



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-177

Council District: 6

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Janet Thompson, Jimmy Thompson, and Billy Joe Russell Trust B / CCM Engineering

Site Location: 200 Old Hwy 1187

Acres: 9.44 acres

Request

Proposed Use: Mixed-Use multifamily and commercial

Request: From: “E” Neighborhood Commercial

To: “MU-1” Low Intensity Mixed-Use

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 9-0**

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Project Description and Background

The subject site is located in far south Fort Worth; the site is about a mile from the City of Fort Worth boundary, northeast of the Interstate 35W & F.M. 1187/Rendon Crowley Road interchange. The site currently has two single family homes. The applicant is requesting to rezone the lots from “E” Neighborhood Commercial to “MU-1” Low Intensity Mixed-Use in order to build a mixed-use development with multifamily and commercial uses.

The applicant provided the following narrative with the application:

The proposed site is a mixture of multi-family and commercial uses. The is located on a major road, near I-35W.

The uses surrounding the site are all commercial uses, including a gas station and medical offices. The use is consistent with the nature of the area.

If the site is rezoned to “MU-1” Low Intensity Mixed-Use, the project must be designed to follow the “MU-1” Ordinance’s standards. Any items that do not comply with the “MU-1” Low Intensity Mixed-Use Ordinance must receive a waiver from the Urban Design Commission (UDC); depending on the item, it may also require a variance from the Board of Adjustment (BOA). It is the purpose and intent of the “MU-1” Low Intensity Mixed-Use District to provide areas in which a variety of housing types exist among neighborhood-serving commercial and institutional uses. The “MU-1” District is designed to accommodate and encourage compact, walkable development forms that are more land-efficient, cost-effective, and revenue positive for the City than low density, single-use developments. The “MU-1” District should promote connectivity, walkability, and a pedestrian-oriented urban form while encouraging exceptional design, both of the building architecture and the public realm.

This case’s application form requested to rezone to “MU-1” Low Intensity Mixed-Use. However, a clerical error caused this case to be presented as requesting “MU-2” High Intensity Mixed-Use for the initial staff report, agenda, and noticing. Staff and the applicant brought up the mistake at Zoning Commission, with the applicant stating the desire to correct to the “MU-1” request. The Zoning Commissioners voted to approve the rezoning to “MU-1” and the staff report has been updated to reflect the request to “MU-1”.

Surrounding Zoning and Land Uses

North “CF” Community Facilities / medical offices, daycare
East “E” Neighborhood Commercial / medical offices
South “E” Neighborhood Commercial / gas station, carwash
West “F” General Commercial / parking lot, restaurant
PD203 / undeveloped

Recent Zoning History

- ZC-22-171; requesting from E to I on the Nov. ZC agenda; east of subject site
- ZC-22-081; from CR to PD/CR; recommended for approval at May ZC hearing; east of subject site
- ZC-21-116; from J with Spinks Airport Overlay to PD/C; Denied without prejudice Dec. 14, 2021; south of subject site
- ZC-21-003 from J with Spinks Airport Overlay to PD/C; Withdrawn; south of subject site

- ZC-20-160; from F to PD/CR; effective 5-27-21; east of subject site
- ZC-18-040; from PD363 for manufactured home sales to “E” neighborhood commercial; effective 6-15-18; south-adjacent of subject site
- ZC-17-129; from MU-1 to F; effective 10-28-17; west-adjacent of subject site

Public Notification

300-foot Legal Notifications were mailed on October 27, 2022.
 The following organizations were emailed on October 25, 2022:

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

** Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the site from “E” Neighborhood Commercial to “MU-1” Low Intensity Mixed-Use. Surrounding land uses include commercial (gas station, car wash, restaurant, daycare, pharmacy), medical offices, and vacant undeveloped land.

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

Comprehensive Plan Consistency – Far South

The 2022 Comprehensive Plan currently designates the subject property as General Commercial on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance, which shows the proposed “MU-1” zoning as appropriate within the General Commercial Future Land Use.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
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COMMERCIAL

Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

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

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

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

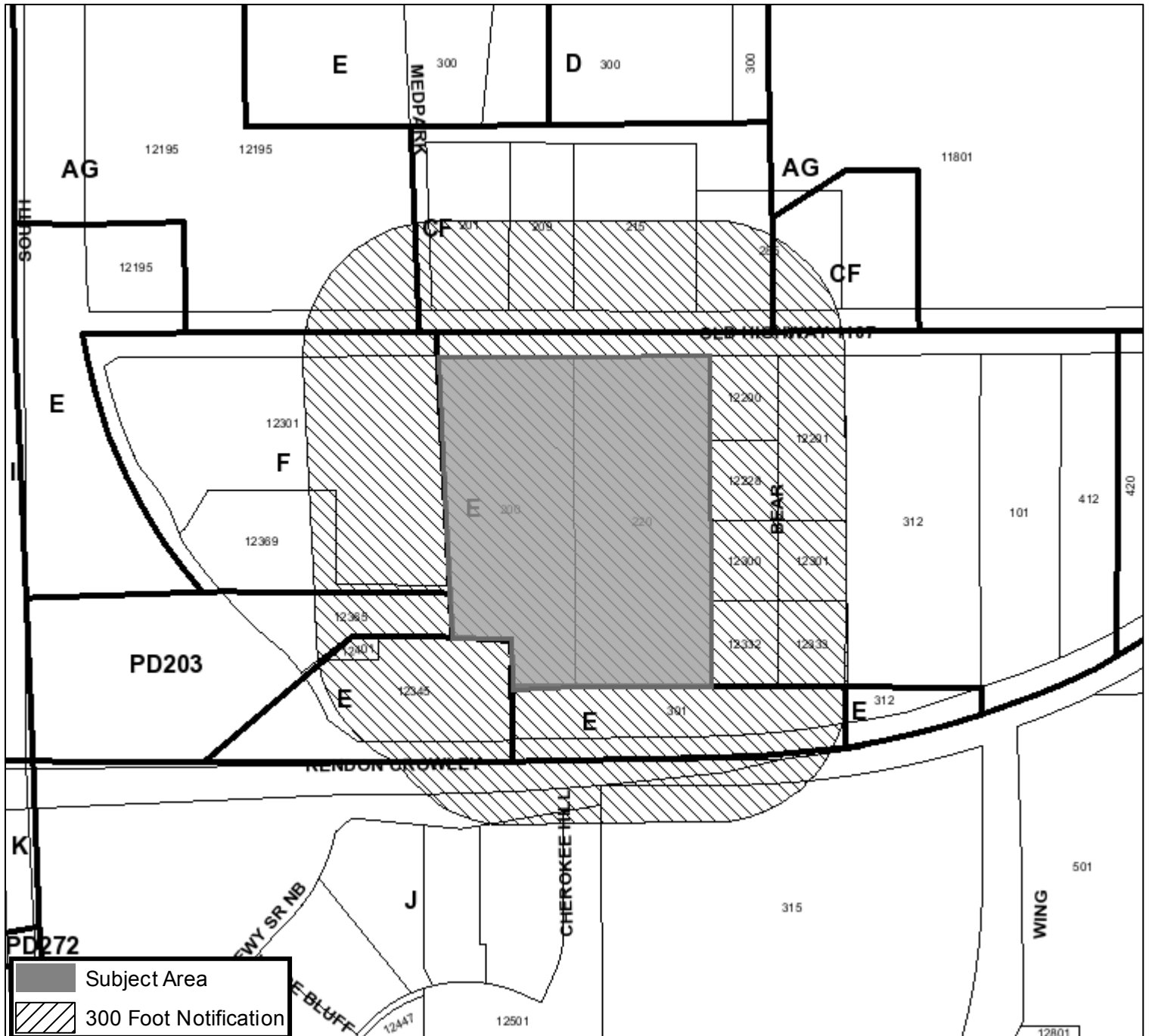
Economic Development Plan



The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

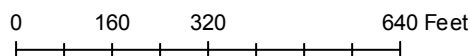
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. 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.

Area Zoning Map

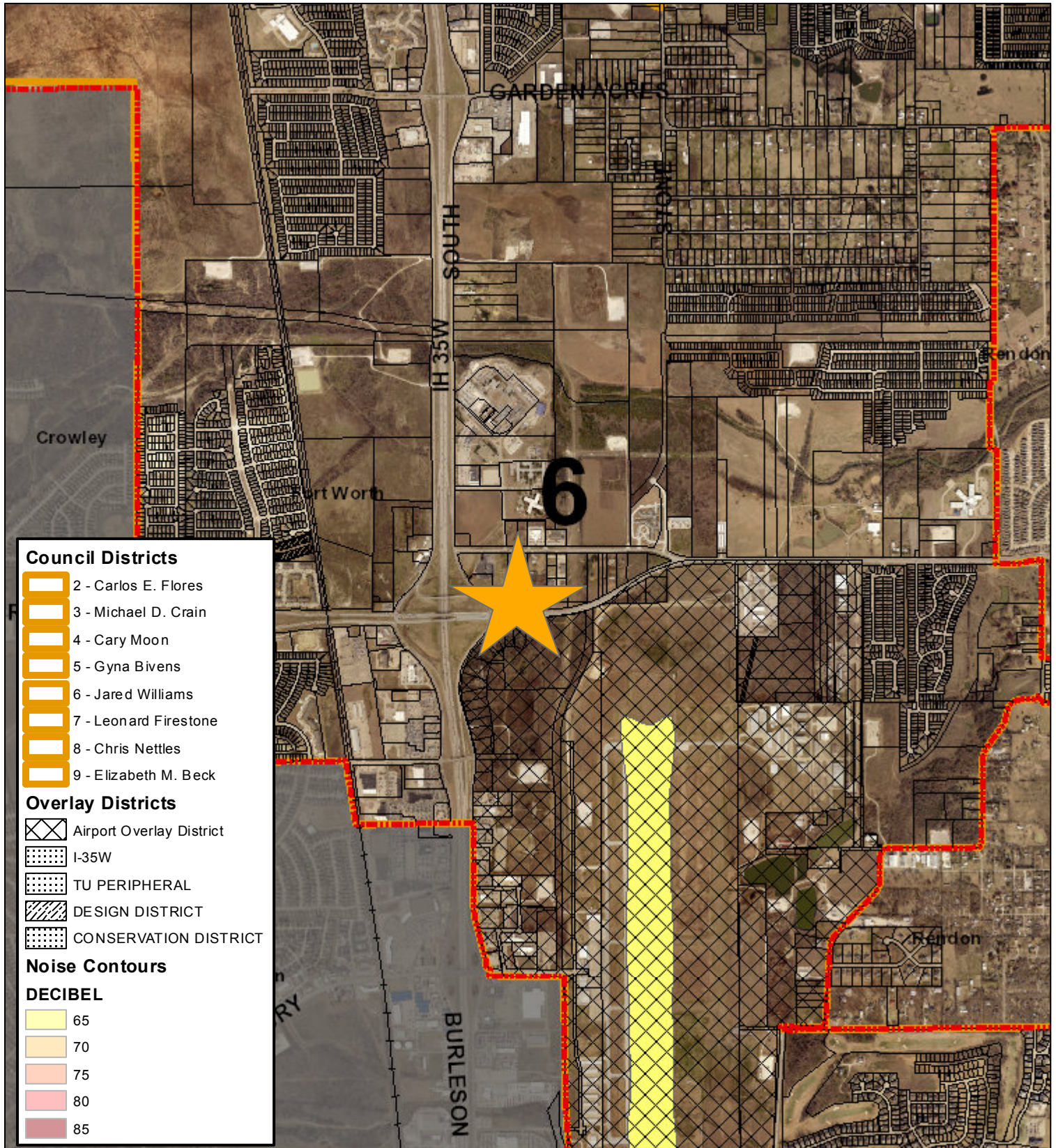
Applicant: J. Thompson, Jimmy Thompson Billy Joe Russell Trust
 Address: 200 Old Highway 1187
 Zoning From: E
 Zoning To: MU2
 Acres: 9.44097575
 Mapsco: 119K
 Sector/District: Far South
 Commission Date: 11/9/2022
 Contact: null



	Subject Area
	300 Foot Notification

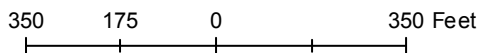
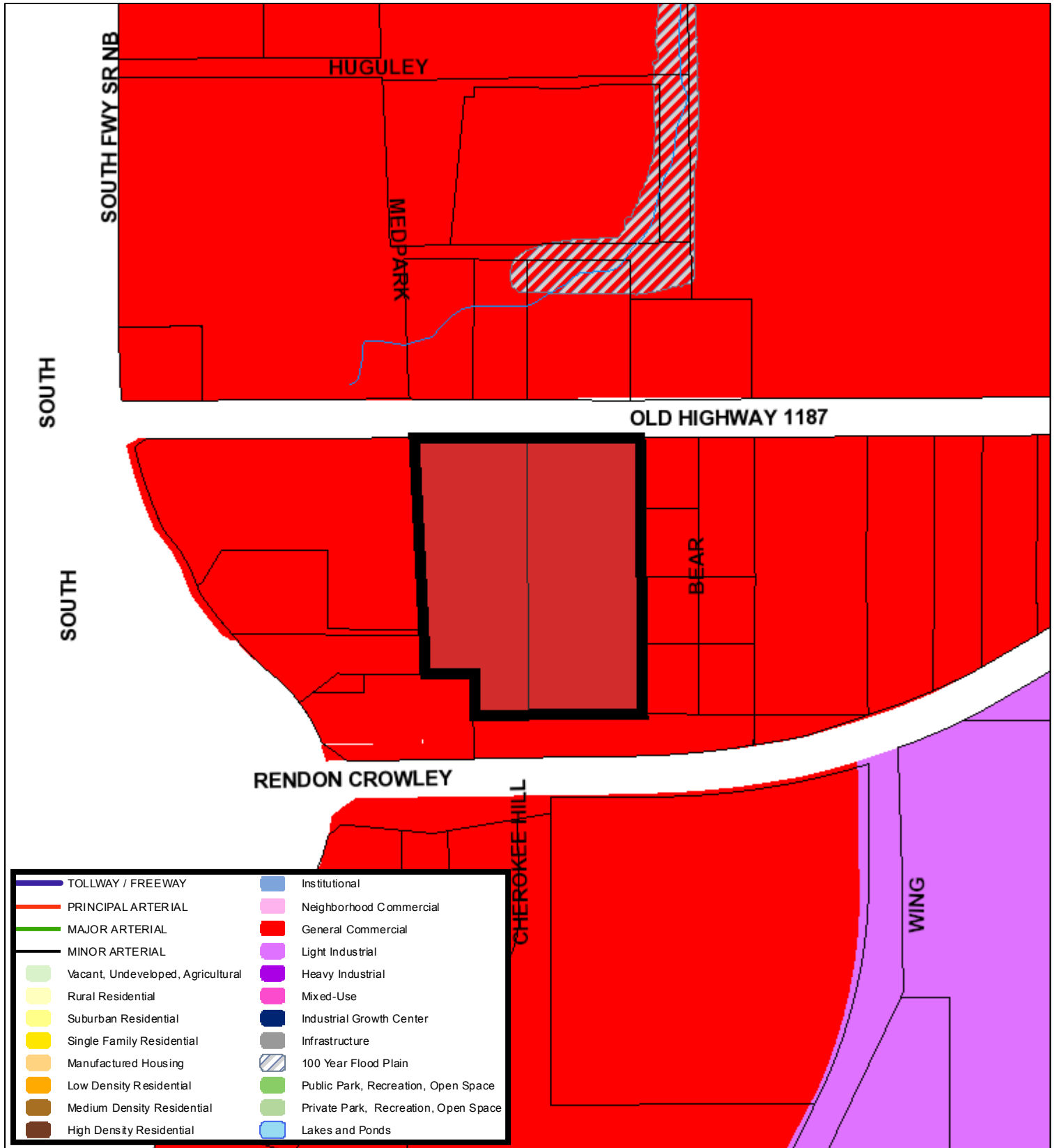


Area Map



0 1,000 2,000 4,000 Feet

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



0 225 450 900 Feet

