



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-048

Council District: 9

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: G&S Auto of Fort Worth IV, LLC / The Dimension Group

Site Location: 5601 Crowley Road

Acreage: 0.89 acres

Request

Proposed Use: Convenience store with gasoline and alcohol sales

Request: From: “FR” General Commercial Restricted and “PD 557” Planned Development for “FR” General Commercial Restricted uses

To: “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan 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 proposed site is at the southeast corner of Crowley Road and California Parkway, also known as the service road for Southwest Loop 820. The site was developed in 1974 and has been used for auto sales since 2005. Commercial uses are found along the Loop 820 service road and on the east side of Crowley Road. A house of worship lies across Crowley Road to the west, with Loop 820 bordering the site to the north. Single-family and multifamily uses are found immediately beyond the commercial and institutional uses. The applicant is requesting “E” Neighborhood Commercial for a convenience store with gasoline and alcohol sales on an approximately 0.89 acre lot. The applicant intends to demolish the existing buildings and redevelop the site to the current development standards.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Commercial uses and SW Loop 820
East “FR” General Commercial Restricted / Commercial uses
South “FR” General Commercial Restricted / Multifamily complex and commercial uses
West “A-5” One-Family / House of worship and single family uses

Recent Zoning History

No zoning cases in vicinity for the last 10 years.

Public Notification

300-foot Legal Notifications were mailed on March 29, 2022.
The following organizations were notified: (emailed March 29, 2022)

Organizations Notified	
District 6 Alliance	South Hills NA *
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “FR” General Commercial Restricted and “PD 557” Planned Development for “FR” General Commercial Restricted uses to “E” Neighborhood Commercial. The site is a major intersection of an arterial roadway and freeway, designed for traffic from the larger community. Properties to the north, east, and south are zoned “E” or more intensively and are used for

multifamily or commercial uses. A single family neighborhood lies to the west, with an institutional use closest to the rezoning site. A new convenience store with gasoline and alcohol sales is anticipated, which will cause the site to be redeveloped under the current zoning standards.

The proposed zoning request is **compatible** with surrounding land uses due to the comparable zoning and land uses adjacent to the site, as well as the significant street intersection.

Comprehensive Plan Consistency– Sycamore Sector

The 2022 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for the Neighborhood Commercial category, as detailed in the excerpt from the Comprehensive Plan below.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, All Commercial, MU-1, MU-2

The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Attract freeway commercial uses that portray a positive image and lasting investment.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **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.

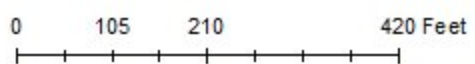
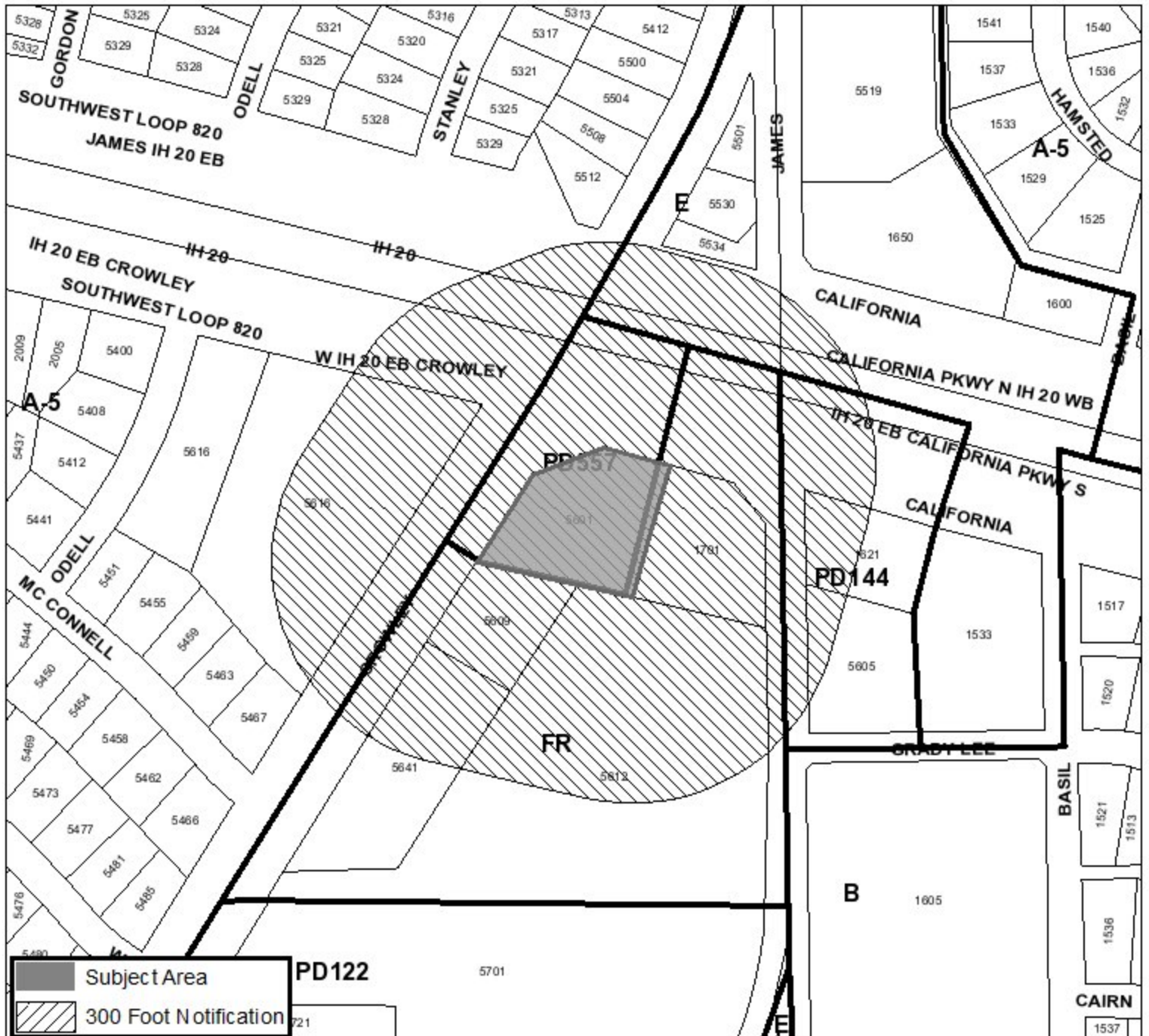
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the quality of place.



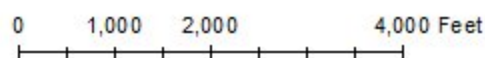
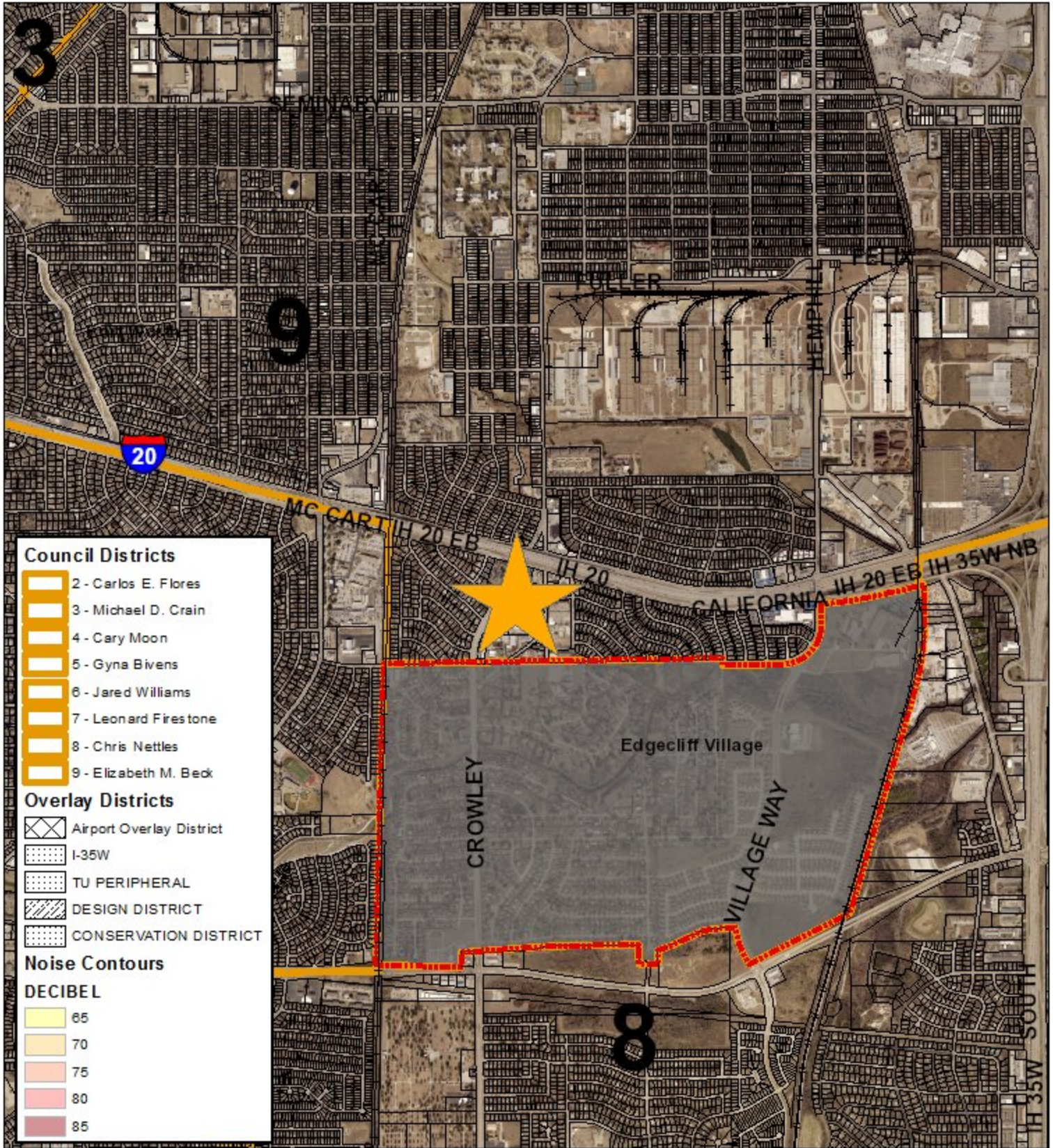
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Area Zoning Map

Applicant: G&S Auto of Fort Worth IV, LLC
 Address: 5601 Crowley Road
 Zoning From: FR, PD 557 for FR uses
 Zoning To: E
 Acres: 0.89202848
 Mapsco: 90U
 Sector/District: Sycamore
 Commission Date: 4/13/2022
 Contact: 817-392-8190



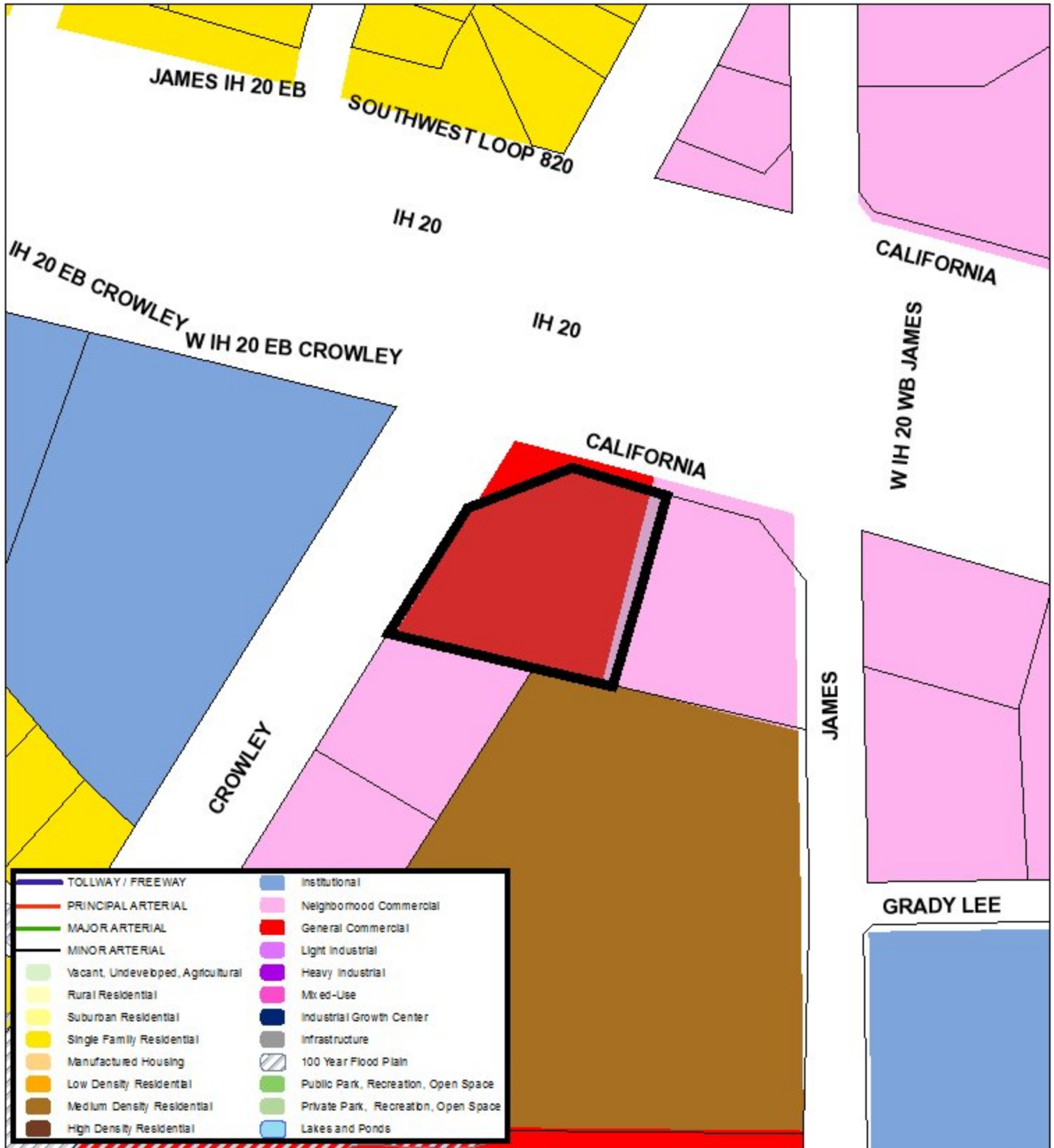
Area Map





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Future Land Use



130 65 0 130 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.



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Aerial Photo Map



0 85 170 340 Feet

