



# Zoning Staff Report

**Date:** May 24, 2022

**Case Number:** ZC-22-081

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Landmark at Rendon Fort Worth, LLC

**Site Location:** 900-1000 blocks of E. Rendon Crowley Rd

**Acreage:** 2.07

### Request

**Proposed Use:** Low Density Multifamily

**Request:** From: “CR” Low Density Multifamily

To: “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval**

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## Project Description and Background

This site is located on the north side of Rendon Crowley Road, north of Wildcat Way. The applicant intended to rezone the property early in 2021. In fact, Council believed that the proposed acreage was included within the overall proposed zoning.

However, the applicant discovered that staff had inadvertently left out 2.07 acres of the rezoning in the Ordinance and newspaper notices. As a result, they have been directed to bring the remaining acreage back in for rezoning to correct the staff error. The proposed rezoning will be heard by Council on May 24<sup>th</sup>.

## Surrounding Zoning and Land Uses

North “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested / vacant

East “CR” Low Density Multifamily / single-family

South “I” Light Industrial / vacant

West “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested / vacant

## Recent Zoning History

- ZC-20-160 from “CR” Low Density Multifamily and “F” General Commercial to “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested (subject property)

## Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (emailed April 29, 2022)

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

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

# Development Impact Analysis

## Land Use Compatibility

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The applicant is requesting to change the zoning to “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested. Surrounding uses consist of undeveloped land with the Spinks Airport to the south. The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far South

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The adopted Comprehensive Plan currently designates the subject property as Medium Density Multifamily on the Future Land Use Map.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

## Economic Development Plan

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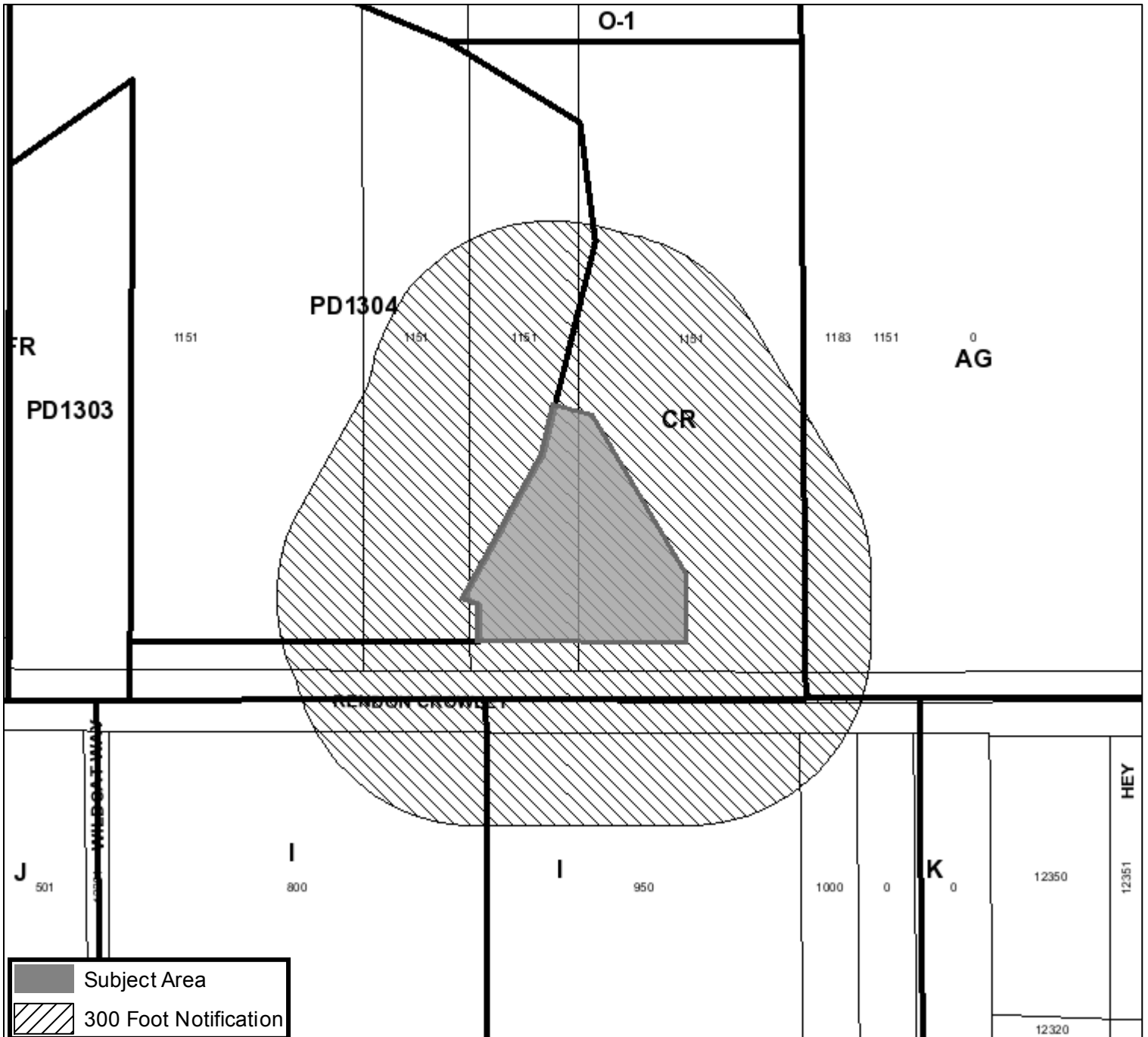
The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.



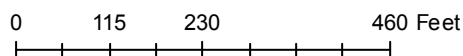
ZC-22-081

# Area Zoning Map

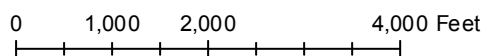
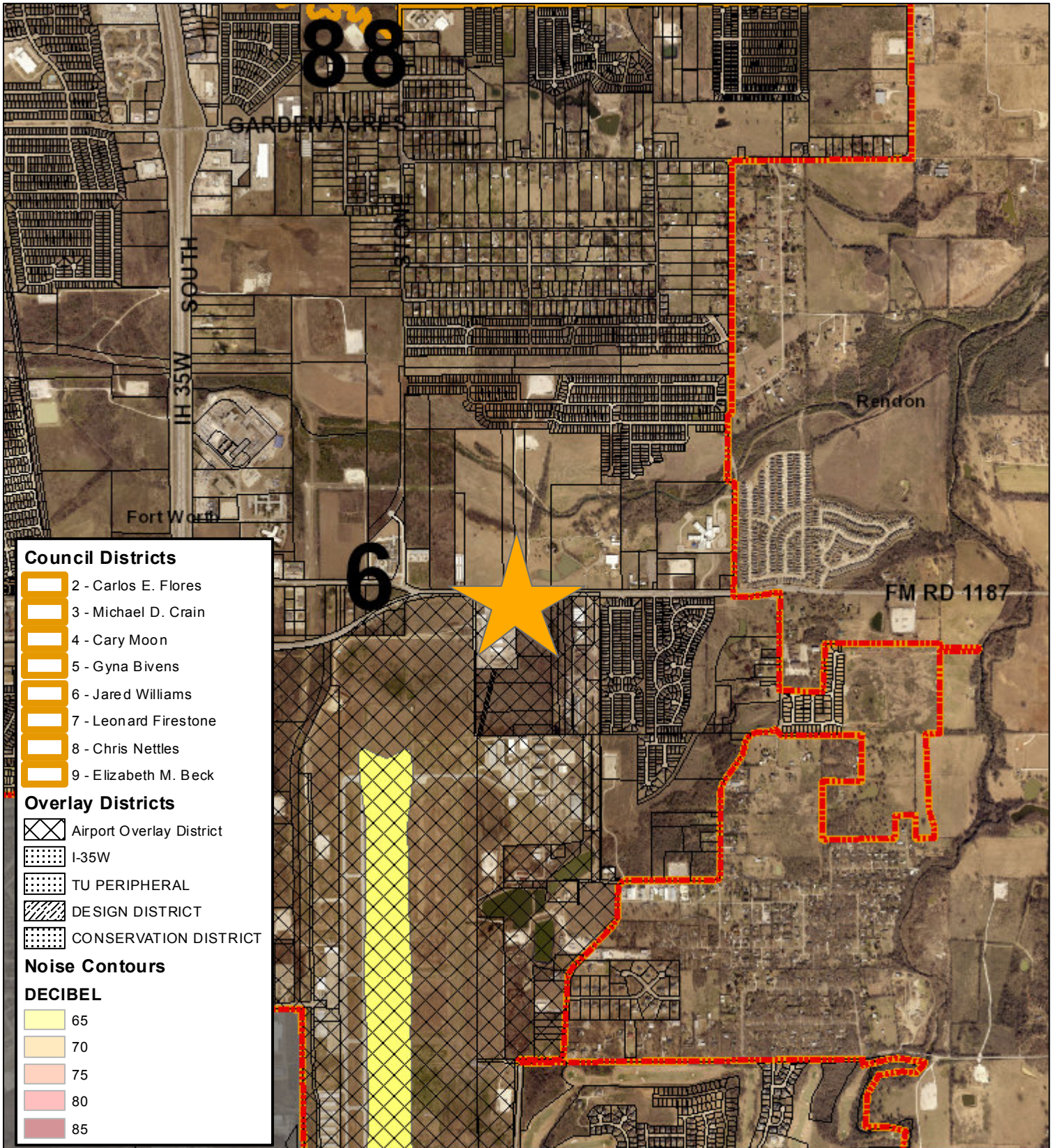
Applicant: Landmark at Rendon in FW, LLC  
 Address: 900 - 1000 blocks E. Rendon Crowley Road  
 Zoning From: CR  
 Zoning To: PD for CR uses with development waiver  
 Acres: 2.07688985  
 Mapsco: 119LM  
 Sector/District: Far South  
 Commission Date: 5/11/2022  
 Contact: 817-392-6329



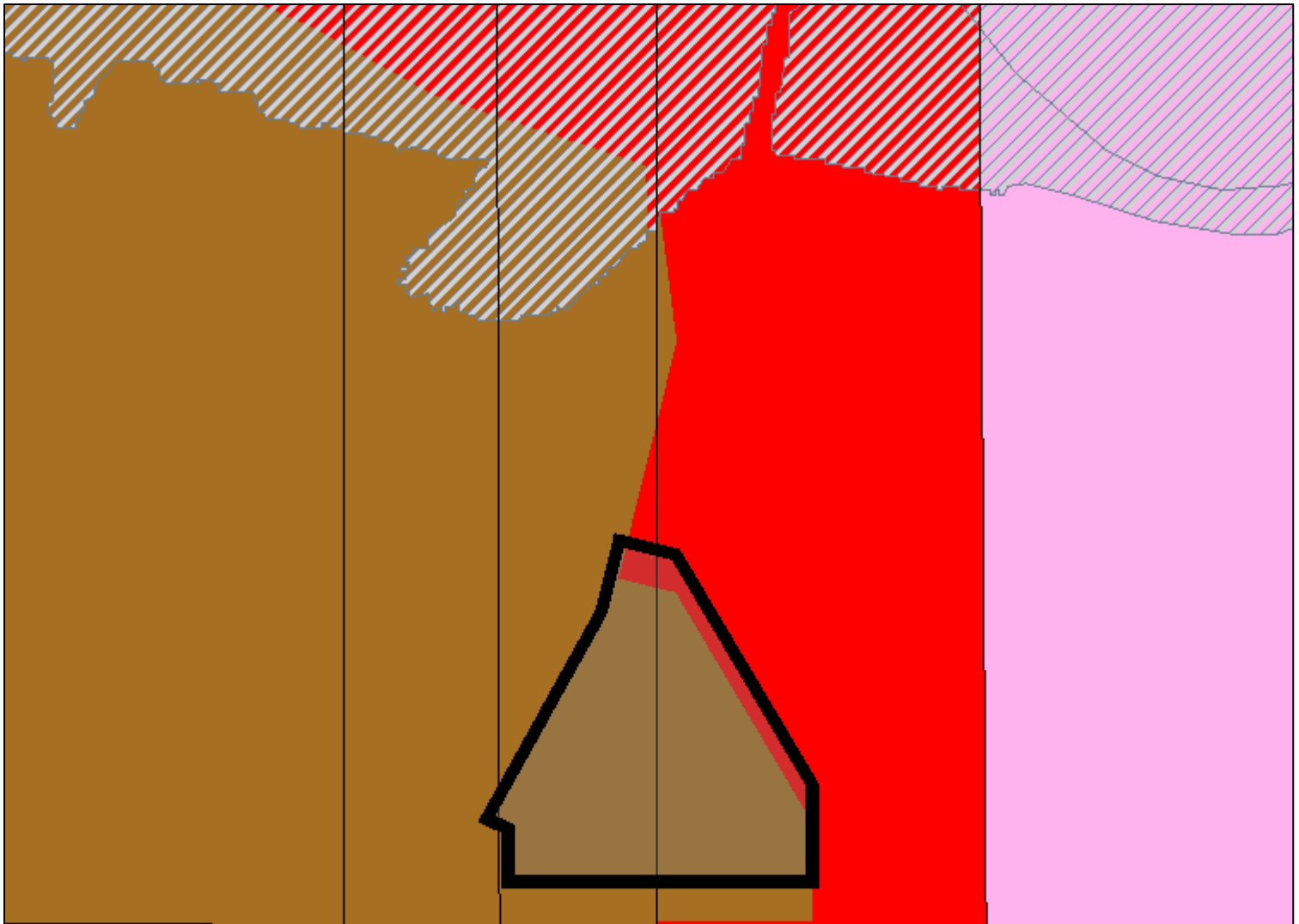
	Subject Area
	300 Foot Notification



## Area Map

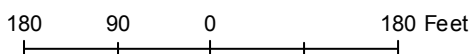


### Future Land Use



### RENDON CROWLEY

TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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**



RENDON CROWLEY

0 115 230 460 Feet

