



# Zoning Staff Report

**Date:** December 13, 2022

**Case Number:** ZC-22-185

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Jamye Rue / Scott Killian

**Site Location:** 10879 & 10899 Mosier Valley Road      **Acreage:** 2.81 acres

### Request

**Proposed Use:** General Commercial

**Request:** From: “AG” Agricultural

To: “FR” General Commercial Restricted

### Recommendation

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

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

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

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

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## Project Description and Background

The subject site is located the eastern panhandle of Fort Worth in District 5, at the corner of Trinity Boulevard and Raider Drive. The applicant is requesting to rezone the property from “AG” Agricultural to “FR” General Commercial Restricted. This rezoning request is speculative in nature, and no end user has been identified at this point in time. If approved, “FR” zoning would permit commercial uses including, but not limited to: beauty/barber shops, bookstores, drug stores, studios, offices, public & civic uses, health care, retail sales, banks, restaurants, bakeries, theaters, and hotels. Alcohol sales would be prohibited in an “FR” zone.

The applicant initially filed their application requesting “I” Light Industrial to accommodate a proposed tow truck business, but that user has walked away from purchasing the site and is no longer in the picture. After discussing the options with Zoning staff, the applicant revised their request from “I” to “FR” General Commercial Restricted. “FR” zoning is in alignment with the City Council’s vision for the area as expressed by the future land use designation of general commercial within the adopted 2022 Comprehensive Plan.

The applicant has been notified to get in touch with Mayor Pro Tem Bivens office as well as registered neighborhood groups in order to share development plans, answer questions, and solicit support for the rezoning to “FR” General Commercial Restricted. The applicant has also been directed to get in touch with the City’s Urban Forestry department in order to understand the tree preservation and mitigation requirements for the site.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / industrial park  
East “AG” Agricultural / undeveloped  
South “MH” Manufactured Housing / manufactured home community  
West “C” Medium Density Multifamily / undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 25, 2022.

The following organizations were emailed on October 25, 2022:

Organizations Notified	
Lakeview HOA	East Fort Worth, Inc*
Trinity Habitat for Humanity	Streams & Valleys
H-E-B ISD	

*\*Located within this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The location at the intersection of Trinity Boulevard and Raider Drive is a hard corner with a traffic signal, providing safe access to the site. Industrial uses predominate to the north, and the properties to the east and west are undeveloped. Across Trinity Boulevard is a residential community called Harston Woods. Trinity Boulevard is designated on the City’s Master Thoroughfare Plan as a “system link”, indicating that any development on this site will likely need to place their driveways on Raider Drive in order to avoid curb cuts on a road designated as a system link or principal arterial. The site is also rectangular in shape, with the long side fronting Trinity Boulevard, meaning it is highly visible.

The proposed rezoning to “FR” is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Eastside

The adopted 2022 Comprehensive Plan designates the subject site as future general commercial. Per the table below, the requested “FR” General Commercial Restricted zoning fits the vision for this area.

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

The proposed zoning is **consistent** with the Comprehensive Plan.

## Economic Development Plan

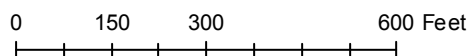
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

One of the specific outcomes stated within the Economic Development Plan is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”. The conversion of this property to a commercial zoning one allows for the continued diversification of the tax base and provides nonresidential development areas along a major east west system link (Trinity Boulevard).

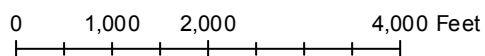
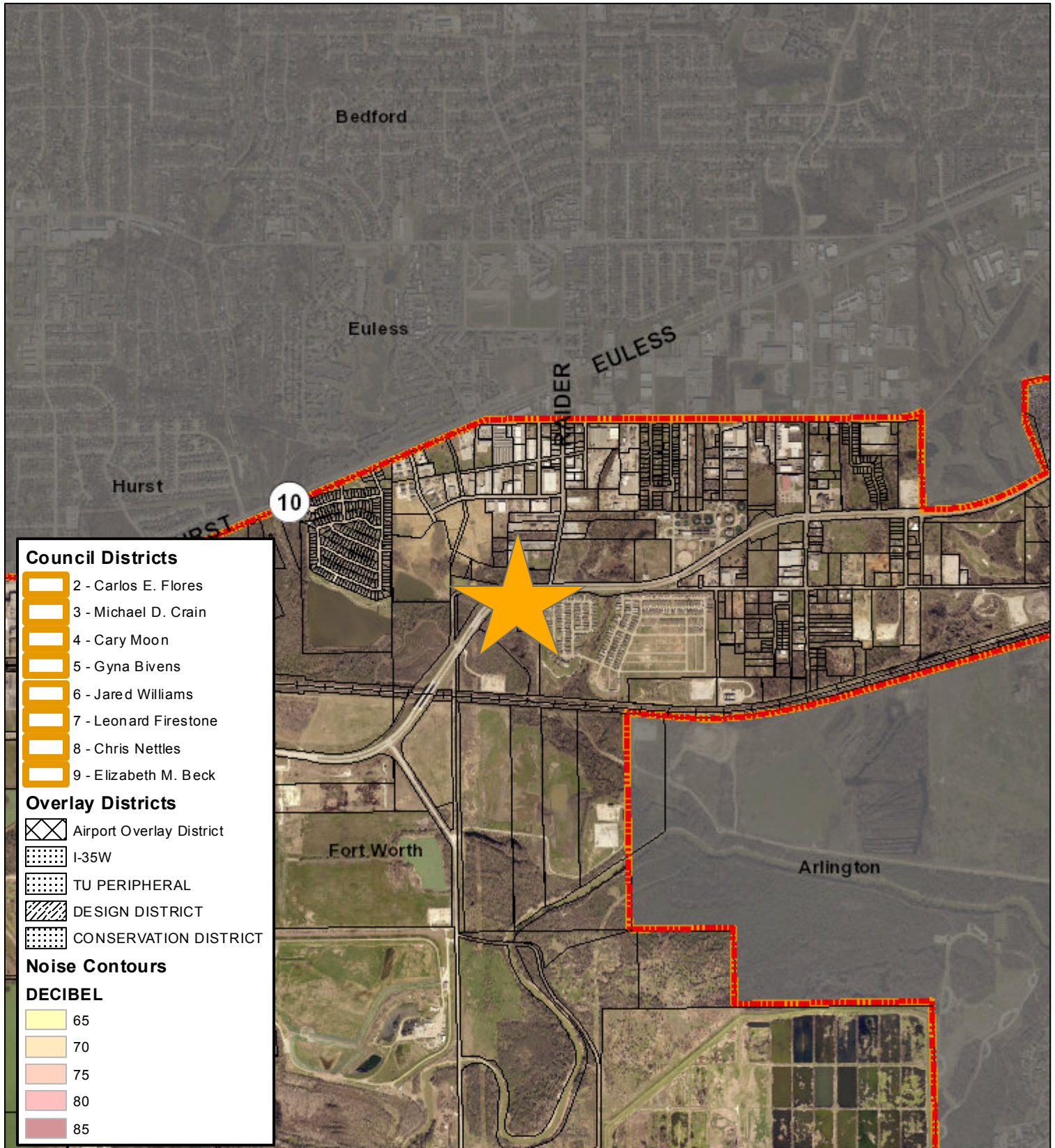


# Area Zoning Map

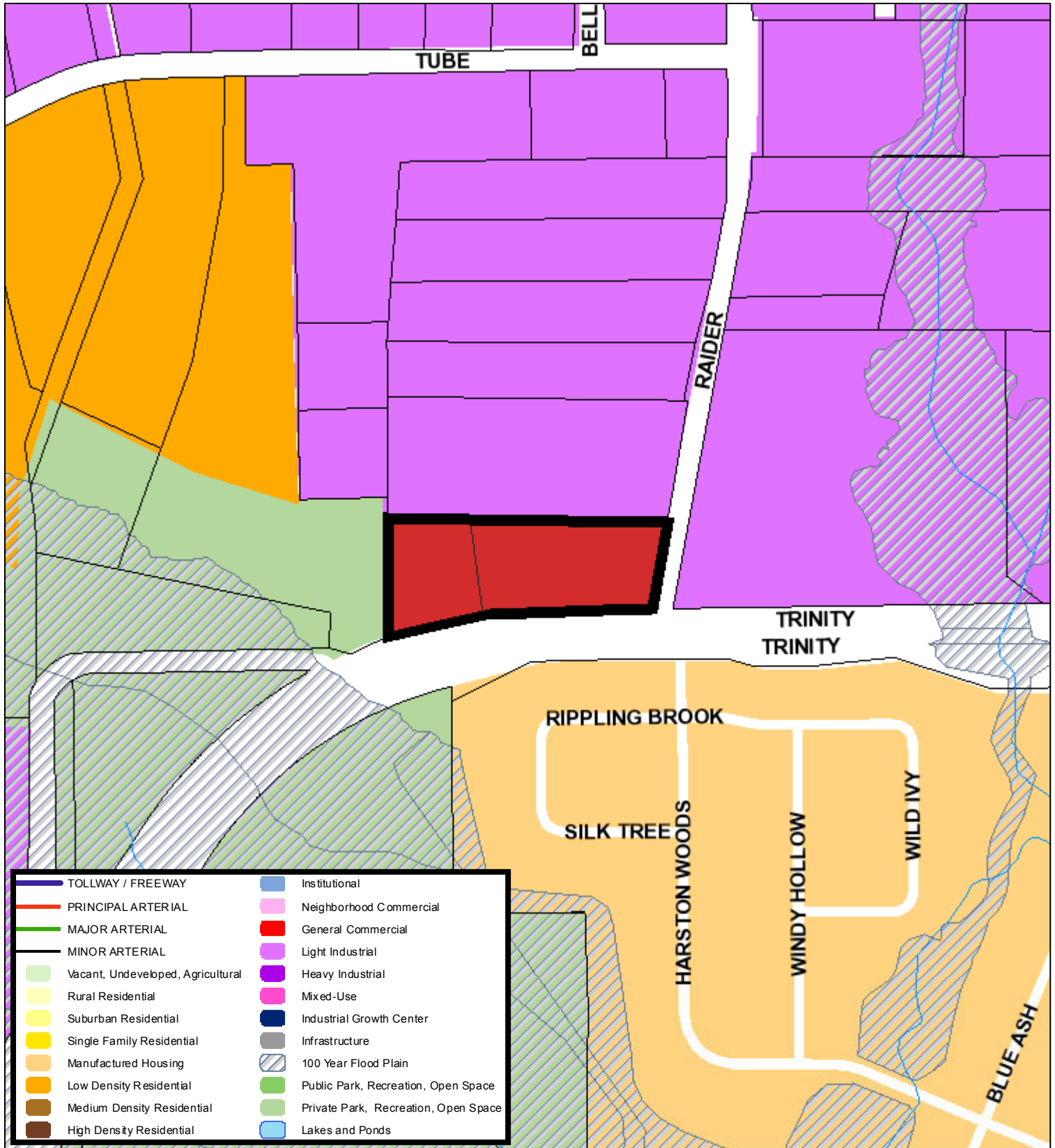
Applicant: Jamye Rue  
 Address: 10879/10899 Mosier Valley Road  
 Zoning From: AG  
 Zoning To: I  
 Acres: 3.37716587  
 Mapsco: 54X  
 Sector/District: Eastside  
 Commission Date: 11/9/2022  
 Contact: null



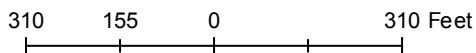
### Area Map



### Future Land Use



310 155 0 310 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.



## Aerial Photo Map



0 200 400 800 Feet

