



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 7, 2020

**Council District** 6

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes <u>X</u> No ___
	Case Manager	<u>Leo Valencia</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** **Benchmark Acquisitions Ltd**

**Site Location:** 10400 W. Cleburne Rd      Acreage: 40.04

**Proposed Use:** **Residential**

**Request:**    From: Unzoned  
                  To:    "A-5" One Family

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

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

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

**Related cases:** **AX-19-011**

**Background:**

The proposed site is located on the north side of Cleburne Road, west of Cleburne-Crowley Road. The surrounding area is primarily comprised of large lot single family development, undeveloped A-5 zoning to the south and southeast, and undeveloped CF zoning to the east. The rezoning will prepare the property for small lot single family development.

The proposed owner-initiated annexation of approximately 40.04 acres. AX-19-011 is the companion case to ZC-19-131. The proposed annexation site is anticipated to be developed for small lot single family uses which is compatible with current surrounding uses.

The annexation case was presented to the City Plan Commission on August 28, 2019. The Commission voted to make a recommendation to the City Council to approve the annexation. The City Council will conduct a public hearing on the proposed annexation. The case was continued at the January 14, 2020 Council meeting to allow more time for the applicant to work through some issues.

**Site Information:**

Surrounding Zoning and Land Uses:

North	ETJ/ undeveloped
East	"A-5" One Family; "CF" Community Facilities / undeveloped
South	"A-5" One Family / undeveloped
West	ETJ/ undeveloped

Zoning History:        ZC-18-112 from unzoned to A-5; effective 10/12/18; south of subject site  
                                       ZC-06-275 from A-5 to A-43; effective 3/6/17; west of subject site

**Public Notification:**

300 foot Legal Notifications were mailed on August 22, 2019.  
 The following organizations were notified: (emailed August 20, 2019)

Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

*\*Site not located near a registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" for a residential development. Surrounding land uses are primarily undeveloped with large lot residential to the west and southwest and newly annexed A-5 property to the south.

As a result, the proposed zoning **is compatible** at this site.

**2. Comprehensive Plan Consistency – Far Southwest**

The 2019 Comprehensive Plan designates the subject property as Single Family. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle and transit access between adjacent neighborhoods and nearby destinations.
- To promote orderly growth in developing areas, the City should generally support single-family residential development with lot sizes compatible with surrounding single-family lot sizes. The City should support lower density, larger-lot single-family residential zoning districts (i.e. A-7.5 through A-2.5A) in more remote locations.

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

**Attachments:**

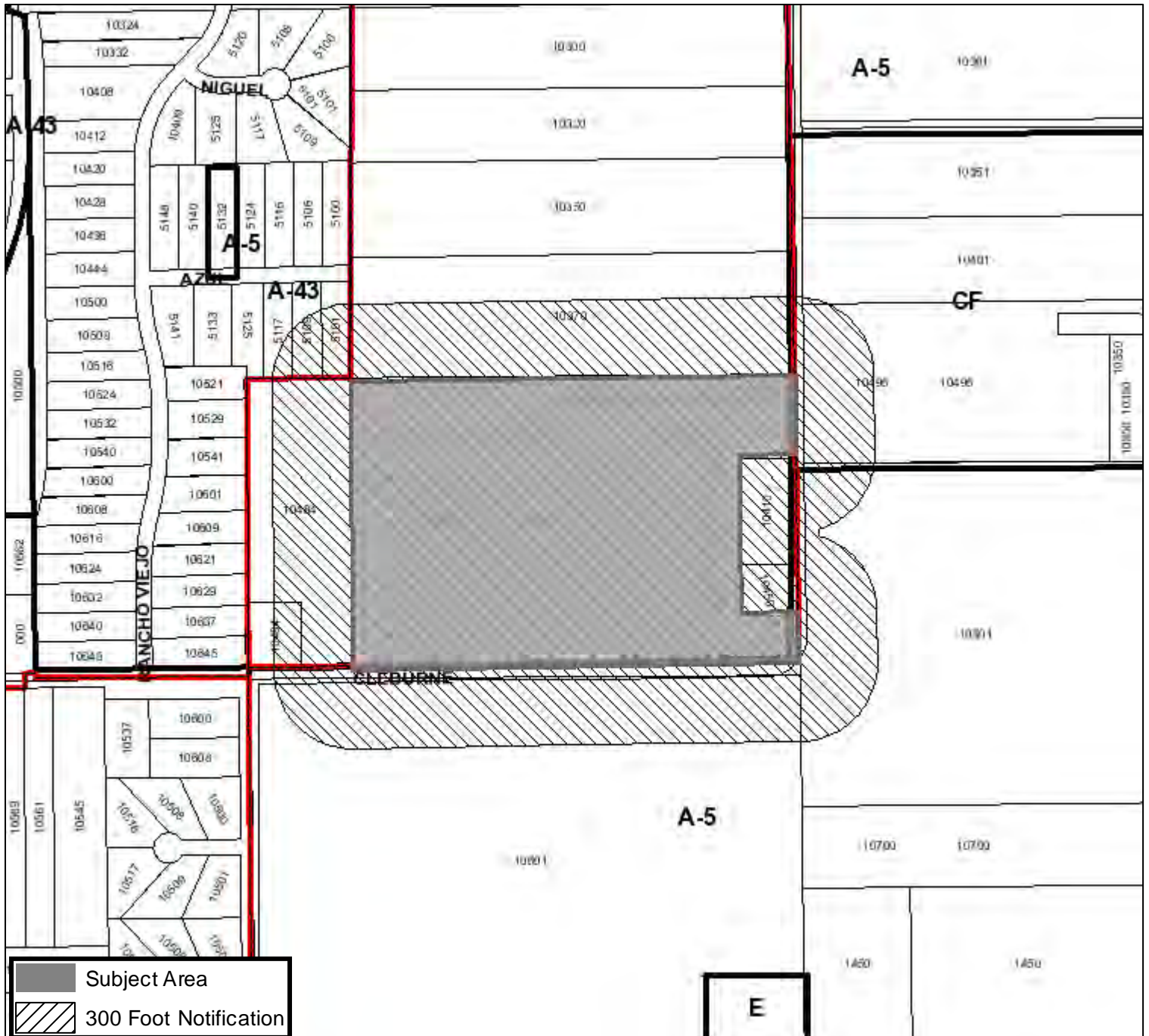
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-19-131

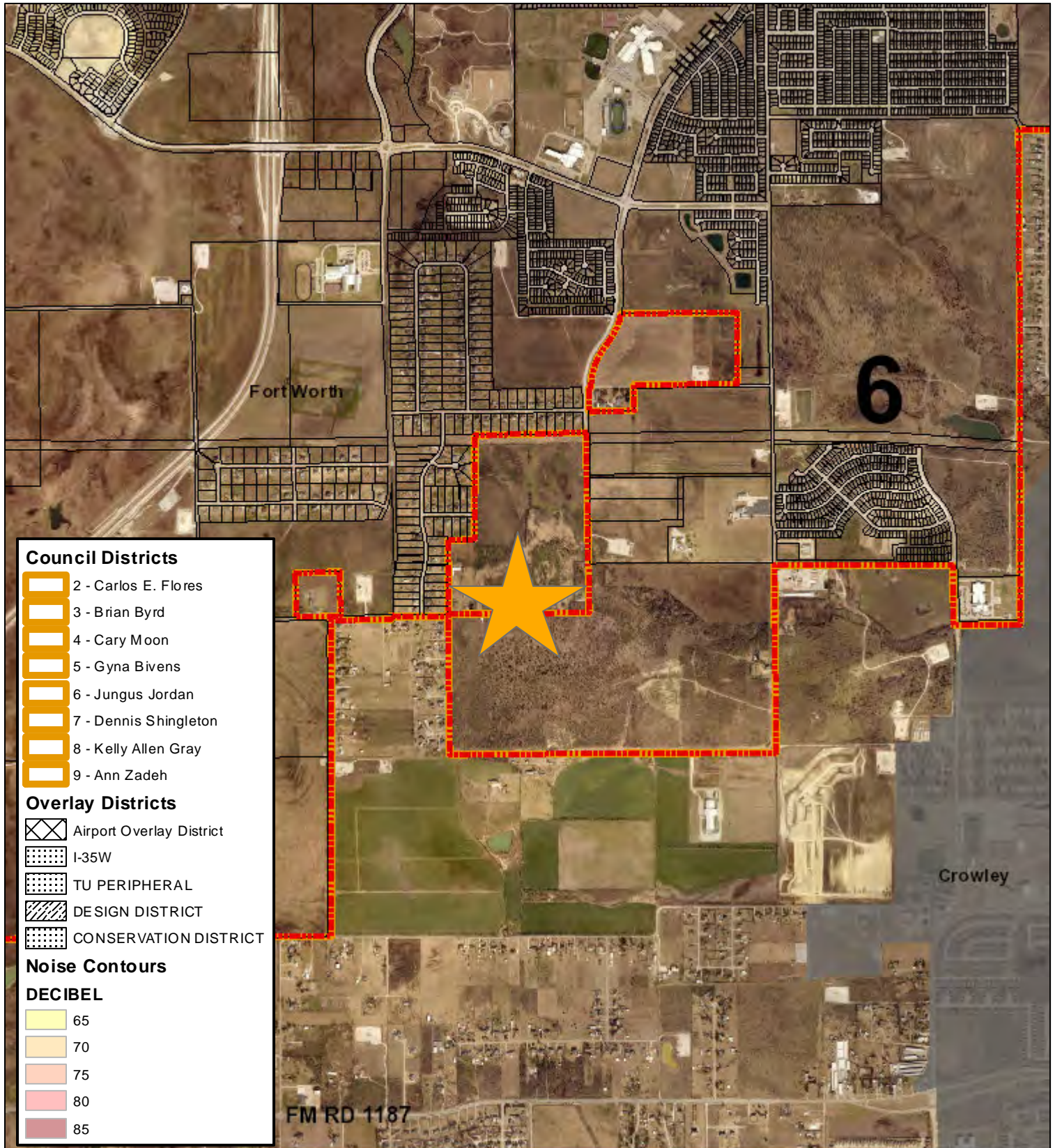
# Area Zoning Map

Applicant: Benchmark Acquisitions LLC  
 Address: 10400 W. Cleburne Road  
 Zoning From: Unzoned  
 Zoning To: A-5  
 Acres: 40.0433114  
 Mapsco: 117E  
 Sector/District: Far Southwest  
 Commission Date: 10/9/2019  
 Contact: 817-392-8043

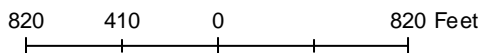
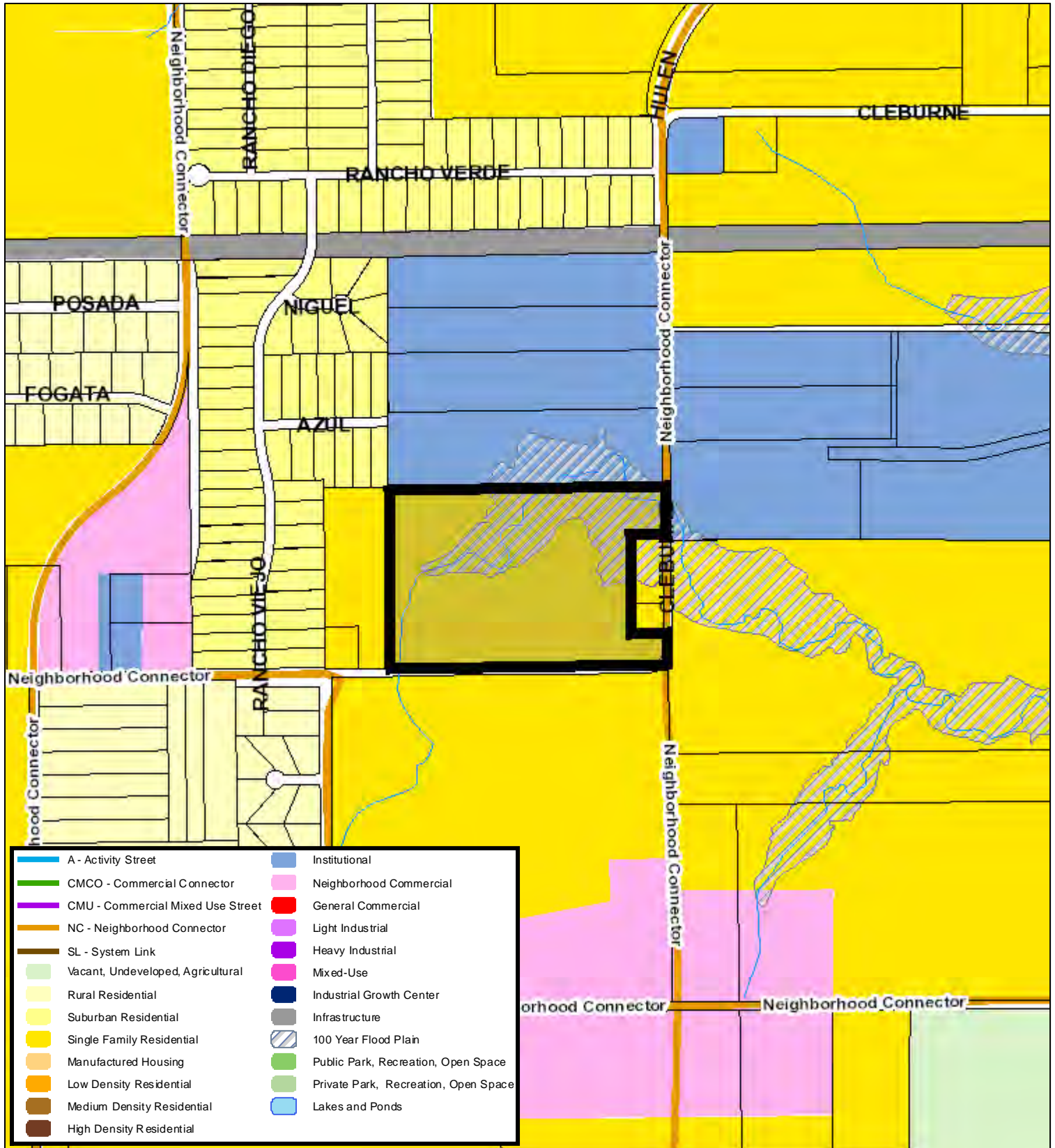


0 270 540 1,080 Feet

### Area Map



### Future Land Use



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 5, 2019.



Aerial Photo Map

