



Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-121

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Trenton Robertson

Site Location: 11468 Mosier Valley Rd

Acreage: 9.1 acres

Request

Proposed Use: Outdoor storage of materials and equipment without an associated structure

Request: From: “AG” Agriculture

To: “PD/SU” Planned Development Specific Use for outdoor storage of materials and equipment without an associated structure, developed to “I” Light Industrial standards, site plan included

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent**

Comprehensive Plan Policy Consistency: Requested change **is 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 on Mosier Valley Rd near House Anderson Rd. The applicant is requesting to rezone the property from “AG” Agricultural to “PD/SU” Planned Development Specific Use for outdoor storage of materials and equipment without an associated structure, developed to “I” Light Industrial standards, site plan included. The area surrounding the proposed zoning has several existing industrial and outdoor storage uses.

This case was continued from last month in order for the applicant to solidify their proposed zoning and renote. The applicant has decided to continue the PD route but make it a “specific use”. The site will only allow uses that are called out in their PD language. The site plan will also show exactly where the proposed materials are located. The goal for going this route is as opposed to the CUP or PD/I would be to eliminate all other uses allowed within the “I” district. Thus, eliminating the potential for more intense uses by right.

Update: This case was continued from the November hearing in order for the applicant to provide more scrubs adjacent the fence line. The applicant has amended the site plan to reflect additional scrubs.

Surrounding Zoning and Land Uses

North “AG” Agricultural; PD 954 "PD/AG" Planned Development for all uses in "AG" plus outside storage of construction vehicles and trailers only; site plan waived. / outdoor storage, undeveloped

East “J” Medium Industrial / outdoor storage

South "PD-SU" for concrete crushing facility subject to 10 conditions listed in case file / concrete crushing, undeveloped

West PD 1235 “Planned Development for all uses “I” Light Industrial plus animal processing with no outside storage, stockyards, or animal pens, site plan included / industrial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.

The following organizations were notified: (emailed September 27, 2024)

Organizations Notified	
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	HEB ISD

This property is located within this registered Neighborhood Organization.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning from “AG” Agricultural to “PD/I” Planned Development for all uses in “I” Light Industrial plus outside storage of materials and equipment without an associated structure, site plan required. Surrounding uses consist of outdoor storage to the north and east, undeveloped and concrete crushing to the south and industrial to the west.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency –

The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. This designation is intended to include single-family development. The base “I” Light Industrial zoning district **is not consistent** with this designation. However, the proposed zoning **is consistent** with the following Comprehensive Plan policies.

- 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.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- 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.

Site Plan Comments

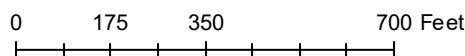
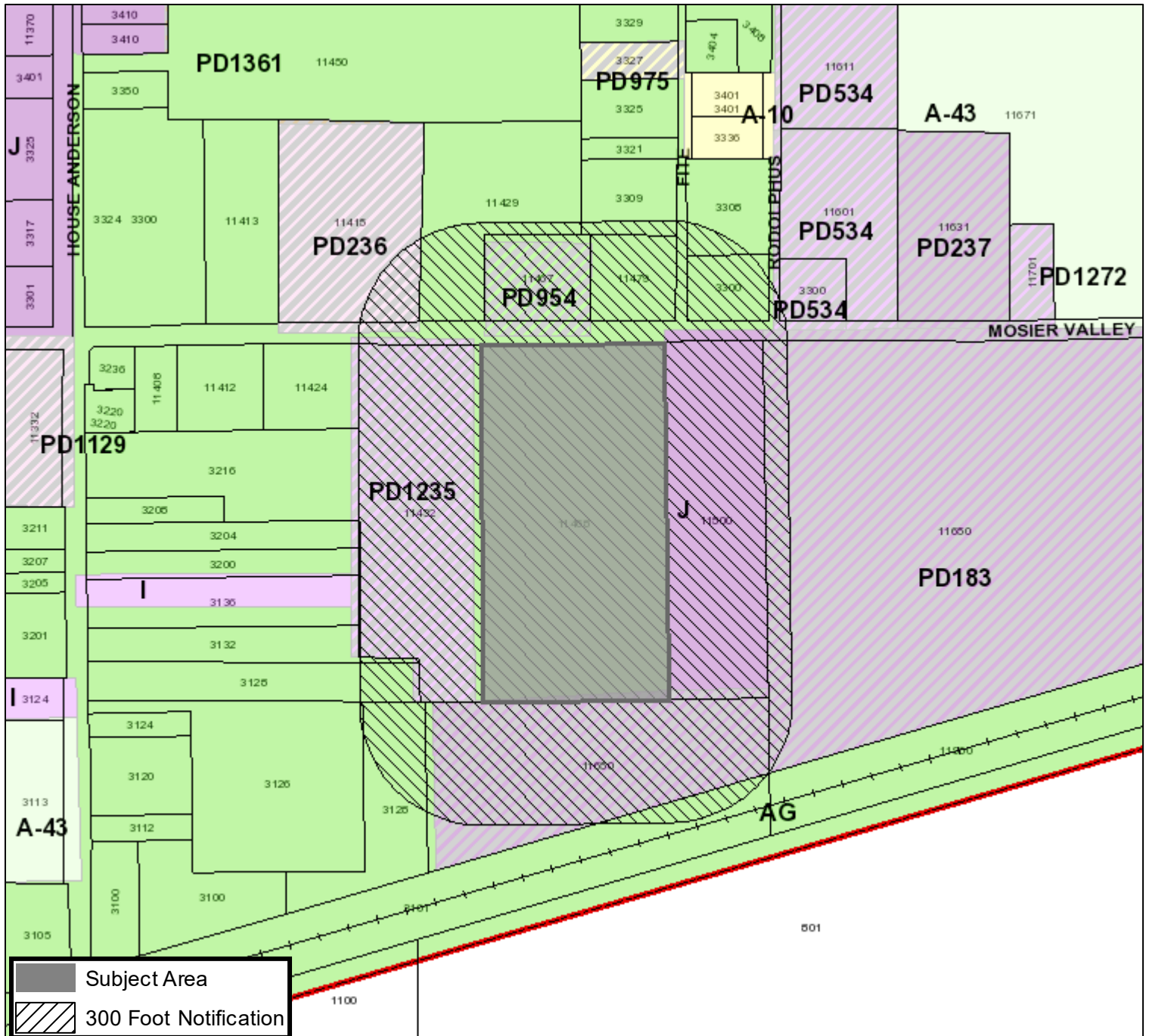
Zoning and Land Use

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

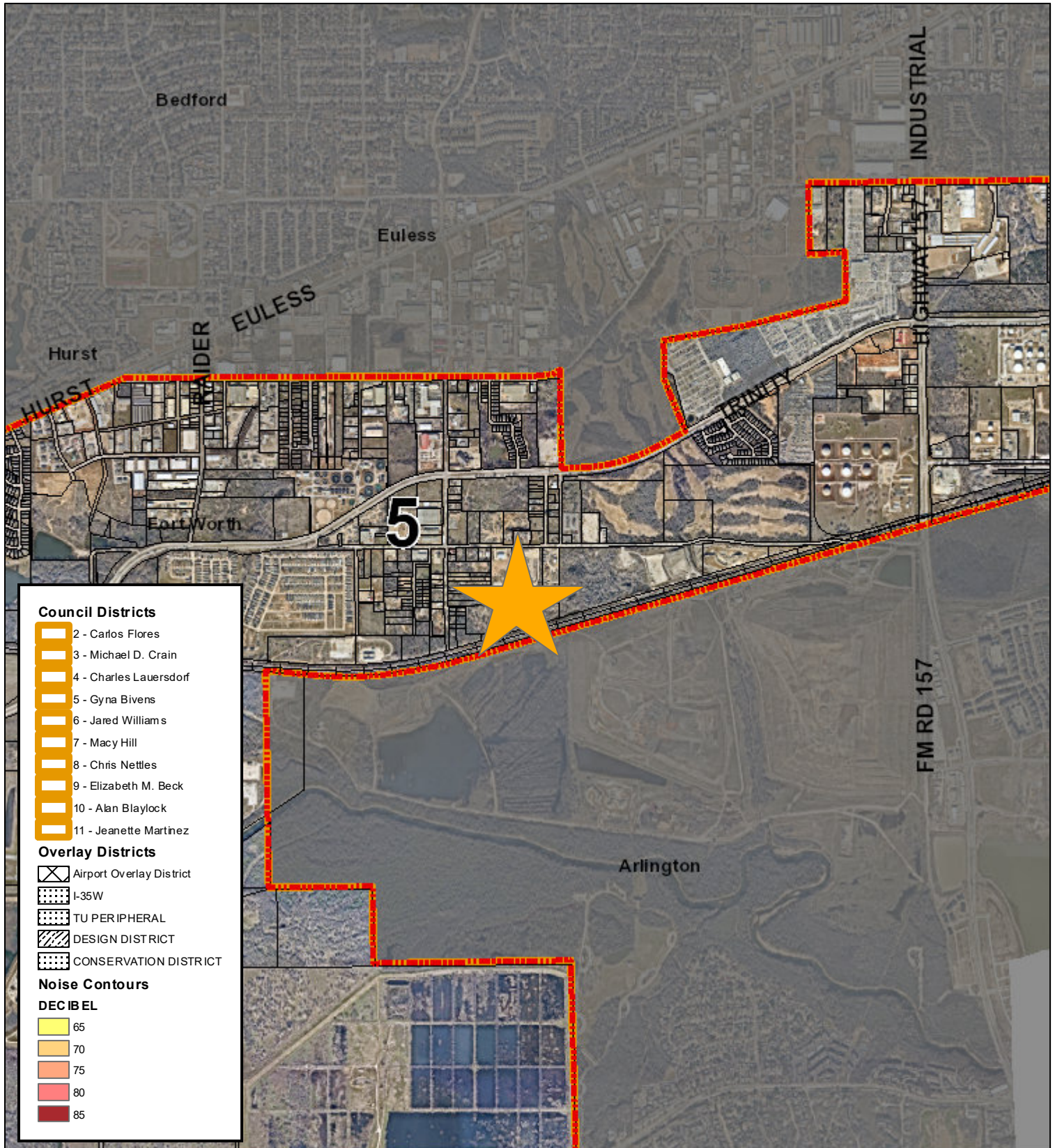
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

Applicant: Fricks Darcy Knapp ETAL
 Address: 11468 Mosier Valley
 Zoning From: null
 Zoning To: null
 Acres: 9.09928942
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 10/8/2024
 Contact: null



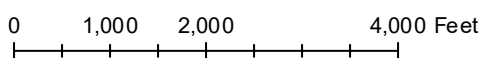
Area Map



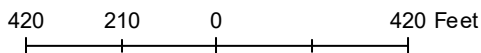
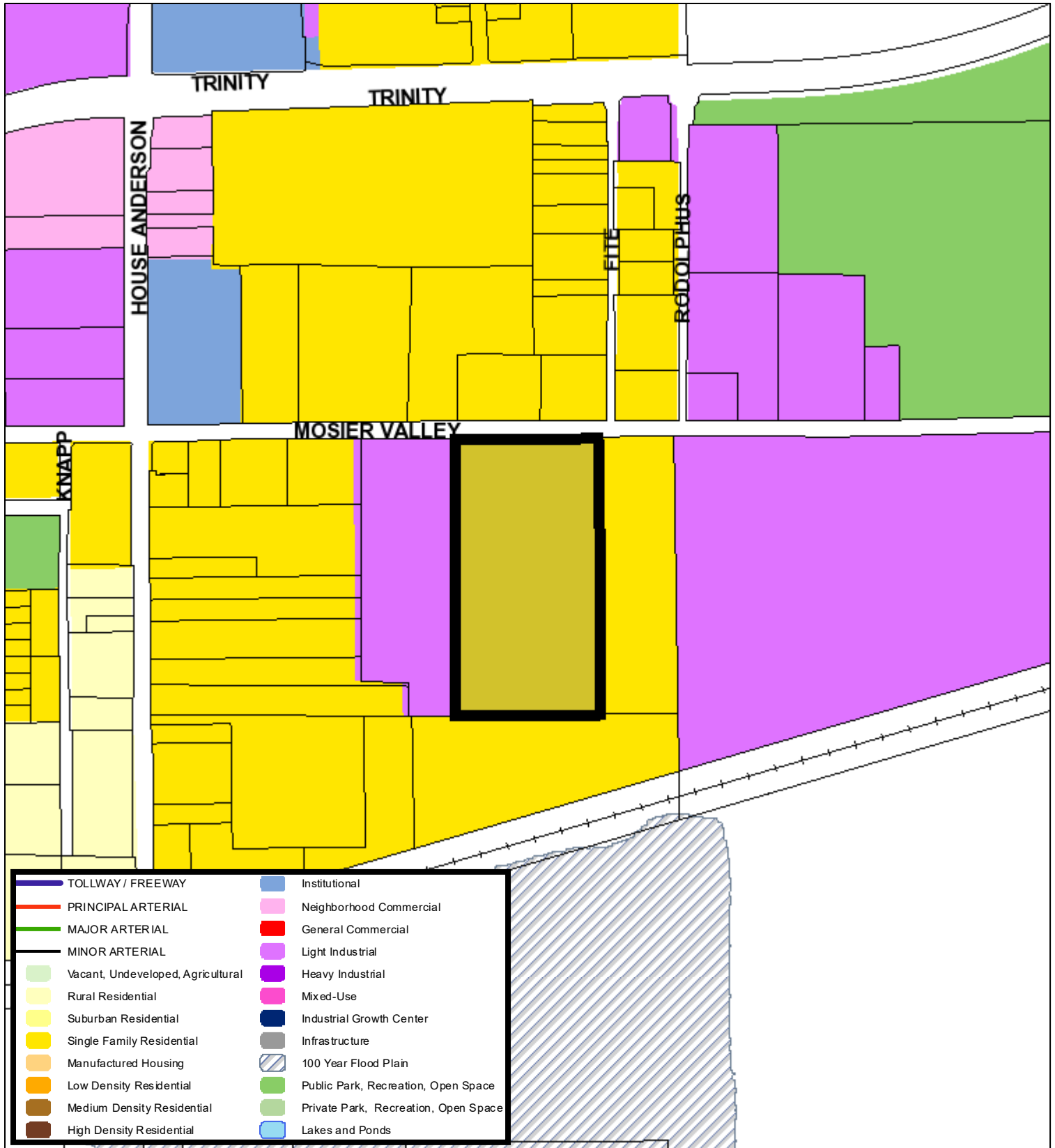
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



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



0 262.5 525 1,050 Feet



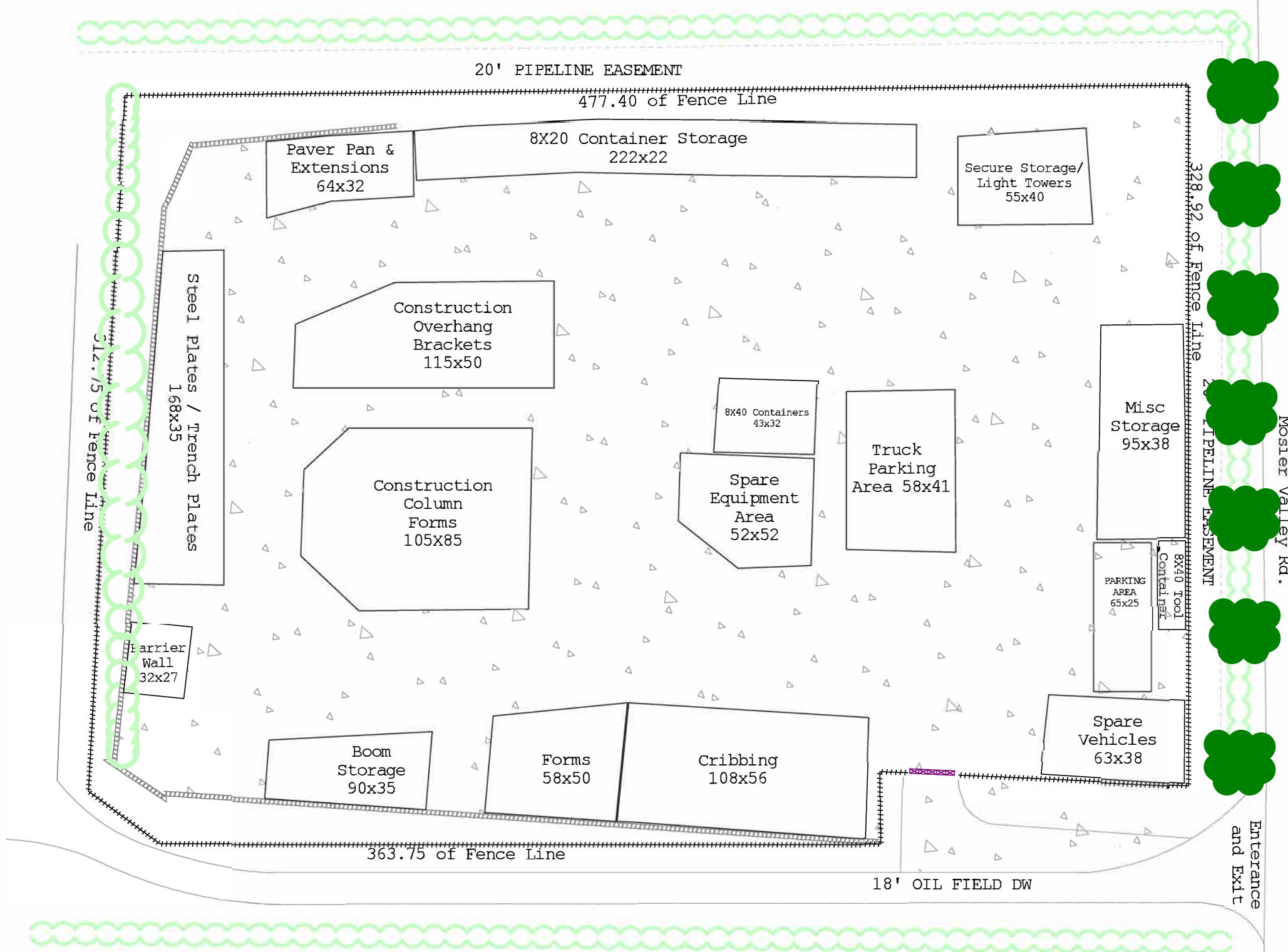
50 ft

General 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, Signs.
- 4. All provided lighting will conform to the Lighting Code.
- 5. All trees may be drought resistant such as Mesquite.
- 6. All bushes may be drought resistant such as Sage.

BROTHERS HALAL FARM

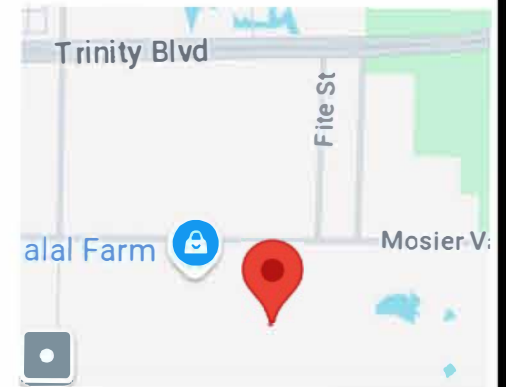
OIL FIELD YARD



EARTH HAULERS

FENCE LINE	
PIPELINE EASEMENT	
BASE MATERIAL	
BUSHES/ SHRUBS	
ENTRANCE AND EXIT GATE	
BARRIER	
Trees	

PRIVATE PROPERTY



Director of Development Service

Date



TEXAS STERLING CONSTRUCTION YARD		
11468 MOSIER VALLEY RD.		
EULESS, TEXAS 76040		
11/5/2024	3.9 ACRES	ZC-24-121