



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2019

Council District 5

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

Opposition: None
Support: One letter submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Mariken Holdings, LLC

Site Location: 11500 Trinity Boulevard Mapsco: 54Z

Proposed Use: Add office, showroom and warehouse

Request: From: PD 504 Planned Development/Specific Use for small animal wholesale and distribution facility; site plan approved
To: Amend PD 504 Planned Development to add general office, showroom and warehouse uses; site plan waiver recommended

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

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

Staff Recommendation: **Approval**

The proposed site is located near the corner of Rodolphus Street and Trinity Boulevard, just east of Fite Street. The applicant is requesting to amend PD 504 Planned Development/Specific Use for small animal wholesale and distribution facility to include office, showroom and warehouse as permitted uses. The applicant has mentioned there will be no outside storage and no addition to the existing building. A site plan waiver is being requested.

Site Information:

Owner: Mariken Holdings, LLC
3900 Candlewick Court
Bedford, TX 76021
Acreage: 0.77 ac
Applicant: Dennis Hopkins/Texas Land Use
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "AR" One-Family Restricted / vacant, gas well site
East "A-43" One-Family, PD 534 Planned Development/Specific Use for a tow yard facility without a primary use with no more than 20 parking spaces and no outside storage. Site plan approved / golf course, vacant land

South "AG" Agricultural / vacant, single family
 West "AG" Agricultural / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-19-150 Denied by City Council 02/05/18 for PD/C in townhouse form, subject property just south; ZC-18-008 Amend PD 534 to add additional property, approved by City Council, eff. 03/06/18 subject property to the south and east of Rodolphus; ZC-15-001 PD-534 Planned Development for "I" uses plus tow yard facility with no more than 20 parking spaces and no outside storage, approved by City Council, effective 03/02/15 subject property to the south and east

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Rodolphus Street	Two-Way Residential	Two-Way Residential	No
Trinity Boulevard	Principal Arterial	Principal Arterial	No
Fite Street	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on June 18, 2019.
 The following organizations were notified: (emailed June 17, 2019)

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

Not within a registered neighborhood organization.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from to Amend PD 504 to include office, showroom and warehouse uses. Predominant land uses surrounding the proposed site is vacant land and a single family use to the south.

Due to the limited addition of uses, no additional square footage to the building and no outside storage, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the site as Light Industrial. The plan was changed from Single-Family to Light Industrial in 2014. A review of the Mosier Valley area for the 2017 Comprehensive Plan update identified Rodolphus St. and a line south as the boundary between the industrial use and residential uses, recognizing the existing industrial uses and preserving the western areas for residential redevelopment especially around the new Mosier Valley Park.

Therefore, the proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development. (pg. 39)

Based on conformance with the future land use map and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

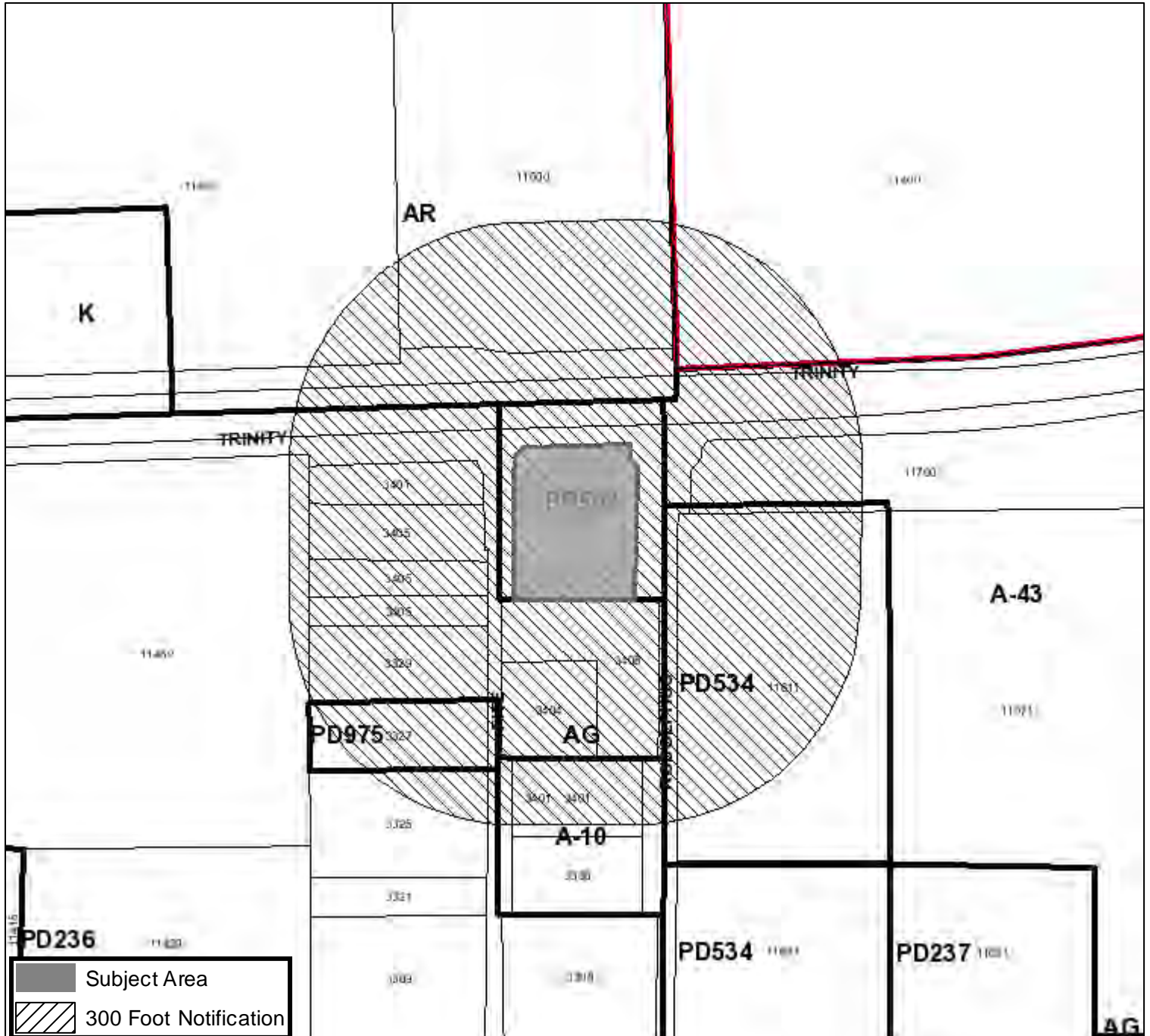
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting





ZC-19-096

Area Zoning Map

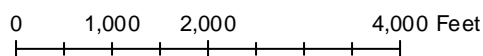
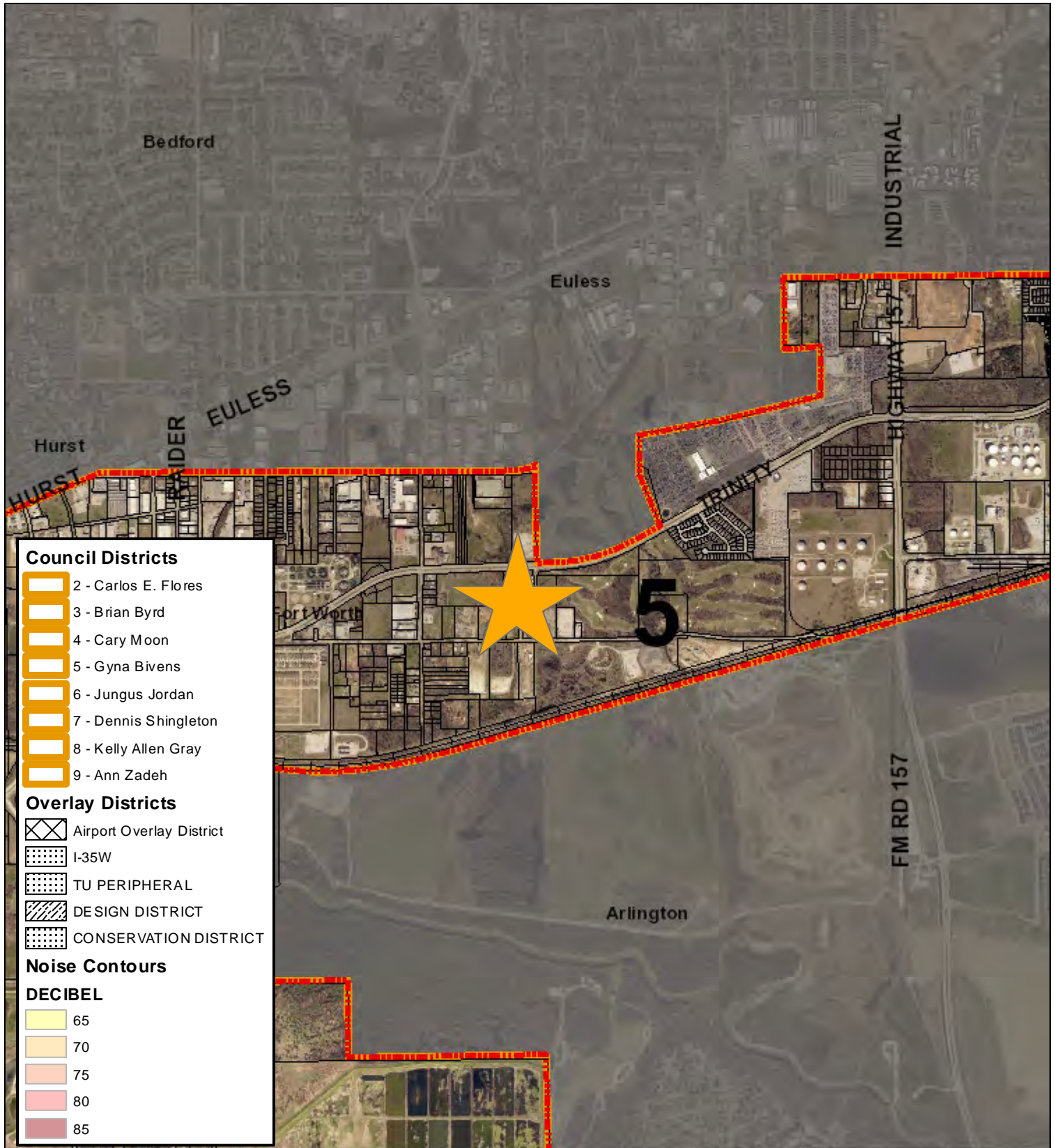
Applicant: Mariken Holdings, LLC
 Address: 11500 Trinity Boulevard
 Zoning From: PD 504
 Zoning To: Amend PD 504 to add office, showroom, warehouse, no outside storage, sp waiver req.
 Acres: 0.77430744
 Mapsco: 54Z
 Sector/District: Eastside
 Commission Date: 7/10/2019
 Contact: 817-392-2495



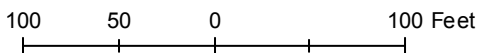
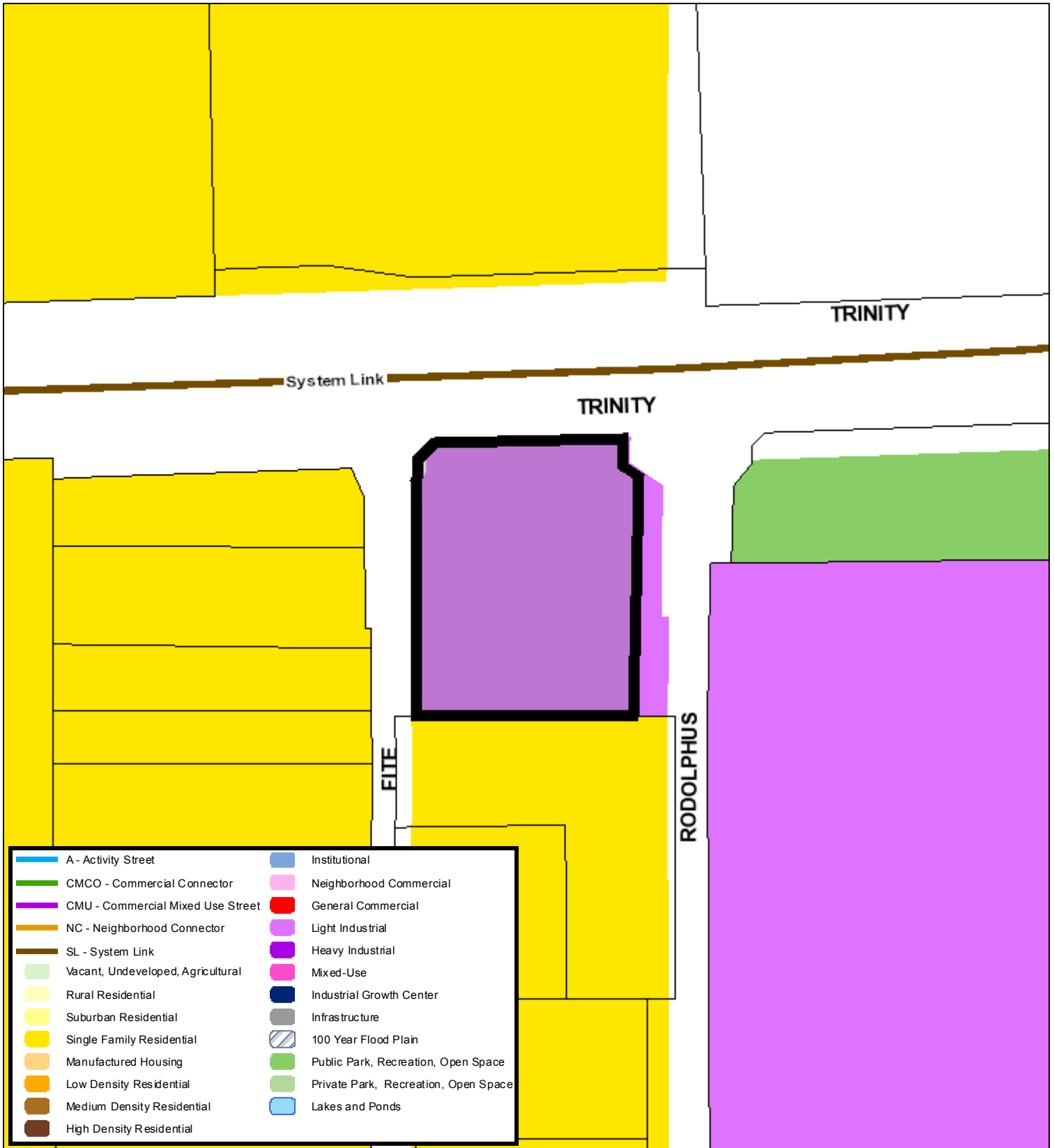
 Subject Area
 300 Foot Notification

0 95 190 380 Feet

Area Map



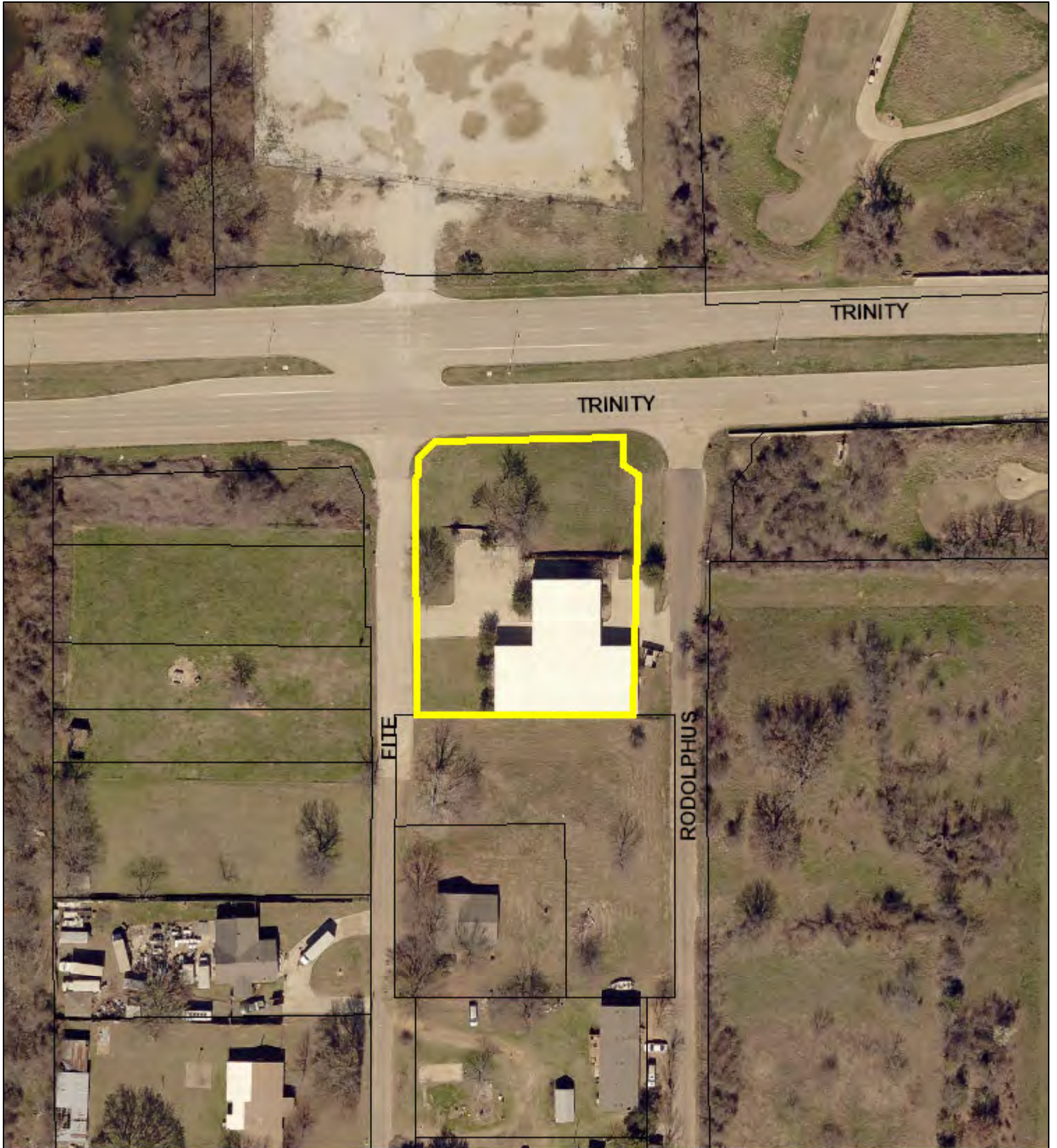
Future Land Use



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 5, 2019.



Aerial Photo Map



0 62.5 125 250 Feet

