



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-217

District (old/new): 9 / 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Edge Park Methodist Church/William Todd Kinney

Site Location: 5616 Crowley Road

Acreage: 3.3 acres

Request

Proposed Use: Church (request for new sign)

Request: From: "A-5" One-Family

To: "CF" Community Facilities

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The subject property is located at the southwest corner of Crowley Rd and Southwest Loop 820. The existing church use is allowed in all standard zoning districts, and the subject property is currently zoned “A-5” One-Family. However, the applicant is requesting a zoning change to “CF” Community Facilities in order to allow for a larger sign to be installed on the property.

The applicant may also request an electronic changeable copy sign, if the zoning is approved. It is permitted by special exception in commercial, industrial, mixed-use, and community facility zoning districts (subject to the provisions of Section 6.411 of the Zoning Ordinance).

Surrounding Zoning and Land Uses

North “A-5” One-Family / Southwest Loop 820
East “E” Neighborhood Commercial; “FR” General Commercial / retail, gas
South “A-5” One-Family / single-family
West “A-5” One-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 29, 2022.
The following organizations were notified: (emailed December 30, 2022)

Organizations Notified	
South Hills South NA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* *Closest registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “CF” Community Facilities, which is an appropriate zoning designation for the current use of the site as a church. The surrounding properties are developed for single-family and commercial. The applicant intends to install a larger sign on the property, hence the proposed request.

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

Comprehensive Plan Consistency – Sycamore

The 2022 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. This designation is intended to include “Schools, churches, government, human services, utilities, community centers, and day cares.” The Comprehensive Plan specifically labels “CF” Community Facilities as the appropriate zoning classification for properties designated for Institutional use. The current use of the site as a public school conforms to this designation.



RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

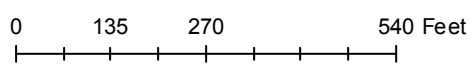
The proposed zoning is **consistent** with the Comprehensive Plan.

Area Zoning Map

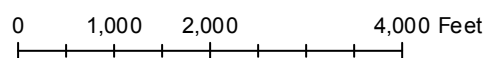
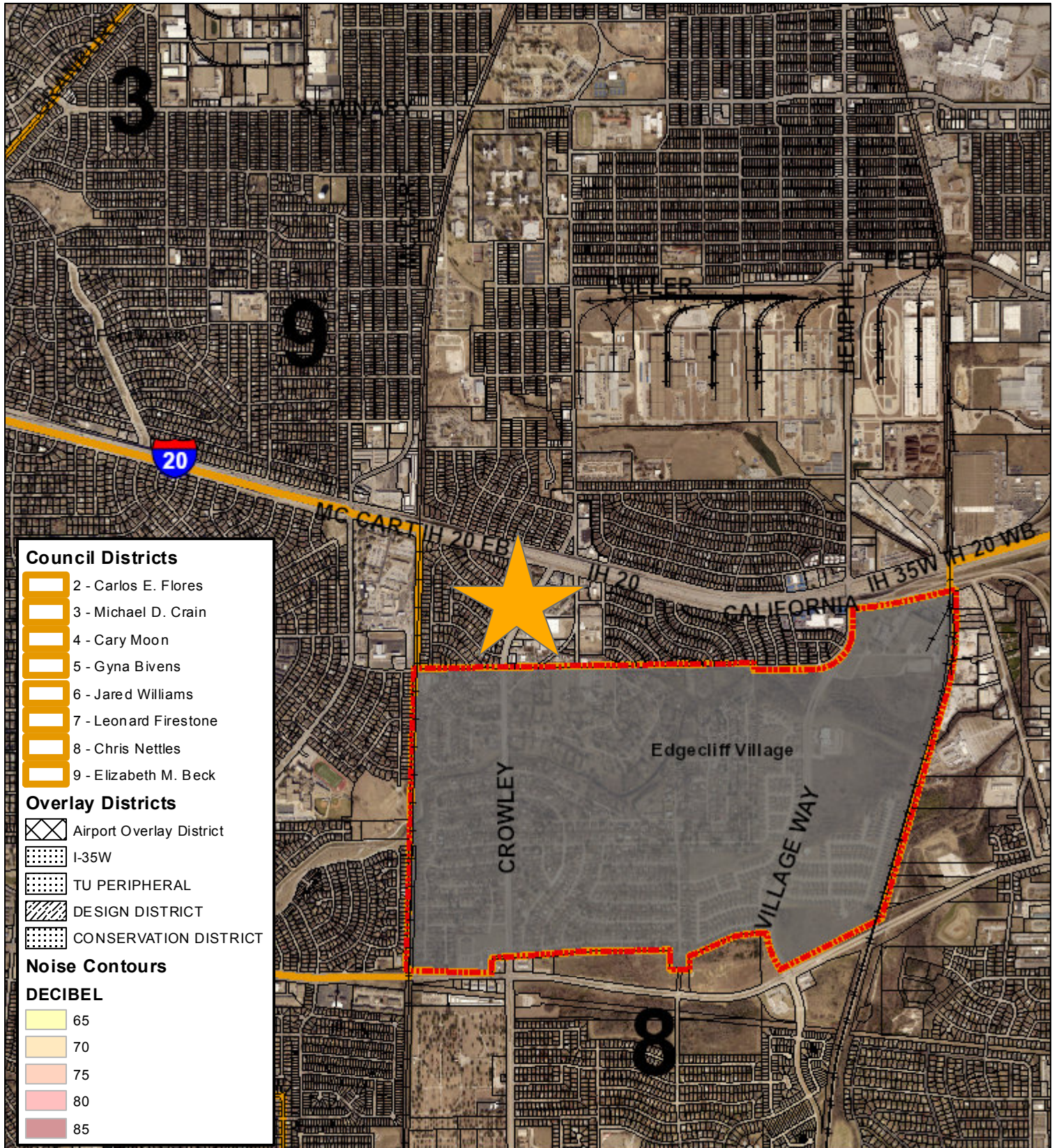
Applicant: Edge Park Methodist Church/William Todd Kinney
 Address: 5616 Crowley Road
 Zoning From: A-5
 Zoning To: CF
 Acres: 3.3925364
 Mapsco: 090U
 Sector/District: Sycamore
 Commission Date: 1/11/2023
 Contact: null



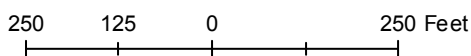
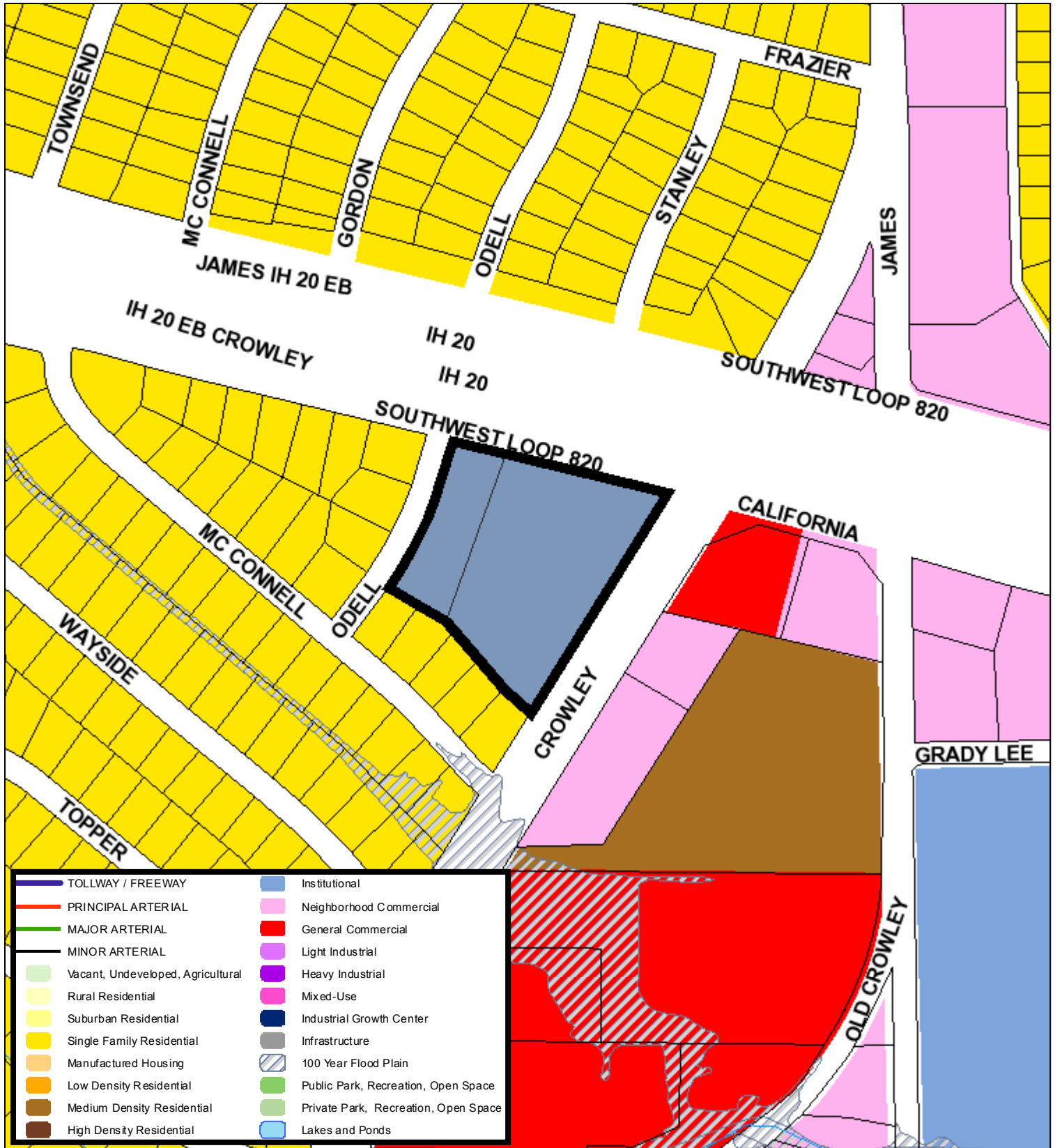
	Subject Area
	300 Foot Notification



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



0 162.5 325 650 Feet

