



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 3, 2021

Council District: 6

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

Opposition: None
Support: 1 speaker

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: **Hawkins Family Joint Venture**

Site Location: 10200 - 10400 blocks of Old Cleburne Crowley Junction Road

Acreage: 12.5 acres

Proposed Use: **Single-Family Residential**

Request: From: "CF" Community Facilities

 To: "A-5" One-Family

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

Comprehensive Plan Consistency: Requested change **is consistent (minor boundary adjustment).**

Staff Recommendation: **Approval**

Background:

The subject property includes two tracts of land located along the east side of Old Cleburne Crowley Junction Road at the southern end of the Fort Worth City Limits. Both properties are currently zoned "CF" Community Facilities and the applicant is proposing to rezone them to "A-5" One-Family District. The applicant intends to develop a single-family residential subdivision on the surrounding property which was rezoned from "CF" Community Facilities to "A-5" One-Family District in September 2020. The current zoning change request would provide additional area for development of single-family lots.

There are several single-family subdivisions either existing or currently in development near this site, including the Rosemary Ridge Subdivision immediately to the east across Old Cleburne Crowley Junction Road and the Newberry Point Subdivision under development to the north, adjacent to Cleburne Road.

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / vacant, developing as single-family residential
- East "A-5" One-Family / single-family residential; "CF" Community Facilities / church
- South "A-5" One-Family / developing as single-family residential
- West "A-5" One-Family / vacant

Recent Relevant Zoning History:

- ZC-20-108: Rezoned 60.2 acres of land immediately surrounding the subject site from “CF” Community Facilities to “A-5” One-Family.
- ZC-18-112: Rezoned 280.6 acres of newly annexed land to “A-5” One-Family on property located immediately south of the subject site.

Public Notification:

300-foot Legal Notifications were mailed on May 21, 2021.

The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
Panther Heights NA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	

Subject property is not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the subject properties from “CF” Community Facilities to “A-5” One-Family District. The majority of surrounding land is zoned “A-5” One-Family District. There is an existing single-family subdivision to the east, across Old Cleburne Crowley Junction Road, and land to the north and south of this site is currently being developed for single-family use. There is a church located immediately adjacent to the subject property, as well as a church across Old Cleburne Crowley Road to the east; both are zoned “CF” Community Facilities.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Far Southwest

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” use on the Future Land Use Map. However, the designation for almost all surrounding property is “Single-Family Residential.”

The proposed zoning is consistent with the land use designations for this area and aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (minor boundary adjustment).

Attachments:

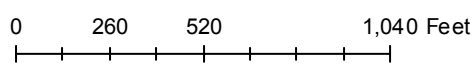
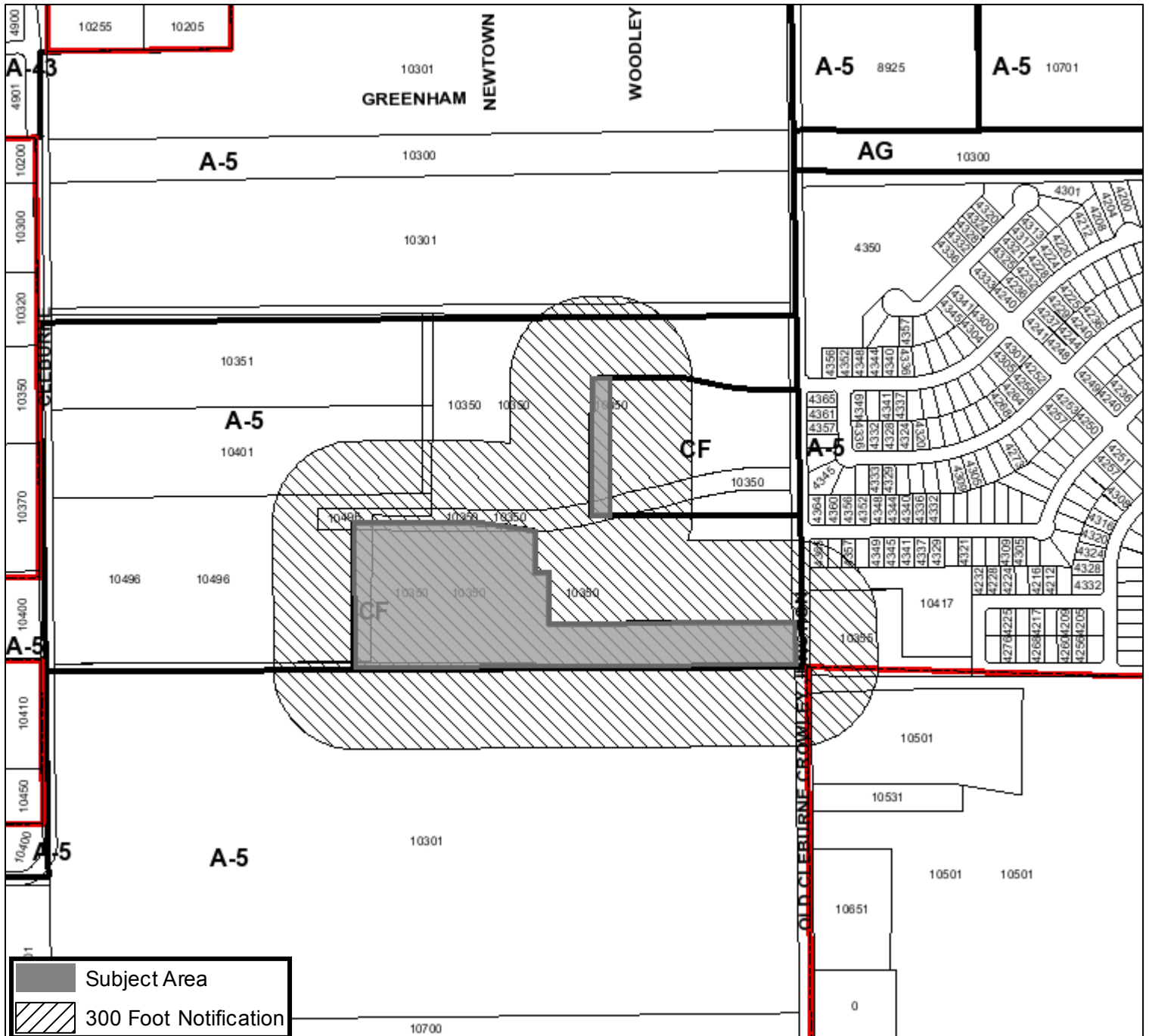
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



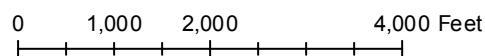
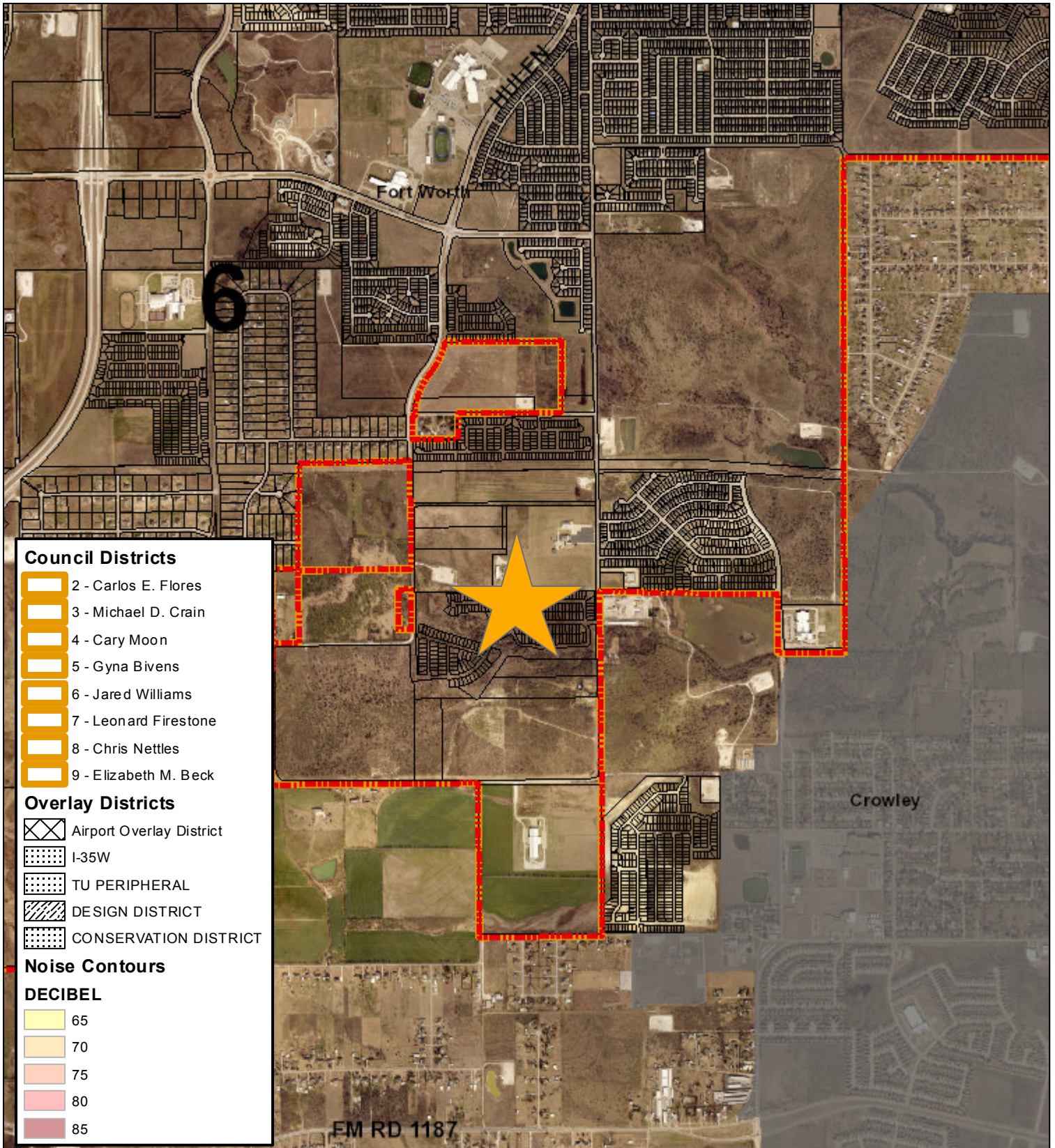
ZC-21-072

Area Zoning Map

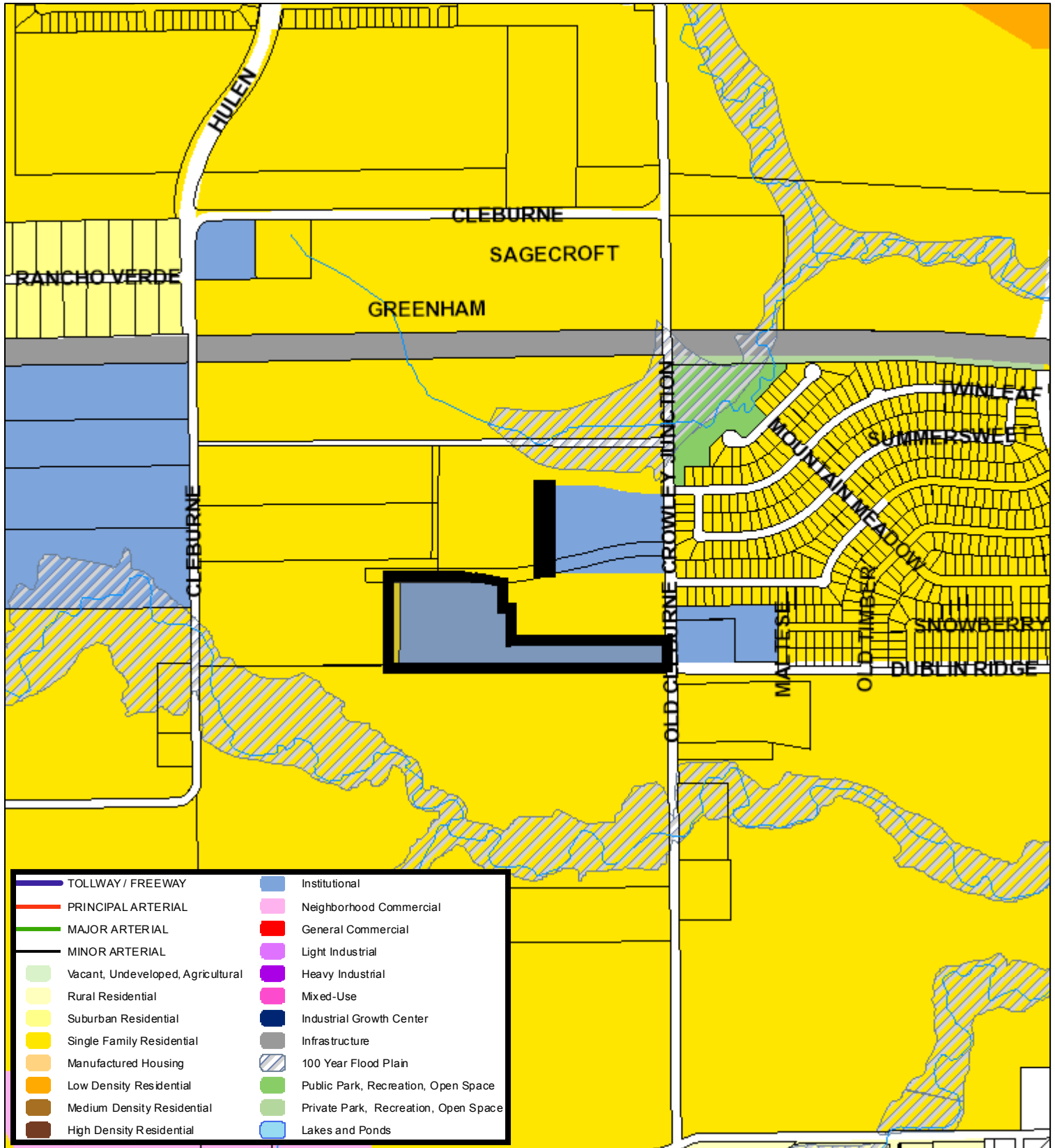
Applicant: Hawkins Family Joint Venture
 Address: 10200 - 10400 blocks Old Cleburne Crowley Junction Road
 Zoning From: CF
 Zoning To: A-5
 Acres: 12.51146262
 Mapsco: 117BF
 Sector/District: Far Southwest
 Commission Date: 6/9/2021
 Contact: null



Area Map



Future Land Use



775 387.5 0 775 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

