



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
March 23, 2020

Council District 6

Zoning Commission Recommendation:
Approved as amended for "E" Neighborhood Commercial on Tract 1 and "R1" Zero Lot Line/Cluster on Tract 2, based on the submitted exhibit

Opposition: None submitted
Support: 1 Letter

Continued Yes X No ___
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Fort Worth Deer Creek, LP

Site Location: 9915 Crowley Rd Acreage: 16.88

Proposed Use: Multifamily and Commercial

Request: From: "A-5" One Family
To: "C" Medium Density Multifamily and "G" Intensive Commercial

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation).**

Staff Recommendation: Denial

Background:

The property is located at the northeast corner of Crowley Road and Crowley Cleburne Road. The applicant is proposing a zoning change from "A-5" to "C" and "G" for commercial and multifamily uses.

A zoning case for the same area was applied for in 2019 (ZC-19-088) and proposed a change to "F" General Commercial and "D" High Density multifamily. The request was recommended for denial by the Zoning Commission and ultimately City Council voted to change the zoning of the property to A-5.

Site Information:

- Surrounding Zoning and Land Uses:
- North "A-5" One Family / vacant
 - East "CF" Community Facilities / vacant
 - South "A-21" One Family / vacant
 - West ETJ / industrial and commercial

Zoning History: ZC-19-088 from R1 and A-5 to A-5; subject site

Public Notification:

300 foot Legal Notifications were mailed on November 18, 2020.

The following organizations were notified: (emailed November 16, 2020)

Organizations Notified	
The Clark Road NA	Parkview HOA*
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

**Closest registered neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “C” and “G” for commercial and multifamily uses. Surrounding land uses consist of primarily undeveloped land with commercial and industrial uses to the west.

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

2. Comprehensive Plan Consistency

The 2020 Comprehensive Plan designates the subject property as Low Density Residential and Institutional. The proposed zonings are not compatible with the future land uses of the property. The below Comprehensive Plan policies apply to this proposal:

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.
- 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 the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.



Attachments:

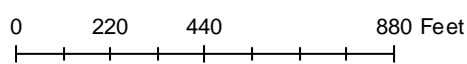
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

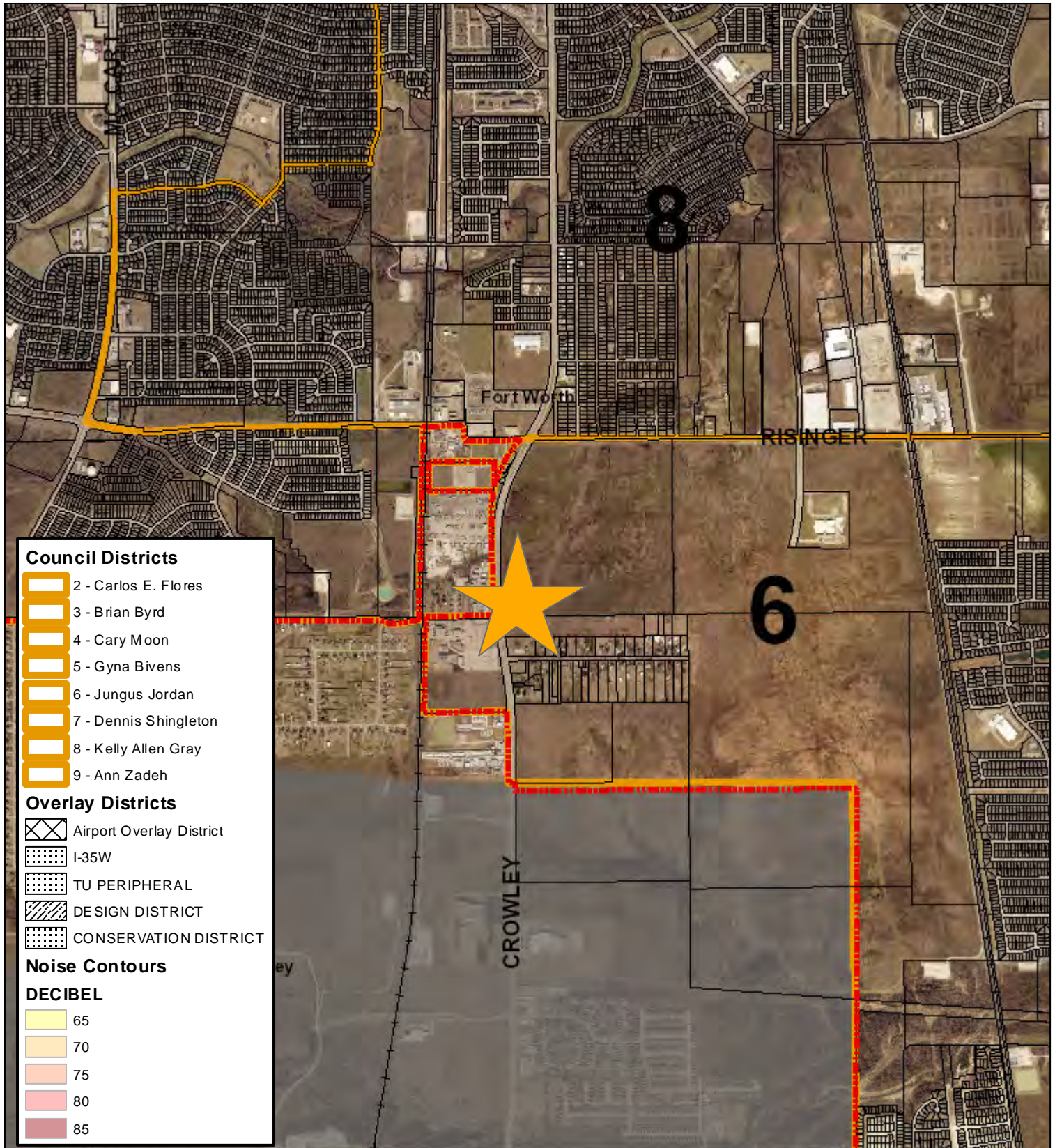
Applicant: Fort Worth Deer Creek, LP
 Address: 9915 Crowley Road
 Zoning From: A-5
 Zoning To: C, G
 Acres: 16.88146225
 Mapsco: 104UX
 Sector/District: Far South
 Commission Date: 12/9/2020
 Contact: 817-392-8043



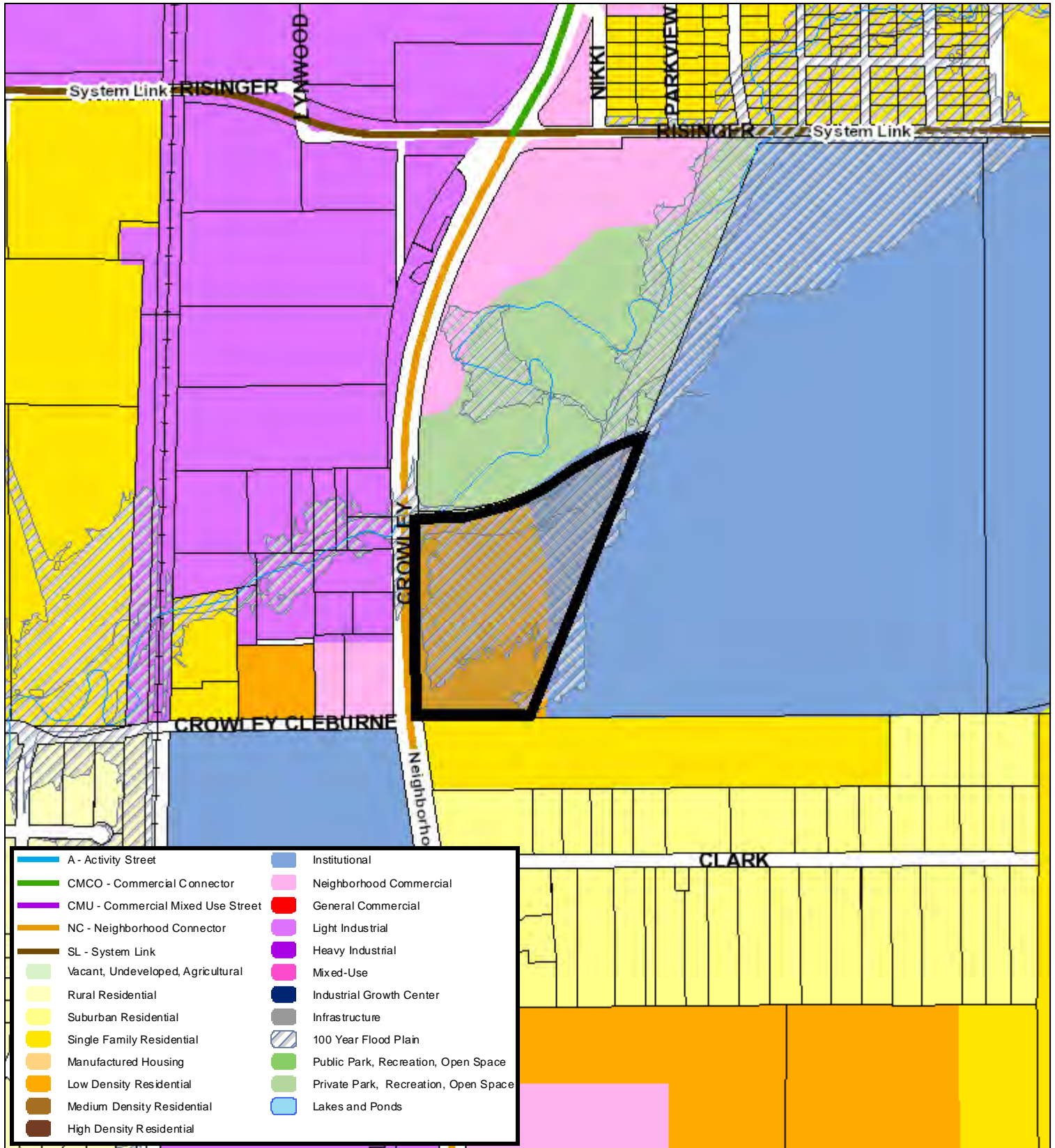
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



600 300 0 600 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

