



Zoning Staff Report

Date: October 15, 2024

Case Number: ZC-24-095

Council District: 8

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Cooper Conger / NewPad Building Company LLC

Site Location: 2013 Renner Avenue

Acreage: 0.16 acres

Request

Proposed Use: Single-Family Residential

Request: From: "I" Light Industrial
To: "B" Two Family

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy 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 subject property, encompassing 0.1549 acres, is currently a vacant lot situated within an “I” Light Industrial zoning district, which also includes other vacant lots facing the same block (**Figure 1**). To the east of the property are parcels zoned as “B” Two-Family Districts, primarily consisting of single-family residential homes. The vicinity to the north features “ER” Neighborhood Commercial Restricted zoning with existing buildings, while to the west, there are additional vacant parcels within the “I” Light Industrial zoning district.

The applicant proposes to construct a single-family house on this lot, as stated in the zoning application. This development aims to introduce residential use into an area of industrial zoning. The proposed construction of a single-family home will bridge the residential zones to the east and the commercial zones to the north, fostering a more integrated and diverse community fabric.

Moreover, this development could serve as a catalyst for further residential projects in the area, potentially transforming the currently underutilized industrial lots into a vibrant mixed-use neighborhood.



Figure 1: Site Photos

Surrounding Zoning and Land Uses

North	“I” Light Industrial / Vacant
East	“B” Two-Family / Residential
South	“I” Light Industrial / Vacant
West	“I” Light Industrial / Vacant

Recent Zoning History

- ZC-24-048- From “I” Light Industrial to “A-5” One-Family Residential

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were notified: (emailed August 30, 2024)

Organizations Notified	
United Communities Association of South Fort Worth	Streams and Valleys Inc
Polytechnic Heights South NA	Hillside Neighborhood Association
Morningside NA	East Fort Worth Inc.
*Belmont NA	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD

**Located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly vacant, with the exception of single-family homes to the east. The applicant seeks to rezone the property to build a single-family house. This rezoning would align with the existing single-family homes in the area. However, altering the zoning of this parcel might be considered spot zoning because, despite the presence of single-family homes, the adjacent properties are zoned “B” Two-Family, and the nearest one-family zoning district is further away.

Despite this, the proposed rezoning could still be justified. The presence of an established neighborhood and the lack of industrial uses in the immediate vicinity make the proposed single-family house compatible with the surrounding area. Additionally, introducing a single-family home could serve as a catalyst for further residential development on this block face, potentially revitalizing the currently vacant lots and encouraging more cohesive neighborhood growth.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Single-Family Residential on the Future Land Use Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed property's designation aligns with the Single-Family Future Land Use (FLU) category. Therefore, pursuing single-family zoning for this area is entirely consistent with the FLU Map and the City's development policies.

This alignment ensures that the proposed use of the property for single-family housing adheres to the City's long-term planning and land use objectives. By designating this area for single-family development, the FLU Map indicates a clear vision for a cohesive residential community. Rezoning the property to accommodate single-family housing will not only conform to these guidelines but also contribute to the orderly and planned growth of the area.

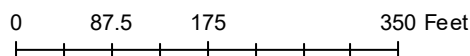
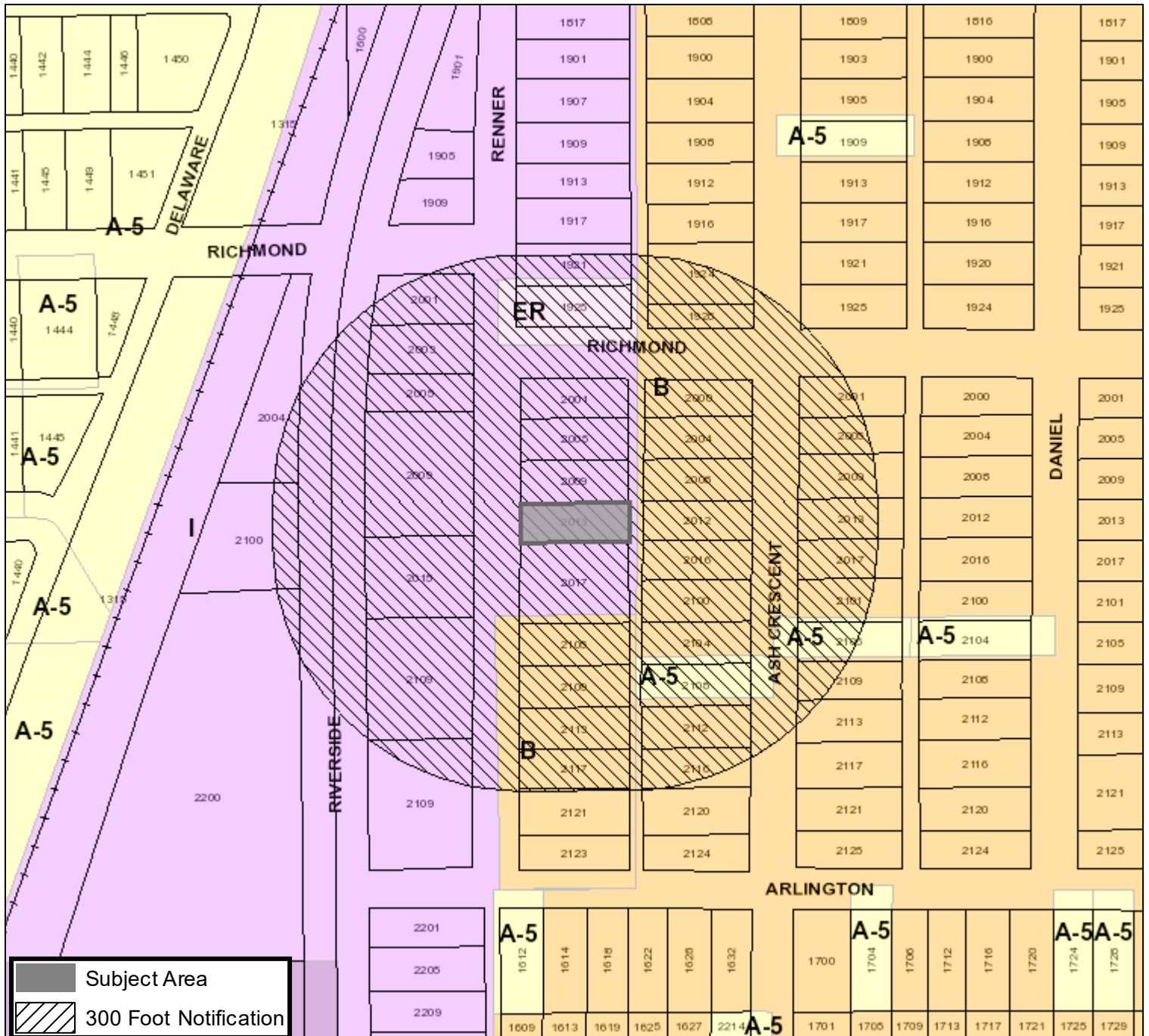
Furthermore, such a rezoning effort underscores the City's commitment to promoting stable, family-oriented neighborhoods, which can attract residents seeking a suburban lifestyle within the urban framework. This approach supports sustainable development by ensuring that land use decisions are made in harmony with the overarching planning strategy, ultimately enhancing the quality of life for residents and fostering a sense of community.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan Map and Policies.

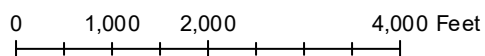
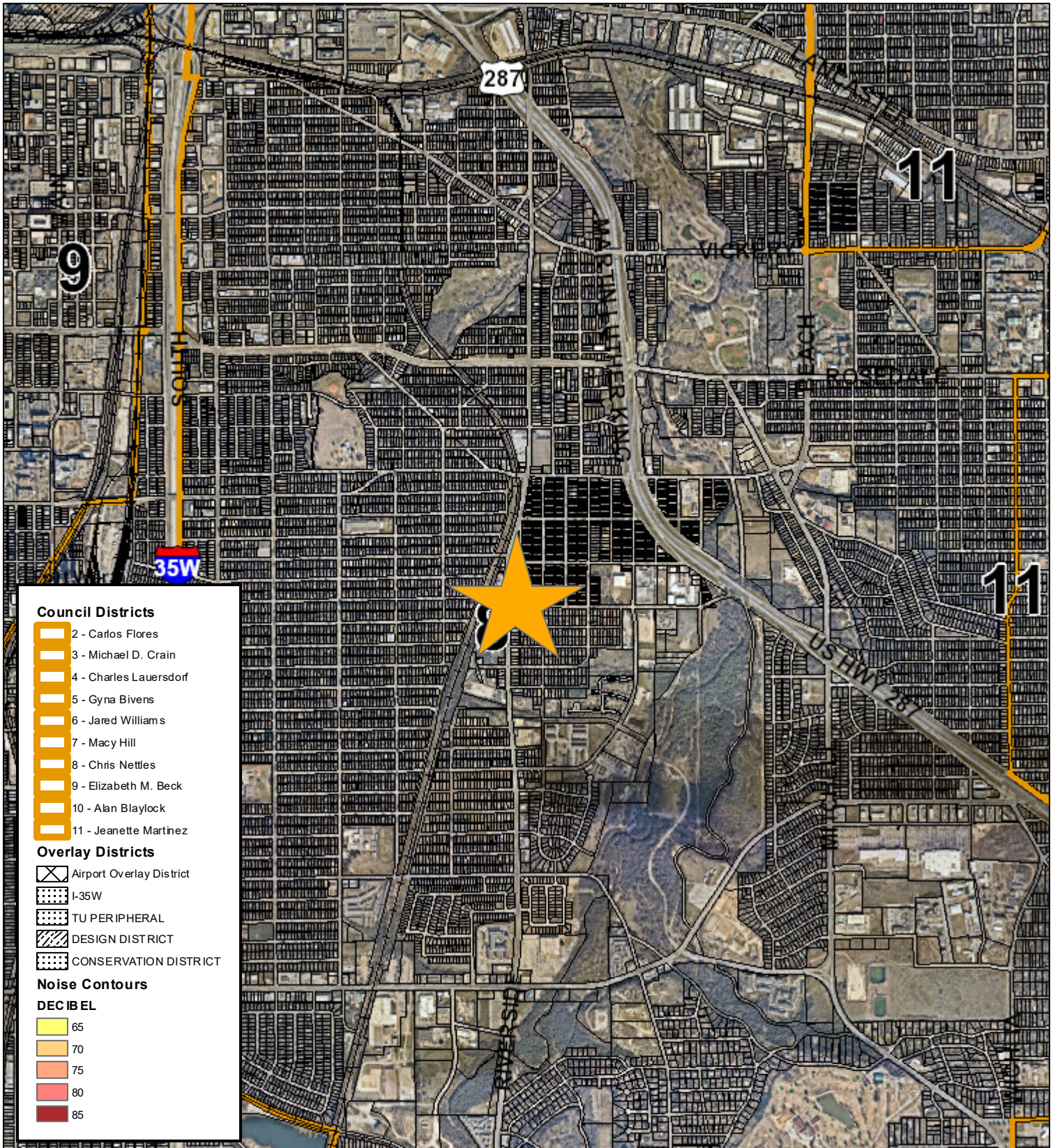


Area Zoning Map

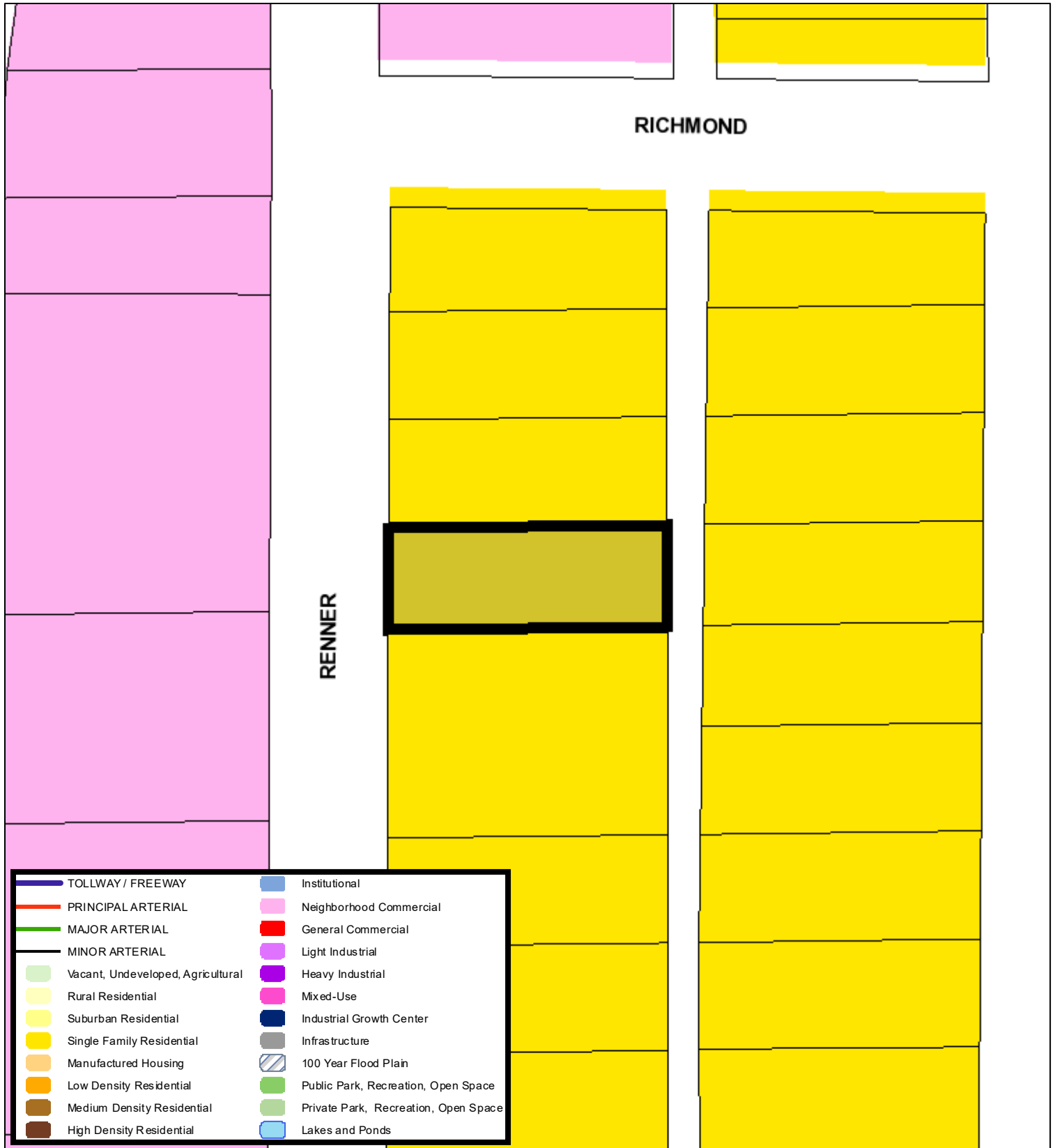
Applicant: Fernando Soto / Cooper Conger
 Address: 2013 Renner Avenue
 Zoning From: I
 Zoning To: B
 Acres: 0.14310688
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/11/2024
 Contact: null



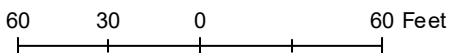
Area Map



Future Land Use



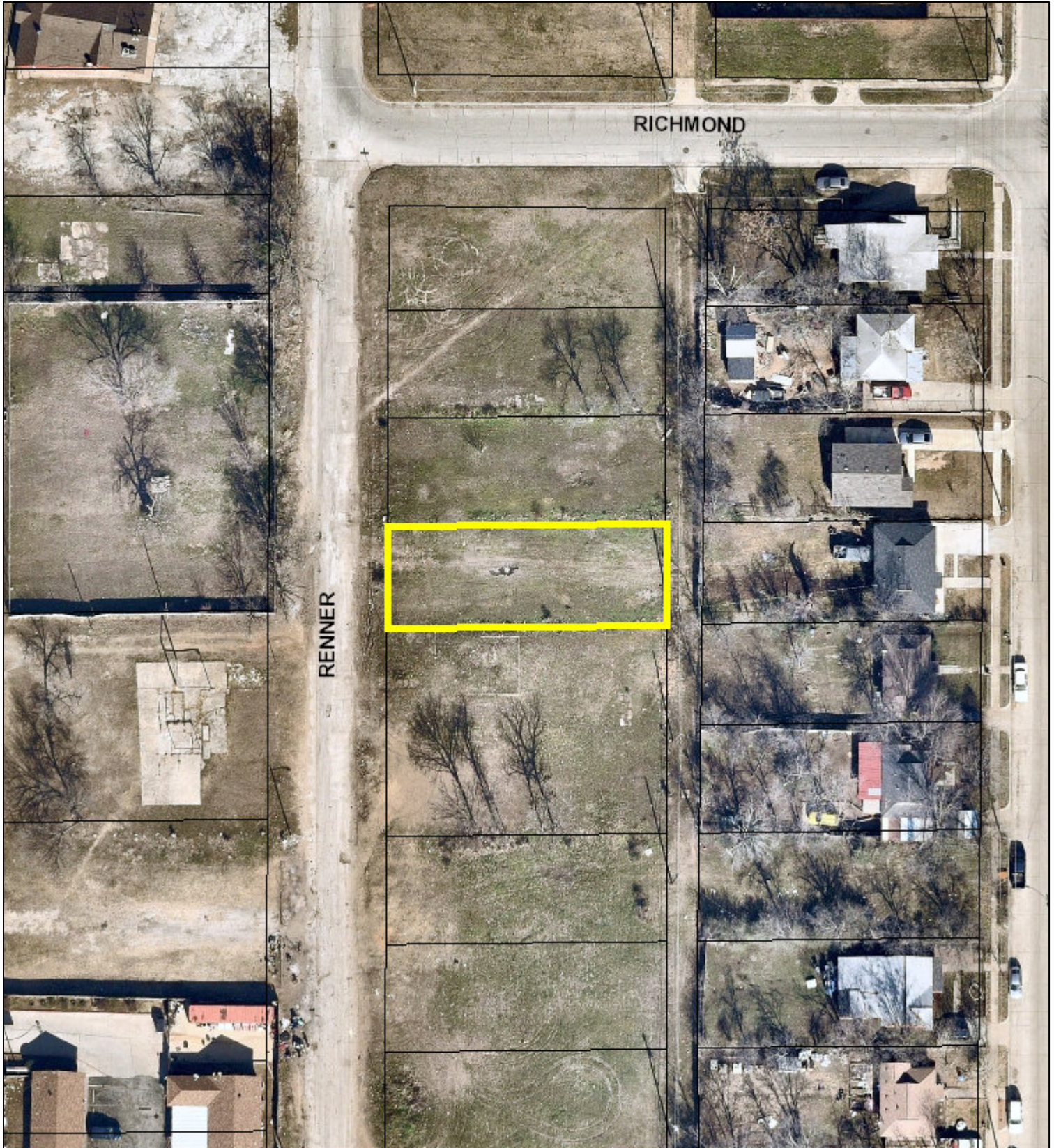
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 37.5 75 150 Feet

