



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 16, 2021

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: 1 letter

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Jimmy Purselley

Site Location: 800 - 1100 blocks E. Rendon Crowley Road Acreage: 23.04

Proposed Use: Multifamily

Request: From: "CR" Low Density Multifamily and "F" General Commercial

To: Planned Development for all uses in "CR" Low Density Multifamily with development regulations for 45% open space; site plan waiver requested/ Spinks Airport Overlay

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation).**

Staff Recommendation: Approval

Background:

This site is located on the north side of Rendon Crowley Road, north of Wildcat Way. The applicant requests a rezoning from "F" General Commercial and "CR" Low Density Multifamily to "C" Medium Density Multifamily. The future land use of the site is General Commercial.

While staff did not support the original request to "C", the amendment of the request to the current "CR" zoning will help keep the density at what is currently allowed in the area. While a multifamily development in this location is not highly desirable by the City, the applicant has been working closely with Aviation staff for the necessary aviation easements. The Aviation Department has stated they have no opposition to the revised request.

This case was continued at the December Zoning Commission in order for the applicant to reach out to Aviation staff and nearby neighborhood associations. During the continuance period the applicant revised their request to keep the base of "CR" with the open space requirement of "C" zoning, as well as adding addition property to allow for access along Risinger through TxDOT.

Site Information:

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / vacant

East "C" Medium Density Multifamily / vacant
 South PD 549 Planned Development, "F" General Commercial / single family, tennis courts
 West "A-10" One-Family / single family

Zoning History: ZC-13-136 addition of Spinks Airport Overlay; south of subject site

Public Notification:

300 foot Legal Notifications were mailed on December 29, 2020.
 The following organizations were notified: (emailed December 21, 2020)

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

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning to "C" Medium Density Multifamily for multifamily development. Surrounding uses consist of undeveloped land with the Spinks Airport to the south.

The proposed use **is not compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far South

The 2020 Comprehensive Plan designates the subject property as General Commercial. The use does not meet the below policies within the following 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.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

Improve the **competitiveness of existing businesses** and help them remain and grow in the community.

1.3.3.1. Start with protection efforts aimed directly at **maintaining the appropriate land use and zoning regulations in and around the city's three airports** (Alliance, Meacham, and Spinks) and Naval Air Station Joint Reserve Base (NAS-JRB) Fort Worth.

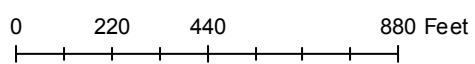
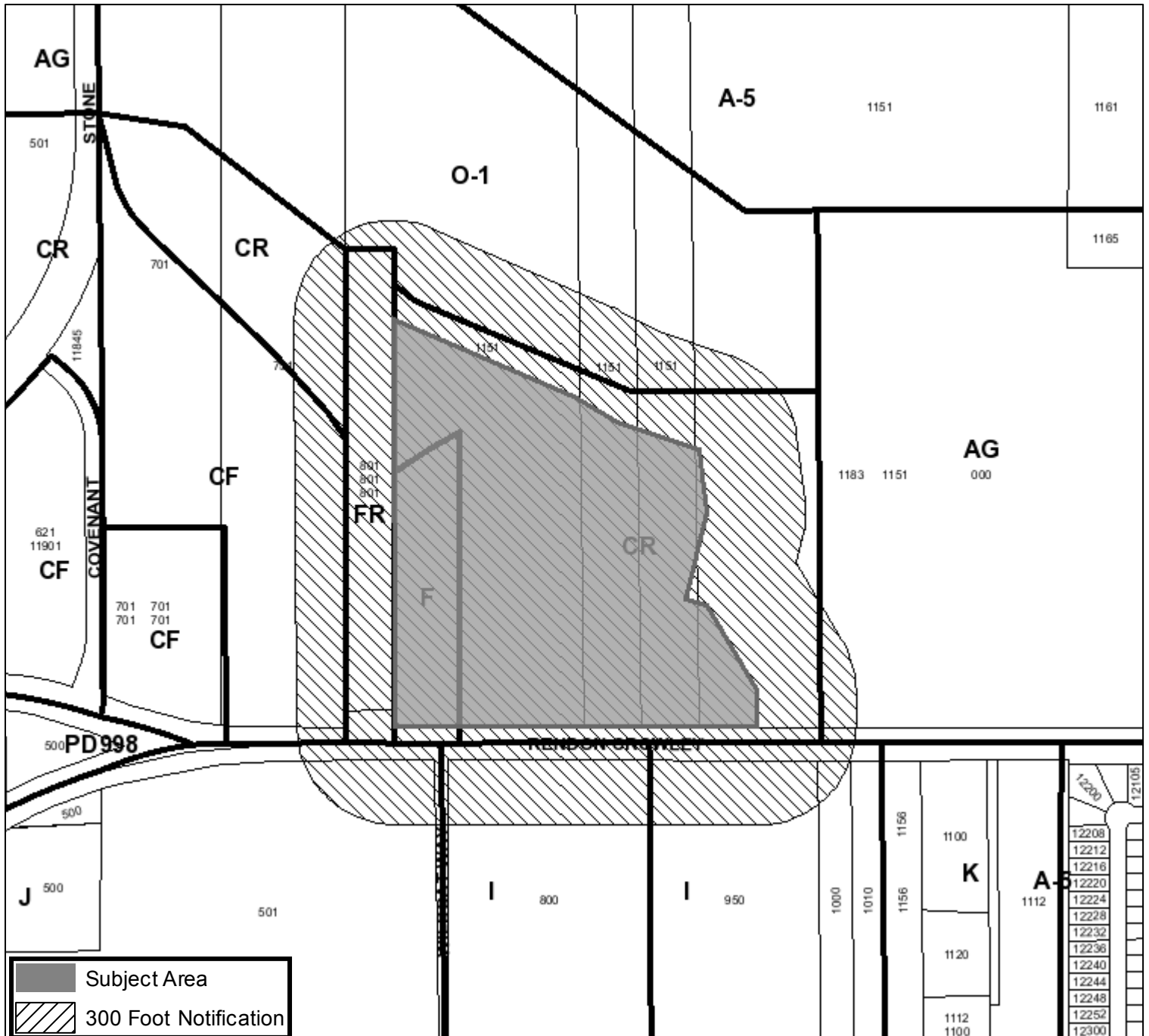
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

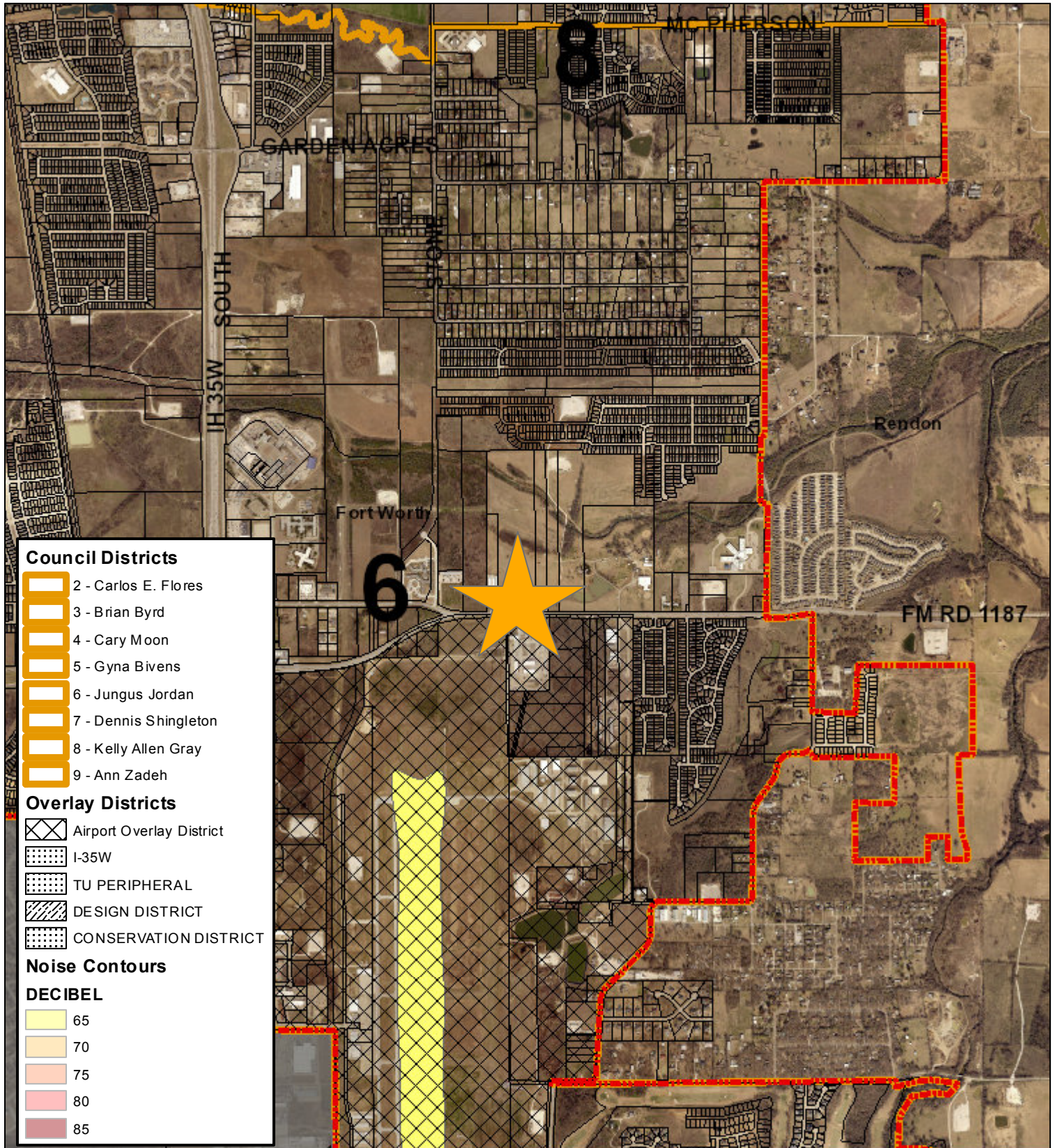


Area Zoning Map









Applicant: Jimmy Purselley
 Address: 800 - 1000 blocks E. Rendon Crowley Road
 Zoning From: CR, F
 Zoning To: PD/CR with dev. regulations / Spinks Airport Overlay
 Acres: 23.03749005
 Mapsco: 119L
 Sector/District: Far South
 Commission Date: 1/13/2021
 Contact: 817-392-8043








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

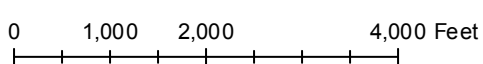
Overlay Districts

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

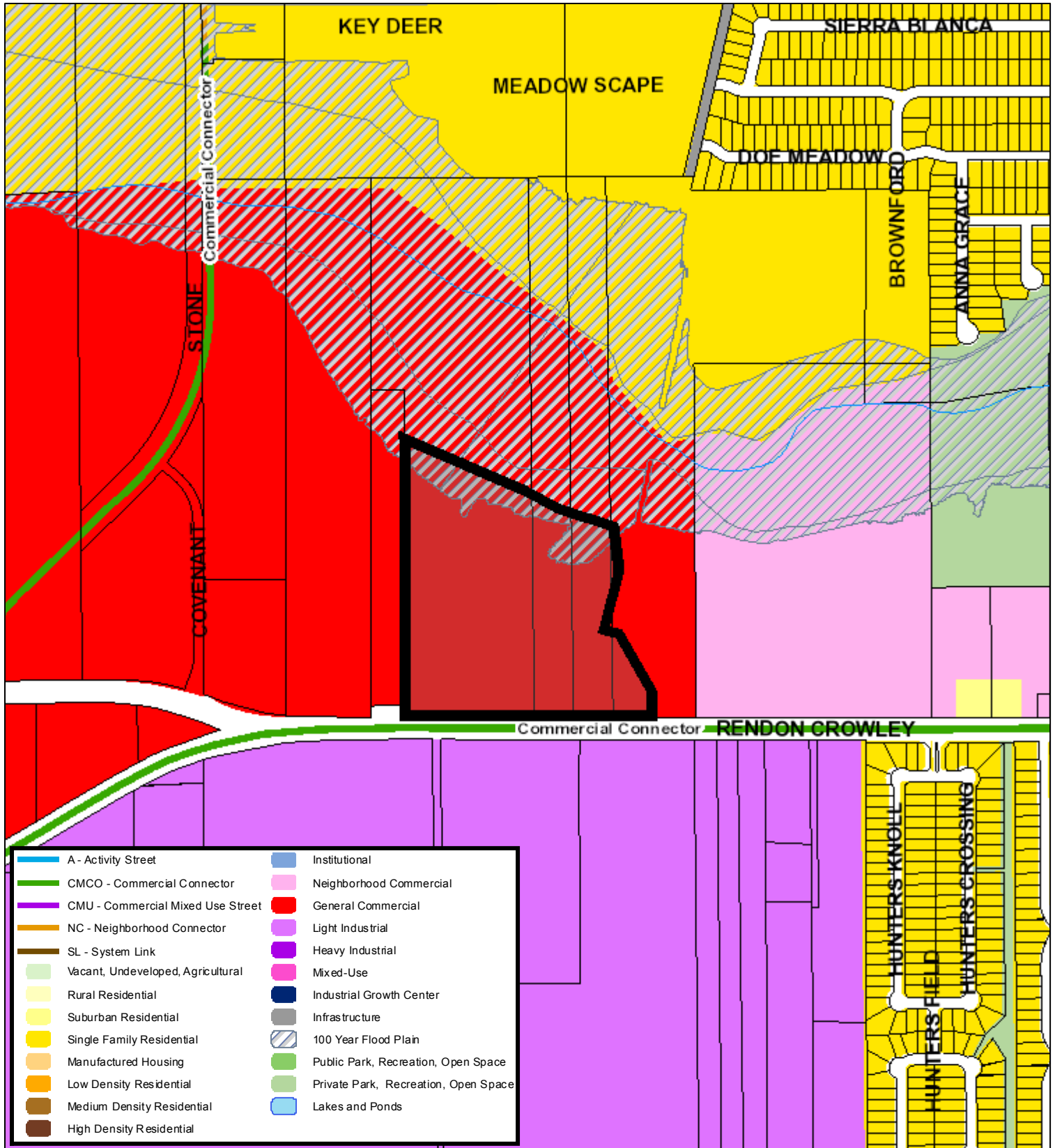
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

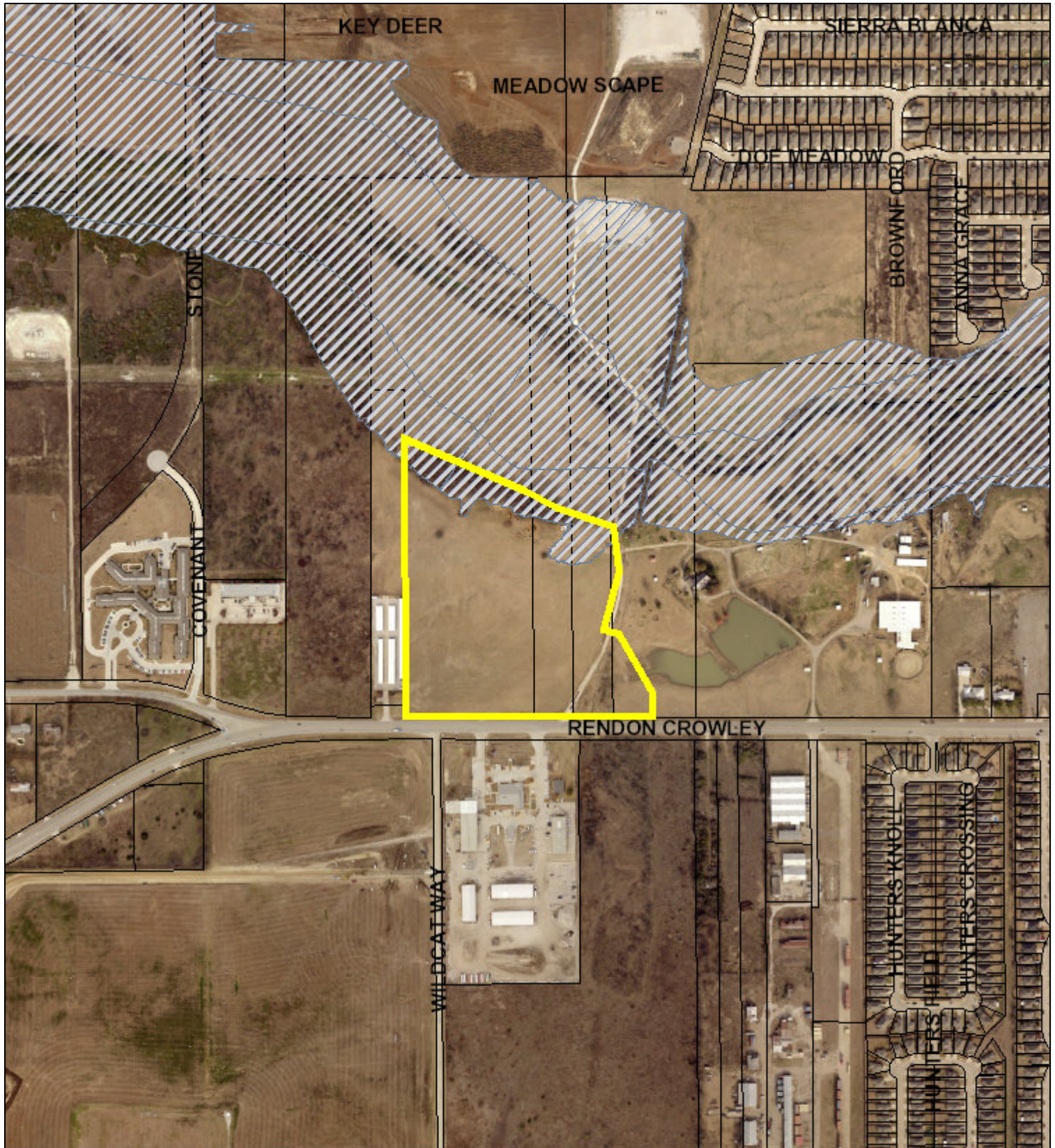


590 295 0 590 Feet

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



0 370 740 1,480 Feet

