



# Zoning Staff Report

**Date:** January 11, 2022

**Case Number:** ZC-21-200

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Hollis Fund LLC

**Site Location:** 800 block of E. Rendon Crowley Road

**Acreage:** 1.12 acres

### Request

**Proposed Use:** Industrial

**Request:** From: “AG” Agricultural

To: “I” Light Industrial

### 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**

### Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
  - [a. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property is located south of E. Rendon Crowley Road along Wildcat Way, north of Spinks Airport. The site is currently vacant and the applicant is proposing to change the zoning from “AG” Agricultural to “I” Light Industrial in order to allow for future industrial development. The property immediately to the north contains an industrial development. The proposed rezoning is appropriate at this location.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / Industrial  
East “I” Light Industrial / vacant land  
South “I” Light Industrial / vacant land  
West “J” Medium Industrial / Spinks Airport

## Recent Zoning History

- ZC-14-091 from “AG” Agricultural to “I” Light Industrial (directly north of subject property)

## Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.  
The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
District 6 Alliance*	Streams and Valleys Inc
Trinity Habitat for Humanity	Burleson ISD

\* *Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

---

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “I” Light Industrial. Surrounding properties are primarily vacant, with industrial zoning located to the north.

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

## Comprehensive Plan Consistency – Far South

---

The 2021 Comprehensive Plan currently designates the subject property “Light Industrial” on the Future Land Use Map. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote appropriate infill of 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

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

## Economic Development Plan


---

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

### **INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)**

1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic

### **PERFORMANCE METRICS**

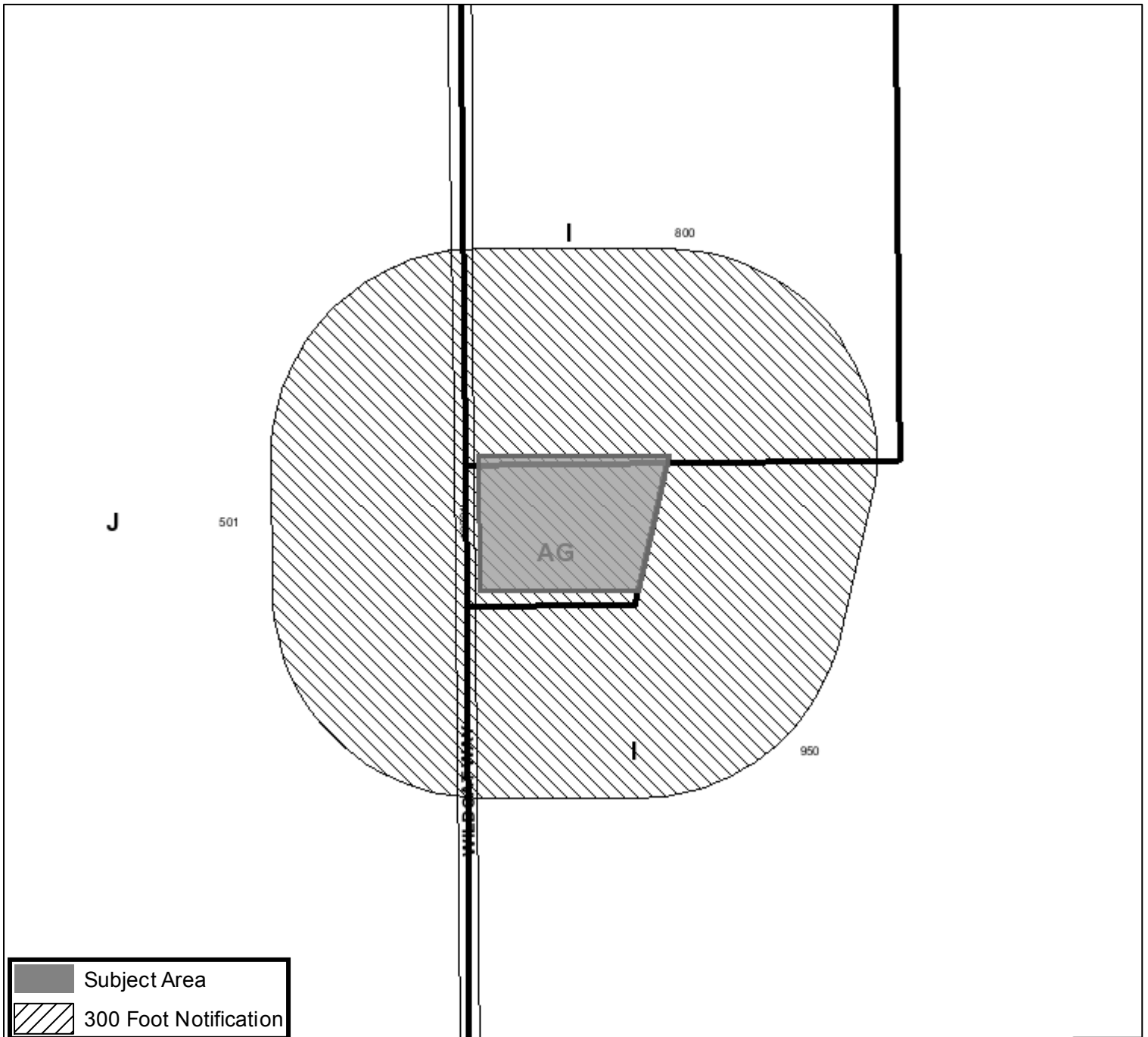
1. High-wage job growth.
  2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
  3. An economy that capitalizes on high-growth industries and the creative individuals who fuel them.
  4. A commitment to “quality of place” throughout the community.
- 



ZC-21-200

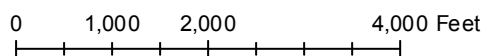
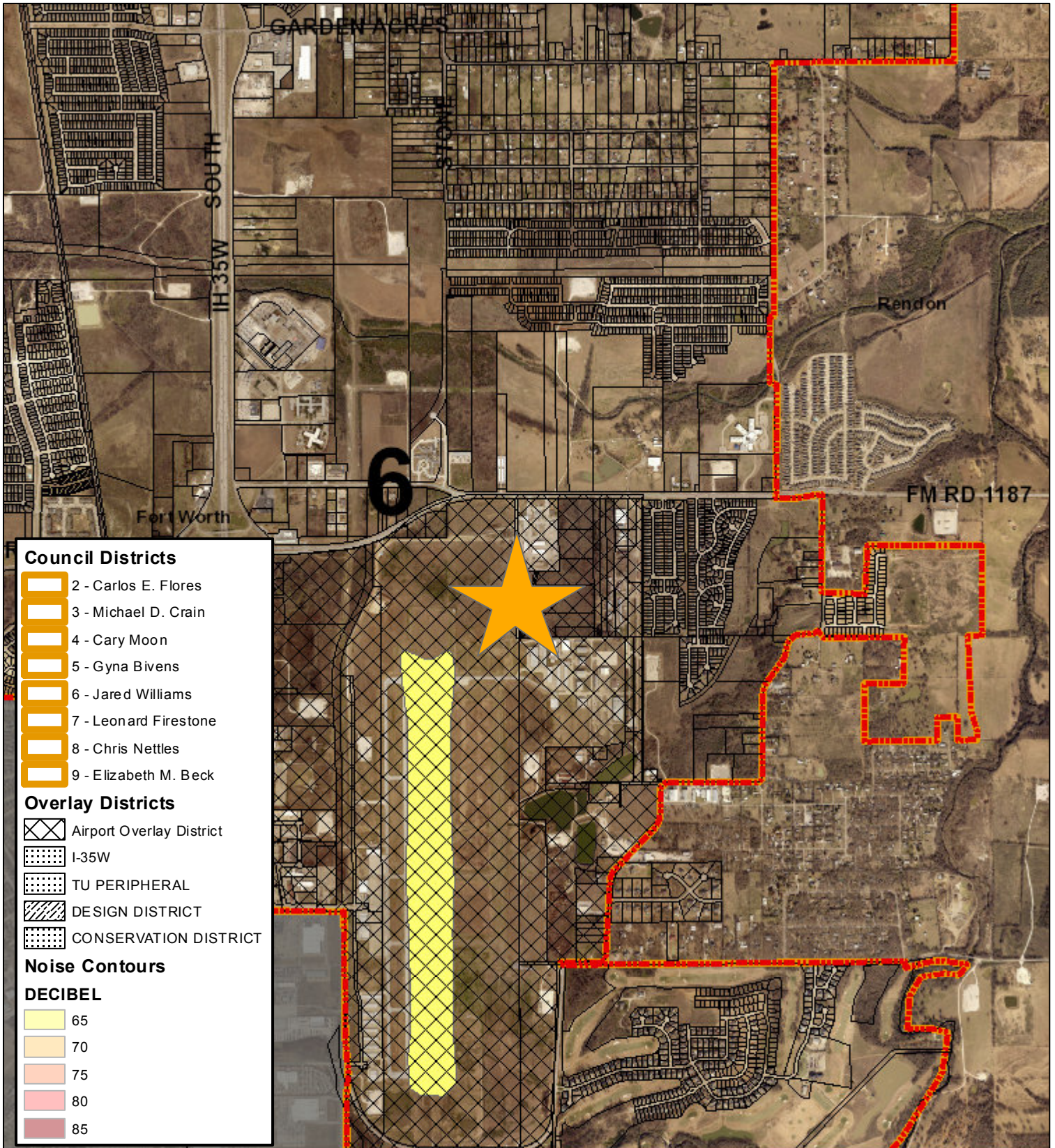
# Area Zoning Map

Applicant: Hollis Fund LLC  
Address: 800 block E. Rendon Crowley Road  
Zoning From: AG  
Zoning To: I  
Acres: 1.12629071  
Mapsc0: 119L  
Sector/District: Far South  
Commission Date: 12/8/2021  
Contact: 817-392-8047

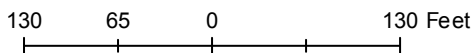
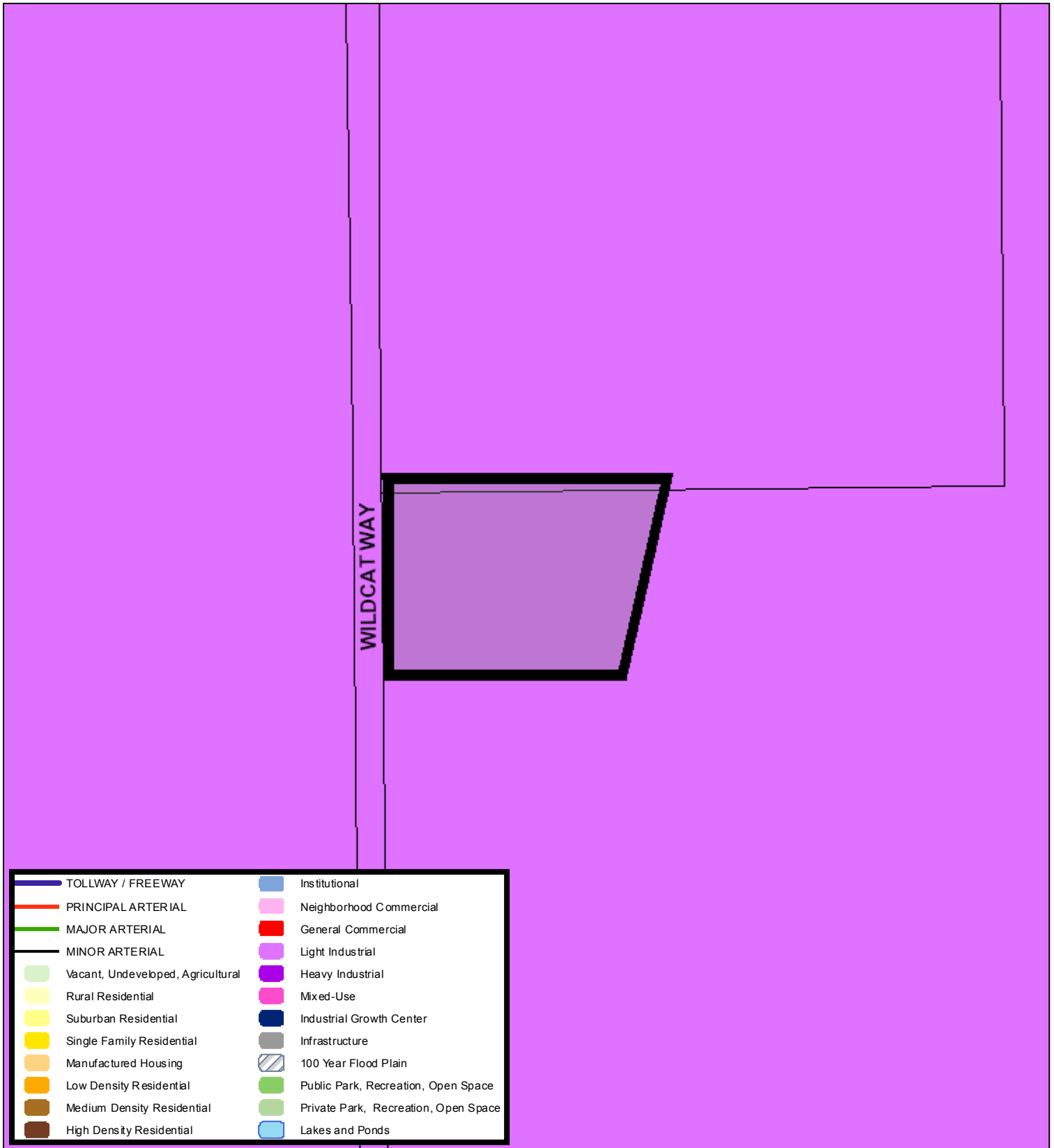


0 105 210 420 Feet

### Area Map



### 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 80 160 320 Feet

