



Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-040

District (old/new): 6 / 8

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: JLJ Investments / Ryan King

Site Location: 12365 South Freeway

Acreage: 1.23 acres

Request

Proposed Use: Restaurant/Retail

Request: From: "PD 203" for sales of manufactured homes

To: "F" General Commercial

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 6-0**

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Project Description and Background

The proposed site is located on the northeast corner of Rendon-Crowley Road and the access road to IH-35 North. The rezoning site is a remnant of a more extensive planned development (PD 203). In 2010 the southern portion of said PD was rezoned to “E” Neighborhood Commercial to accommodate a gas station and a convenience store.

The applicant is proposing to zone the subject site from PD/203 for sales of manufactured homes to “F” General Commercial. The purpose of the general commercial (“F”) district is to provide for commercial uses intended to serve the entire community.

In their application, the applicant expressed that they would develop a 9,500 sq. ft. building, of which 5,000 sq. ft. will be used for restaurants, and the rest will be leased for retail purposes.

Surrounding Zoning and Land Uses

North “F” General Commercial / restaurant
East “E” Neighborhood Commercial / residence
South “E” Neighborhood Commercial / gas station and convenience store
West Across South Freeway “I” Light Industrial / vacant

Recent Zoning History

- ZC-17-129 directly north of the site rezoning from “MU-1” Low-intensity Mixed Use to “F” General Commercial.

Public Notification

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

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

Development Impact Analysis

Land Use Compatibility

The site is completely surrounded by properties zoned commercial on sides, and the actual land uses are largely commercial comprised of restaurant, gas stations and convenience stores, except for the 4-acre site directly to the east which is developed with a single-family residence.

The site is at a high-traffic intersection, a major east/west thoroughfare between the Cities of Mansfield and Crowley, and in proximity to IH35W. Commercial uses are appropriate at major intersections.

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

Comprehensive Plan Consistency – Far South

The 2022 Comprehensive Plan currently designates the subject site as future General Commercial. Properties on all four adjacent sides are all marked as future General Commercial. All commercial zoning, as well as mixed-use zoning are considered to be acceptable zoning classifications within future General Commercial areas.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas

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

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

The following Economic Development policies support the rezoning as presented:

- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





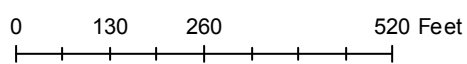
ZC-23-040

Area Zoning Map

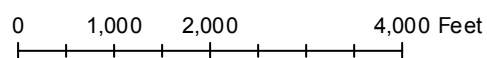
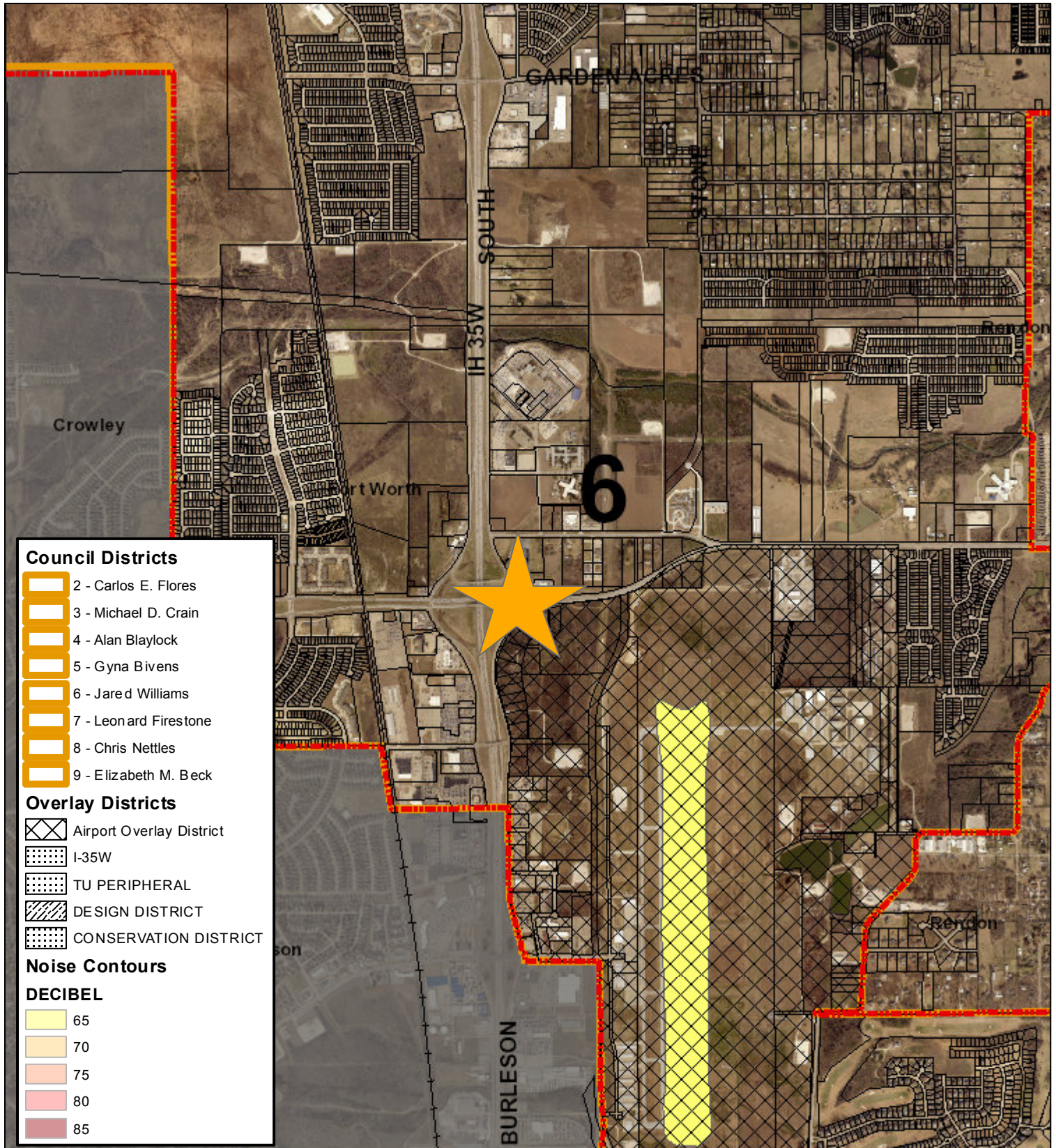
Applicant: JLJ Investmets/Ryan Kim
 Address: 12365 South Freeway
 Zoning From: PD 203
 Zoning To: F
 Acres: 1.23347933
 Mapsco: Text
 Sector/District: Far South
 Commission Date: 4/12/2023
 Contact: 817-392-8028



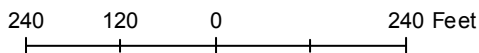
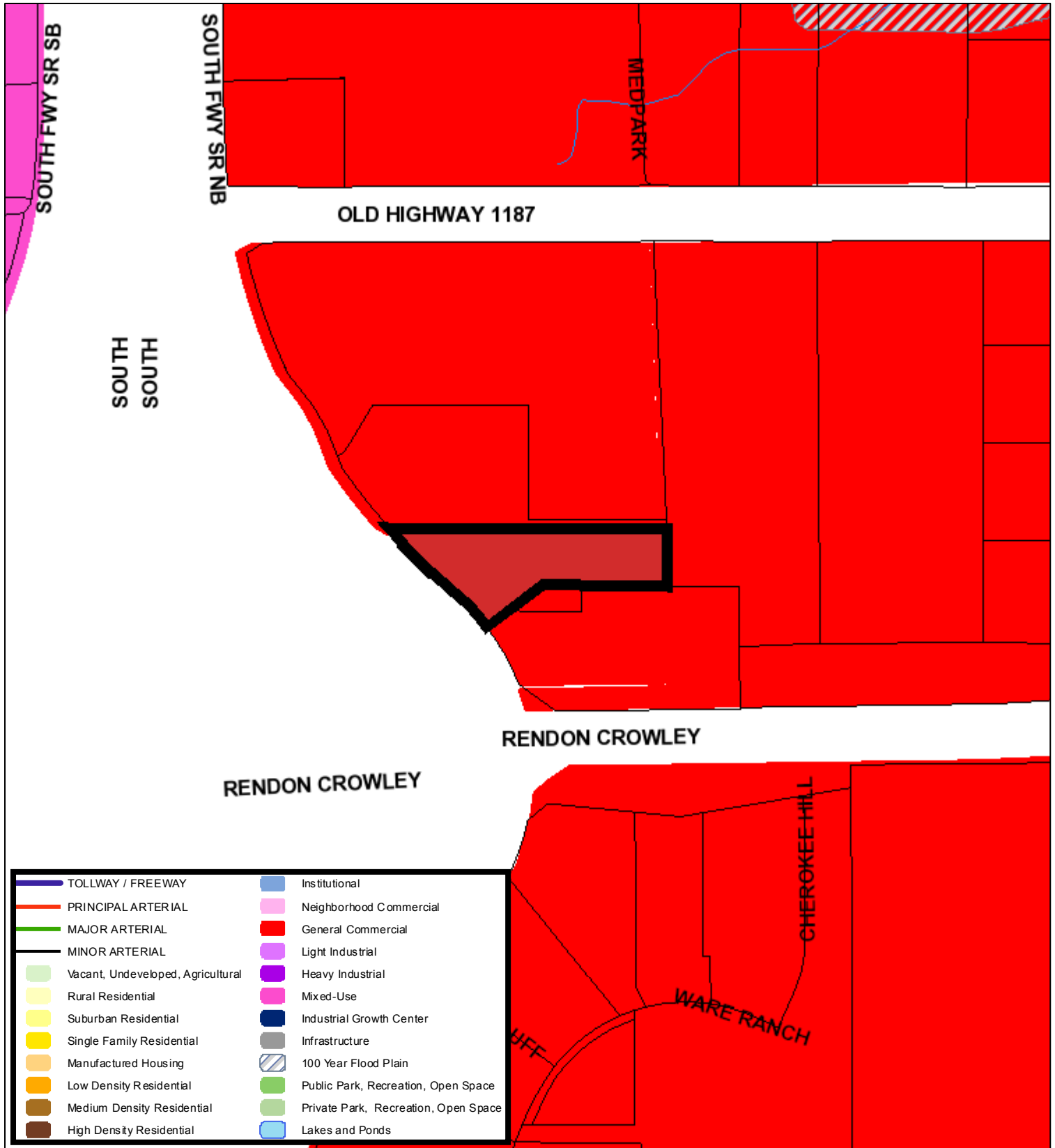
Subject Area
 300 Foot Notification



Area Map



Future Land Use



Aerial Photo Map



0 155 310 620 Feet

