



Date: January 13, 2026 Case Number: ZC-25-183

Council District: 10

## Zoning Map Amendment

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

**Owner:** Roman Abundiz

**Applicant:** Louis Gonzales

**Site Location:** 11661 Alta Vista Road

**Acreage:** 3.68 ac

### Request

**Proposed Use:** Stone cutting and indoor storage

**Request:** From: "A-10" One-Family

To: "E" Neighborhood Commercial and add a Conditional Use Permit (CUP) for a stoneyard, building stone, cutting, sawing or storage with a development waiver for one (1) parking space, site plan included

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change is compatible for the zoning change, not applicable for the CUP

**Comprehensive Plan Policy Consistency:** Requested change is not consistent.

**Staff Recommendation:** Approval

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

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## Project Description and Background

The subject property is located approximately 1/3 mile north of the intersection of Keller Hicks and Alta Vista Roads. The site was zoned “A-10” One Family as part of its 2010 annexation into the City of Fort Worth. The adjacent land has developed since the 2010 annexation into a commercial use and a small single-family subdivision. Single family houses lie to the east and west with other small commercial uses immediately in front of the subject site and further north. The single family uses to the west developed in the 1970s were the first non-agricultural development in the vicinity. The remaining adjacent uses have developed around the stone cutting facility, beginning in 2005. The site was being used for industrial uses in approximately 1980 and converted to a stone cutting facility with outdoor storage in 2004, so the base use and buildings existing prior to the annexation are considered legal nonconforming. However, a Certificate of Occupancy was not obtained until 2019.

The site originally contained an office, small stone cutting building on the north property line, a small building on the south property line, and a significant amount of outdoor storage. Between 2015 and 2017, the northern building was replaced with a new building in the center of the lot, which was added onto by 2019. A canopy to cover stone slabs was constructed by 2020 between the office and the stone cutting building. No building permits were found for these buildings. The applicants would like to expand the storage uses into a new building on the west, and are requesting to update their zoning to be conforming, as well as to bring the unpermitted buildings into conformance.

The rezoning application is to change the underlying zoning from “A-10” One-Family to “E” Neighborhood Commercial and add a CUP only for the existing stone cutting and indoor storage. Additional commercial development has not happened at the northwest corner of Alta Vista and Keller Hicks Roads due to the expansive floodplain in the area. Post-annexation, this section of Alta Vista Road, beginning approximately 700 feet from Keller Hicks, has developed with neighborhood commercial level uses interspersed with single family houses. “E” Neighborhood Commercial zoning on this site would remove the unnecessary supplemental setback on the adjacent property to the north and create a more cohesive commercial node in this vicinity.

Stoneyards with cutting/sawing and storage are only allowed by right in the zoning “K” Heavy Industrial district. This use has been in operation prior to annexation and is allowed to continue in the same manner as of the annexation date. Allowing stone cutting and storage inside buildings now through the CUP process could help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions to ensure the appropriateness of the use at a particular location.

The applicant is proposing to bring the site into compliance with the landscaping standards for “K” zoning and convert the outdoor storage and parking area along the southern and western property lines into a 50-foot wide landscaping buffer with the required solid screening fence. These landscaping improvements could spur development of the unfinished subdivision to the south side and provide new separation for the houses to the west. Constructing a new 12,000 square foot stone storage building on the rear of the lot would move the remaining operations inside a building and add significantly more landscaped area than would be required for either a commercial or industrial use.

Parking is also shown to be formalized into standard parking spaces. While 34 parking spaces are required due to the building sizes and uses, the site plan shows 29 parking spaces. The applicant noted the site has approximately 10 employees at this time. The western-most parking spaces are wider than normal and could possibly be reconfigured to provide 4 additional parking spaces, which leave the site short one parking space. The site plan shows compliance with the detached sign requirements, dumpster screening, and all supplemental setbacks for the post-annexation buildings.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

The site plan proposes to make the site consistent with the Comprehensive Plan policies, more compatible with the adjacent uses, meet almost all the supplement standards, increase the integrity of the adjacent development, and less detrimental to the adjacent single family development.

Below is a chart that illustrates the difference between the base regulations and the proposed CUP:

Requirement	Proposed CUP
Number of parking spaces	34 spaces required for the office, industrial, and warehouse uses. <b>29 parking spaces shown (<i>requires Development Regulation Waiver</i>)</b>

### Surrounding Zoning and Land Uses

North “E”, “PD 1066” / single family, commercial uses

East “A-5”, “CF / single family, day care

South “A-10” / single family, church

West “A-43” / single family

### Recent Zoning History

ZC-10-180A, Council-initiated from Unzoned to A-10, approved 2/10/2011.

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a zoning change from A-10 to E and adding a CUP to bring the existing stone cutting and storage operations into compliance with the current zoning ordinance. Surrounding land uses consist of lower intensity single-family residential uses, institutional uses, and commercial uses that have developed around the site. The site is immediately adjacent to residential uses, which triggers buffer yards on the southern and western sides. The applicant is proposing to create a 50-foot supplemental setback with landscaping and screening that is consistent with the industrial use and more than double the requirement for "E" zoning. The site plan is deficient the number of parking spaces required by the use and building size, but exceeds the parking needs for 10 employees. The site plan brings the site in compliance with the signage, setbacks, and dumpster screening, as well as install significantly more landscaping than required.

The proposed zoning request for the stone cutting and indoor storage **is compatible** with surrounding residential land uses due moving the outdoor storage uses inside, adding a 50-foot supplemental setback with screening fencing and landscaping adjacent to the residential uses, and complying with most other development standards.

### Comprehensive Plan Consistency – Far North Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as single family on the Future Land Use Map with neighborhood commercial classifications immediately to the north. The base zoning district requested would be consistent with a minor boundary adjustment to the land use map, and the Comprehensive Plan Future Land Use Map does not designate locations for uses requesting a CUP. The conditional use permit provides the opportunity to consider this request based upon its location to surrounding properties, site layout, and mitigating measures.

The proposed zoning is consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- 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.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

Based on conformance with the policies stated above, the requested zoning proposal **is consistent** with the Comprehensive Plan.

### Site Plan Comments

## **Zoning and Land Use**

The site plan on Sheet C-1 as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Add the metes & bounds legal description to the site plan.
2. Add the name, address, and telephone number of the developer/owner and applicant to the main site plan, instead of the title sheet.
3. Add a vicinity map to the main site plan, instead of the title sheet, and graphic scale since the PDF will be viewed as different scales.
4. Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title to the main site plan, instead of the title sheet.
5. Add the office building to the chart that notes the specific land use of each building, number of stories, height, exterior materials, and gross floor area.
6. Move the ADA space to be closest to the front door of the office.
7. Create a surface materials legend and add these colors/patterns to the main site plan. Include the surface materials of all ground level areas, including the driveway/parking materials and open spaces (instead of green area). Add this information to the main site plan, instead of a separate landscaping page.
8. The fencing must be wood, stucco, brick, or stone, instead of metal panels. Revise the fence material label on the typical fence drawing to match the wood plank plan.
9. Building "C" is mis-labeled on sheet A-7.
10. Show the parking calculations to include the formulas for both 2 spaces/1,000 square feet of gross floor area for the stone cutting area or 1 space/3 employees. The greater number of parking spaces is required for industrial uses. The rough calculations are 20 parking spaces are required for 9,796 square feet of floor area. If fewer parking spaces than required are shown and approved, add the note in bold: "**A development waiver was granted to provide XX fewer parking spaces than required.**"
11. Show the parking calculations for the warehousing space at 1 space per 4 employees, with 4 spaces minimum. Show the parking calculations for the office at 2.5 spaces/1,000 square feet of gross floor area.
12. Show the parking calculations for the office uses at 1 space for each 400 square feet.
13. Please label the front gate and note its height and building materials. Add the note that the gate was existing at time of annexation.
14. Show and label the driveway width at the front property line and the widest width.
15. Label the materials of the dumpster enclosure.
16. Label the land use and zoning classifications of the surrounding properties in all directions, as well as the subject site, instead of the ownership.
17. Informational comment: Signage is not allowed on fencing or gates.
18. Generally, the site plan is hard to read, as the lettering is very faint/almost ghosted. Is there a way to print the PDF where the plan information shows better?

*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

## **Stormwater**

1. None.

## **Fire**

1. Building hose lay from Alta Vista Road exceeds the 150'. Marked fire lanes are required. Fire lanes must be 20' minimum width and have a concrete/asphalt surface that can withstand an 85,000 imposed load in addition to other requirements listed in Section 503 Fire Lane Specifications.  
Section 503.1.1 Buildings and Facilities

2. Where gates cross fire lanes, gates must be a minimum of 20' clear width when fully opened and equipped with Knox Lock devices. Electrically operated gates must have a keyed electric Knox switch and back up Knox padlock. An Access Control Permit is required for electric gates.  
Section 503.6 Security Gates
3. Hydrant hose lay is not compliant for most existing buildings and will not be compliant for the proposed future building unless private hydrants are located within the property. The addition of at least one hydrant is required to meet the following:
  - Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
  - Maximum of 500 ft. hose lay distance to all points of building.
  - Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.Sections 507.5.1 (2) and (3)
4. General information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

## **DSD Transportation**

1. TDS has no comments.
2. FYI: Site will be required to conform with standards and requirements of all transportation-related manuals and ordinances including: Master Thoroughfare Plan, Access Management Policy, Transportation Engineering Manual, Streets and Sidewalk Ordinance, Subdivision Ordinance, Complete Streets Policy, and others.

## **DSD Water Engineering**

1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
2. FYI - Hydrant hose lay is not compliant for most existing buildings and will not be compliant for the proposed future building unless private hydrants are located within the property. The addition of at least one hydrant is required to meet the following:
  - Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
  - Maximum of 500 ft. hose lay distance to all points of building.
  - Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.Sections 507.5.1 (2) and (3)
3. Existing 12" PVC water main in the Alta Vista (NS2)  
Existing 30" Ductile Iron water main in Alta Vista (NS3)  
Existing 16" PVC water main in Alta Vista (NS2).
4. FYI- Existing 8" PVC sewer main in Alta Vista.
5. FYI- 12" PVC water main and 16" PVC water main are in the (NS2) Northside 2 pressure plane.  
30" Ductile Iron is in the (NS3) Northside 3 pressure plane, no direct connections can come off this main and this lot cannot connect to this main due to it not being in the same pressure plane.
6. FYI - : Water/ Sewer loading/study may be required. Please reach out to WPD@fortworthtexas.gov  
The looping requirement can be found at §3.3.3.7  
If not on the same pressure plan, add FYI - The lot is located in pressure plane, XXX and the water

pressure plan is located in XXX. The lot must utilize water main in pressure plane XXX. ( The lot and water main must be in the same pressure plane)

### **Stormwater**

1. FYI: Site is greater than 1 acre, if platting or proposed land disturbance exceeds 1 acre, then an accepted drainage study is required prior to Platting, IPRC, CG, and PB issuance. No FEMA, CFRA, or PHW on site. There is Storm Infrastructure located on Alta Vista Rd per TPW Plan Set, K-2162.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **November 26, 2025**.

### Posted Notice

A sign was erected on the property on **November 20, 2025**.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on **November 26, 2025**:

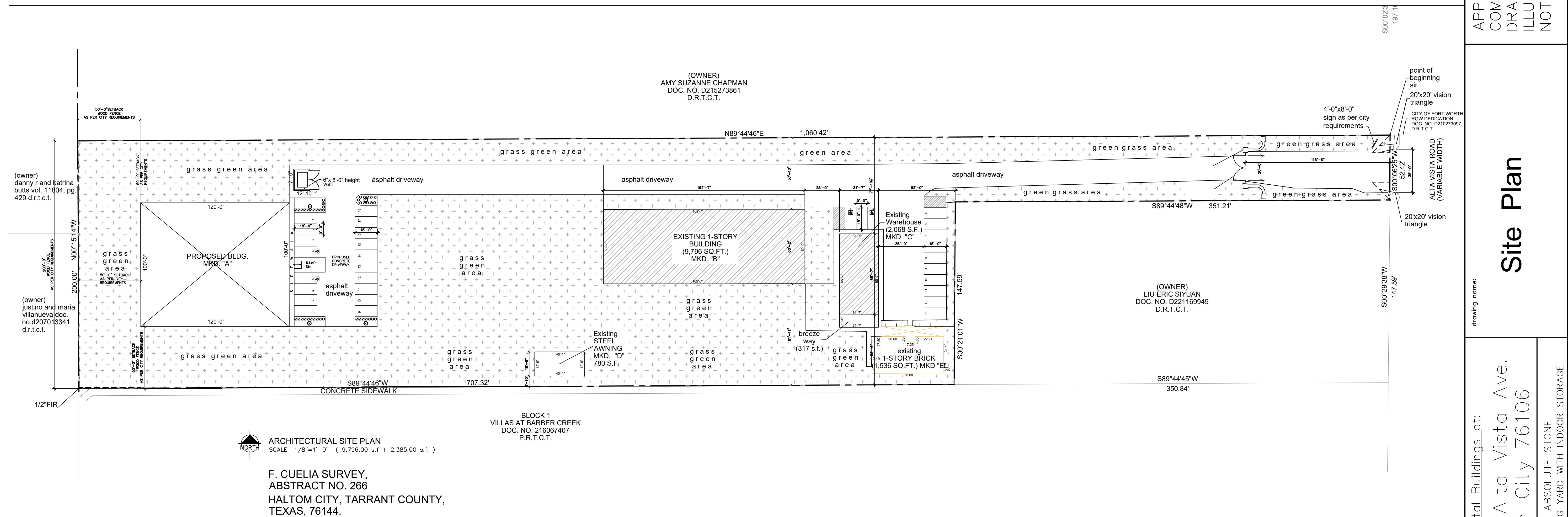
Organizations Notified	
Villages of Woodland Springs HOA*	Big Bear Creek Meadows HOA
Pheasant Crossing HOA	Woodland Enclave HOA
North Fort Worth Alliance	Keller ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

*\*Located closest to this registered Neighborhood Association*



**ZONING CHANGE  
REQUESTED  
FOR INFORMATION  
CALL CITY HALL  
817-392-8028**





BUILDING CHART					
Building identification	Land Use	Building Stories	Building Height	Building Surface	Building Square Feet
Buildg. mkd. "A"	industrial	one story	18'-4"	metal surface	12,000 S.F.
Buildg. mkd. "B"	industrial	one story	18'-0"	metal surface	9,796 S.F.
Buildg. mkd. "C"	industrial	one story	17'-10"	metal surface	2,068 S.F.
**Buildg. mkd. "D" Existing	industrial	one story	18'-0"	metal surface	780 S.F.

## GENERAL IMPORTANT NOTES:

THIS PROYECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.

THIS PROYECT WILL COMPLY WITH SECTION 6.302 URBA

ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNAGE.

ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE AS PER CITY REQUIREMENTS.

&lt;divGENERAL CONTRACTOR / DEVELOPER



2342 Harris Ln. Haltom, Texas 76117  
[Louis@westerngeneralconstruction.com](mailto:Louis@westerngeneralconstruction.com)  
817.677.0885

**ZONING CASE NUMBER ZC-25-183**

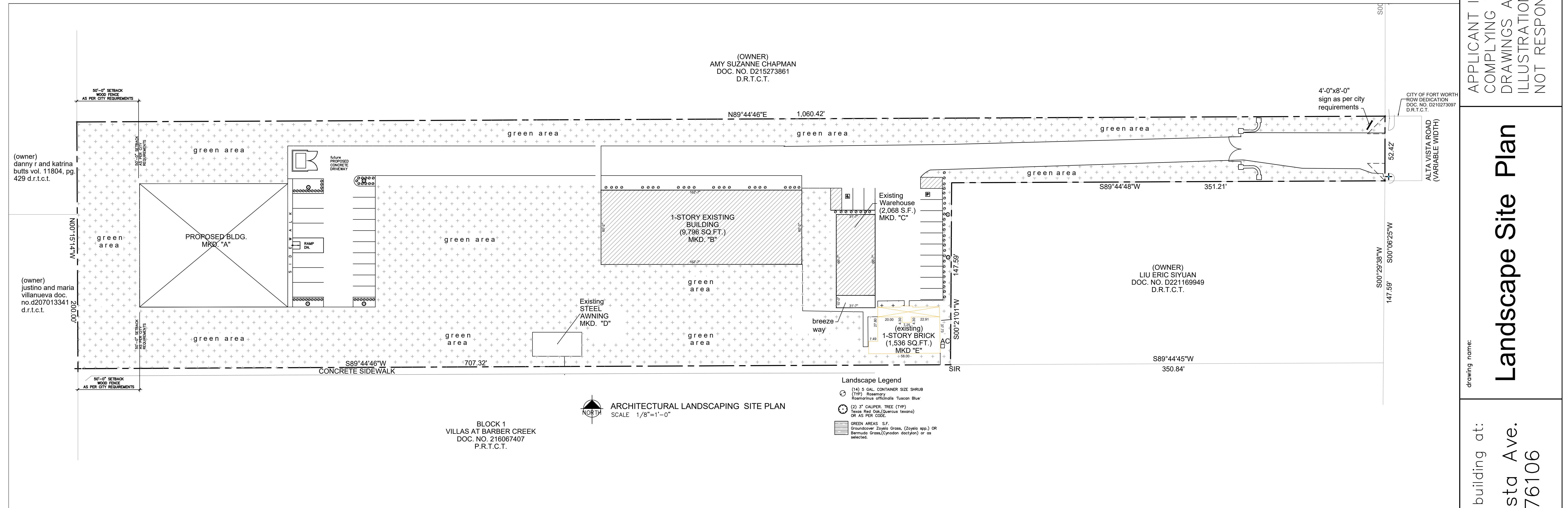
COMPLYING WITH CITY CODES.  
DRAWINGS ARE FOR  
ILLUSTRATION PURPOSES ONLY,  
NOT RESPONSIBLE FOR BUILDING

# Site Plan

drawing name:

Adding Metal Buildings at:  
11621 Alta Vista Ave.  
Haltom City 76106

DRAWN BY: jsq lic. 1146 juliojaimesa@yahoo.com 817-264-1907	
CHECKED BY:	
DATE:	12-10-25.
r e v i s i o n s	
	R E V I S I O N S
SHEET	
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Relocalizing Metal building at:  
11621 Alta Vista Ave.  
Haltom City 76106

DRAWN BY:  
sq lic. 1146  
juliojaimesa@yahoo.com  
217-334-1237

CHECKED BY:

DATE: 10-20-25

DATE: 10-26-23.

## revisions

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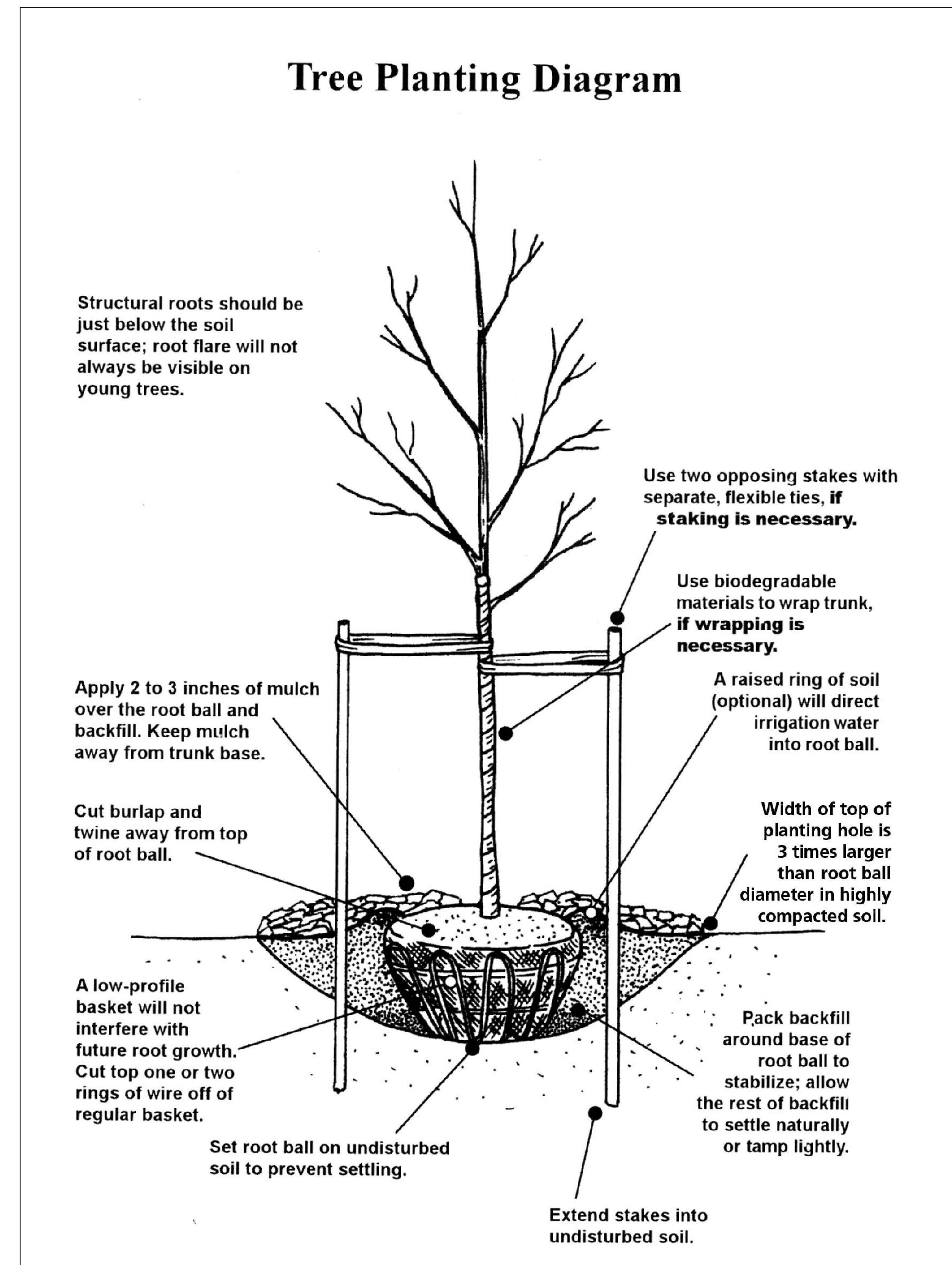
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THE INFLUENCE OF CULTURE ON PARENTING

SHEET



Site data Summary	
ADDRESS	ALTA VISTA ROAD, FORT WORTH, TEXAS
COUNTY	TARRANT COUNTY, TEXAS
ZONING	(C) COMMERCIAL
CURRENT LAND USE	INDUSTRIAL
PROPOSED LAND USE	INDUSTRIAL
GROSS ACREAGE	3,675 ACR. (160,081.00 S.F.)
PROPOSED BUILDING SQUARE FOOTAGE	9,796.00 S.F. + 2,385.00 S.F. = 12,181 S.F.
SQUARE FEET (S.F.)	
NEW BUILDING COVERAGE	12,181.00 S.F.
DRIVEWAY & SIDEWALK AREAS	20,362.00 S.F.
LANDSCAPING GREEN AREA	125,108.00 S.F.
PARKING AREA	2,430.00 S.F.
REQUIRED PARKING SPACES 1 / 1000	
TOTAL PROVIDED PARKING SPACES	15
REQUIRED ACCESSIBLE SPACES	2
PROVIDED ACCESSIBLE SPACES	2
LOT SQUARE FOOTAGE	160,081.00 S.F. = 3.675 ACR.



drawing name:

Relocating Metal building at:  
11621 Alta Vista Ave.  
Haltom City 76106

DRAWN BY:  
joe lie. 1146  
julie.jameso@yahoo.com  
817-264-1907

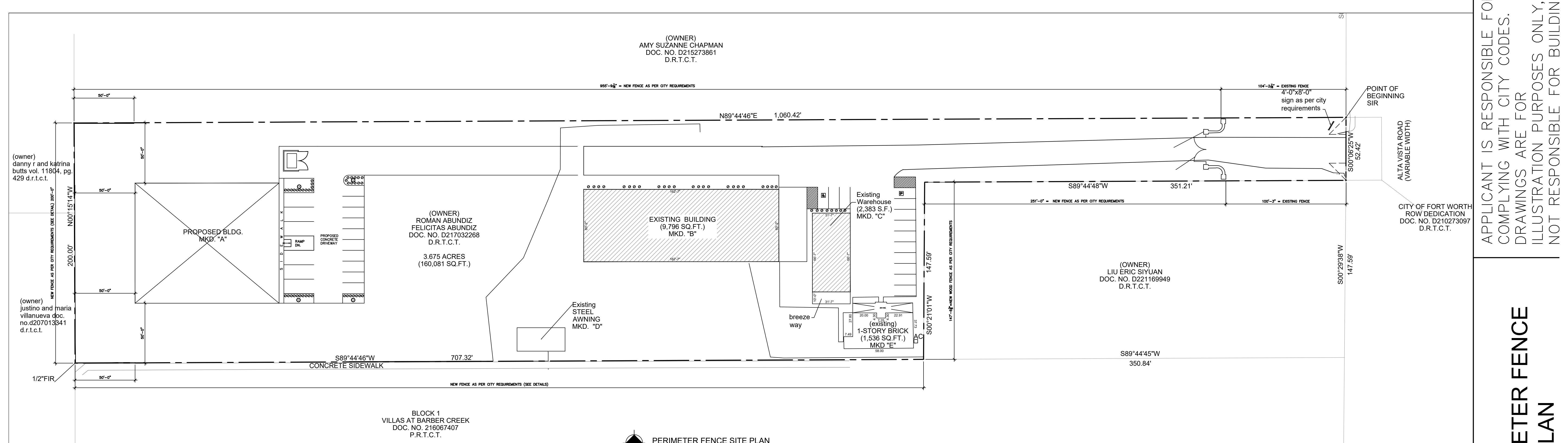
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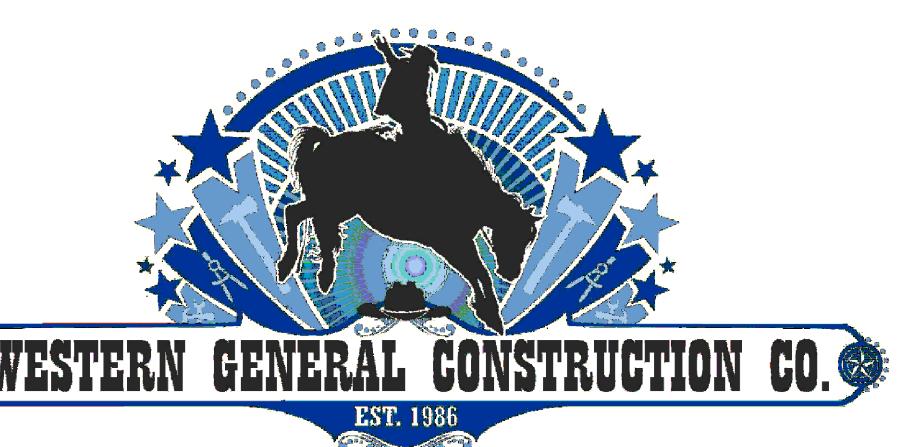
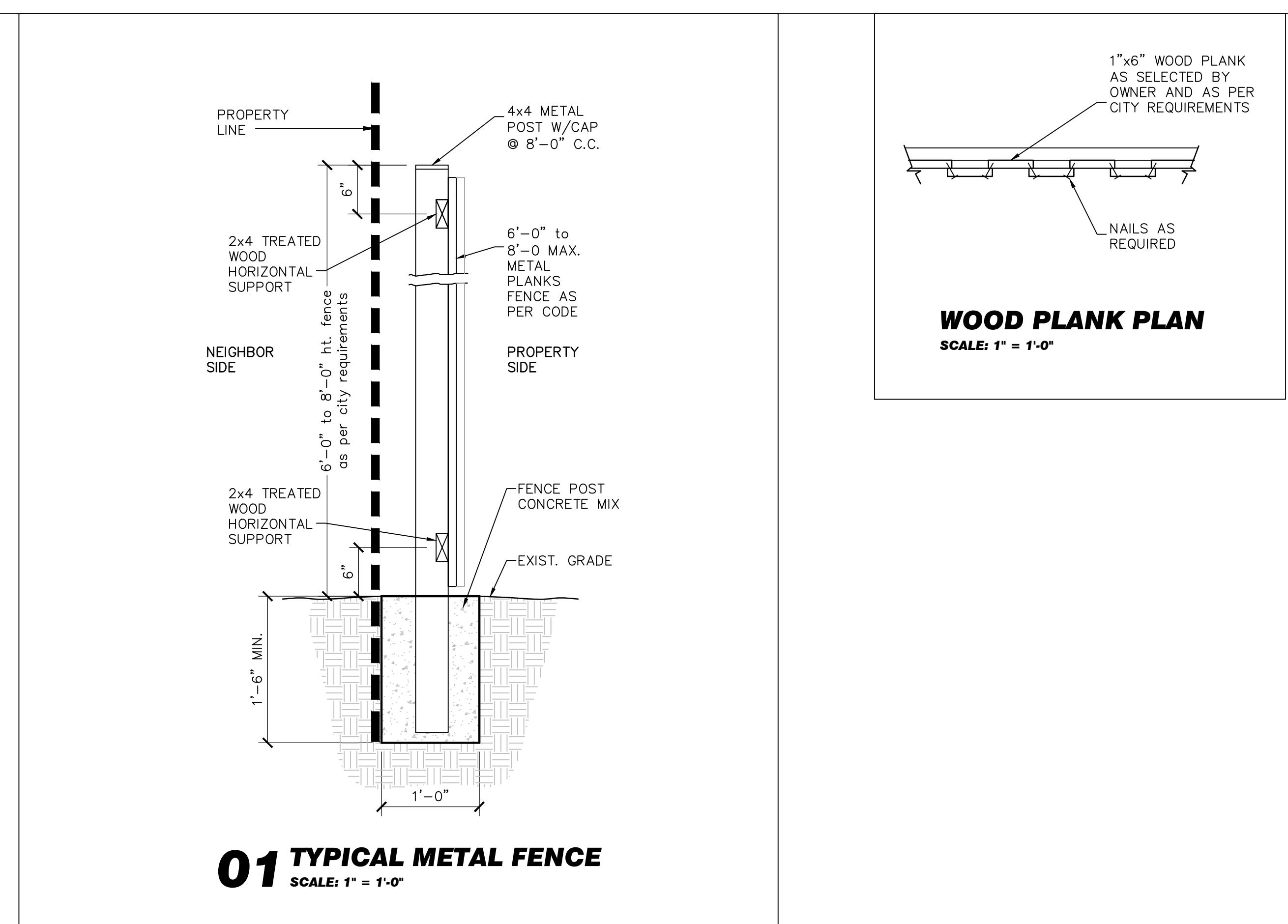
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# PERIMETER FENCE SITE PLAN

# ILLUSRATION PURPOSES ONLY, NOT RESPONSIBLE FOR BUILDING



# WESTERN GENERAL CONSTRUCTION CO.

EST. 1986

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DRAWN BY:  
jsq lic. 1146  
juliojaimesa@yahoo.com  
817-264-1007

817-264-1907

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CHECKED BY:

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DATE: 10-20-25

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## revisions

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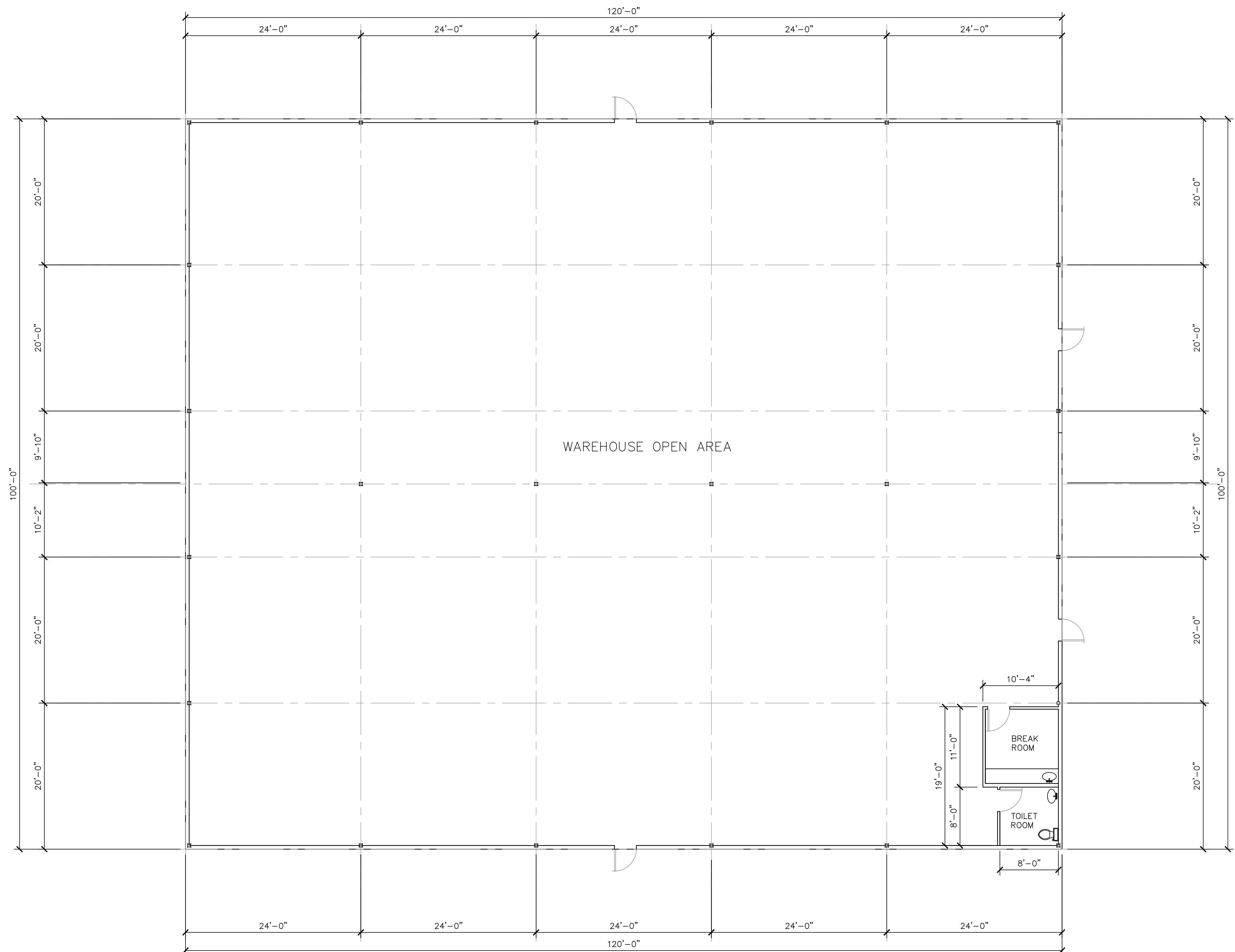
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ARCHITECTURAL FLOOR PLAN  
BUILDING MKD. "A"  
SCALE 1/8"=1'-0" (12,000.00 s.f.)

## FLOOR PLAN

drawing name:

Relocating Metal building at:  
11621 Alta Vista Ave.  
Haltom City 76106

DRAWN BY:  
joe lie. 1146  
juliejimeso@yahoo.com  
817-264-1907

CHECKED BY:

DATE: 10-20-25.

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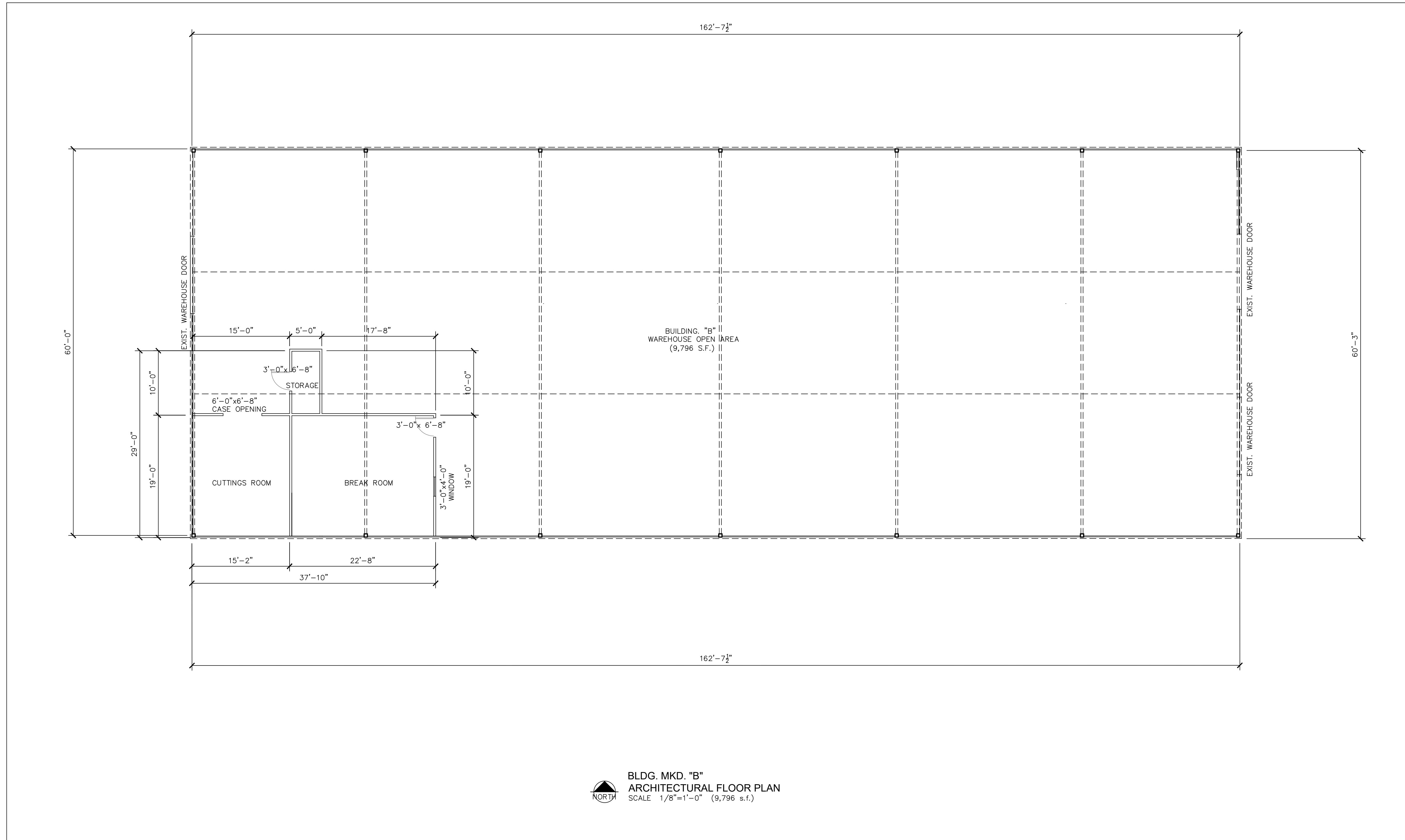
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Relocating Metal building at:  
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Haltom City 76106

drawing name:

**FLOOR PLAN**

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DRAWN BY:  
joe lie. 1146  
juliejdimes@yahoo.com  
817-264-1907

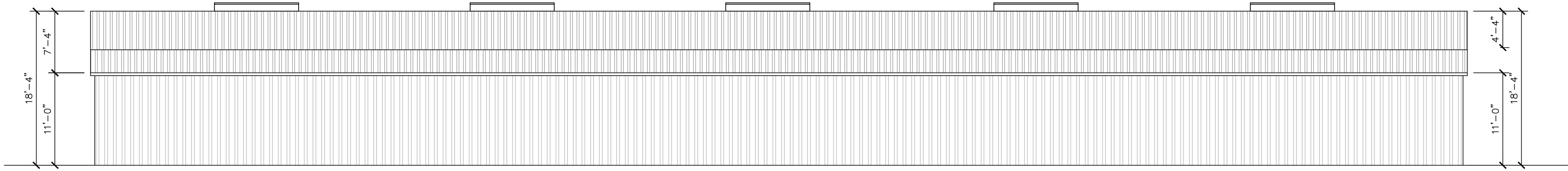
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DATE: 10-20-25.  
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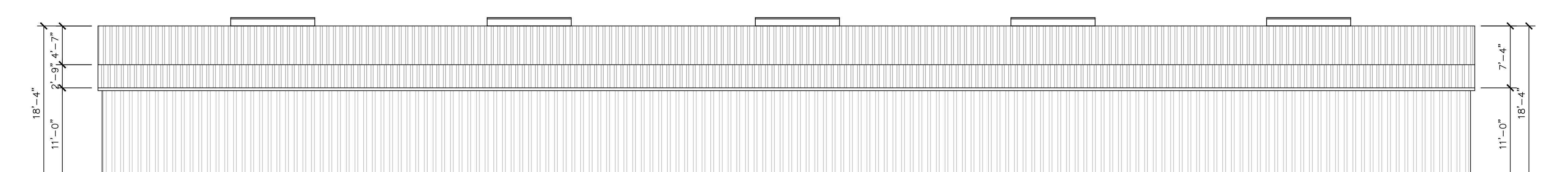
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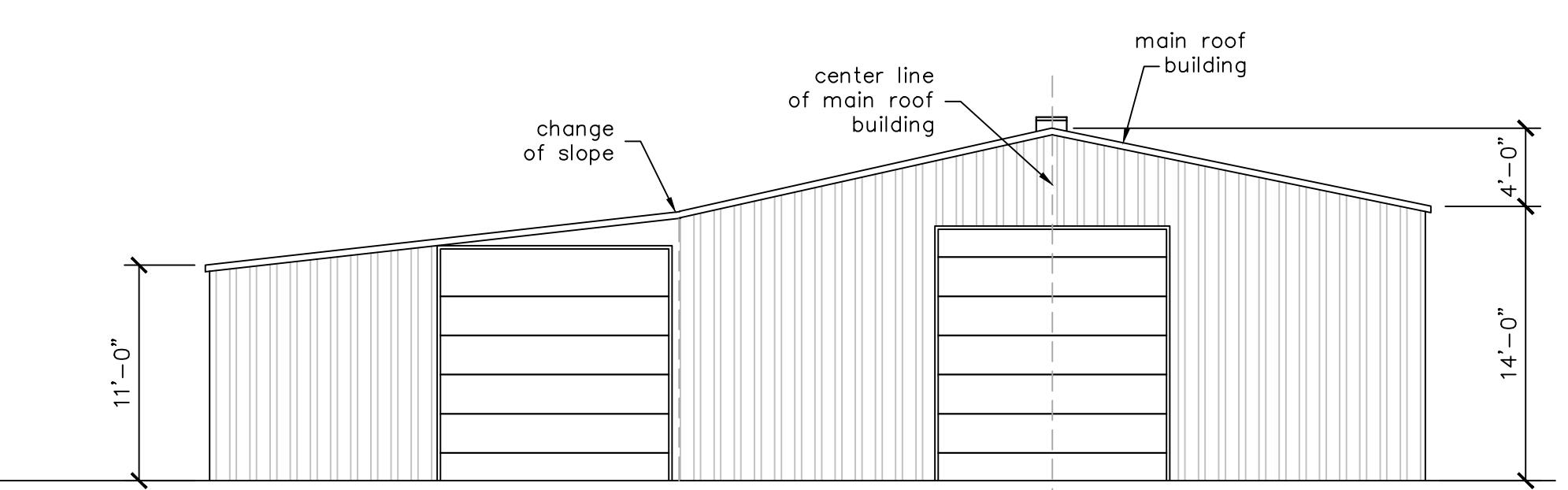




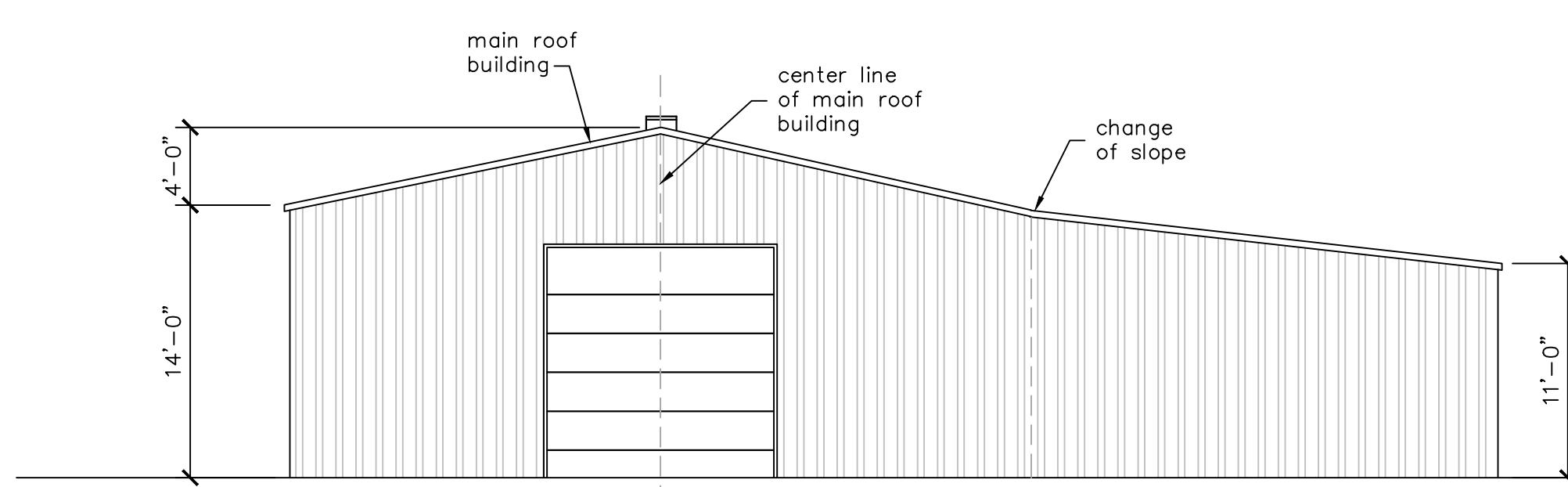
 **RIGHT SIDE ELEVATION**  
SCALE 1/8"=1'-0"



 **LEFT SIDE ELEVATION**  
SCALE 1/8"=1'-0"



 **FRONT ELEVATION**  
SCALE 1/8"=1'-0"



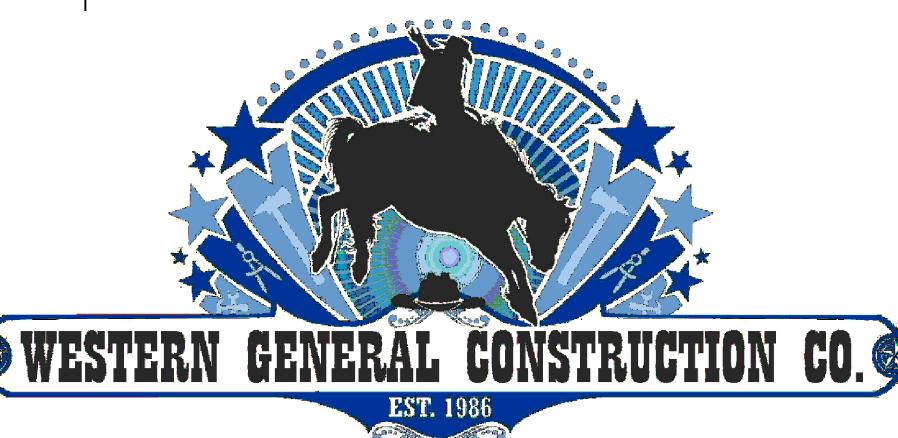
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Haltom City 76106

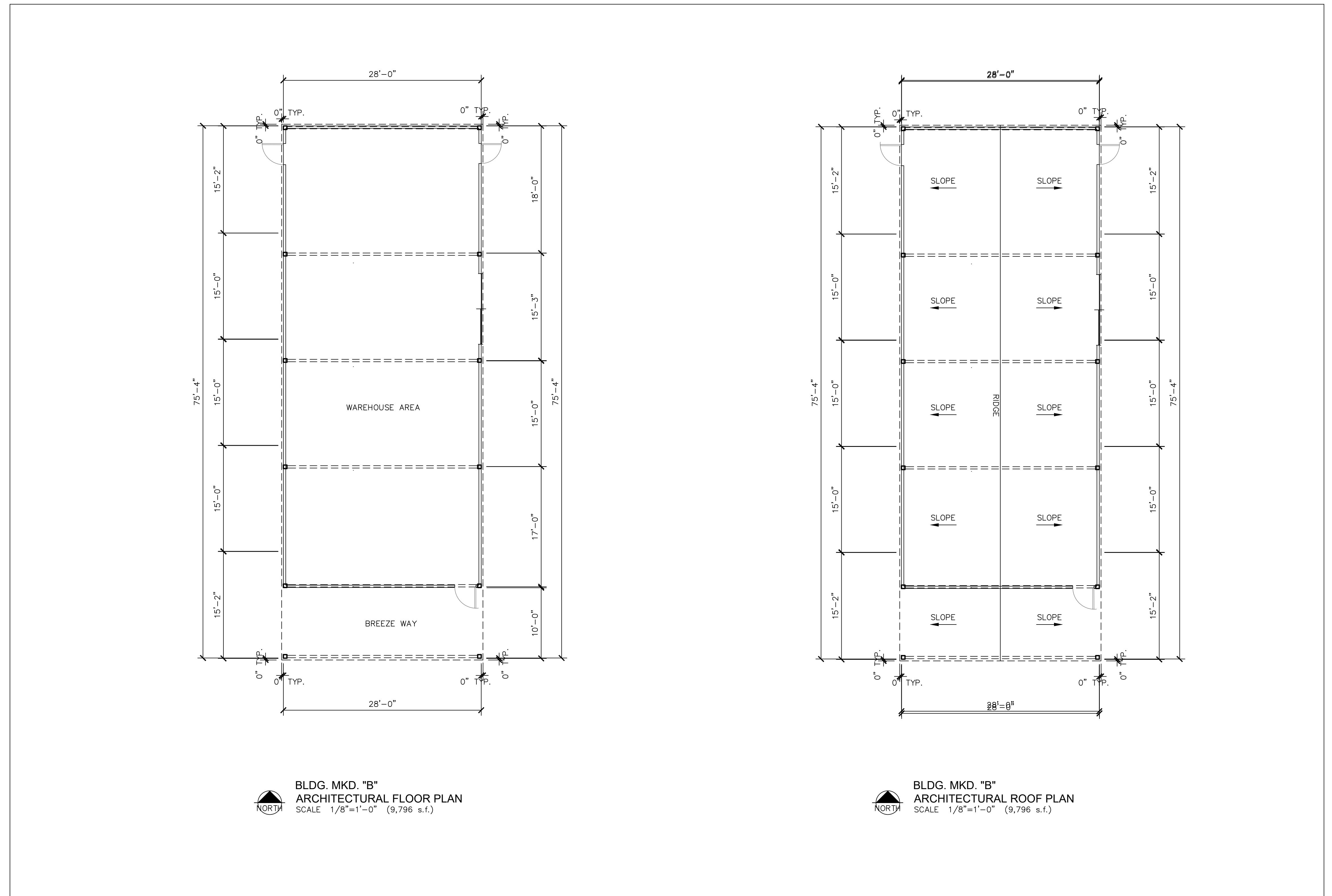
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joe lie. 1146  
juliejameso@yahoo.com  
817-264-1907

CHECKED BY:  
DATE: 10-20-25.  
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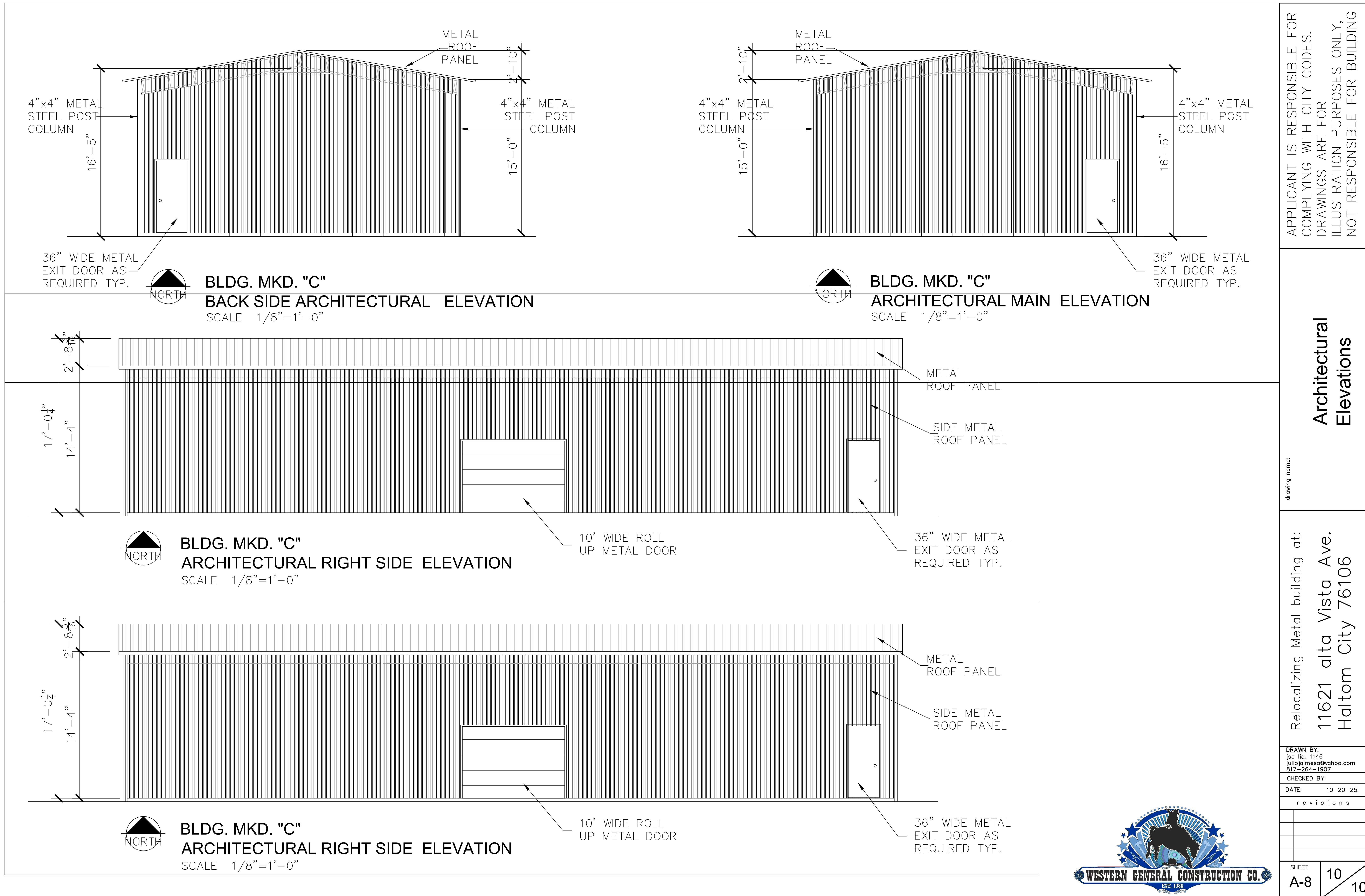
**Architectural Floor Plan &  
Roof Plan**

drawing name:

Relocalizing Metal building at:  
11621 Alta Vista Ave.  
Haltom City 76106

DRAWN BY: joe lie. 1146 juliejameso@yahoo.com 817-264-1907	CHECKED BY: DATE: 10-20-25. revisions
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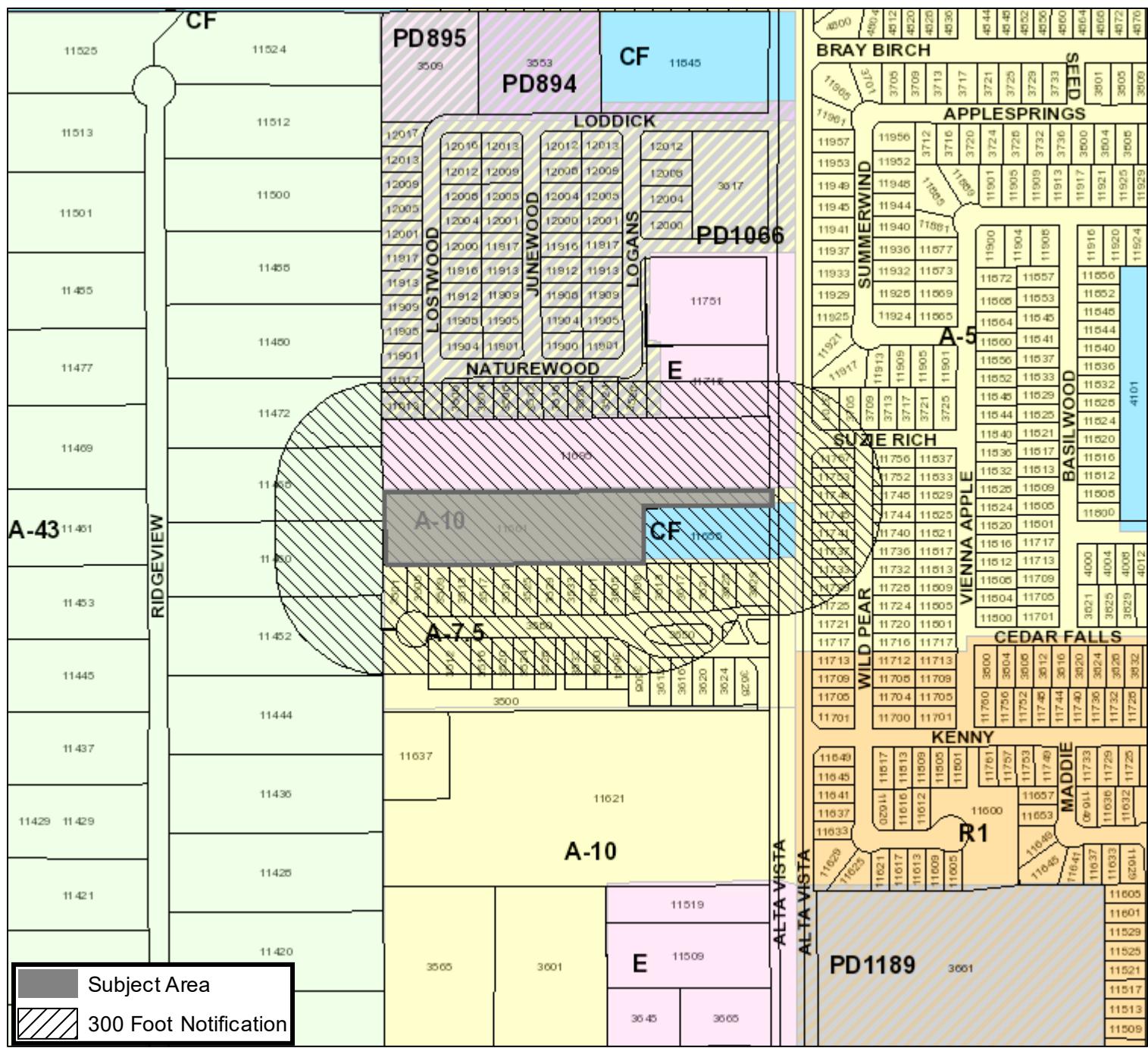




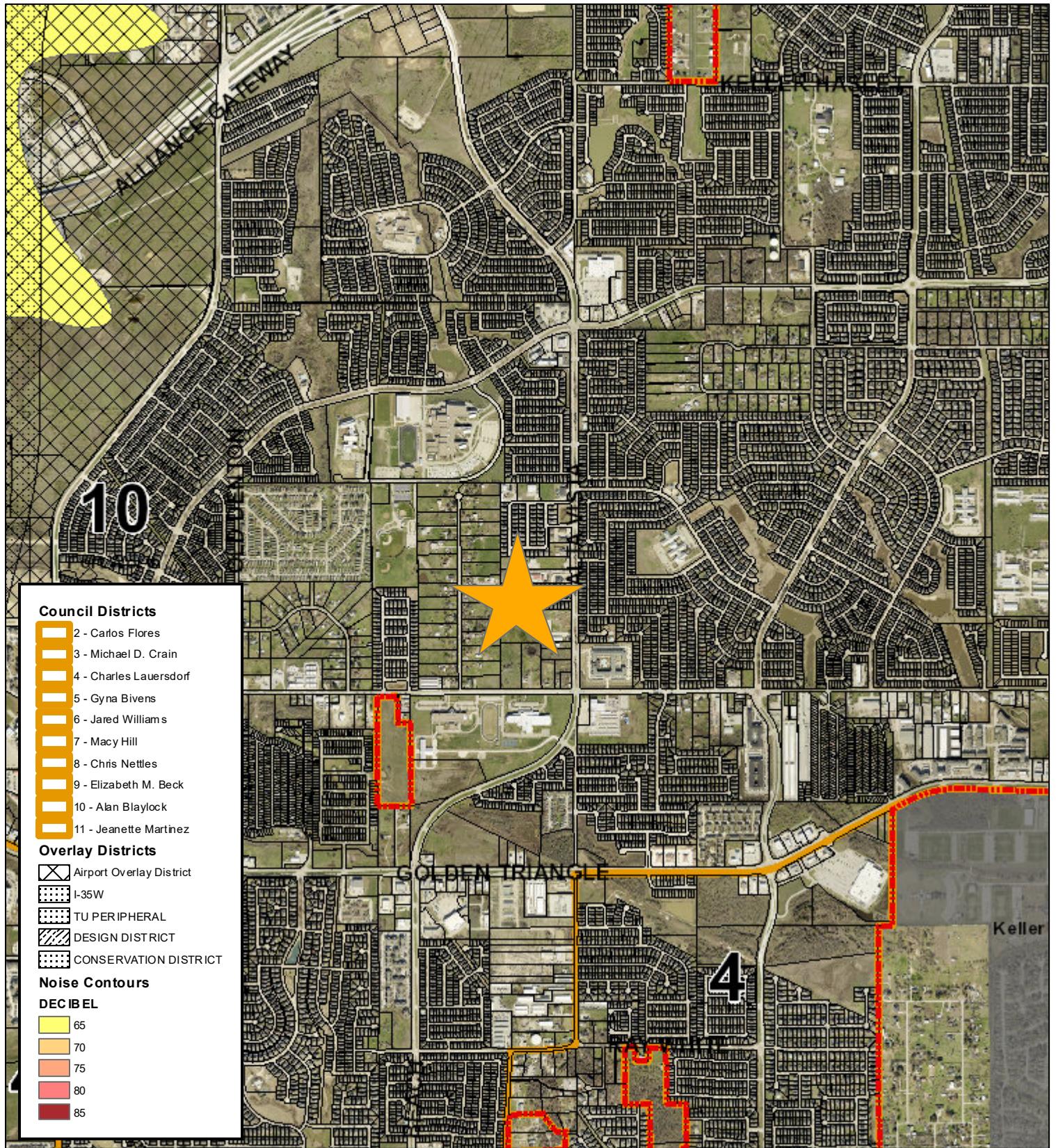
**ZC-25-183**

# Area Zoning Map

Applicant: Roman Abundiz/Lois Gonzalez  
Address: 11661 Alta Vista Road  
Zoning From: A-10  
Zoning To: E with Conditional Use Permit for stone cutting and storing  
Acres: 3.675  
Mapsco: Text  
Sector/District: Far North  
Commission Date: 12/10/2025  
Contact: 817-392-8190

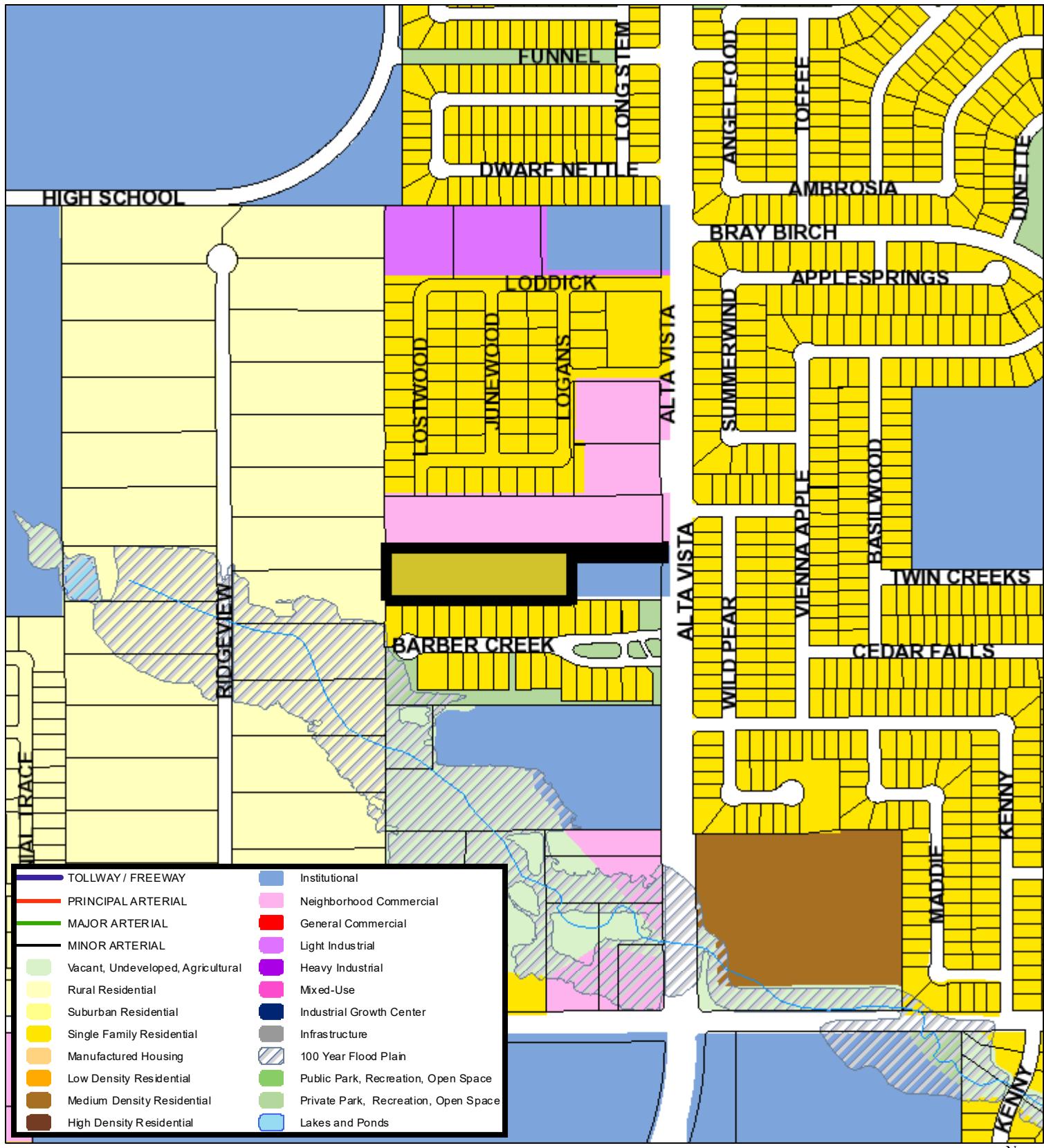


## Area Map



0 1,000 2,000 4,000 Feet

## Future Land Use



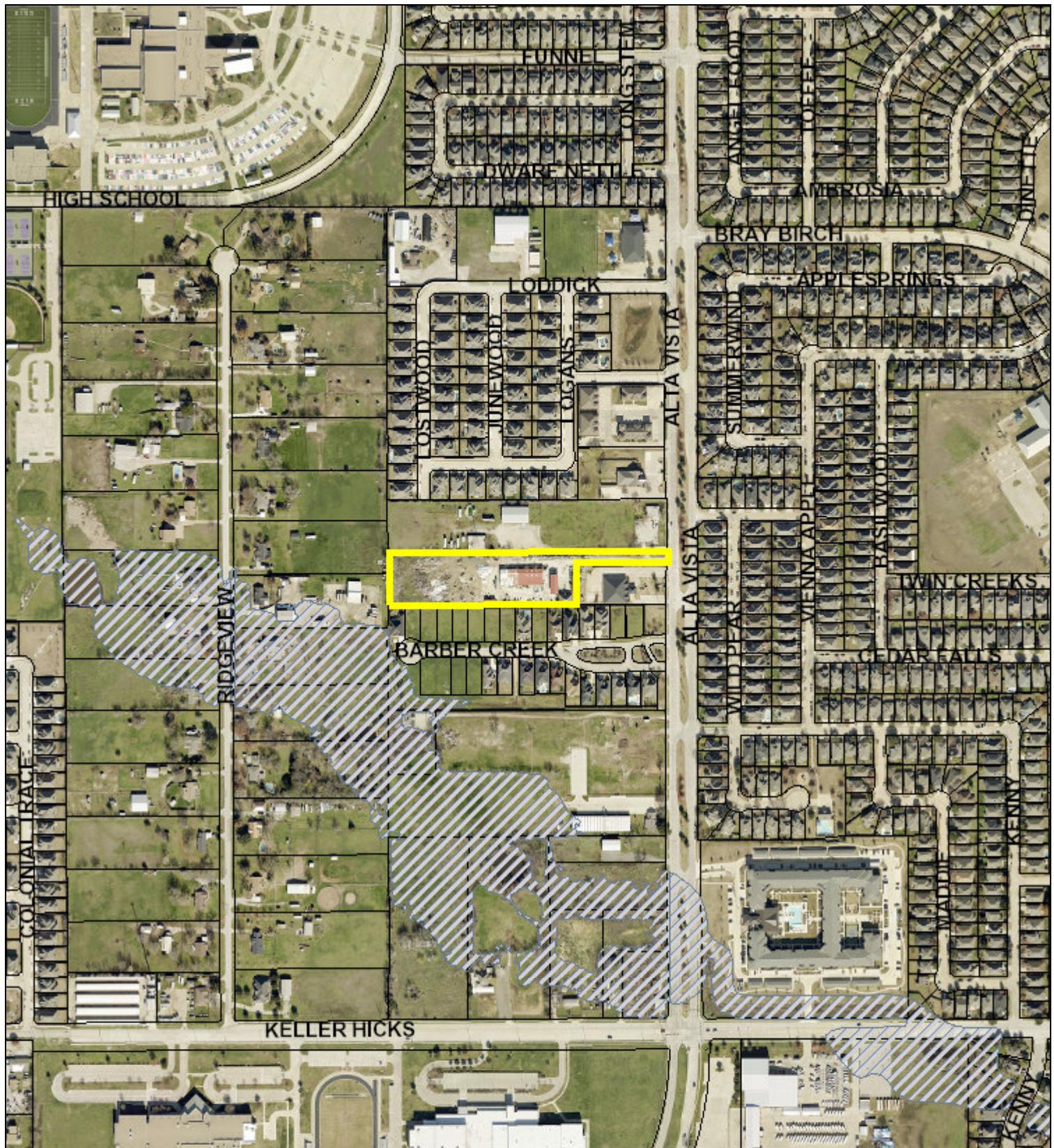
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.

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ZC-25-183

## Aerial Photo Map



0 315 630 1,260 Feet

