



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-158

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Virginia M. Purcell

Site Location: 801 W. Rendon Crowley Rd

Acreage: 0.89 acres

Request

Proposed Use: Auto Repair

Request: From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not 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 located on the south side of Rendon Crowley Road, approximately .75 miles from I-35W. The applicant is requesting a zoning change from “E” Neighborhood Commercial to “FR” General Commercial Restricted for automotive repair/brake shop. Surrounding land uses are primarily vacant with commercial uses to the west. Staff supports this request because the site is located along a principal arterial with no adjacent or nearby residential uses.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / vacant and FM 1187
East “E” Neighborhood Commercial / vacant
South “E” Neighborhood Commercial / vacant
West “E” Neighborhood Commercial / commercial uses

Recent Zoning History

No zoning cases in vicinity.

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were notified: (emailed September 30, 2022)

Organizations Notified	
Coventry HOA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Crowley 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 “E” Neighborhood Commercial to “FR” General Commercial Restricted. The site is along a principal arterial roadway, designed for traffic from the larger community. Properties to the north, east, and south are zoned “E” and are vacant. The property to the west has a commercial use. The site is located approximately 1,000 ft from a A-5 One-Family district and the proposed automotive repair would have minimal impact.

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

Comprehensive Plan Consistency– Far South

The 2022 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is **not consistent** with the Comprehensive Plan.

However, the site is located along a principal arterial and heavier commercial uses are appropriate along these thoroughfares. The proposed zoning is also consistent with the following policies of the Comprehensive Plan:

- 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.

Economic Development Plan

The adopted 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.

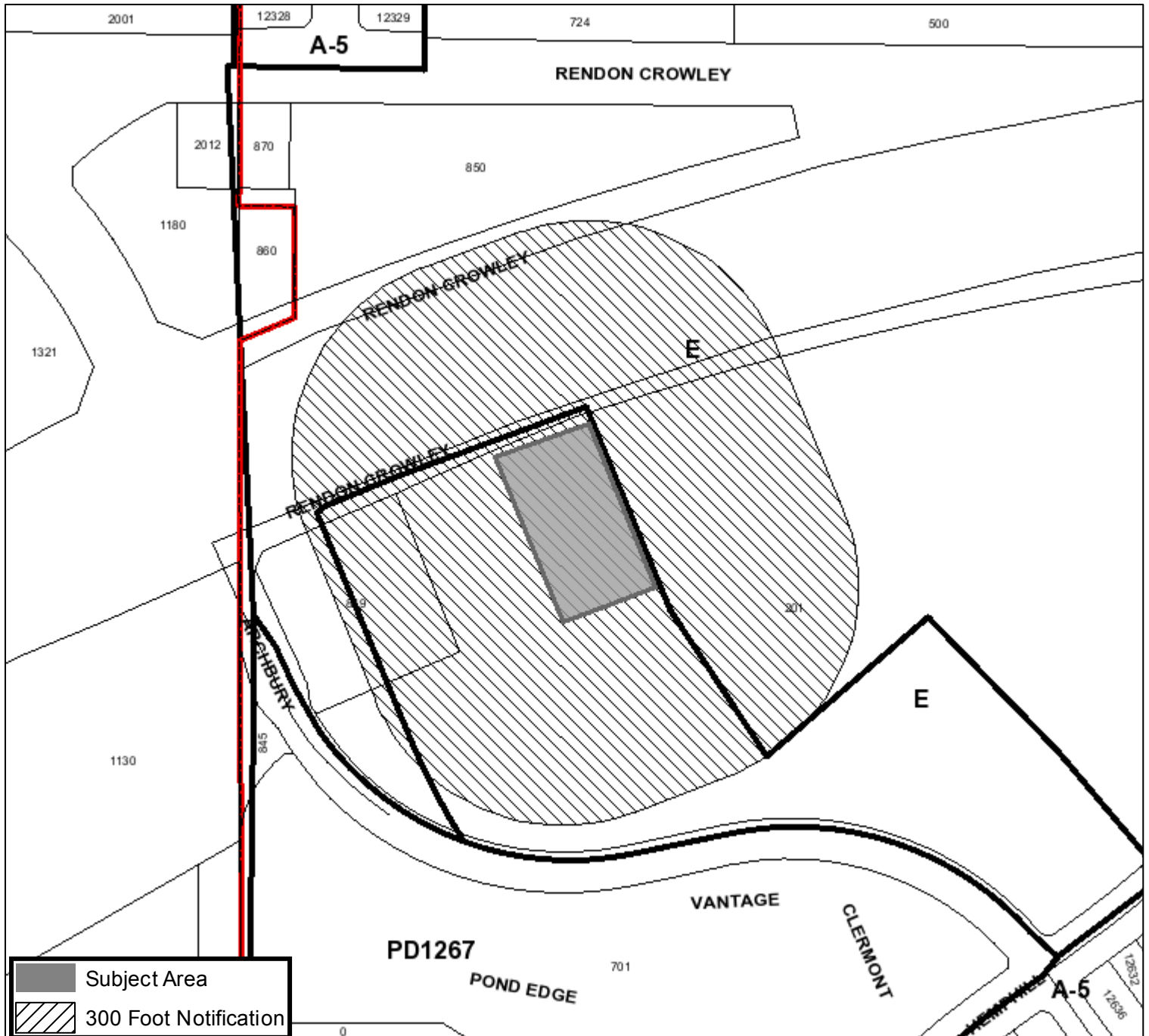
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the needs of the community.



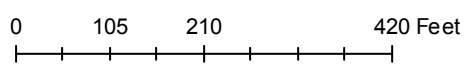
ZC-22-158

Area Zoning Map

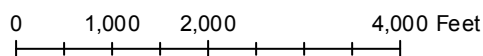
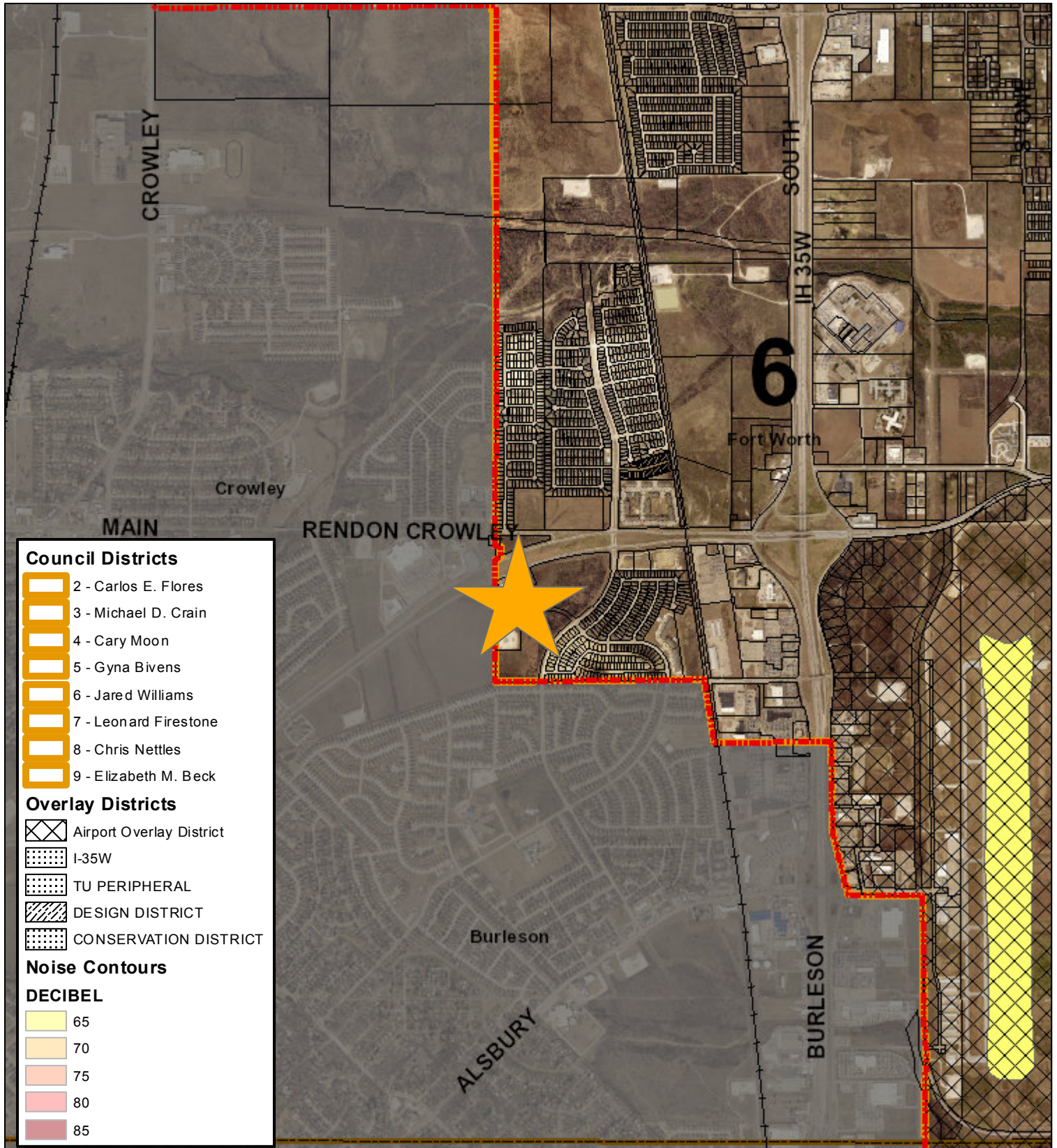
Applicant: Virginia M. Purcell
 Address: 801 W. Rendon Crowley Road
 Zoning From: E
 Zoning To: FR
 Acres: 0.89715763
 Mapsco: 118M,R
 Sector/District: Far South
 Commission Date: 10/12/2022
 Contact: null



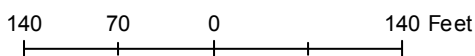
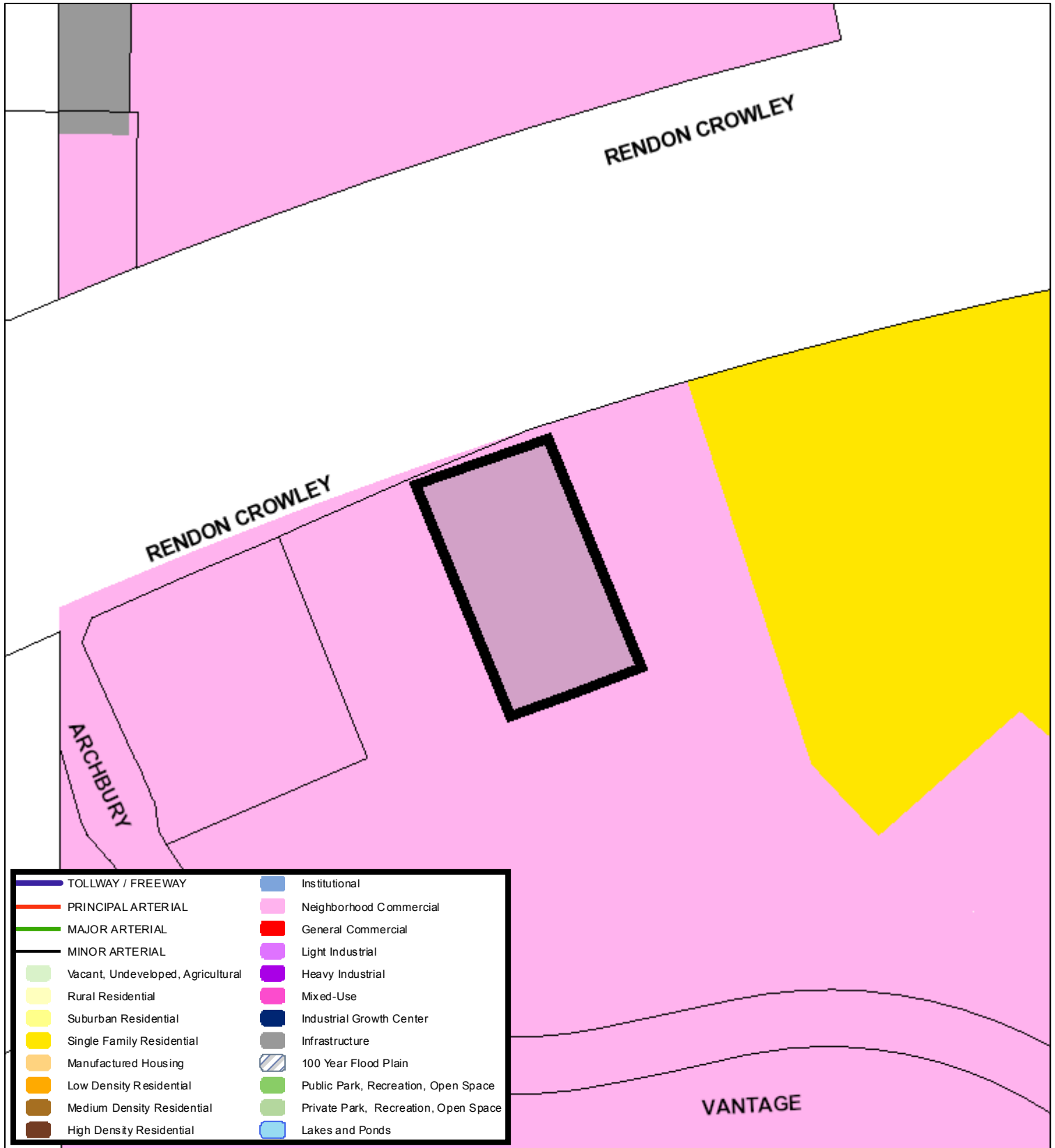
	Subject Area
	300 Foot Notification



Area Map



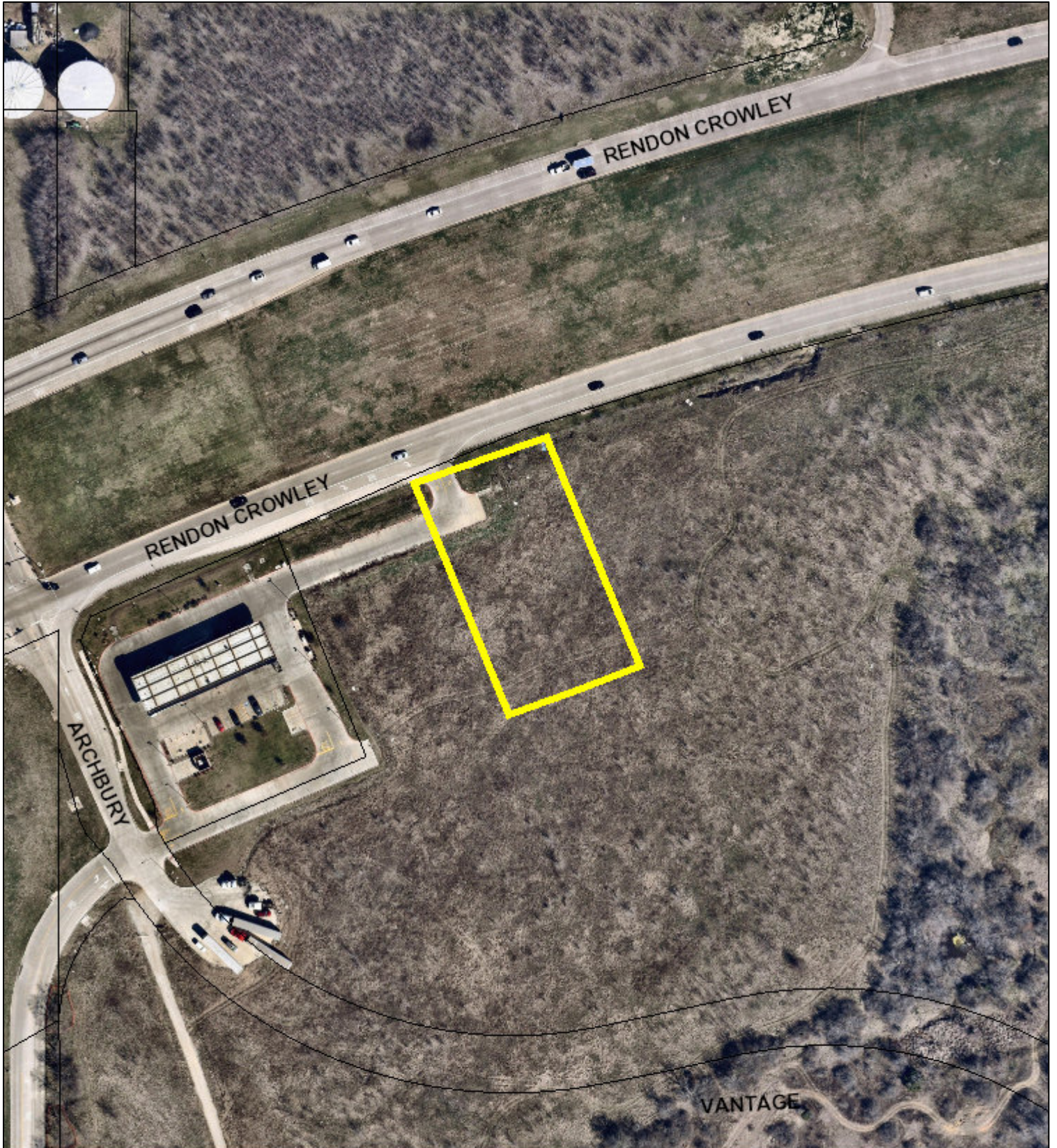
Future Land Use



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 90 180 360 Feet

