



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2021

Council District 6

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes X No ___

Owner / Applicant: City of Fort Worth Development Services Department

Site Location: 10415 Crowley Road and 998 N. Crowley Road Acreage: 32.11

Proposed Use: Single family residential

Request: From: "C" Medium Density Multifamily
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The subject area is vacant land located along the Crowley/Fort Worth city limit line, on the east side of Crowley Road. The rezoning case addresses the significantly larger lot sizes of the existing neighborhood to the north, while retaining a zoning district that is the same as the pending development to the east.

A meeting was held at the request of Council Member Jungus Jordan on December 6, 2019 and November 30, 2020 regarding the proposed zoning change. Council Member Jordan's office has mailed letters to the property owner regarding the property's rezoning since 2013.

Surrounding Zoning and Land Uses:

- North "A-21" One-Family / single family uses
- East "A-21" One-Family / vacant land
- South "E" Neighborhood Commercial and City of Crowley / vacant land
- West "E" Neighborhood Commercial and "I" Light Industrial / industrial uses and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-238, subject area, from AG, A-5, B to A-5, C, E approved;
ZC-17-029, west of subject area, from Unzoned to I, approved; and
ZC-19-094 north subject area, Council-initiated rezoning for multiple properties from A-5 to A-21, approved

Public Notification:

300 foot Legal Notifications were mailed on December 21, 2020.
The following organizations were notified: (emailed December 22, 2020)

Organizations Notified	
The Clark Road NA	Crowley ISD
District 6Alliance	Trinity Habitat for Humanity
Streams and Valleys Inc.	

*Located within this registered neighborhood association**

Development Impact Analysis:

1. **Land Use Compatibility**

Based on creating a more compatible land use adjacent to an established large-lot and pending smaller-lot residential development pattern, the proposed zoning **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency-Northeast Sector**

The 2020 Comprehensive Plan designates the site as low intensity multifamily. The proposed zoning conforms to the following Comprehensive Plan goals and policies:

- Ensure the City's zoning regulations and districts generally conform to the adopted Comprehensive Plan.
- Preserve the character of rural and suburban residential neighborhoods.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

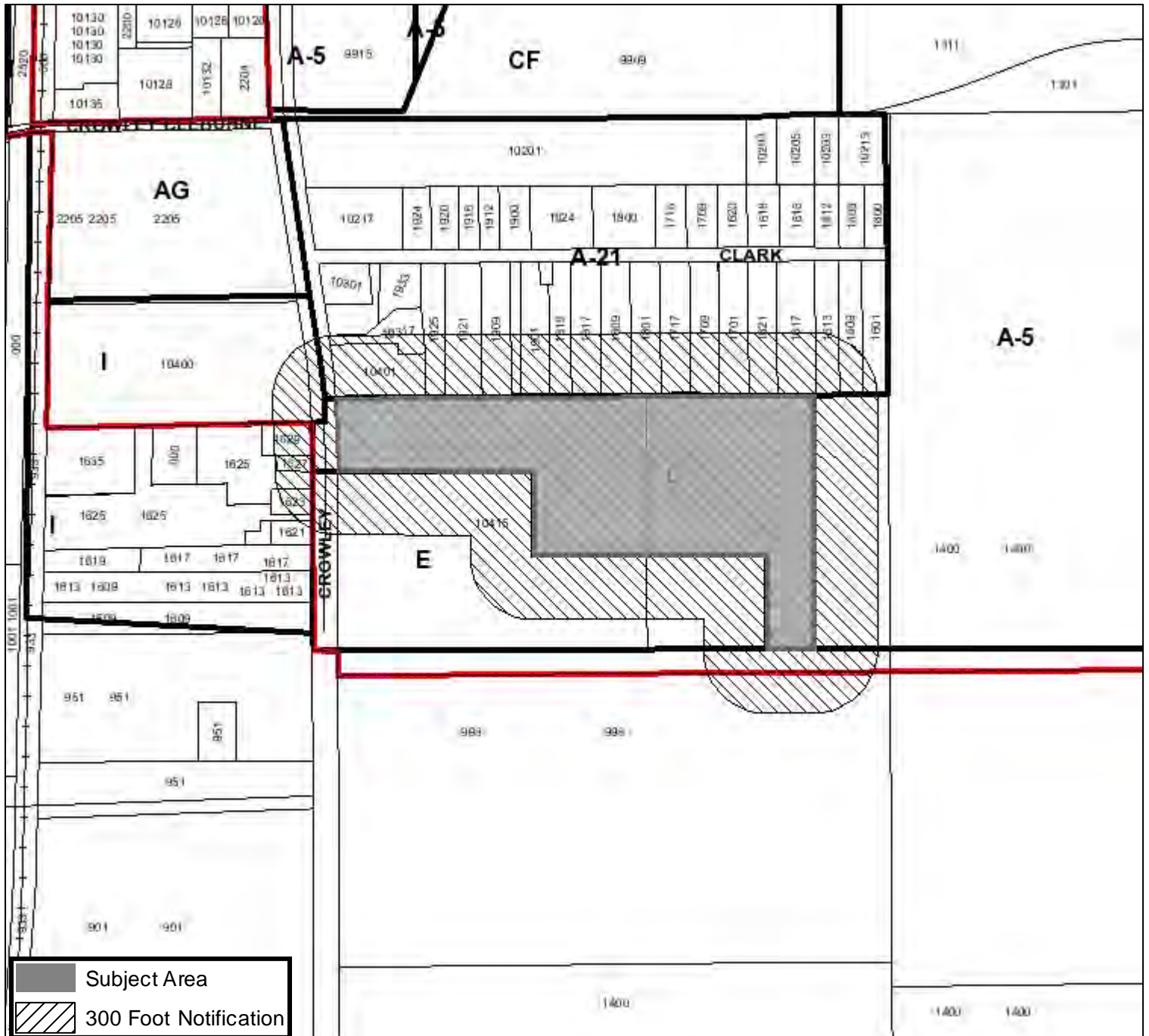
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2020 Comprehensive Plan.

Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Proposed zoning map
- Area Map
- Future Land Use Map
- Aerial Photograph

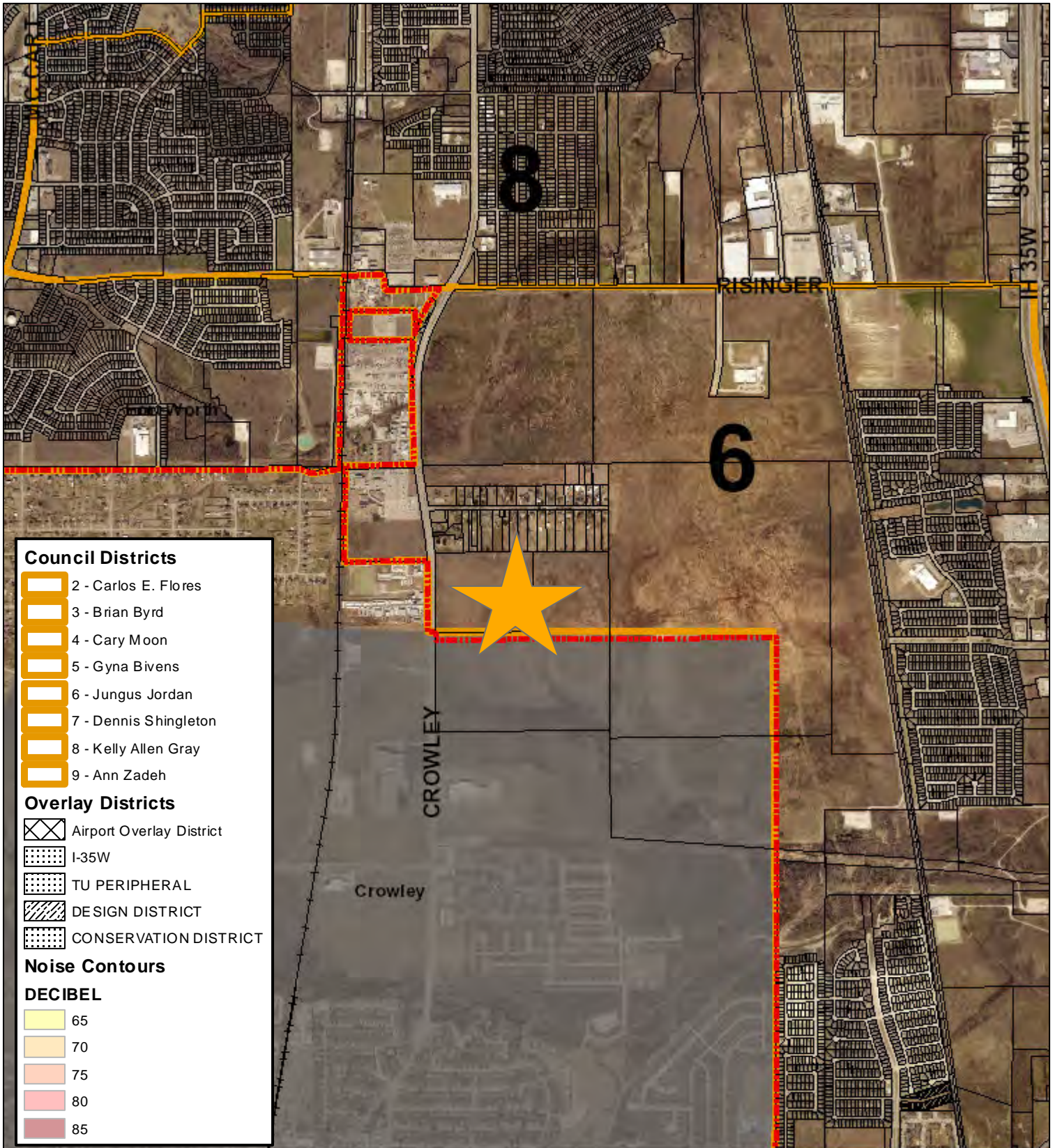
Area Zoning Map

Applicant: City of Fort Worth Development Services
 Address: 10415 Crowley Road and 998 N. Crowley Road
 Zoning From: C
 Zoning To: A-5
 Acres: 32.10623585
 Mapsco: 104XY
 Sector/District: Far South
 Commission Date: 1/13/2021
 Contact: 817-392-8190

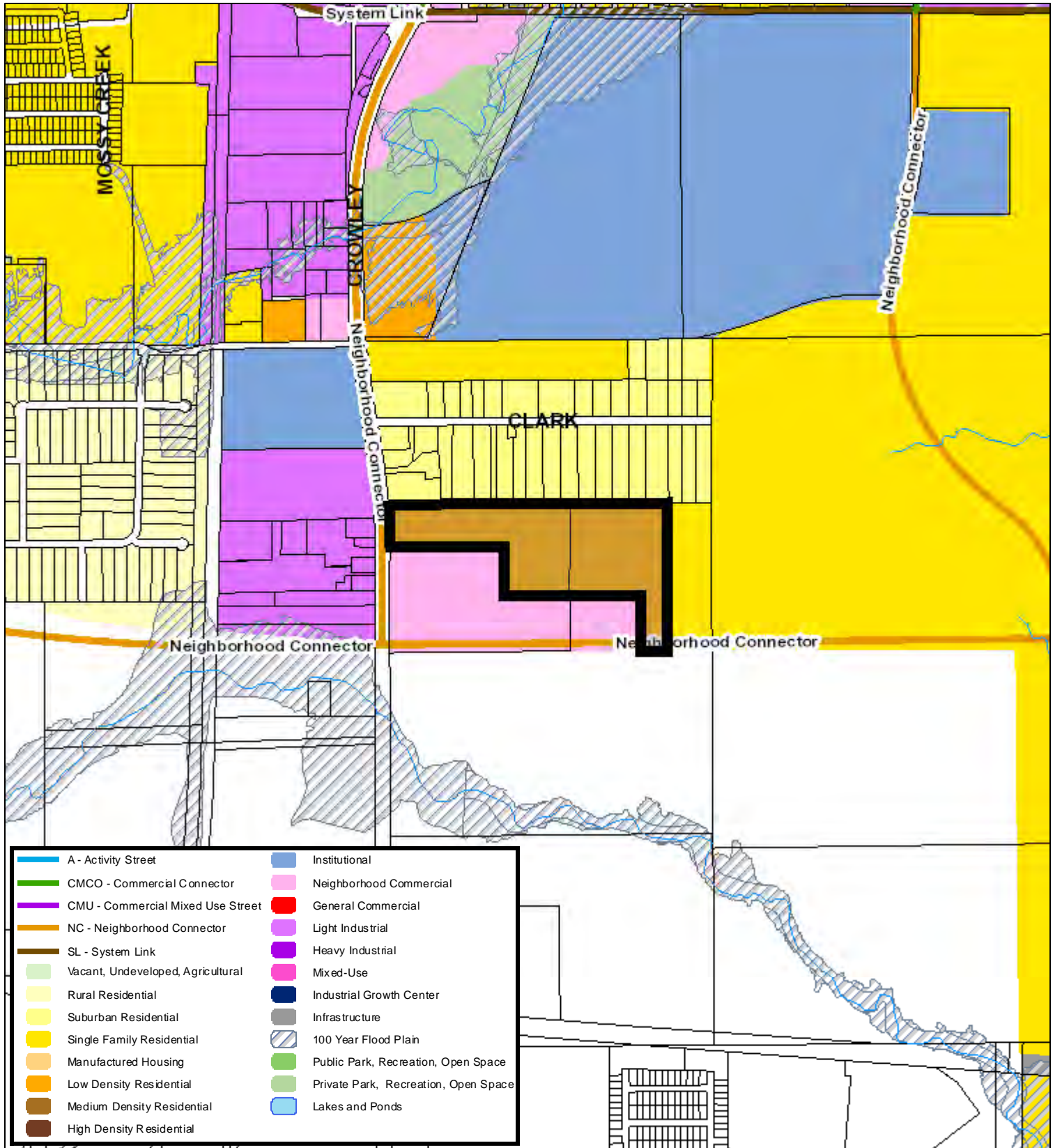


0 330 660 1,320 Feet

Area Map



Future Land Use

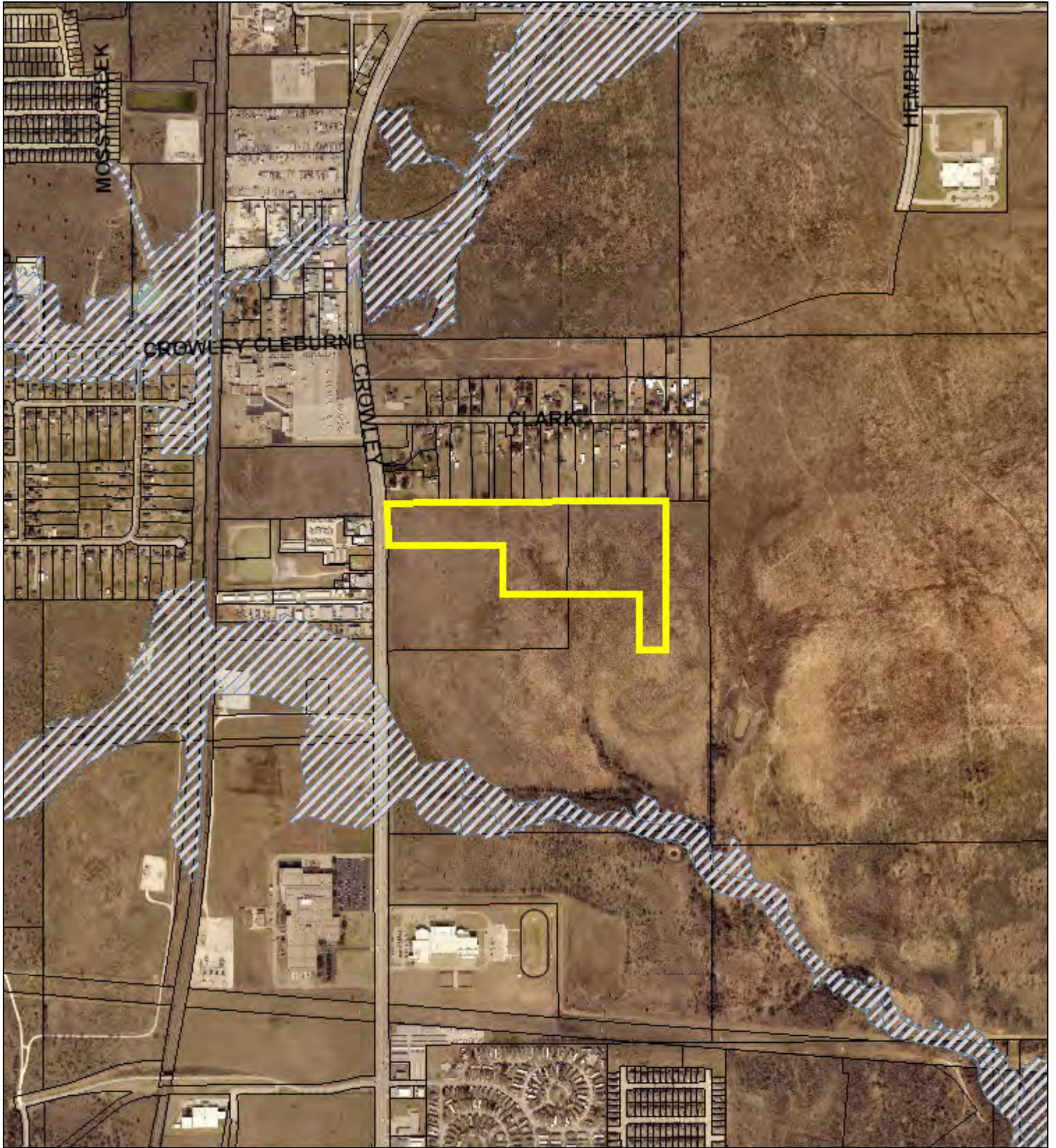


1,000 500 0 1,000 Feet

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



0 650 1,300 2,600 Feet

