



# Zoning Staff Report

**Date:** April 9, 2024

**Case Number:** ZC-23-196

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Timothy Purcell / Scott Martsdorf, Cross Development

**Site Location:** 850 W. Rendon Crowley Road

**Acreage:** 1.02 acres

### Request

**Proposed Use:** Auto Repair, paint and body shop

**Request:** From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 10-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Concept Layout
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## Project Description and Background

The applicant is proposing to zone the subject site from “E” Neighborhood Commercial to “FR” General Commercial Restricted to accommodate a new auto repair use. The site is currently undeveloped. A new building will be constructed from the ground up, containing approximately 6,500 square feet and providing a full range of automotive repair, maintenance and tire services. The building, which will feature bay doors facing towards the east, in order to be oriented away from the residential areas to the north.

A concept layout was included in the application to illustrate the intended functionality of the site. Please note that a bona fide Site Plan is not required for standard commercial zoning requests, so the developer would not be tied to developing the property as depicted on the concept layout, but would simply need to abide by the development standards listed under Section 4.902 of the Zoning Ordinance.

## Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single family  
East “E” Neighborhood Commercial / undeveloped  
South “E” Neighborhood Commercial / gas station & drive through coffee  
West n/a / City of Crowley

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.  
The following organizations were emailed on March 1, 2024:

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

## Development Impact Analysis

### Land Use Compatibility

Property on all adjoining sides of the subject site are zoned for commercial purposes. Property to the north is zoned single family but is separated from the subject site by West Rendon Crowley Road, which forms a 100 foot buffer. “FR” General Commercial Restricted is similar to “F” General Commercial zoning but would not allow the sale of alcohol. “FR” zoning is the least intensive classification that allows auto repair by right.

Because the site adjoins commercial zoning on all three out of four sides, the proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far South

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The 2023 Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". "FR" General Commercial Restricted is not listed in the implementing zoning districts, and would fall under *future general commercial*. However, neighborhood commercial and general commercial are just gradations of commercial, so the proposed zoning, while not strictly consistent, is functionally consistent.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

Rezoning **is consistent** with City policy. One of the City’s desired outcomes is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of small businesses.

Additionally, the proposed rezoning meets one of the goals specific to the Far South planning sector:

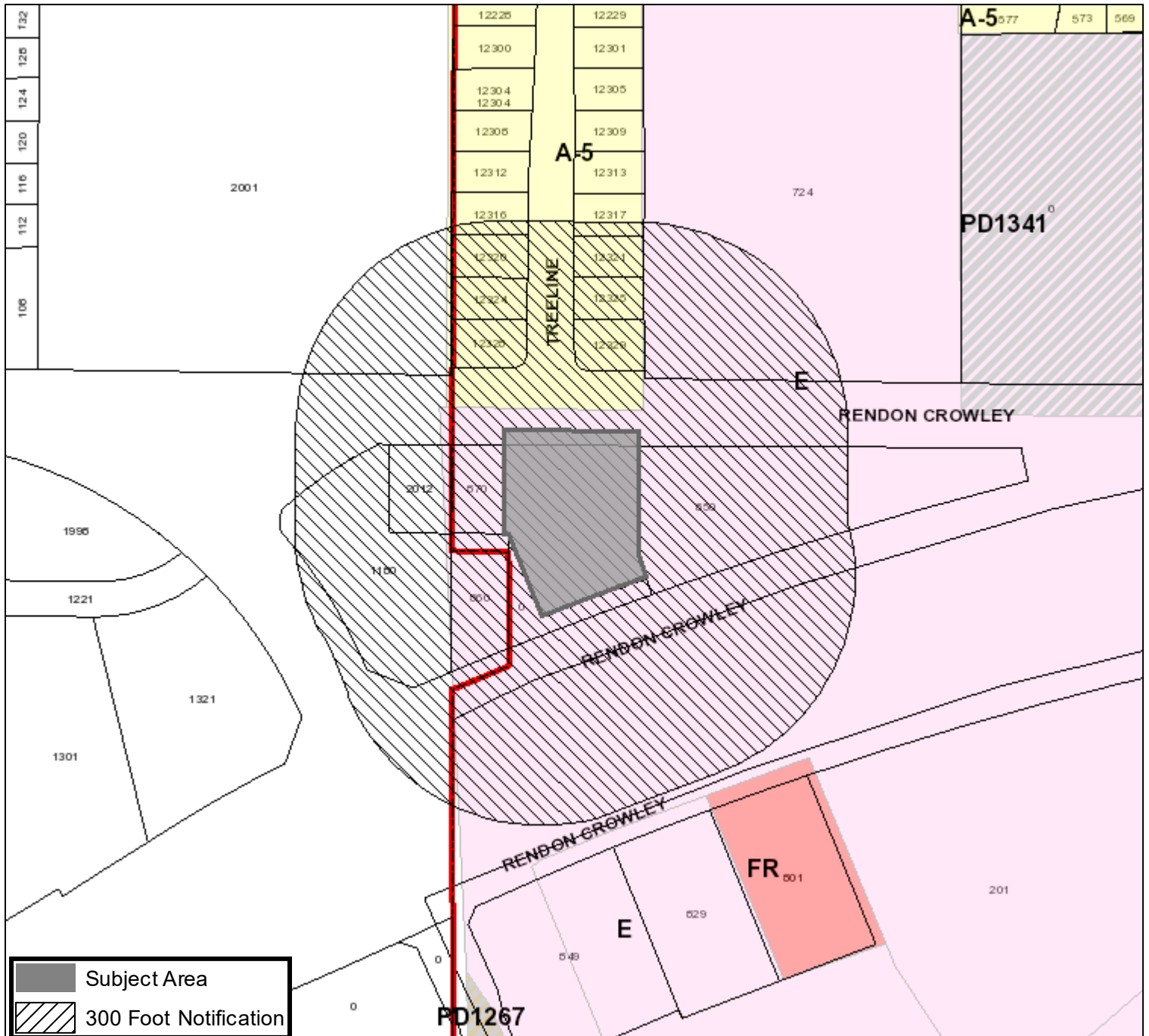
### FAR SOUTH SECTOR FUTURE LAND USE

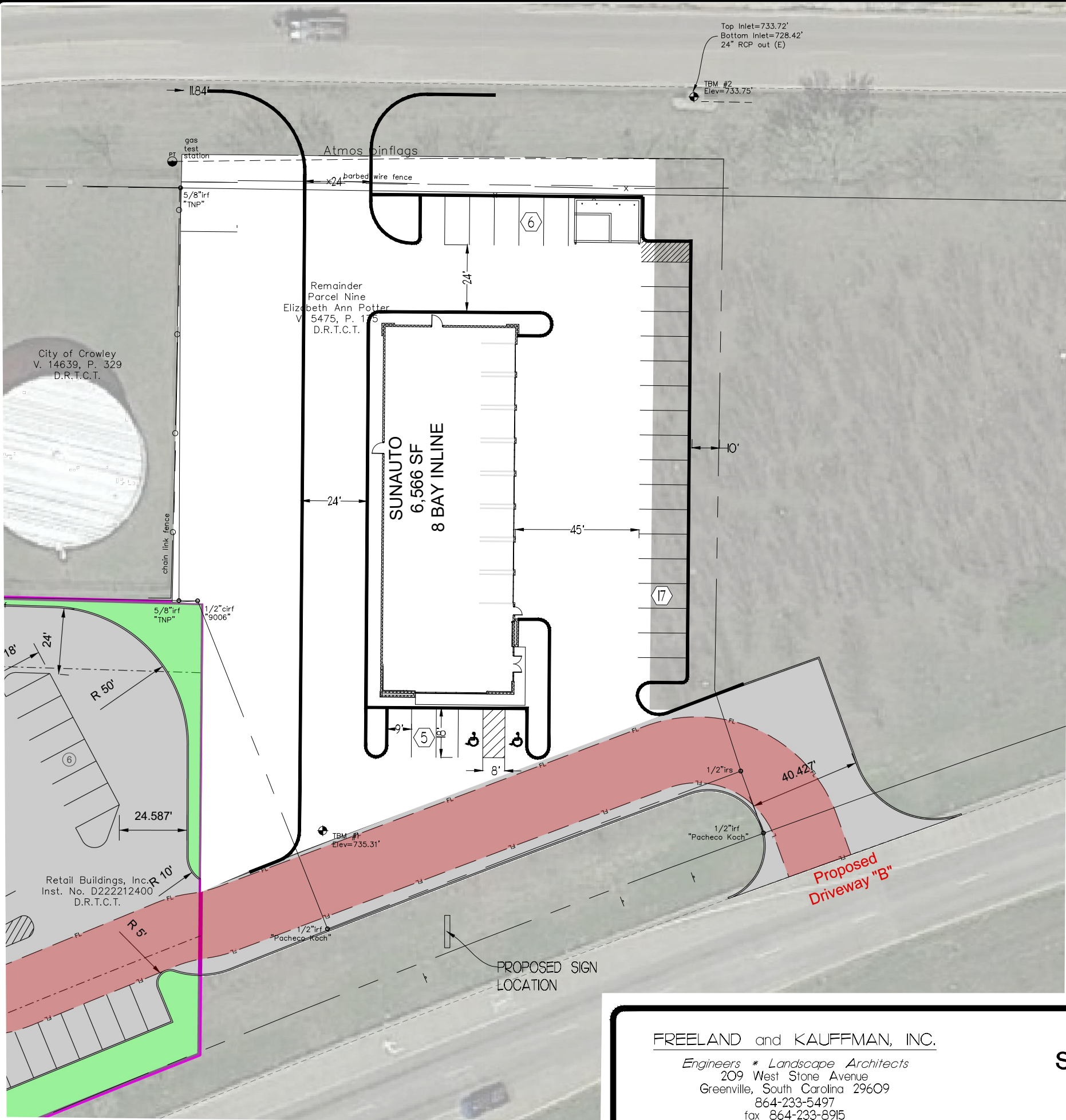
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#### Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.







PROPERTY DATA

Parcel ID: 07031475  
ADDRESS: 850 W Rendon Crowley Rd, Fort Worth, TX 76036

ZONING & SETBACK DATA

ZONED: E, NEIGHBORHOOD COMMERCIAL

BUILDING SETBACKS:  
FRONT/STREET: NONE  
SIDE: NONE  
REAR: 10'

STORMWATER DETENTION NOTE

STORMWATER DETENTION WILL BE PROVIDED ONSITE VIA SURFACE POND WHERE POSSIBLE.

PARKING DATA

REQUIRED:

2 SPACES / BAY: 2 x 8 = 16 SPACES

1 SPACE / OFFICE: 1 x 1 = 1 SPACE

1 SPACE / 250 SF OF RETAIL SPACE: 1 x  $\frac{1550}{250}$  = 6.2 = 7 SPACES  
RETAIL SPACE + LOBBY AREA  
LOBBY IS APPROXIMATELY 1550 SF

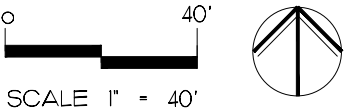
MAXIMUM PARKING IS 25% OF MINIMUM VALUE: (16+7) x 1.25 = 30 SPACES

REQUIRED: BETWEEN 24 - 30 SPACES

PROVIDED: 28 SPACES

FREELAND and KAUFFMAN, INC.  
*Engineers \* Landscape Architects*  
209 West Stone Avenue  
Greenville, South Carolina 29609  
864-233-5497  
fax 864-233-8915

SUNAUTO  
Fort Worth, TX



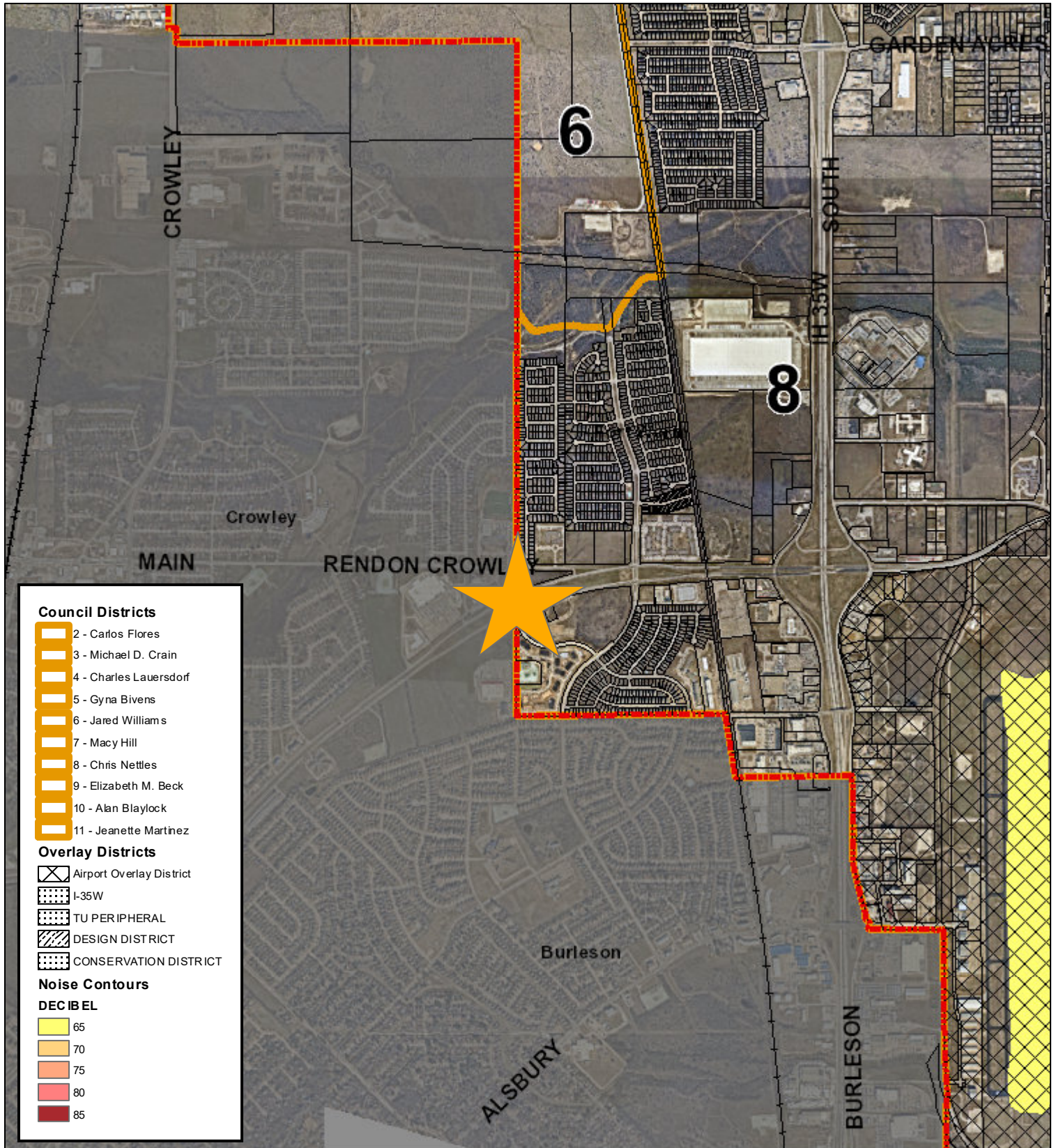
CONCEPT 5.1





ZC-23-196

## Area Map

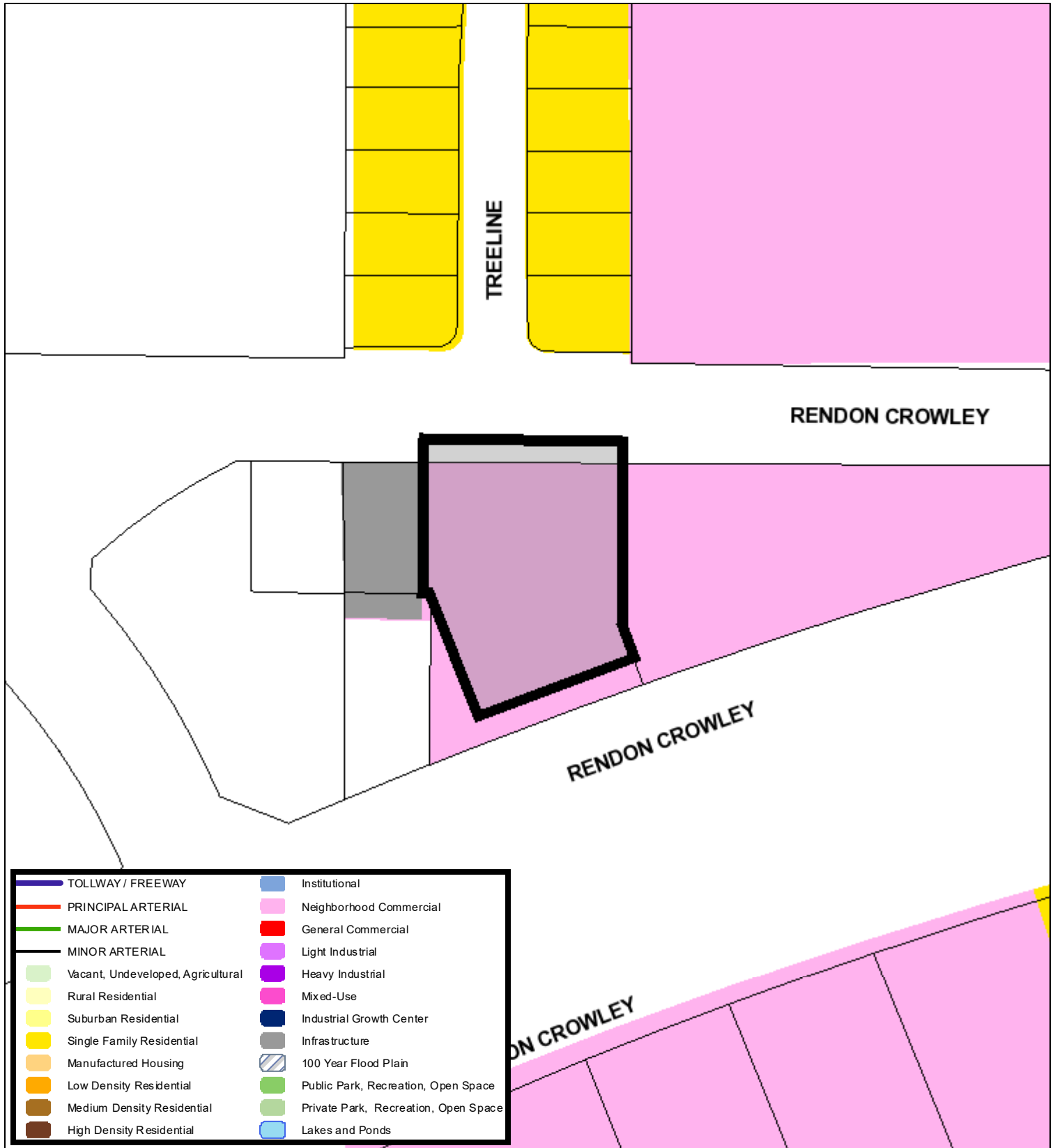


0 1,000 2,000 4,000 Feet



ZC-23-196

## Future Land Use



125 62.5 0 125 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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ZC-23-196

## Aerial Photo Map



0 80 160 320 Feet

