



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 22, 2020

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none submitted
Support: none submitted

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

Owner / Applicant: Heritage of Faith Christian

Site Location: 10200 - 10400 blocks Old Cleburne Crowley Junction Road
Acreage: 61.4

Proposed Use: Single Family

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 site is located on the west side of Old Cleburne Crowley Junction Road, north of Dublin Ridge. The applicant is proposing to change the zoning from "CF" Neighborhood Commercial to "A-5" One-Family for a single family development.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / undeveloped
- East "CF" Community Facilities / school
- South "A-5" One Family / undeveloped
- West "A-5" One Family / undeveloped

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on August 21, 2020.
The following organizations were notified: (emailed August 19, 2020)

Organizations Notified

Panther Heights NA	Streams And Valleys Inc.
Summer Creek Ranch HOA	Trinity Habitat for Humanity
District 6 Alliance	Crowley ISD

*Not located within a Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning to A-5" One Family for a single family development. Surrounding uses consist of single family neighborhoods, a school, and undeveloped land.

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

2. Comprehensive Plan Consistency – Far Southwest

The 2020 Comprehensive Plan designates the subject property as Institutional, reflecting the current zoning. The use meets the below policies within the following Comprehensive Plan:

- 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 (Minor Boundary Adjustment)** with the Comprehensive Plan.

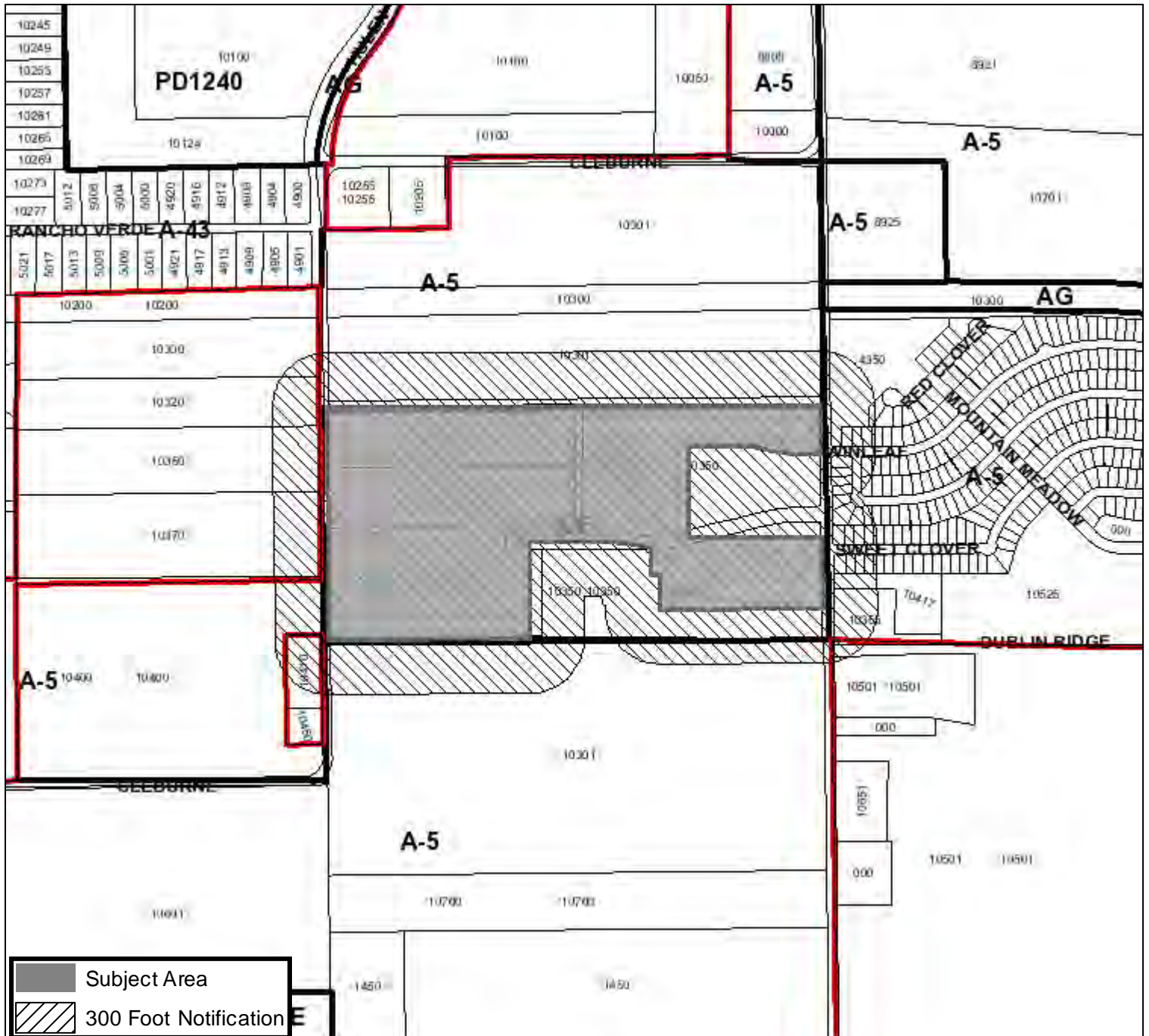
Attachments:

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



Area Zoning Map

Applicant: Heritage of Faith Christian
 Address: 10200 - 10400 blocks Old Cleburne Crowley Junction Road
 Zoning From: CF
 Zoning To: A-5
 Acres: 61.40240371
 Mapsco: 117BF
 Sector/District: Far Southwest
 Commission Date: 9/9/2020
 Contact: 817-392-8043

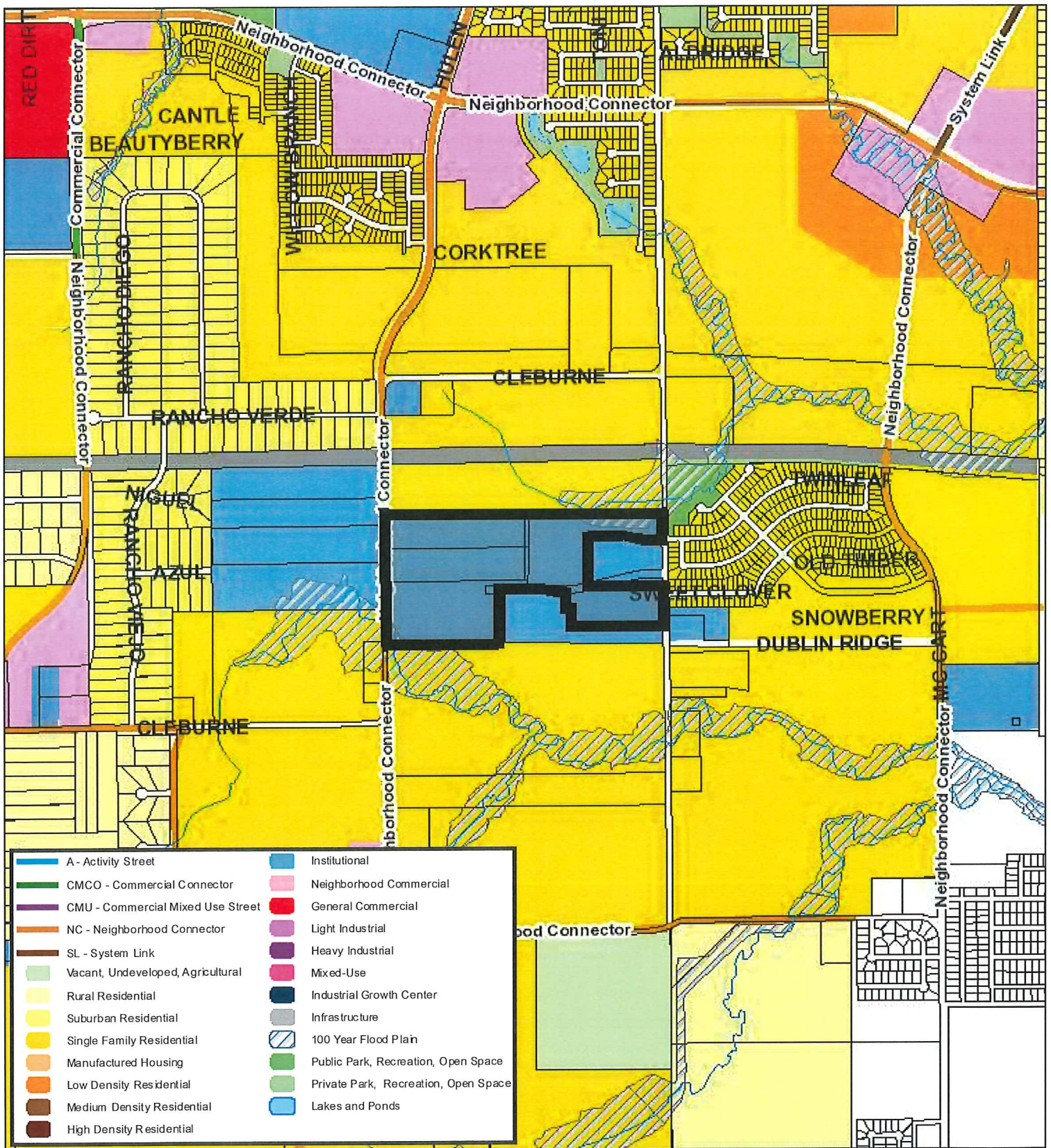


0 387.5 775 1,550 Feet

Area Map



Future Land Use

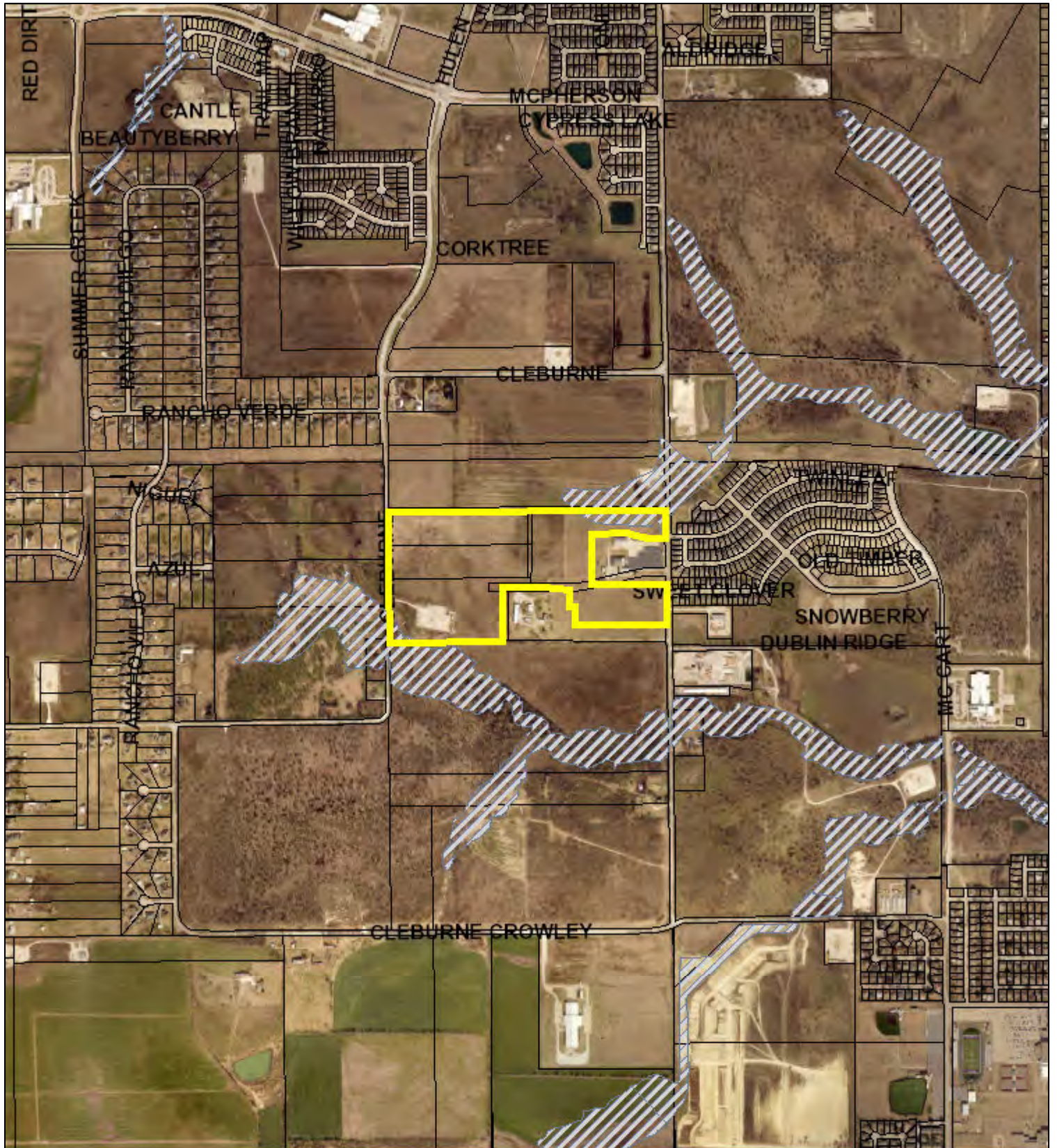


1,250 625 0 1,250 Feet

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 3, 2020



Aerial Photo Map



0 800 1,600 3,200 Feet

