



# Zoning Staff Report

**Date:** October 11, 2022

**Case Number:** ZC-22-066

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** “AG” portion: Harold & Carolyn Pierce / Ray Abraham, Leon Capital Group  
“K” portion: Drennan Commercial Group 5 LLC / Ray Abraham, Leon Capital Group

**Site Location:** 11300 Block Trinity Boulevard

**Acreege:** 14.85 acres

### Request

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

**Request:** From: “AG” Agricultural & “K” Heavy Industrial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses (see attached exhibit) and a development standard to allow parking for warehouse and industrial uses to be calculated at one (1) space per four (4) employees (four (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:** **Denial by a vote of 5-3**

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## Project Description and Background

The subject property has two sections bisected by Trinity Boulevard, west of House Anderson Road; the southern section fronts Mosier Valley Road to the south. It is located in the area known as Mosier Valley.

### Revised Request

This case has been before the Zoning Commission two previous times; the case was then revised to increase the site and change the requested zoning.

**Initial Location**



**Revised Location**



### Initial Request:

Rezone from “AG” Agricultural to “J” Medium Industrial to allow a distribution and logistics facility.

- May 11 Zoning Commission: Mr. Ray Oujesky requested a 30 day continuance to address several concerns in the staff report and reach out to impacted stakeholders.
- June 8 Zoning Commission: 90 day continuance.

### Current Request:

Rezone from “AG” Agricultural and “K” Heavy Industrial to “PD/E” 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 one (1) space per four (4) employees (four (4) spaces minimum); site plan required.

The lot added to the north is currently zoned “K” Heavy Industrial. The proposed light industrial uses are allowed on this property by right. However, since this parcel is included within the overall project site, staff recommended the applicant include it in the rezoning request so the entire project site is under the same zoning with consistent

requirements. Rezoning the “K” Heavy Industrial site to “PD/E plus certain industrial uses with a parking development standard” is limiting the allowable uses on the site from what would be allowed in “K” Heavy Industrial.

The following explanation was provided on the application:

*The applicant is proposing a PD that adds specified light industrial uses that are compatible with surrounding uses and are acceptable to neighborhood stakeholders while retaining the E Neighborhood Commercial base zoning district in order to maintain consistency with the future land use plan. By specifying which light industrial uses are permitted, with a site plan required, the applicant is providing certainty to neighborhood stakeholders that the development and use of the property will be as presented.*

Background

Sometime between 2017 and mid-2018 the southern portion of the site along Mosier Valley Road began being used for industrial purposes without the proper zoning in place. The site appears to be utilized for truck and material outdoor storage. Mosier Valley Road is a local county road, which is not designed to support industrial uses. This southern portion of the site that is currently being used for unauthorized industrial use submitted a zoning change in 2019 requesting “K” Heavy Industrial, which was denied, and again in 2020 to request “A-5” but withdrew the case. This 2022 rezoning application includes undeveloped land to the north, which was not included in the previous requests.

Development Standard

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.

**Staff is supportive of this request**, due to the PD site plan. The site plan must show parking that meets this proposed calculation method. If the Zoning Commission and/or City Council feel there is not adequate parking on the site plan, they can require additional spaces be added, even if it is meeting the requirement of one (1) space per four (4) employees (four (4) spaces minimum).

Site Plan

The applicant has requested to submit a site plan at a later date.

The following explanation was included on the Zoning Change Application:

*A site plan will be submitted at a future time for the properties. This option is based on the fact that there is surplus TxDOT property along the frontage of Trinity Boulevard. The owner is currently coordinating*



*with TxDOT to purchase this property and anticipates acquisition in fall of 2022. Once the property is acquired, the surplus property will be submitted to Zoning Commission for rezoning from AG to PD, matching the current request for the existing property. Once all of the property is acquired and zoned, the site plan will be submitted to Zoning Commission and Council for approval.*

**Staff is supportive of this request.** If the request for “site plan required” is granted, nothing can be built on site without a site plan being presented to the Zoning Commission and approved by City Council.

## Surrounding Zoning and Land Uses

North “AG” Agricultural / industrial  
 East “J” Medium Industrial / industrial  
 South “AG” Agricultural / Mosier Valley Park  
 “I” Light Industrial / industrial  
 West “J” Medium Industrial / industrial (construction yard and water treatment facility)

## Recent Zoning History

- ZC-20-020 from AG to A-5; Withdrawn; subject site
- ZC-19-097 from AG to K; Denied on 10/15/19; subject site
- ZC-22-053; from AG to I; ZC recommended denial on 4/13/22, goes to City Council on 5/10/22; south of subject site
- ZC-19-027; from AG to A-5; effective 2019; south of subject site
- ZC-17-014; from PD/I with development standards to PD/E excluding alcohol sales; effective 4/27/17; southeast of subject site
- ZC-17-149; from AG to PD/I; denied 11/7/17; southeast of subject site
- ZC-18-033 from A-10 to A-5; effective 5/5/18; south of subject site
- ZC-20-141; from AG to A-43; effective 1/31/21; southeast of subject site
- ZC-19-033; from AG to PD/I; effective 6/20/19; west of subject site
- ZC-19-120; from AG, AR, CF, and K to A-5; effective 10/24/19; east of subject site

## Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.  
 The following organizations were notified: (emailed September 2, 2022)

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 and “K” Heavy Industrial 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 residential, industrial, undeveloped, commercial, and a city park dedicated in 2014.

The proposed Planned Development’s base district of “E” Neighborhood Commercial is compatible with the surrounding land uses, particularly the residential, agricultural, and parkland uses. 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 2022 Comprehensive Plan currently designates the “AG” zoned property as Neighborhood Commercial and the “K” zoned property as Light Industrial on the Future Land Use Map. Below is a portion of a table in Ch. 4 Land Use from the Comprehensive Plan.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
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
<i>*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.</i>		
<b>INDUSTRIAL</b>		
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

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The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

### PERFORMANCE METRICS

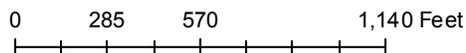
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

### Area Zoning Map

Applicant: Harold & Carolyn Pierce  
 Address: 11300 block Trinity Boulevard  
 Zoning From: AG & K  
 Zoning To: PD/E plus certain light industrial uses and a parking development standard  
 Acres: 14.85467671  
 Mapsco: 54Y  
 Sector/District: Eastside  
 Commission Date: 9/14/2022  
 Contact: 817-392-2806

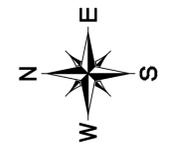


	Subject Area
	300 Foot Notification

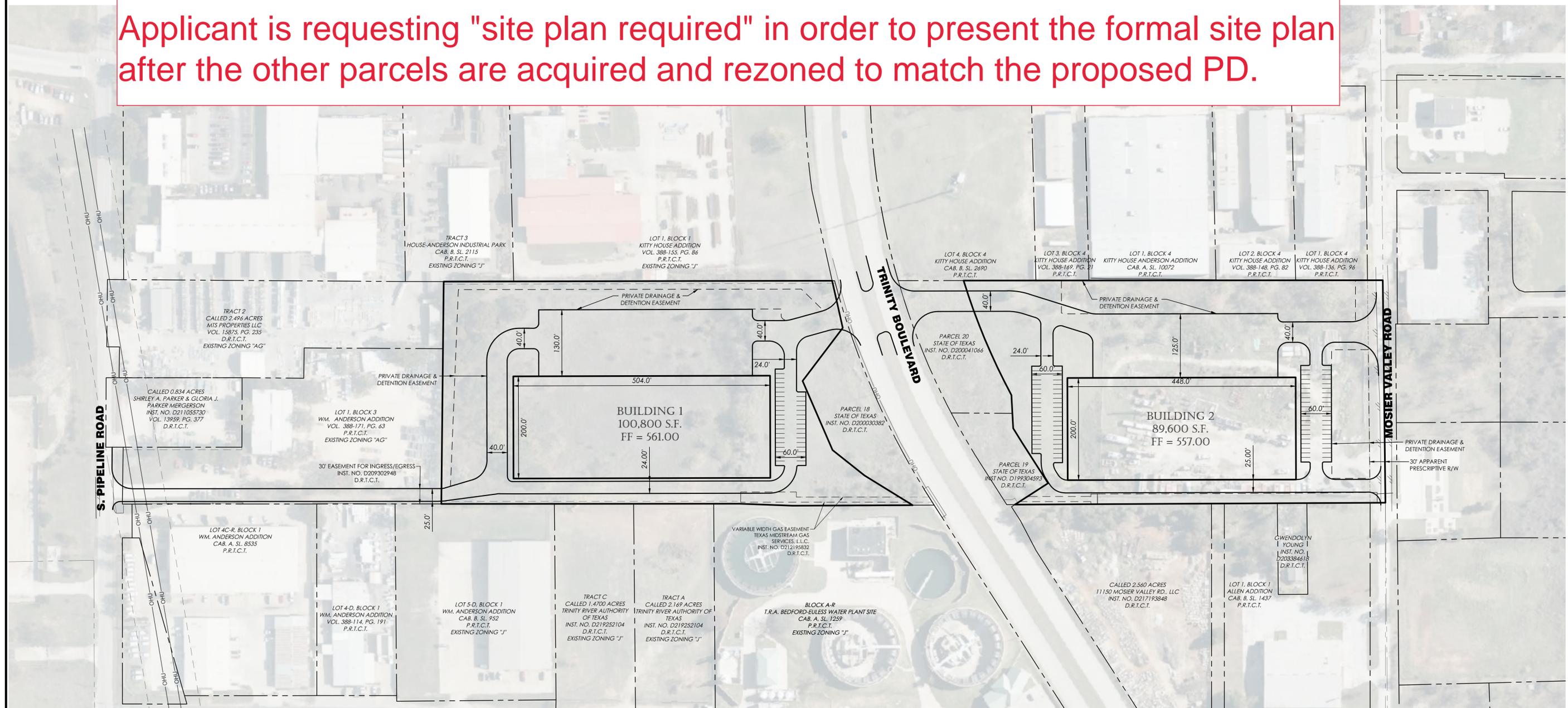


**Conceptual Plan** showing entire future project site, including the TxDOT parcels currently in acquisition process.

Applicant is requesting "site plan required" in order to present the formal site plan after the other parcels are acquired and rezoned to match the proposed PD.



NO.	REVISION DATE



**MOSIER VALLEY**  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS



JOB NO.:	10957
DATE:	7/28/22
DSGN/DRFT:	ANB
REVIEW:	JSW

SHEET  
**1 of 1**  
**SITE PLAN**

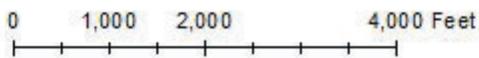
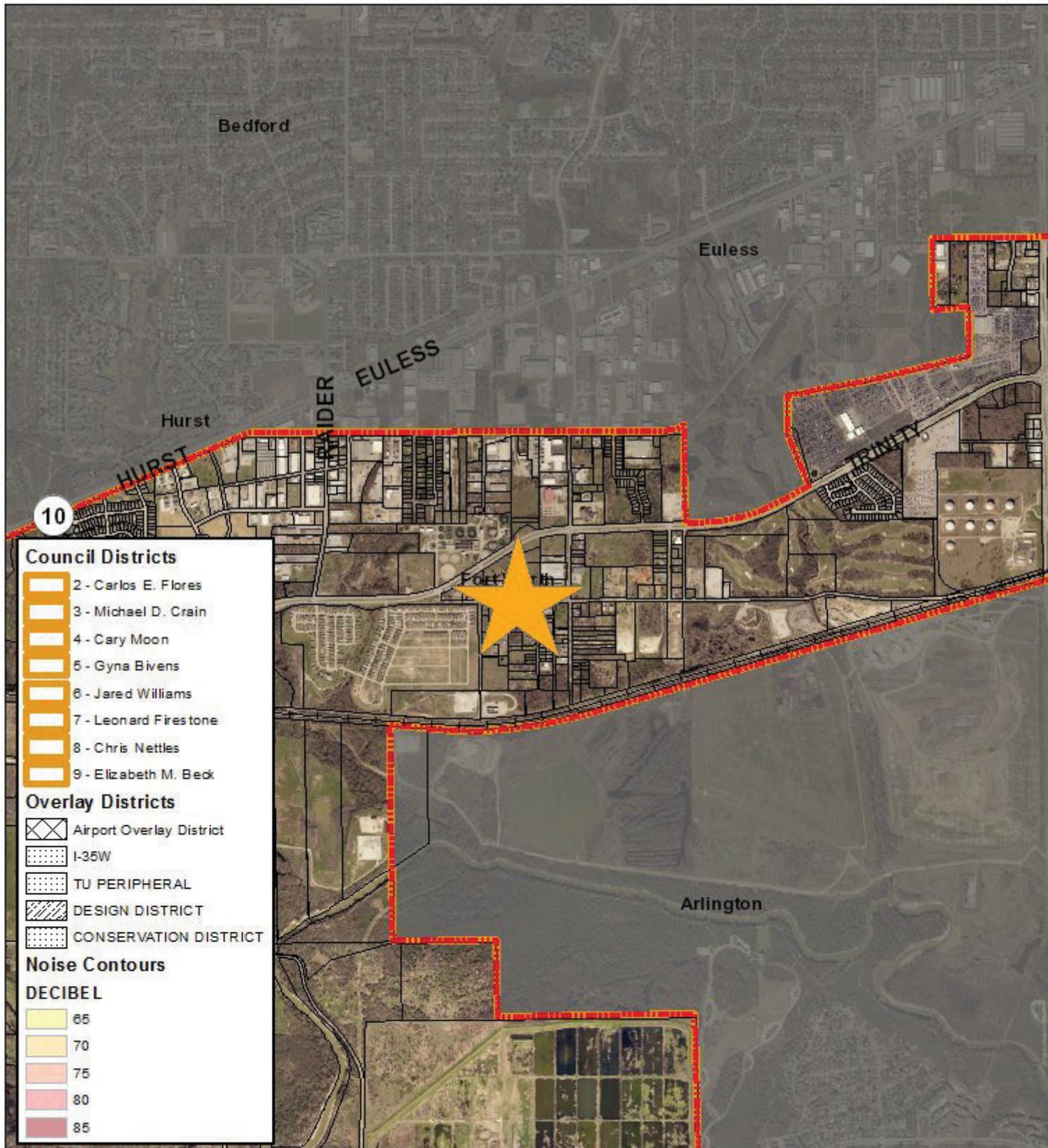
## ZC-22-066 Exhibit:

### Planned Development – Base District E “Neighborhood Commercial” Added Light Industrial Uses:

- Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes
- Bottling works, milk or soft drinks
- Data center
- Electroplating
- Fabricating or manufactured housing, temporary or office building
- Food processing (no slaughtering)
- Furniture or cabinet repair or construction
- Furniture sales, with outside storage/display (new/used)
- Galvanizing, small utensils
- Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade
- Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and plastics
- Monument/marble works, finishing and carving only
- Monument works, stone
- Paint mixing or spraying
- Paper box manufacture
- Printing, lithographing, book-binding, newspapers or publishing
- Rubber stamp manufacture
- Warehouse or bulk storage



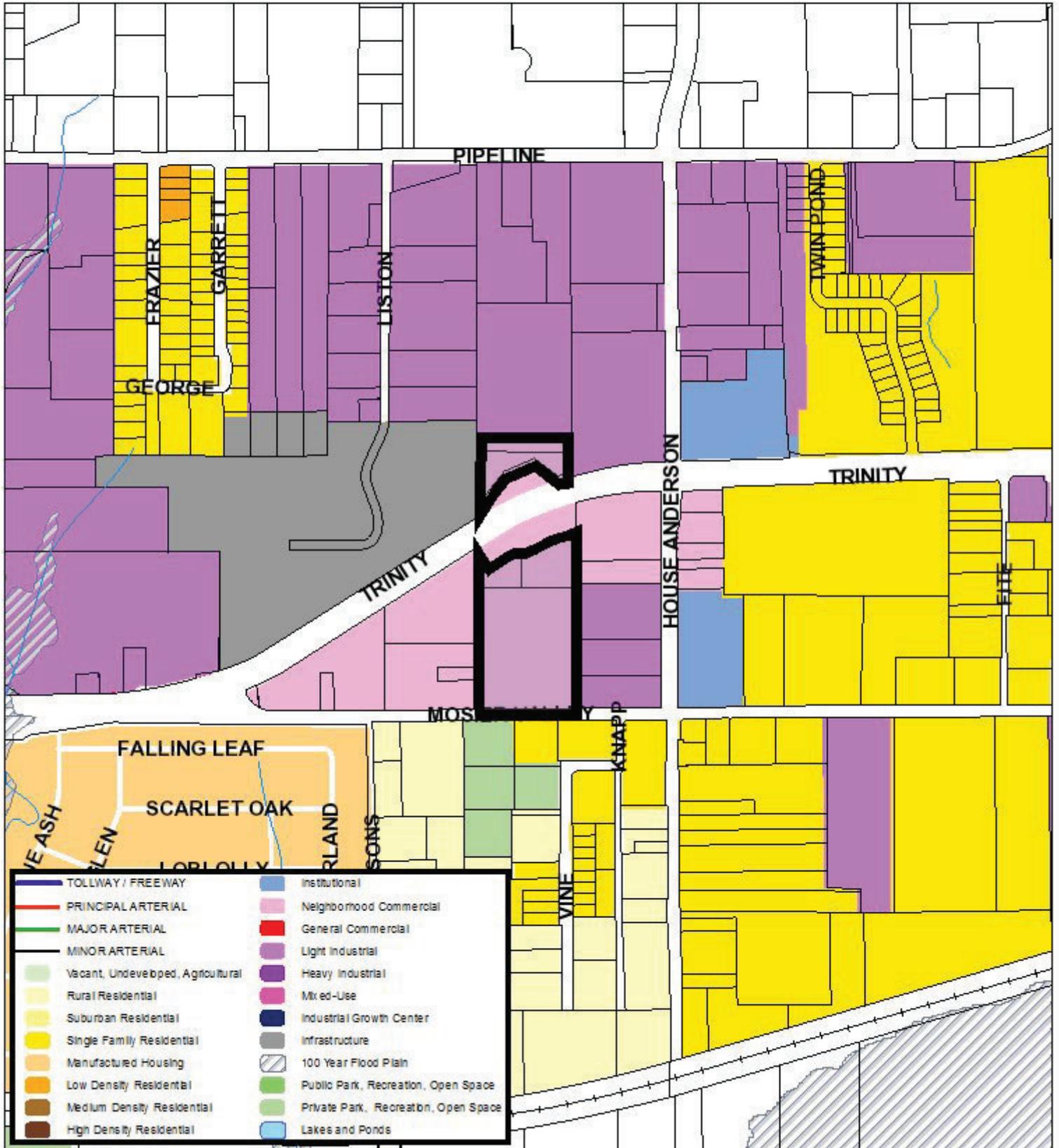
# Area Map





ZC-22-066

Future Land Use



600 300 0 600 Feet

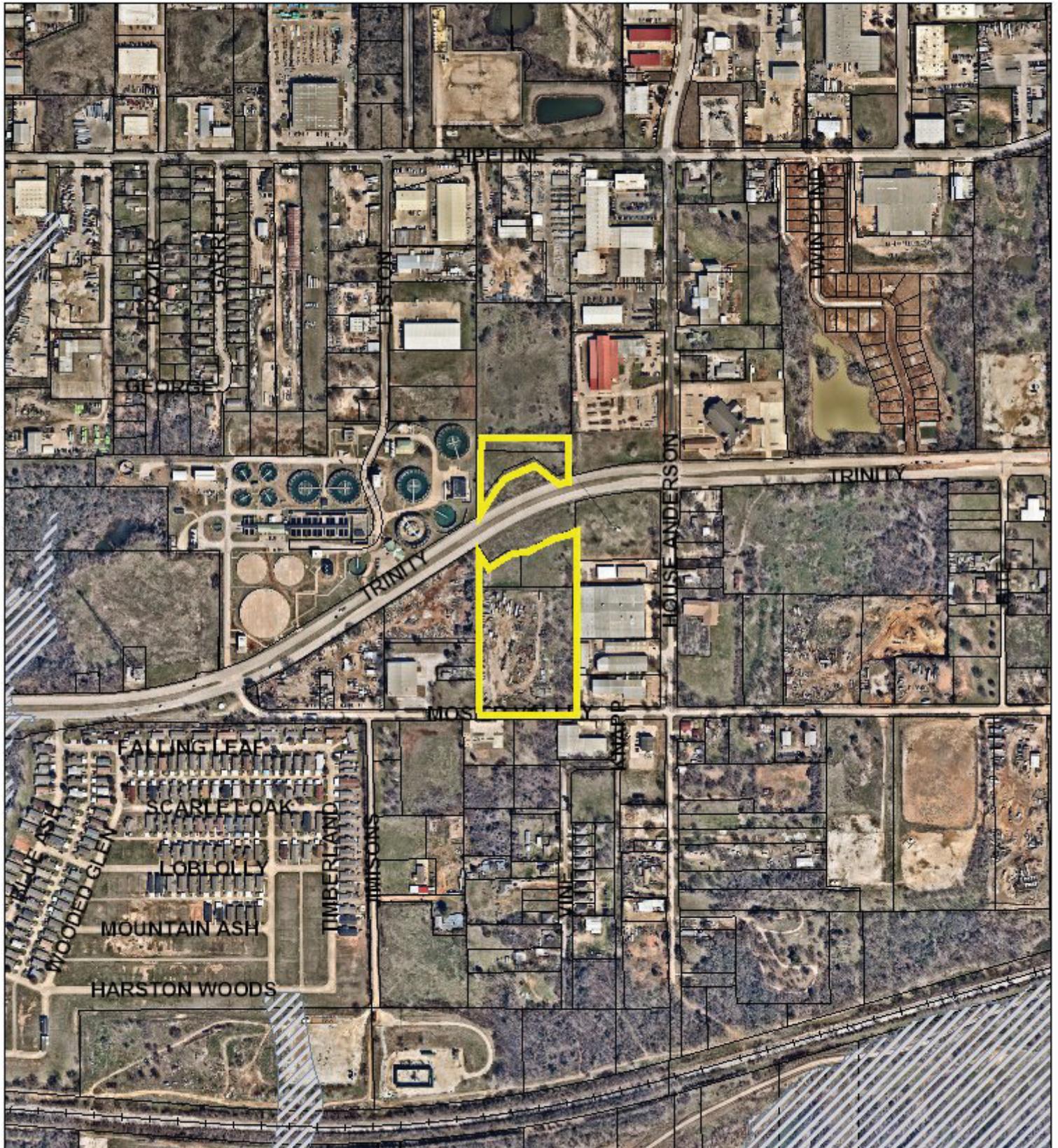
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-066

# Aerial Photo Map



0 375 750 1,500 Feet

