



Zoning Staff Report

Date: August 12, 2025

Case Number: ZC-25-102

Council District: 11

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: SAI Reeds Properties, Inc. / J.D. Ouda

Site Location: 2521Oakland Boulevard

Acreage: 0.76 acres

Request

Proposed Use: Commercial (Convenience Store)

Request: From: “ER” Neighborhood Commercial Restricted

To: “E” Neighborhood Commercial

Recommendation

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

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 7-0**

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Project Description and Background

This 0.76-acre site in the Eastside Planning Sector is one block north of the intersection of East Lancaster Avenue and Oakland Boulevard. The property sits adjacent to the northern edge of the Oakland Corners Urban Village. The property is currently developed as a professional office suite building. The applicant proposes to redevelop the site into a convenience store.



The applicant provided the following project description:

This application is submitted to rezone the above mentioned property from ER Neighborhood Commercial Restricted to E Neighborhood Commercial, with the intent of establishing a convenience store. The convenience store will serve as a vital resource for the local community, providing easy access to essential goods and services.

Rationale for Rezoning

1. **Community Needs:** There is a growing demand for a convenience store in the area, which will offer residents quick access to everyday items, groceries, snacks, and beverages. This convenience will enhance the quality of life for local residents.
2. **Economic Development:** The establishment of a convenience store will create job opportunities for community members and contribute to the local economy through sales tax revenue and increased foot traffic to the area.
3. **Alignment with Local Plans:** The proposed rezoning aligns with the city's goals for economic development and community service enhancement, as outlined in the comprehensive land use plan.
4. **Compatibility with Surrounding Businesses:** The convenience store will complement existing businesses in the area, attracting customers and increasing overall foot traffic, which can benefit neighboring establishments.
5. **Improved Accessibility:** The property is conveniently located near residential areas, making it easily accessible for local residents. This strategic location is ideal for a convenience store, ensuring that it meets the daily needs of the community.
6. **Infrastructure Support:** The property has adequate infrastructure, including parking and access to utilities, which will support the operations of a convenience store without requiring extensive modifications.

In summary, rezoning this property to fully commercial is essential for establishing a convenience store that will meet the needs of the community while contributing to local economic growth. We respectfully request the approval of this application to support the development of a valuable community resource.

Surrounding Zoning and Land Uses

North: "A-21" One-Family Residential (residential land use)
East: "A-10" One-Family Residential (residential land use)
South: "A-10" One-Family Residential (residential land use)
West: "MU-1" Low-Intensity Mixed Use (commercial and residential land use)

Recent Zoning History

ZC-09-141: part of large City Council-initiated rezoning of the Meadowbrook Neighborhood area. The site is comprised of two tracts – one was zoned "E" and the other was zoned "ER". The 2009 rezoning downzoned the "E" tract to "ER", leaving both tracts zoned "ER" Neighborhood Commercial Restricted.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **June 27, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

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 **June 27, 2025**:

Organizations Notified	
West Meadowbrook NA*	Neighborhoods of East Fort Worth Alliance
Trinity Habitat for Humanity	East Fort Worth Business Association
Streams and Valleys Inc.	Southeast Fort Worth, Inc.
Fort Worth ISD	East Fort Worth, Inc.
	Central Meadowbrook NA

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A wide variety of land uses can be found within this block of Oakland Boulevard. More intensive commercial uses are found along East Lancaster Avenue to the south. The Low-Intensity Mixed Use (MU-1) zoning of the Oakland Corners Urban Village allows for residential and commercial land uses to be located adjacent to one another with minimal buffering or separation between uses. Most of the uses within the urban village area are commercial.

Moving north along Oakland Boulevard, the land uses transition to predominantly residential and “ER” Neighborhood Commercial Restricted land uses. Single-family residential properties surround three of the four sides of the subject property. To the west sits a single-family residence and a small one-story multi-tenant building with a church, daycare, and several other professional service businesses.

The subject property, zoned “ER” Neighborhood Commercial Restricted, is surrounded on three sides by single family residential land use. Development standards of “ER” Neighborhood Commercial Restricted are intended to alleviate land use compatibility concerns and mitigate negative impacts on surrounding properties. The table below identifies several key Development Standards that contribute to mitigating potential negative impacts on properties surrounding “ER” districts.

Comparison of selected Development Standards for “ER” and “E” districts		
	“ER” Neighborhood Commercial Restricted	“E” Neighborhood Commercial
Business size	5,000 sq. ft. max gross floor area per tenant	No limitation
Building size	10,000 sq. ft. gross floor area	60,000 sq. ft. gross floor area
Building lot coverage	30% maximum	No limitation
Alcohol sales	Not allowed	Allowed

In addition to the Development Standards shown above, the Non-Residential District Use Table allows for more intensive uses in the “E” district than the more restrictive “ER” district. Some of those permitted uses in the “E” Neighborhood Commercial district have operating characteristics that are higher in intensity and have longer typical operating hours which present the potential for negative impacts on surrounding land uses. For these reasons, staff finds the proposed “E” Neighborhood Commercial zoning **not compatible** with surrounding residential land uses.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Neighborhood Commercial, which is described as *“Retail, services, offices and mixed uses serving daily needs for a local market area.”*

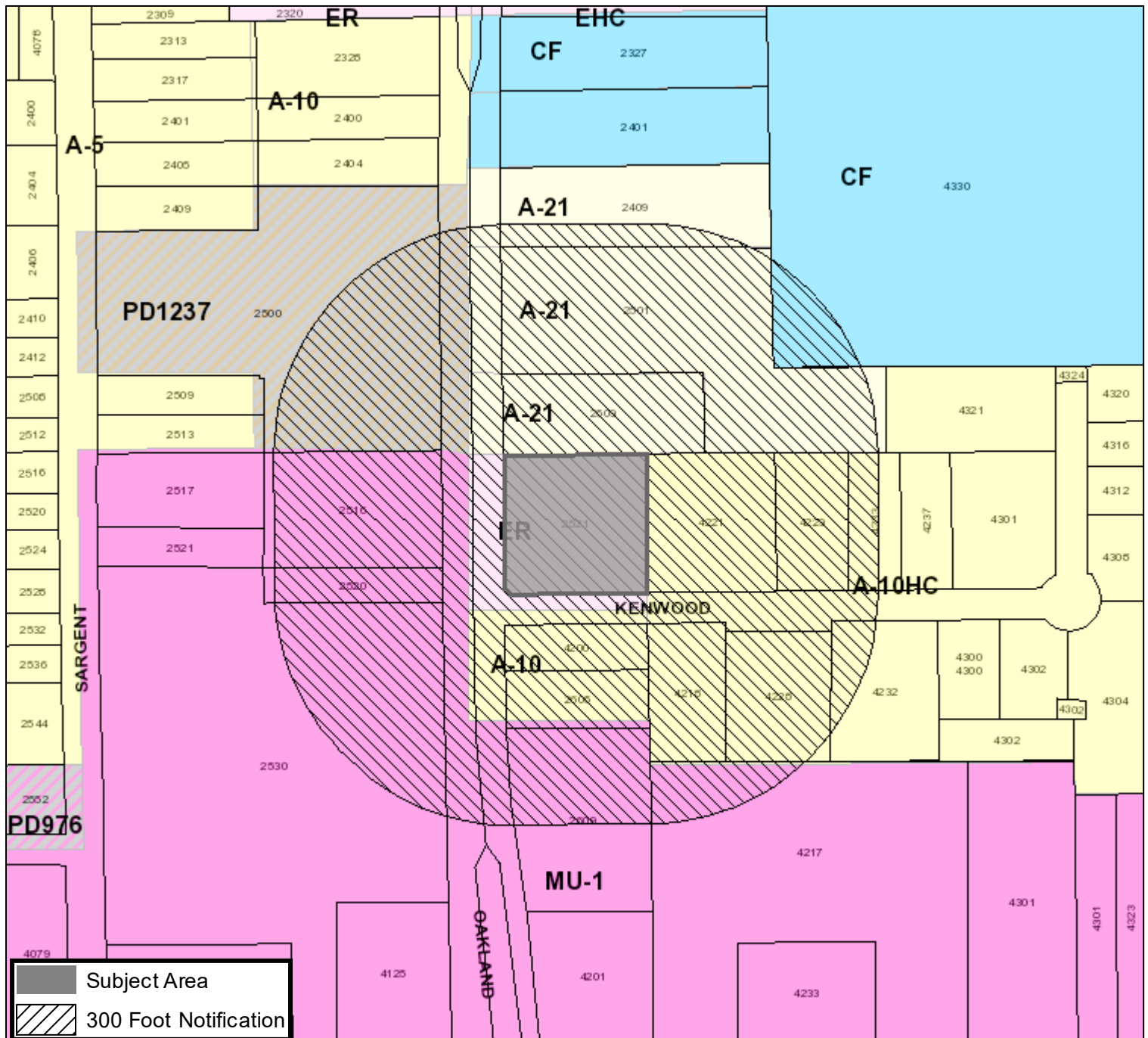
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The table excerpt above from the Comprehensive Plan provides a range of zoning districts suitable to achieve neighborhood commercial land uses. The site’s current zoning of “ER” as well as “E”, “MU-1” and applicable form-based districts are all suitable implementing zoning districts for this location. The requested zoning change **is consistent** with the Future Land Use Map.

While the permitted land uses within the “E” and “ER” districts are generally neighborhood/local market serving uses, a site’s location and surroundings are considerations that provide context for land use decisions. The site’s adjacency to three single-family properties raise concerns about adequate separation of higher and lower intensity land uses. Typical convenience store site design suggests that the building would be situated near the back of the property to allow room for gasoline sales near the front of the site. Trash dumpsters are located either to the side or behind the building, which would be in close proximity to existing homes. Convenience stores and associated fueling areas are typically open 24 hours a day and brightly illuminated throughout the night. The policies of the Comprehensive Plan provide guidance for ensuring compatibility between different types of land uses. The requested zoning change **is not consistent** with the following policies of the Comprehensive Plan:

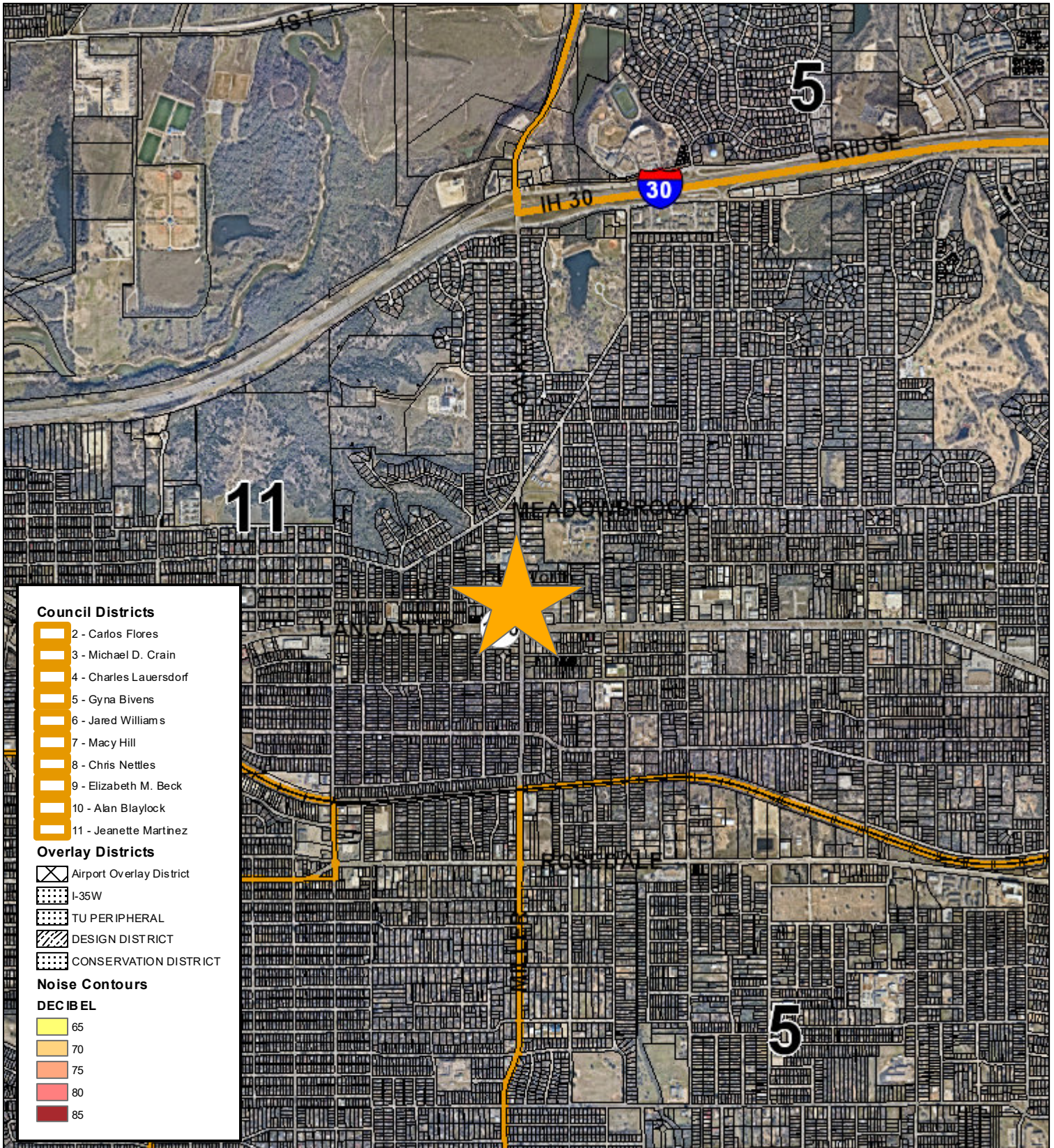
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Preserve the character of rural and suburban residential neighborhoods.

Applicant: Ouda Real Estate LLC/ Majed JD Ouda
Address: 2521 Oakland Boulevard
Zoning From: ER
Zoning To: E
Acres: 0.76
Mapsc: Text
Sector/District: Eastside
Commission Date: 7/9/2025
Contact: 817-392-8043



0 90 180 360 Feet

Area Map



0 1,000 2,000 4,000 Feet

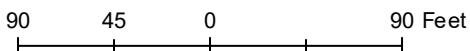
The map displays the following land use zones and features:

- High Density Residential:** Brown areas in the top left and bottom left.
- Medium Density Residential:** Tan areas in the top left and bottom left.
- Low Density Residential:** Light yellow areas in the top left and bottom left.
- Single Family Residential:** Yellow areas in the top left and bottom left.
- Manufactured Housing:** Orange areas in the top left and bottom left.
- Suburban Residential:** Light green areas in the top left and bottom left.
- Rural Residential:** Dark green areas in the top left and bottom left.
- Vacant, Undeveloped, Agricultural:** Dark green areas in the top left and bottom left.
- General Commercial:** Red areas in the top right and bottom right.
- Neighborhood Commercial:** Pink areas in the top right and bottom right.
- Light Industrial:** Light blue areas in the top right and bottom right.
- Heavy Industrial:** Dark blue areas in the top right and bottom right.
- Industrial Growth Center:** Dark blue areas in the top right and bottom right.
- Infrastructure:** Grey areas in the top right and bottom right.
- 100 Year Flood Plain:** Hatched areas in the top right and bottom right.
- Public Park, Recreation, Open Space:** Green areas in the top right and bottom right.
- Private Park, Recreation, Open Space:** Green areas in the top right and bottom right.
- Lakes and Ponds:** Blue areas in the top right and bottom right.

The map also includes a legend with the following categories:

- TOLLWAY / FREEWAY:** Thick black line
- PRINCIPAL ARTERIAL:** Red line
- MAJOR ARTERIAL:** Green line
- MINOR ARTERIAL:** Thin black line

The map is labeled "KENWOOD" in the center and "LAND" on the left side.



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.





ZC-25-102

Aerial Photo Map



0 55 110 220 Feet

