



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-102

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: LCG21 945 Trinity LLC/ Ray Abraham, Leon Capital Group

Site Location: 11300 block Trinity Boulevard

Acreage: 0.83 acres

Request

Proposed Use: Warehouse Distribution & Logistics Facility

Request: From: “AG” Agricultural

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses (see docket) and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (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: **Approval by a vote of 6-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject property is the northern part of two sections bisected by Trinity Boulevard, west of House Anderson Road. The two sections were previously excess right-of-way that have been purchased by the applicants. The portion of the site opposite the Trinity Boulevard frontage is the main development area owned by the applicants, leaving the former right-of-way as infill spaces.

In 2022, the main development area was approved for “PD” 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 1 space per 4 employees (4 spaces minimum); site plan required. By providing a base zoning district of “E” Neighborhood Commercial, the site is subject to more stringent landscaping and height requirements that would normally not be imposed on industrial uses. While a site plan is included in the application packet, a separate site plan approval will be required prior to submitting for building permits. The site plan requirement also provides the community with an extra opportunity to review the site and provide input.

The adjacent uses on this northern side of Trinity Boulevard include a water treatment plant to the west and a steel fabrication facility to the east. 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
Industrial	
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.

Surrounding Zoning and Land Uses

- North “PD 1339” Planned Development for all uses in “E” Neighborhood Commercial plus certain light industrial uses / vacant land
- East “J” Medium Industrial / industrial uses
- South “AG” Agricultural / Trinity Boulevard and vacant land
- West “J” Medium Industrial / water treatment facility and vacant land

Recent Zoning History

- ZC-17-014; southeast of subject site, from PD/I with development standards to PD/E excluding alcohol sales; approved 3/8/2017;
- ZC-17-064; northwest of subject site from AG to A-5; approved 5/5/2017;
- ZC-19-033; west of subject site, from AG to PD/I; approved 5/8/2019;
- ZC-19-097; south of site from AG to K; denied on 10/15/19;
- ZC-19-120; from AG, AR, CF, and K to A-5; effective 10/24/19; east of subject site
- ZC-20-020 from AG to A-5; withdrawn;
- ZC-22-066; north and south of subject site, from AG & K to PD/E plus certain light industrial uses, approved, 10/11/2022; and
- ZC-23-029; east of site, from AG to PD for C uses, approved 4/11/2023.

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were notified: (emailed June 29, 2023)

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 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 existing and proposed industrial uses, undeveloped land, and a water treatment plant.

The proposed Planned Development’s base district of “E” Neighborhood Commercial is compatible with the surrounding land uses, particularly the lower intensive residential and agricultural uses found immediately beyond the industrial uses around the subject. 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 2023 Comprehensive Plan currently designates the property as Neighborhood Commercial on the Future Land Use Map. Below is a portion of a table in Ch. 4 Land Use from the Comprehensive Plan.

COMMERCIAL		
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

*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

INDUSTRIAL		
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

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

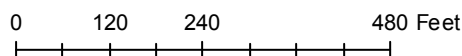
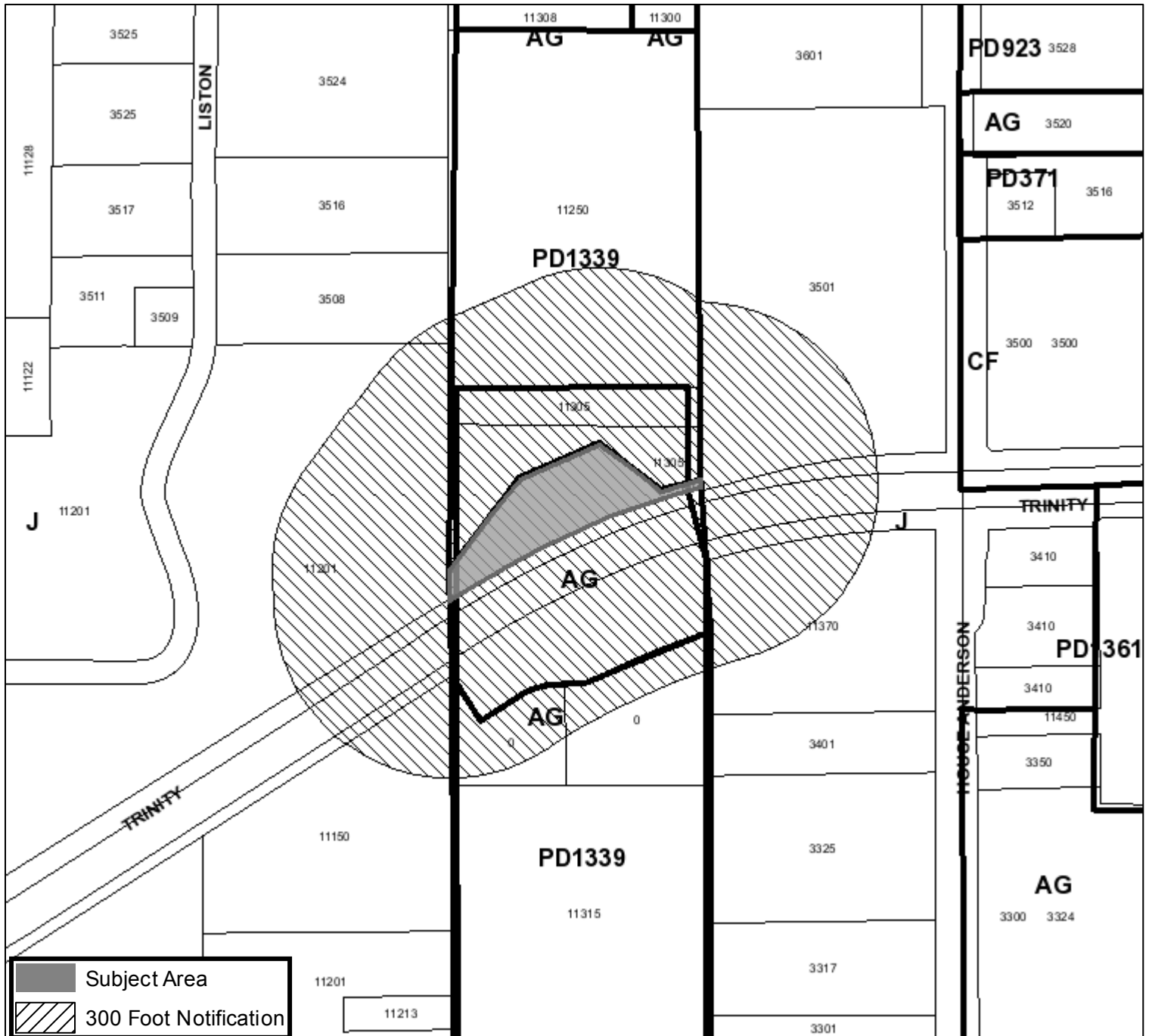
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

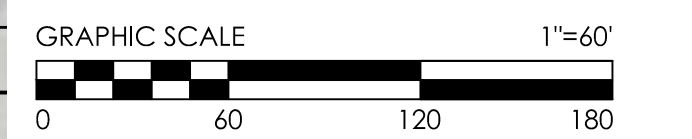
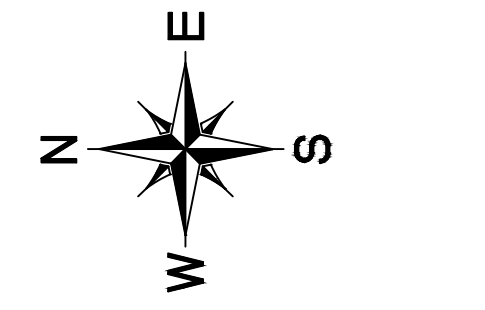
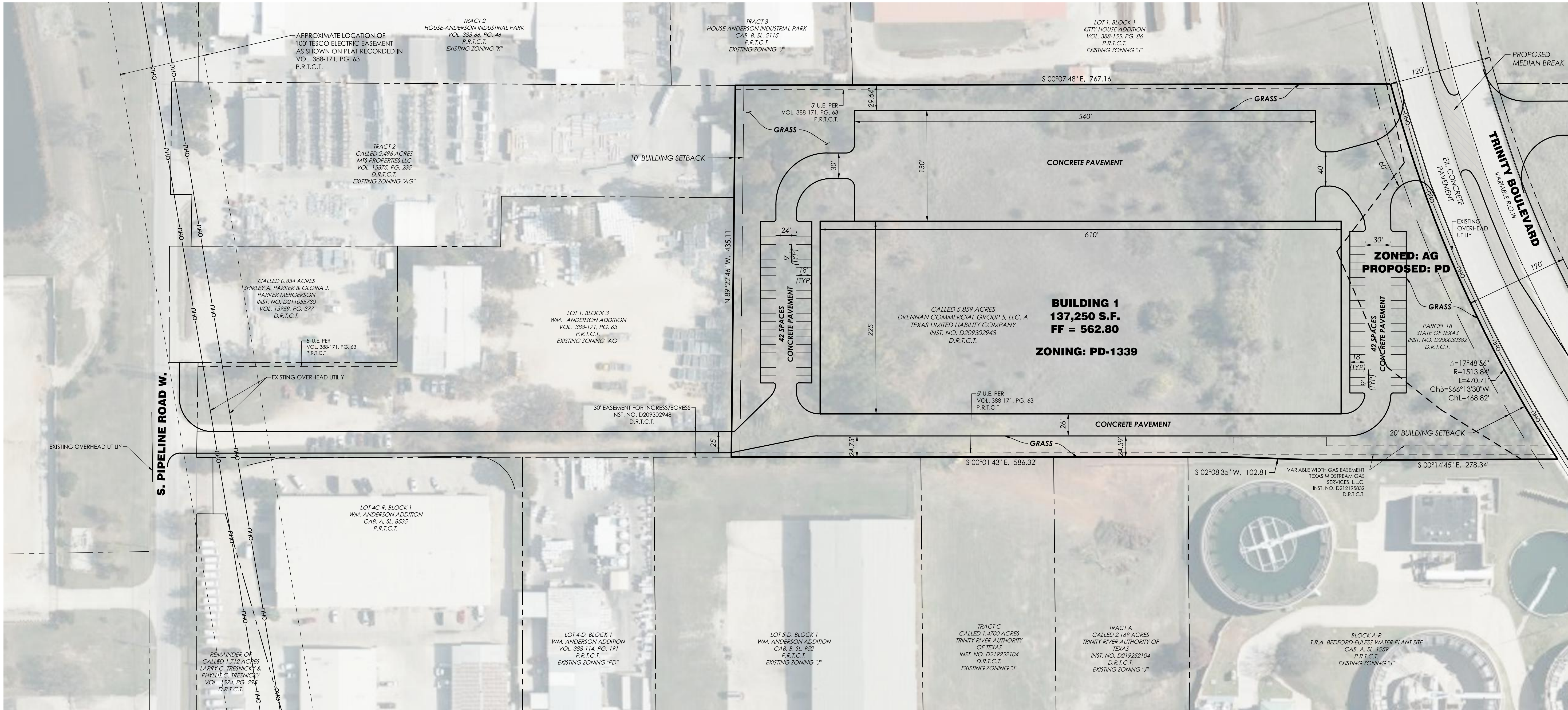
This zoning request could assist in high-wage job growth, depending on the industrial use developed, and is not a targeted high-growth industry, but could contribute to the quality of place with the higher landscaping requirements.



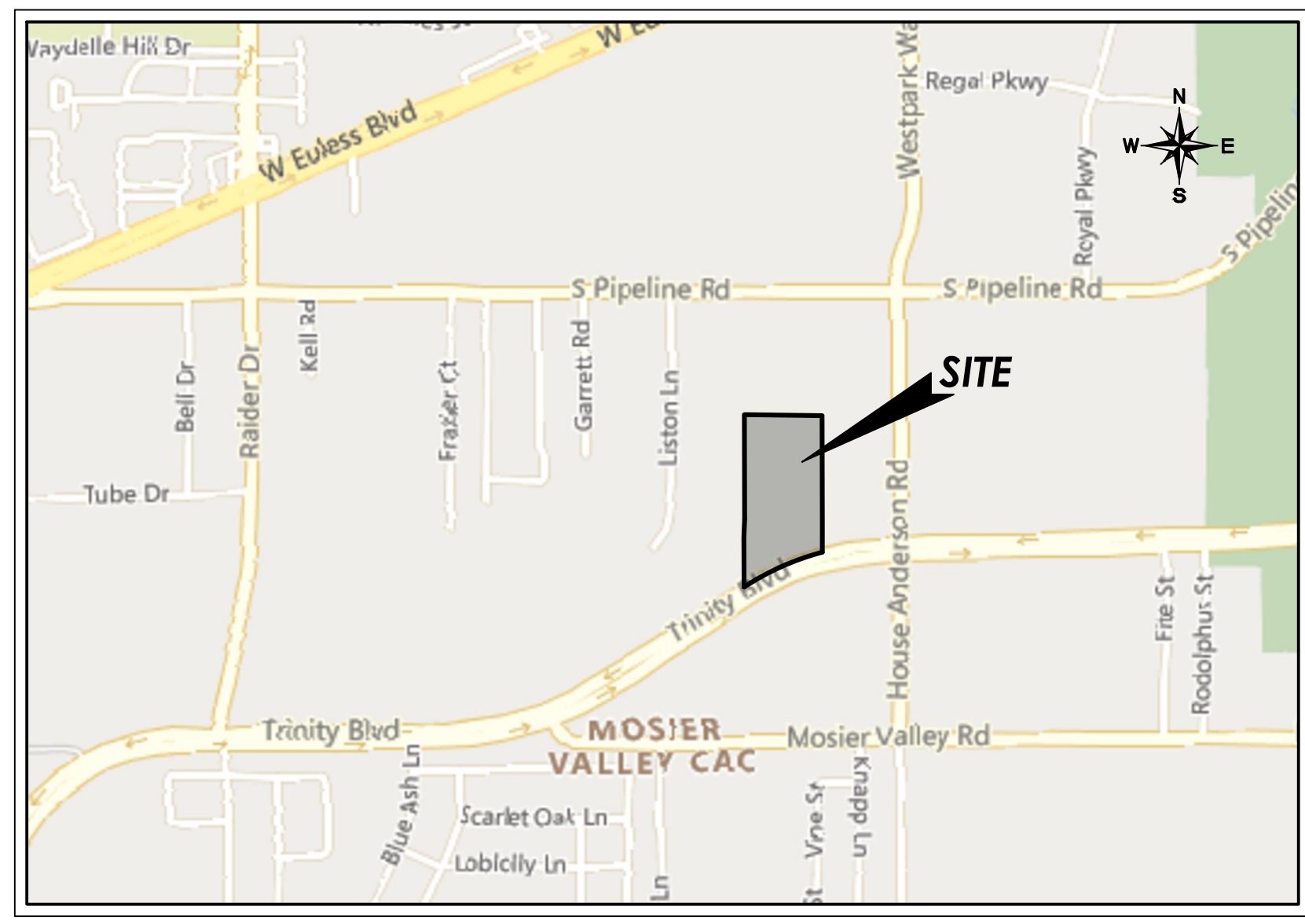
Area Zoning Map

Applicant: LCG21 945 Trinity LLC/Leon Capital Acquisitions
 Address: 11300 block Trinity Boulevard
 Zoning From: AG
 Zoning To: PD for E uses plus certain industrial uses
 Acres: 0.82595529
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 7/12/2023
 Contact: 817-392-8190





- NOTES:
1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNAGE.
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.



VICINITY MAP
N.T.S.

BUILDING 1 SITE DATA TABLE	
PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING AREA:	137,250 S.F.
BUILDING HEIGHT:	45'-0" (ONE STORY)
PROVIDED PARKING:	84 CAR SPACES 4 ADA CAR SPACES
TOTAL LOT ACREAGE:	8.56 ACRES
FLOOR AREA RATIO:	0.37 to 1

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PREPARED FOR:

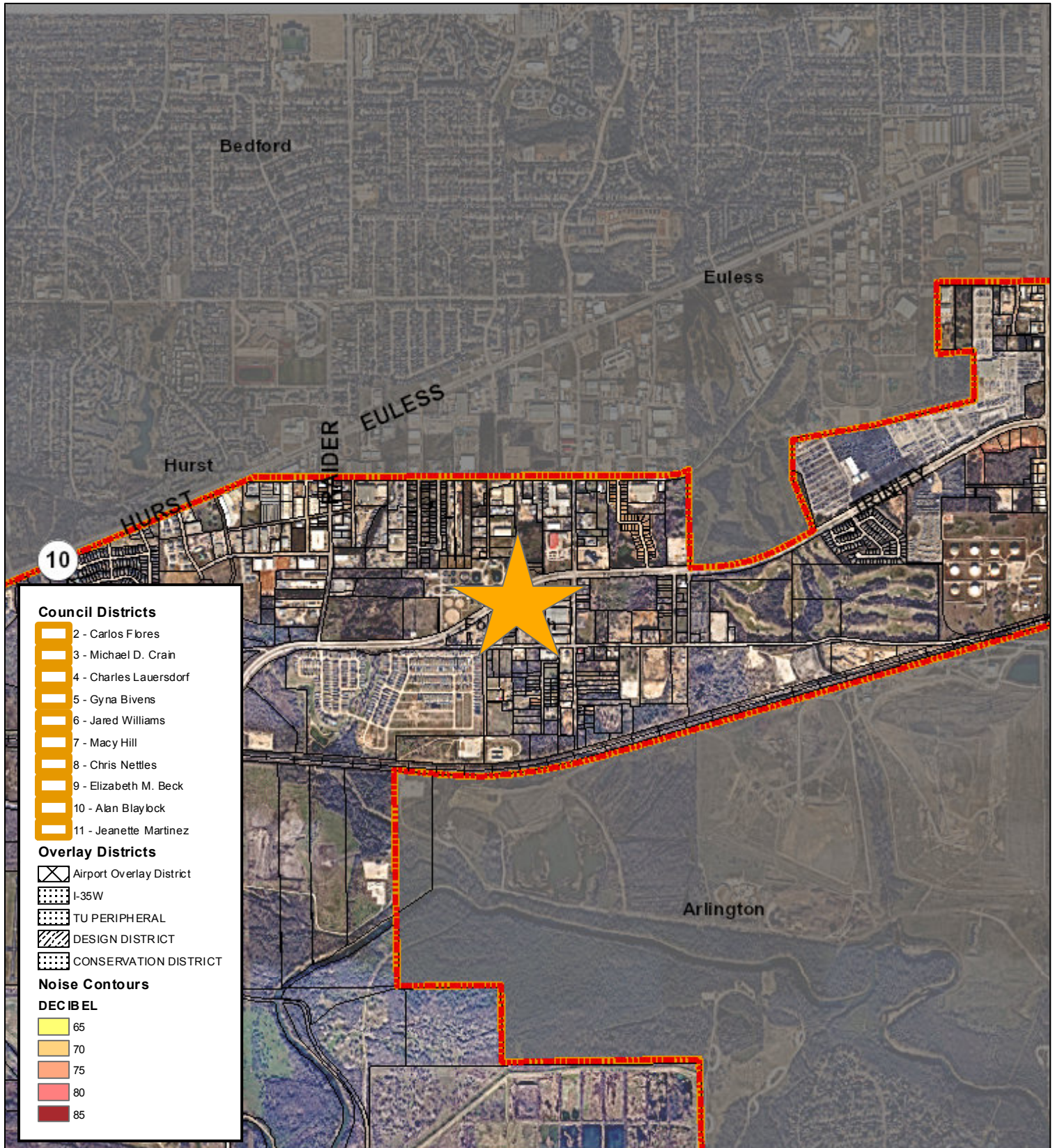
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TX 75219
O: (214) 489-7167

PREPARED BY:

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

SITE PLAN
FOR
MOSIER VALLEY NORTH
BUILDING 1
ZONING CASE #: ZC-23-XXX
8.56 ACRES
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Date: June 2023

Area Map



10

Council Districts

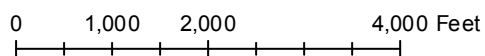
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

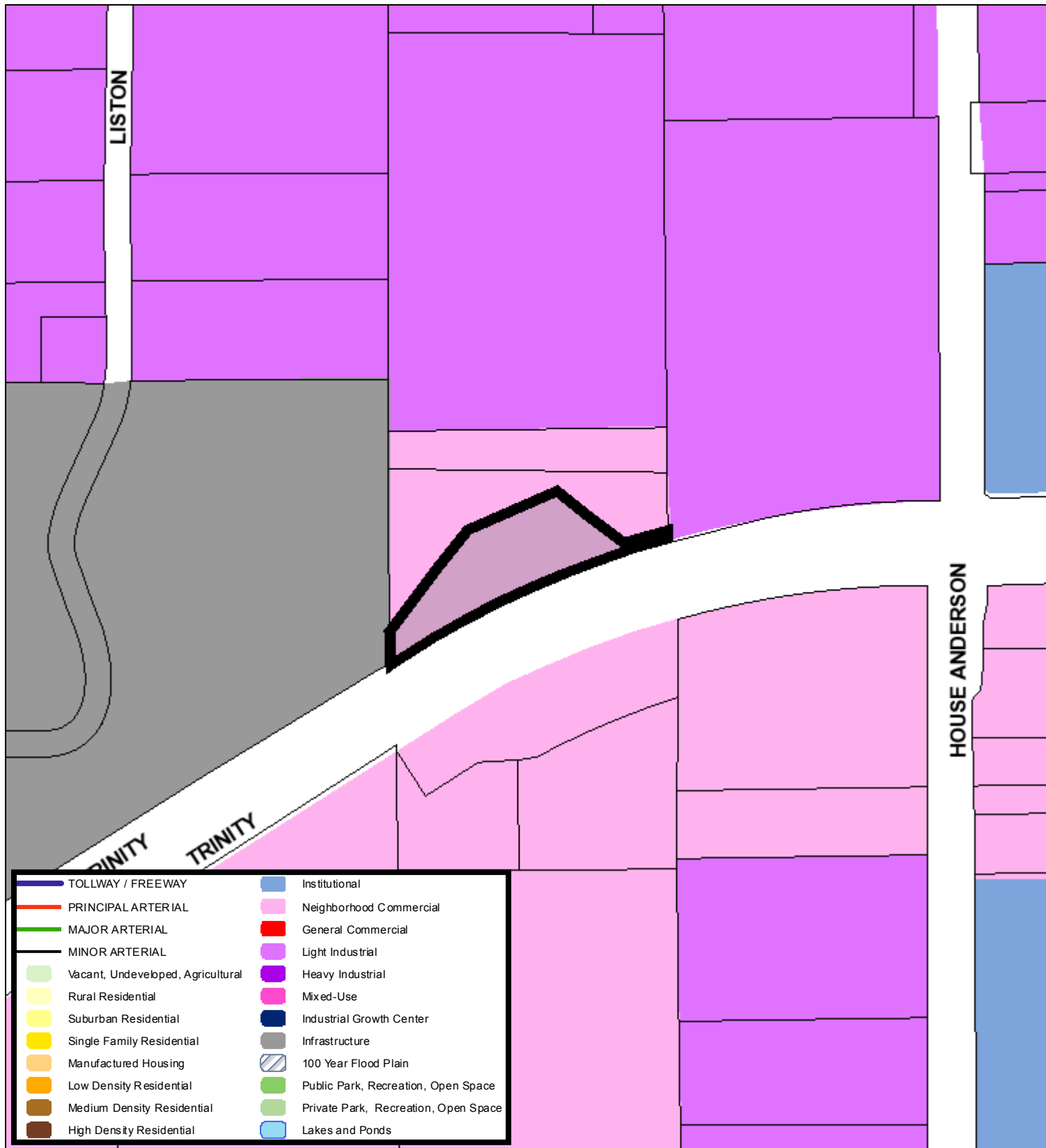
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



Future Land Use



200 100 0 200 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



0 130 260 520 Feet

