



Zoning Staff Report

Date: June 28, 2022

Case Number: ZC-22-082

Council District: 6

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Crowley ISD / Philip Varughese

Site Location: 521 Ashdale Drive

Acreage: 12.2 acres

Request

Proposed Use: School

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 Ashdale Drive and Deer Trail, being the location of Sidney Poynter Elementary School. Public schools are an allowed land use 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. This zoning change would allow a larger monument sign to be requested on the property. Additional community-oriented land uses, such as after-school care or support services to school age children, would be allowed by right under the proposed zoning request.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family residences

East “A-5” One-Family / single-family residences

South “A-5” One-Family and “CF” Community Facilities / single-family residences and private recreational facility

West “A-5” One-Family / railroad track and vacant land

Recent Zoning History

- ZC-15-066, southeast of subject, from C to I, approved for E and F.

Public Notification

300-foot Legal Notifications were mailed on May 27, 2022.

The following organizations were notified: (emailed May 18, 2022)

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

* Located within this 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 public school.

The surrounding properties are developed or zoned for single-family or community uses. A private recreation site, owned by a home owner’s association is located on the same block as the subject property to the southeast, and residential uses surround the site to the north, east, and south.

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

Comprehensive Plan Consistency – Far South

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

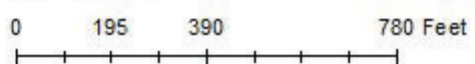
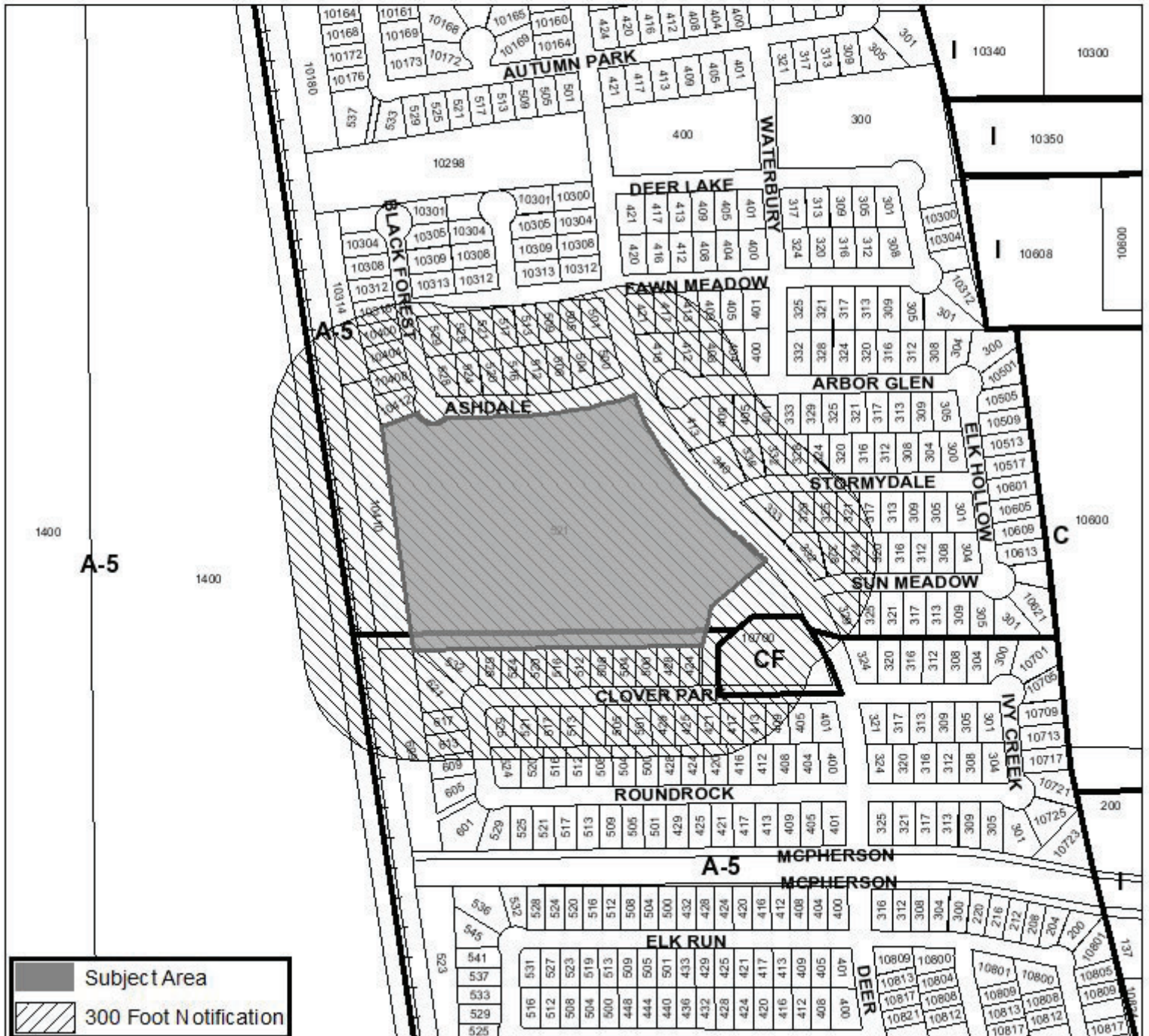
The proposed zoning is **consistent** with the Comprehensive Plan.



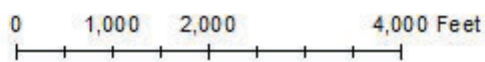
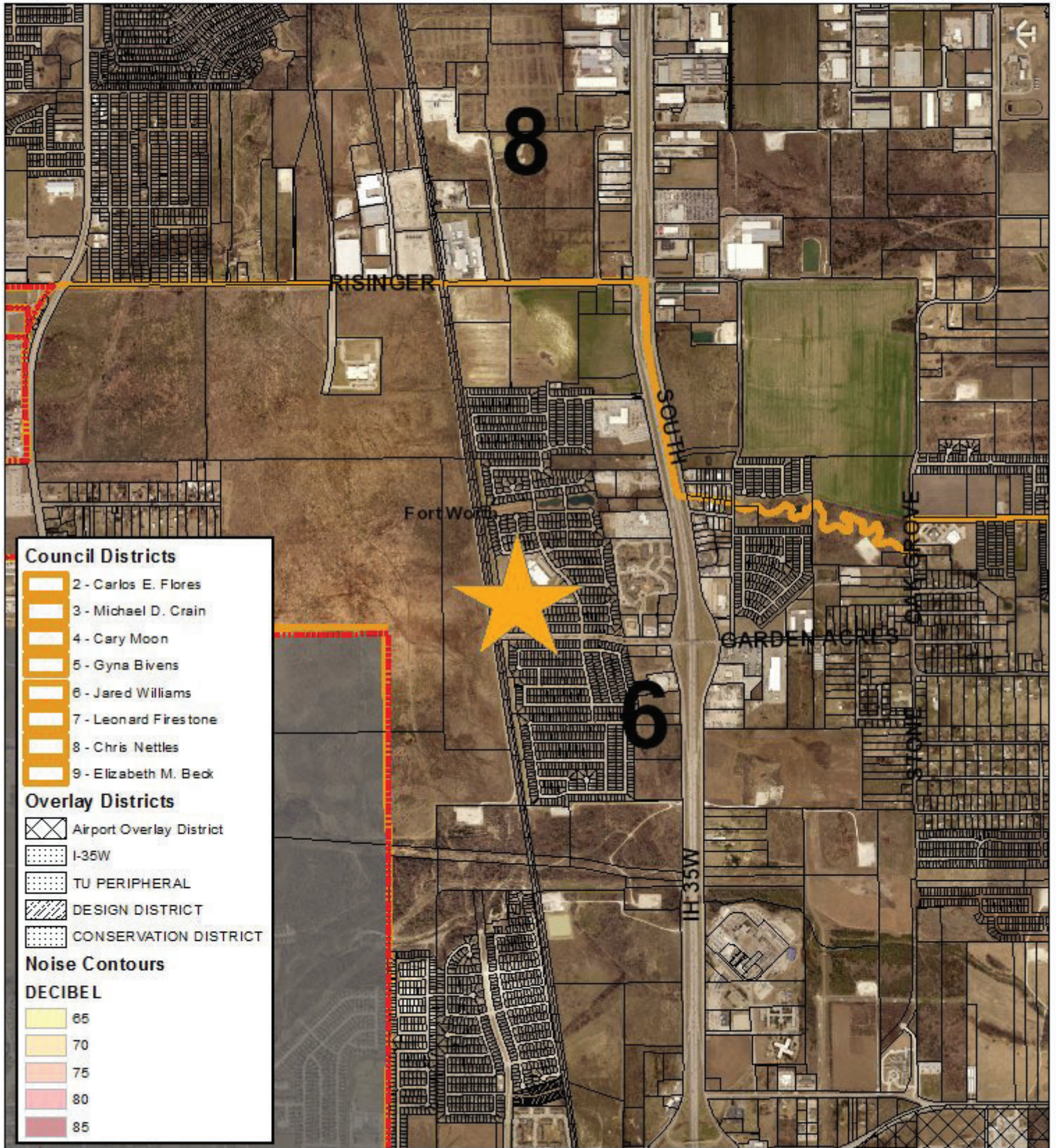
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Area Zoning Map

Applicant: Crowley Independent School District
 Address: 521 Ashdale Drive
 Zoning From: A-5
 Zoning To: CF
 Acres: 12.23996587
 Mapsco: 105W
 Sector/District: Far South
 Commission Date: 6/8/2022
 Contact: 817-392-8190



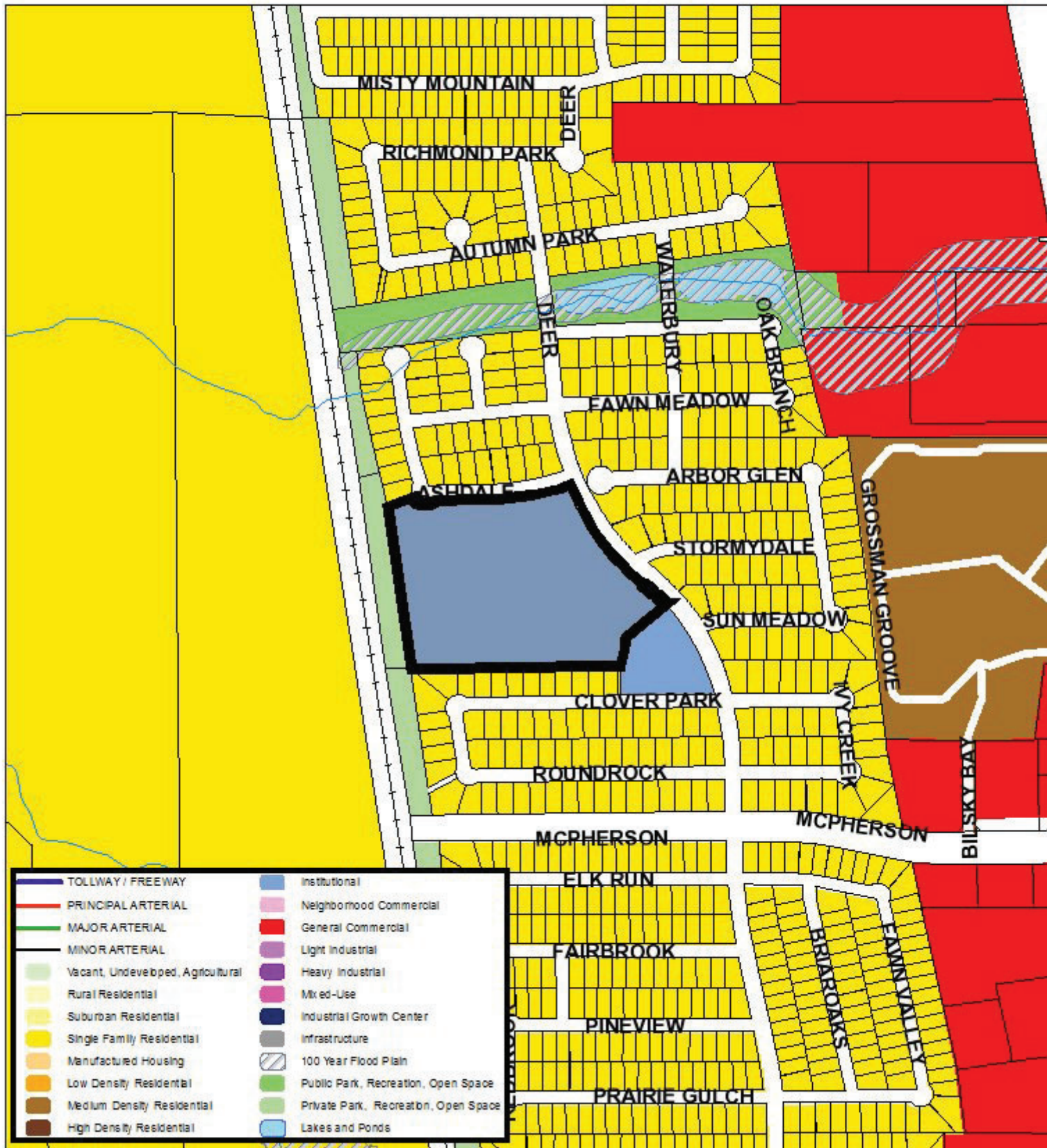
Area Map





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Future Land Use

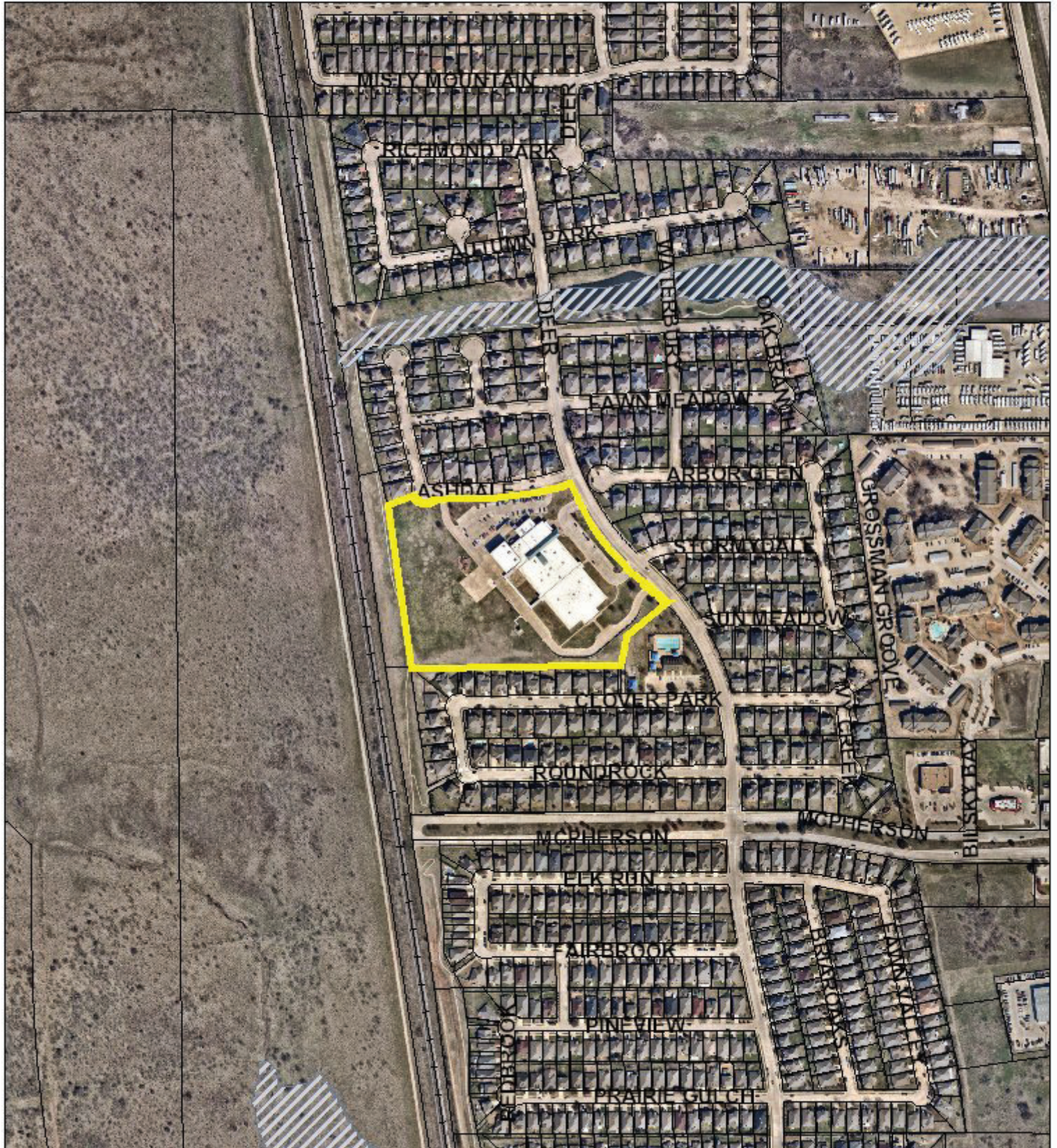


500 250 0 500 Feet

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.



Aerial Photo Map



0 310 620 1,240 Feet

