



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://fortworthtexas.gov/calendar) and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

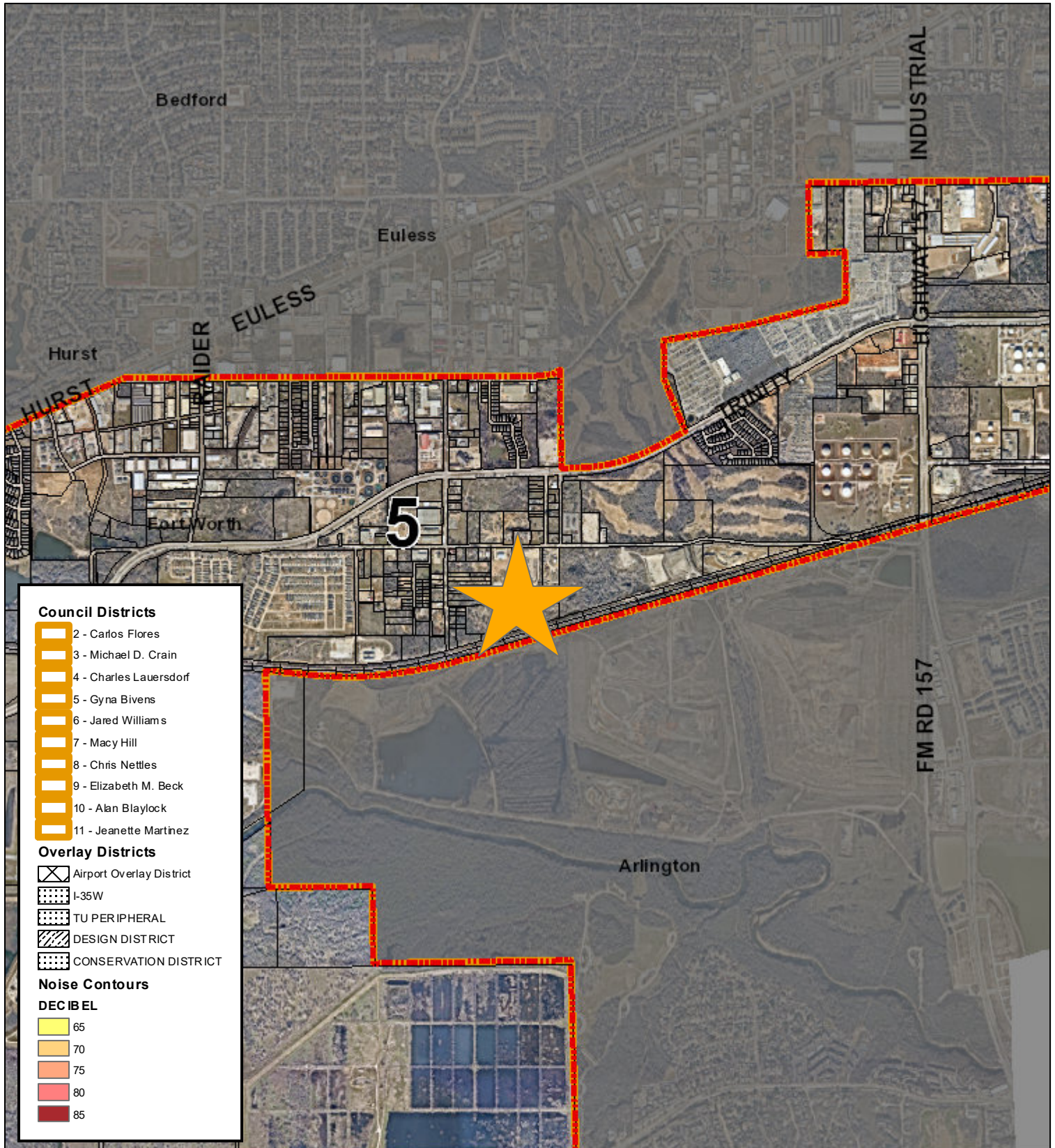
## Aerial Photo Map



0 262.5 525 1,050 Feet



### Area Map



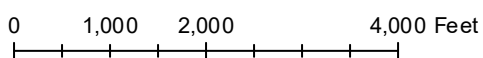
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

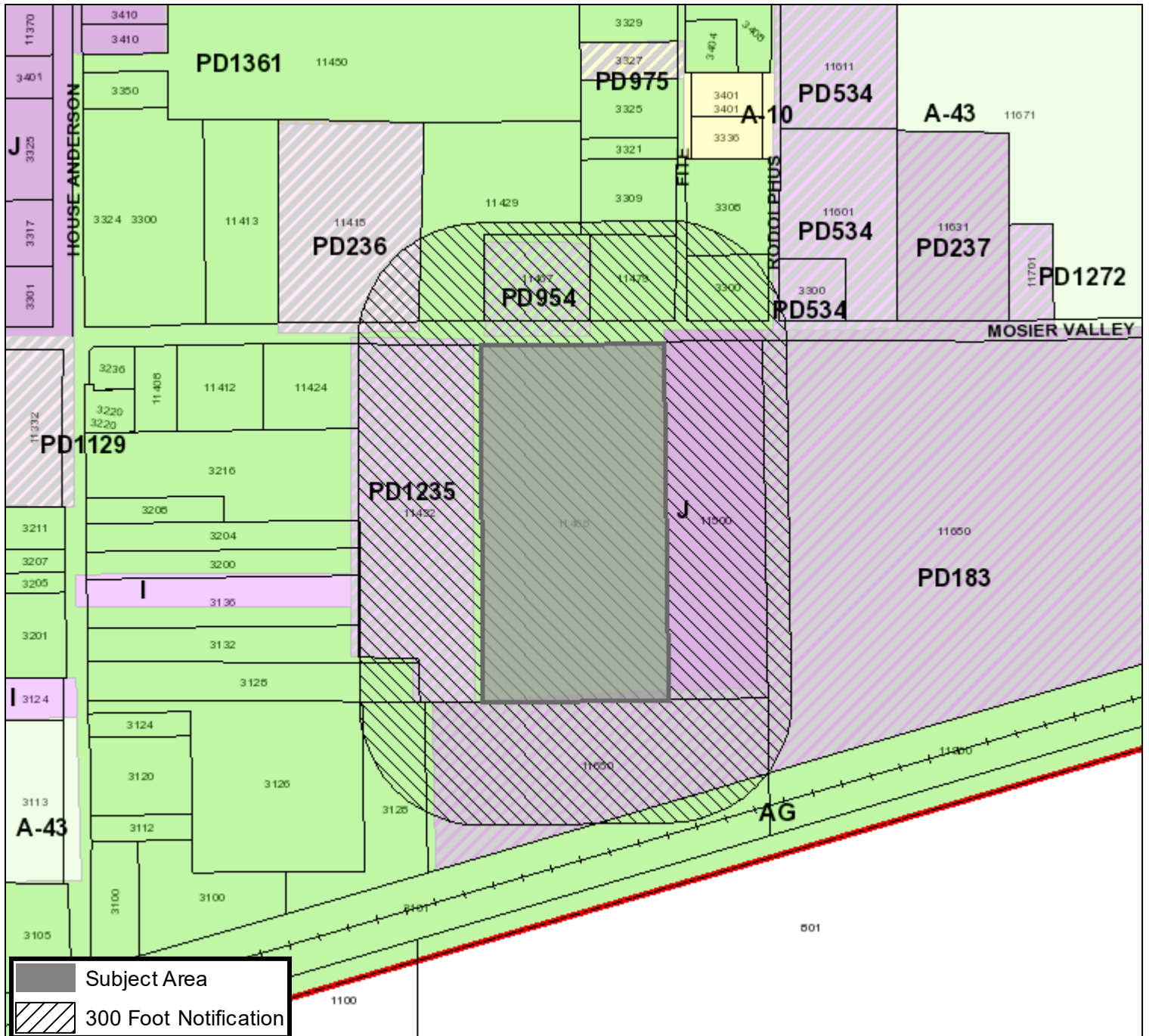
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



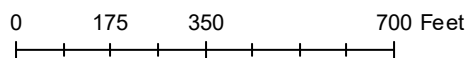


# Area Zoning Map

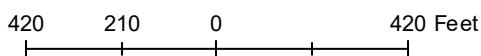
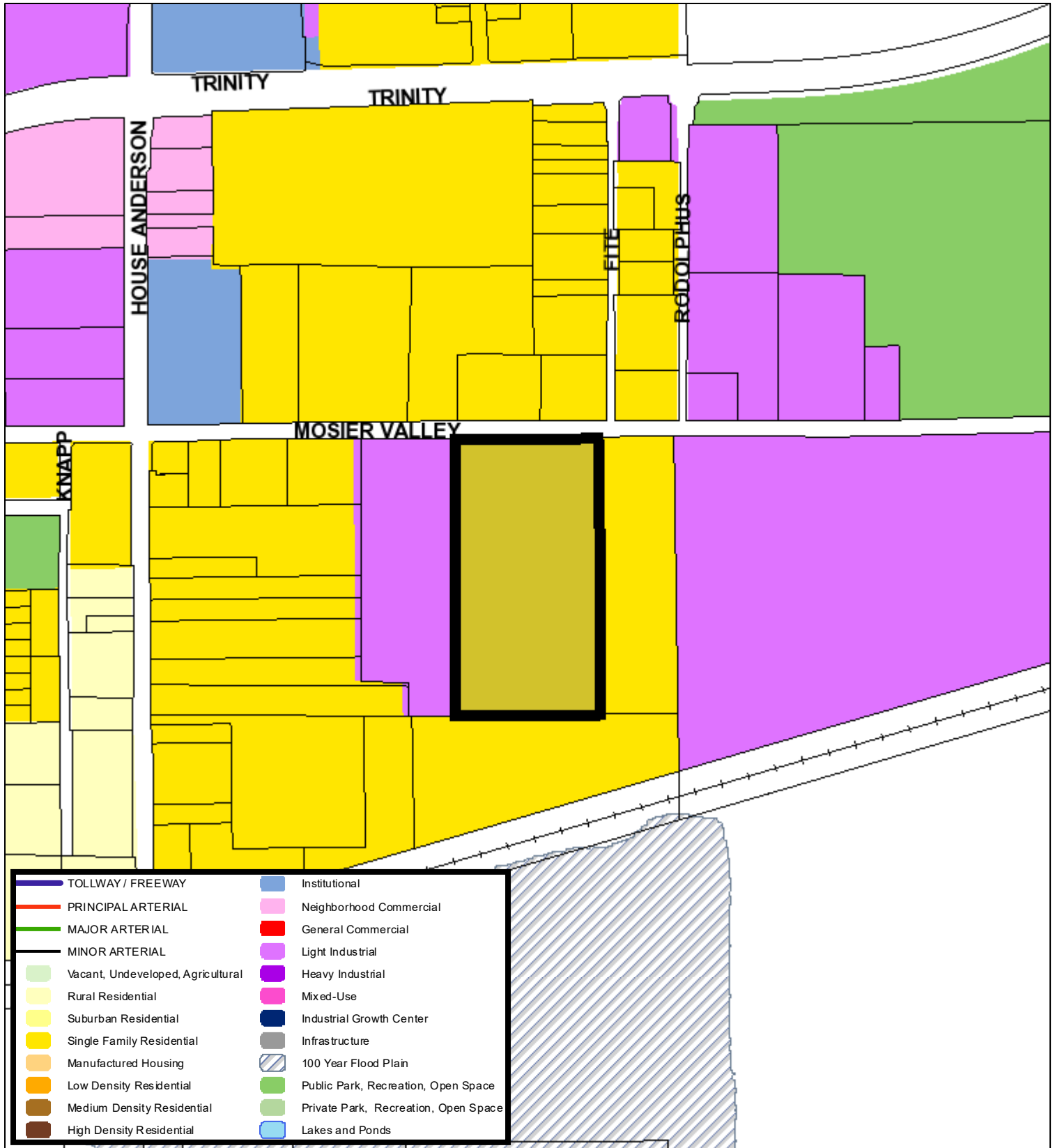
Applicant: Fricks Darcy Knapp ETAL  
 Address: 11468 Mosier Valley  
 Zoning From: null  
 Zoning To: null  
 Acres: 9.09928942  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 10/8/2024  
 Contact: null



	Subject Area
	300 Foot Notification



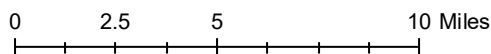
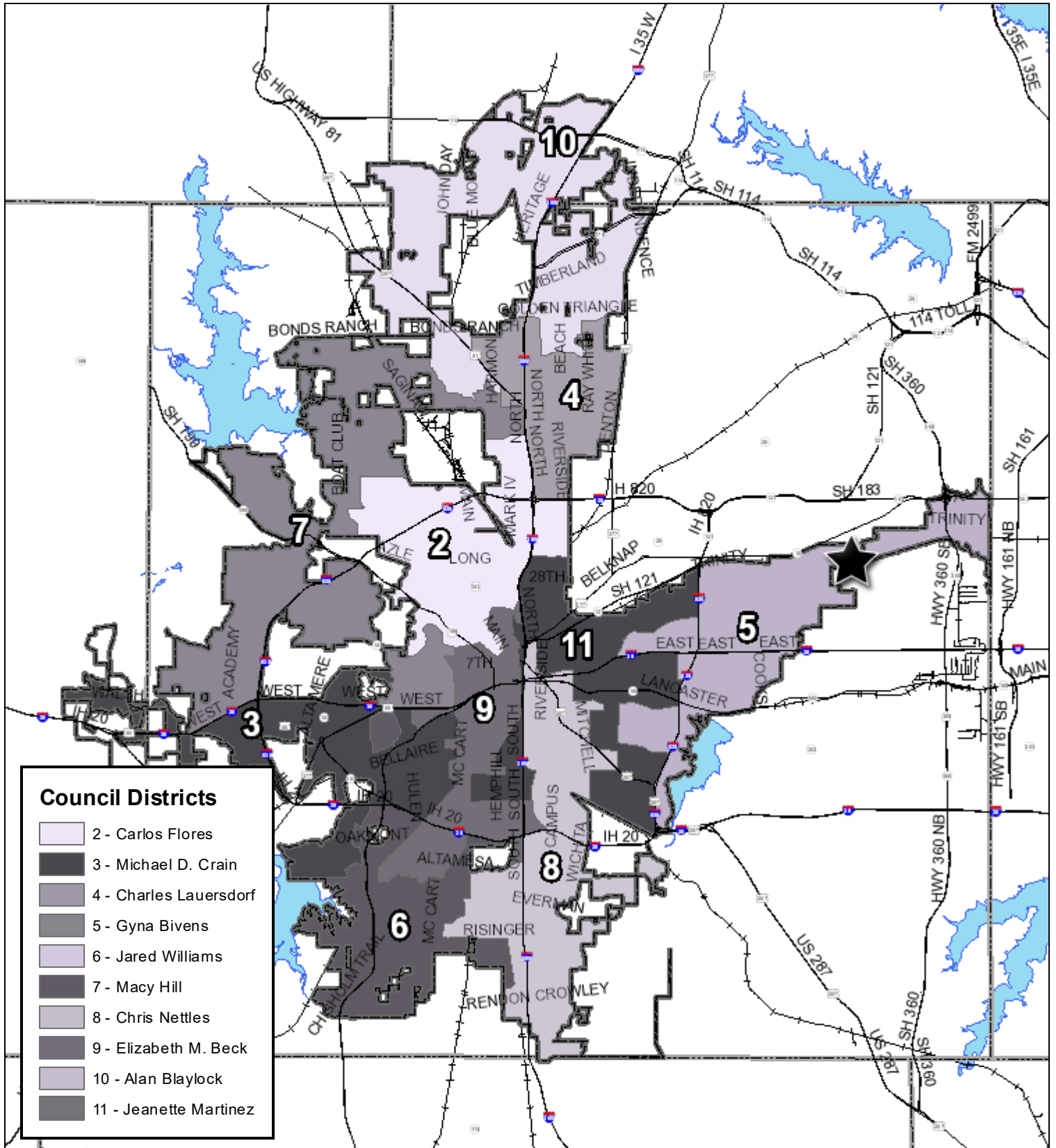
### Future Land Use



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.



### Location Map





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** FRICKS DARCY KNAPP ETAL

Mailing Address PO Box 2243 City, State, Zip Mansfield, TX 76063

Phone \_\_\_\_\_ Email darcy@knappsistersrental.com

**APPLICANT** Trenton Robertson

Mailing Address 777 Main Street City, State, Zip Fort Worth, TX

Phone 972-561-8732 Email TRobertson@masterplantexas.com

**AGENT / OTHER CONTACT** Trenton Robertson

Mailing Address 777 Main Street City, State, Zip Fort Worth, TX

Phone 972-561-8732 Email TRobertson@masterplantexas.com

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

## PROPERTY DESCRIPTION

Site Location (Address or Block Range): 11468 Mosier Valley

Total Rezoning Acreage: 9.101  I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 9.101 acres

**APPLICATION TYPE**

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

**DEVELOPMENT INFORMATION**

Current Zoning District(s): AG Proposed Zoning District(s): PD

Current Use of Property: Contractor storage yard

Proposed Use of Property: Contractor's facility without an associated structure. To allow for outside storage of materials and equipment.

**For Planned Development (PD) Requests Only**

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: I  
Outdoor sales and storage including yards, contractors, lumber or storage, automobiles,

Land Uses Being Added or Removed: storage yards, or building materials

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

Contractor facility without a structure.

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

**For Conditional Use Permit (CUP) Requests Only**

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

\_\_\_\_\_

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)



## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Rezone property to allow for a contractor's facility. The proposed use will not have a structure and will only be for storage of material and equipment. The use is consistent with the surrounding area and is less intense in nature. This will not have a negative impact on the surrounding uses. The proposed change will allow for a property to be revitalized.

## ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?**  Yes  No If yes, please explain:  
The property has been used as a contractor facility with outdoor storage of materials and equipment. They were issued a code violation for the use not being permitted in the district.


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2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?**  Yes  No  
 If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*
3. **Have you contacted the relevant Council Member to discuss your proposal?**  Yes  No [Click to find your Council District.](#)
4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?**  Yes  No  
*The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.*
5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)**  
**¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted)**  Sí  No  
 If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* \_\_\_\_\_
6. **The following items are required with your application.** Please confirm submittal by checking each item below.
  - Completed copy of Zoning Change Application with original signatures (pages 2-6)
  - Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
  - A copy of the recorded plat or certified metes and bounds description (page 2)
  - An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
  - If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
    - Site Plan meeting requirements of attached checklist (pages 7-8)
    - A list of all waiver requests with specific ordinance references

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

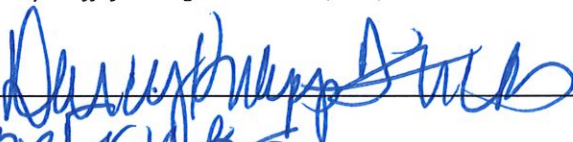
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.


**SIGN INSTALLATION AUTHORIZATION**


Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):   
Owner's Name (Printed): Darcy Knapp Fricks

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) Trenton Robertson ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
\_\_\_\_\_ (CERTIFIED LEGAL DESCRIPTION)

  
Owner's Signature (of the above referenced property)  
Darcy Knapp Fricks  
Owner's Name (Printed)

  
Applicant or Agent's Signature  
Trenton Robertson  
Applicant or Agent's Name (Printed):



HOUSE, KITTY SURVEY

PD 534

PD 237

1272

MOSIER VALLEY RD

MOSIER VALLEY RD

AG

3216 HOUSE ANDERSON RD

PD 1235

11432 MOSIER VALLEY RD

11468 MOSIER VALLEY RD

J

11500 MOSIER VALLEY RD

PD 183

11650 MOSIER VALLEY RD

11696 MOSIER VALLEY RD

WINGFIELD, JOHN J SURVEY

LEE, WM L SURVEY

8 HOUSE ANDERSON RD

3210 HOUSE ANDERSON RD  
3216 HOUSE ANDERSON RD

3204 HOUSE ANDERSON RD

3200 HOUSE ANDERSON RD

I

3136 HOUSE ANDERSON RD

3136 HOUSE ANDERSON RD

3132 HOUSE ANDERSON RD

AG

3128 HOUSE ANDERSON RD

3126 HOUSE ANDERSON RD

11650 MOSIER VALLEY RD

AG 12199 MOSIER VALLEY RD  
3098 GREENBELT RD  
11900 MOSIER VALLEY RD  
3101 HOUSE ANDERSON RD

WKID: 4326 Lat/Long ▲ Lat: 32.80773° N Lon: 97.12117° W

0 100 200ft

EXHIBIT "A"

Being a tract of land in the WILLIAM L. LEE SURVEY, Abstract No. 98, in Tarrant County, Texas, and being portion of a called 21.19 acre tract as described in deed of record in Volume 3550, Page 369, Deed Records, Tarrant County, Texas, said portion being more particularly described as follows by metes and bounds:

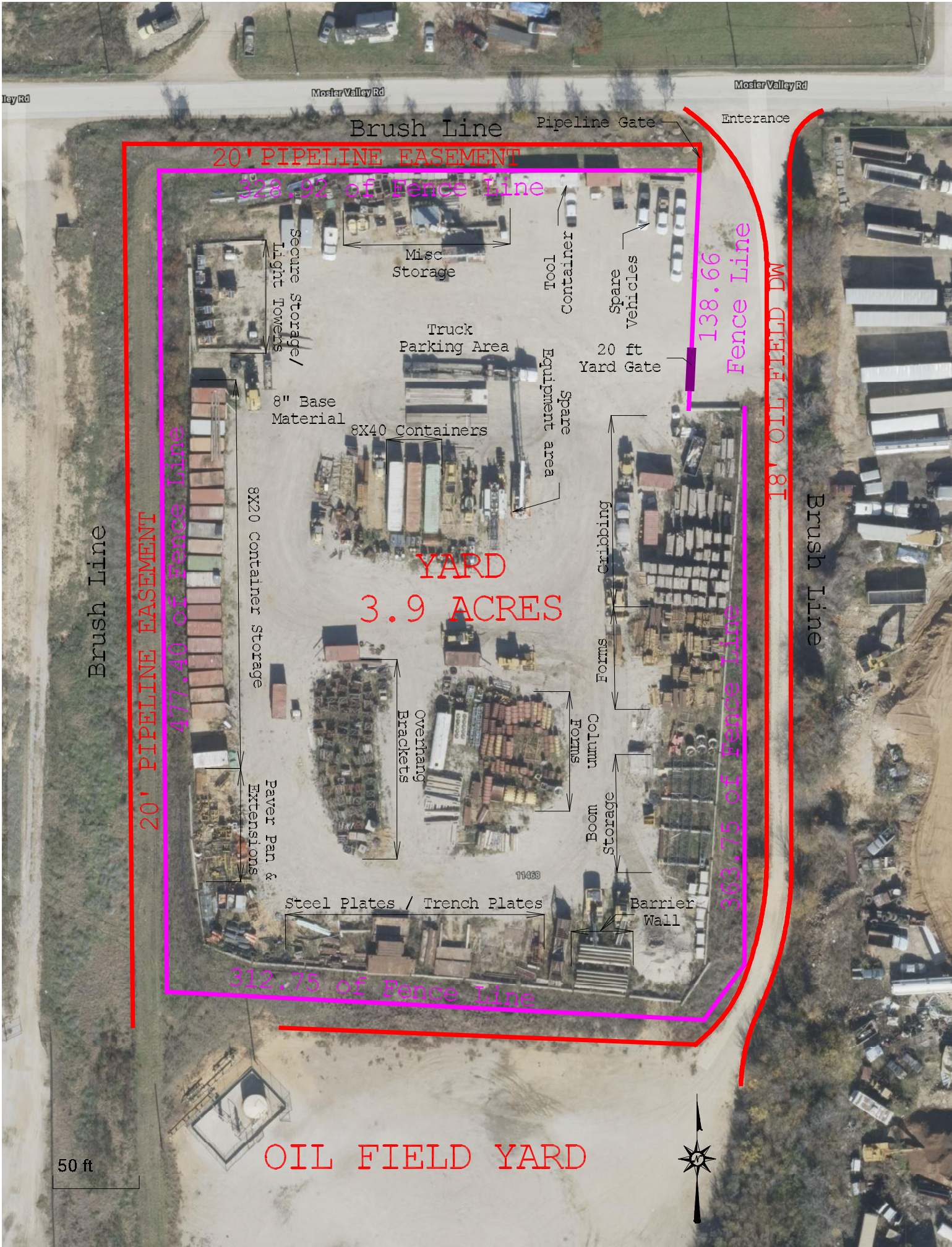
BEGINNING at a nail in the center of Mosier Valley Road and in the North line of the above-referenced tract, said point being 245.2 varas East, by deed call, and North 89 deg. 40 min. East 300.0 feet from the Northwest corner of said Lee Survey and from which said point a 1/2 in. iron pin bears South 0 deg. 38 min. 59 sec. East 15.0 feet;

THENCE North 89 deg. 40 min. East along the center of said Mosier Valley Road 442.70 feet to a nail in same at the Northwest corner of tract out of the above-referenced 22.19 acre tract as described in deed of record in Volume 7378, pg. 623, Deed Records, Tarrant County, Texas, said point being the Northeast corner of the herein described tract;

THENCE South 0 deg. 03 min. 52 sec. East at 15.0 feet passing a 1/2 in. iron pin and continuing in all 921.41 feet along the West line of the last referenced tract to an iron pin in the Southwest corner of same;

THENCE South 89 deg. 58 min. West along the South line of the 21.19 acre tract, above referenced, and the general course of a fence line, 433.31 feet to an iron pin at the Southwest corner of the herein described tract;

THENCE North 0 deg. 38 min. 59 sec. West 919.08 feet to the Point of BEGINNING and containing 9.253 acres, of which 0.152 acres are in use in said Mosier Valley Road.



Hay Rd

Mosier Valley Rd

Mosier Valley Rd

Brush Line

Pipeline Gate

Entrance

20' PIPELINE EASEMENT

329.92 of Fence Line

Secure Storage/  
Light Towers

Misc  
Storage

Tool  
Container

Spare  
Vehicles

138.66

Fence Line

Truck  
Parking Area

20 ft  
Yard Gate

8" Base  
Material

8X40 Containers

Spare  
Equipment area

477.40 of Fence Line

8X20 Container Storage

YARD

3.9 ACRES

Cribbing

18' OIL FIELD DW

Brush Line

Brush Line

20' PIPELINE EASEMENT

363.75 of Fence Line

Paver Pan &  
Extensions

Overhang  
Brackets

Forms

Column  
Forms

Boom  
Storage

11463

Steel Plates / Trench Plates

Barrier  
Wall

312.75 of Fence Line

50 ft

OIL FIELD YARD

