



# Zoning Staff Report

**Date:** March 10, 2026

**Case Number:** ZC-25-213

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

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

**Applicant:** Jeff Zimmer

**Site Location:** 120 Riverside Drive and 3115 Chenault Street

**Acreage:** 0.48 ac

### Request

**Proposed Use:** Hydraulic Shop with retail sales

**Request:** From: “E” Neighborhood Commercial/CUP44 expired and “ER” Neighborhood Commercial Restricted  
 To: “E” Neighborhood Commercial and “ER” Neighborhood Commercial Restricted with a Conditional Use Permit for retail sales and a Hydraulic Shop for three (3) years with development waivers for an existing building and parking within the projected front yard setback, required parking within the supplemental setback, required screening fence adjacent to residential district, automotive repair adjacent to a one-or two-family zoning district, auto repairs conducted on a premise that adjoins a residential district boundary, two bay doors facing a one-or two-family district, 10% landscaping requirement; site plan included

### Recommendation

#### Project Description and Background

**Comprehensive Plan Map Consistency:** Requested change is **consistent** for the zoning change. Request for CUP is N/A

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

**Staff Recommendation:** **Approval with a 3-year time limit**

**Zoning Commission Recommendation:** **Approval with a (3) three year time limit by a vote of 10-0**

The proposed site is located currently an occupied hydraulic repair shop. Properties to the west of the subject area consist of single-family houses, and commercial zoning to the east.

The existing building consists of approximately 4,823 square feet and was renovated back in 2021 and leased to the current applicant, Automated Hydraulics, a company that retails hydraulic components, supplies, and hand tools for commercial customers. They also offer repair services on hydraulic components. All operations are contained within the building, no business activities or equipment that would generate noise will be outdoors, hours of operation will be 7:30 am-5:30 pm. The previously approved CUP did show the expansion of approximately 2,835 square feet.

The retail/sales component of the operation would be allowed in “E” Neighborhood Commercial zoning by right. The repair and occasional light manufacturing activities will require a Conditional Use Permit. The previous CUP44 expired February 8, 2025, which triggers a new zoning request.

A letter of support was received from the adjacent neighbor.

This use is considered an “Automotive Repair” use as defined in the City’s Zoning Ordinance as follows:

Automotive repair and lubrication, oil changes, paint and body work and other maintenance services.

Automotive Repair are not permitted in “ER or “E” zoning districts.

4.803 Uses Nonresidential Uses	4.803 Nonresidential District Use Table										
	Commercial							Industrial			
	ER	E	FR	F	G	H	I	J	K	AG	
Studio, art or photography	P	P	P	P	P	P	P	P	P	P	
Tailor, clothing or apparel shop	P	P	P	P	P	P	P	P	P	P	
Tattoo parlor			P	P	P	P	P	P	P	P	
Taxidermist shop		P	P	P	P	P	P	P	P	P	
Veterinary clinic w/indoor kennels		P*	P*	P*	P*	P*	P*	P	P	P	
Veterinary clinic w/outdoor kennels							P*	P*	P*		
Auto parts supply, retail			P	P	P	P	P	P	P	P	
Automotive repair, paint and body shop			P*	P*	P*	P*	P*	P*	P*	P*	
Car wash;											

**Conditional Use Permit Request**

The applicant is requesting to add a CUP for automotive repair (Hydraulic Shop). According to Sec. 4.801 of the Zoning Ordinance, an application for a conditional use permit may be made for any land use not permitted in any nonresidential zoning district. Because automotive repairs are only permitted in the “FR”, “F”, “G”, “H”, “I”, “J”, and “K” zoning districts, the applicant is requesting a CUP to allow the use in the “ER” and “E” zoning district.

**Supplemental Use Standards**

Section 5.104 of the Zoning Ordinance provides standards that selected land uses must meet in order to be permitted within certain zoning districts. The applicant must show the proposed automotive repair meets the following standards:

**§ 5.104 AUTOMOTIVE REPAIR; PAINT AND BODY SHOP.**

Automotive repair and lubrication, oil changes, paint and body work and other maintenance services are permitted in accordance with the use tables in [Chapter 4, Articles 6 and 8](#), subject to the following conditions.

- (a) All repairs must be conducted within an enclosed building.

(b) Vehicle storage requirements for automotive repair; paint and body shops near one or two-family residential use.

(1) *Screening.*

a. Automotive repair; paint and body shops located on property adjacent to a one- or two-family residential use must screen all vehicles that have been accepted for repairs from view from such residential use by parking/storing the vehicles within a building or by providing a six-foot solid screening fence or six-foot solid screen evergreen hedge along the property line adjacent to, or across an alley from, the one or two-family residential use. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

b. All other automotive repair; paint and body shops within 200 feet from any one or two-family residential use must screen all vehicles that have been accepted for repairs from view from such residential use by parking/storing the vehicles within a building or by providing a six-foot solid screening fence or six-foot solid screen evergreen hedge on all property lines facing the residential use. The measurement of the distance between the automotive repair or paint and body shop and the one or two-family residential use shall be along the nearest property line of the one- or two-family residential use to the nearest property line of the automotive repair or paint and body shop, along street lines and in a direct line across intersections. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

(2) *Overnight vehicle storage requirements.*

a. No more than two vehicles per bay or repair/inspection station that have been accepted for repairs by the repair, paint or body shop may be stored/parked outside after regular business hours unless the vehicles in excess of two per bay or repair/inspection station are completely enclosed:

1. Behind a minimum six-foot solid screening fence in accordance with this section;
2. Behind a minimum six-foot solid screen evergreen hedge; or
3. Within a building.

b. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

(3) *Vehicle storage requirements for wrecked or dismantled vehicles.* All wrecked or dismantled vehicles must be stored in an enclosed building or completely enclosed behind a minimum six-foot solid screening fence or a minimum six-foot solid screen evergreen hedge. The solid screen evergreen hedge shall be planted in accordance with the zoning ordinance landscaping and buffer requirements.

(c) No repairs shall be conducted on any premises that adjoin any residential district boundary.

(d) No automobile repair or service facility shall be permitted to have bay doors facing a one- or two-family district.

(e) (1) No vehicle retained for repairs may be stored for more than 60 days from the date the vehicle is accepted for repair. The 60-day time limit may be extended to a total of 180 days from the date the vehicle is accepted for repair if the automotive repair or paint and body shop has begun the process to obtain a lien on the vehicle pursuant to state law. Extension beyond this time shall be considered a change in use of the property and the board of adjustment shall not have jurisdiction to grant any variance to extend the 60-day or the 180-day period.

(2) The time limit in subsection (e)(1) above shall not apply to the repair and/or conditioning of antique vehicles and race car fabrication if the automotive repair or paint and body shop is located in an industrially zoned district.

(3) The time limit in subsection (e)(1) above shall not apply to any vehicle ordered by a court or mandated by arbitration or mediation to be stored by the automotive repair or paint and body shop.

(f) Any property used as an automotive repair, paint or body shop located in a “MU-2,” “I,” “J” or “K” district must comply with subsections (b) and (e) above. Further, such facilities located in an “MU-2” or “MU-2G” district must also comply with §§ [4.1302\(g\)\(5\)](#) and [4.1303\(g\)\(5\)](#) (Fences and Gates) of the respective districts

## **Development Waivers Requested**

1. The existing hydraulic shop building and required parking are within the projected setback.
2. Required parking within the 20 ft. supplemental setback.
3. Required screening fence not provided adjacent to residential district.
4. An existing automotive repair is adjacent to a one- or two-family district.
5. An existing automotive repair on premises adjoining a residential district.
6. One existing bay door and proposed new bay door facing a one-or two-family district.
7. Required landscaping of 10% along widest row is not provided.

## Surrounding Zoning and Land Uses

North “A-5” One-Family & “ER” Neighborhood Commercial Restricted / single-family & vacant lot  
East “E” Neighborhood Commercial / commercial & vacant lot  
South “A-5” One-Family & “E” Neighborhood Commercial / single-family & vacant lot  
West “A-5” One-Family / single-family

## Recent Zoning History

ZC-19-057; Council-initiated rezoning for Riverside Neighborhood, approved 6/04/2019.

ZC-21-177; From “ER” and “E” to add a Conditional Use Permit for hydraulic shop with retail sales, approved 2/8/2022 with a three-year time limit.

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a Conditional Use Permit for retail sales and hydraulic shop in “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial. Surrounding land uses consist of single-family residential uses and commercial lots along Riverside Drive. The retail sales and hydraulic shop use **is appropriate** this close to surrounding single-family houses with all services to be conducted within the building.

### Comprehensive Plan Consistency – Northeast Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as Neighborhood Commercial on the Future Land Use Map.

The Comprehensive Plan Future Land Use Map does not designate locations for land use requiring a CUP. The conditional use permit process provides the opportunity to consider this request based upon its location to surrounding property, site layout, and mitigating measures.

The proposed zoning with the following policies of the Comprehensive Plan:

- Encourage the revitalization of commercial districts with neighborhood-oriented retail, serv
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

Based on conformance with the policies stated above, the proposed zoning proposal **is consistent** with the Comprehensive Plan.

## Site Plan Comments

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### **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. A waiver will be required for the existing building and parking spaces located within the 20 ft. projected front yard setback.
2. A waiver will be required for the required parking within the 20 ft. supplemental setback, west side.
3. A waiver will be required for not providing the required screening fence adjacent to residential.
4. A waiver will be required for auto repair use adjacent to a one-or two-family district.
5. A waiver will be required for auto repair use that adjoins a residential district boundary.
6. A waiver will be required for two bay doors facing a residential district boundary.
7. A waiver will be required for not providing the 10% landscaping requirement adjacent to residential.

*(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. Adequate access is provided by existing public streets.  
Building hose lay is provided within the maximum 150'.  
Section 503.1.1 Buildings and Facilities

They hydrant across the street on Chenault St provides hydrant hose lay to the building within the maximum of 500'.

Sections 507.5.1 (2) and (3)

Fire has no concerns for this application.

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**

#### **Comments**

TDS (Stu Burzette, 817-392-2593,  
[stuart.burzette@fortworthtexas.gov](mailto:stuart.burzette@fortworthtexas.gov))

1. 5-foot-wide sidewalk required along Chenault frontage
  2. Show curbing or some other barrier preventing access to the alley from the parking lot
    - a. if access to the alley is desired, it will need to be paved to City standards through typical City processes
- 1.

### **DSD Water Engineering**

FYI-- Existing 8-inch PVC in Chenault St (X-10663)  
Existing 6-inch Cast Iron in Riverside Dr

FYI--

Proposed 30-inch to be installed via CPN 105433 - Project Manager Dena Johnson  
Dena.Johnson@FortWorthTexas.Gov

FYI-- Existing 8-inch sewer main in the existing alley (X-18329)

FYI-- CUP zoning includes industrial uses, therefore the minimum water main size for an industrial zoned area is recommended to be a 12-inch, or such larger size as may be necessary to properly serve the proposed and existing development. Refer to § 5.3.2 of the City of Fort Worth Water Department Installation Policy and Design Criteria

FYI-- Water Extension is required for the proposed lot(s) across the lot's frontage. Provide a community facilities agreement(CFA) or miscellaneous project (MP) for water improvement. No water on the side or back of lots per Subdivision Ordinance §31-81 (Water & sewer design §3.3.1). To clear this hold, the CFA must be executed, the miscellaneous (MP) fee must be collected, and the design must be signed. A completion agreement will hold the plat until the infrastructure is complete.

FYI-- Water services are not allowed to cross property lines per TCEQ. The Texas Commission on Environmental Quality (TCEQ) 301.8 Location. Except as otherwise provided in this Code or other applicable ordinances, no plumbing system, drainage system, building sewer, private sewage disposal system, or parts thereof, shall be located in any lot other than the lot which is the site of the building, structure or premises served by such facilities. No subdivision, sale, or transfer of ownership of existing property shall be made in such manner the area, clearance, and access requirements of this Code are decreased

# Public Notification

## Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 28, 2026**.

## Posted Notice

A sign was erected on the property on **October 28, 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 **February 28, 2026**:

Organizations Notified	
United Riverside NA*	East Fort Worth Business Association
United Riverside Rebuilding Corporation Inc.	Riverside Alliance
East Fort Worth, Inc.	
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

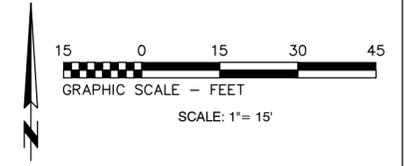
*\*Located in this registered Neighborhood Association*



Sign posted October 28, 2025

ZC-25-21





PROJECT LOCATION MAP

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

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

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

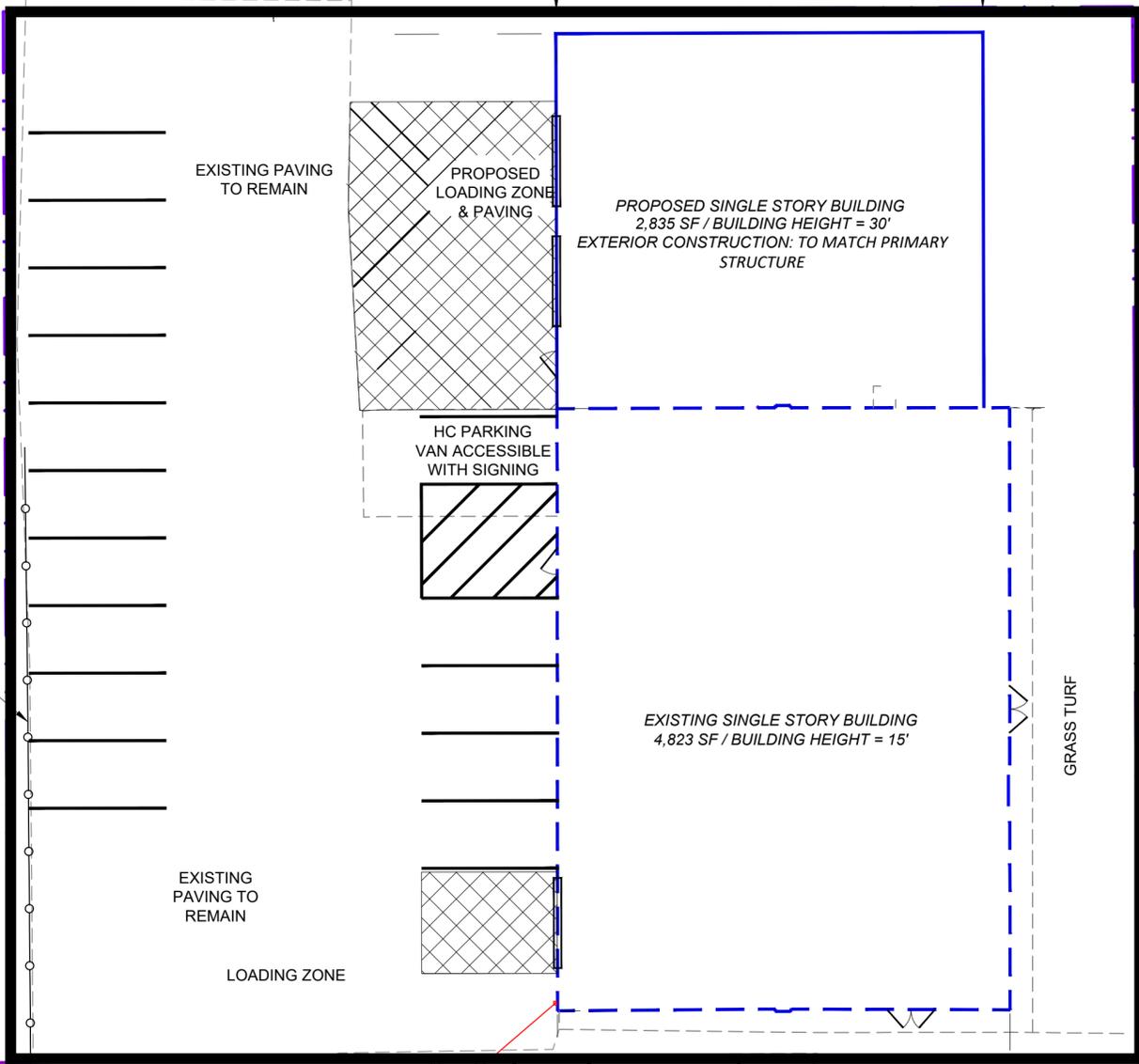
N 90°00'00" E 50.00'

Riverside Addition  
Vol.63, Pg.97

Lot 10  
Block 6  
Zoned A-5

N 0°00'00" W 140.00'

N 90°00'00" E 50.00'



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 6.302, URBAN FORESTRY.
4. PARKING SPACES ARE 9'X18'.
5. BUILDING LIGHT WILL NOT TRESPASS THE PROPERTY.

<b>120 RIVERSIDE PROJECT</b>	
ZONING CASE NO. ZC-25-213	
RIVERSIDE ADDITION VOL. 63, PG 97 BLOCK 6, LOTS 7, 8 & 9	
SITE PLAN WITH ADDITION	
120 RIVERSIDE DRIVE FORT WORTH, TX 76111	
SIGNATURE	OWNER
	TROTTER ENTERPRISES, LLC VICTOR TROTTER
REVISION	SHEET
11/29/21 - INITIAL SUBMITTAL	<b>1</b>

EXISTING CONC. DRIVEWAY TO REMAIN

EXISTING ACCESS RAMP TO REMAIN

EXISTING ON STREET PARKING TO REMAIN

EXISTING PIPE FENCE TO REMAIN

EXISTING PAVING TO REMAIN

LOADING ZONE

HC PARKING VAN ACCESSIBLE WITH SIGNING

PROPOSED SINGLE STORY BUILDING  
2,835 SF / BUILDING HEIGHT = 30'  
EXTERIOR CONSTRUCTION: TO MATCH PRIMARY STRUCTURE

PROPOSED LOADING ZONE & PAVING

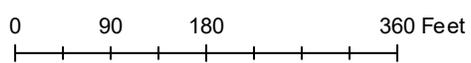
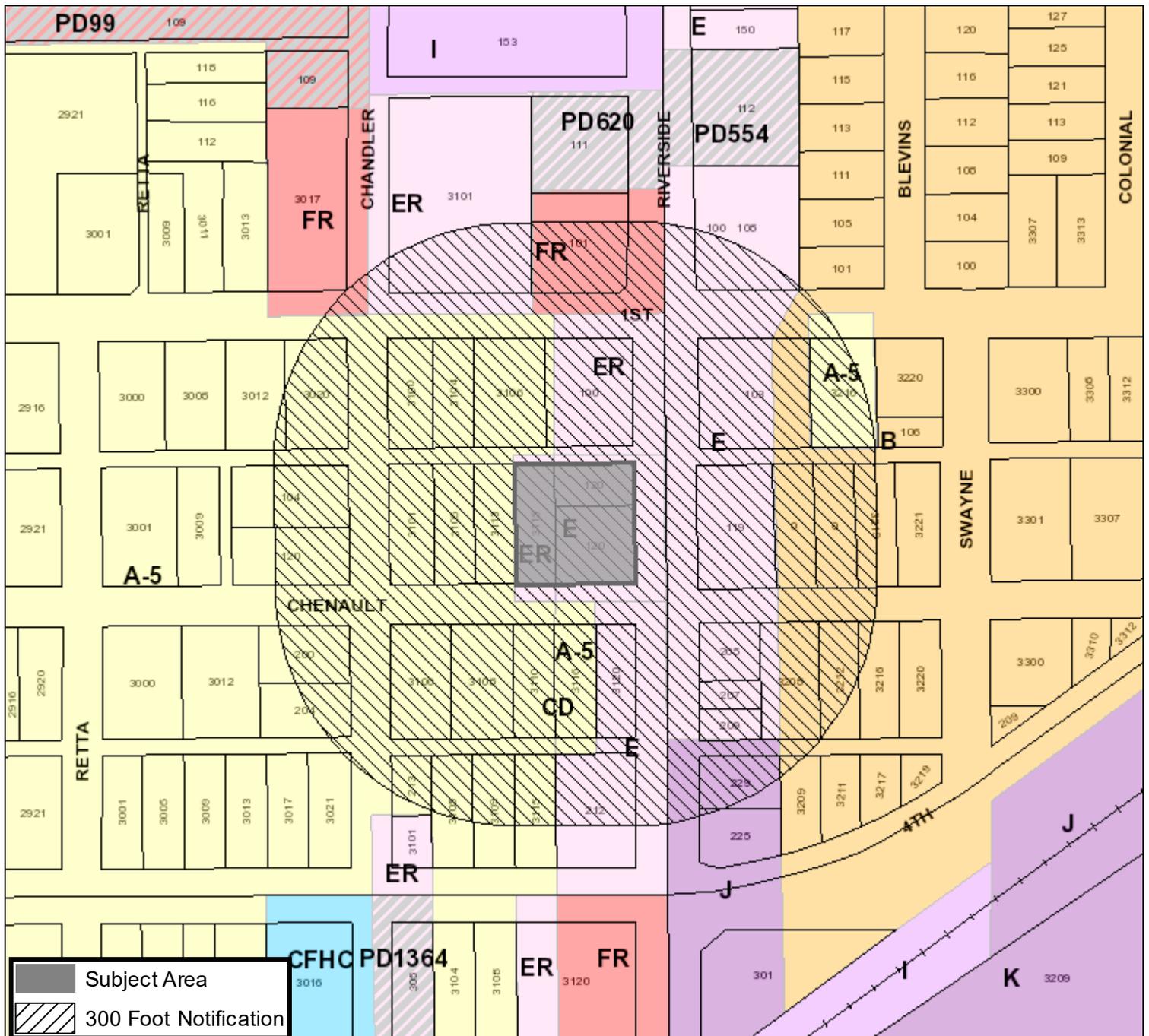
EXISTING SINGLE STORY BUILDING  
4,823 SF / BUILDING HEIGHT = 15'

GRASS TURF

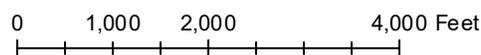
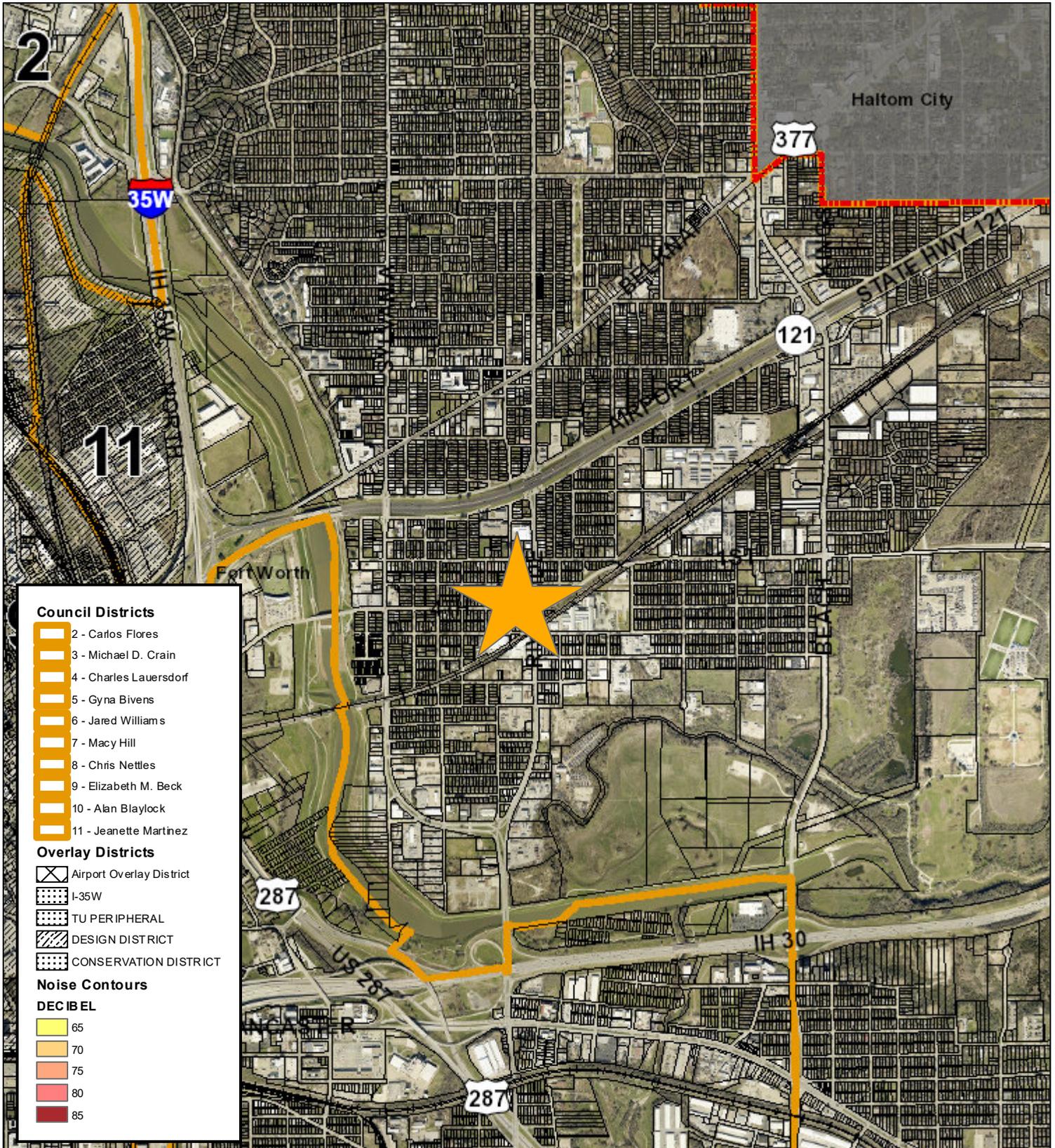
EXISTING CONC. SIDEWALK TO REMAIN

### Area Zoning Map

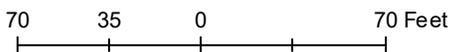
Applicant: Trotter Enterprises/Victor Trotter  
 Address: 120 Riverside Drive, 3115 Chenault Street  
 Zoning From: ER, E  
 Zoning To: Add Conditional Use Permit for machine shop  
 Acres: 0.482  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 2/11/2026  
 Contact: 817-392-7869



### 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

