



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 4, 2012

**Council District** 5

**Zoning Commission Recommendation:**

Approval as amended for PD/AG plus outdoor storage of construction vehicles and trailers only; by a vote of 9-0

**Opposition:** none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	Stephen Murray	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Dennis Thornton, dba Anchor Asphalt Co.

**Site Location:** 11467 Mosier Valley Road Mapsco: 54Z

**Proposed Use:** Outdoor Storage

**Request:** From: "AG" Agricultural

To: "PD/AG" Planned Development for all uses in "AG" Agricultural plus outdoor storage of construction vehicles and trailers only; site plan waiver recommended.

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

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

**Background:**

The owner of the proposed site would like to rezone the property near the corner of Mosier Valley Road and Fite Street from "AG" Agricultural to "I" Light Industrial in order to allow for outdoor storage. No primary use such as an office will be on the site. Currently, the site has been cited by Code Compliance for the outdoor storage of construction equipment and has had a hearing at Municipal Court.

The applicant and Councilman Moss met to discuss the future land use designation in this area. It was changed to single family several years ago to support the regrowth of the Mosier Valley community. The area is a distribution of vacant, large lot single family, and industrial site including excavation/mining.

The Zoning Commission recommended approval of outdoor storage for construction vehicles and trailers only in order to meet the needs of the asphalt business. The applicant described that all the equipment is mobile in nature and that there will be no pipes, dirt, lumber, metals, scaffolding, concrete materials, masonry materials, or scrap materials. No office will be located on the site; therefore no site plan was required. The applicant met with representatives with the Cathedral of Faith located north of the site and received support from the church board.

**Site Information:**

Owner: Dennis Thornton, dba Anchor Asphalt Company  
936 Park Forest Drive  
Hurst, TX 76053

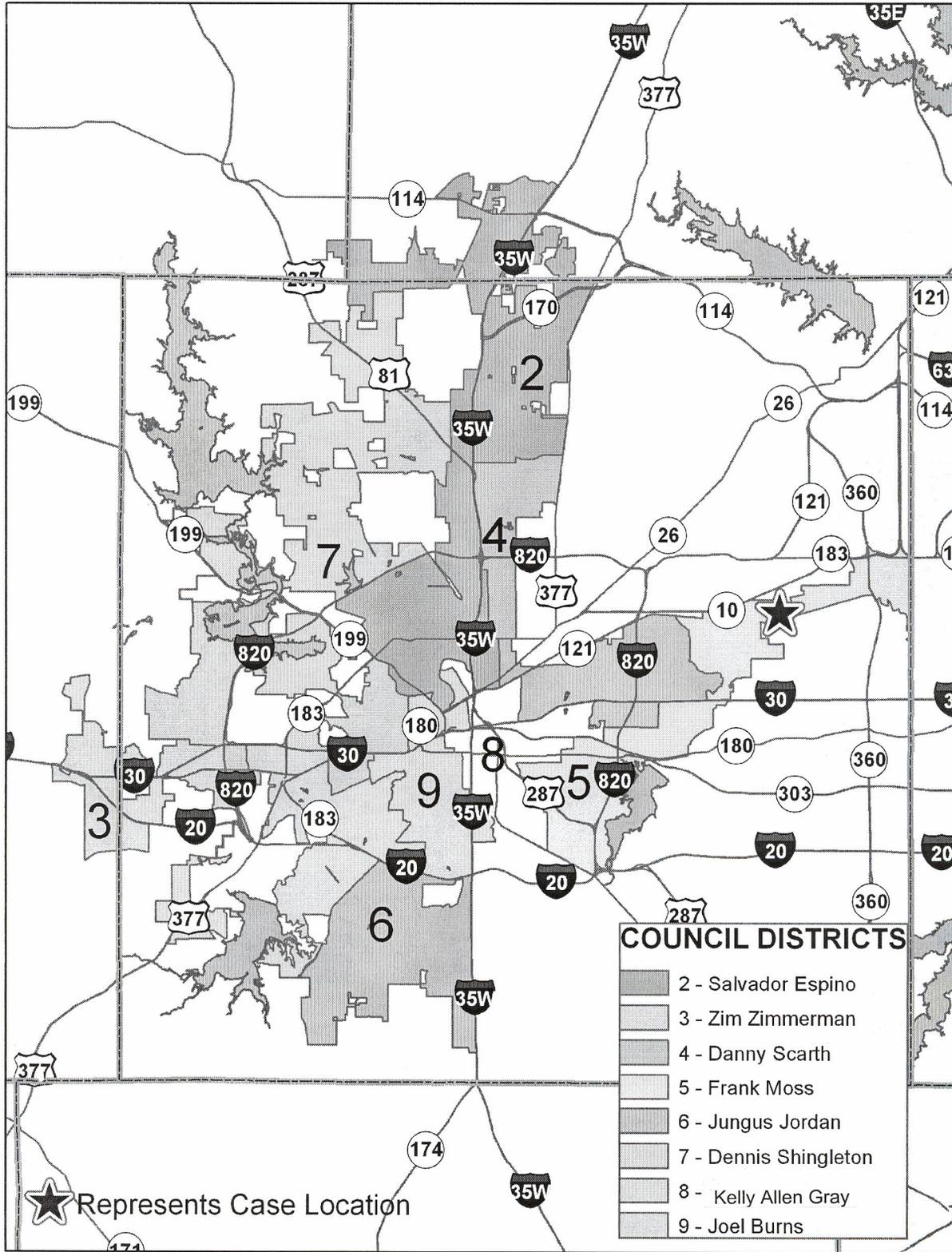
Agent: Dennis Hopkins



- Minutes of the Zoning Commission meeting



## Location Map



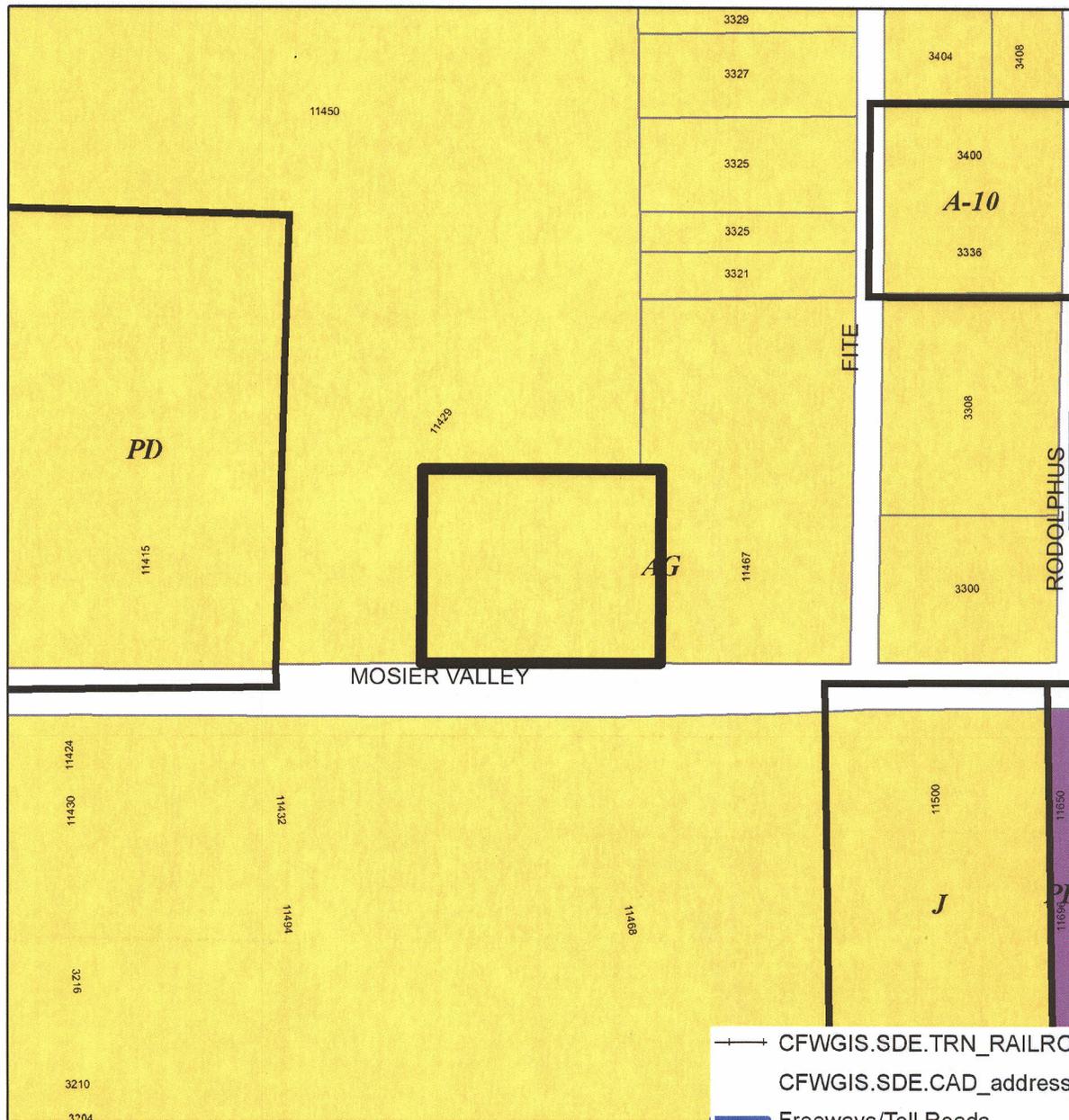




11467 Mosier Valley Road

# Future Land Use

ZC-12-081



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

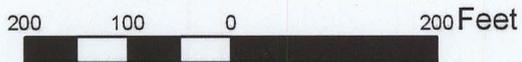


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 06, 2012





## Aerial Photo Map



**City of Fort Worth, Texas**  
**Zoning Commission**  
**November 14, 2012 – Meeting Minutes**

**Present:**

Ann Zadeh, Chair, District 1  
Carlos Flores, District 2  
Robert West, District 3  
Charles Edmonds, Jr., Vice-Chair, District 4  
Hugh Ferrell, District 5  
Stephanie Spann, District 6  
Nick Genua, District 7  
Wanda Conlin, District 8  
Gaye Reed, District 9

**Staff Members Present:**

Dana Burghdoff, Deputy Director  
Jocelyn Murphy, Planning Manager  
Lynn Jordan, Planner  
Stephen Murray, Planner  
Melinda Ramos, Sr. Assistant City Attorney  
Chris Mosley, Sr. Assistant City Attorney  
Beth Knight, Senior Planner

**Absent:**

none

**I. Public Hearing – 10:18 A. M.**

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

**II. Minutes**

The Commission, on a motion by Mr. Edmonds, seconded by Mr. Genua, on a vote of 8-0-1 with Mr. Flores abstaining, voted to approve the Zoning Commission minutes of the October 10, 2012 meeting.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**III. Continued Cases**

**1. ZC-12-079 Christ Chapel Bible Church (CD 7)- 3609, 3616 – 3620, 3704 – 3738 Pershing Avenue (Factory Place Addition, Block 60, Lot 12, Block 64, Lots 1 – 9, Block 65, Lots 2 & 3, 1.44 Acres): from “B” Two-Family to Amend “PD-449” Planned Development/Specific Use for church, accessory buildings, and parking; site plan included**

No one was present for the case, Ms. Murphy, Planning Manager, City of Fort Worth explained to the Commissioners there was a request to continue the case for 60 days.

Motion: Following brief discussion, Mr. Genua recommended a 60 day continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

**2. ZC-12-081 Dennis Thornton, DBA Anchor Asphalt (CD 5) 11467 Mosier Valley Road (Kitty House Survey, Abstract 678, 1.25 Acres): from “AG” Agricultural to “I” Light Industrial**

Dennis Hopkins, 3414 Pitkin Drive, Arlington, Texas representing Anchor Asphalt Company explained to the Commissioners at the last hearing it was recommended he speak with

Councilman Moss. He is requesting to rezone to PD/AG with outside storage of construction vehicles only for asphalt maintenance. Mr. Hopkins said he met with Councilman Moss who also recommended he meet with Cathedral of Faith Church located on House Anderson Road to the northwest of this property. Mr. Hopkins met with them and they are in support of the request and were in attendance at the hearing. It was noted five letters of support were originally submitted. Mr. Hopkins mentioned specific uses not permitted to be stored on the property per Councilman Moss including no storage of pipe, dirt, lumber, metals, scaffolding, concrete, masonry materials, and scrap metal.

Nick Genua asked staff for clarification on the notice.

Ms. Burghdoff, Deputy Director, City of Fort Worth mentioned the request is more restrictive and they can move forward with the request.

Dallas Rice, 3500 House Anderson Road, Fort Worth, Texas speaking on behalf of Cathedral of Faith Church spoke in support of the request

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-12-081</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Dallas Rice	3500 House Anderson	No	Support		Spoke at hearing

**3. ZC-12-093 City of Fort Worth Planning & Development (CD All)- Text Amendment: Mobile Vendor Food Courts**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING ARTICLE 1 "STANDARDS FOR SELECTED USES", OF CHAPTER 5, "SUPPLEMENTAL USE STANDARDS," SECTION 5.406 "MOBILE VENDORS" to:**

- **Add a Subsection to provide Standards and Regulations for Mobile Vendor Food Courts; to**
- **Amend Section 4.802 "Nonresidential District Use Table", and Section 4.1202 "Form-Based District Table" to provide for the Zoning Districts where Mobile Vendor Food Courts are allowed; and**
- **Amend Chapter 9 "Definitions" to add Mobile Vendor Food Courts; and Amend Mobile Vendors**

*To review the proposed amendments:*

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>