



Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-26-020

Council District: 11

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: West Fork Partners

Applicant: City of Fort Worth

Site Location: 5329 and 5335 1st Street

Acreage: 268.85 ac

Request

Proposed Use: Open space / floodplain

Request: From: “C” Medium Density Multifamily, “D-HR1” Multifamily High-Rise, “E” Neighborhood Commercial, and “G” Intensive Commercial,
To: “O-1” Floodplain

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 10-0**

Project Description and Background

The site is located along the north side of E. 1st Street approximately 3.25 miles east of downtown. Access to the site is limited to 460 feet of road frontage along the north side of E. 1st Street immediately east of the West Fork Trinity River bridge. The river makes up the western and northern boundaries of the property, giving the site two miles of frontage along the southern bank of the river. No structures are present on the site which is made up of typical riparian vegetation including trees, woody plants and grasses found along rivers and streams in the region. Portions of the site are dedicated to wetland mitigation banking, which is when areas within a floodplain are excavated to provide additional storage capacity for floodwaters when the river rises during rainstorms.

The 268.85-acre properties are bracketed by Gateway Park and Quannah Parker Park and are currently zoned “C” Medium Density Residential, “E” Neighborhood Commercial, “G” General Commercial, “I” Light Industrial, “K” Heavy Industrial and the currently inactive “D-HR1” Multifamily High-Rise district.

Based upon the status of the properties as vacant, within the FEMA 100-Year Floodplain, designated Open Space in the adopted Comprehensive Plan, and being identified as Wetland Mitigation Property in the City’s Zoning Map GIS records, Council Members Deborah Peoples and Jeanette Martinez have requested rezoning of the properties to the special purpose “O-1” Floodplain District. Staff has notified the affected property owner, West Fork Partners, LP of the proposed zoning change from “C” Medium Density Residential, “E” Neighborhood Commercial, “G” General Commercial, and the currently inactive “D-HR1” Multifamily High-Rise to “O-1” Floodplain to protect the 100-Year Floodplain, the adjacent Trinity River, and the existing Wetland Mitigation use.

Surrounding Zoning and Land Uses

North (across river): “K” Heavy Industrial/vehicle storage and “AG” Agricultural/vacant

East: “AG” Agricultural/vacant

South: “C” Medium Density Multifamily/concrete waste stockpiling and “I” Light Industrial (industrial uses)

West: “K” Heavy Industrial/vacant & industrial uses; “I/CUP” for semi-truck and trailer parking; “AG” Agricultural/vacant

Recent Zoning History

- ZC-16-096: (*applied for zoning change; not approved)
 - From: “AG”, “C”, “D-HR-1”, “E”, “G”
 - To: “O-1”, “E”, “PD-SU” for concrete crushing/recycling

Development Impact Analysis

Land Use Compatibility

The purpose of the “O-1” district is to preserve critical 100-year floodplain areas within the city from intensive development that could result in increased flooding on nearby and downstream properties. The proposed zoning designation does not affect any of the surrounding properties and **is compatible** with surrounding land uses.

Comprehensive Plan Consistency

The adopted 2023 Comprehensive Plan designates undeveloped 100-year FEMA floodplain as Open Space and as Vacant, Agricultural, Undeveloped in the Future Land Use maps. The proposed zoning change to “O-1” Floodplain **is consistent** with the Comprehensive Plan, including the following policies:

- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- 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.
- Protect riparian corridors as natural buffers to conserve natural habitats.

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 27, 2026**.

Posted Notice

A sign was erected on the property on **February 27, 2026**.

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 27, 2026**:

Organizations Notified	
Riverside Alliance	East Fort Worth Business Association
Neighborhoods of East Fort Worth Alliance	Streams and Valleys, Inc.
Garden of Eden NA*	Trinity Habitat for Humanity
White Lake Hills NA	Fort Worth ISD
East Fort Worth, Inc.	Birdville ISD

**Located closest to this registered Neighborhood Association*

ZC-26-020

ZONING CHANGE
REQUESTED
FOR INFORMATION CALL
CITY HALL
817-302-8028

