



Zoning Staff Report

Date: September 17, 2024

Case Number: ZC-24-072

Council District: 6

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Judy Baumgardner/QT South LLC

Location: 9710, 9720 & 9740 N. Crowley Road

Acres: 2.263 acres

Request

Proposed Use: Commercial

Request: From: ETJ (City Council will be considering concurrent zoning and annexation (AX-24-005) on September 17th)

To: "E" Neighborhood Commercial

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 9-0**

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Project Description and Background

The zoning request was continued from the August meeting in order for the applicant to reach out to the Council member, neighborhood association and the school district. At the time of this report the applicant has scheduled a meeting with CD6 and reaching out to the school district.

The site is located just south of Risinger Road and west of Crowley Road. With this application, the applicant is requesting to rezone the property to neighborhood commercial for a convenience retail store with fuel islands. A portion of this tract is already zoned "E" Neighborhood Commercial, it is an enclave remainder that was created from previous annexation around it.

The property is located outside the city limits but within the city's extra-territorial jurisdiction (ETJ). The property owner has requested voluntary annexation and case will be considered by City Council on September 17, 2024. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

Neighborhood Commercial, "E" District	
Front Yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.
Notes: * Additional setback may be required see Chapter 6 'Development Standards, Section 6.300 Bufferyard and Supplemental Building Setback'. **May be subject to projected front yard (Section 6.101f)	

Surrounding Zoning and Land Uses

- North "J" Medium Industrial / equipment supplier/warehouse/truck parking
- East "E" Neighborhood Commercial / Crowley Road, undeveloped
- South "E" Neighborhood Commercial / undeveloped
- West City of Fort Worth Extraterritorial Jurisdiction (no zoning)/ "I" Light Industrial / single family residential, Oncor Substation

Recent Zoning History

- ZC-04-238, from “AG” Agricultural, “A-5” One-Family, “B” Two-Family to “A-5” One-Family, “E” Neighborhood Commercial, approved by City Council November 2004, subject property to the east.
- ZC-17-028, from Unzoned to “I” Light Industrial, approved by City Council March 2017, subject property to the west.

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.
 The following organizations were emailed on August 2, 2024:

Organizations Notified	
Meadow Creek South HOA*	Parkview NA
Crowley ISD	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity

**Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

Development in the vicinity consists of warehouse and truck parking to the north, vacant land to the east, single-family residence, Oncor Substation and a repair facility with outdoor storage of tractor trailers to the west.

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

Comprehensive Plan Consistency – Far South Sector

The 2023 Comprehensive Plan designates all the tracts involved in this change of zoning request as *future Light Industrial*. The proposed zoning classification is in line with the Comprehensive Plan future land use designation of *Light Industrial*.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

The 2023 Comprehensive Plan currently designates the subject property as *future light industrial*. The zoning types that would be in alignment with this future land use designation are Light Industrial “MU-2” “I” and Commercial zoning districts “ER”, “E” and “MU-1”. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan. The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

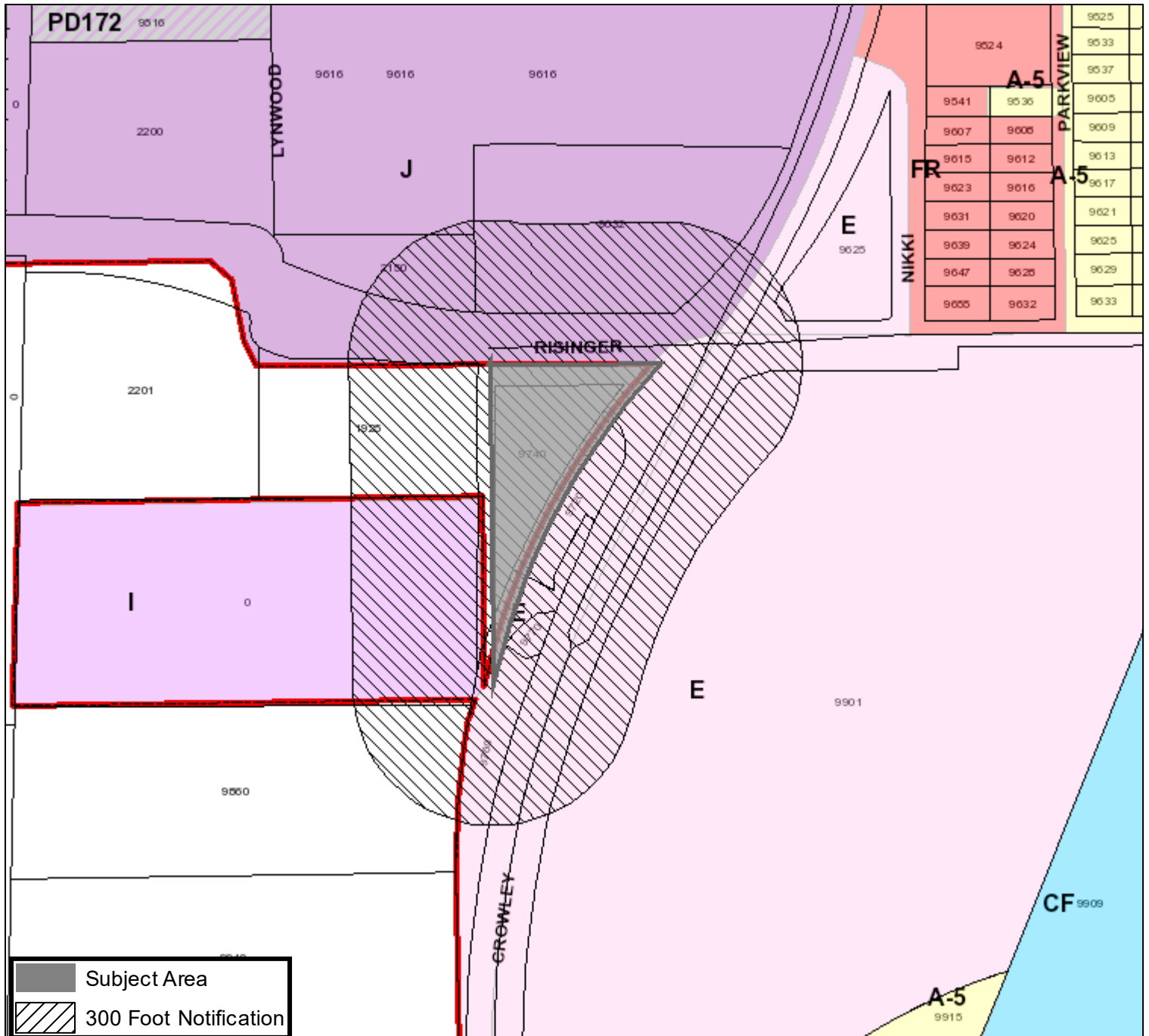
1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.





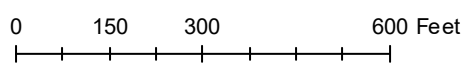
zc-24-072

Area Zoning Map

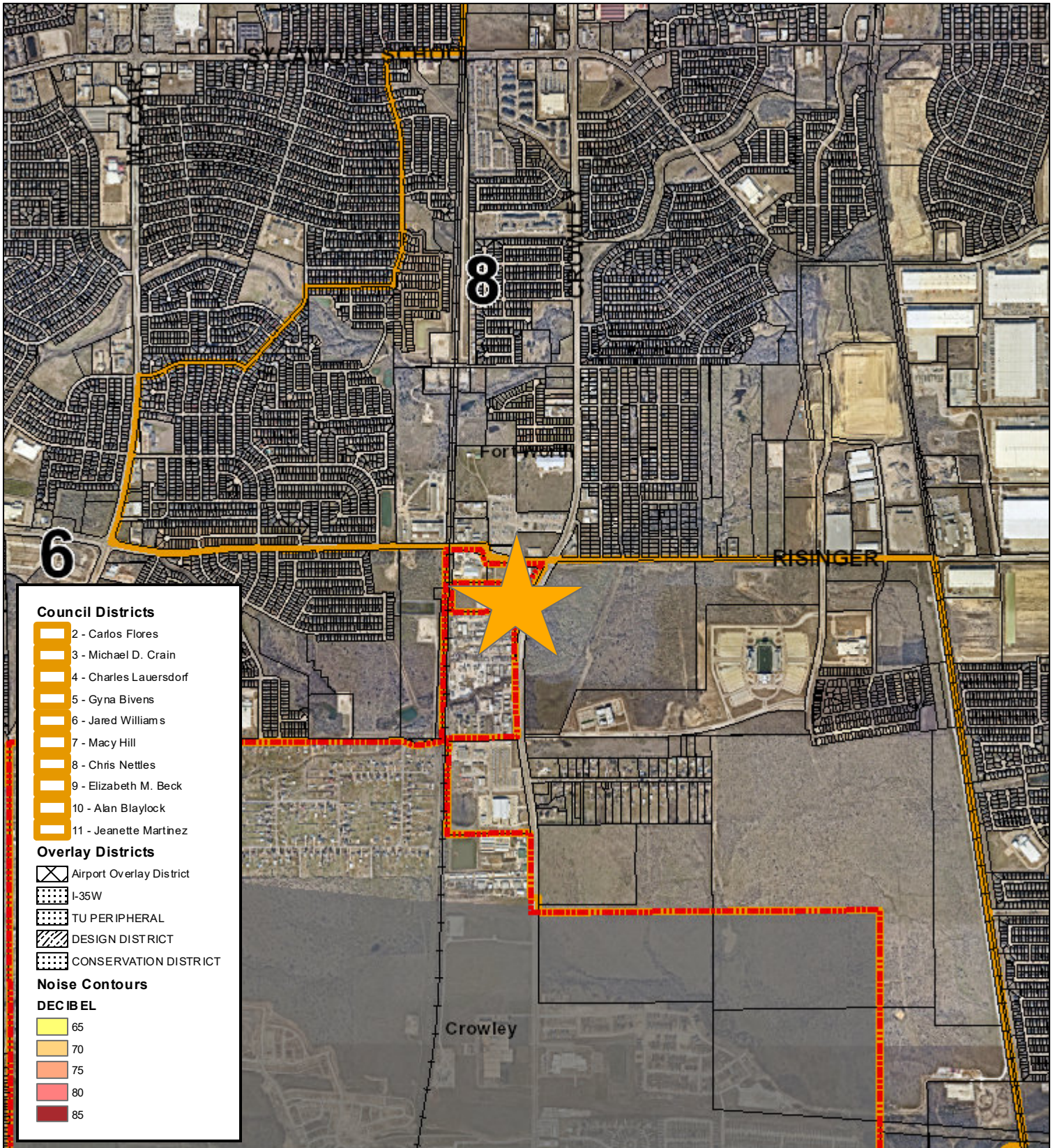
Applicant: Judy Baumgardner
 Address: 9710, 9720 & 9740 N. Crowley Rd.
 Zoning From: Unzoned
 Zoning To: E
 Acres: 2.21966804
 Mapsco: Text
 Sector/District: Far_South
 Commission Date: 8/14/2024
 Contact: null




 Subject Area
 300 Foot Notification








Area Map








Council Districts

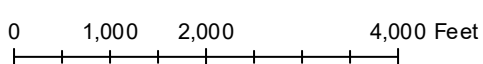
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

Overlay Districts

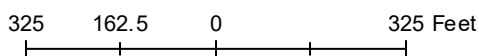
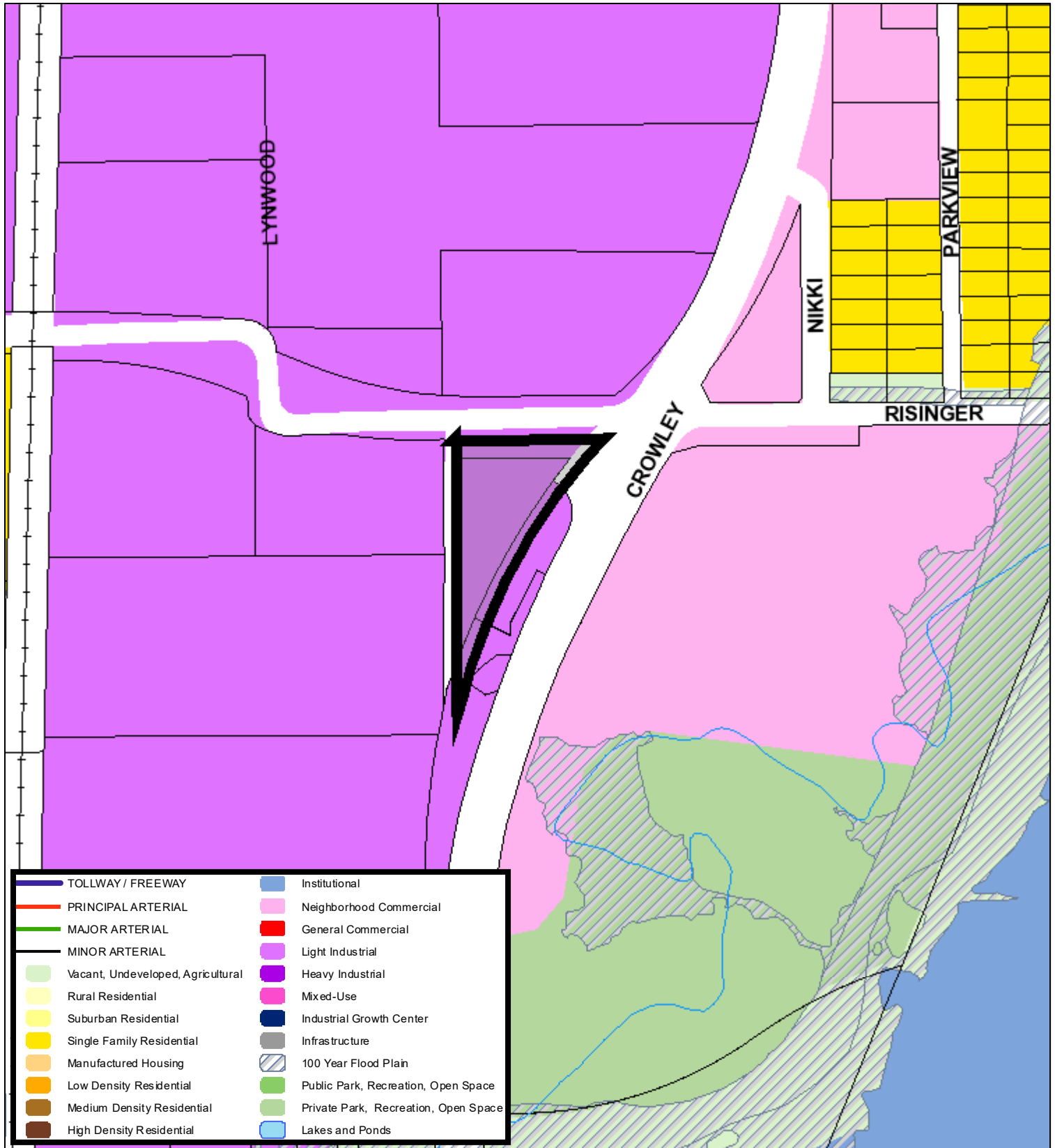
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



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



0 210 420 840 Feet

