



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 15, 2019

Council District 5

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

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: Harold Pierce

Site Location: 11315 Mosier Valley Road Acreage: 5.00

Proposed Use: Construction Yard with Overnight Parking

Request: From: "AG" Agricultural
To: "K" Heavy Industrial

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (**Significant Deviation**)

Staff Recommendation: Denial

Background:

The proposed site is located west of House Anderson and north of Mosier Valley Road. The applicant is requesting to rezone the property to "K" Heavy Industrial for an industrial construction and laydown yard.

The Comprehensive Plan for this area was changed in 2017 to Neighborhood Commercial to support the residential regrowth of the historic Mosier Valley community. This area also includes a new city park dedicated in 2014. Property on the south side of Mosier Valley is being considered for purchase to expand Mosier Valley Park.

Recent zoning cases in the general area to single family residential have resulted in new home construction.

This case will be heard by the City Council October 15, 2019.

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / vacant land
- East "J" Medium Industrial / industrial warehouse
- South "AG" Agricultural / vacant
- West "AG" Agricultural "I" Light Industrial / large lot single-family, small light industrial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-17-014 PD-1129 Planned Development for “E” uses excluding alcohol sales; site plan waived, approved by City Council, effective 03/07/17 (subject property to the south and just east)
ZC-19-027 “A-5” One-Family, eff. 6/10/19 (south of subject area along Vine)
ZC-18-033 “A-5” One-Family, eff. 4/03/18 (south of subject area along Vine)

Public Notification:

300 foot Legal Notifications were mailed on September 17, 2019.

The following organizations were notified: (emailed September 19, 2019)

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

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from “AG” Agricultural to “K” Heavy Industrial for a construction lay down yard with office. Surrounding land uses consist of industrial warehouse to the east, Mosier Valley Park to the south, vacant to the north, vacant land and single-family structure with outside storage to the west.

Due to the newly proposed Mosier Valley Park and vision for this area, the proposed zoning **is not compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency Eastside Sector**

The 2019 Comprehensive Plan designates the site as Neighborhood Commercial. The plan was changed from Light Industrial to Neighborhood Commercial in 2017 with the intention of supporting the residential redevelopment of the Mosier Valley community. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on lack of conformance with the future land use map and policy as stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

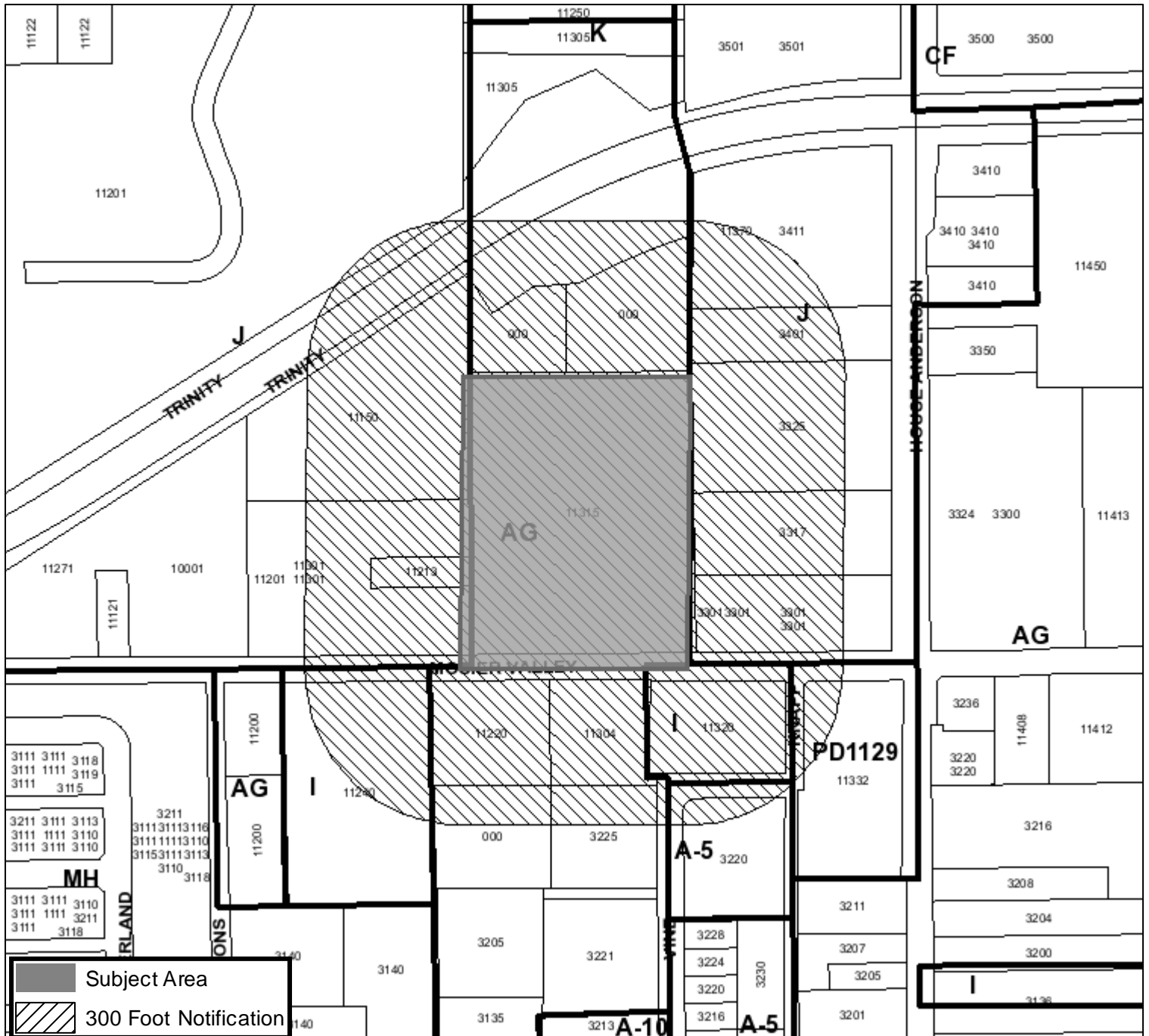
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-19-097

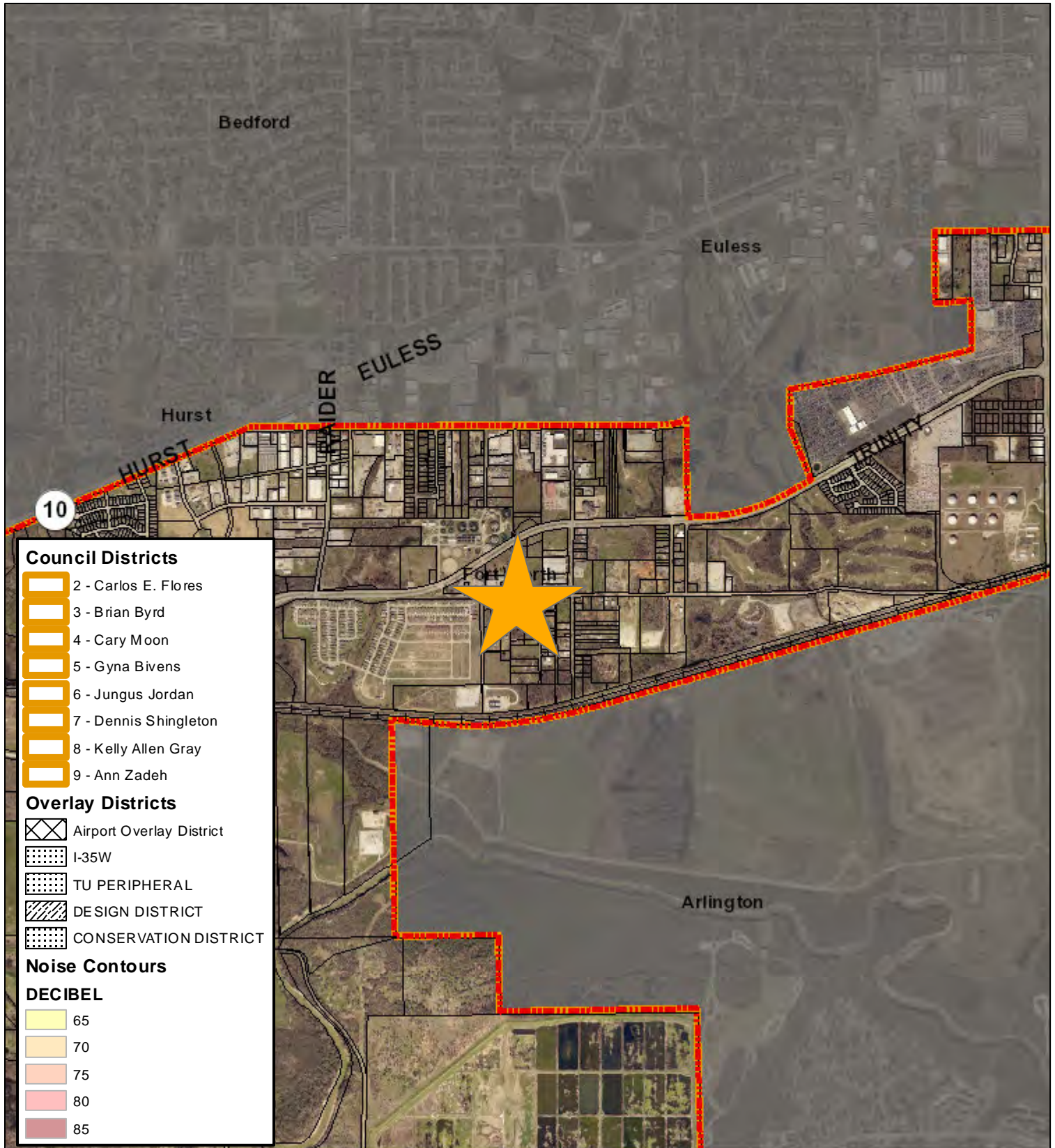
Area Zoning Map

Applicant: Harold Pierce
 Address: 11315 Mosier Valley Road
 Zoning From: AG
 Zoning To: K
 Acres: 5.66678076
 Mapsco: 54Y
 Sector/District: Eastside
 Commission Date: 10/9/2019
 Contact: 817-392-2495

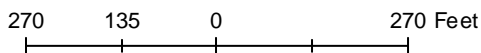
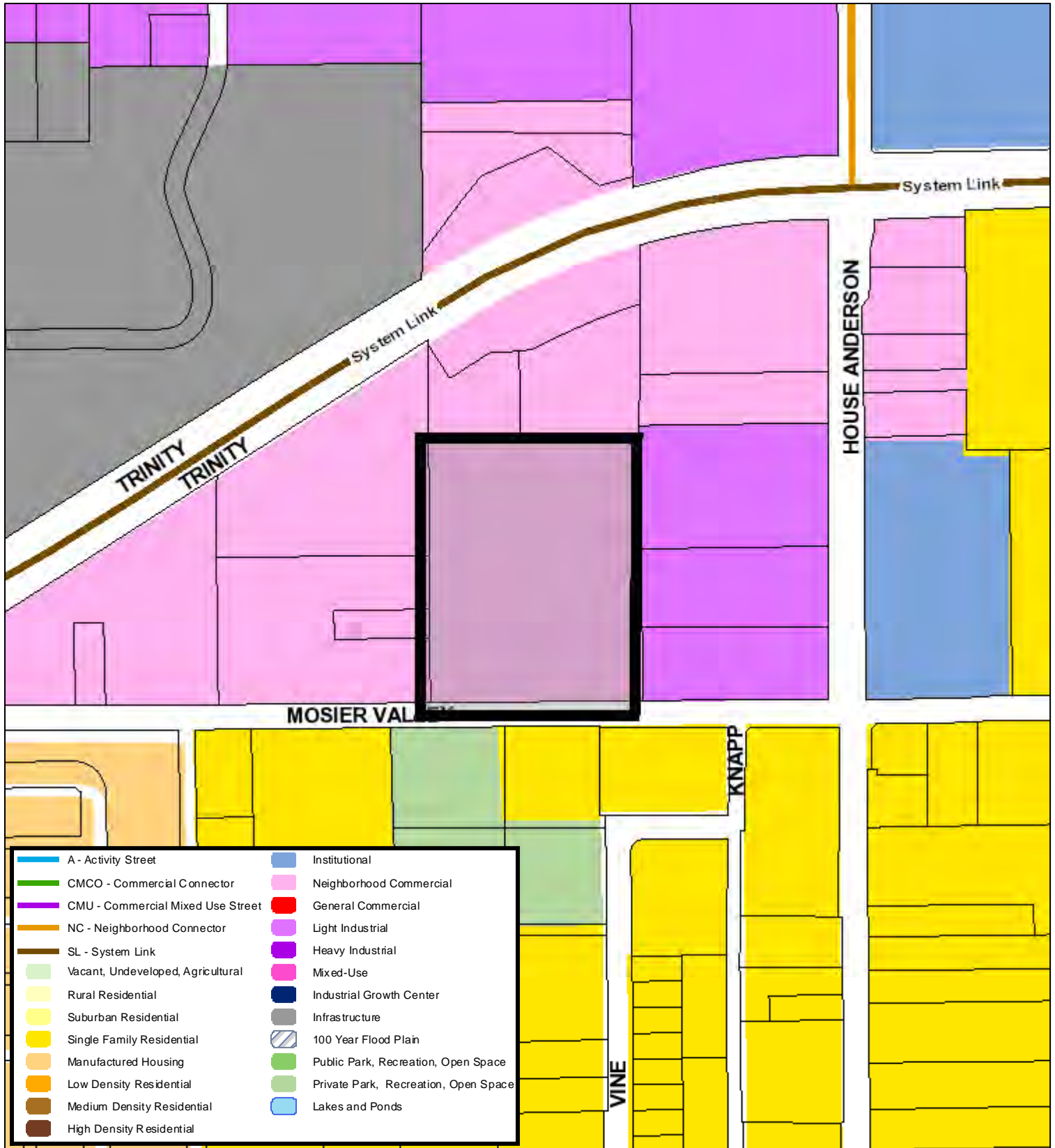


0 137.5 275 550 Feet

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



0 170 340 680 Feet

