



Zoning Staff Report

Date: October 17, 2023

Case Number: SP-23-008

Council District: 5

Site Plan

Case Manager: [Beth Knight](#)

Owner / Applicant: LCG21 945 Trinity LLC / Ray Abraham, Leon Capital Group

Site Location: 11300 block Trinity Boulevard **Acreage:** 8.56 acres

Request

Proposed Use: Warehouse Distribution & Logistics Facility

Request: To: Add site plan to PD 1339 “PD/E” Planned Development all uses in “E” Neighborhood Commercial plus certain light industrial uses and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum).

Recommendation

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is the northern part of two sections bisected by Trinity Boulevard, west of House Anderson Road. The current zoning for the property is PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required. The applicant would like to construct a new 123,750 square foot warehouse building. The required site plan as presented is in general compliance with "E" standards, and no changes to the PD are proposed.

Surrounding Zoning and Land Uses

North "AG" Agricultural / industrial uses
East "J" Medium Industrial / industrial uses
South "PD 1339" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses / Trinity Boulevard and vacant land
West "J" Medium Industrial / water treatment facility and vacant land

Recent Zoning History

- ZC-17-014; southeast of subject site, from PD/I with development standards to PD/E excluding alcohol sales; approved 3/8/2017;
- ZC-17-064; northwest of subject site from AG to A-5; approved 5/5/2017;
- ZC-19-033; west of subject site, from AG to PD/I; approved 5/8/2019;
- ZC-19-097; south of site from AG to K; denied on 10/15/19;
- ZC-19-120; from AG, AR, CF, and K to A-5; effective 10/24/19; east of subject site
- ZC-20-020 from AG to A-5; withdrawn;
- ZC-22-066; north and south of subject site, from AG & K to PD/E plus certain light industrial uses, approved, 10/11/2022; and
- ZC-23-029; east of site, from AG to PD for C uses, approved 4/11/2023.

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.

The following organizations were notified: (emailed August 24, 2023)

Organizations Notified	
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

* *Not located within a registered Neighborhood Association*

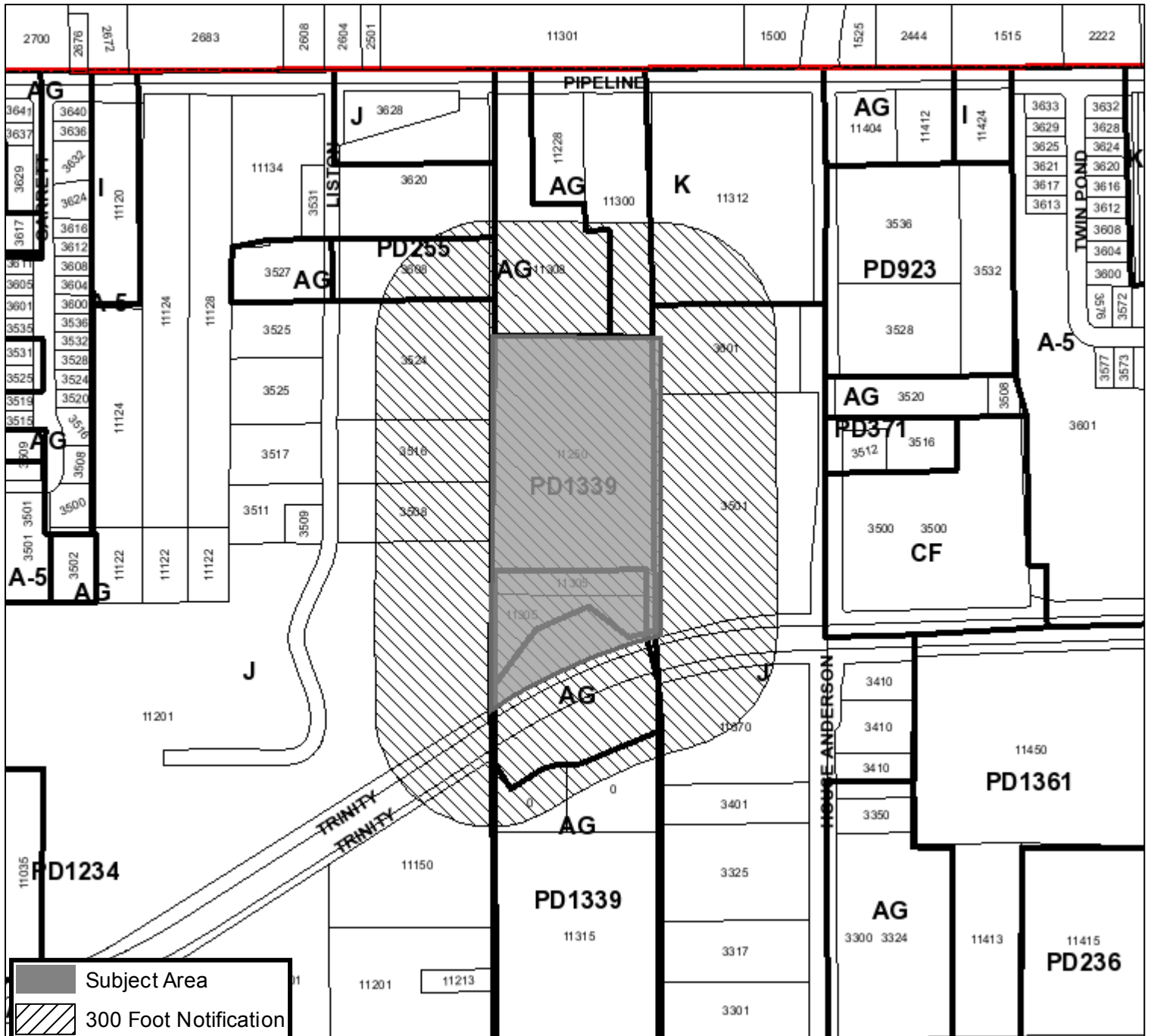
Development Impact Analysis

Site Plan Comments

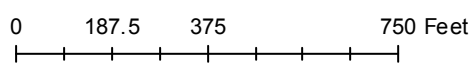
1. List the site address and legal description. Since the site is not platted right now, please use an additional sheet with all the Title Block information in the lower right corner, including the Director's signature line and date.
2. The zoning case numbers for the site plans are SP-23-007 for the southern site and SP-23-008 for the northern site, instead of a ZC zoning case number.
3. Please update the site's current zoning to remove the AG portion, as these zoning cases were approved earlier this month by Council.
4. Add a number for each row's total of parking spaces.
5. Show and label the ADA spaces.
6. Break out the building's office square footage from the warehouse square footage and note the number of warehouse employees, so the appropriate number of parking spaces can be determined. Although no parking spaces are required, the site cannot be over-parked without incurring additional tree planting.
7. Show the loading docks and label their number of spaces.
8. Label the surface material between the building and driveways/parking spaces. Is it supposed to be grass/landscaping?
9. Show where the dumpster locations are.
10. Label the height and screening material of the dumpster enclosure sides and gates.
11. If more space is needed to get the required landscaping square footage in front of the building, the building and parking can be moved back to the 10-foot rear yard setback.
12. Instead of the ownership information that can change periodically, please label the existing land uses on all the adjacent lots, including across the street.
13. Fully describe the allowed uses and base zoning district of PD 1339. The second sheet with the legal description can be used if not enough space is available on the site plan page.

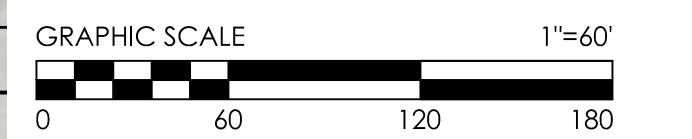
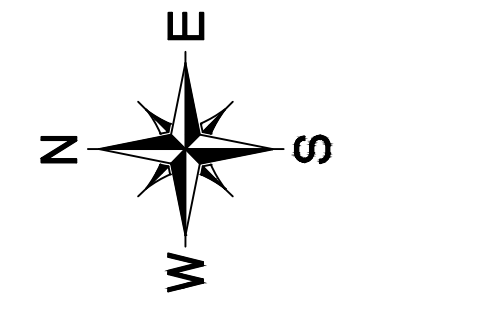
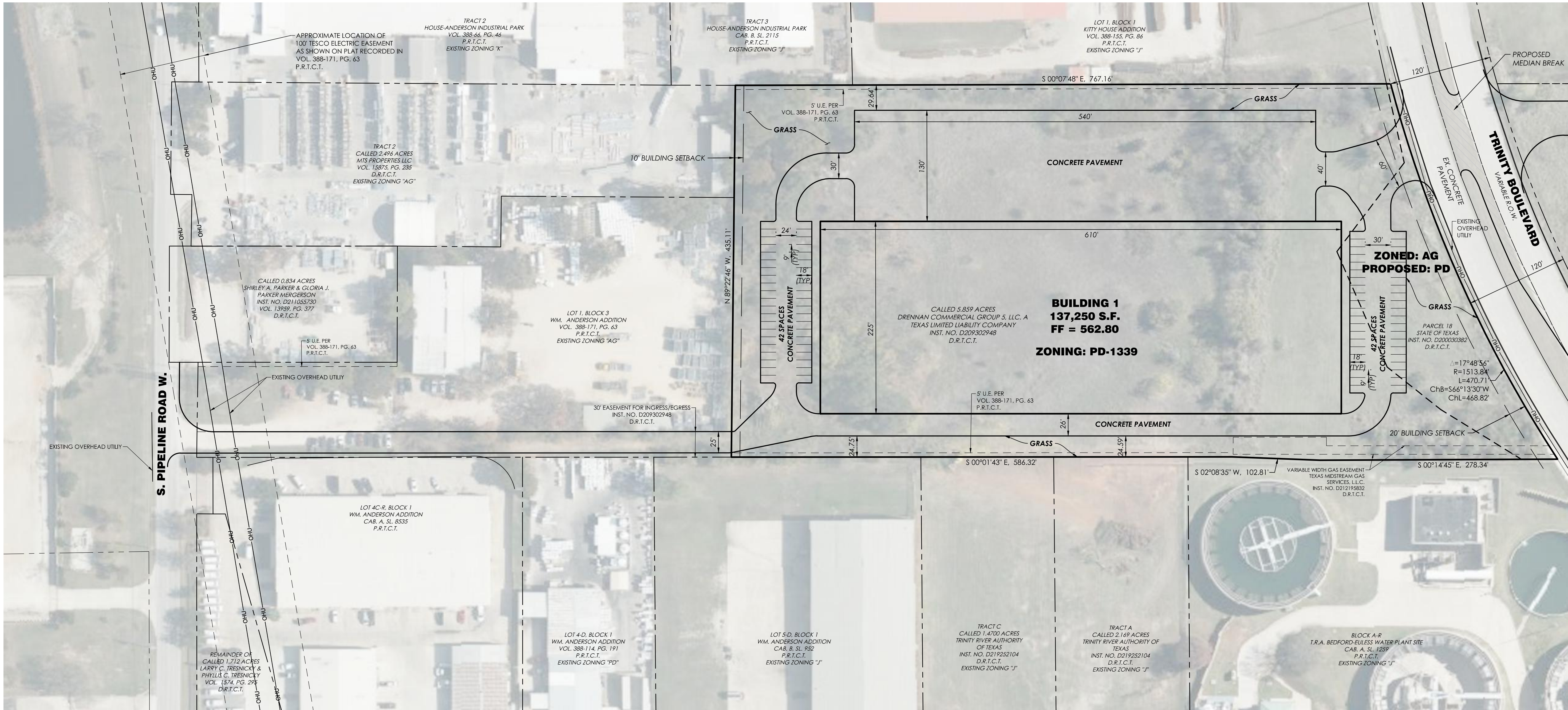
Area Zoning Map

Applicant: Harold and Carolyn Pierce Co
 Address: 11200-11350 Block Trinity Blvd.
 Zoning From: null
 Zoning To: Submit Required Site Plan
 Acres: 8.56073154
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/13/2023
 Contact: 817-392-8190

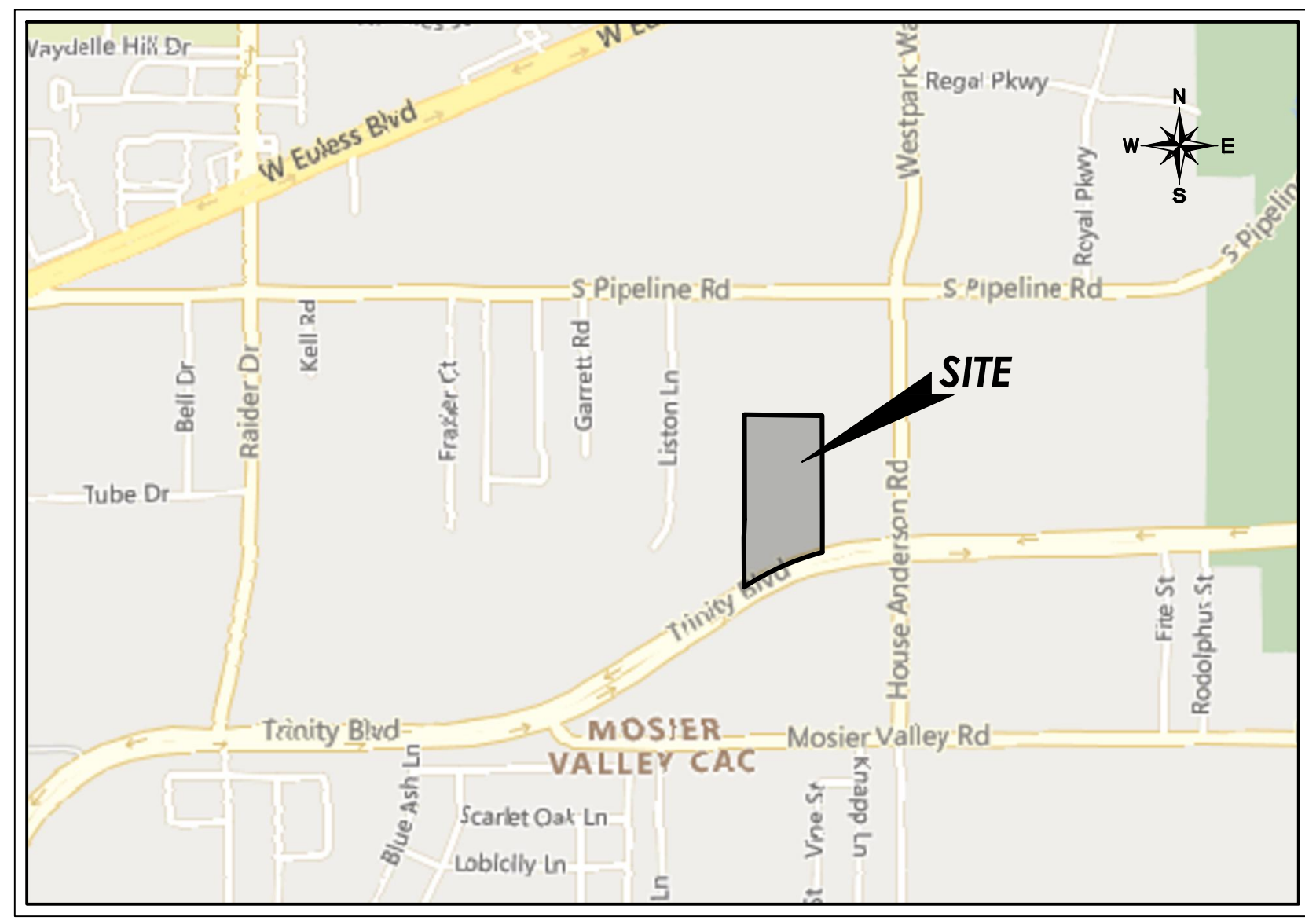


Subject Area
 300 Foot Notification





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



VICINITY MAP
N.T.S.

BUILDING 1 SITE DATA TABLE	
PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING AREA:	137,250 S.F.
BUILDING HEIGHT:	45'-0" (ONE STORY)
PROVIDED PARKING:	84 CAR SPACES 4 ADA CAR SPACES
TOTAL LOT ACREAGE:	8.56 ACRES
FLOOR AREA RATIO:	0.37 to 1

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PREPARED FOR:

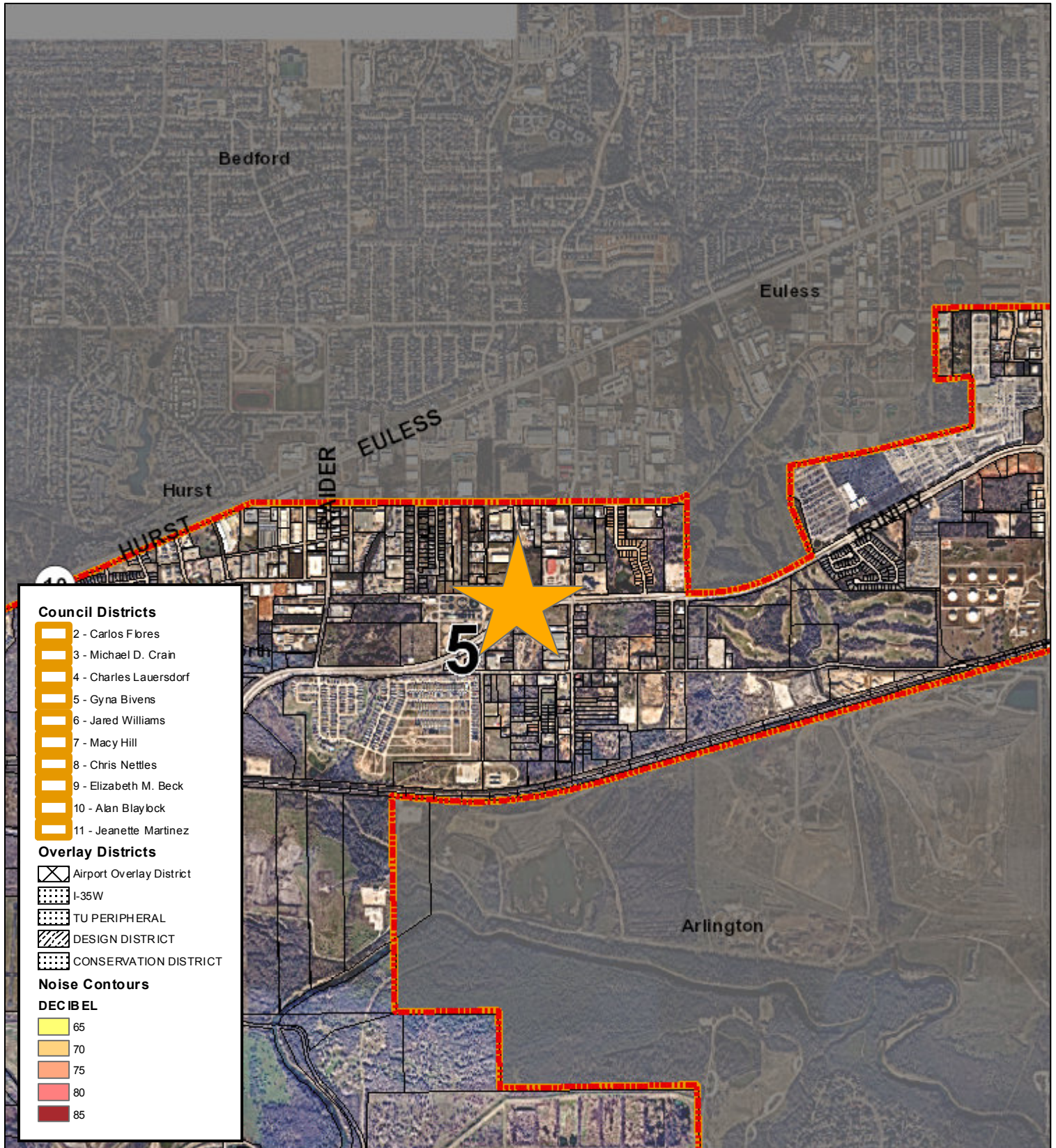
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TX 75219
O: (214) 489-7167

PREPARED BY:

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

SITE PLAN
FOR
MOSIER VALLEY NORTH
BUILDING 1
ZONING CASE #: ZC-23-XXX
8.56 ACRES
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Date: June 2023

Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

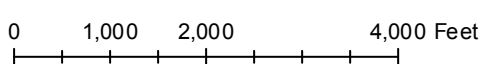
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

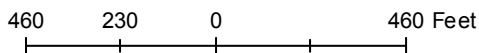
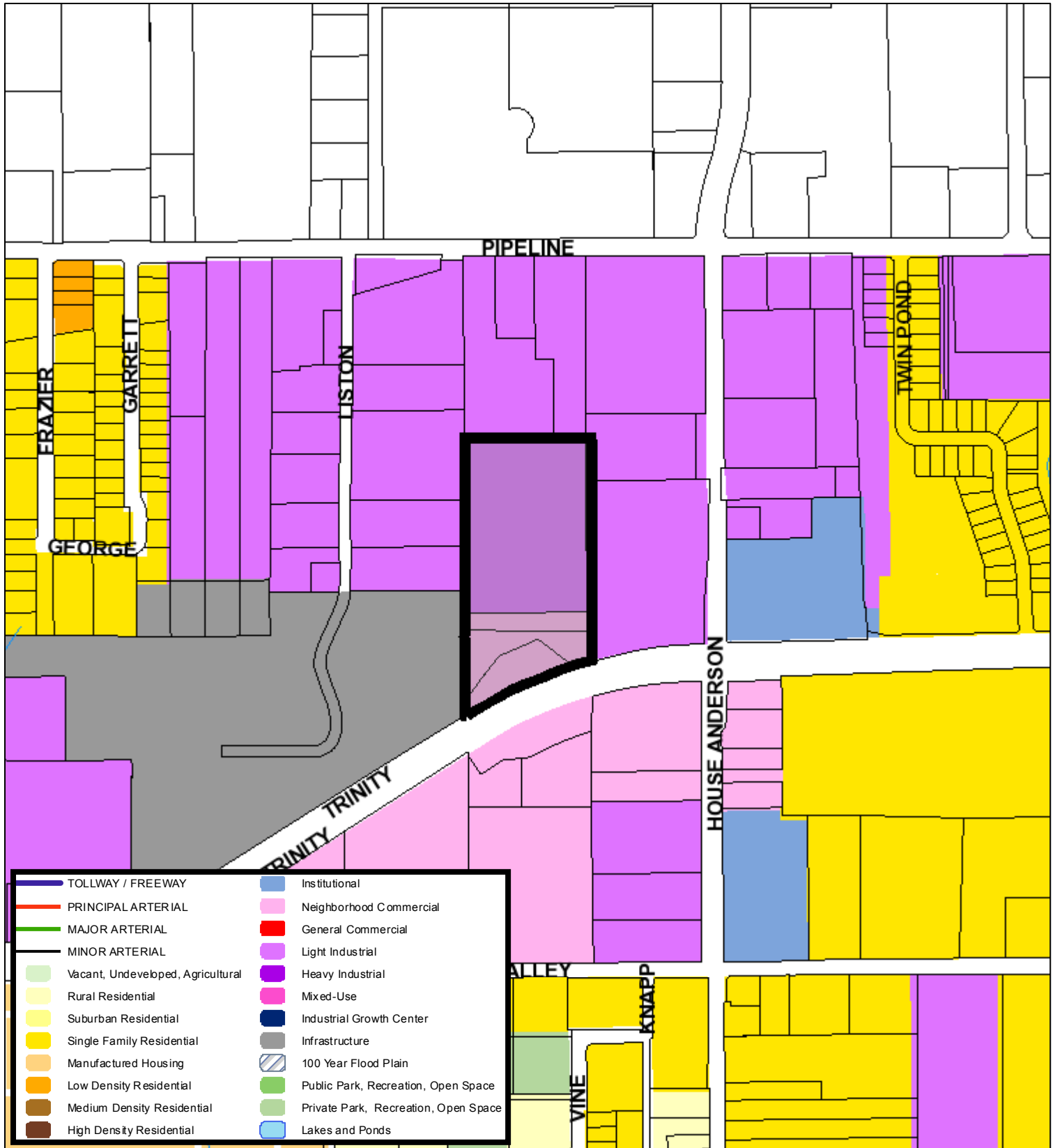
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



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



0 287.5 575 1,150 Feet

