



# Zoning Staff Report

**Date:** February 8, 2022

**Case Number:** ZC-21-177

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Victor Trotter, Trotter Enterprises, LLC

**Site Location:** 120 Riverside Drive & 3115 Chenault Street      **Acres:** 0.511 acres

### Request

**Proposed Use:** Retail Sales & Hydraulic Shop (“Machine Shop” per Zoning Ordinance)

**Request:**  
From: “E” Neighborhood Commercial & “ER” Neighborhood Commercial Restricted  
To: Add Conditional Use Permit (CUP) for retail sales and Hydraulic Shop in “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial

### Recommendation

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

**Comprehensive Plan 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 applicant is proposing to renovate the building previously owned by George Wood Clothing, Inc., which was operated as a uniform and clothing retail store. The applicant intends to lease the building to Automated Hydraulics, a company that retails hydraulic components, supplies, and hand tools to commercial customers. They also intend to offer repair services for hydraulic components. A narrative provided by the applicant states that all operations are to be contained within the building, that no business activities or equipment that would generate noise will be outdoors, and that the hours of operation will be 7:30 am-5:30 pm.

The retail/sales component of the operation would be allowed in “E” Neighborhood Commercial zoning by right. It is the repair and occasional light manufacturing activities which will require an approved Conditional Use Permit.

This case was previously heard at the **September 8<sup>th</sup>** Zoning Commission meeting. At the time the applicant was requesting a change of zoning from “E” Neighborhood Commercial and “ER” Neighborhood Commercial Restricted to “I” Light Industrial. Based on feedback from that meeting, the applicant has modified their application from a rezoning request to a standalone CUP request. The zoning would remain as-is, with “ER” on the western tract and “E” on the other two tracts. There would be an additional allowance for repair and light manufacturing on the whole site if the City Council approves the CUP request. Otherwise, the repair/light manufacturing component would be prohibited.

This case was opened a second time at the **October 13<sup>th</sup>** Zoning Commission meeting. The Site Plan was not submitted by this time. The Commission voted to give a 60-day continuance in order for the applicant to provide the required Site Plan with enough time for staff to review prior to the December public hearing.

The applicant submitted Site Plans on 11/29 showing the existing building to be refurbished, as well as the planned expansion to the north, which is anticipated to break ground in the next 1-3 years.

## Surrounding Zoning and Land Uses

North “A-5” One-Family & “ER” Neighborhood Commercial Restricted / undeveloped  
East “E” Neighborhood Commercial / undeveloped  
South “A-5” One-Family & “E” Neighborhood Commercial / residential  
West “A-5” One-Family / residential

## Recent Zoning History

- ZC-19-057, City-initiated rezoning case protects much of the property zoned two-family but constructed as single family homes, addresses potential growth along the river, and reduces the intensity of the industrial zoning districts while retaining districts that allow and support the existing industrial uses.

## Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.  
The following organizations were emailed on September 27, 2021:

Organizations Notified	
Streams & Valleys Inc	United Riverside NA*
Trinity Habitat for Humanity	Riverside Alliance
Friends of Riverside Park	Riverside Business Alliance
United Riverside Rebuilding Corporation, Inc	Fort Worth ISD
Vintage Riverside NA	Tarrant Regional Water District
East Fort Worth Inc	Oakhurst Alliance of Neighbors
East Fort Worth Business Association	

\* *Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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As long as the business operations are completely contained within the building, then the land use would not be obtrusive to neighboring residences and businesses. The applicant has worked with staff to come up with a less intensive request that will keep the property zoned as-is while potentially allowing the repair and light manufacturing (defined in the City Zoning Ordinance as “Machine Shop”).

As presented, the proposed business and the accompanying zoning request **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northeast

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The 2021 Comprehensive Plan currently designates the subject property future Neighborhood Commercial. The current zoning is in alignment with the Future Land Use designation contained within the Comprehensive Plan.

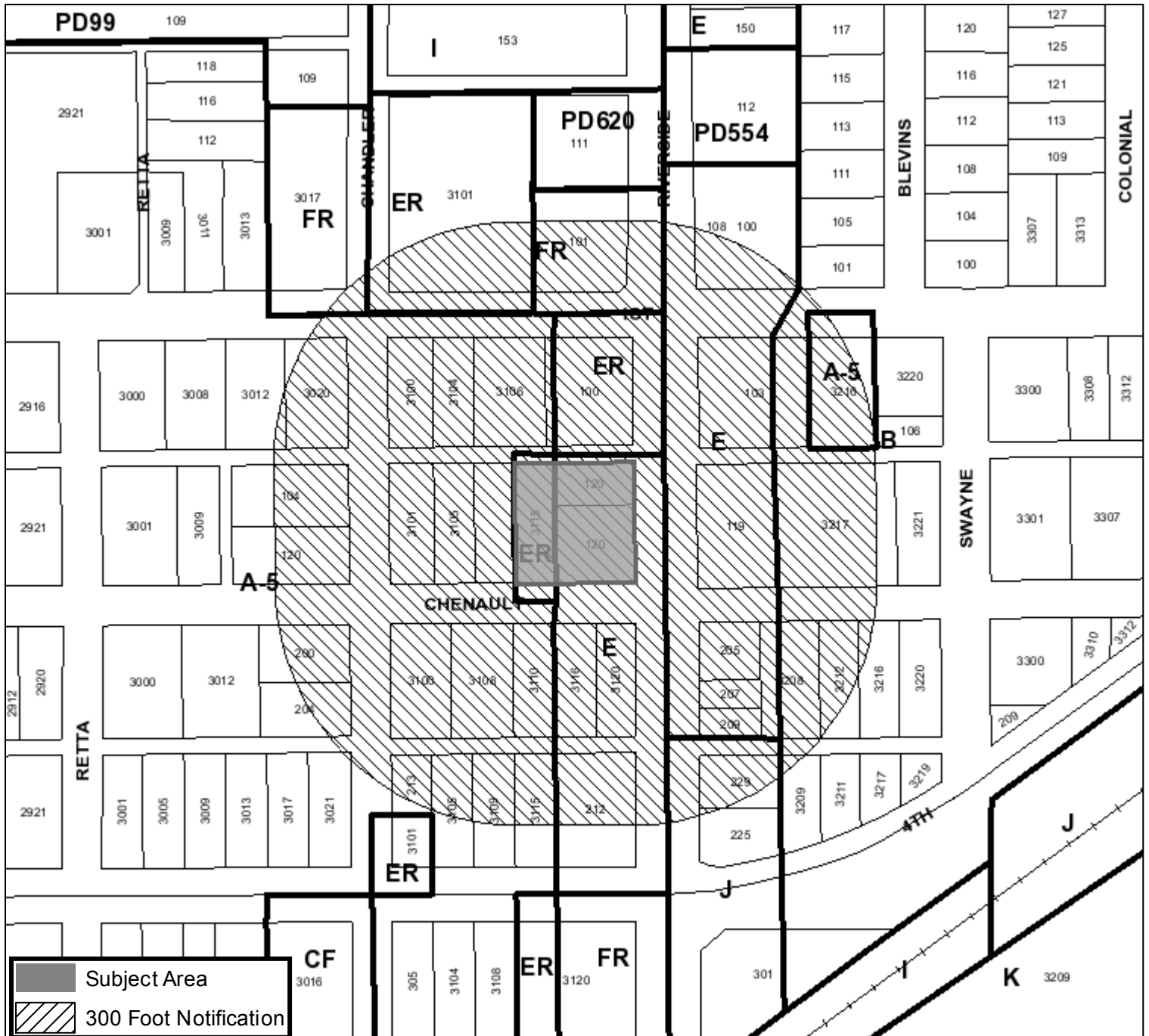
The proposal to open the retail & repair shop does align with the following goal of the Comprehensive Plan:



*9. Encourage the revitalization of commercial districts with neighborhood oriented retail, services, and office space.*

The proposed zoning **is consistent** with the Comprehensive Plan.

### Area Zoning Map

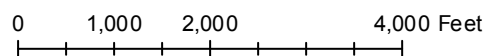
Applicant: Trotter Enterprises  
 Address: 120 Riverside Drive, 3115 Chenault Street  
 Zoning From: ER, E  
 Zoning To: Add Conditional Use Permit for machine shop  
 Acres: 0.51095362  
 Mapsco: 63V  
 Sector/District: Northeast  
 Commission Date: 10/13/2021  
 Contact: 817-392-8043



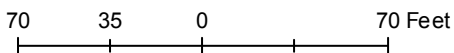
 Subject Area  
 300 Foot Notification

0 90 180 360 Feet

### Area Map



### 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.

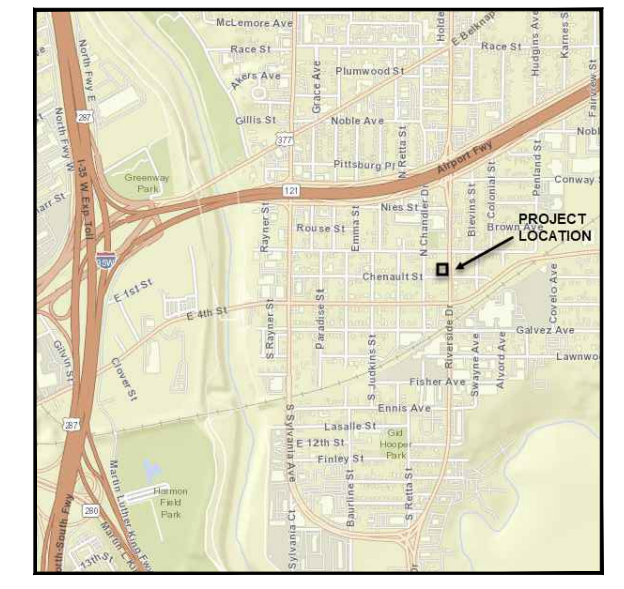
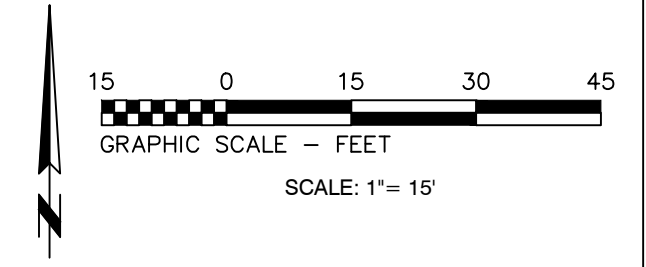


## Aerial Photo Map



0 45 90 180 Feet





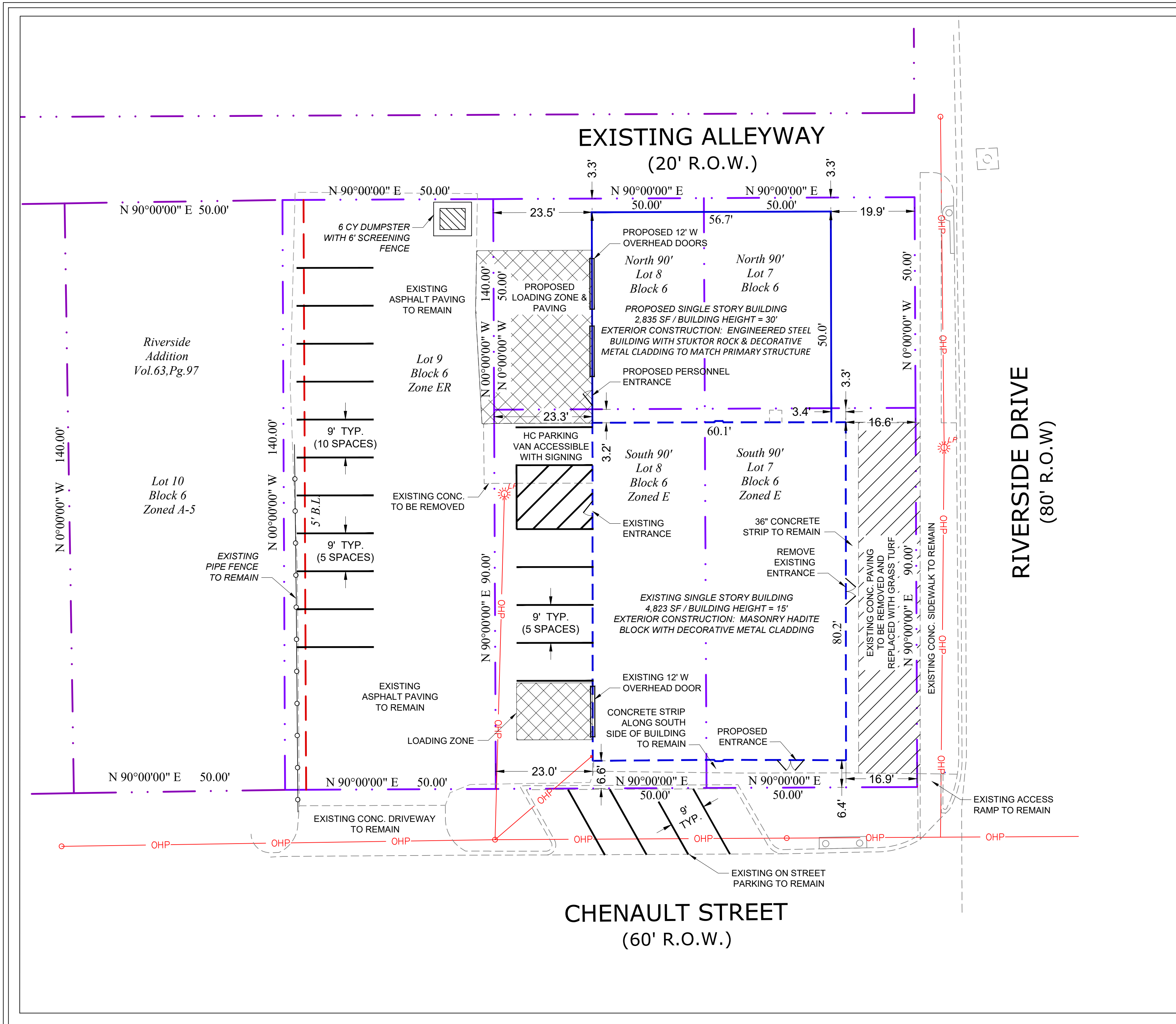
PROJECT LOCATION MAP



NOTES:

1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
2. ALL SIGNAGE WILL CONFORM TO TO ARTICLE 4, SIGNS.
3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
4. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY

<b>120 RIVERSIDE PROJECT</b>	
ZONING CASE NO. ZC-21-177	
RIVERSIDE ADDITION VOL. 63, PG 97 BLOCK 6, LOTS 7, 8 & 9	
SITE PLAN WITH ADDITION	
120 RIVERSIDE DRIVE FORT WORTH, TX 76111	
ENGINEER OF RECORD <small>CHRISTOPHER M. STAUD, P.E. - FIRM 16605 3557 SUFFOLK DR. FORT WORTH, TX 76109 817-807-9284 - CSTAUD@OUTLOOK.COM</small>	OWNER <small>TROTTER ENTERPRISES, LLC VICTOR TROTTER</small>
CMS PROJECT NO.:	21040
REVISION	SHEET
11/29/21 - INITIAL SUBMITTAL	<b>2</b>



Riverside Addition  
Vol. 63, Pg. 97

Lot 10  
Block 6  
Zoned A-5

Lot 9  
Block 6  
Zone ER

**CHENAULT STREET**  
(60' R.O.W.)

**RIVERSIDE DRIVE**  
(80' R.O.W.)

**EXISTING ALLEYWAY**  
(20' R.O.W.)



