



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District 6

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

Owner / Applicant: **Bloomfield Homes, LP** **Acreeage:** 153.87

Site Location: 9901 & 10400-10600 blocks Crowley Rd, 1301 W. Risinger Rd

Proposed Use: **Single Family, Multifamily, Commercial**

Request: From: "A-5" One Family, "C" Medium Density Multifamily, and "E" Neighborhood Commercial

To: "A-5" One Family, "C" Medium Density Multifamily, and "E" Neighborhood Commercial

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment).**

Staff Recommendation: **Approval**

Background:

The property is located at the southeast corner of Crowley Road and Risinger Road, the southeast corner of Risinger Road and Hemphill Street, and on the east side of Crowley Road just south of Clark Road. The applicant is proposing a zoning change from "A-5" One Family, "C" Medium Density Multifamily, and "E" Neighborhood Commercial, to the same zoning categories in a different configuration. Below are tables that show the current and proposed zoning of each tract as well as the acreage of each current and proposed zoning category.

This case is being brought back to Zoning Commission and City Council due to an error in notification. Both newspaper and Council Agenda notifications contained the incorrect address. Staff was preparing the final Ordinance and found the error. After consulting with our legal team and the applicant, it was determined that this case must be brought back for a new public hearing.

Tract	Current Zoning	Proposed Zoning
1	"A-5" One Family	"E" Neighborhood Commercial
2	"A-5" One Family	"C" Medium Density Multifamily
3	"C" and "E"	"E" Neighborhood Commercial
4	"C" and "E"	"A-5" One Family

Zoning	Current Acreage	Proposed Acreage	Change
A-5	92.58	53.237	-39.343
C	32.25	54.836	+22.586
E	28.983	45.992	+17.009

Site Information:

Surrounding Zoning and Land Uses:

The three areas of the proposed rezoning are generally boundary by Crowley Road, Risinger road, and Railroad ROW. Interior to the sites is primarily undeveloped land, with an existing neighborhood of large lot single family. The two streets and neighborhood Collectors on the Master Thoroughfare Plan. Surrounding the exterior of the sites are varying uses, including industrial, single family and commercial uses.

Zoning History: ZC-20-170 from C to A-5, portion of proposed site (rec. approval by ZC 1/13/21)
 ZC-19-094 from A-5 to A-21; effective 8/29/19; north of portion of proposed site
 ZC-19-088 from R2 to A-5; effective 2/27/20; south of portion of proposed site

Public Notification:

300-foot Legal Notifications were mailed on June 25, 2021.

The following organizations were notified: (emailed June 25, 2021)

Organizations Notified	
The Clark Road NA	Parkview HOA
Risinger Deer Creek HOA	The Parks of Deer Creek HOA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Everman ISD
Crowley ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to A-5, C, and E. Surrounding uses consist of primarily undeveloped land.

The proposed use **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far South

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial, Single Family, Medium Density Multifamily, and Open Space. The proposed rezoning meets the below policies within the following Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
- 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.

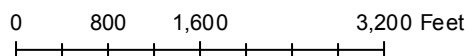
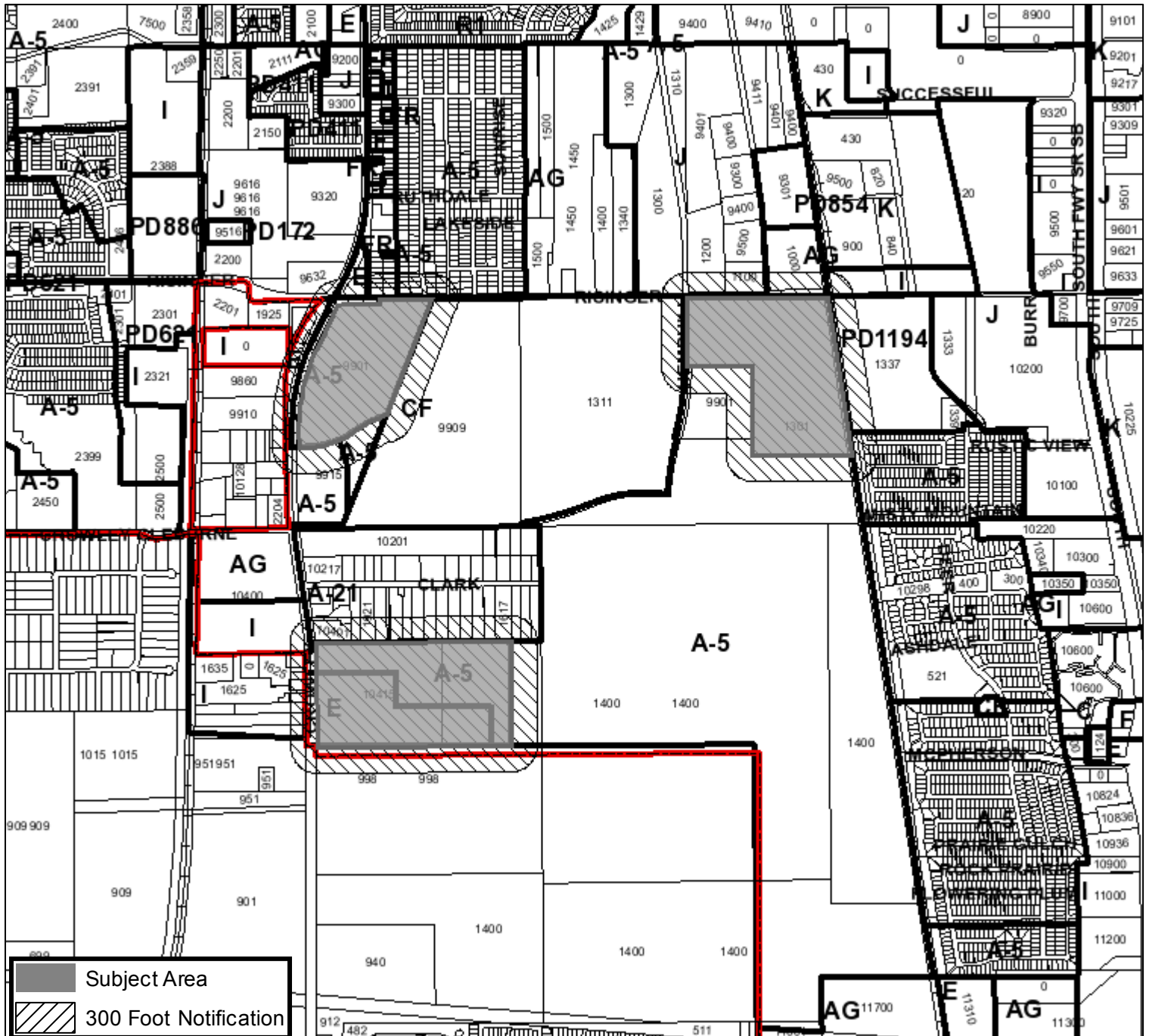
Based on conformance with the policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:

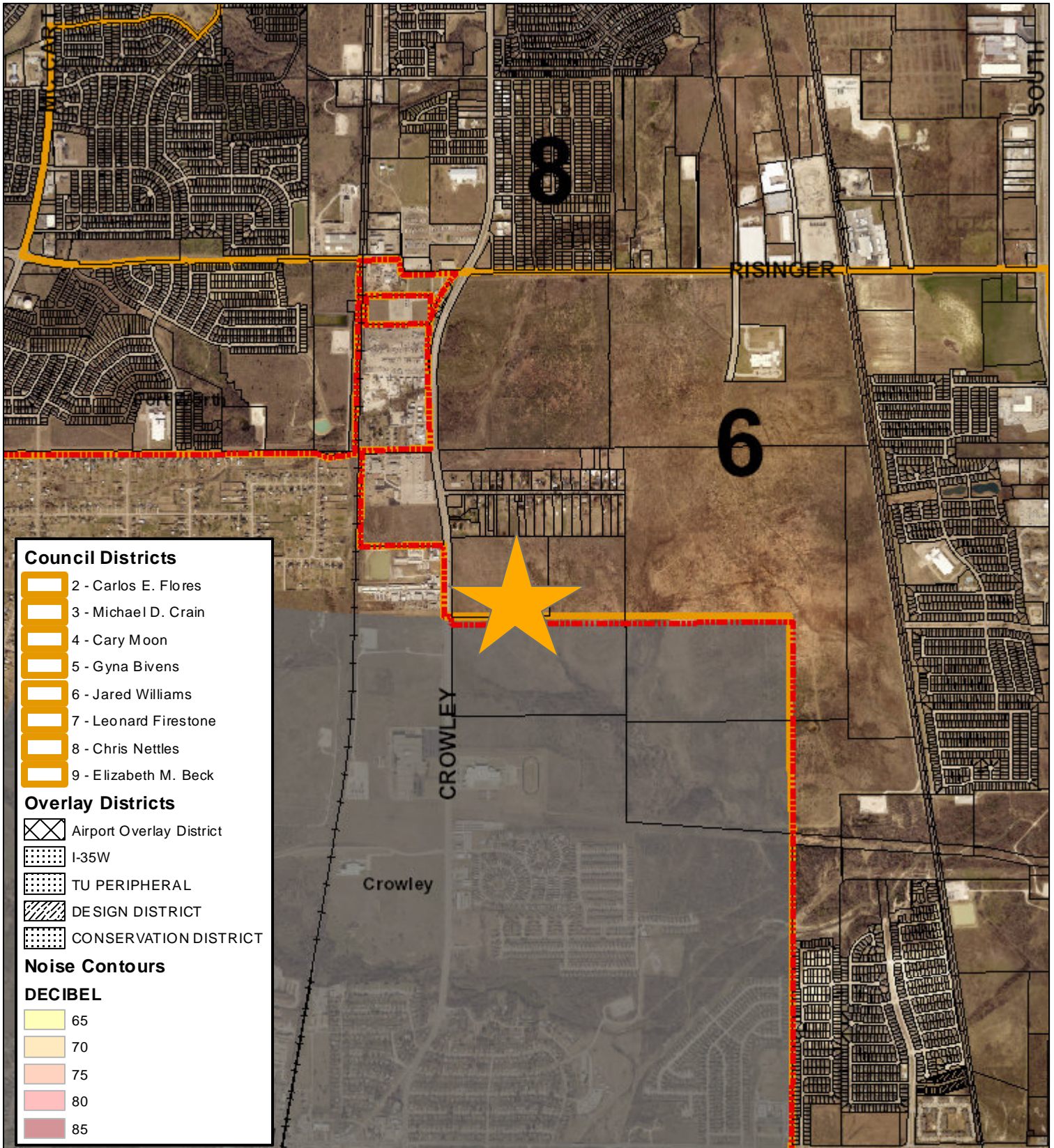
- Area Zoning Map with 300 ft. Notification Area
- Exhibit
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Bloomfield Homes, LP
 Address: 9901 and 10400 - 10600 blocks Crowley Road, 1301 W. Risinger Road
 Zoning From: A-5, C, E
 Zoning To: A-5, C, E
 Acres: 153.870712
 Mapsco: 104U
 Sector/District: Far South
 Commission Date: 7/14/2021
 Contact: 817-392-8043

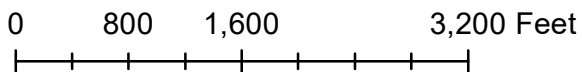
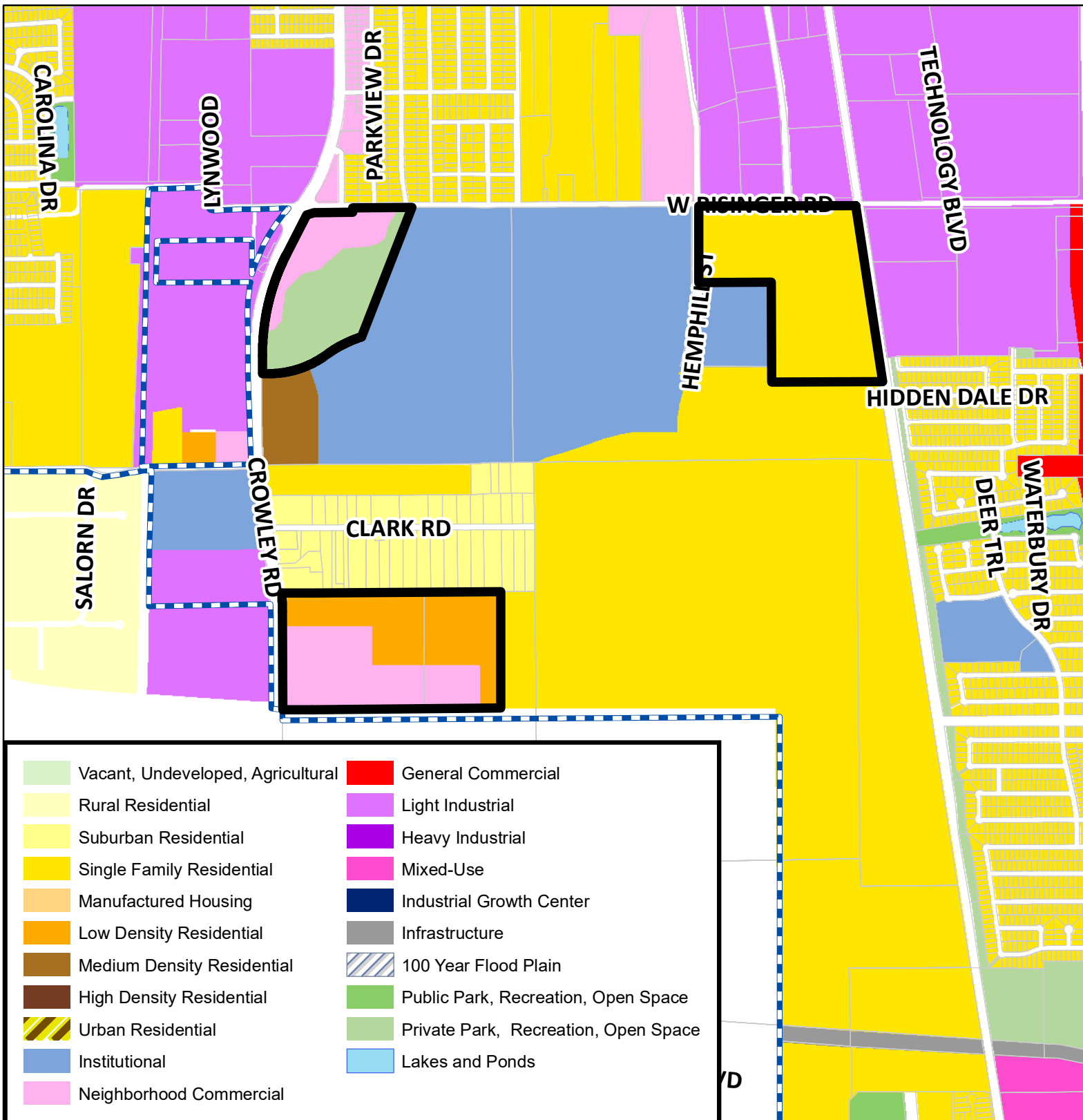


Area Map



0 1,000 2,000 4,000 Feet

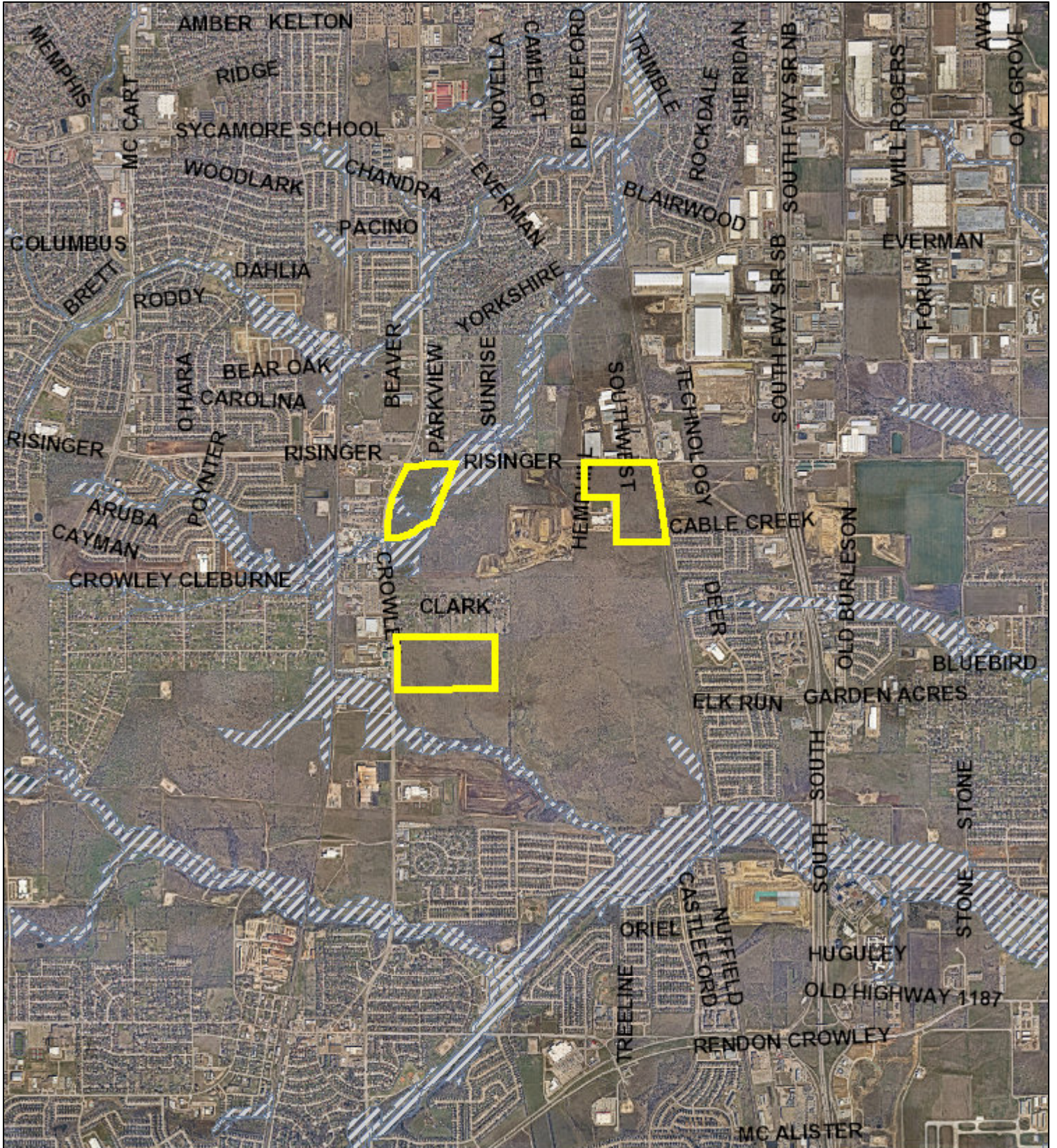
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.)



Aerial Photo Map



0 1,900 3,800 7,600 Feet

