



Zoning Staff Report

Date: January 13, 2026 **Case Number:** ZC-25-191

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Charles Lawhon

Applicant: Ray Oujesky, Kelly Hart Hallman LLP / Russell Bormann, Outrigger Industrial

Site Location: 5736 Wilbarger Street

Acreage: 29.94 ac

Request

Proposed Use: Light industrial assembly of parts and warehousing

Request: From: “UR” Urban Residential

To: “PD” Planned Development for all uses in “I” Light Industrial excluding boarding home facility, day care center (child or adult), school, elementary or secondary (public or private, animal shelter, correction facility, probation or parole office, assisted living facility, blood bank, care facility, hospice, hospital, massage therapy and spa, nursing home, golf driving range, wastewater (sewage) treatment facility, bar/tavern/cocktail lounge/club private or teen/dance hall, massage parlor, sexually oriented business, swimming pool/commercial, theater/drive-in, bed and breakfast inn, hotel/motel or inn, recreational vehicle park, short term home rental, kennel, liquor or package store, pawn shop, tattoo parlor, veterinary clinic with outdoor kennels, automotive repair/paint and body shop, car wash, gasoline sales, truck stop with fuel and accessory services, crematorium, paint mixing or spraying; with no development waivers; site plan included

Recommendation

Land Use Compatibility: Requested change is **not compatible**.

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

Comprehensive Plan Policy Consistency: Requested change is **not consistent**.

Staff Recommendation: **Denial**

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

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Project Description and Background

The property is located less than one-half mile northeast of the intersection of East Loop 820 South and US Highway 287/MLK Freeway, with frontage onto Lake Arlington. The site contains more intensive industrial uses on Wilbarger Street than properties without Loop 820 frontage, which includes residential, limited commercial, horse stables, and vacant land. Single family houses with “A-5” zoning are located across Wilbarger Road, less than 50 feet to the north. Lake Arlington immediately adjoins the site to the south. West of the site, East Loop 820 is a 4-lane divided freeway with service roads, which is suitable for semi-truck traffic. Wilbarger Street is a 2-lane undivided roadway, with paving approximately 25 feet wide. The roadway is not listed on the Master Thoroughfare Plan but is noted as a local road unsuited for semi-truck traffic.

The site was rezoned “UR” Urban Residential as part of a 2017 Council-initiated rezoning. On February 3, 2017, the City received a code complaint alleging that the property owner clearcut the center 10 acres of heavily treed land and was parking semi-trucks and trailers on the site. The City does not have record of Urban Forestry permits for this site. The City issued a land use certificate of occupancy (CO) for semi-truck and trailer parking in 2018. However, the property owner has not complied with the requirements of the land use CO, including a failure to install landscaping along the northern property line and in the tree islands interior to the parking, allowing parking or storage outside the spaces shown, parking or storage in the floodplain, and the addition of lighting where none was noted.

The site is a pivotal location in the City’s plans for redevelopment on the east side and Lake Arlington area from rural industrial to active commercial and residential. Beginning in 2011, the City has adopted and engaged in a series of planning and economic plans, reenvisioning the area through proposed transportation improvements and related land use and zoning changes to encourage mobility options, walkability, commercial retail and residential development.

The subject site has several significant features not reflected on the site plan for certain “I” uses. Lake Arlington has a floodplain extending from the lake’s edge onto the site, up to a maximum of approximately 350 feet. The City’s Flood Risk Viewer map shows two additional flood risk areas that extend almost to Wilbarger Street. Two large sewer lines bracket the floodplain’s edge from the site’s southwest corner to the eastern edge. While these items have some impact on future development, the most notable omission is the alignment of Lakeshore Boulevard that weaves between the sewer lines and skirts the edge of the floodplain. The right-of-way is noted to be 110 feet wide also from the southwestern corner through the site, before its exit on the eastern side. The site plan shows buildings or parking on top of all these items, as well as the removal of the last stands of trees on the eastern side.

The rear of each building shows semi-truck docks that may skew the buildings’ usage towards warehousing, instead of assembly or manufacturing. A row of semi-truck spaces is shown behind the buildings, closest to the lake. Although no development waivers were requested, the site plan appears to be a conceptual drawing and contains items that do not conform to the zoning ordinance or other development standards.

Below is a chart that illustrates the differences between the base regulations and the site plan submitted:

Requirement		Submitted Site Plan
Parking location	No parking allowed in projected “UR” front yard from the east	Parking in the front yard (<i>requires Development Regulation Waiver</i>)
Building location & easements	No building allowed in utility easements	All buildings on top of sewer line in easement. (<i>requires relocation of buildings</i>)
Access easements	No landscaping or parking allowed in access easements	Landscaping and semi-truck parking in access easement (<i>requires relocation of landscaping and semi-truck parking</i>)
Urban Forestry	Preservation of 25% of existing canopy	No preservation shown (<i>requires Development Regulation Waiver</i>)
Floodplain	No building allowed in Flood Zone AE	Building 3 in Flood Zone AE (<i>requires relocation of Building 3</i>)
Master Thoroughfare Plan	Lakeshore Boulevard with 110’ right-of-way	All buildings in right-of-way (<i>requires relocation of buildings</i>)

Surrounding Zoning and Land Uses

North “A-5”, “E”/ single family, small commercial use, vacant land
East “UR”, “PD 438” for A-10 uses plus commercial horse stable, “PD 1154” for UR uses plus event center / single family, commercial horse stable, vacant land
South “O-1”, “I”, Unzoned / vacant land, Lake Arlington
West “I” / industrial use, gas well

Recent Zoning History

ZC-17-097C, Council-initiated for neighborhood, from J to UR, approved 4/6/2018.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to build a large industrial site. The site plan shows notable conflicts with floodplain standards, buildings in easements, a major thoroughfare alignment, and urban forestry. The applicant is not requesting any development waivers, which renders the submitted site plan inconsistent with the City’s Ordinance requirements.

The proposed zoning request for commercial uses **is not compatible** with surrounding residential land uses and continues to promote the intrusion of an intensive industrial encroachment into the surrounding residential neighborhood.

Additionally, allowing additional commercial development is inconsistent with the City’s economic and redevelopment plans for the Eastside and in particular, East Lancaster Road and the Lake Arlington area, which focus on transportation improvements and land use changes in the area that increase mobility, walkability, commercial retail, and housing.

Comprehensive Plan Consistency – Southeast Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as Urban Residential and Open Space on the Future Land Use Map. The requested land uses are not included in the description envisioned for this category, and the site is too large to be considered a minor boundary adjustment from the nearby industrial properties that front Loop 820.

The proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- 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.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.
- Promote the use of Low-Impact Development techniques to reduce erosion and sedimentation of rivers, lakes, and streams.
- Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding.
- Rezone property between Loop 820 and Lake Arlington to promote development of the Lake Arlington Urban Village in accordance with the Lake Arlington Master Plan.
- In accordance with the Lake Arlington Master Plan, establish a publicly accessible shoreline on the Fort Worth side of Lake Arlington by acquiring land or a public access easement for a lakeshore trail.
- In accordance with the Lake Arlington Master Plan, encourage quality, low impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Protect the environmental quality of Lake Arlington and the surrounding area.
- Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.

Based on conformance with the policies stated above, the proposed zoning proposal **is not consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Remove the aerial from the site plan.
2. Add the metes & bounds legal description. A second page can be added so the text can be in a font size (11 points or above) that is easily legible.
3. Revise the lot boundaries to include the Save & Except parcel that is under the same ownership.
4. The name, address, and telephone number of the owner does not match the application form.
5. All 3 buildings shown are in the northern 30-foot sewer easement. Move the buildings out of this easement.
6. Show the proposed MTP alignment of Lakeshore Boulevard in its full 110-foot width.
7. Label Lake Arlington.
8. Show the AE flood zone and the corresponding X-shaded buffer. Buildings are not allowed to be in these flood areas.
9. Note the specific land use of each building.
10. Note the building heights and exterior construction materials.
11. Show all entrances and exits to the buildings, including all overhead doors.
12. Show all paving and ROW widths.
13. Show the parking calculations for the buildings' uses.
14. Number the semi-truck parking spaces on the southern side.
15. The semi-truck parking is likely to cause the site to be over-parked and more trees to be planted.
16. Show ADA spaces and access ramps.
17. Show and label the fire lanes.
18. Show internal vehicular circulation patterns.
19. What is the unlabeled winding area along the southern property line?
20. Create a surface materials legend and add these colors/patterns to the main site plan. Include the surface materials of all ground level areas, including the paving, parking, and open spaces.
21. It is not readily discernable how the site will meet the 4% landscaped area with 75% of the required area in front of the buildings.
22. The site is not meeting the required tree preservation standards. The site is currently zoned UR, but the proposed site plan does not appear to comply with those standards. This development will be considered industrial land use for the UF calculations. The existing canopy approved to be preserved under UFC17-0076 must remain preserved, and the development must provide 20% canopy coverage with 40% of the employee/customer parking area being covered as well.
23. Show the dumpster locations and their enclosures. Label the height and materials of the dumpster enclosures.
24. Parking is not allowed in the front yard due to the projected front yard requirements from the UR zoning to the east. Move the parking spaces out of the projected front yard.
25. Dimension the front landscaping along Wilbarger Street.
26. Show and label all setbacks, based on the 35-foot residential front yard to the north and other residential setbacks.
27. The City's maps are showing the southern easement to be another sewer line, instead of an access easement. Document this easement's use with an email from the Water Department.
28. Label the site's current zoning and land use.
29. Label the land use of the surrounding properties in all directions.

30. Show the monument sign locations and the required visibility triangles.
31. Comments may be revised or added when additional information is provided.

(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. None.

Fire

1. Site contains segment of Lake Shore MTP, not shown on site plan.

Fire access roads must be constructed above the 100 year floodplain.

Section 503.4 Obstruction of Fire Apparatus Roads

Gas well pad site to SW does not cast setbacks into either lot.

Section 5706.3.1.3.3 Existing Gas Wells

Both lots currently have adequate access from existing public streets.

Section 503.1.1 Buildings and Facilities

Additional fire hydrants are required to meet the following for each building.

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

Maximum of 500 ft. hose lay distance to all points of building.

Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.

Sections 507.5.1 (2) and (3) Hydrants

Marked fire lanes are required for each building that provide hose lay within 150'. The 300' increase in hose lay is not allowed for buildings considered high piled storage (having clear ceiling heights of 14' or more, Chapter 32) or hazardous materials uses (Chapter 50).

Fire lanes Section 503.1.1 Buildings and Facilities.

2. 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 does not support this zoning change and PD site plan request.

2. Traffic Impact Analysis will be required to understand the impact of this development on the surrounding transportation network. Contact TDS@fortworthtexas.gov for more information or questions. Building 3 will be assumed to be high-cube (sort) development until additional details indicating otherwise are provided.

3. Site does not conform to the Master Thoroughfare Plan. Lake Shore, a Commerce/Mixed-use thoroughfare is planned through this site. MTP ultimate cross-section code: CMU-L1-T0-TWLT-PA-BOP (110').
4. ROW will need to be dedicated along Wilbarger if an MTP alignment amendment change is made. ROW may need to be dedicated along Wilbarger regardless, depending on TIA.
4. Current proposed driveway locations appear to possibly not meet driveway spacing requirements of the Access Management Policy. Exhibits showing the driveway spacing from other driveways (including neighboring properties) and streets are necessary before TDS can support that aspect of the site plan. Any MTP alignment amendment will change the driveway location requirements.
5. Sidewalk/side path width requirement may not be as shown in the proposed site plan, depending on proposed width and any potential MTP alignment changes
6. Driveway throat lengths may not meet Access Management Policy requirements
7. See TDS notes from PDC-25-0325 held on 10/07/2025
8. Site will need to conform to the standards of the Access Management Policy, Transportation Engineering Manual, Master Thoroughfare Plan, and other applicable transportation-related manuals and guides in use and adopted by the City of Fort Worth.

DSD Water Engineering

1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.

FYI - Water mains fronting industrial zoned the property shall be a 12-inch or above because fire flow requirements is 1500 GPM (water and sewer design § 5.3.2

FYI - Per Fire- Additional fire hydrants are required to meet the following for each building.
Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
Maximum of 500 ft. hose lay distance to all points of building.
Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.
Sections 507.5.1 (2) and (3) Hydrants

FYI- Water

- 8-inch Cast Iron in East Loop South Freeway
- 6-inch Cast Iron Wilbarger St that goes into the property
- 6-inch Ductile Iron
- 10-inch Ductile Iron in Wilbarger St

FYI- Sewer

- 39-inch Concrete that runs through the south property line goes north on S Cravens - no direct connections allowed
- 54-inch Concrete in S Cravens Rd - no direct connections allowed

FYI - : Water/ Sewer loading/study may be required. Please reach out to WPD@fortworthtexas.gov
The looping requirement can be found at §3.3.3.7

If not on the same pressure plan, add FYI - The lot is located in pressure plane, XXX and the water pressure plan is located in XXX. The lot must utilize water main in pressure plane XXX. (The lot and water main must be in the same pressure plane)

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.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **November 26, 2025**.

Posted Notice

A sign was erected on the property on **November 20, 2025**.

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 **November 26, 2025**:

Organizations Notified	
Carver Heights East NA*	Echo Heights Stop Six Environmental Coalition
East Fort Worth, Inc.	Southeast Fort Worth Inc
Streams And Valleys Inc	Trinity Habitat for Humanity
Arlington ISD	Fort Worth ISD

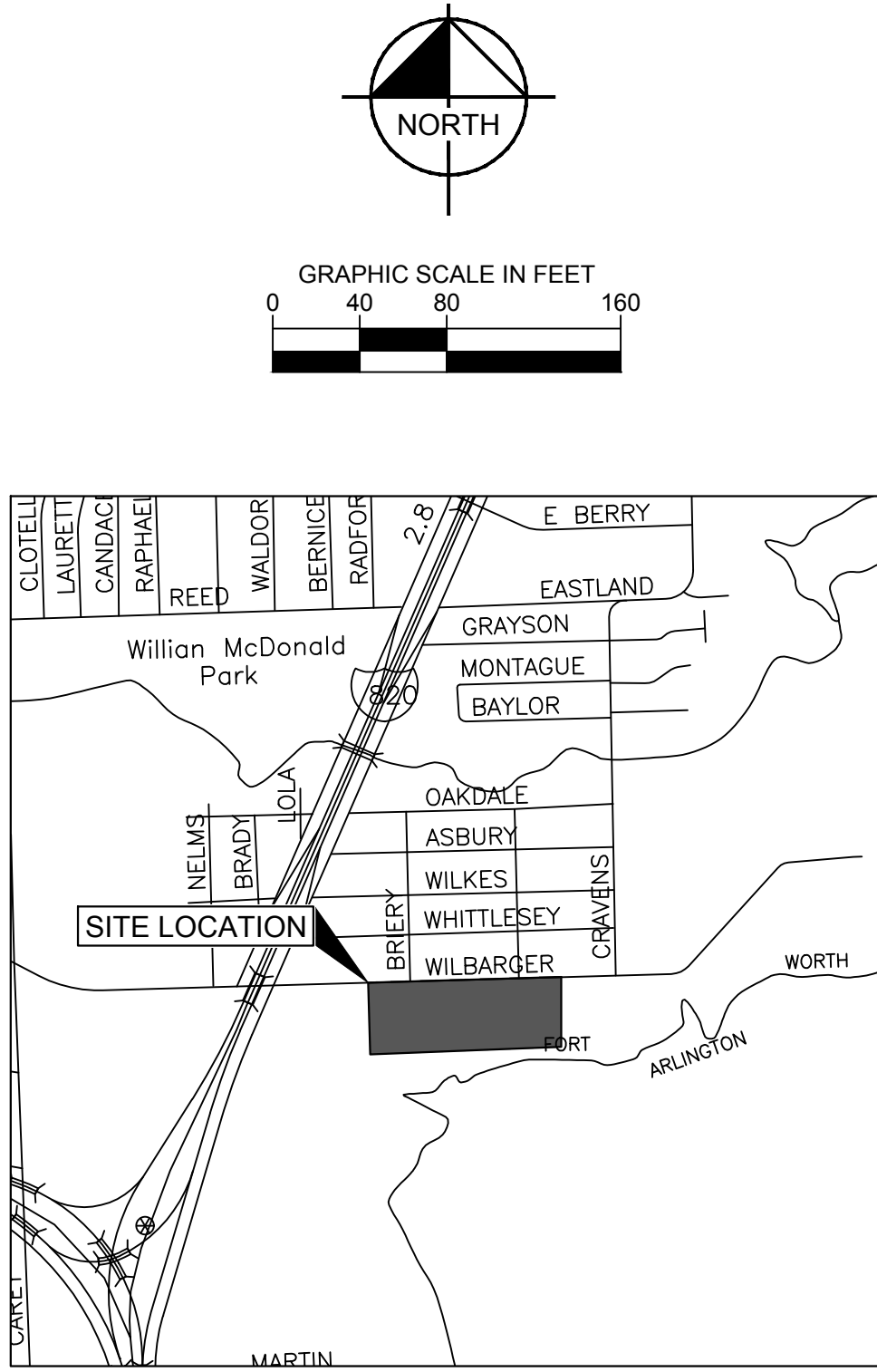
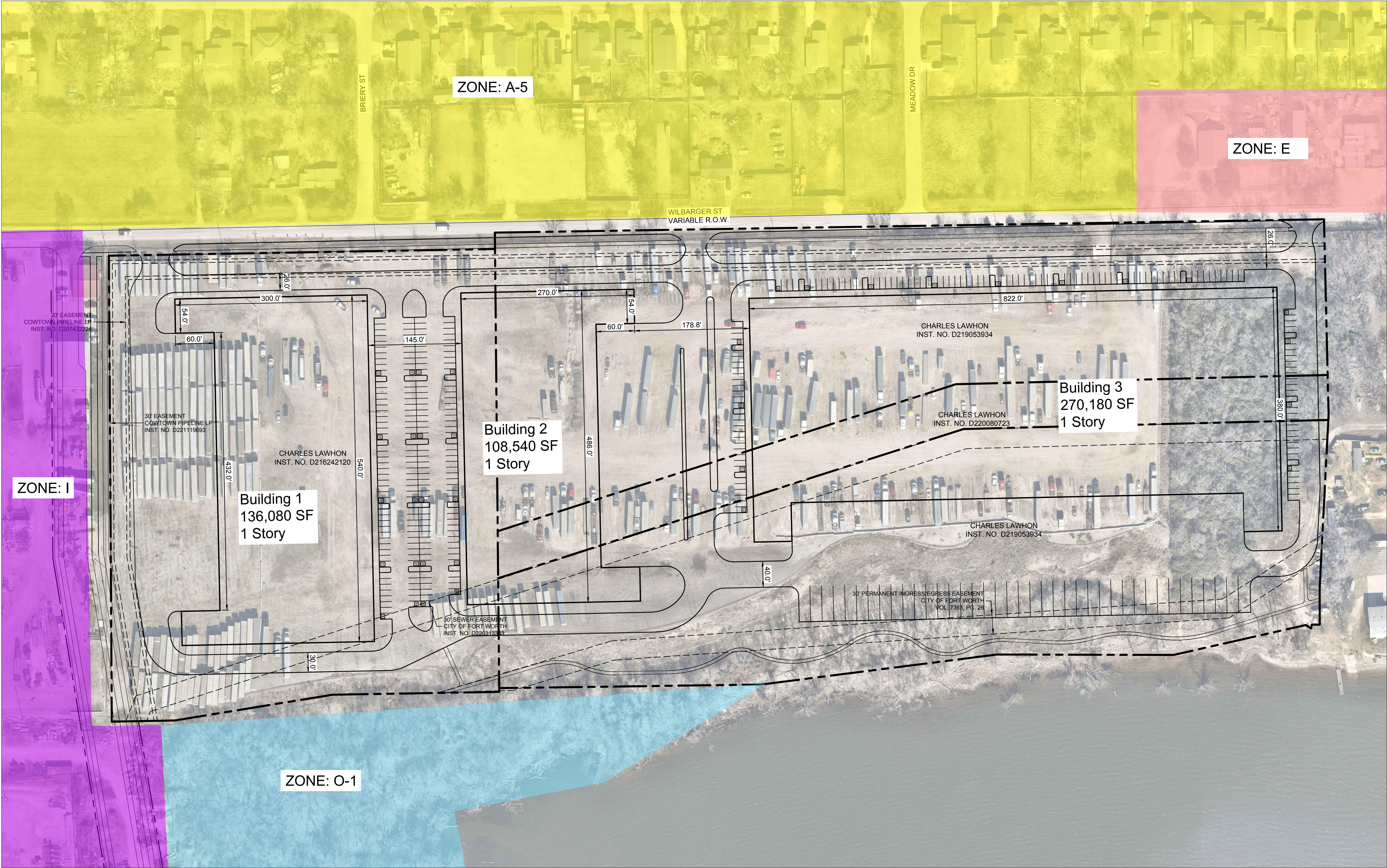
**Located closest to this registered Neighborhood Association*











VICINITY MAP
MAPSCO# 93C NTS
COUNCIL DISTRICT #5

- General Notes:
- This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
 - All signage will conform to Article 4, Signs.
 - All provided lighting will conform to the Lighting Code.

Director of Development Services: _____
Date: _____

Wilbarger Industrial Site Plan

Kimley»Horn
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
CONTACT: TYLER REEVES, P.E.
PHONE: (882) 348-0750
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.
DWG NAME: K:\FTW_CIVIL\090048200 - WILBARGER INDUSTRIAL\CAD\EXHIBITS\SITE PLAN EXHIBIT.DWG
LAST SAVED: 10/3/2025 10:58 AM

ARCHITECT
Alliance Architects
Sebastian Rosado
1600 N. Collins Blvd. #1000
Richardson, TX 75080
PHONE: 972.233.0400

OWNER
Outrigger Industrial Acquisitions, LLC
Russell Bormann
1790 Hughes Landing Blvd, Suite 400
The Woodlands, TX 77380

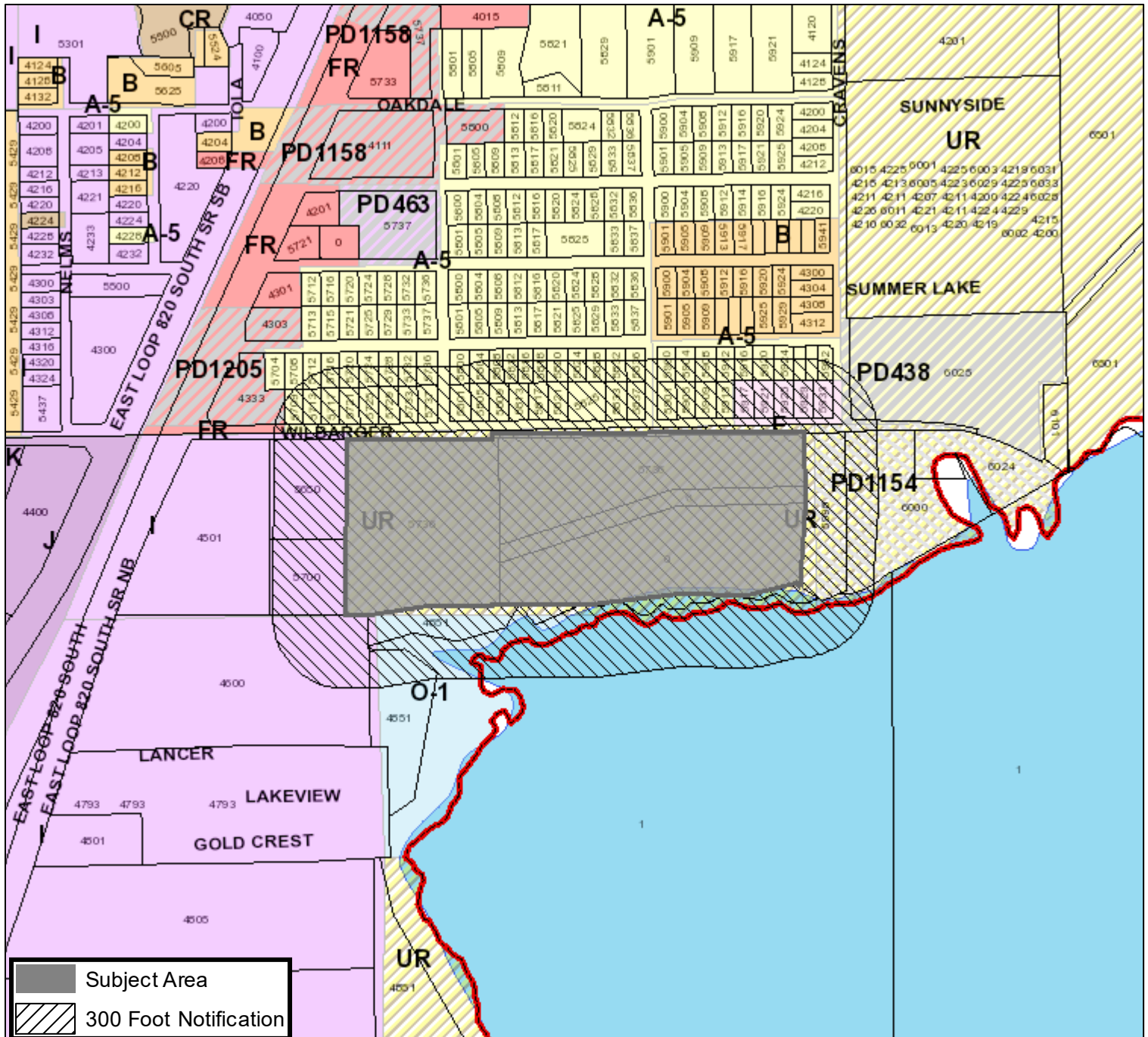
Zoning Case #: TBD
DANIEL, JAMES W SURVEY
ABSTRACT NO. 395
Tract 6, 6C, 6D, 6A, 10A1 & 11A
5736 Wilbarger St
Fort Worth, Texas
October 3, 2025



ZC-25-191

Area Zoning Map

Applicant: Charles Lawhon/Kelly Hart Hallman
Address: 5736 Wilbarger Road
Zoning From: UR
Zoning To: PD for certain I uses, no development waivers, site plan required
Acres: 29.8917
Mapsc0: Text
Sector/District: Southeast
Commission Date: 12/10/2025
Contact: 817-392-8190



0 290 580 1,160 Feet

Created: 11/24/2025 3:19:28 PM



ZC-25-191

Area Map

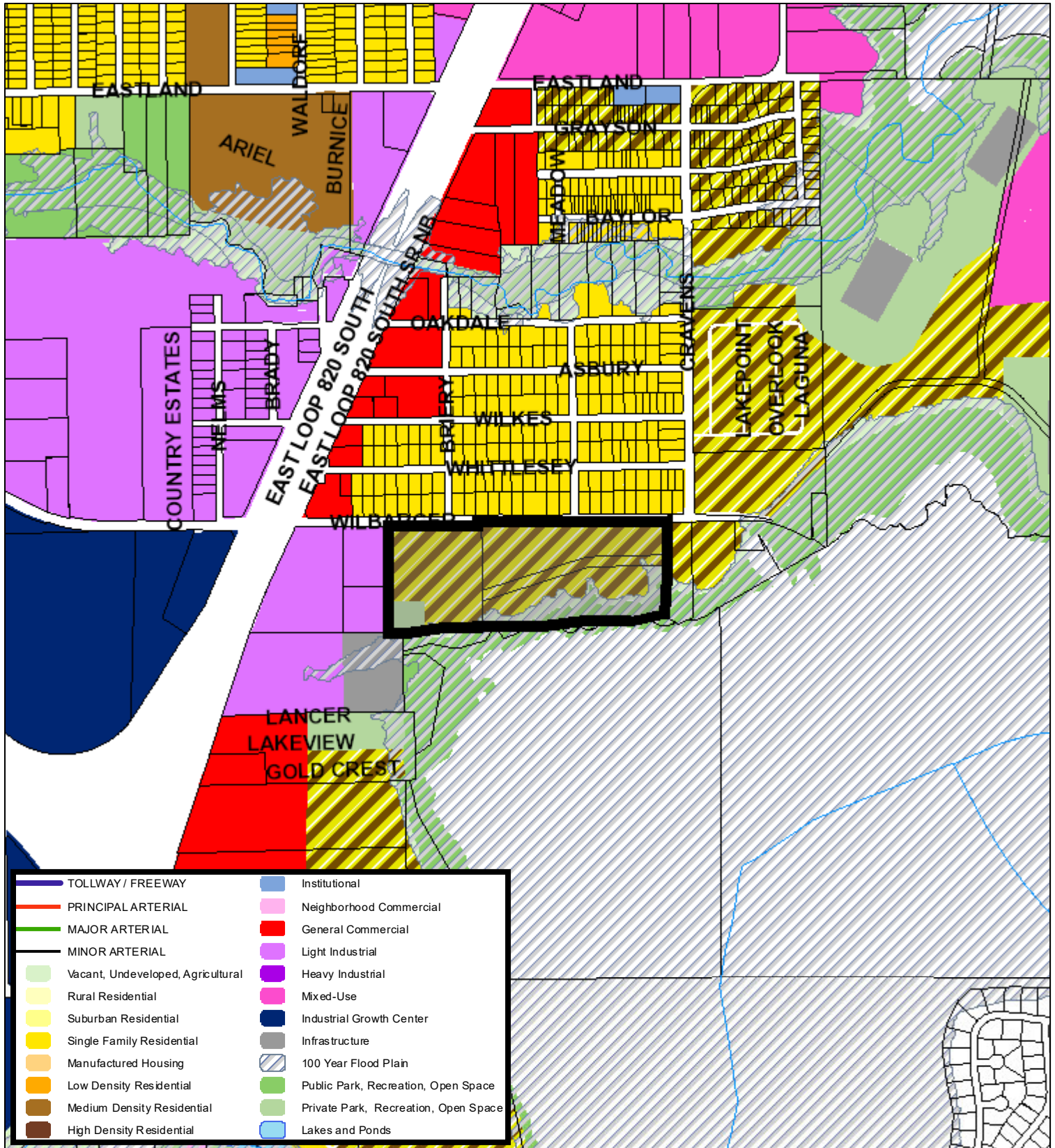


0 1,000 2,000 4,000 Feet



ZC-25-191

Future Land Use



900 450 0 900 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

