



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-084

Council District: (future) 6

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: David Shipman, Shipman Company

Site Location: Generally bounded by Dublin Ridge Drive, McCart Avenue, Cleburne Crowley Road, and Old Cleburne Crowley Junction Road **Acreage:** 116.8 acres

Request

Proposed Use: Single Family Residential

Request: From: n/a (ETJ)

To: "A-5" One Family

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The applicant is proposing to build on an undeveloped 116-acre tract of land in the Far South sector, in the City's ETJ. The property is off of McCart Avenue and Cleburne Crowley Road, both streets that are listed on the City's adopted Master Thoroughfare Plan. Currently there is no zoning on this property as it is not yet within the City limits. The proposed zoning would be "A-5" One-Family, which would accommodate the development of a single family residential neighborhood.

This case was continued from the September 8th Zoning Commission meeting, in order to better accommodate the annexation timeline. The proposed annexation is expected to be heard by Council on November 9th.

Surrounding Zoning and Land Uses

North "A-5" One-Family / residential, church & concrete supply
East "AR" One Family Restricted / elementary school & undeveloped
South n/a (ETJ) / residential & gas well pad site
West "A-5" One Family / residential & self-storage

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.
The following organizations were emailed on August 23, 2021:

Organizations Notified	
District 6 Alliance	Crowley ISD
Trinity Habitat for Humanity	Streams And Valleys Inc

**No registered neighborhood associations near this proposal*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to zone the site to "A-5" One-Family. The surrounding uses vary with single-family developments to the north, west, and south of the proposed zoning change. There is a floodplain through the site and there is one (1) gas well site on the property. There is one (1) additional gas well south of the property off-site.

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

Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as single family residential.

Housing is a key component of the City’s adopted Comprehensive Plan. In accordance with Chapter 5, Housing, the proposed development and rezoning is in line with the following policy goals:

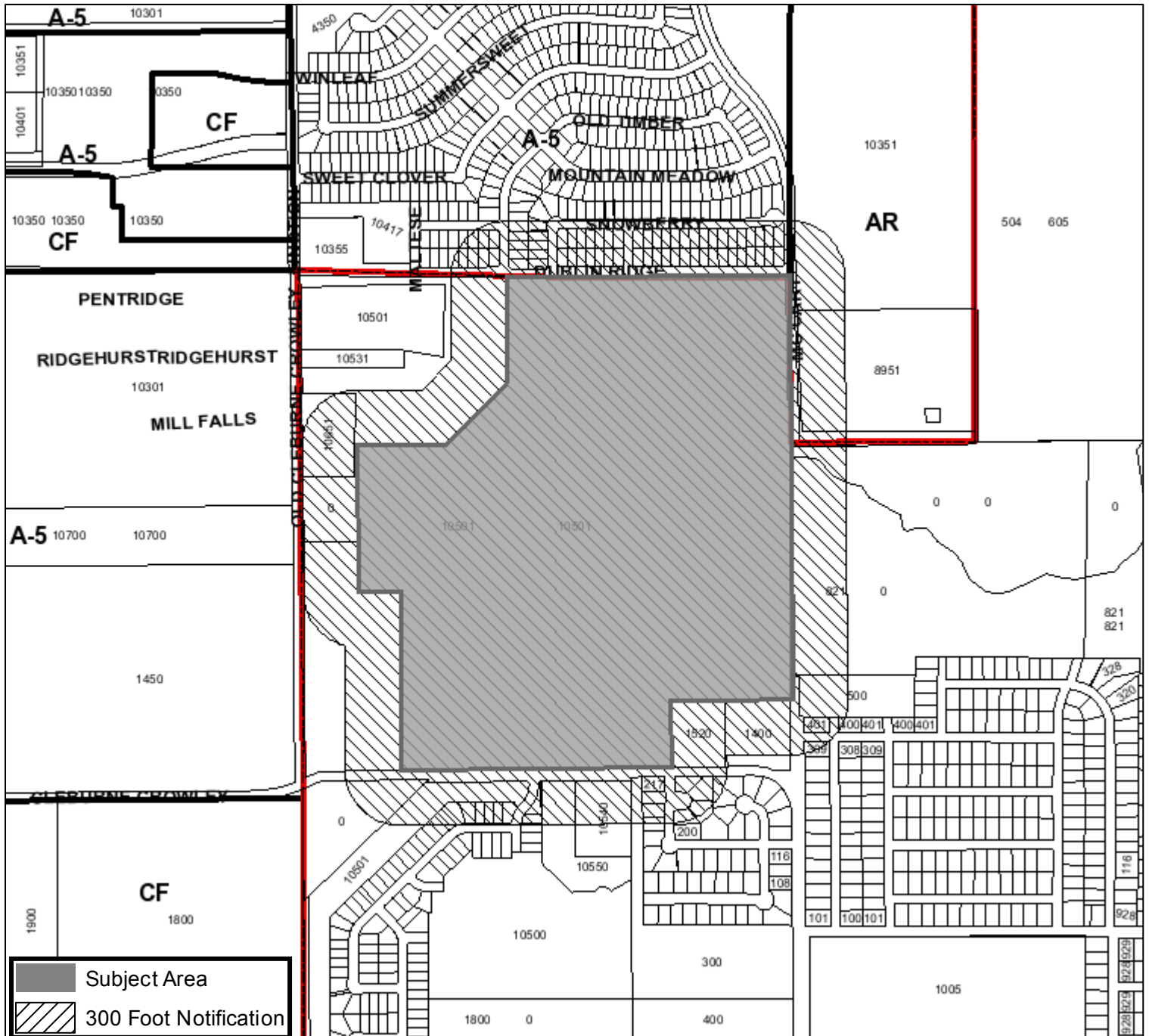
- *Increasing the supply of quality affordable accessible housing*
- *Expanding homeownership opportunities*



The proposed zoning **is consistent** with the Comprehensive Plan.



Area Zoning Map

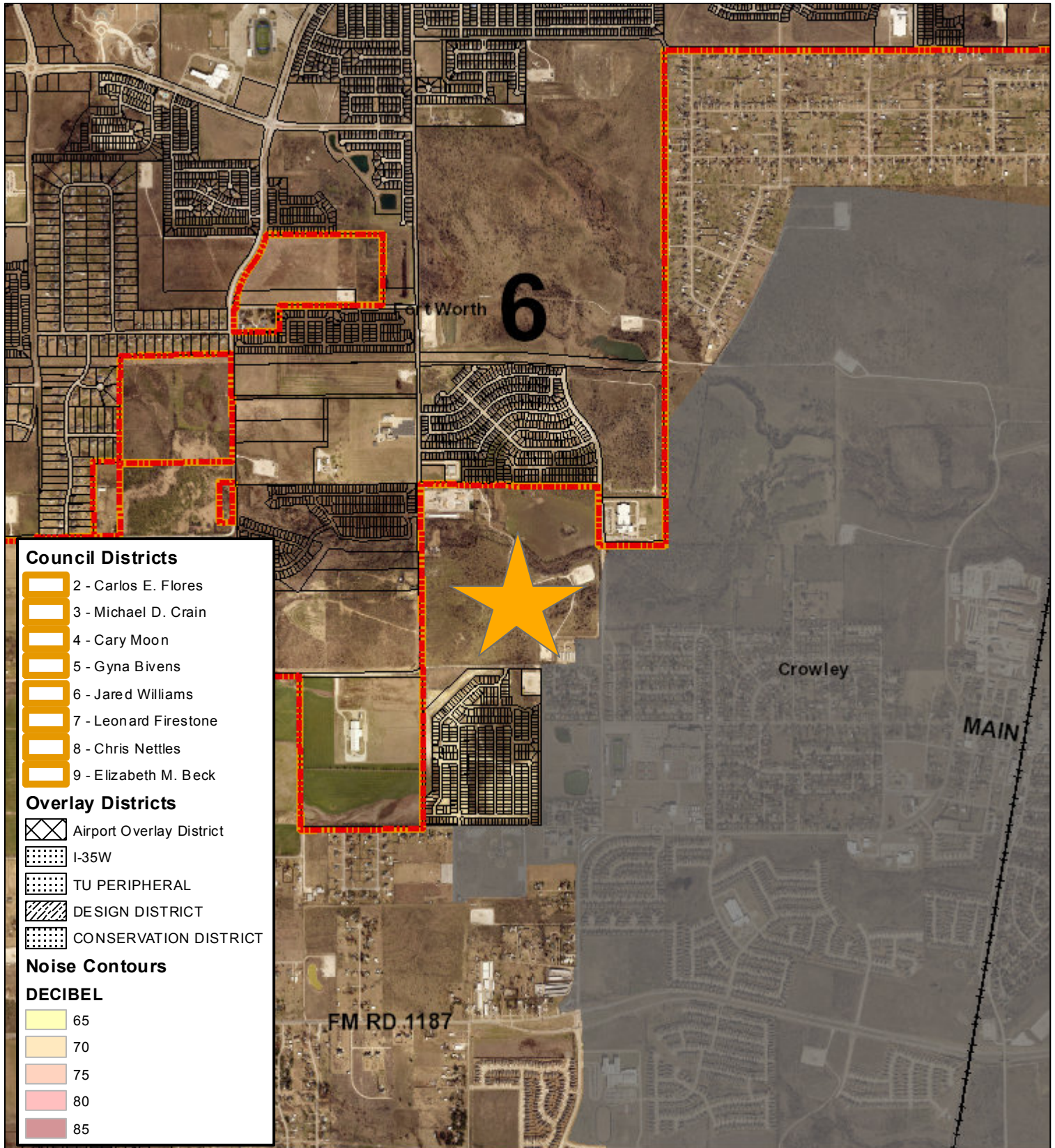
Applicant: Shipman Companies LP
 Address: Generally bounded by Dublin Ridge Drive, McCart Avenue, Cleburne Crowley Road, and O
 Zoning From: Unzoned
 Zoning To: A-5
 Acres: 116.77025761
 Mapsco: 117GL
 Sector/District: Far South
 Commission Date: 9/8/2021
 Contact: 817-392-8043





 Subject Area
 300 Foot Notification

0 380 760 1,520 Feet






Area Map








Council Districts

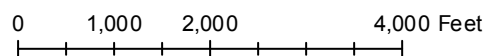
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

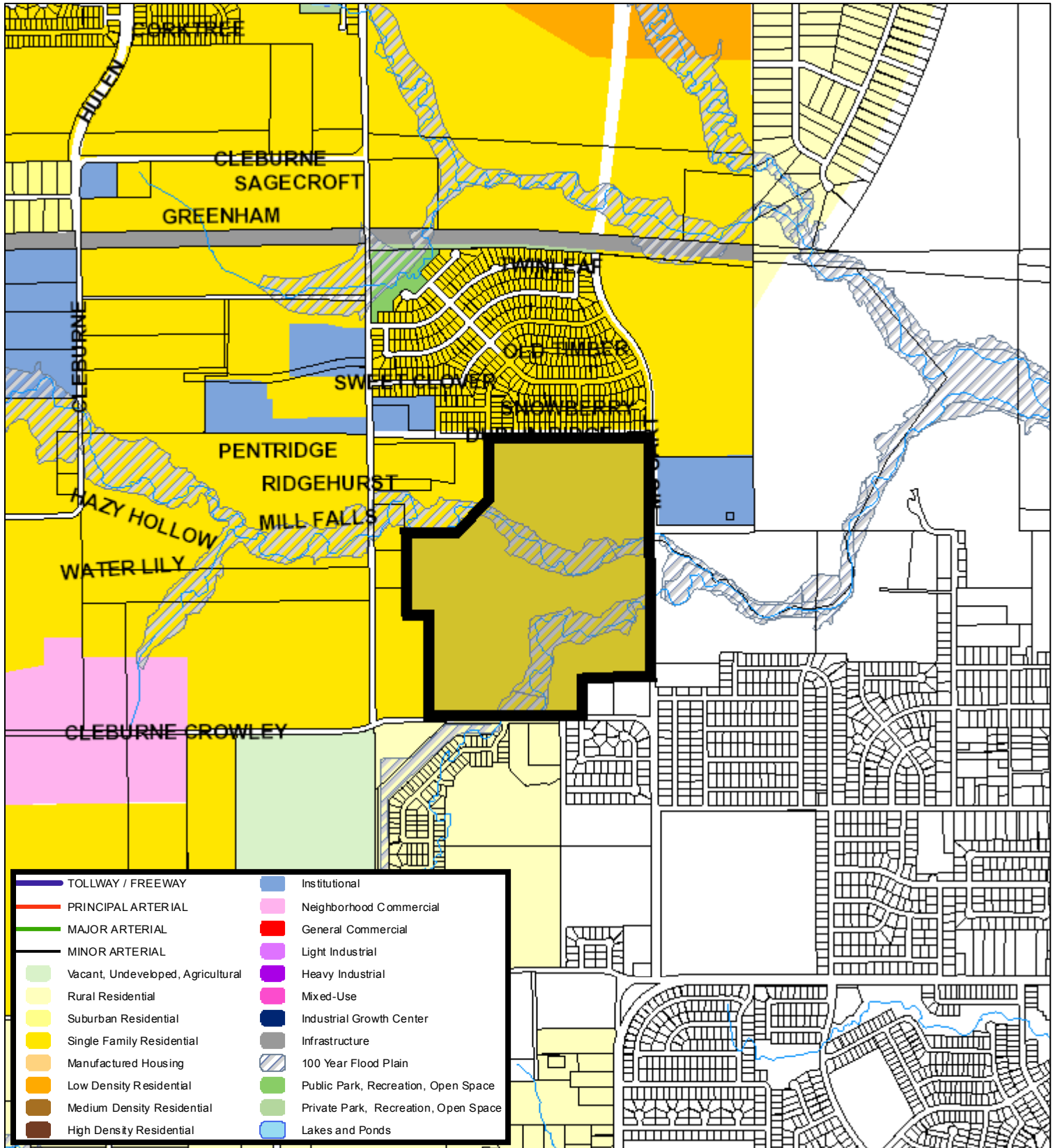
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



Future Land Use

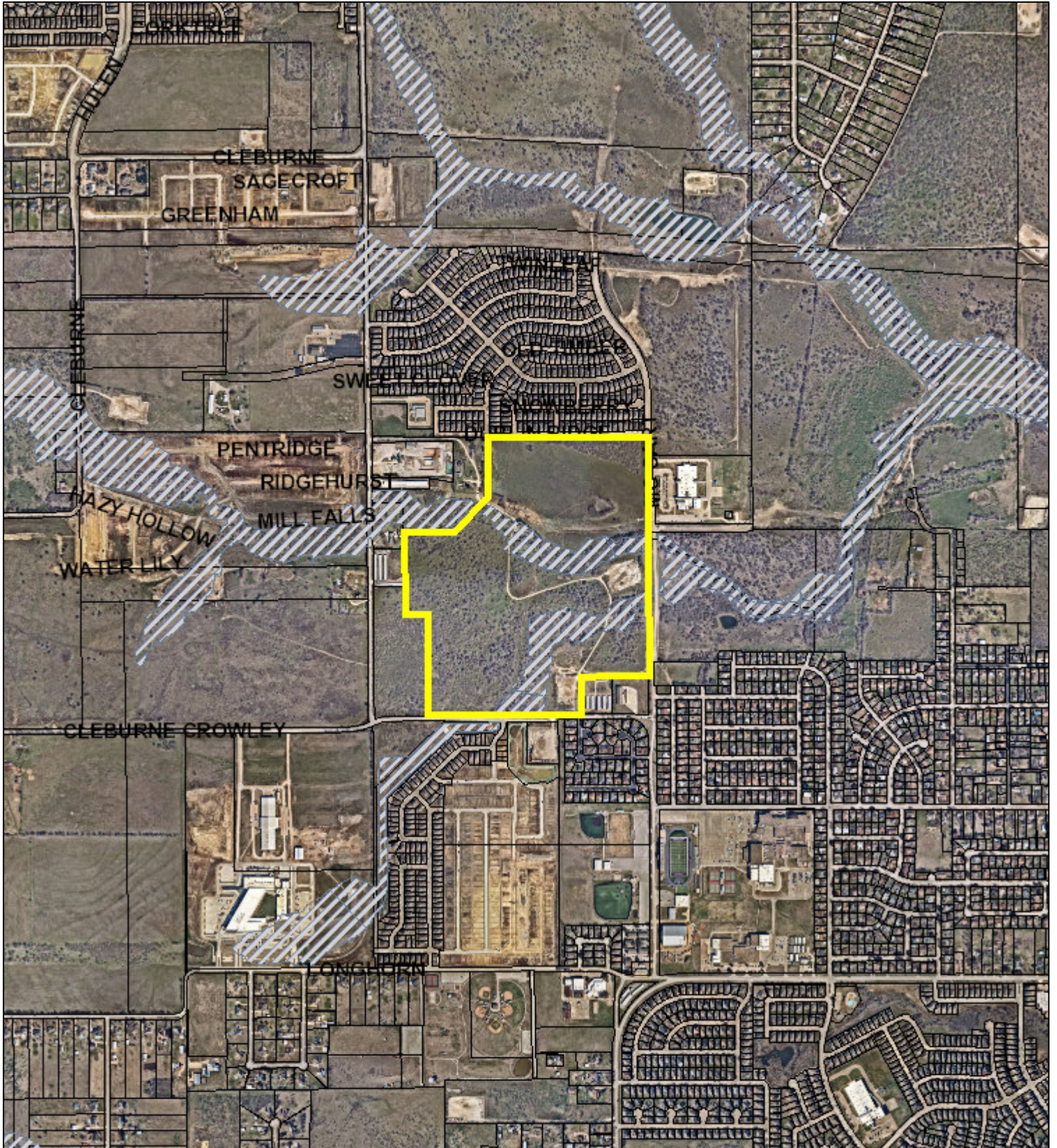


1,200 600 0 1,200 Feet

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



0 750 1,500 3,000 Feet

