



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 2, 2021

**Council District** 6

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Bloomfield Homes, LP

**Site Location:** 9901 & 10400-10600 blocks Crowley Rd, 1301 W. Risinger Rd  
Acreage: 153.87

**Proposed Use:** Single Family, Multifamily, Commercial

**Request:** From: "A-5" One Family, "C" Medium Density Multifamily, and "E" Neighborhood Commercial

To: "A-5" One Family, "C" Medium Density Multifamily, and "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change is consistent (Minor Boundary Adjustment).

**Staff Recommendation:** Approval

**Background:**

The property is located at the southeast corner of Crowley Road and Risinger Road, the southeast corner of Risinger Road and Hemphill Street, and on the east side of Crowley Road just south of Clark Road. The applicant is proposing a zoning change from "A-5" One Family, "C" Medium Density Multifamily, and "E" Neighborhood Commercial, to the same zoning categories in a different configuration. Below are tables that show the current and proposed zoning of each tract as well as the acreage of each current and proposed zoning category.

Tract	Current Zoning	Proposed Zoning
1	"A-5" One Family	"E" Neighborhood Commercial
2	"A-5" One Family	"C" Medium Density Multifamily
3	"C" and "E"	"E" Neighborhood Commercial
4	"C" and "E"	"A-5" One Family

Zoning	Current Acreage	Proposed Acreage	Change
A-5	92.58	53.237	-39.343
C	32.25	54.836	+22.586
E	28.983	45.992	+17.009

**Site Information:**

Surrounding Zoning and Land Uses:

The three areas of the proposed rezoning are generally boundary by Crowley Road, Risinger road, and Railroad ROW. Interior to the sites is primarily undeveloped land, with an existing neighborhood of large lot single family. The two streets and neighborhood Collectors on the Master Thoroughfare Plan. Surrounding the exterior of the sites are varying uses, including industrial, single family and commercial uses.

Zoning History: ZC-20-170 from C to A-5, portion of proposed site (rec. approval by ZC 1/13/21)  
ZC-19-094 from A-5 to A-21; effective 8/29/19; north of portion of proposed site  
ZC-19-088 from R2 to A-5; effective 2/27/20; south of portion of proposed site

**Public Notification:**

300 foot Legal Notifications were mailed on January 22, 2021.  
The following organizations were notified: (emailed January 19, 2021)

Organizations Notified	
The Clark Road NA	Parkview HOA
Risinger Deer Creek HOA	The Parks of Deer Creek HOA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Everman ISD
Crowley ISD	

\*Located within this Neighborhood Association

**Development Impact Analysis:**

1. Land Use Compatibility

The applicant is proposing to change the zoning to A-5, C, and E. Surrounding uses consist of primarily undeveloped land.

The proposed use **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far South

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial, Single Family, Medium density multifamily, and Open Space. The proposed rezoning meets the below policies within the following Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- 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.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

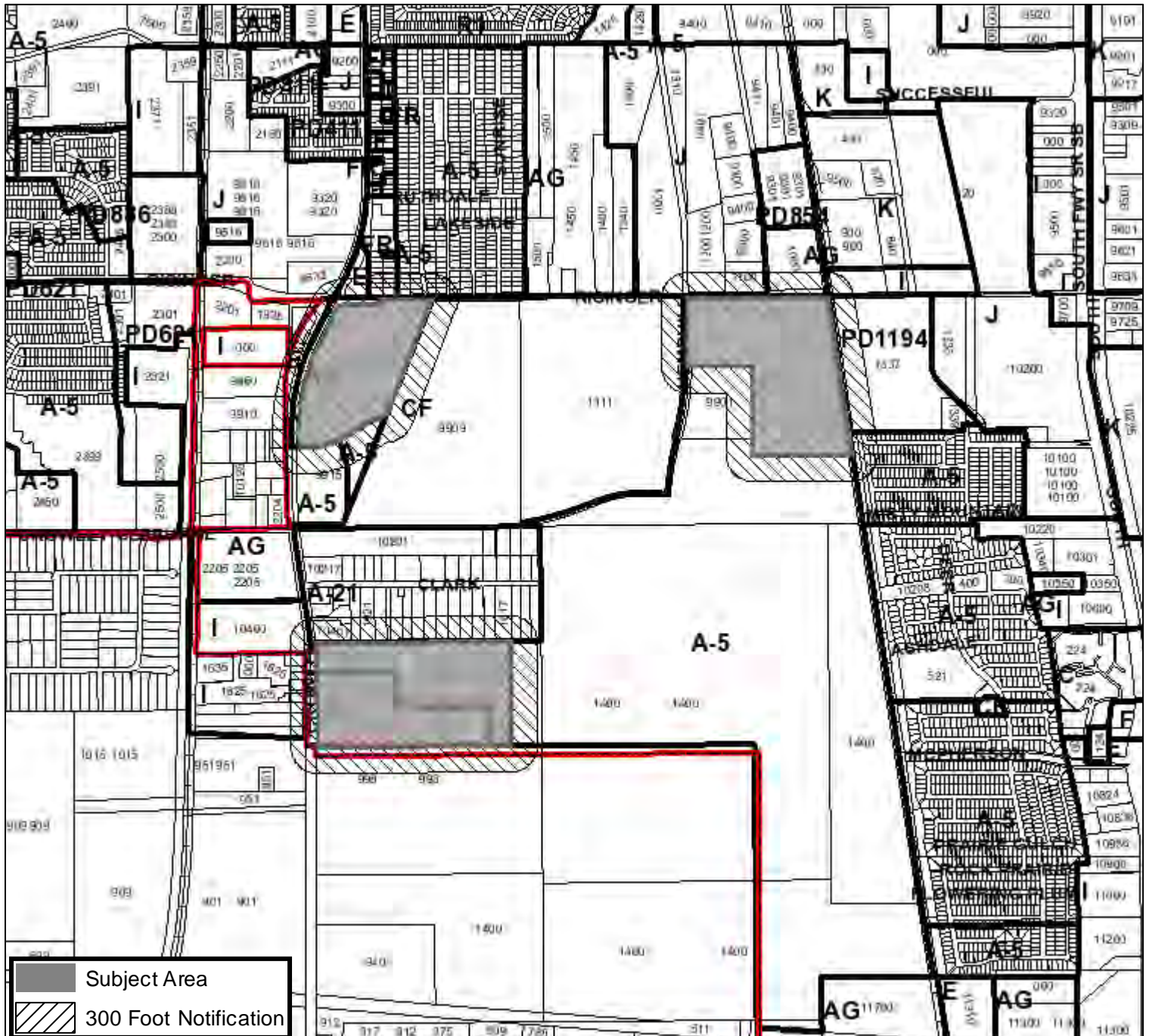
Based on conformance with the policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

**Attachments:**

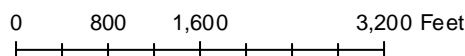
- Area Zoning Map with 300 ft. Notification Area
- Exhibit
- Area Map
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

Applicant: Bloomfield Homes, LP  
 Address: 9901 and 10400 - 10600 blocks Crowley Road, 1301 W. Risinger Road  
 Zoning From: A-5, C, E  
 Zoning To: A-5, C, E  
 Acres: 153.870712  
 Mapsco: 104U  
 Sector/District: Far South  
 Commission Date: 2/10/2021  
 Contact: 817-392-8043

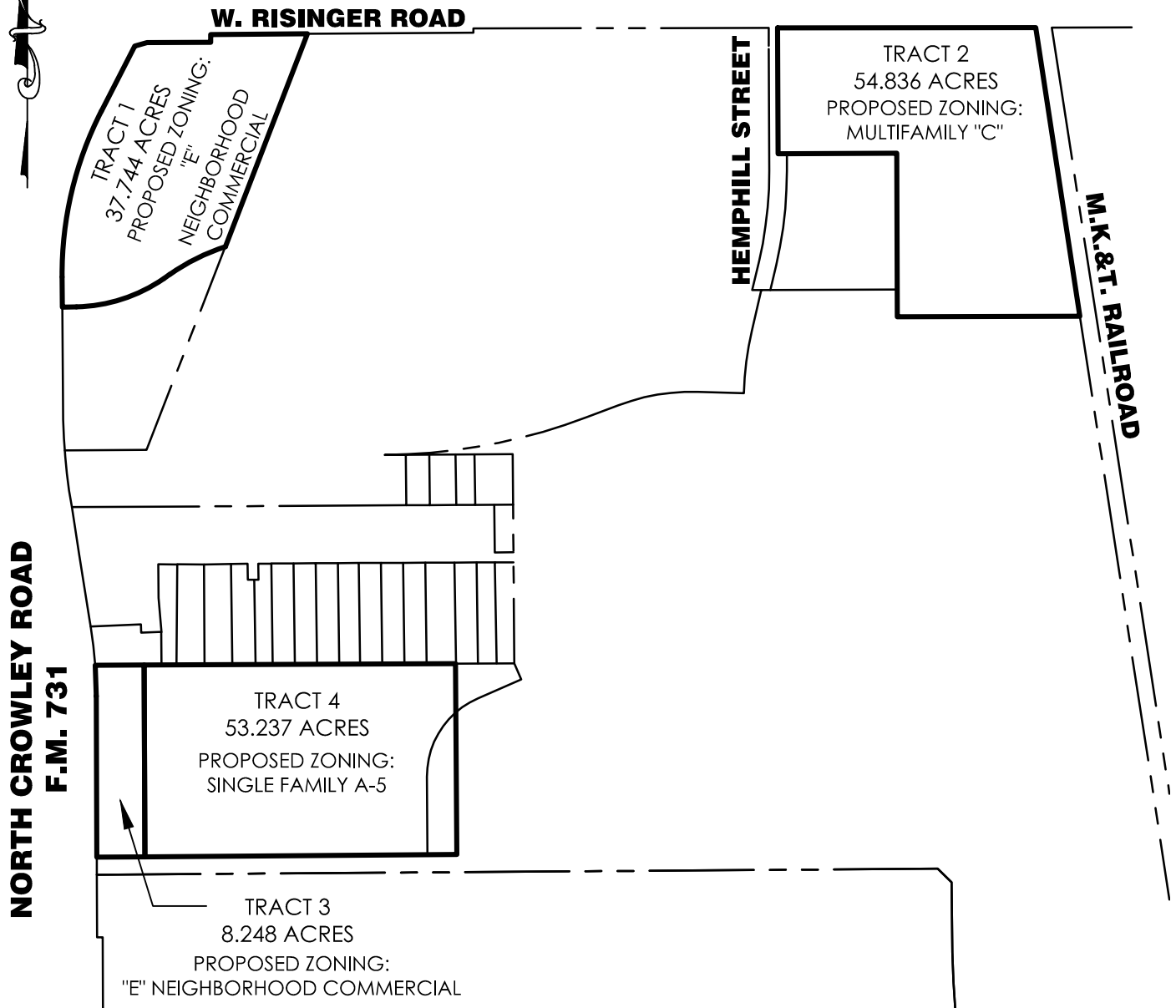


	Subject Area
	300 Foot Notification





# PROPOSED ZONING DISPLAY DEER CREEK MEADOWS



**GOODWIN AND  
MARSHALL INC.**

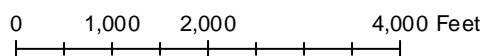
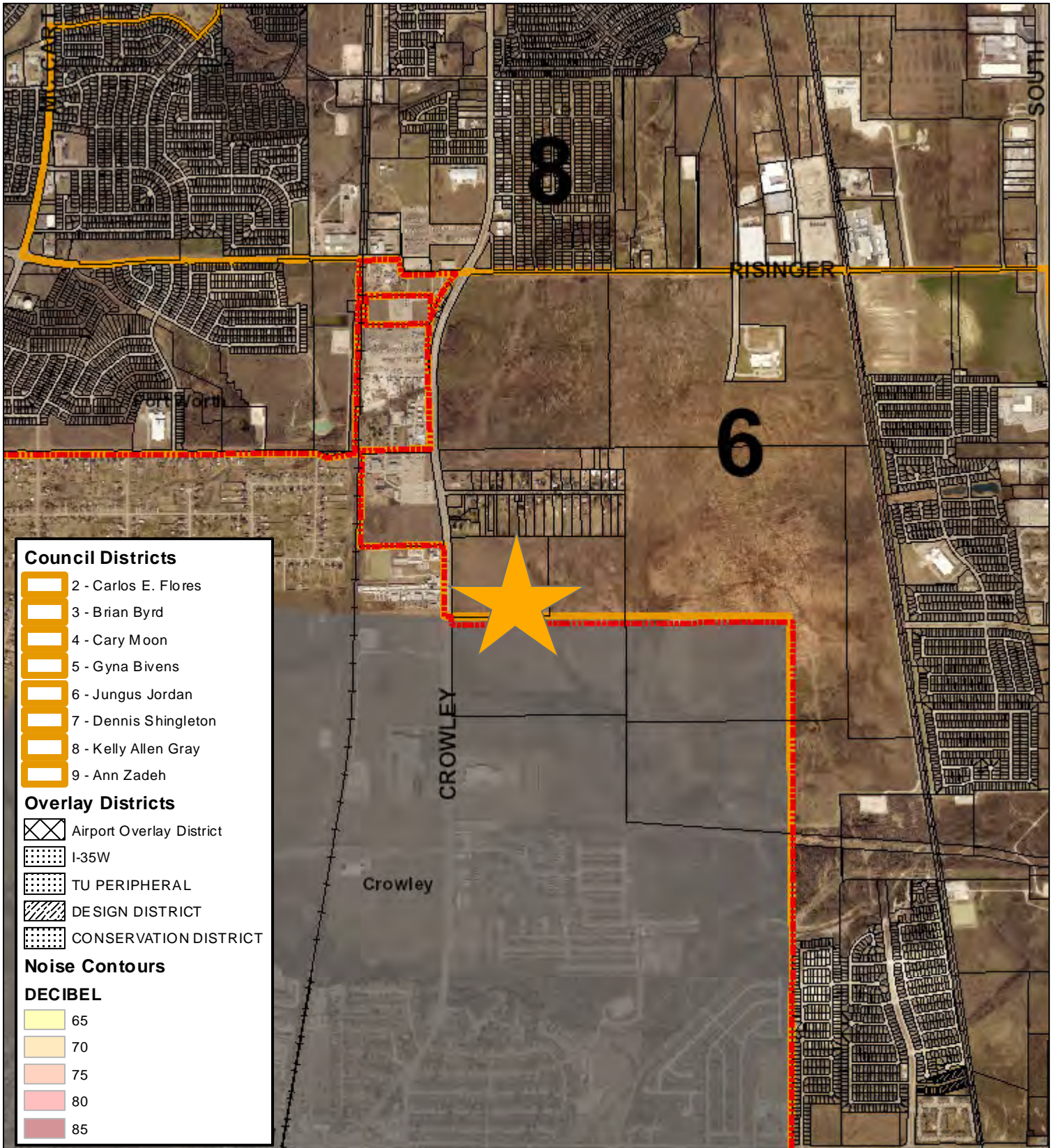
**CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS**

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

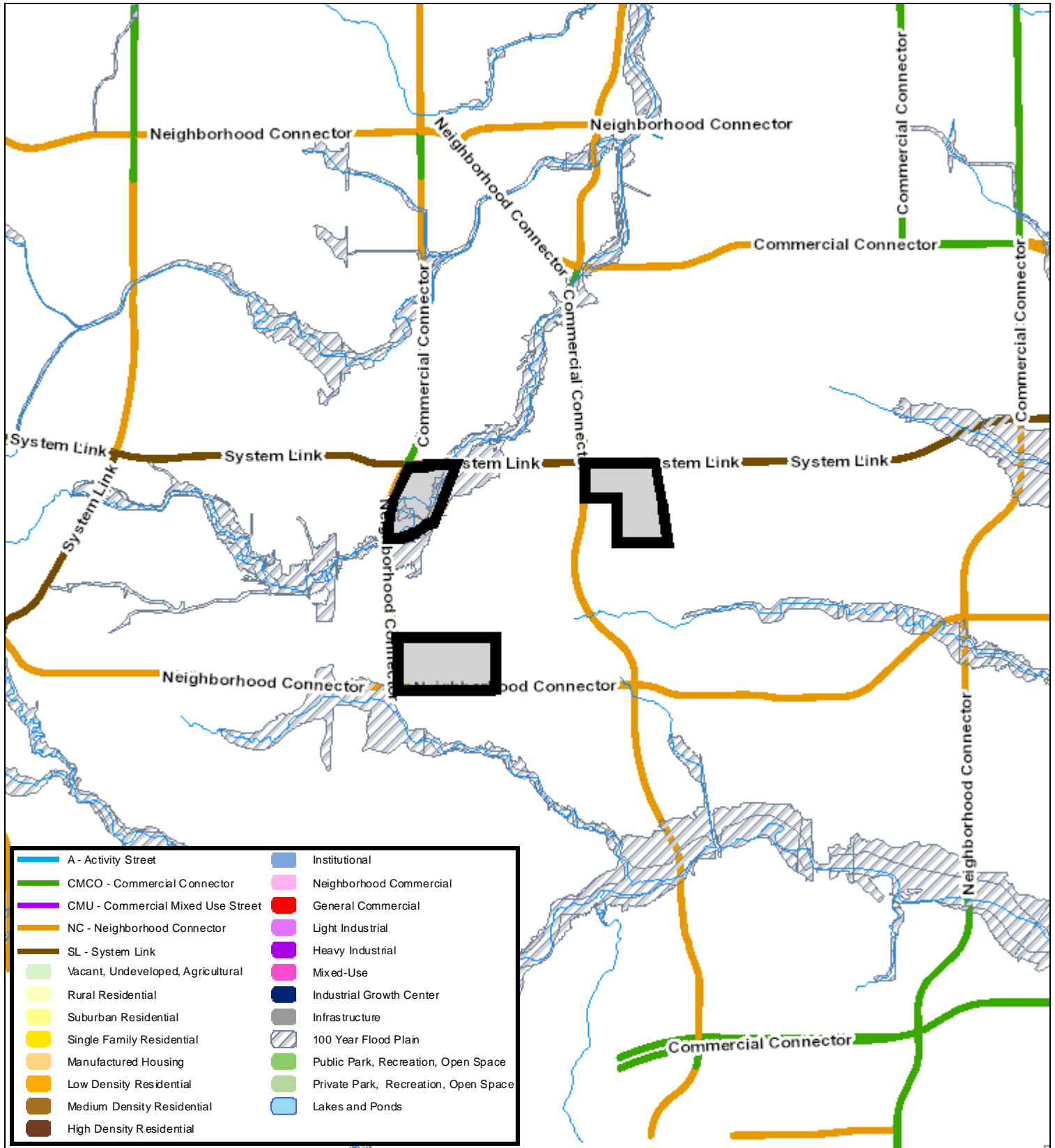
TxEng Firm # F-2944 - TxSurv Firm # 10021700

Job No.: 10805	Scale: 1"=1000'	Sheet 1 of 1
Drafted: T.J.M.	Checked:	
Date Prepared: 1/21/2021		

### Area Map



### Future Land Use



2,800 1,400 0 2,800 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 1,900 3,800 7,600 Feet

