



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 4, 2020

**Council District** 6

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None submitted

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

**Owner / Applicant:** Pate Ranch Land/ Pate Ranch Single Family

**Site Location:** Generally bounded by Tavolo Pkwy, Chisholm Trail Pkwy, Columbus Trail, Bryant Irvin Rd, and Winterbloom Way

Acreage: 150.27

**Proposed Use:** Single Family

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

To: PD/A-5 Planned Development for all uses in A-5 One Family to allow 60% lot coverage; site plan waiver requested

**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 Altamesa/Dirks Rd just west of Chisholm Trail Parkway. The applicant proposes to rezone roughly 150 acres from "A-5" One Family to PD/A-5 to allow for 60% lot coverage. The current A-5 regulations allow for a maximum lot coverage of 50%. The applicant stated that the additional lot coverage will allow them to build homes that are in line with the market for homes in the area.

Staff and the applicant have discussed that the proper venue is the Board of Adjustment for variances, however the BOA decisions have a time limit of 6 months with one 6 month extension possible, and the buildout of this many lots would require multiple variance cases.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single family
- East PD 1064; PD 1221; PD 1064 / undeveloped
- South "E" Neighborhood Commercial / undeveloped
- West "FR" General Commercial Restricted / undeveloped

Zoning History: ZC-14-147; from unzoned to A-5; G; MU-2; effective 12/1/15; subject site and surrounding

**Public Notification:**

300 foot Legal Notifications were mailed on December 20, 2019.  
The following organizations were notified: (emailed December 16, 2019)

<b>Organizations Notified</b>	
Briercliff Estates HA	Quail Ridge Estates Phase II HOA
Park Palisades HA	Vista Ridge Addition HA
Quail Ridge Estates HOA*	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	

\*Closest registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to PD/A-5 to allow additional lot coverage. Surrounding uses consist of single family and multifamily.

The proposed PD/A-5 **is compatible** with surrounding uses.

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

The 2019 Comprehensive Plan designates the subject property as Single Family. The PD/A-5 meets the below policies within the following Comprehensive Plan:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

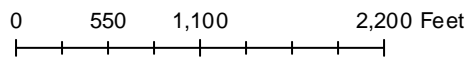
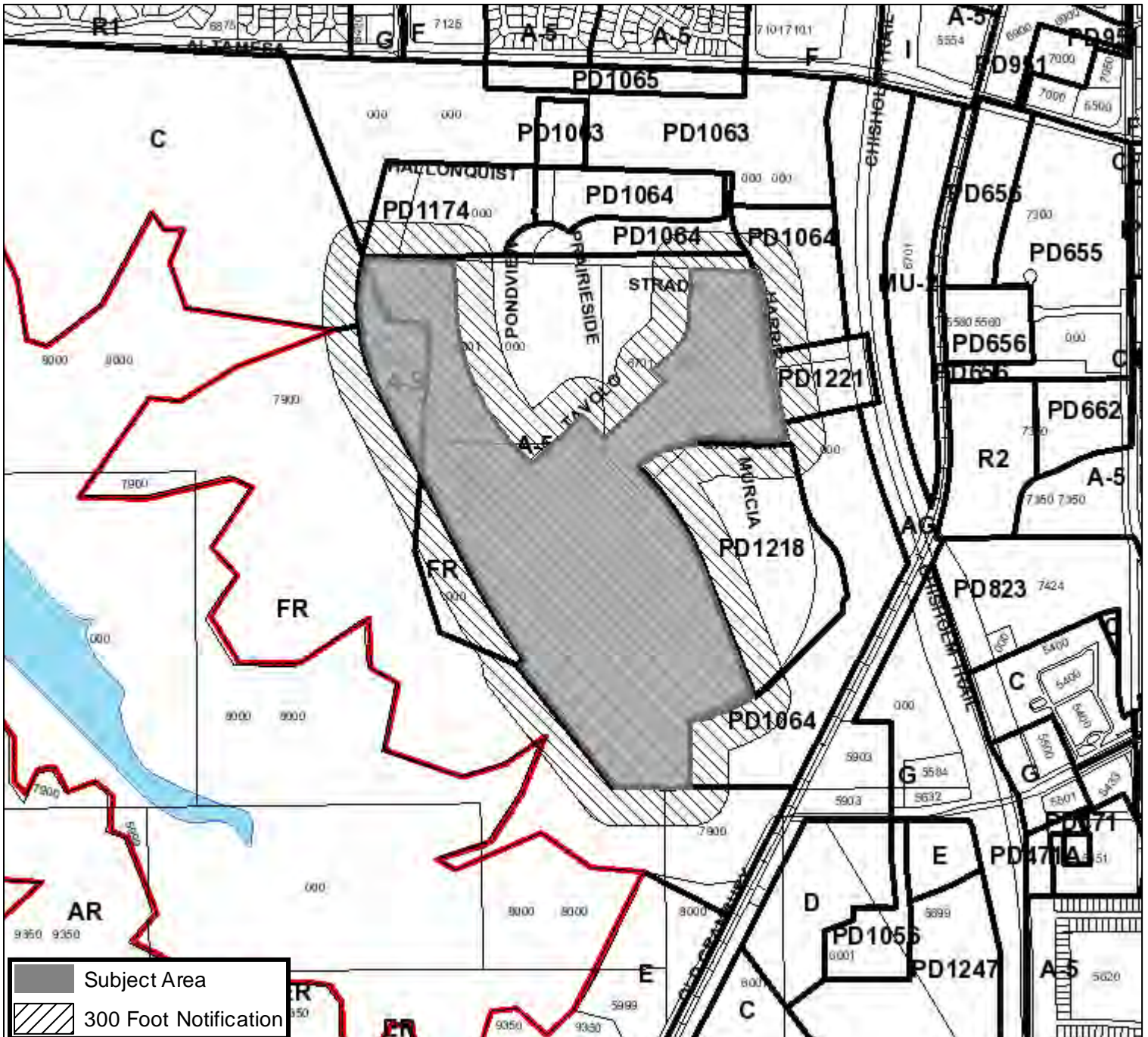
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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

## Area Zoning Map

Applicant: Pate Ranch Land/ Pate Ranch Single Family  
 Address: Generally bounded by Tavolo Pkwy, Chisholm Trail Pkwy, Columbus Trail, Bryant Irvin Rd.  
 Zoning From: A-5  
 Zoning To: PD for A-5 uses with 60% lot coverage  
 Acres: 150.2660334  
 Mapsco: 102G  
 Sector/District: Far Southwest  
 Commission Date: 1/8/2020  
 Contact: 817-392-8043



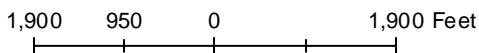
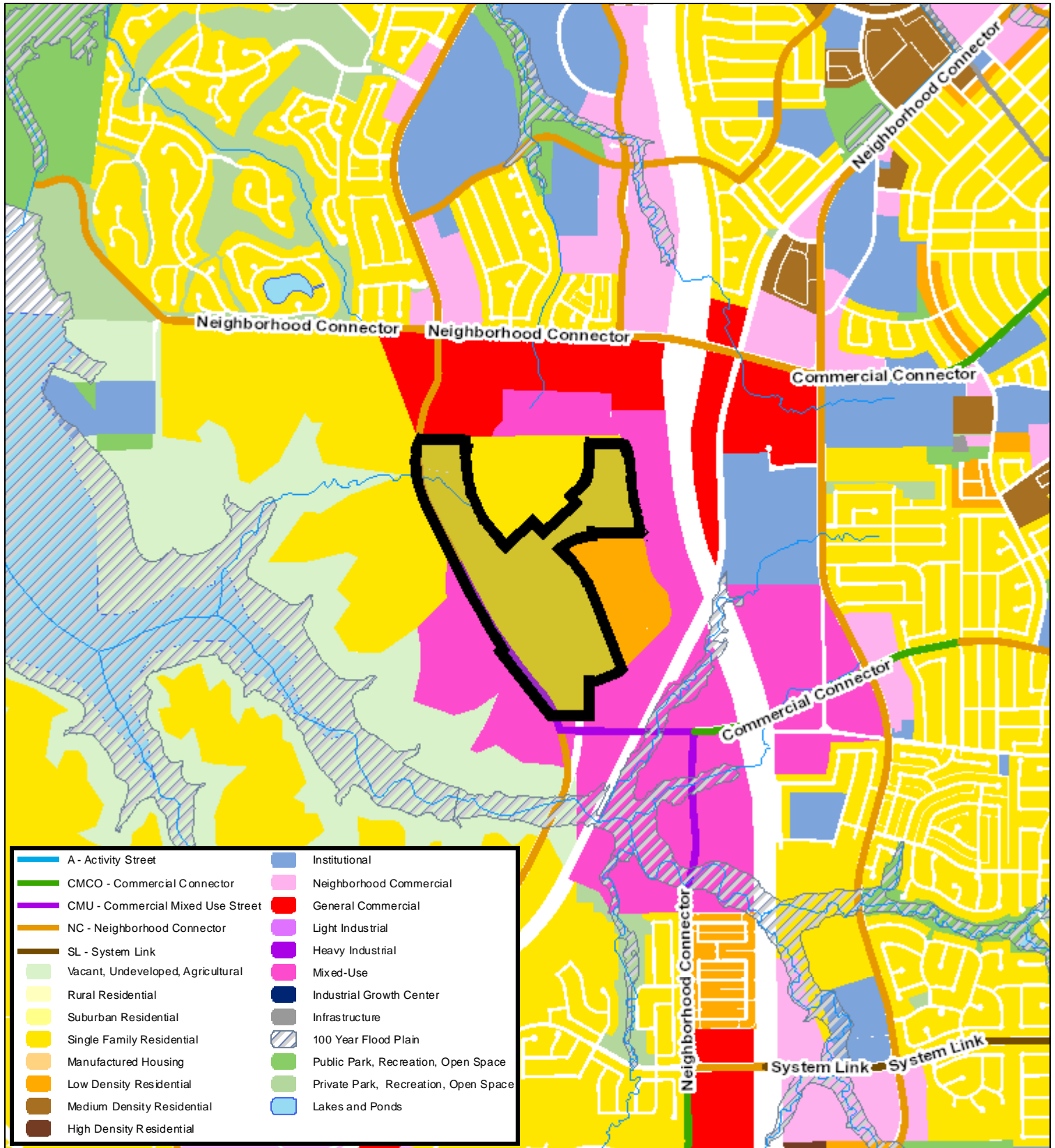


### Area Map





### 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.





