



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-22-012

Council District: 6

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Saade Brothers Development Corp. / Alliance Industrial Partners, LLC

Site Location: 10800 - 10900 blocks South Freeway (I-35W)

Acreage: 0.26 acres

Request

Proposed Use: Industrial / Warehouse

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

To: "I" Light Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency).**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located along the west side of South Freeway (I-35) south of its intersection with McPherson Boulevard. This 0.26-acre property is part of a much larger tract of land that is intended for industrial development. Nearly all land fronting the west side of South Freeway between McPherson Boulevard and Rendon Crowley Road is zoned “I” Light Industrial. This area borders an existing single-family subdivision located further west. The subject property appears to be a small remainder tract that was zoned “A-5” One-Family but never developed for residential use. The applicant is requesting to rezone this portion to “I” Light Industrial to create a uniform zoning across the entire site before proceeding with development.

The Zoning Ordinance includes specific buffer and landscaping requirements for industrial development adjacent to one or two-family zoning districts (Section 6.300(k)). This includes a 50-foot supplemental building setback, solid screening wall, 20-foot landscaped bufferyard with specific tree planting requirements, and other specific building, lighting, and signage restrictions. As a result, no development is proposed on the subject property itself, as most of it is located within the required 50-foot supplemental building setback.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family dwellings
East “I” Light Industrial / vacant
South “I” Light Industrial / vacant
West “A-5” One-Family / single-family dwellings

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
The Parks of Deer Creek HOA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Crowley ISD

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone this property from “A-5” One-Family to “I” Light Industrial. All surrounding property between this site and South Freeway is zoned “I” Light Industrial, as is the majority of property fronting the highway between McPherson Boulevard and Rendon Crowley Road. While much of this land is currently vacant, there is a large warehouse development currently under construction to the south of this site, closer to Rendon Crowley Road.

Property to the west is zoned “A-5” One-Family and is developed as a single-family subdivision. The Zoning Ordinance includes specific protections for single-family properties adjacent to industrial development, including screening, landscaping, and a 50-foot supplemental building setback requirement as described in Section 6.300(k).

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

Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. “I” Light Industrial is not specifically listed as an appropriate zoning district within this designation.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, 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

However, the proposed zoning does align 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 industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- Protect industrial areas from encroachment. Through zoning, ensure that existing and planned major employment nodes and districts are protected from incompatible land uses and development.

The proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan. However, due to conformance with the policies stated above and given the existing industrial zoning on the remainder of the site, staff is supportive of the request for rezoning to “I” Light Industrial in this location.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

- 1.3.3. **Protect industrial areas from encroachment.** Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

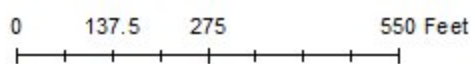
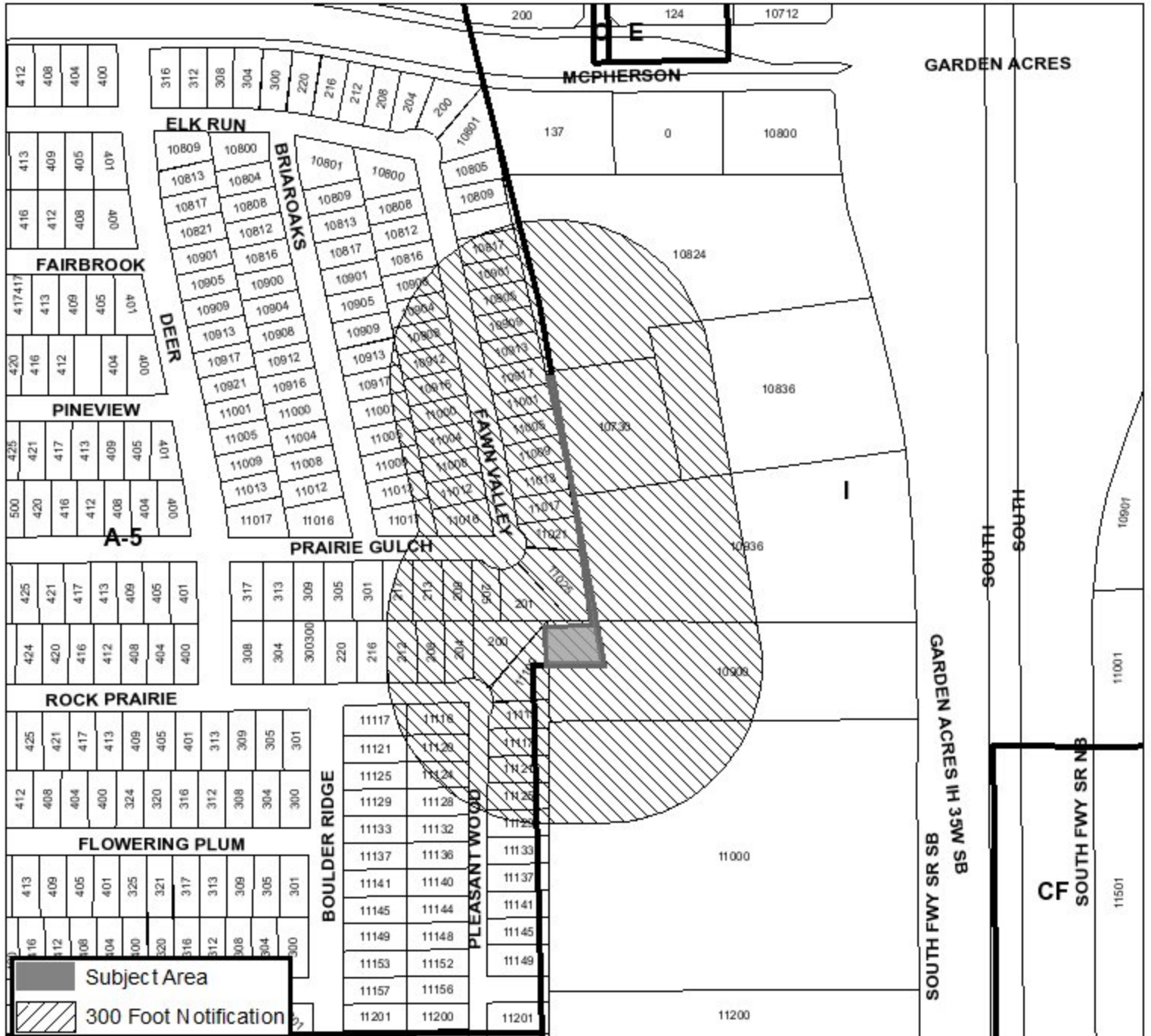
PERFORMANCE METRICS

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

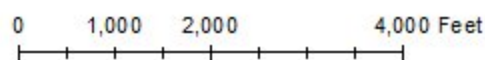
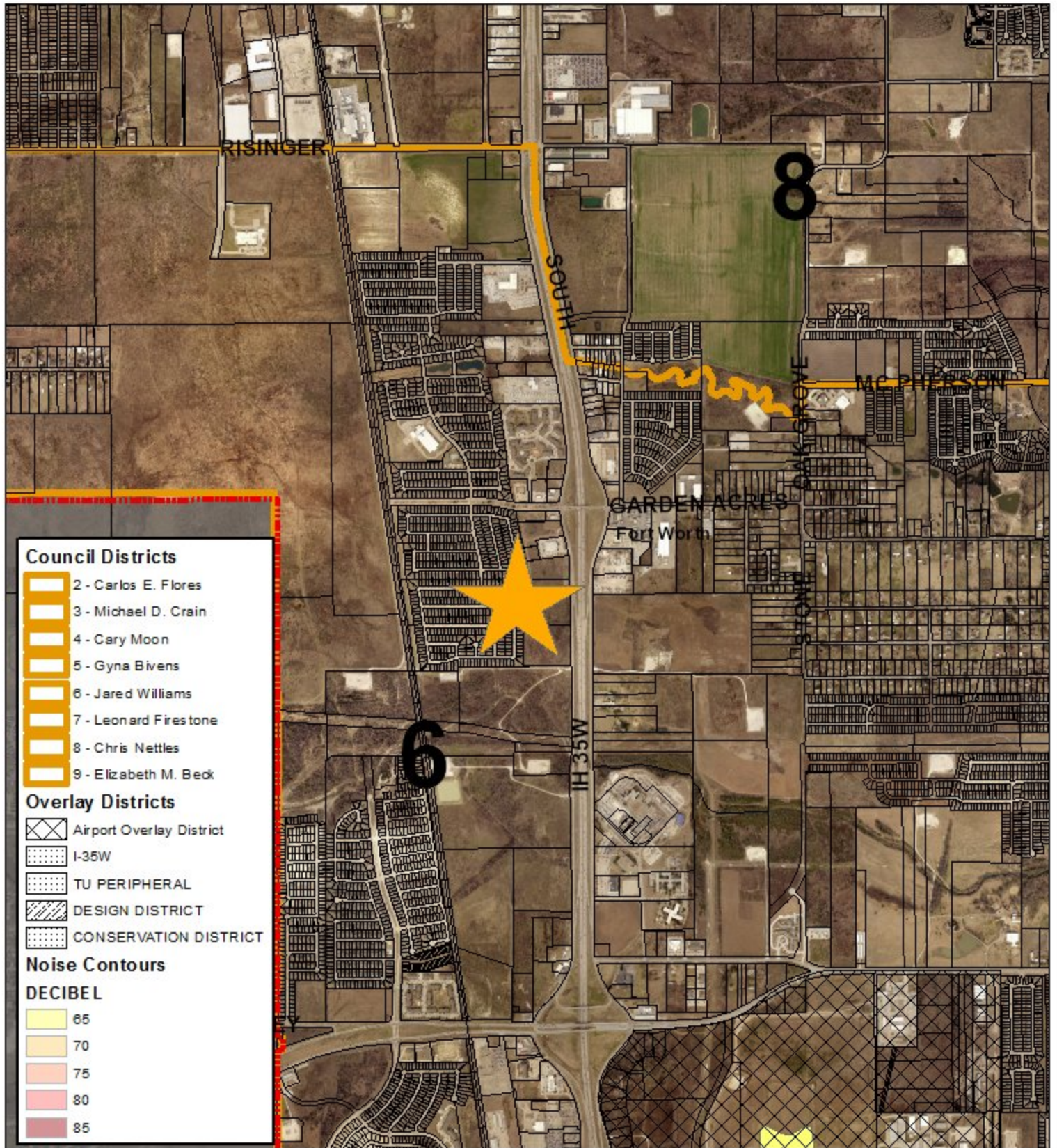


Area Zoning Map

Applicant: Saade Brothers Development Corp.
 Address: 10800 - 10900 blocks South Freeway (I-35W)
 Zoning From: A-5
 Zoning To: I
 Acres: 0.26076735
 Mapsco: 119A
 Sector/District: Far South
 Commission Date: 3/9/2022
 Contact: 817-392-2495



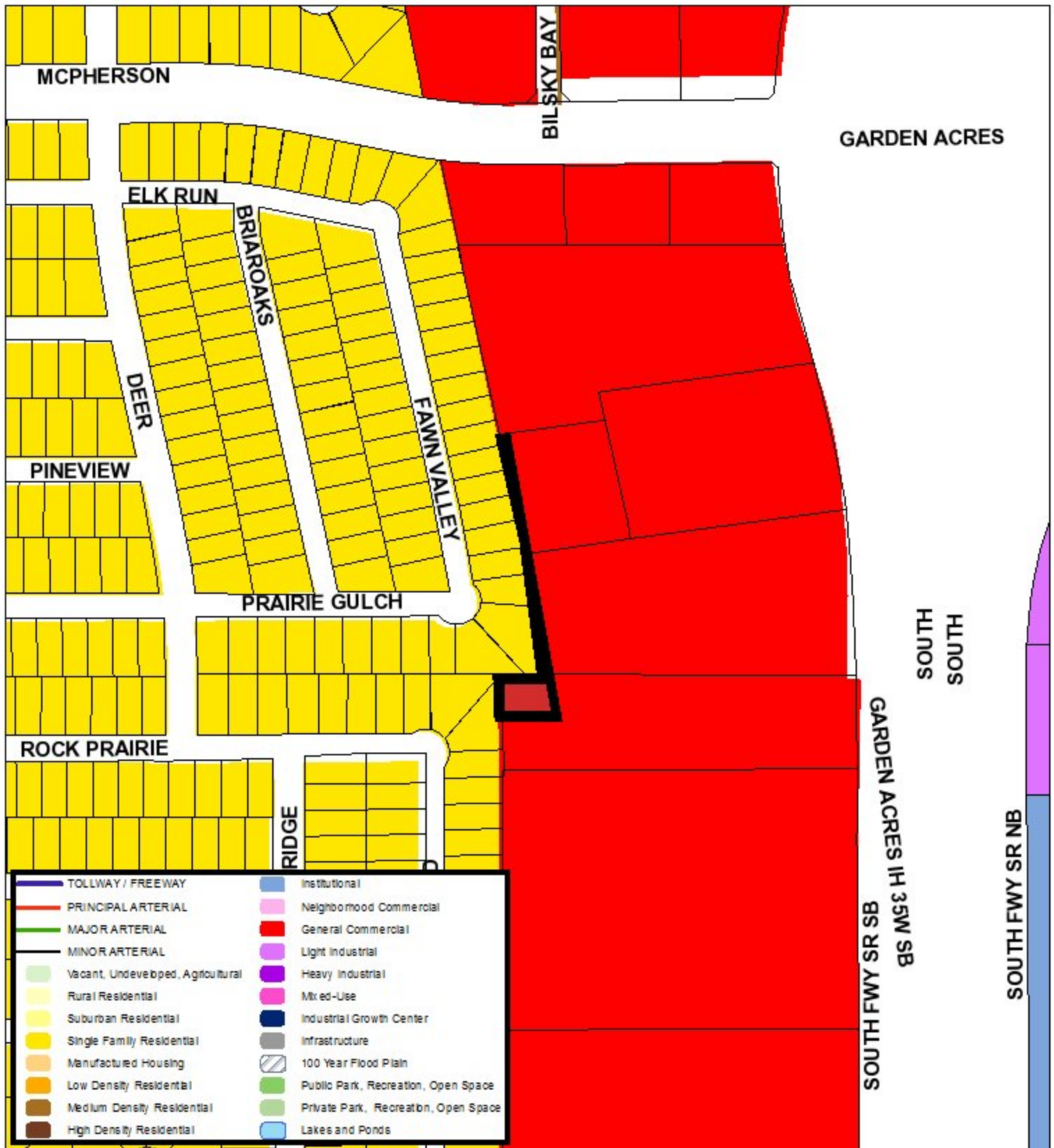
Area Map





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Future Land Use



260 130 0 260 Feet

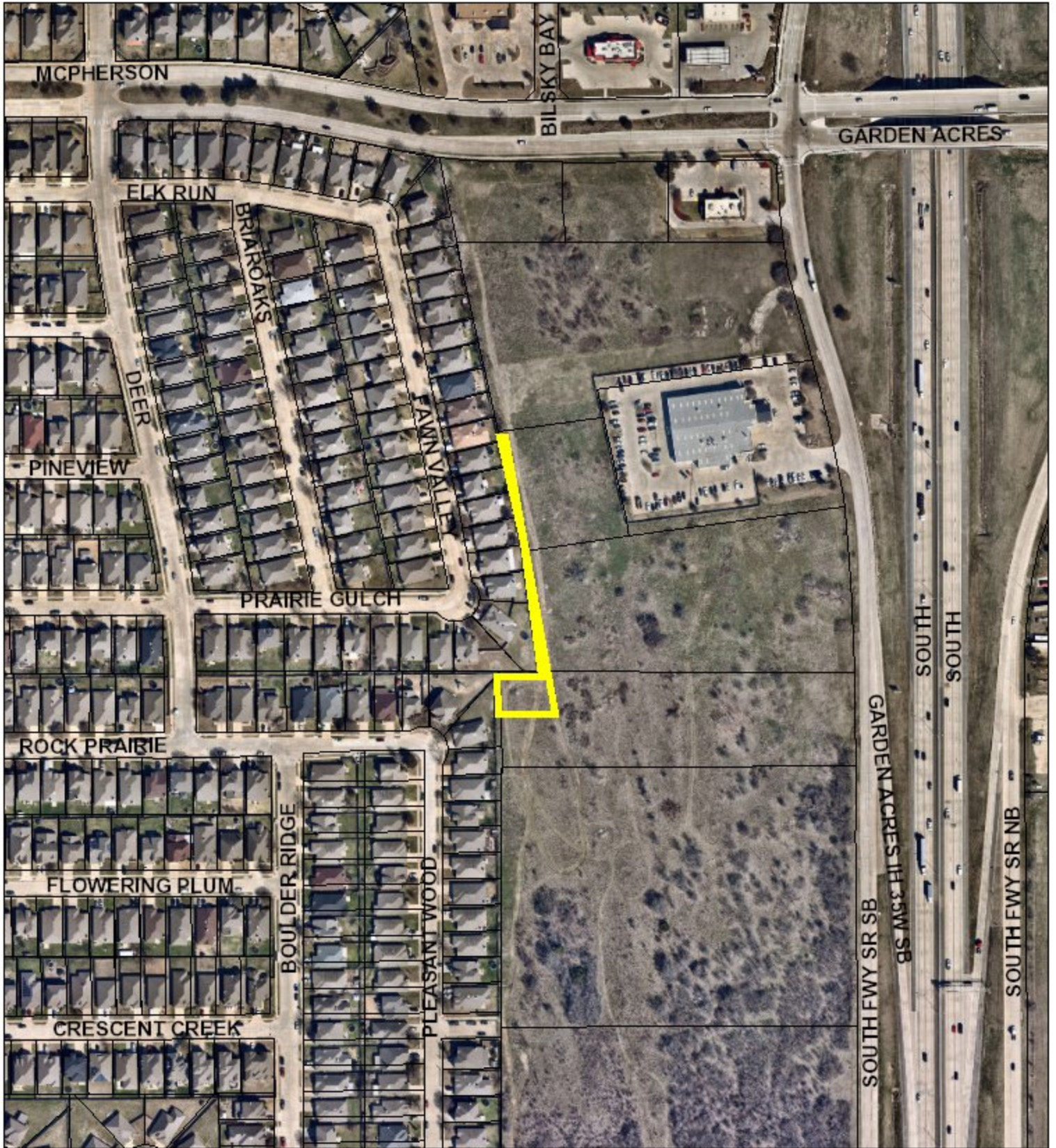
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 165 330 660 Feet

