



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 4, 2020

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0

**Opposition:** None submitted  
**Support:** One letter submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Oscar Trujillo

**Site Location:** 11701 Mosier Valley Road Acreage: 0.56

**Proposed Use:** Outdoor Storage

**Request:** From: "AG" Agricultural  
To: PD/I Planned Development for "I" Light Industrial plus semi-truck parking and light maintenance without a primary use, excluding the following uses: bar, tavern, cocktail lounge, club, private or teen, dance hall, club, commercial or business, massage parlor, sexually oriented business, theater, drive-in, movie theater or auditorium, tattoo parlor; site plan waiver requested

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

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

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

The proposed site is located north of Mosier Valley and just east of Rodolphus. The applicant is requesting to rezone the property to PD/I to allow for semi-truck, trailer parking with light maintenance without a primary use, excluding several uses. A site plan waiver is being requested.

The applicant purchased the property in 2013 and the site is currently being used to store semi-trucks and trailers, with some equipment storage and a metal building used for light maintenance. Staff has asked for more information on the building and what kind of maintenance is being done. The applicant has stated that building does not have utilities and thus is not occupiable. The applicant has explained that he worked with Water Development to understand how to provide sewer services to the site and claims it to be cost prohibitive to extend utilities to this site.

**Site Information:**

- Surrounding Zoning and Land Uses:
- North "A-43" One-Family / City of Euless golf course
  - East PD 237 Planned Development / gas well, tow yard facility
  - South "AG" Agricultural / vacant, single family
  - West "AG" Agricultural / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-96-088 PD 237 Planned Development/Specific Use for certain uses in “J” Medium Industrial; adopted 04/08/97, subject property to the west; ZC-15-001 PD 534 Planned Development/Specific Use for a vehicle exchange facility subject property to the west of the gas well site; ZC-18-008 PD-534 Planned Development for “I” uses plus tow yard facility with no more than 20 parking spaces and no outside storage, approved by City Council, effective 03/02/15 subject property to the west; PD 183 Planned Development/Specific Use for concrete crushing facility subject to development standards located in the case file, effective 09/14/95, subject property to the south

**Public Notification:**

300 foot Legal Notifications were mailed on December 18, 2019.

The following organizations were notified: (emailed December 17, 2019)

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

Not within a registered neighborhood organization.

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to PD/I for semi-truck and trailer parking, light maintenance without a primary use, excluding certain uses. Surrounding land uses consist of a gas well site to the west, golf course to the north and east and vacant land to the south.

Due to the proposed use, adjacency to gas well, no additional square footage to the existing building, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency-Eastside**

The 2019 Comprehensive Plan designates the site as Light Industrial. The plan was changed from Single-Family to Light Industrial in 2014. A review of the Mosier Valley area for the 2017 Comprehensive Plan update identified Rodolphus St. and a line south as the boundary between the industrial use and residential uses, recognizing the existing industrial uses and preserving the western areas for residential redevelopment especially around the new Mosier Valley Park.

Therefore, the proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development. (pg. 39)

Based on conformance with the future land use map and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

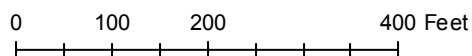
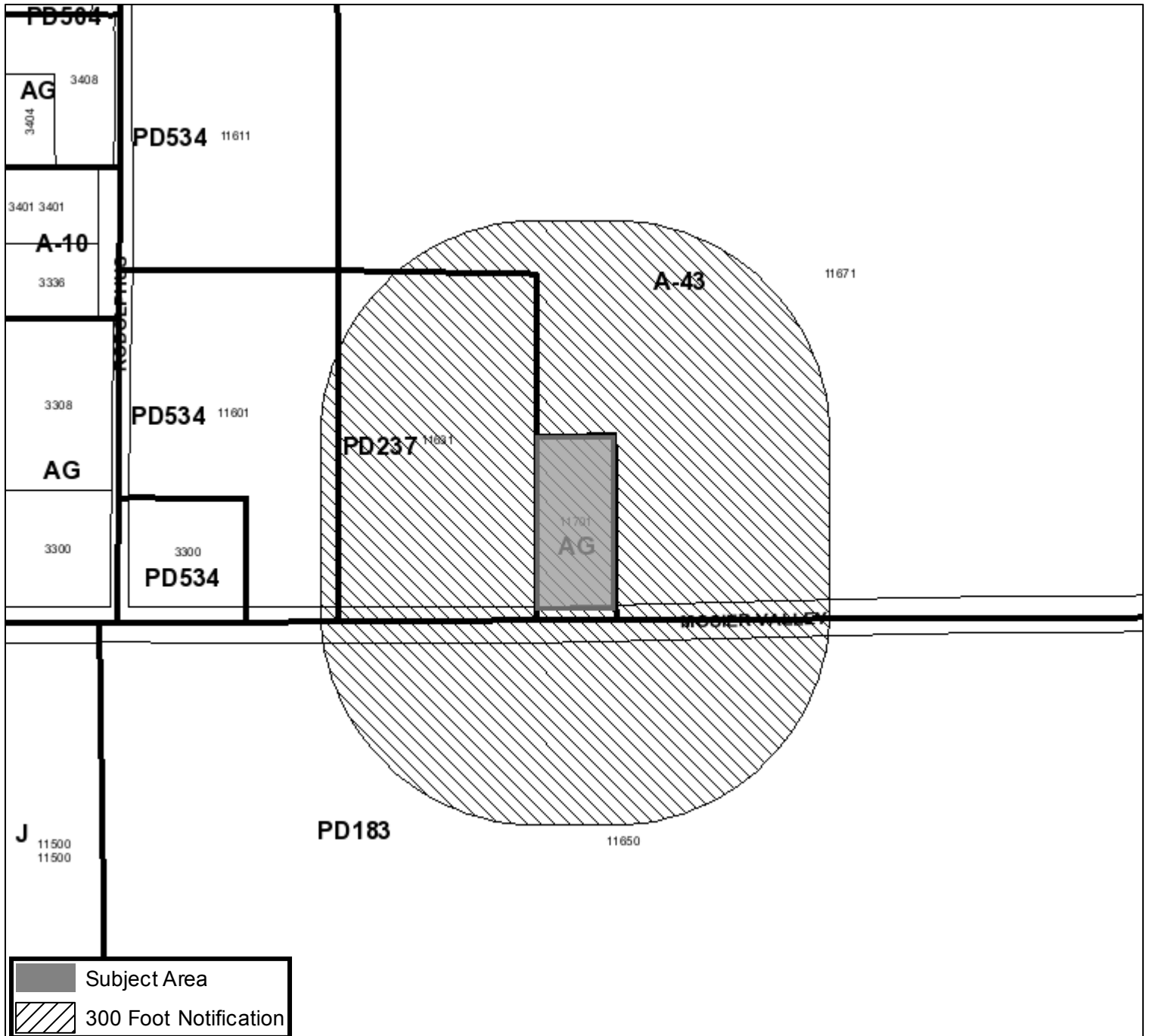
**Attachments:**

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

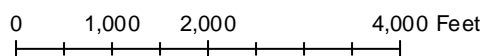
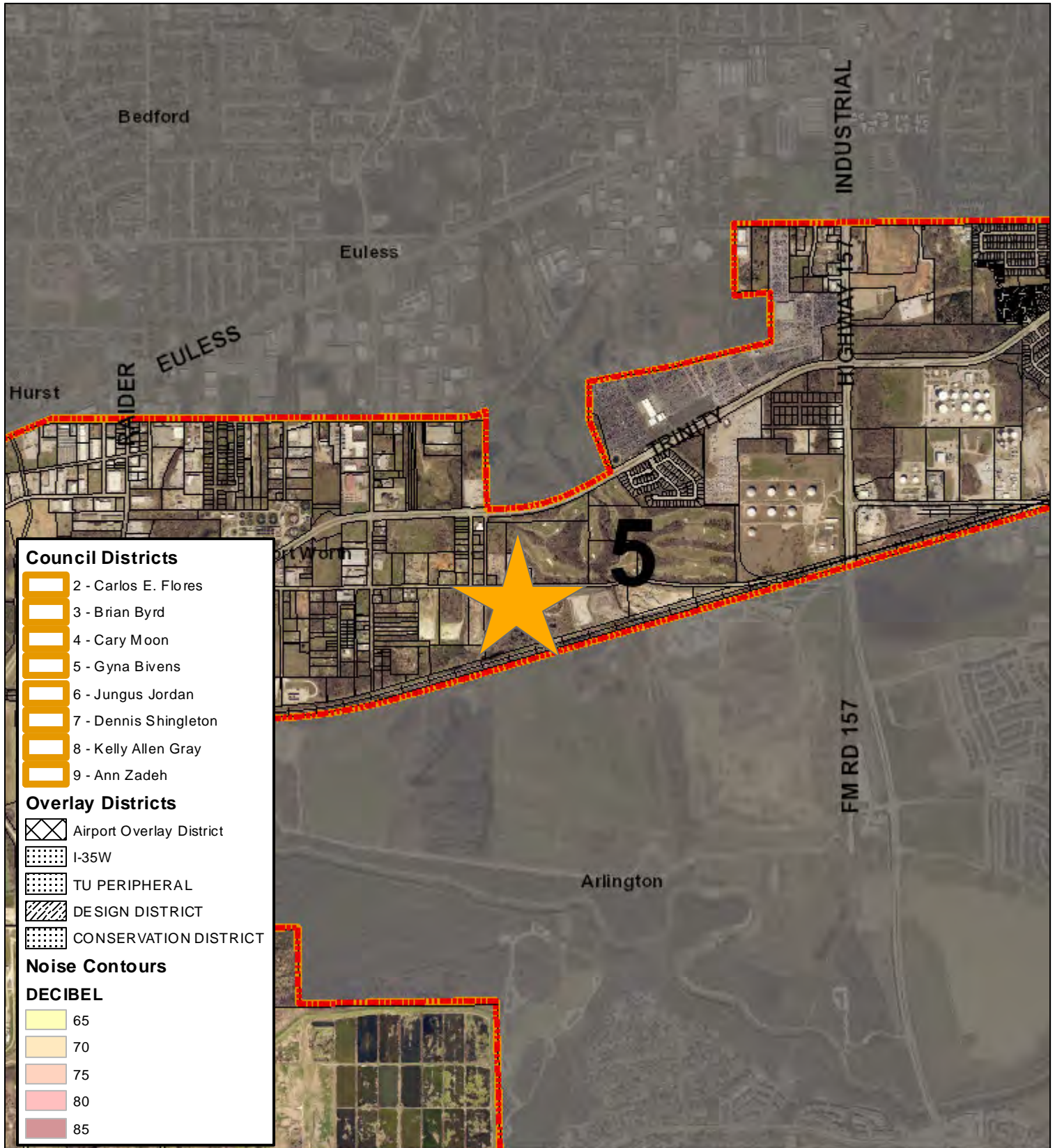


# Area Zoning Map

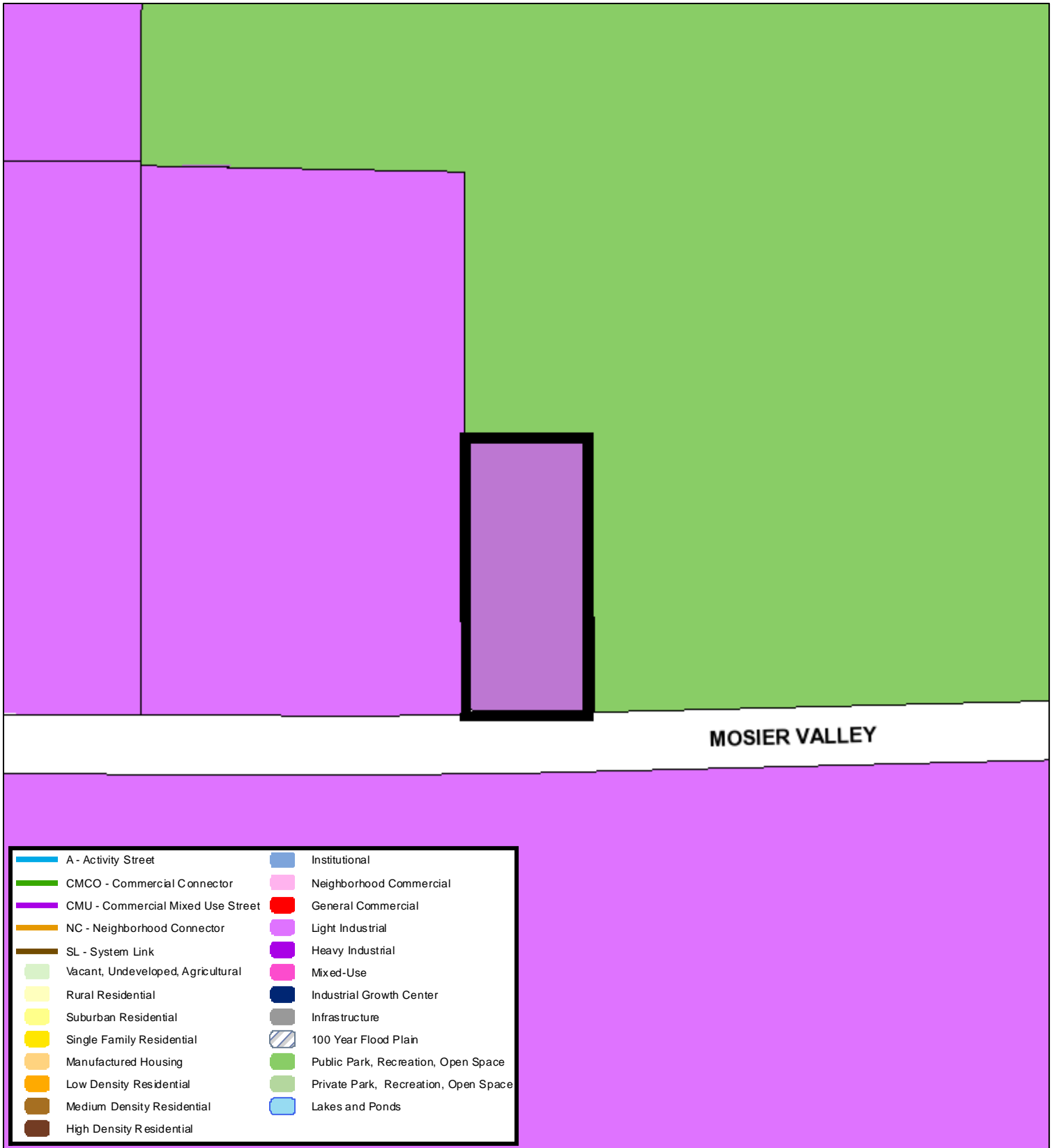
Applicant: Oscar Trujillo  
Address: 11701 Mosier Valley Road  
Zoning From: AG  
Zoning To: PD/I plus semi truck parking & maintenance w/o a primary use; excl. certain uses  
Acres: 0.56485898  
Mapsc0: 54Z  
Sector/District: Eastside  
Commission Date: 1/8/2020  
Contact: 817-392-2495



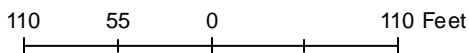
## Area Map



### Future Land Use



MOSIER VALLEY



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 70 140 280 Feet

