



Zoning Staff Report

Date: October 15, 2024

Case Number: ZC-24-097

Council District: 8

Zoning Map Amendment

Case Manager: [Alexander Johnson](#)

Owner / Applicant: TFG Burleson LP/Brandon Middleton

Site Location: 11800, 12204, 12212, 12220, 12230, & 12236 South Freeway **Acreage:** 21.4 acres

Request

Proposed Use: Commercial / Retail

Request: From: "I" Light Industrial; "K" Heavy Industrial

To: "G" Intensive 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 8-0**

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Project Description and Background

The subject site is located in the Far South area of Fort Worth in Council District 8, west of South Fwy and North of E Rendon Crowley Rd. The applicant is requesting to rezone these properties from “I” Light Industrial “K” Heavy Industrial zoning to “G” Intensive Commercial zoning to accommodate future commercial and retail development. The property is currently undeveloped. The request would also possibly be seen as a downzoning as the uses allowed in “G” are much less intense than the industrial uses of “I” and “K”. The main purpose for the rezoning is to provide a smaller Public Access Easement. An industrial access easement is typically 60 ft. Whereas, commercial easements are much smaller at 24 ft. The applicant does not intend to construct industrial uses at this site so the proposal makes sense. The chart below provides the “G” development standards below.

Intensive Commercial (“G”) District	
Front yard*	None required if entire block frontage is zoned “FR” through “K;” if the block frontage contains a residential district or the “ER” or “E” district, the most restrictive district standards apply
Rear yard*	10 feet minimum
Side yard*	
Interior lot	5 feet minimum adjacent to residential district, none otherwise; if provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	12 stories or 120 feet maximum provided, however, stealth telecommunication towers are restricted to a height of 75 feet; the urban design commission must approve the design of all stealth telecommunication towers; telecommunication towers are restricted to a height of 60 feet
Notes:	
* Additional setback may be required by §§ 6.101(c) or 6.300.	
** May be subject to projected front yard (§ 6.101(f))	

Surrounding Zoning and Land Uses

North “I” Light Industrial / Vacant
 East “I” Light Industrial / Highway
 South “I” Light Industrial, “K” Heavy Industrial / vacant, industrial, and highway
 West “I” Light Industrial, “K” Heavy Industrial, “C” Multifamily / apartments, vacant

Recent Zoning History

-None

Public Notification

- 300-foot Legal Notifications were mailed on August 30, 2024.
- The following organizations were emailed on August 30, 2024:

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

Development Impact Analysis

Land Use Compatibility

The proposed rezoning of the lot to "G" Community Facilities is consistent with the surrounding uses, with the property being almost completely surrounded by Industrial zoning and commercial uses. Rendon Crowley Rd is a principal arterial, and given the surrounding land uses, Intensive Commercial construction would be appropriate here. The proposed rezoning aligns with the character of the area and is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far South

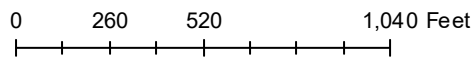
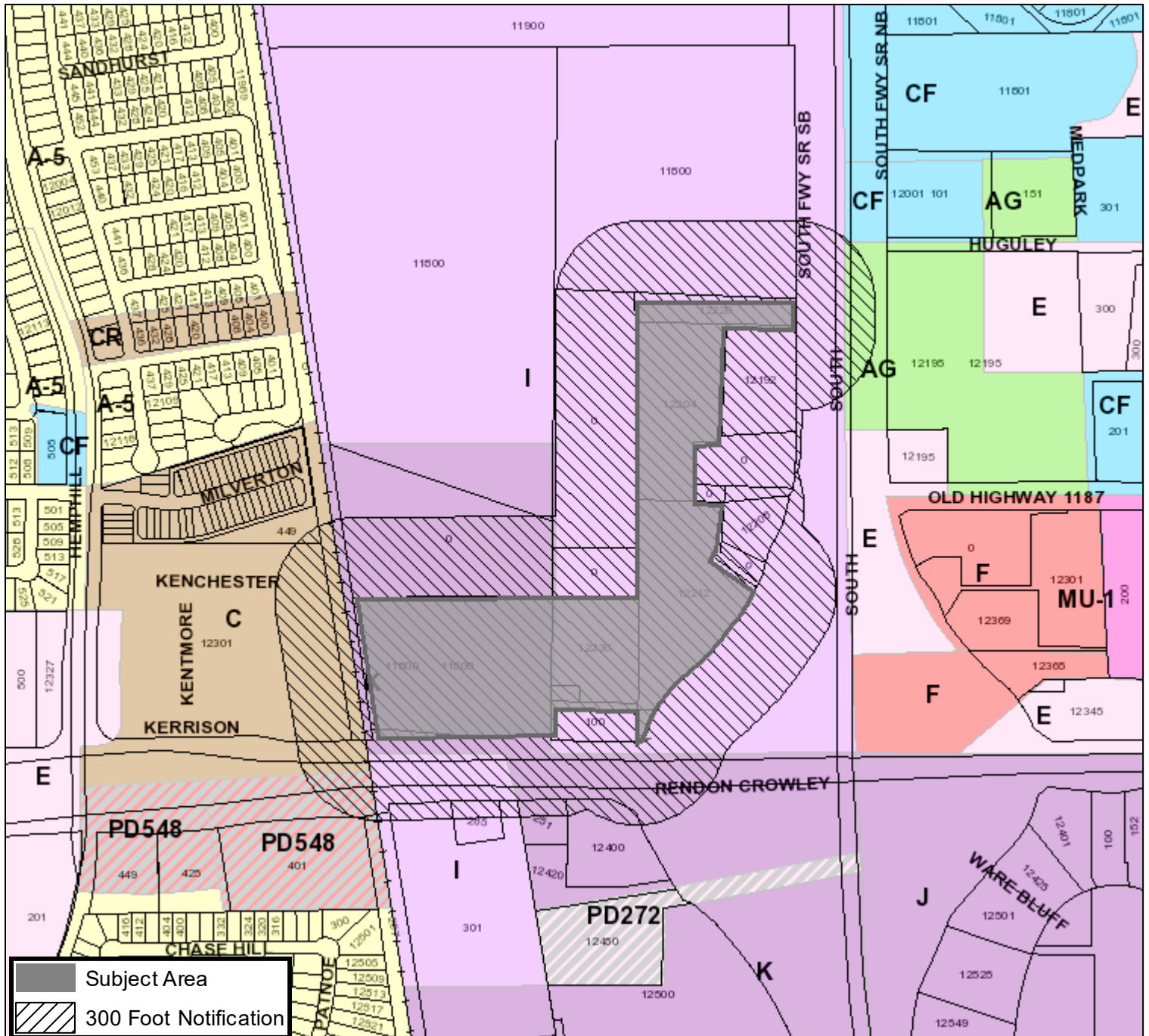
The 2023 Comprehensive Plan currently designates the subject property as Mixed-Use. The zoning types that would be compatible with this future land use designation are “UR”, “MU-1”, “MU-2”, Form Based Codes, and All commercial districts. “G” zoning as requested, would fall within what is allowed in the Mixed Use designations since it is a commercial district. Also the general plan for Far South has a section which seeks to “Promote commercial, mixed-use, and urban residential development within the Spinks/Huguley Mixed-Use Growth Center.”

Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
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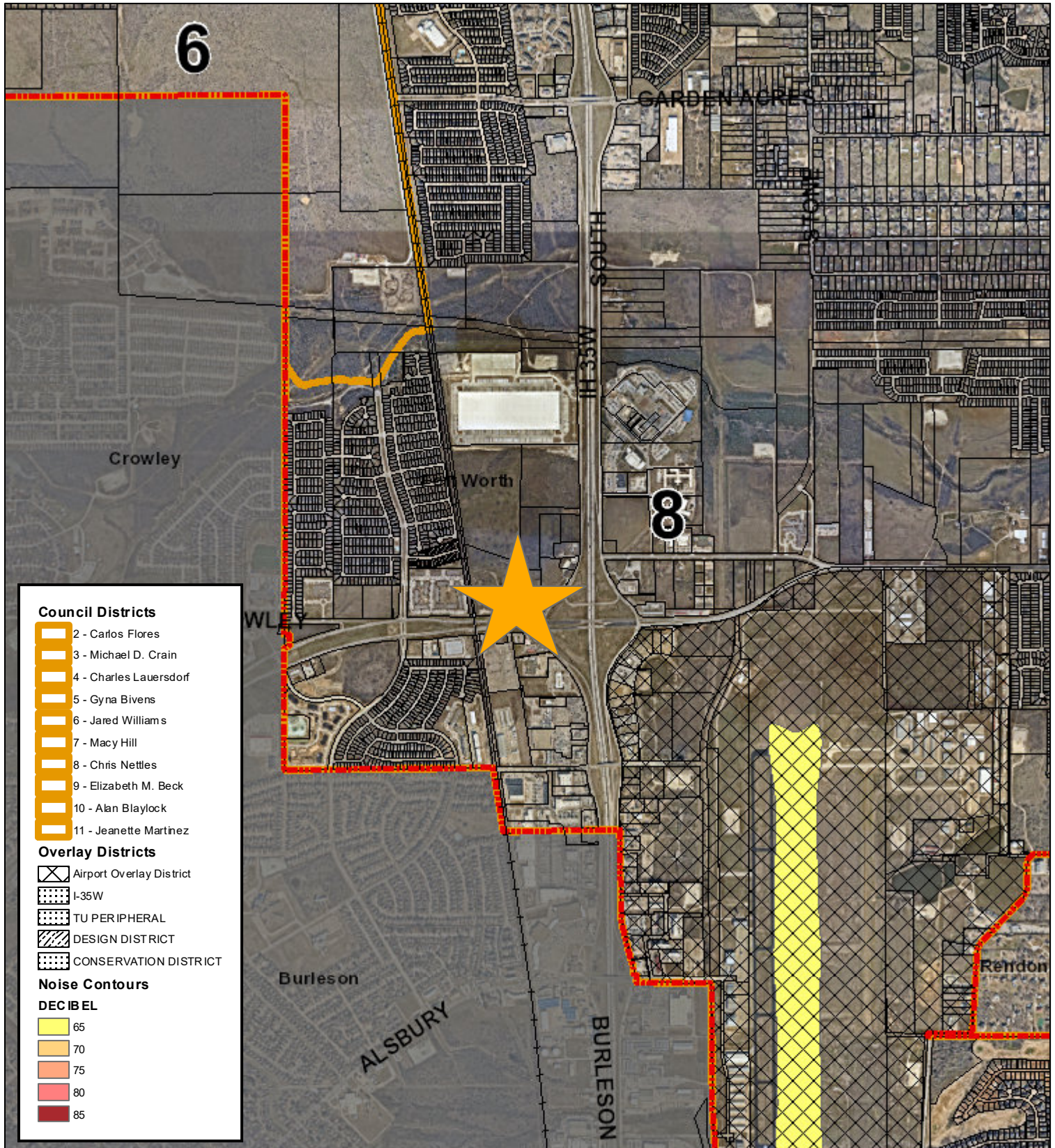
The proposed zoning is **consistent** with the Comprehensive Plan and policies.

Area Zoning Map

Applicant: TFG Bureson LP / Kimley-Horn
 Address: 11800 - 12236 (evens) South Freeway
 Zoning From: I, K
 Zoning To: G
 Acres: 21.41181082
 Mapsco: Text
 Sector/District: Far_South
 Commission Date: 9/11/2024
 Contact: null



Area Map



Council Districts

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

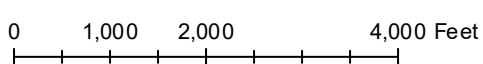
Overlay Districts

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

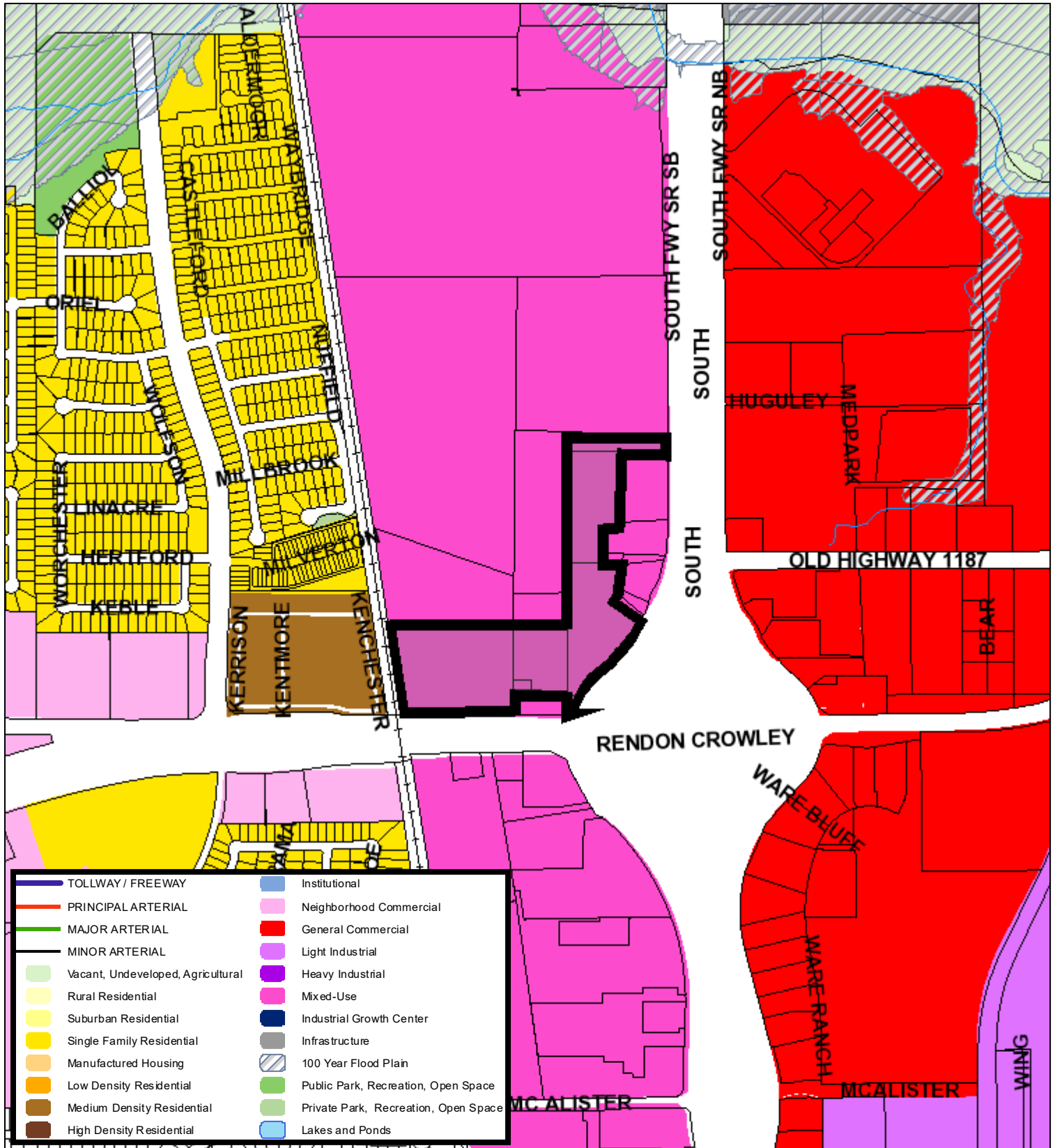
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



775 387.5 0 775 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



0 485 970 1,940 Feet

