



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none submitted
Support: none submitted

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

Owner / Applicant: CSY Trinity, LLC

Site Location: 10900 – 11000 blocks Trinity Boulevard Acreage: 12.72

Proposed Use: Amend Site Plan for PD 1234 to reduce landscape requirement

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change to amend the site plan for PD 1234 to reduce the overall landscaping requirement previously approved. The property is located on the north side of Trinity just west of Mosier Valley.

The zoning case from 2019 (ZC-19-033) was approved for "I" Light Industrial plus outdoor storage and truck parking with no primary use; site plan approved. The site plan showed a 30 foot landscape buffer within the 40 foot TRA (Trinity River Authority) easement to consist of small to medium caliber trees with appropriate spacing of 25' for the small or medium trees. The applicant is asking to reduce the tree canopy requirement since TRA won't allow for plantings in their easement. The overall configuration of the contractor storage yard has changed.

Site Information:

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / vacant
- East "J" Medium Industrial / Water Treatment Facility
- South "MH" manufactured Housing / mobile home subdivision and communication tower
- West "AG" Agricultural / vacant

Zoning History: ZC-19-033 from "AG" to PD/I plus outdoor storage and truck parking with no primary use; site plan approved; effective 06/20/19; subject area

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Site plan indicates a 30 ft. landscape buffer within the TRA easement small and medium caliber trees with appropriate spacing. (**development regulation, recommended approval**)

(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.)

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.

The following organizations were notified: (emailed April 21, 2020)

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

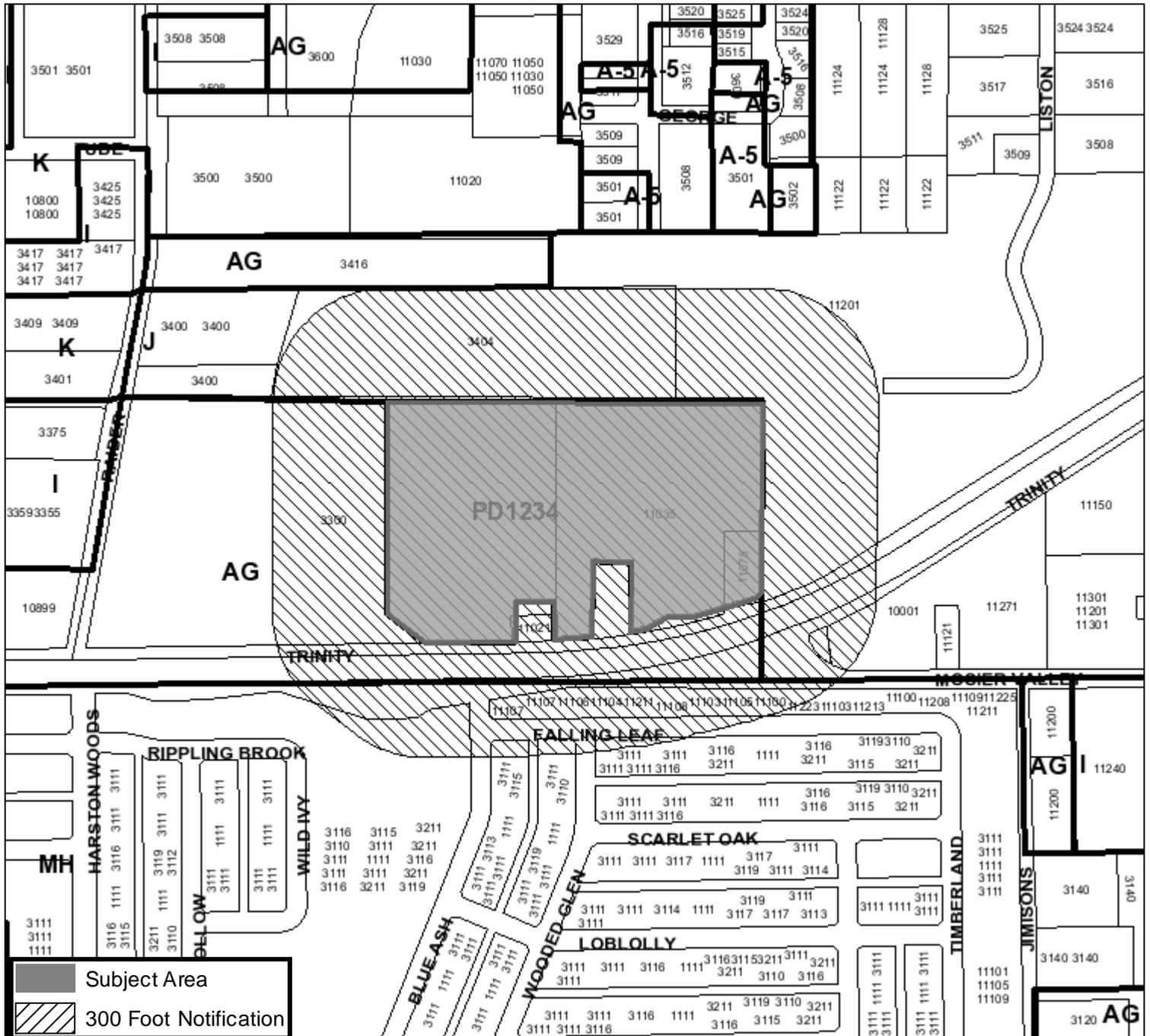
*Located within this registered Neighborhood Association

Attachments:

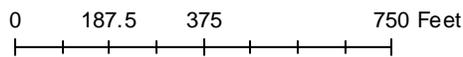
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

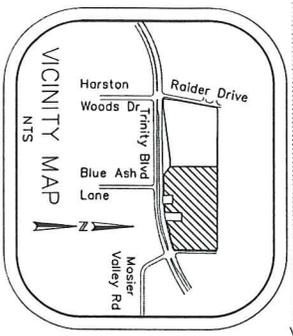
Area Zoning Map

Applicant: CSY Trinity, LLC
 Address: 10900 - 11000 blocks Trinity Boulevard
 Zoning From: PD 1234
 Zoning To: Amend site plan to reduce landscape requirement
 Acres: 12.72532956
 Mapsco: 54XY
 Sector/District: Eastside
 Commission Date: 5/13/2020
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification





Horston Woods Mobile Home Park
Current Zoning 'MH'

BLUE ASH LN

TRINITY BOULEVARD

Existing Concrete Street

Horston Woods Mobile Home Park
Current Zoning 'MH'

Drive Cut Approved
by the City of
Fort Worth TPW staff

Existing Concrete Street

Existing Concrete Street

Existing Concrete Street

Owner: William D Souder
Current Zoning 'AG'

Approximate Location 100 Year
Floodplain Map No. 48439C0220K
Dated September 25, 2009

Owner: CSY Trinity, LLC
Current Zoning 'PD1234'

Owner: Hurst-Eulless Bedford ISD
Current Zoning 'J'

Owner: Trinity River Authority of Texas
Current Zoning 'J'

Owner: Trinity River Authority of Texas
Current Zoning 'J'

NOTES:
The Lighting for the subject property will conform to the City of Fort Worth Code of Ordinances.
The Signage for the subject property will conform to the City of Fort Worth Code of Ordinances.
The Landscaping for the subject property will conform to the City of Fort Worth Code of Ordinances.
The project will comply with Section 6.302, Urban Forestry, of the City of Fort Worth Code of Ordinances.
There is no on-site security.

CURVE NUMBER 1

Δ	= 05°27'49"
R	= 1,957.74'
LC	= 177.15'
CB	= S 77°23'712" W
CL	= 177.08'

CURVE NUMBER 2

Δ	= 01°15'18"
R	= 1,981.02'
LC	= 40.76'
CB	= S 79°53'09" W
CL	= 40.76'

CURVE NUMBER 3

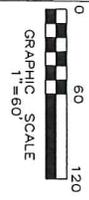
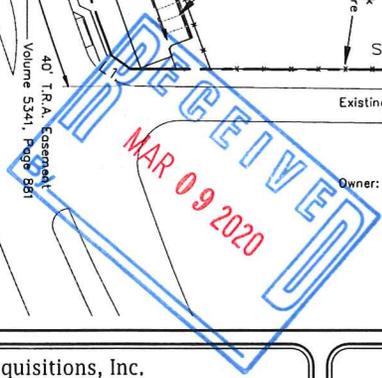
Δ	= 03°06'43"
R	= 1,823.35'
LC	= 99.03'
CB	= S 85°08'09" W
CL	= 99.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°56'15" W	16.87'
L2	N 89°05'08" W	65.19'
L3	S 60°58'13" W	66.15'

SYNOPSIS
Address: 11035 Mosier Valley Road
Forth Worth, Texas 76040
Existing Zoning: PD1234
Existing Use: Vacant Land
Proposed Use: Warehouse & Outdoor Storage Lot Area:
12,979A Acres

Landscaping is within the 40' TRA easement and shall not encroachment on the TRA waterlines; landscape area within the easement will not include any trees and the surface parking area approved by TRA will not include any curbs, light poles, sign poles or vertical improvements not currently allowed in the easement.



ENGINEER: JP Engineering, Inc.
200 S. Johnson Street
Ft. Worth, Texas 76102
Phone: 817-724-7500
Fax: 817-724-7501
www.jpengineering.com

OWNER: TSS Acquisitions, Inc.
208 S. Johnson Street
Ft. Worth, Texas 76102
Phone: 817-724-7500
Fax: 817-724-7501
www.tssacquisitions.com

DEVELOPER: Trinity Industrial
12979A Acres
Zoning Case No.

Director of Planning and Development
Date

Scale: 1" = 60'

File Name: Site Plan
Date: 3/9/2020
Project No.: 19010

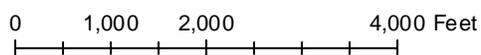
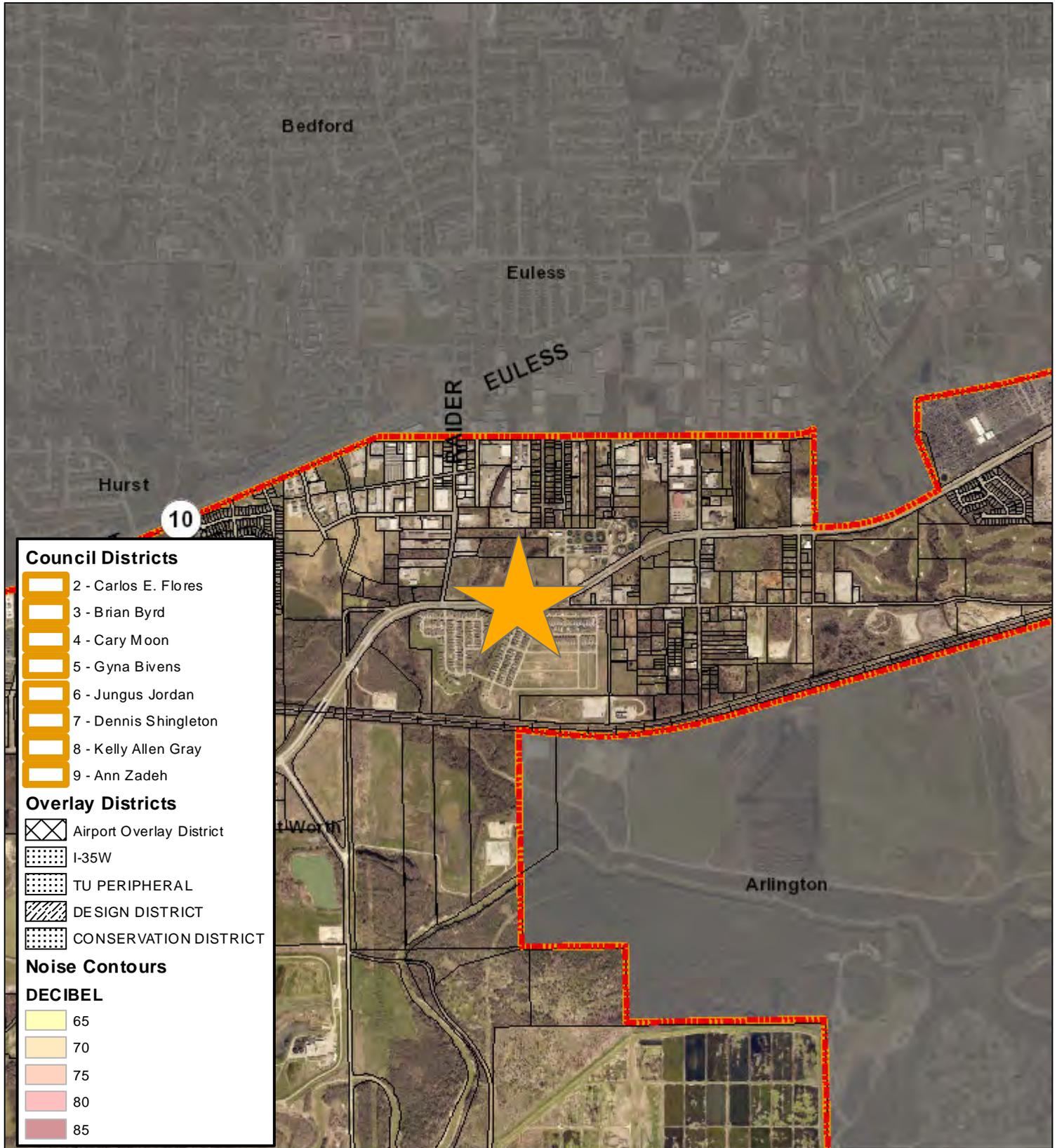
No.	Date	Revision

TSS Acquisitions, Inc.
William Anderson Survey, Abstract No. 22
Tarrant County, Texas

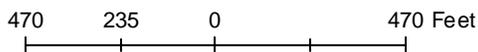
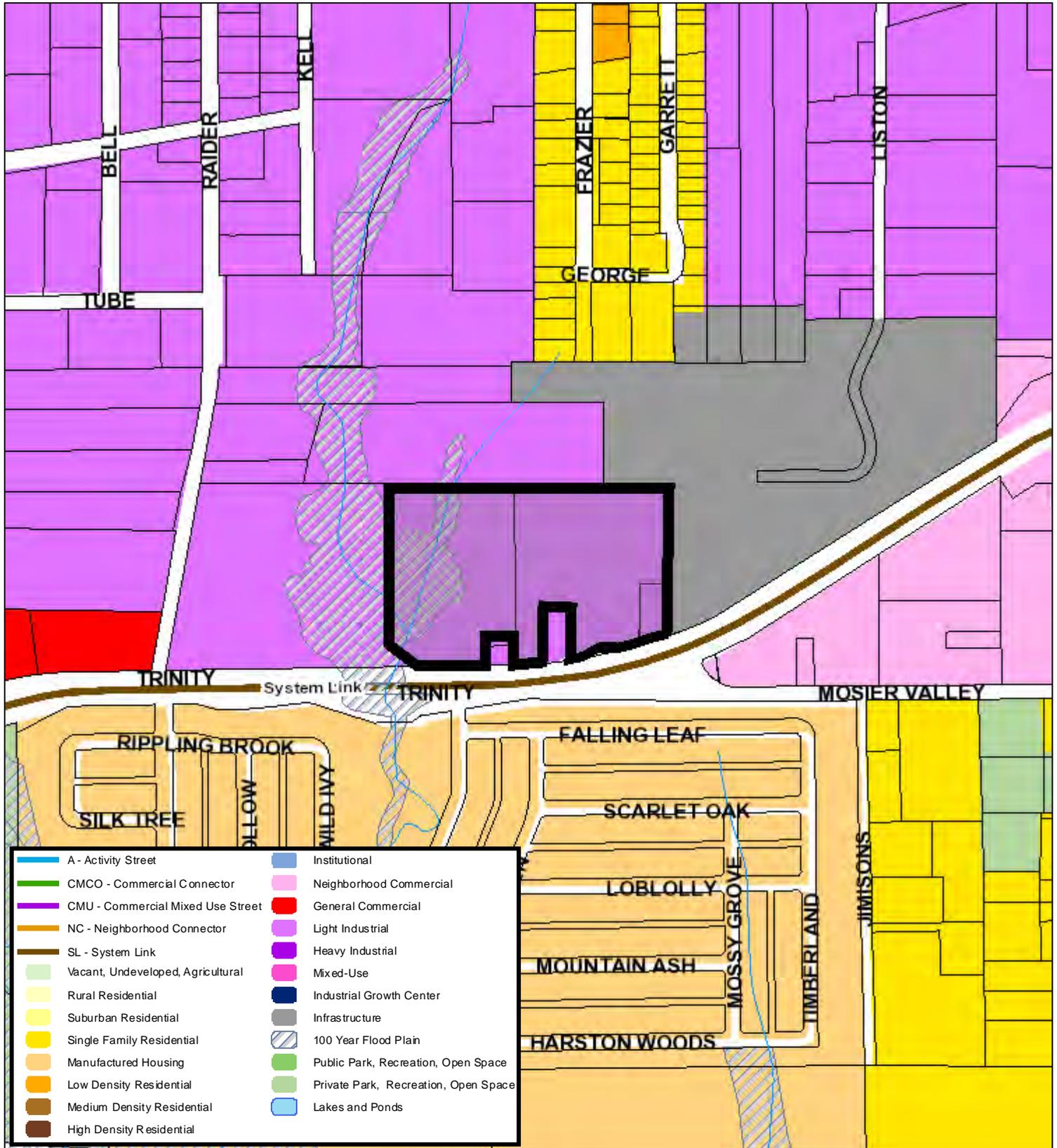
Site Plan

JP Engineering
700 S Central Expressway, Ste. 400 Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

Area Map



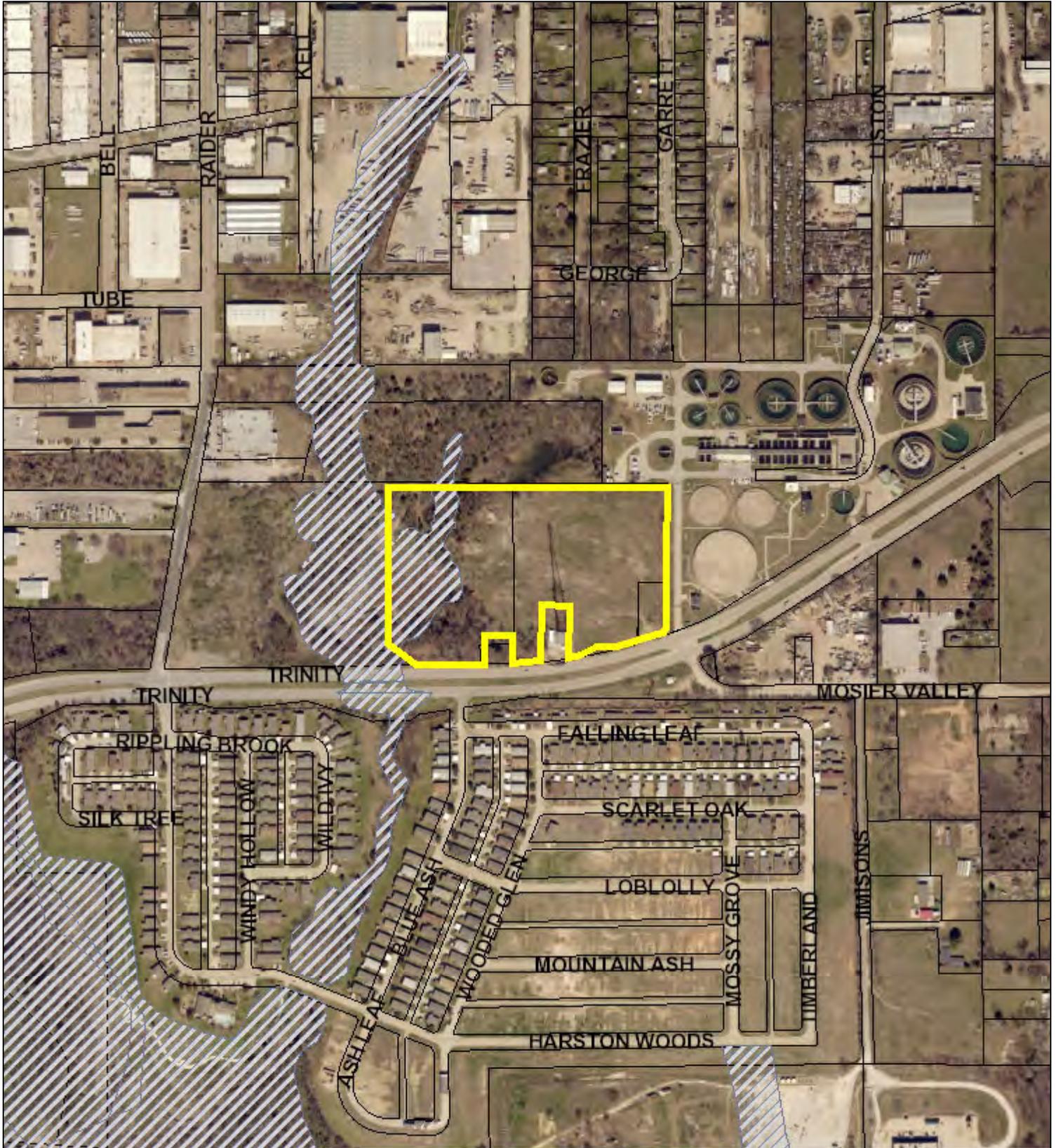
Future Land Use



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



0 295 590 1,180 Feet

