



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 6

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

Opposition: one letter submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Council Initiated Yes ___ No X

Owner / Applicant: **Crowley Independent School District**

Site Location: 1300 – 1900 blocks W. Risinger Road Acreage 192.31

Proposed Use: **Education and Sports Facility**

Request: From: "A-5" One-Family and "CF" Community Facilities
To: "CF" Community Facilities

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located south of W. Risinger Road and west of Hemphill Street. The applicant is proposing to change the zoning from "A-5" One-Family to "CF" Community Facilities for Crowley ISD's education and sports facility. An elementary school was built in 2009 just to the east of Hemphill Street.

Deer Creek Meadows is a planned subdivision to the east with approximately 1,683 single family lots.

Surrounding Zoning and Land Uses:

- North "A-5" One-Family, "AG" Agricultural / single family and vacant land
- East "A-5" One-Family / elementary school and vacant land
- South "A-21" One-Family / single family and vacant land
- West "A-5" One-Family / vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-19-094 Petition based rezoning for the 1600 – 1900 blocks of Clark Road to go from "A-5" to "A-21" One-Family approved by City Council June 25, 2019.

Public Notification:

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

Organizations Notified	
The Clark Road NA*	The Parks of Deer Creek HOA

Risinger Deer Creek HOA	Trinity Habitat for Humanity
District 6 Alliance	Streams and Valleys, Inc.
Parkview HOA	Everman ISD
	Crowley ISD

*Closest registered neighborhood association**

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “CF” Community Facilities for an education and sports facility for Crowley ISD. Surrounding land uses consist of single family to the south, vacant land to the west, single family and vacant land to the north and an elementary school to the east.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency Far South

The 2020 Comprehensive Plan designates the subject property as Institutional. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and **is consistent** with the following policy.

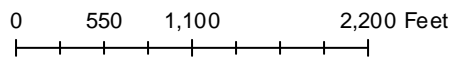
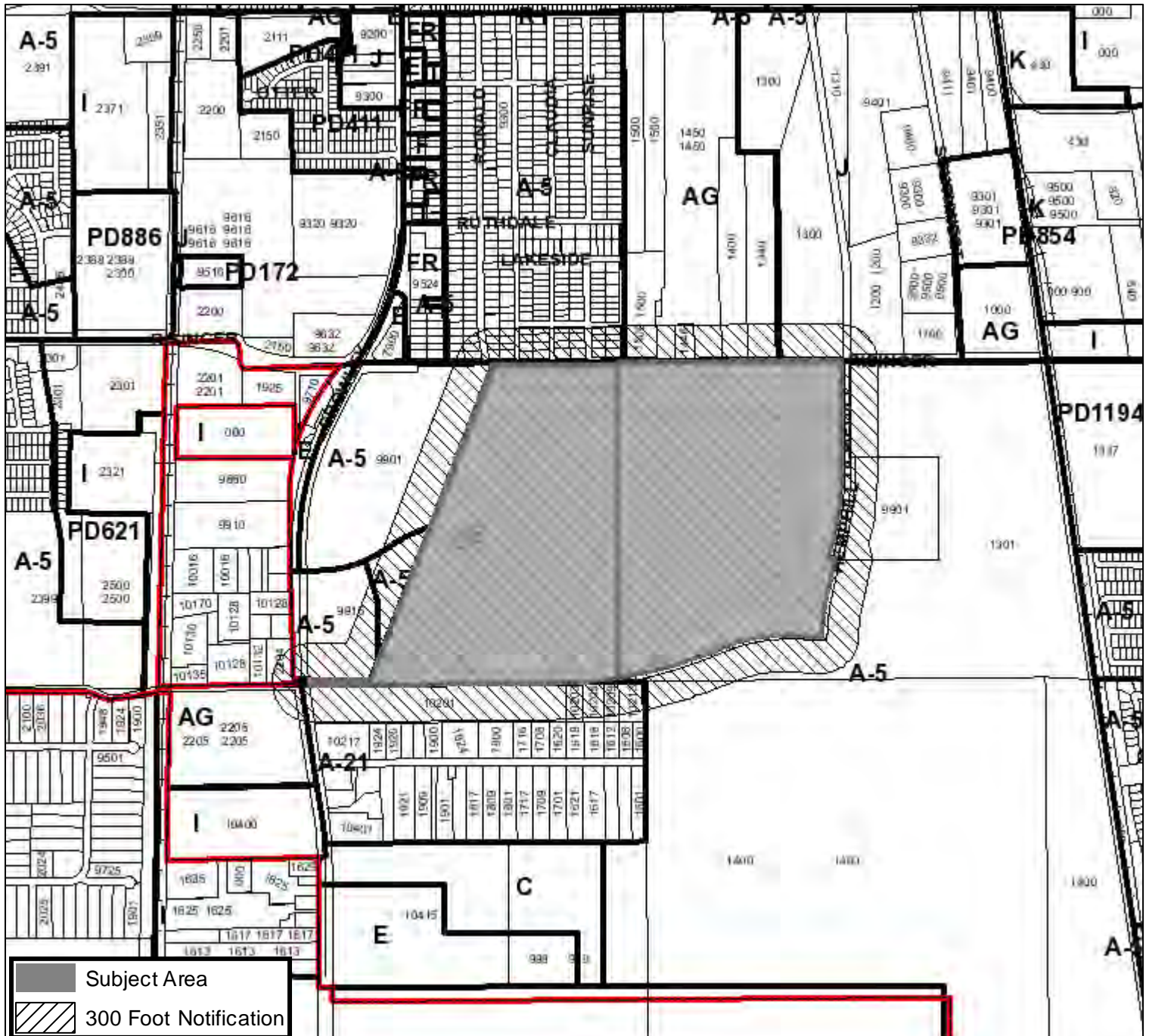
- Locate schools, parks and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable and transit connectivity with all surrounding residential areas.

Attachments:

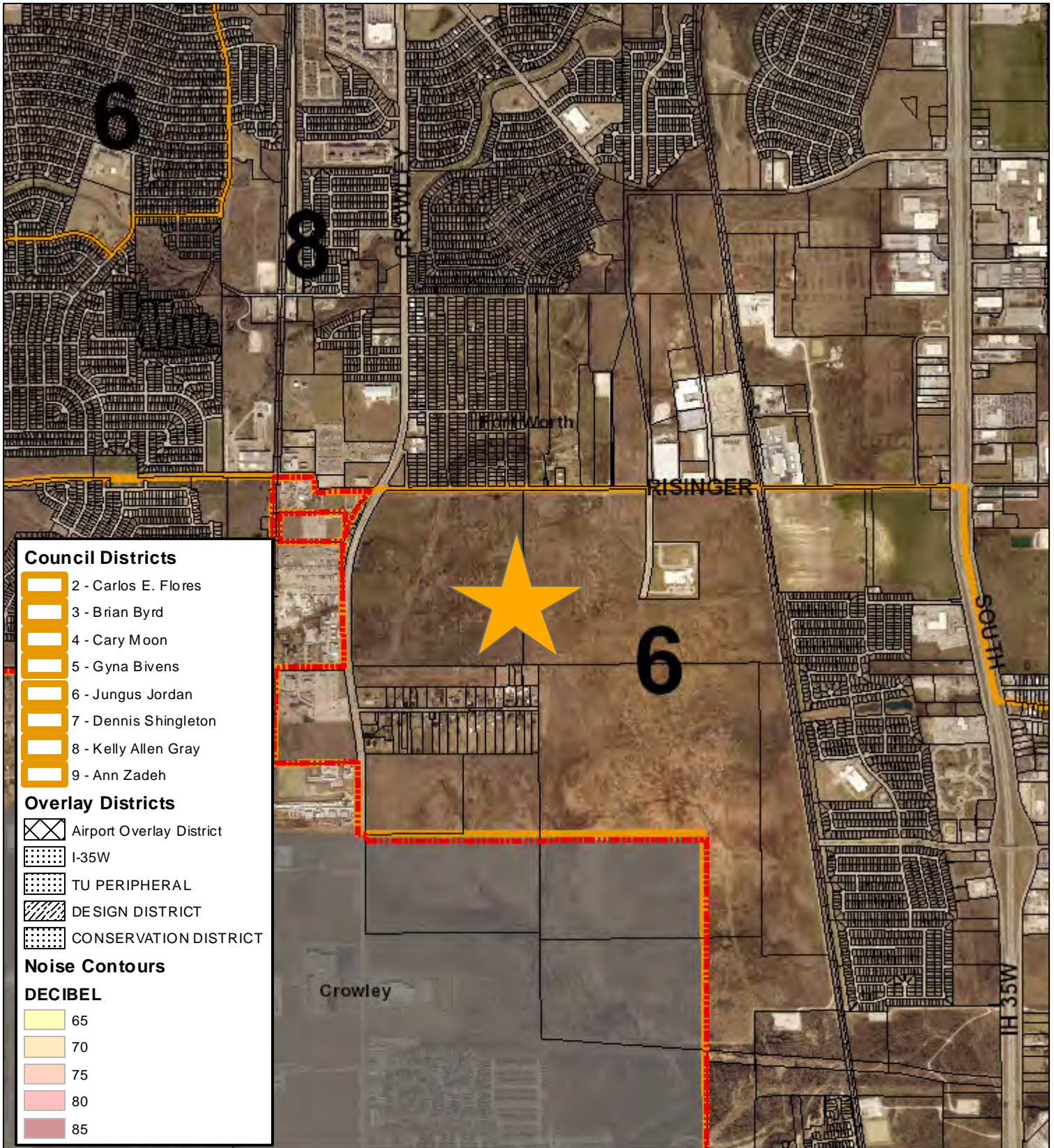
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Crowley Independent School District
 Address: 1300 - 1900 blocks W. Risinger Road
 Zoning From: A-5, CF
 Zoning To: CF
 Acres: 192.31551281
 Mapsco: 104UVXYZ
 Sector/District: Far South
 Commission Date: 8/12/2020
 Contact: 817-392-2495








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

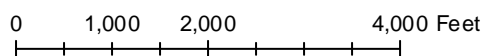
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

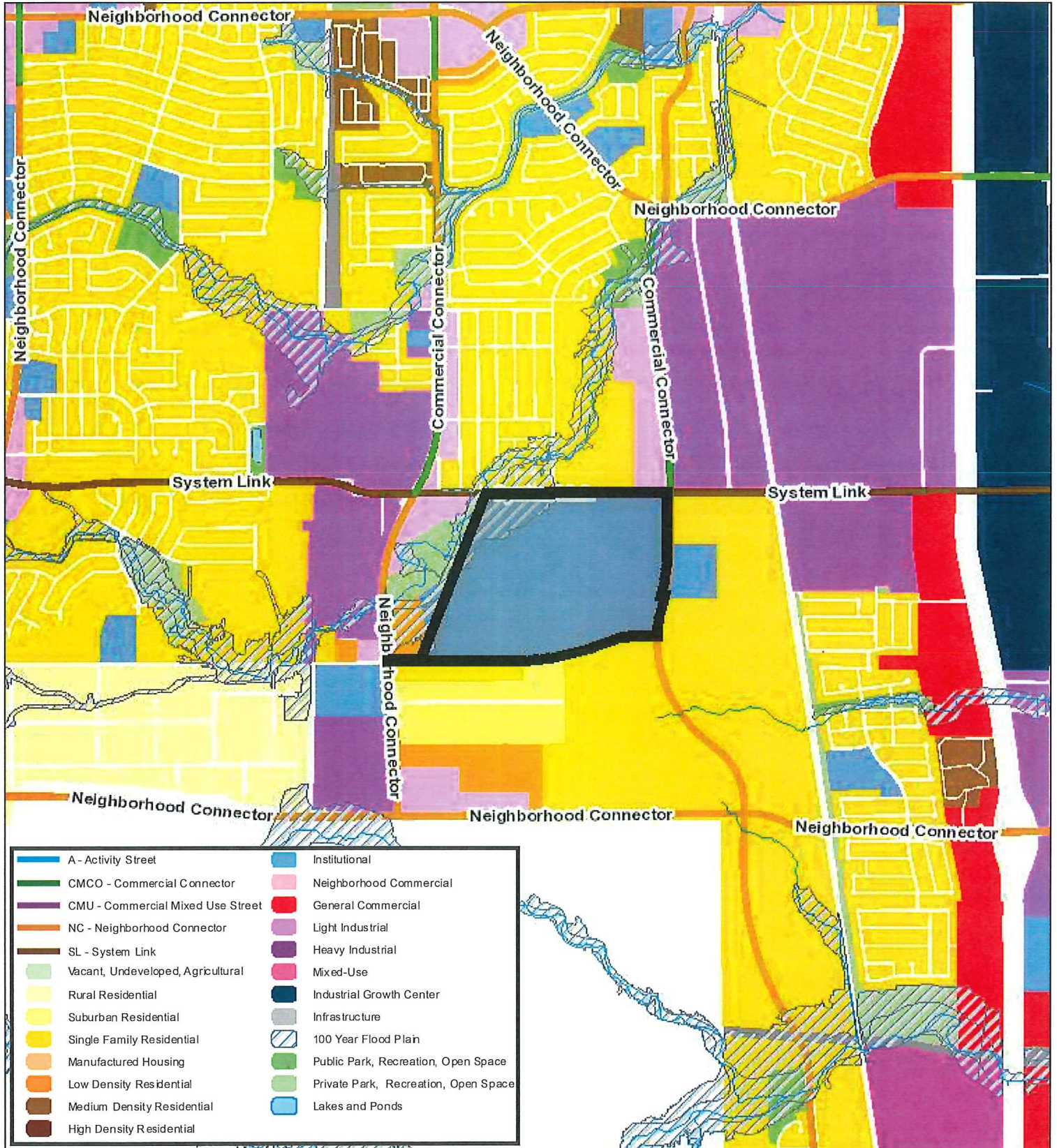
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

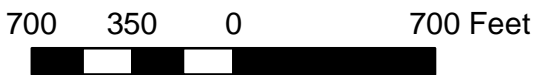
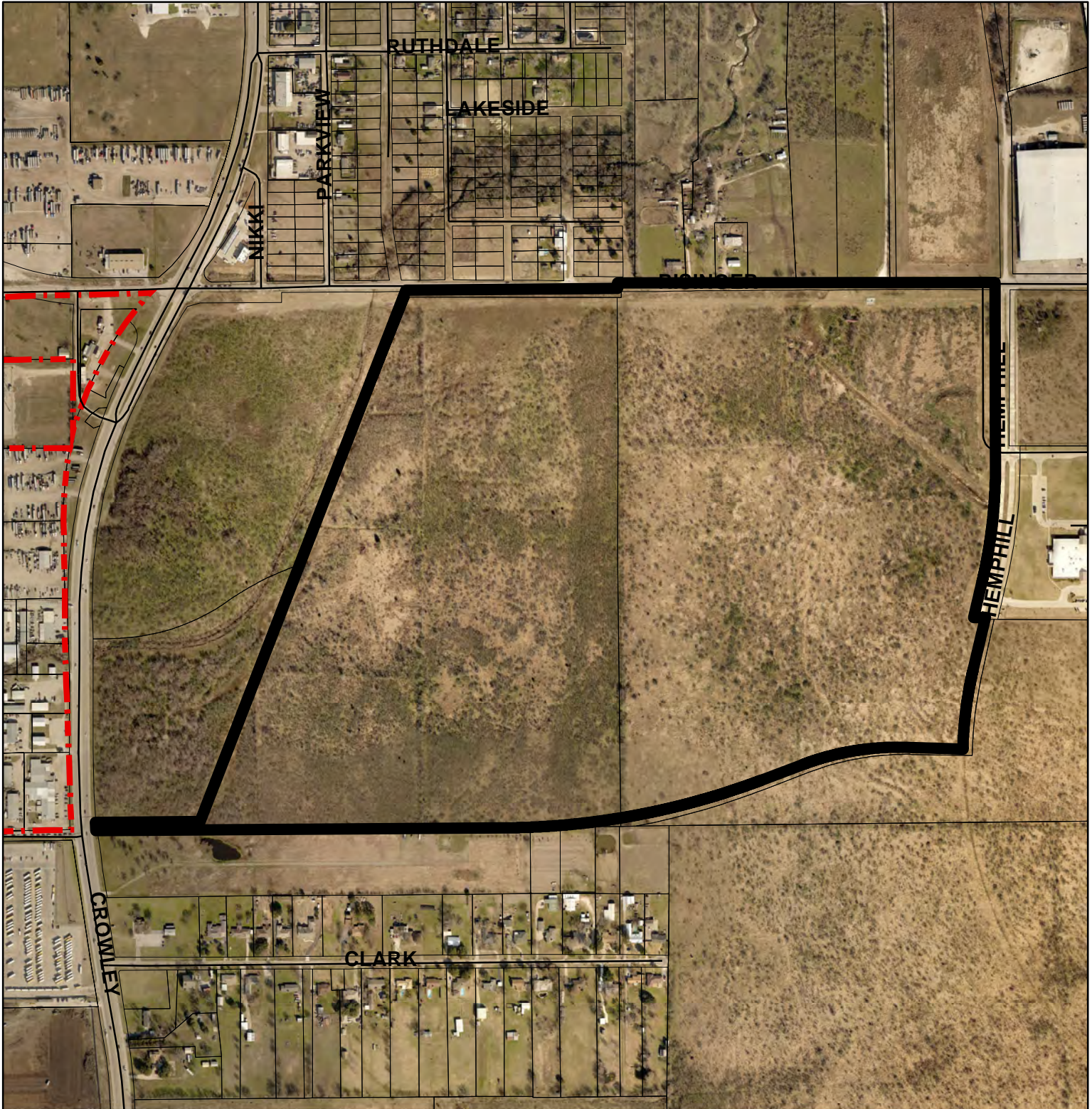


2,000 1,000 0 2,000 Feet

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 3, 2020



Aerial Photograph



Aerial Photography Date February 2019

