



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 11, 2016

**Council District** 5

**Zoning Commission Recommendation:**  
Denial by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Hector Maldonado & Rosa Yanci Ramirez**

**Site Location:** 11479 Mosier Valley Road; 3309 Fite Street Mapsco: 54Z

**Proposed Use:** **Outdoor Vehicle Storage**

**Request:** From: "AG" Agricultural  
  
To: "PD/SU" Planned Development/Specific Use for outdoor storage of semi-trucks and trailers with no primary use and "I" Light Industrial development standards; site plan included

**Land Use Compatibility:** Requested change **is not compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation).**

**Background:**

The proposed site is located on the corner of Mosier Valley Road and Fite Street. The applicant would like to rezone from "AG" Agricultural to "PD/SU" Planned Development/Specific Use for outdoor storage of semi-trucks and trailers with no primary use with "I" Light Industrial development standards; site plan included. No primary use such as an office will be on the site.

Surrounding uses are industrial with several single-family homes along Fite Street. The future land use designation in this area was changed to single family several years ago to support the regrowth of the Mosier Valley community. A broader conversation with surrounding property owners concerning existing and future land uses is necessary due to the historic nature of the area. The overall area is a distribution of vacant, large lot single family, and industrial sites, including excavation/mining.

**Site Information:**

Owner: Hector Maldonado & Rosa Yanci Ramirez  
104 Falls Drive  
Euless, TX 76039  
Agent: Bonilla Group (C.R. Bonilla)  
Acreage: 2.09 ac  
Comprehensive Plan Sector: Eastside  
Surrounding Zoning and Land Uses:  
North "AG" Agricultural / vacant, single-family

East "AG" Agricultural / vacant  
 South "AG" Agricultural; "J" Medium Industrial / outdoor storage, vacant  
 West "AG" Agricultural; "PD/AG" Planned Development for all uses in "AG" plus outside storage of construction vehicles and trailers only; site plan waived. / vacant, industrial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-12-081, from "AG" to "PD/AG" plus outside storage of construction vehicles and trailers only; site plan waived; effective 12/29/12 (adjacent site to the west)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed
Mosier Valley	Collector	Collector
Fite St.	Residential	Residential

**Public Notification:**

Organizations Notified	
Eastside Sector Alliance	East Fort Worth, Inc.
Trinity Habitat for Humanity	Hurst Euless Bedford ISD
Streams And Valleys Inc.	

*\*Site not located within the confines of a registered neighborhood association*

**Site Plan Comments:**

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

**TPW Comments:** (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)

1. Local Streets ROW (Ch. 31-106-5-C)- Local industrial streets require 80' ROW
2. Driveway Locations - Driveway location must not interfere with intersection function.
3. Sidewalks (Ch. 31-106-C-15) - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards

**Platting Comments:** (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. The property must be platted prior to the issuance of a building permit. If the property is required to be platted, then additional right-of-way (40 feet from the centerline of the road) for both Mosier Valley Road and Fite Street would have to be dedicated and constructed to meet the minimum standard for industrial streets. FYI--All streets in the City of Fort Worth are required to have curb, gutter and sidewalk.

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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.)**

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change from to "PD/AG" Planned Development for all uses in "AG" Agricultural plus outdoor storage of commercial trailers; site plan included. Surrounding land uses consist of vacant land and storage to the east, storage to the south and west, and vacant land and single-family just north. A few homes are located along Mosier Valley Road and Fite Street.

Due to the residential uses in the area, the proposed zoning **is not compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the site as Single-Family. The plan was changed from Light Industrial to Single-Family in 2011 in order to support the redevelopment of the residential community, however this has not occurred and market demand and pressure continues toward the industrial uses. As a result, a broader conversation with surrounding

property owners concerning existing and future land uses is necessary due to the historic nature of the area. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- 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.

Based on the lack of conformance with the future land use map and policy stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

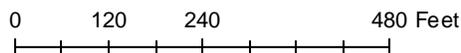
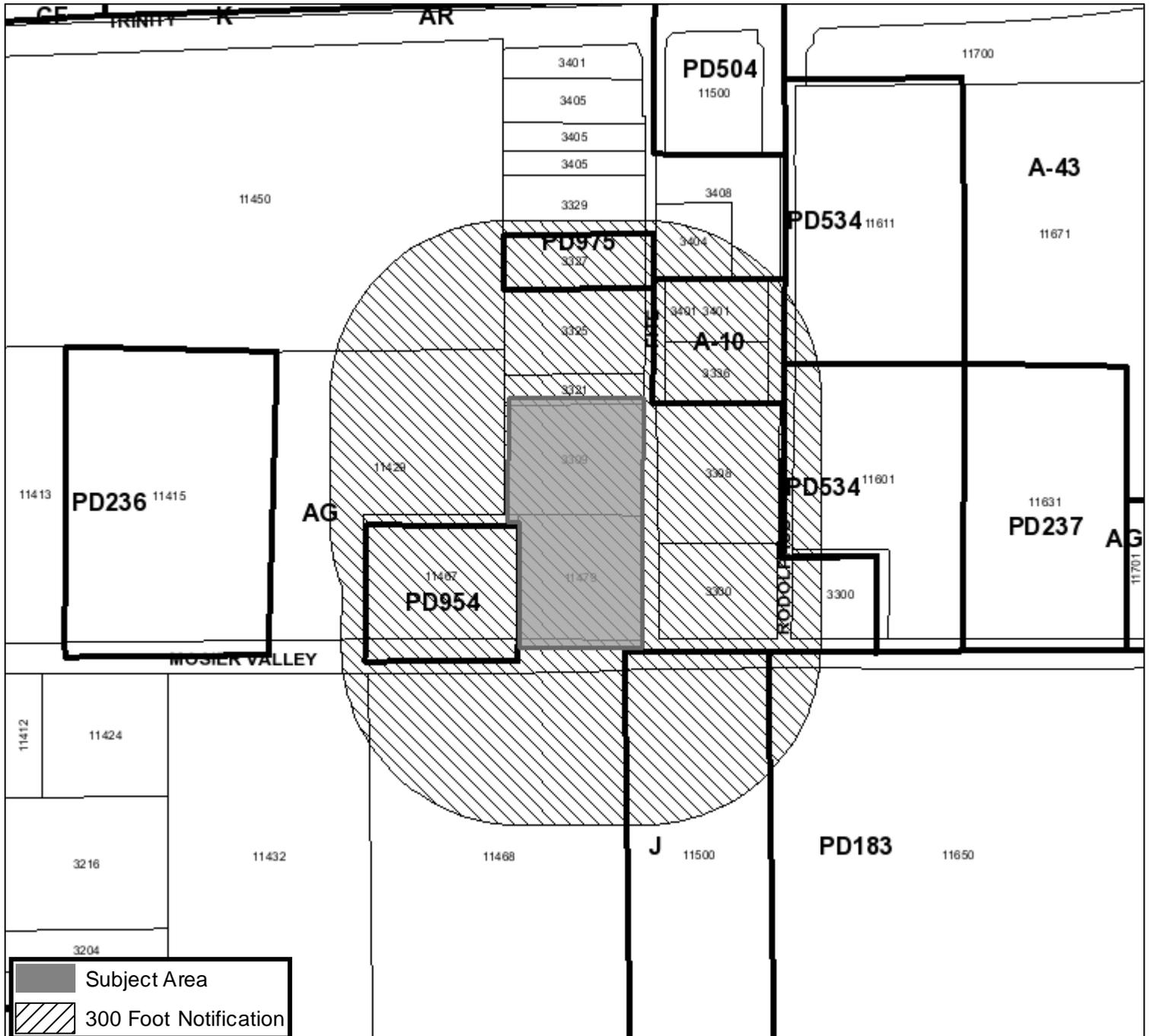
***Attachments:***

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of September 14, 2016 Zoning Commission hearing

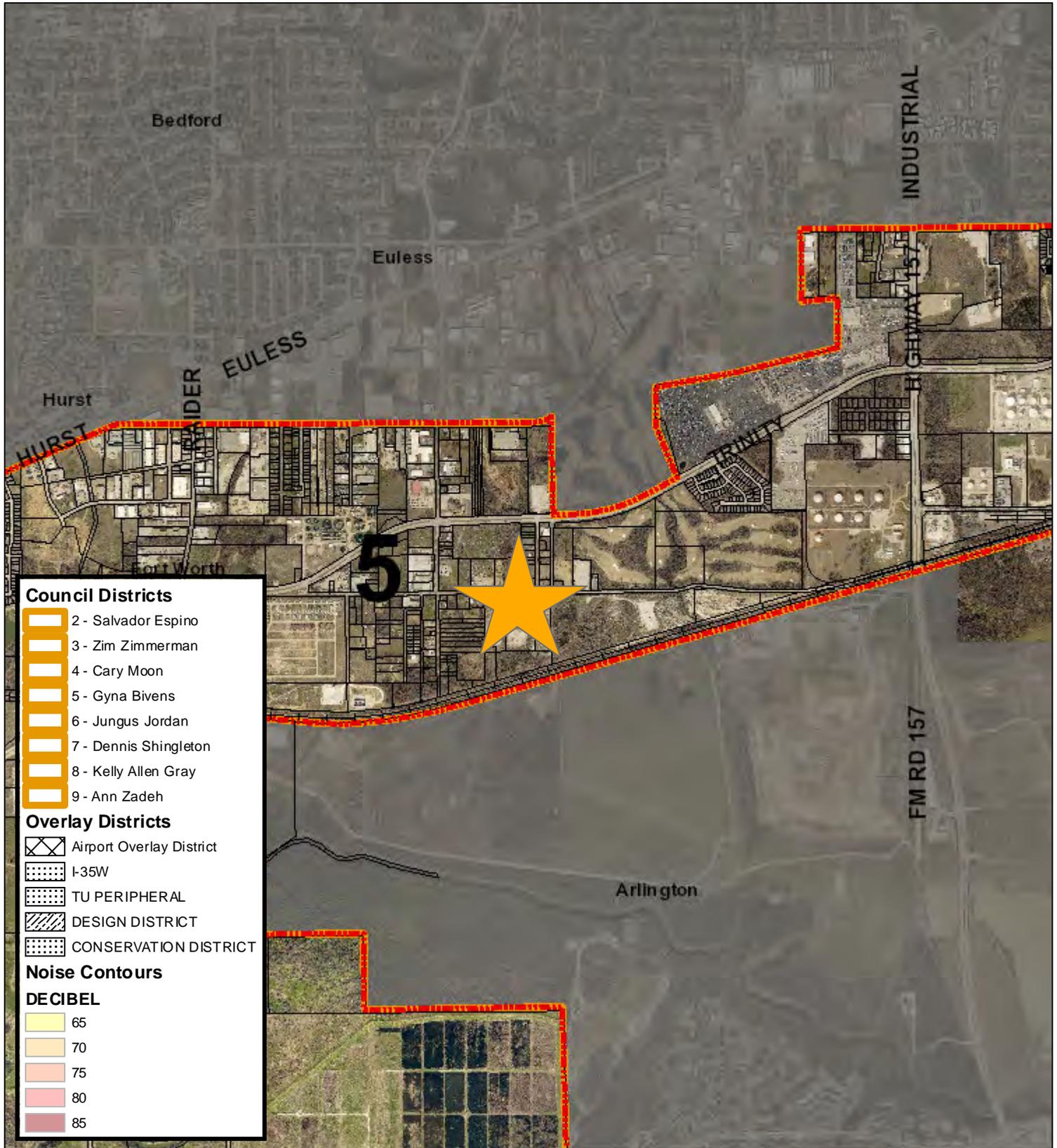


# Area Zoning Map

Applicant: Hector Maldonado  
 Address: 11479 Mosier Valley Road, 3309 Fite Street  
 Zoning From: AG  
 Zoning To: PD/Specific Use for outdoor commercial vehicle storage w I Light Industrial Standards  
 Acres: 2.09643801  
 Mapsco: 54Z  
 Sector/District: Eastside  
 Commission Date: 9/14/2016  
 Contact: 817-392-8043



### Area Map





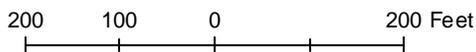
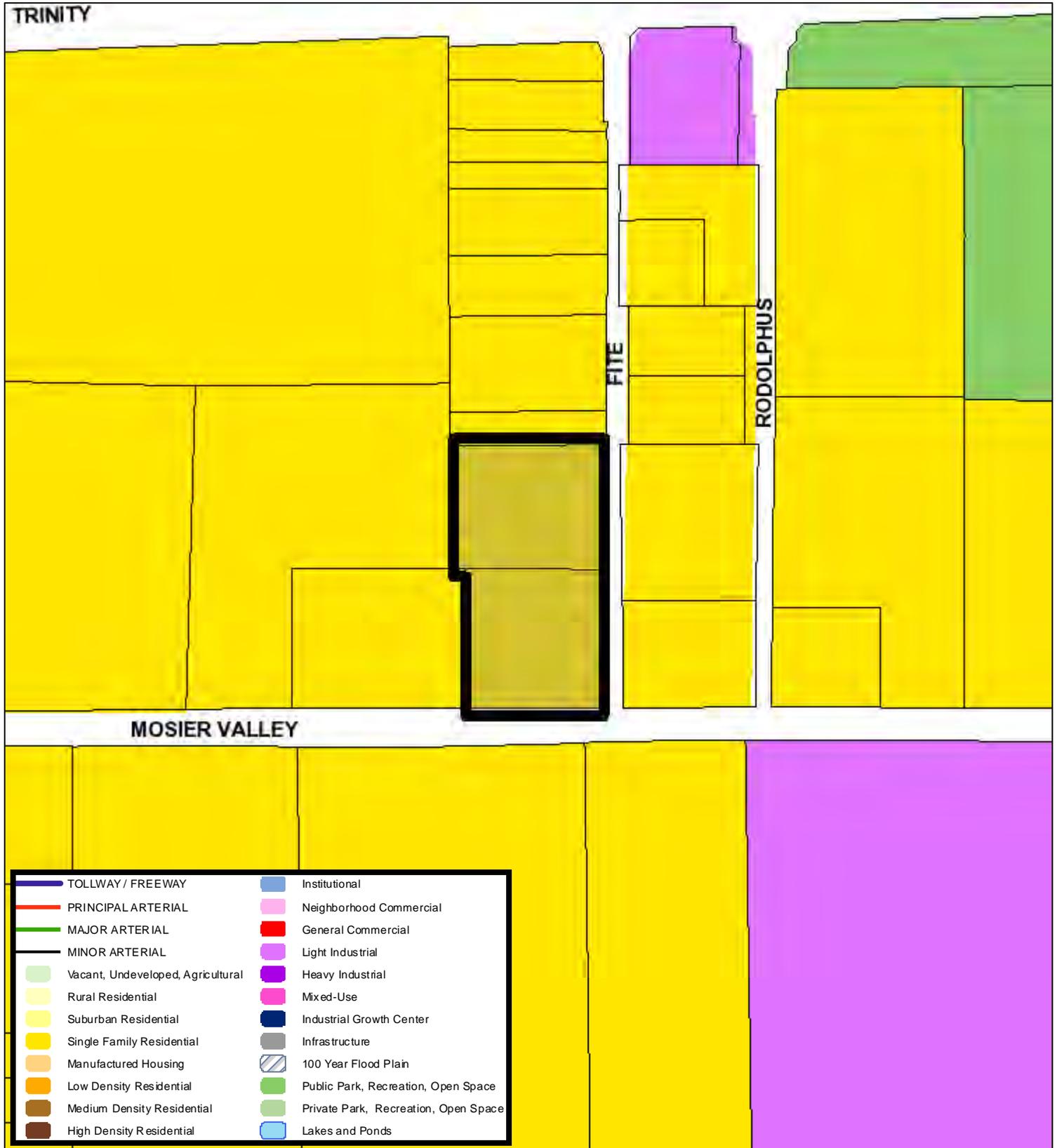
## Aerial Photo Map



0 125 250 500 Feet



### Future Land Use



## Aerial Photo Map



0 125 250 500 Feet



Mr. Genua asked Mr. Galbreath when it will be complete. Mr. Galbreath said construction of the arena will begin in February 2017 with completion being in the 4<sup>th</sup> quarter of 2019.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 8-0.

**14. ZC-16-160 Hector Maldonado and Rosa Yanci Ramirez (CD 5) – 11479 Mosier Valley Road/3309 Fite Street (J. R. Knight Survey, Abstract 902, 2.09 Acre): from “AG” Agricultural to “PD/SU” for outside storage of semi-trucks and trailers with no primary use and “I” Light Industrial Development standards; site plan included**

Chris Bonilla, 3800 Byers Avenue, Fort Worth, Texas representing Hector Maldonado explained to the Commissioners the request to rezone to “PD/SU” to allow for outside storage of tractor/trailers without a primary use. Mr. Bonilla gave a brief history of the surrounding land uses, associated PD’s and stated all truck traffic will come from Trinity Boulevard to House Anderson then Mosier Valley to access the site. Mr. Bonilla said the market demand is still moving toward light industrial in this area. A petition was submitted from some property owners in support.

Ms. McDougall asked Mr. Bonilla how many vehicles will be stored on-site and how many vehicle trips per day. Mr. Bonilla said they will start with five with a capacity for 11 vehicles. He explained there will be daily trips, likely one in the morning and back in the evening. They will be hauling gravel materials, etc.

Mr. Genua asked about the truck traffic using Fite Street. Mr. Bonilla said the drivers will be instructed to not take Fite Street. Mr. Edmonds pointed out how many houses are along Fite Street. Mr. Bonilla acknowledged and explained.

Ms. Dunn asked about the property owners who didn’t sign the petition and are directly adjacent.

Motion: Following brief discussion, Ms. McDougall recommended Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<b>ZC-16-160</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Tucker Seaton	3336 Fite St.	In	Opposition		Sent letter in
Tomika Seaton	3401 Rodolphus	In	Opposition		Sent letter in
Earth Haulers Inc	11429 Mosier Valley	In		Support	Signed petition
Dennis Thornton	11467 Mosier Valley	In		Support	Signed petition
Allen Tucker & Minnie Tucker	3405 Fite	Out		Support	Signed petition
Mariken Holdings	11500 Trinity	Out		Support	Signed petition

Benny Tucker	3408 Fite St.	Out		Support	Signed petition
Allen Tucker	11500 Valley Mosier	In		Support	Signed petition
Oscar Trujillo	11701 Valley Mosier	Out		Support	Signed petition

**15. ZC-16-161 Golden Beach LP (CD 7) – 4401 Golden Triangle Boulevard (J. R. Knight Survey, Abstract 902, 2.09 Acre): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini warehouse; site plan waiver requested**

Marcella Olson, 500 Main Street, Suite 800, Fort Worth, Texas representing Golden Beach LP explained to the Commissioners the request is to rezone to PD/G plus mini warehouse with a waiver to the site plan. She presented renderings of what the area could look like, including the buffering from the residential neighborhood to the north. Staff received a letter of support from the Woodland Enclave Owners Association. Ms. Olson also stated the height would be capped at three stories with lighting to be directed away and downward from the residential district.

Mr. Northern asked about the public access easement. Ms. Olson said when they plat the property they will address access and flag lots.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-161
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mark Allen/Woodland Enclave Owners Assoc.	NA	Out		Support	Sent letter in

**16. ZC-16-162 City of Fort Worth Planning and Development: Petition Tanglewood Neighborhood Phase II (CD 3) – Generally bounded by Bellaire, Hulen, Ranchview and Bellaire Circle (see addresses in case file, 138.10 Acre): from “A-5” One-Family, “C” Medium Density Multifamily, and PD 531 "PD/SU Planned Development/Specific Use for all uses in “A-5" One-Family plus perimeter fencing and gates; site plan approved to “A-10” One-Family, “A-21” One-Family, “A-43” One-Family, and Amend PD531 for A-43 One-Family plus perimeter fencing and gates; site plan waiver requested**

Deborah Freed, 3225 Preston Hollow, Fort Worth, Texas, President for Tanglewood Neighborhood Association spoke on behalf of the petition. The zoning request is to appropriately zone the properties based on the size of the lots.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>	ZC-16-162
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