



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-108

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Florame Rafanan / Tribus Properties, Brent Kesler

Site Location: 751 East Rendon Crowley Road **Acreage:** 20 acres

Request

Proposed Use: Truck Parking, Warehouse/Office, Commercial

Request: From: “O1” Floodplain, “CF” Community Facilities, “PD 1304” Planned Development based on Low Density Multifamily with development standards, Site Plan waived

To: “J” Medium Industrial

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 6-0**

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Project Description and Background

The subject site is in Council District 8, generally north of Spinks Airport, situated on FM 1187 (Rendon Crowley Road). Currently there are three zoning designations, with “CF” Community Facilities closest to FM 1187, PD 1304 in the middle of the property, and “O-1” Floodplain zoning in the rear. The owner seeks to rezone the site to “J” Medium Industrial in order to allow construction of commercial, warehouse/bulk storage, and truck parking (outdoor storage) on this site, which is currently undeveloped.

Rezoning to a standard zoning district, such as “J” does not have a requirement for a formal Site Plan submittal, however the applicant has supplied a general concept layout to give the City an idea on how the site is intended to function once it is fully developed. If the zoning is approved, the developer is not bound to following this concept layout. It is simply for informational purposes at this stage.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / undeveloped & creek/floodplain
East “O1” Floodplain & “FR” General Commercial Restricted / mini-warehouse & RV/Boat storage
South “J” Medium Industrial / Spinks Airport
West “O1” Floodplain & “CF” Community Facilities & PD1304 / medical office

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The 20 acre property is located in far southern Fort Worth, across FM 1187 from Spinks Airport, in an area predominated by non-residential uses. Developing the site as a commercial and industrial manner would add to the City's tax base by converting currently undeveloped and unproductive land into an active business enterprise.

With all of the surrounding properties already zoned as various non-residential zoning categories, this rezoning request to "J" Medium Industrial fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area. The closest residential zoned and developed areas are located over 600 feet to the north, and is separated from the subject site by a creek and floodplain that form a natural buffer.

The proposed rezoning to "J" Medium Industrial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The currently adopted 2022 Comprehensive Plan designates the subject property as future General Commercial on the Future Land Use Map. The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

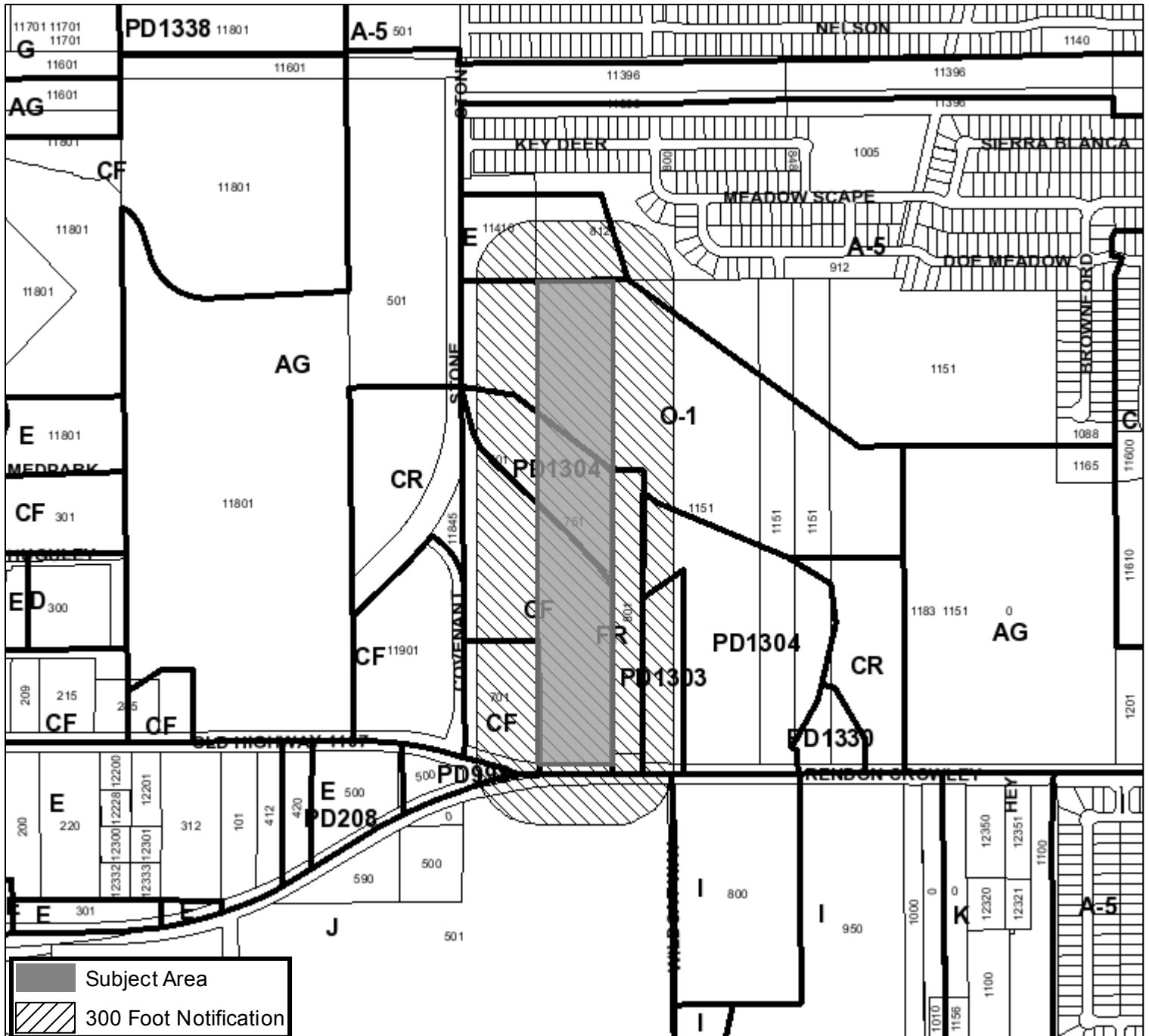
FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2

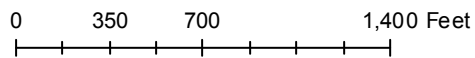
If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Area Zoning Map

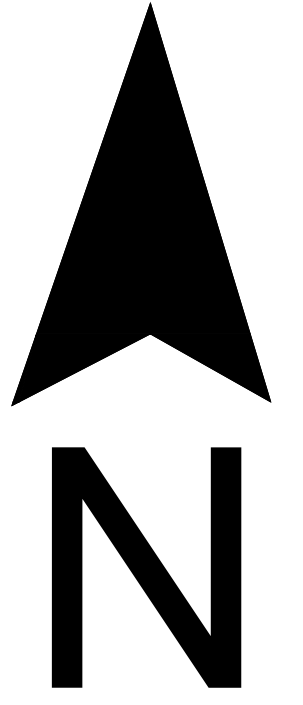
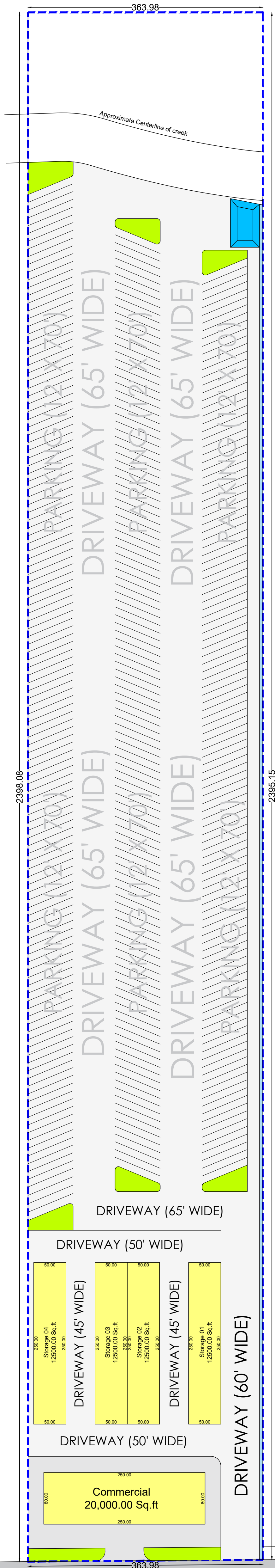
Applicant: Florame Rafanan/Tribus Properties LLC
 Address: 751 E. Rendon Crowley Road
 Zoning From: PD/CF
 Zoning To: J
 Acres: 20.71286402
 Mapsco: Text
 Sector/District: Far South
 Commission Date: 7/12/2023
 Contact: null



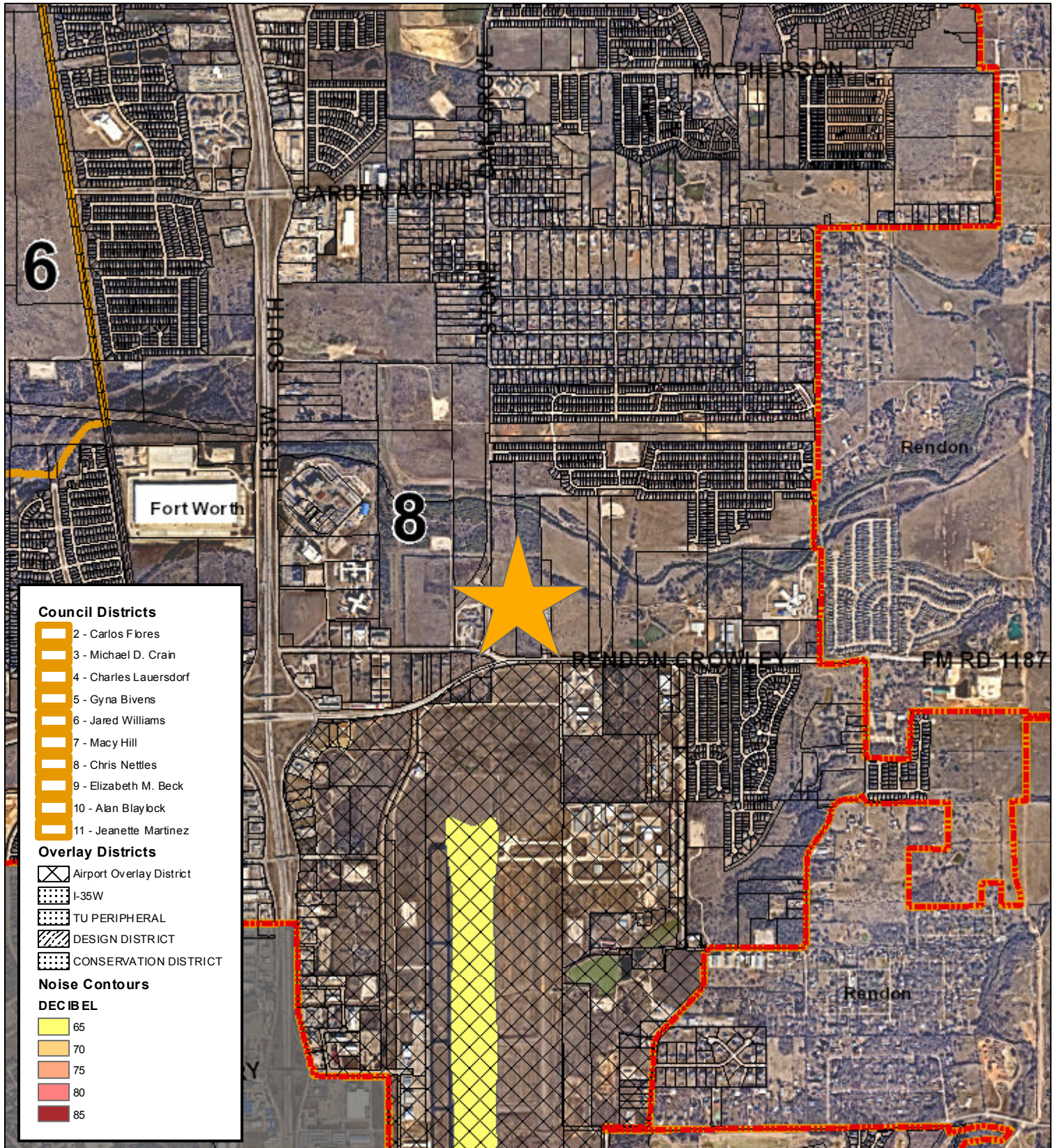
Subject Area
 300 Foot Notification



SITE PLAN ON AN AREA OF 20 ACRES



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

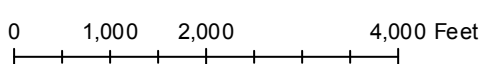
Overlay Districts

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

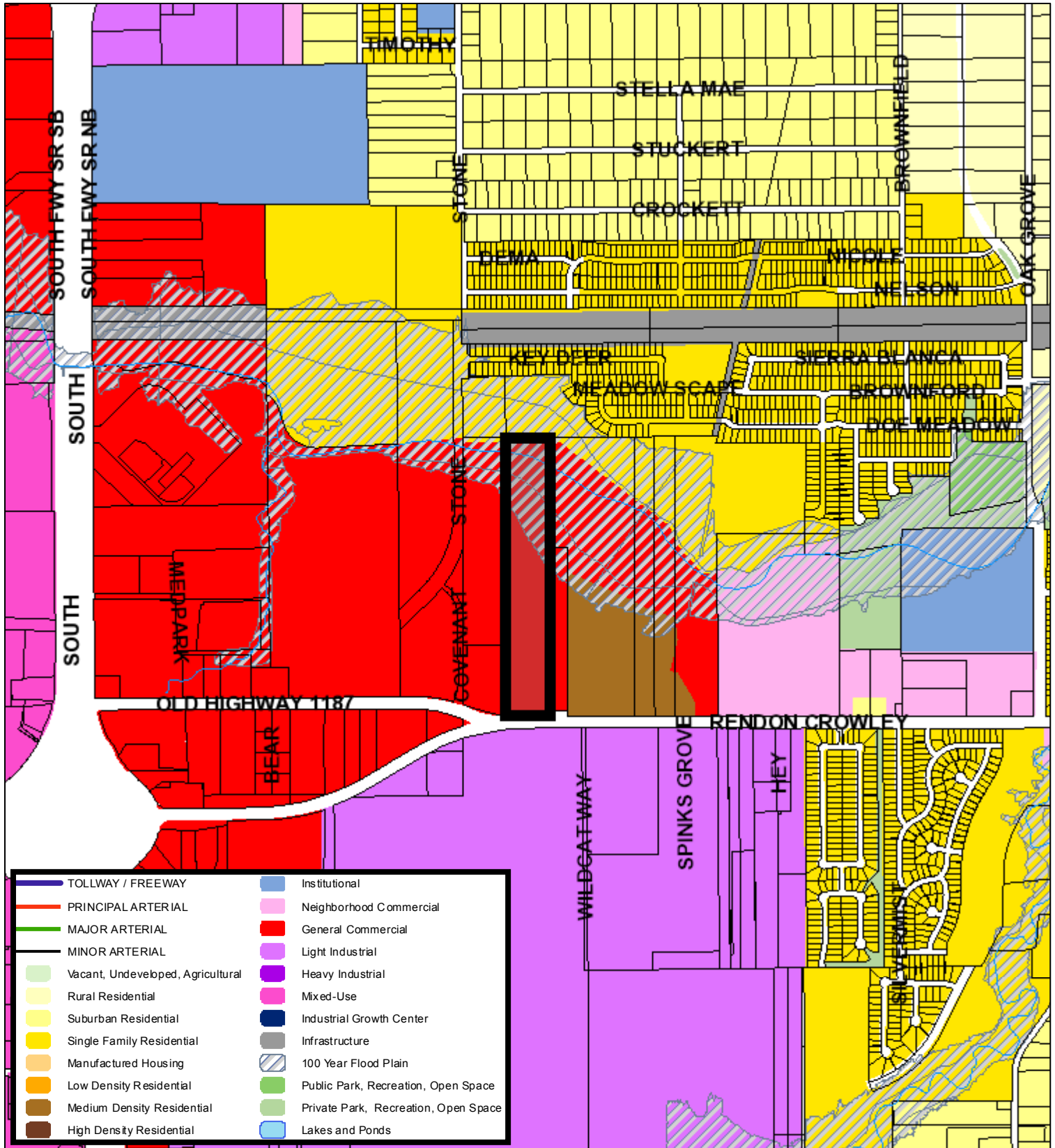
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use

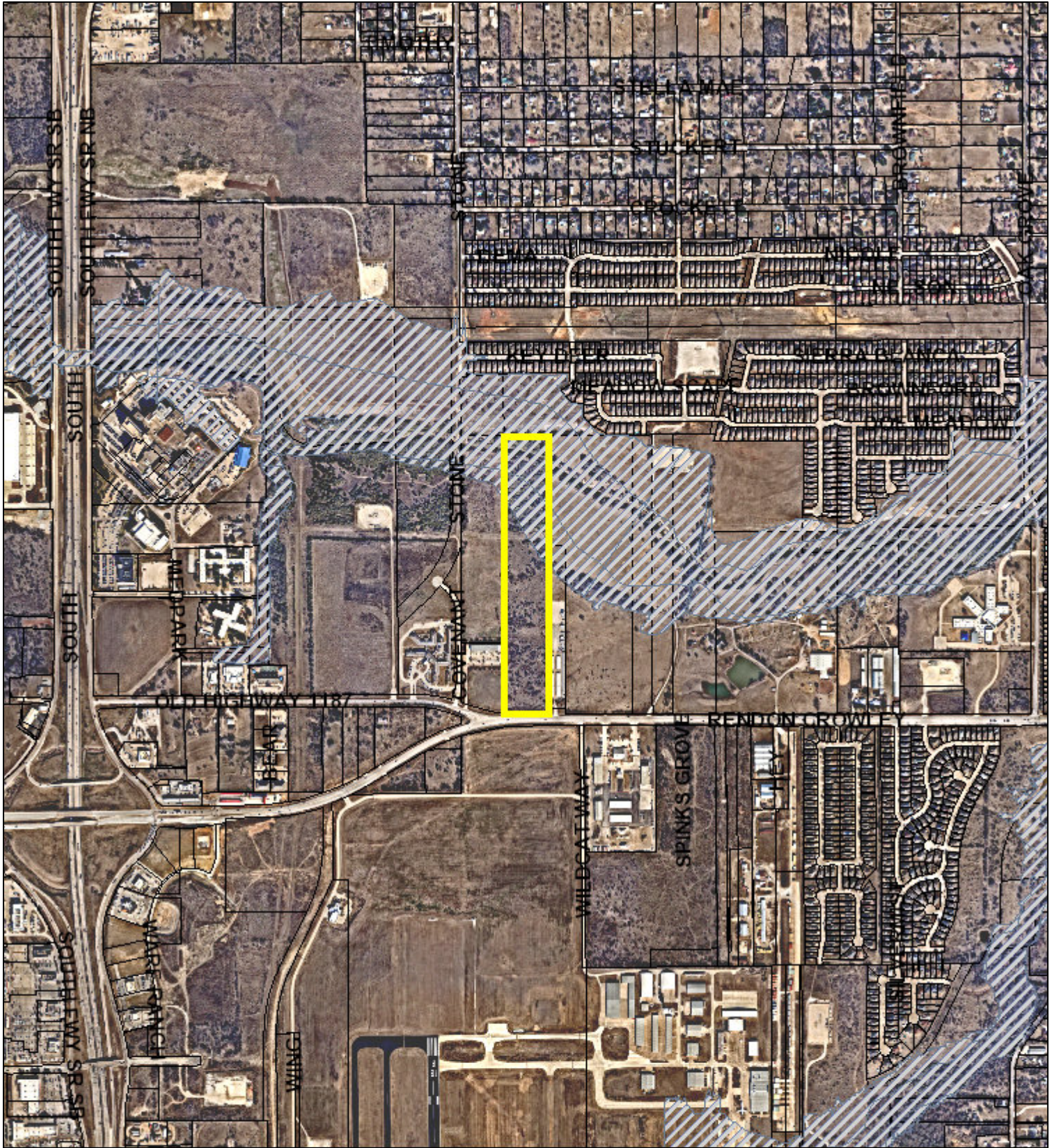


1,000 500 0 1,000 Feet

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



0 700 1,400 2,800 Feet

