



# Zoning Staff Report

**Date:** August 8, 2023

**Case Number:** ZC-23-095

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Harold & Carol Pierce/ Ray Abraham, Leon Capital Group

**Site Location:** 11300 block Trinity Boulevard

**Acreage:** 1.18 acres

### Request

**Proposed Use:** Warehouse Distribution & Logistics Facility

**Request:** From: “AG” Agricultural

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses (see docket) 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

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is consistent (Technically Consistent)**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 6-0**

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## Project Description and Background

The subject property is the southern part of two sections bisected by Trinity Boulevard, west of House Anderson Road. The two sections were previously excess right-of-way that have been purchased by the applicants. The portion of the site opposite the Trinity Boulevard frontage is the main development area rezoned by the applicants, leaving the former right-of-way as infill spaces.

In 2022, the main development area was approved for “PD” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses and a development standard to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required. By providing a base zoning district of “E” Neighborhood Commercial, the site is subject to more stringent landscaping and height requirements that would normally not be imposed on industrial uses. While a site plan is included in the application packet, a separate site plan approval will be required prior to submitting for building permits. The site plan requirement also provides the community with an extra opportunity to review the site and provide input.

The adjacent uses on this southern side of Trinity Boulevard include outdoor storage to the west and a telecommunication tower on an otherwise vacant lot to the east. The applicant is requesting a development standard for parking of the added light industrial uses. Parking is calculated based on the type of use. Any commercial parking would be based on the type of commercial use (such as retail, restaurant, or office), per Ch. 6 of the Zoning Ordinance. The following is the standard parking requirement for industrial uses:

Use	Requirement
<b>Industrial</b>	
Industrial building	2 spaces per 1,000 square feet gross floor area or 1 space per 3 employees, whichever is greater
Warehouse building	1 space per 4 employees 4 spaces minimum

The applicant is requesting a development standard to park the site at one (1) space per four (4) employees (four (4) spaces minimum), which is the warehouse building calculation. This would mean that parking calculation would be used for all industrial types, not just warehouses.

## Surrounding Zoning and Land Uses

North “AG” Agricultural / Trinity Boulevard and vacant land

East “J” Medium Industrial / industrial uses

South “PD 1339” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses / vacant land

West “J” Medium Industrial / industrial uses

## 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 June 29, 2023.

The following organizations were notified: (emailed June 29, 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

### Land Use Compatibility

The applicant is requesting to change the zoning of this property from “AG” Agricultural District to a Planned Development based on “E” Neighborhood Commercial with certain light industrial uses added and a development standard for parking. The surrounding land uses include existing and proposed industrial uses, undeveloped land, and a telecommunications tower.

The proposed Planned Development’s base district of “E” Neighborhood Commercial is compatible with the surrounding land uses, particularly the lower intensive residential and agricultural uses found immediately beyond the industrial uses around the subject. The requested addition of light industrial uses is compatible with the surrounding industrial uses in the immediate vicinity, such as warehouses, outdoor storage, and a water treatment facility. However, the light industrial uses are not explicitly compatible with the surrounding residential, agricultural, and parkland that are in the greater area. In adding particular selected light industrial uses, the Zoning Commission and City Council can approve uses they deem acceptable for this location.

Overall, the proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the property as Neighborhood Commercial on the Future Land Use Map. Below is a portion of a table in Ch. 4 Land Use from the Comprehensive Plan.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

\*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	All Commercial & Industrial

The Comprehensive Plan for the “AG” area was changed in 2017 from Light Industrial to Neighborhood Commercial to support the residential growth of the historic Mosier Valley community.

The proposed base zoning of “E” Neighborhood Commercial is consistent with the Neighborhood Commercial and the Light Industrial Future Land Use designations, which allows for all commercial districts.

However, the requested addition of eighteen light industrial uses, while consistent with the portion of the site with the Light Industrial Future Land Use designation, is not consistent with the portion designated as Neighborhood Commercial Future Land Use.

Overall, the proposed zoning is **consistent (technically consistent)** with the Comprehensive Plan.

## Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

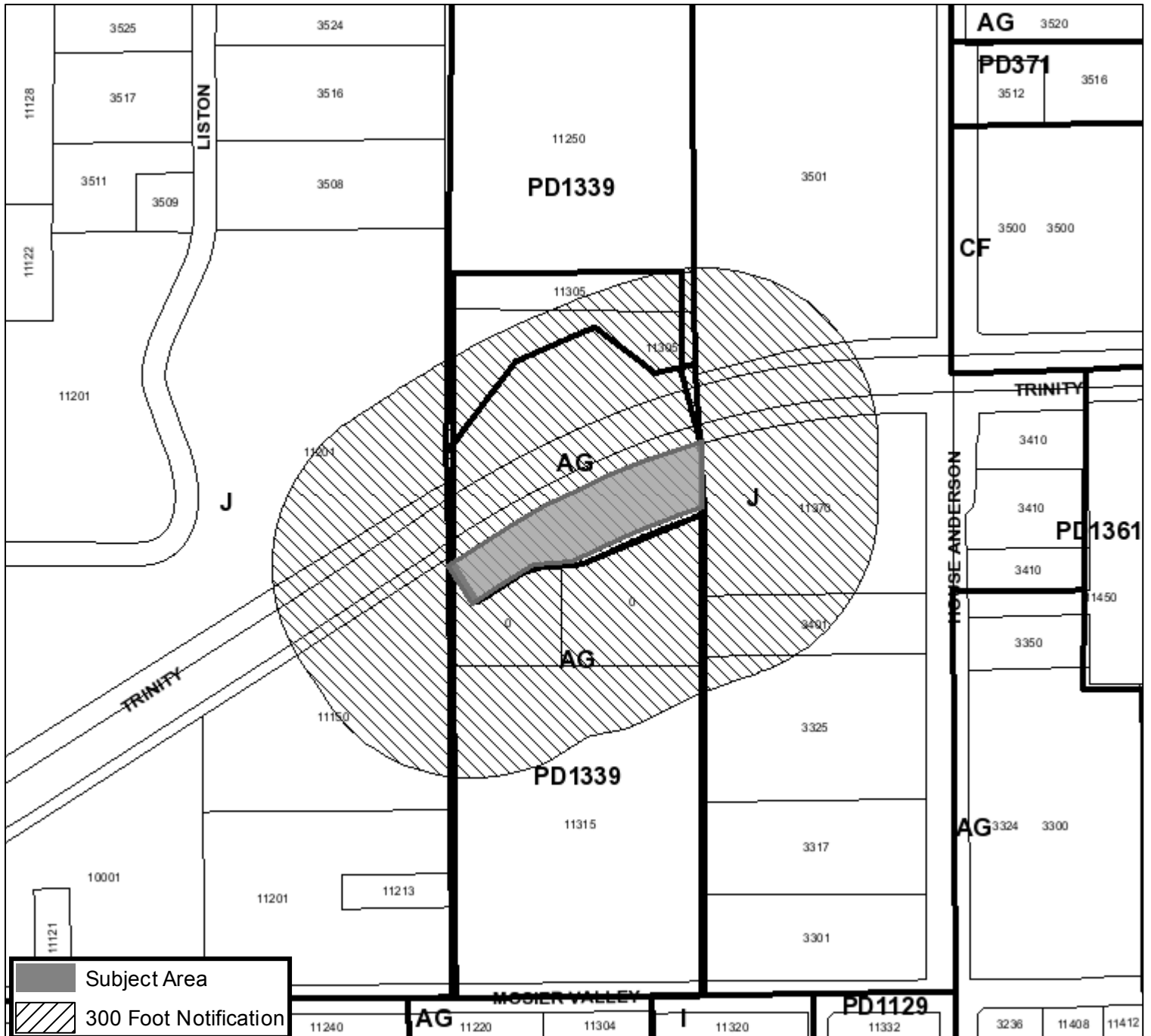
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request could assist in high-wage job growth, depending on the industrial use developed, and is not a targeted high-growth industry, but could contribute to the quality of place with the higher landscaping requirements.

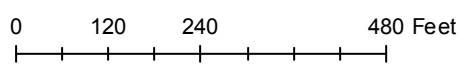


# Area Zoning Map

Applicant: Harold & Carol Pierce/Leon Capital Acquisitions  
 Address: 11200-11350 Block Trinity Boulevard  
 Zoning From: AG  
 Zoning To: PD-E plus industrial uses  
 Acres: 1.0192618  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 7/12/2023  
 Contact: null

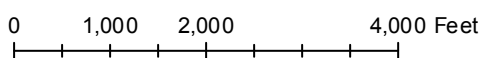
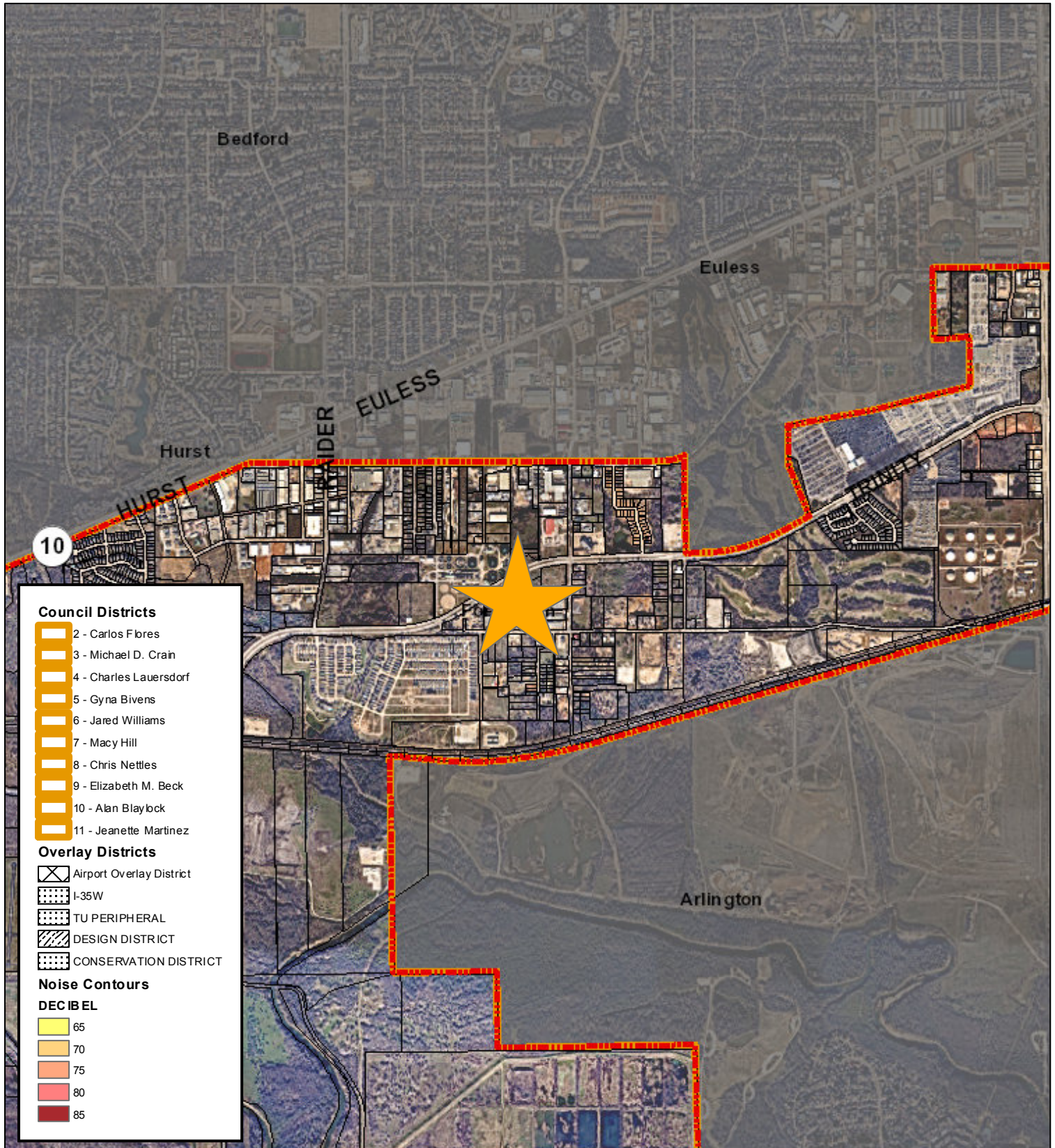


Subject Area  
 300 Foot Notification

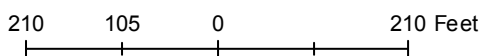
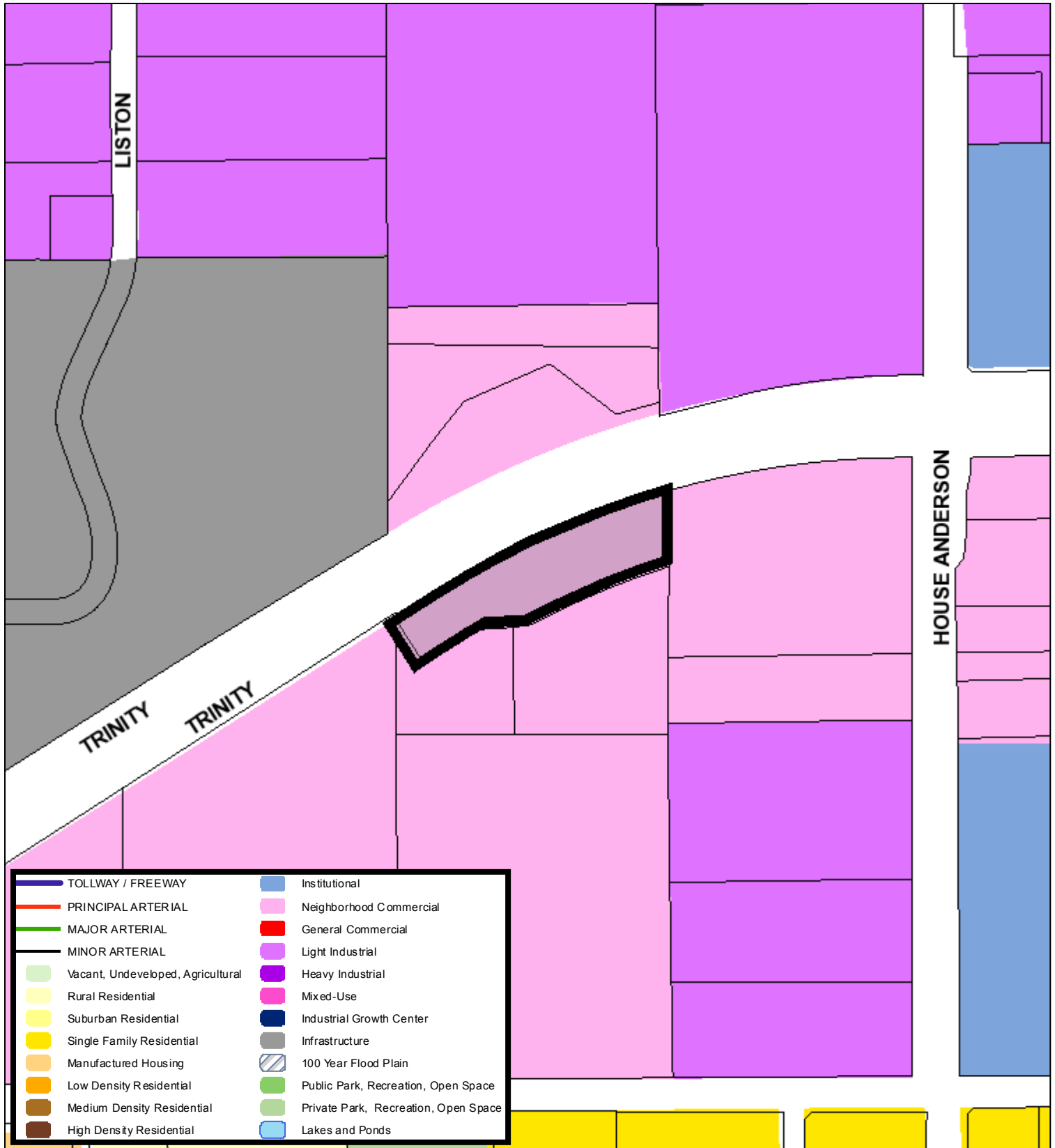




### Area Map



### 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 6, 2018.





### Aerial Photo Map



0 130 260 520 Feet

