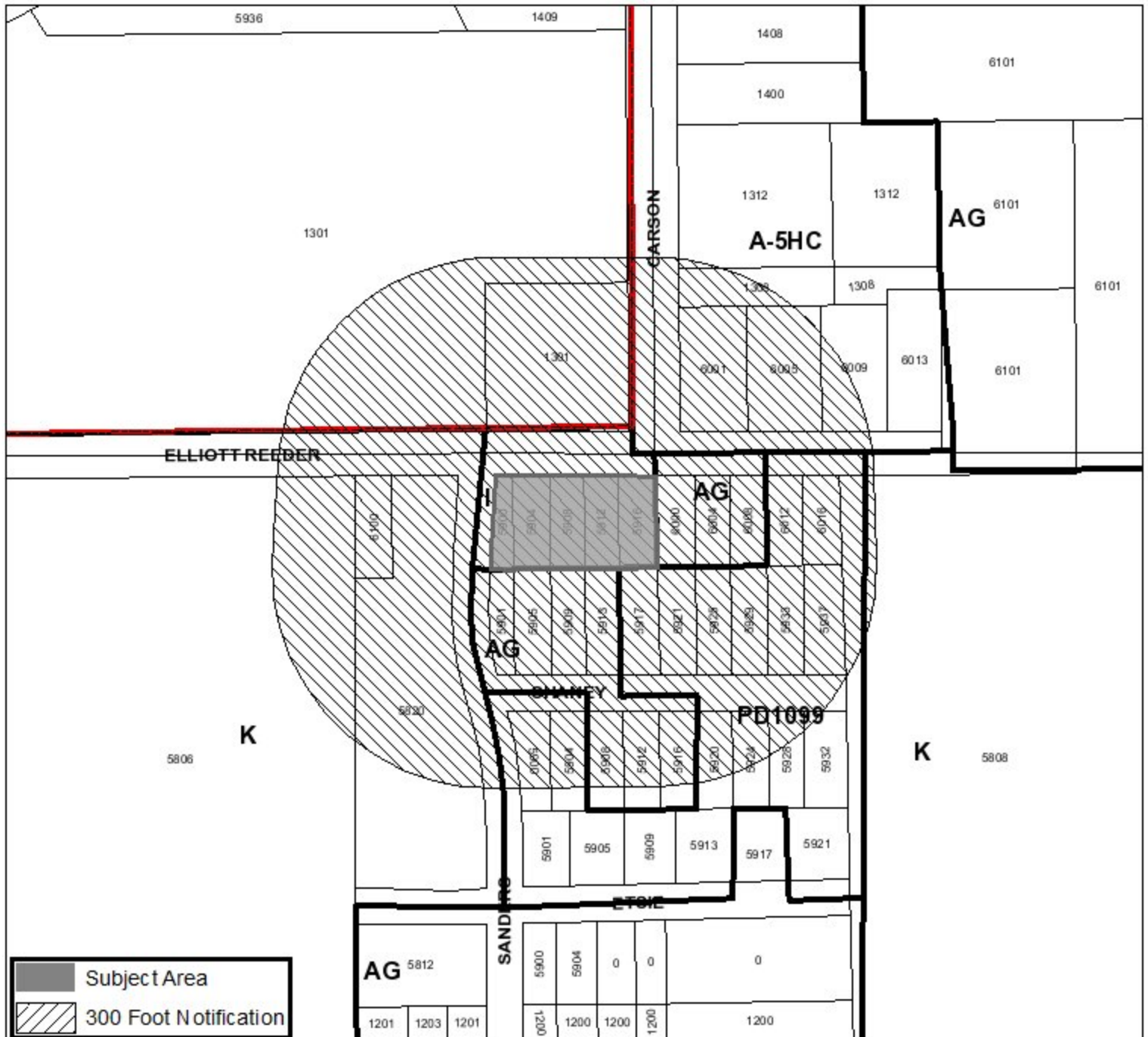
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

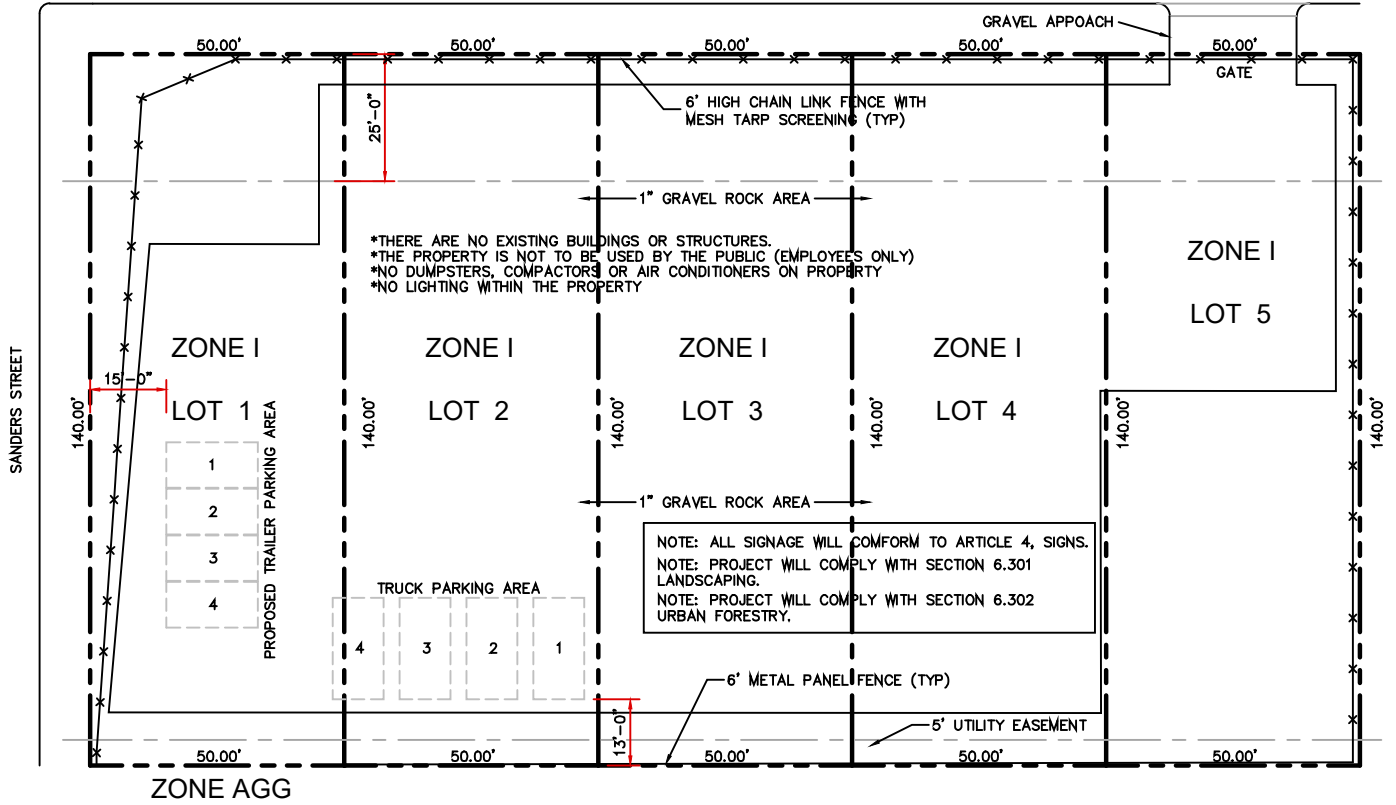


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# Area Zoning Map

Applicant: Ruben Garcia  
 Address: 5900 - 5915 (evens) Elliott Reeder Road  
 Zoning From: I  
 Zoning To: Add Conditional Use Permit for outdoor storage of 4 construction vehicles  
 Acres: 0.66017392  
 Mapsco: 65J  
 Sector/District: Eastside  
 Commission Date: 9/14/2022  
 Contact: 817-392-6329

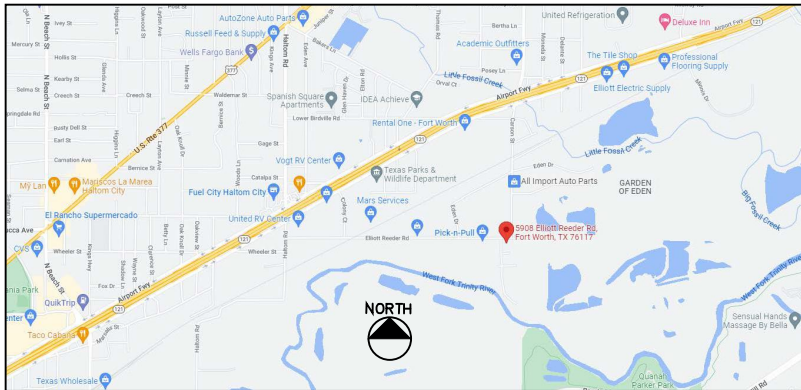




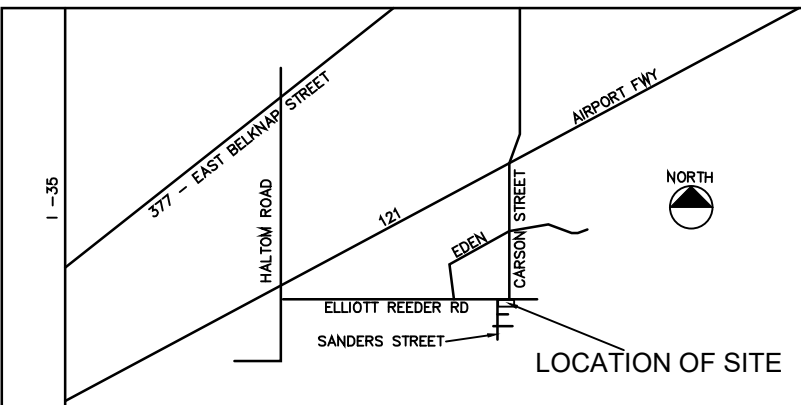
\*THERE ARE NO EXISTING BUILDINGS OR STRUCTURES.  
 \*THE PROPERTY IS NOT TO BE USED BY THE PUBLIC (EMPLOYEES ONLY)  
 \*NO DUMPSTERS, COMPACTORS OR AIR CONDITIONERS ON PROPERTY  
 \*NO LIGHTING WITHIN THE PROPERTY

NOTE: ALL SIGNAGE WILL COMFORM TO ARTICLE 4, SIGNS.  
 NOTE: PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.  
 NOTE: PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.

**SITE PLAN**  
 1" = 20'-0"  
**LOTS 1 THRU 5 BLOCK 1**  
**JOE LOUIS ADDITION**  
**FORT WORTH, TEXAS**



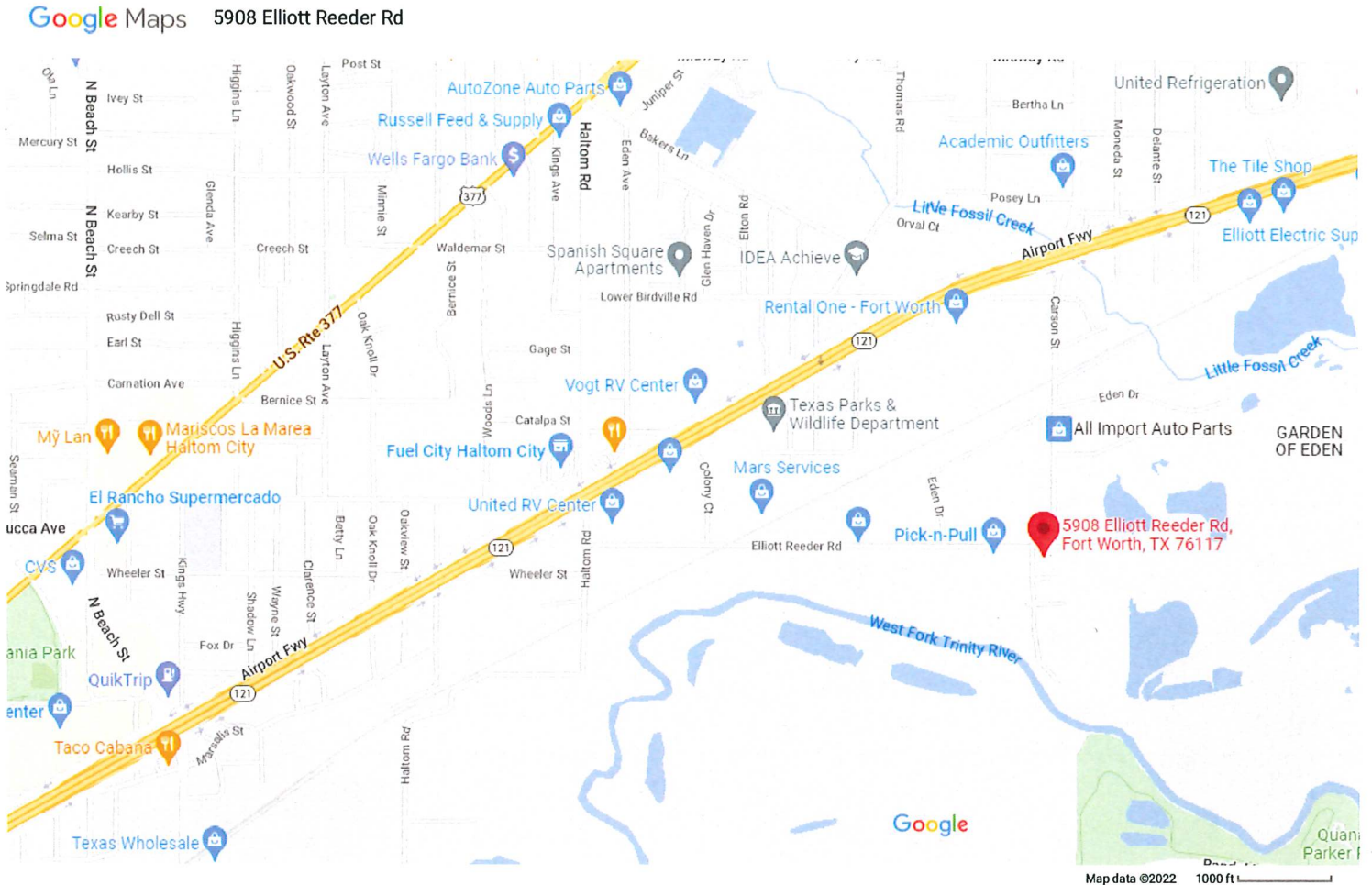
ZC-22-045 CONDITIONAL USE PERMIT  
 DIRECTOR OF DEVELOPMENT SERVICES



SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

SITE NAME : LEGENDS CONCRETE PUMPING  
 REVISED JULY 15, 2022  
 OWNERS : RUBEN AND MICHAEL GARCIA

REVISION PREPARED BY RAYMOND ARRIAGA  
 3520 CLINTON AVE FORT WORTH, TEXAS 76106  
 817 721-1150 - RARRIA2016@GMAIL.COM



# ZC-22-045 CONDITIONAL USE PERMIT






PROJECT TITLE : LEGENDS CONCRETE PUMPING

DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

5908 Elliott Reeder Rd

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share

 5908 Elliott Reeder Rd, Fort Worth, TX 76117

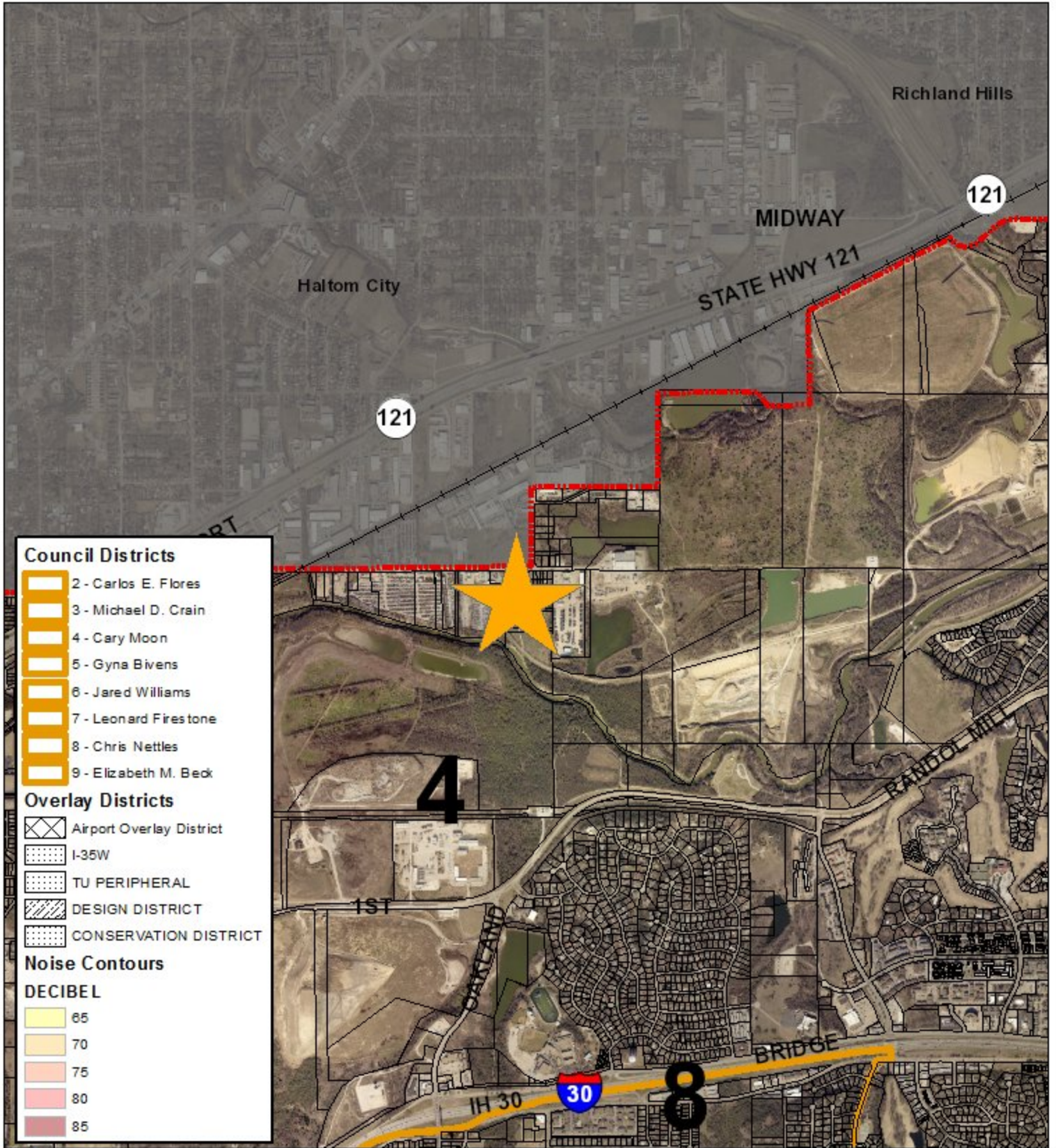
QPJV+34 Fort Worth, Texas

Photos



ZC-22-045

# Area Map

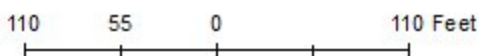
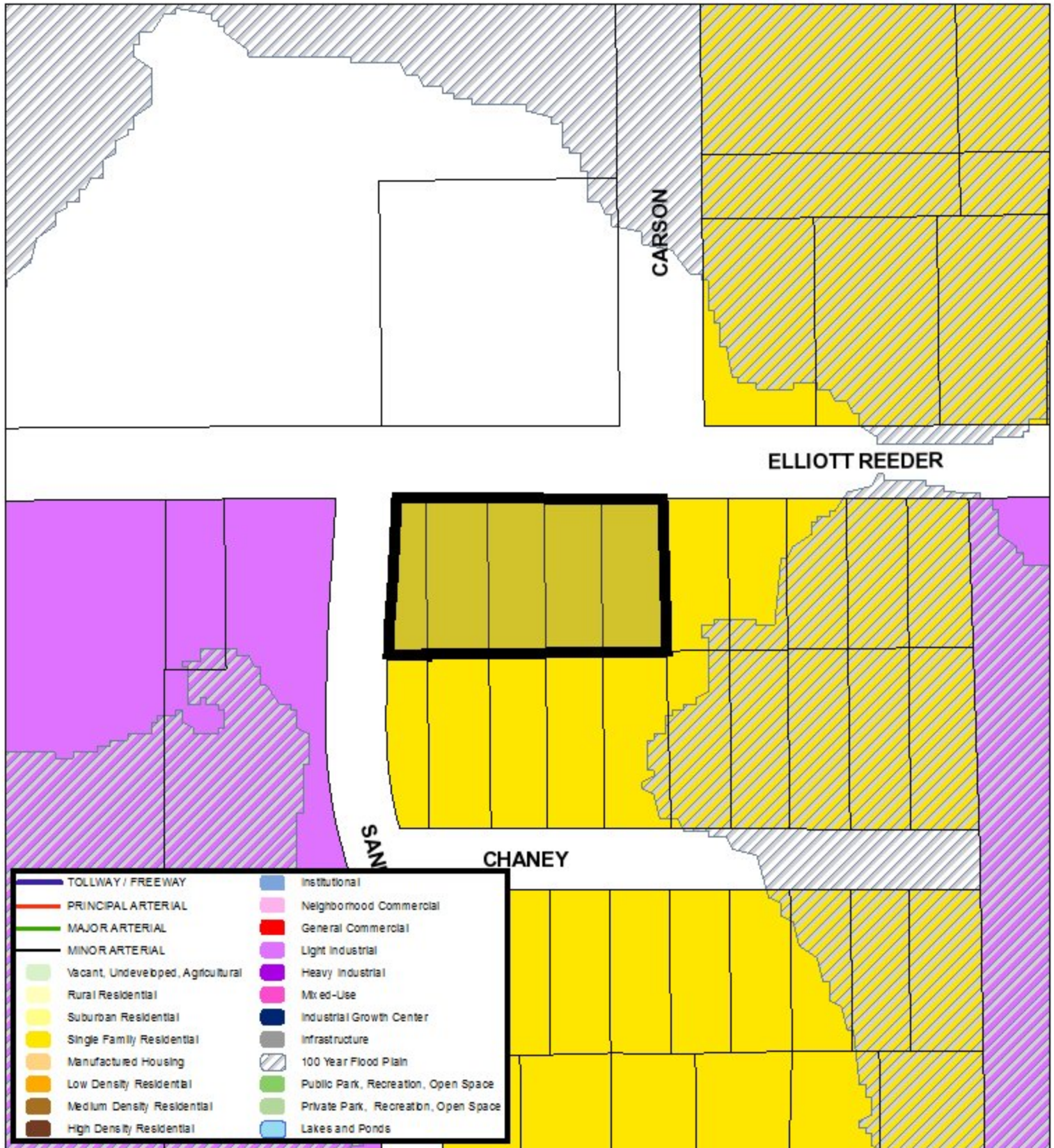


0 1,000 2,000 4,000 Feet



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# Future Land Use

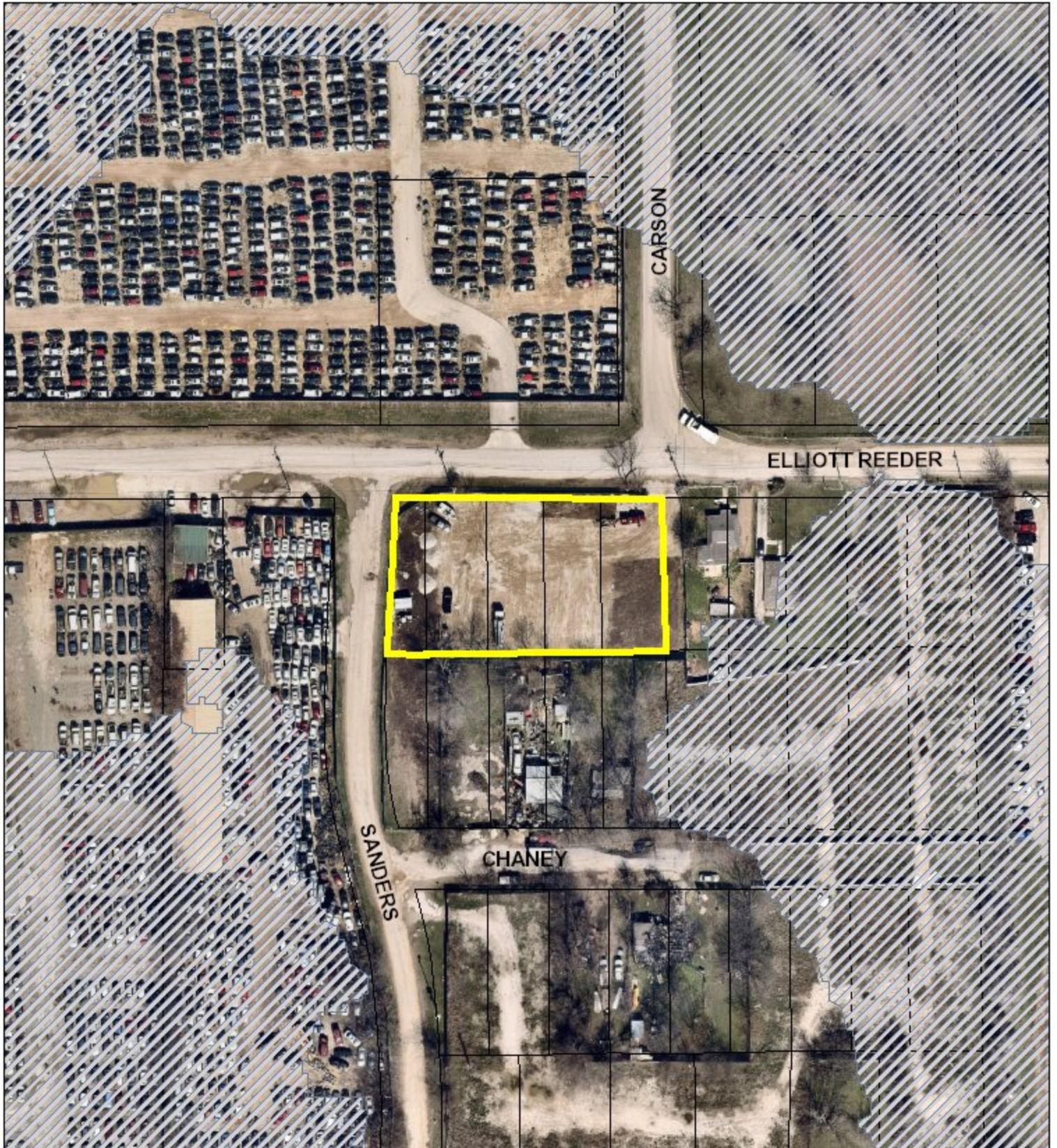


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 70 140 280 Feet

