



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-001

Council District: (future) 6

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: D.R. Horton – Texas LTD

Acreage: 297 acres

Site Location: 1984, 2000, 2004 Cleburne Crowley Rd, 1950, 3200 Longhorn Trl, 1101 W Cleburne Rd

Request

Proposed Use: Single-family, Commercial

Request: From: Unzoned

To: “A-5”, “A-7.5”, “A-10”, “A-21” One-Family and “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 5-3**

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Project Description and Background

Update* The applicant is now proposing two (6) tracts for the overall 297-acre site with the current and proposed zoning described in the table below:

Tract	Current Zoning	Proposed Zoning	Acres
1	Unzoned	"A-10" One-family	8.7 Acres
2	Unzoned	"A-5" One-family	166.1 Acres
3	Unzoned	"E" Neighborhood Commercial	7.0 Acres
4	Unzoned	"A-7.5" One-family	42.5 Acres
5	Unzoned	"A-10" One-family	19.5 Acres
6	Unzoned	"A-21" One-family	53.0 Acres

During the past 30 days, the applicant has held meetings with the community and Councilperson Williams. As a result, the applicant is changing their previous request to divide the residential part into five (5) tracts instead of the original proposal of "A-5" One-family only for tract one (1). They are now including other one-family designations such as "A-21", "A-10," and "A-7.5". Adding these designations would be more compatible with the existing neighborhoods to the south of the site and help transition to the higher-density part of the northern area of the site.

Tract 3 is located east of the overall site and is currently unzoned. The applicant intends to rezone this portion to "E" Neighborhood Commercial (7 acres) the proposed zoning for this area has not changed since they original application was submitted.

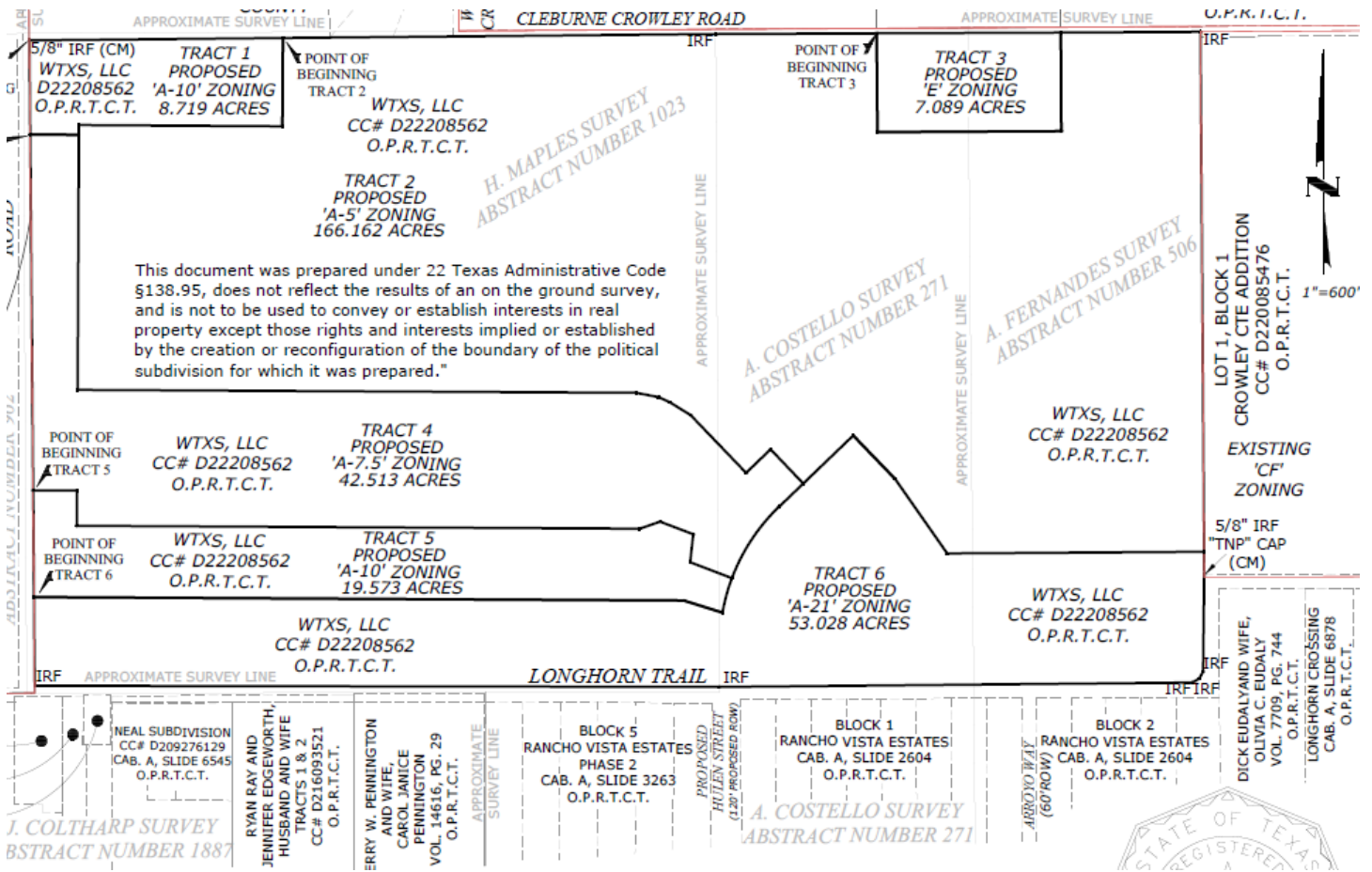
The applicant also has an active annexation application. The annexation case was initially scheduled to be heard by City Council on August 23, 2022.

Because the Zoning Commission recommended a 30-day continuance on the zoning case to allow the applicant to meet with some community stakeholders and address their concerns, the applicant requested a continuance on the annexation case to the next council date on October 11, 2022, to match the council date for the rezoning case.

According to the applicant, on 8-23-22, they met with the community, but the parties could not reach a compromise.

The applicant met with councilman Williams in a number of occasions to discuss the project and address concerns.

On 9-7-22, the applicant held a second meeting with the community, and they agreed to make the concessions detailed in this staff report.



Surrounding Zoning and Land Uses

- North “A-5” One-Family; “E” Neighborhood Commercial / undeveloped
- East “CF” Community Facilities / schools
- South ETJ / residences
- West ETJ; “A-5” One-Family; “/ undeveloped

Recent Zoning History

- ZC-18-112: from unzoned to “A-5” One-Family
- ZC-16-085: from unzoned, A-43, A-5, R2, C, E, G, I “A-5” One-Family; “D” High Density Multifamily; “E” Neighborhood Commercial; “F” General Commercial; “CF” Community Facilities, “MU-2” Mixed uses (west of the subject property).
- ZC-19-146: from unzoned to “CF” Community Facilities (east of the subject property).

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.
 The following organizations were notified: (emailed July 27, 2022)

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to zone this property “A-5” One-Family and “E” Neighborhood Commercial. Surrounding properties are primarily undeveloped and residential.

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

Comprehensive Plan Consistency – Far Southwest

The adopted Comprehensive Plan currently designates the subject property as “single-family” and “neighborhood commercial” on the Future Land Use Map. The policies below apply to this development.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote commercial, mixed-use, and urban residential development

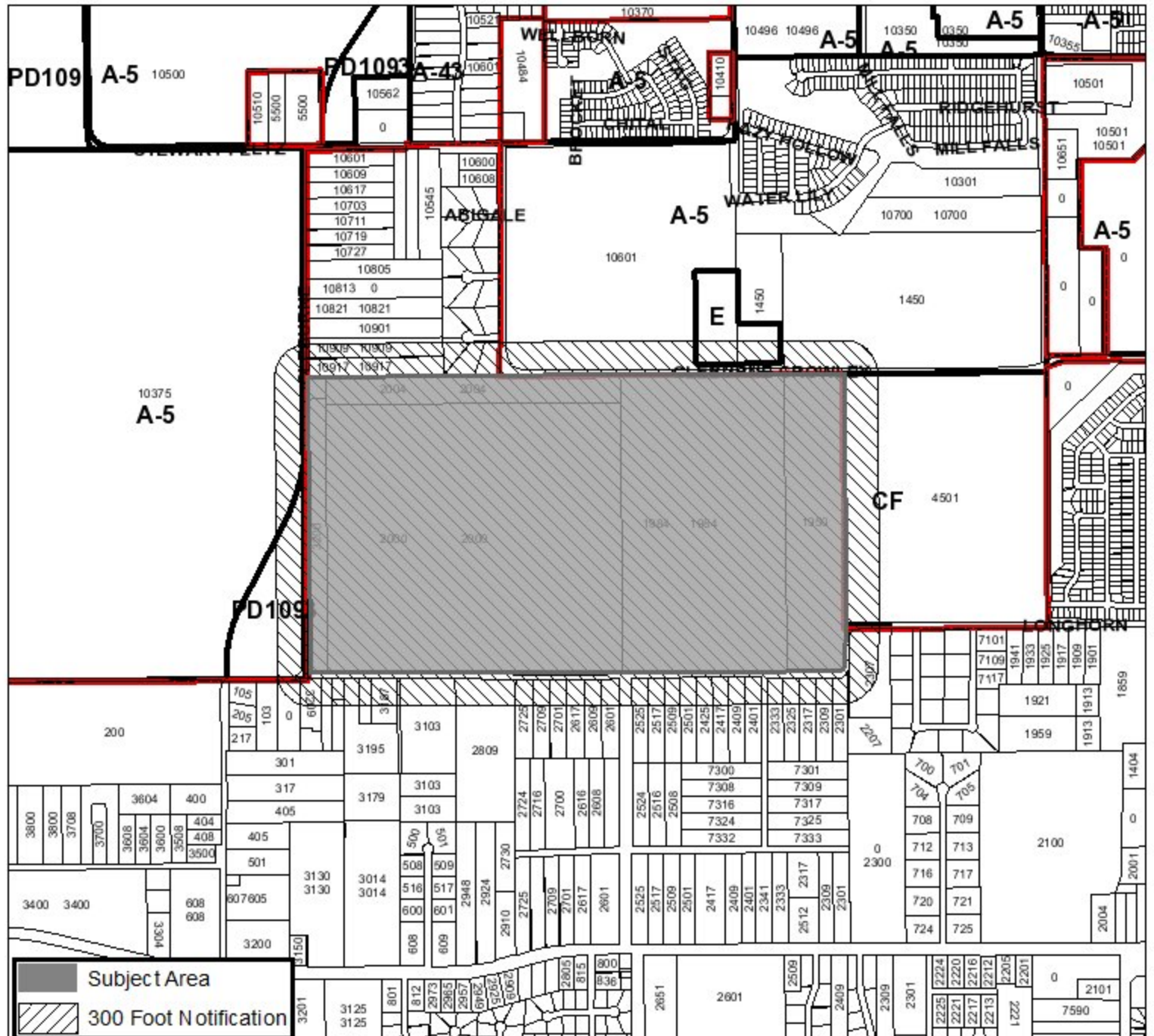
Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The table below describes the consistency with the Comprehensive Plan:

Tract	Proposed Zoning	Future Land Use	Consistency
1	“A-10” One-family	Single-family/Institutional	Consistent (minor boundary adjustment)
2	“A-5” One-family	Single-family	Consistent
3	“E” Neighborhood Commercial	Neighborhood Commercial	Consistent (minor boundary adjustment)
4	“A-7.5” One-family	Single-family	Consistent
5	“A-10” One-family	Single-family	Consistent
6	“A-21” One-family	Single-family	Consistent

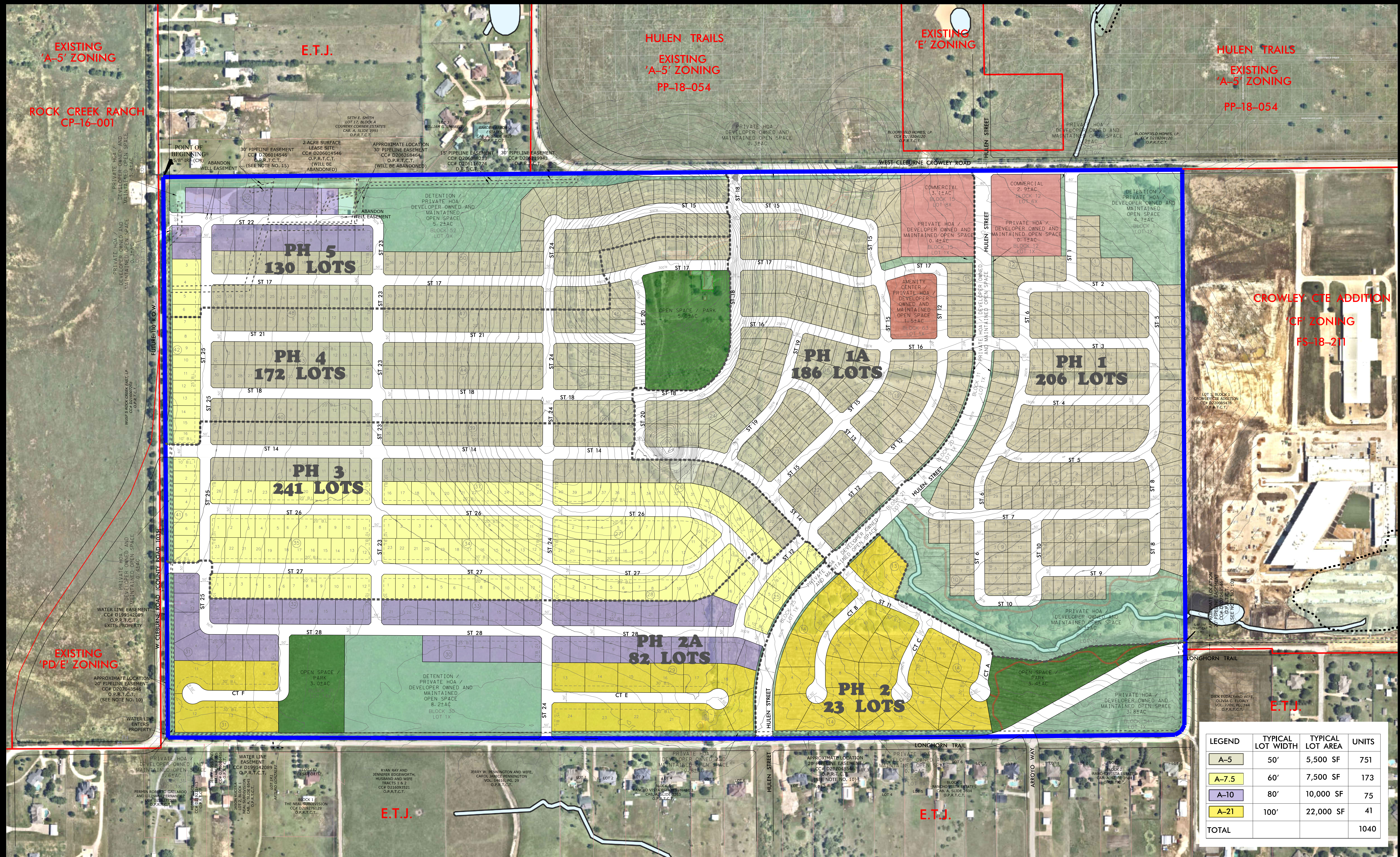


Area Zoning Map

Applicant: D.R. Horton Texas Ltd.
 Address: 1900 - 2100 blks Cleburne Crowley Rd, 11000 - 11300 blks W. Cleburne Rd.
 Zoning From: Unzoned
 Zoning To: A-5, E
 Acres: 297.07949059
 Mapsco: 116M, 117N
 Sector/District: Far Southwest
 Commission Date: 8/10/2022
 Contact: 817-392-2495



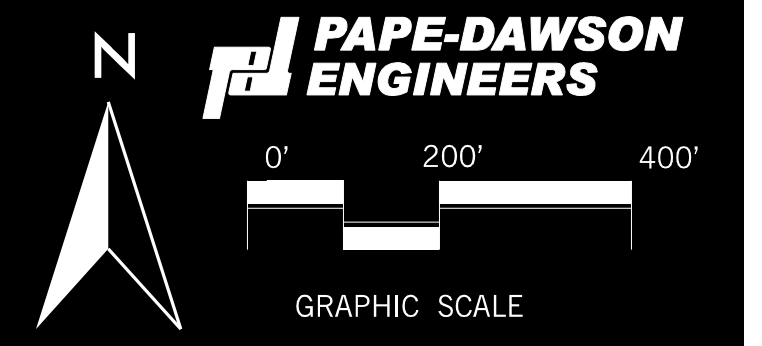
0 625 1,250 2,500 Feet



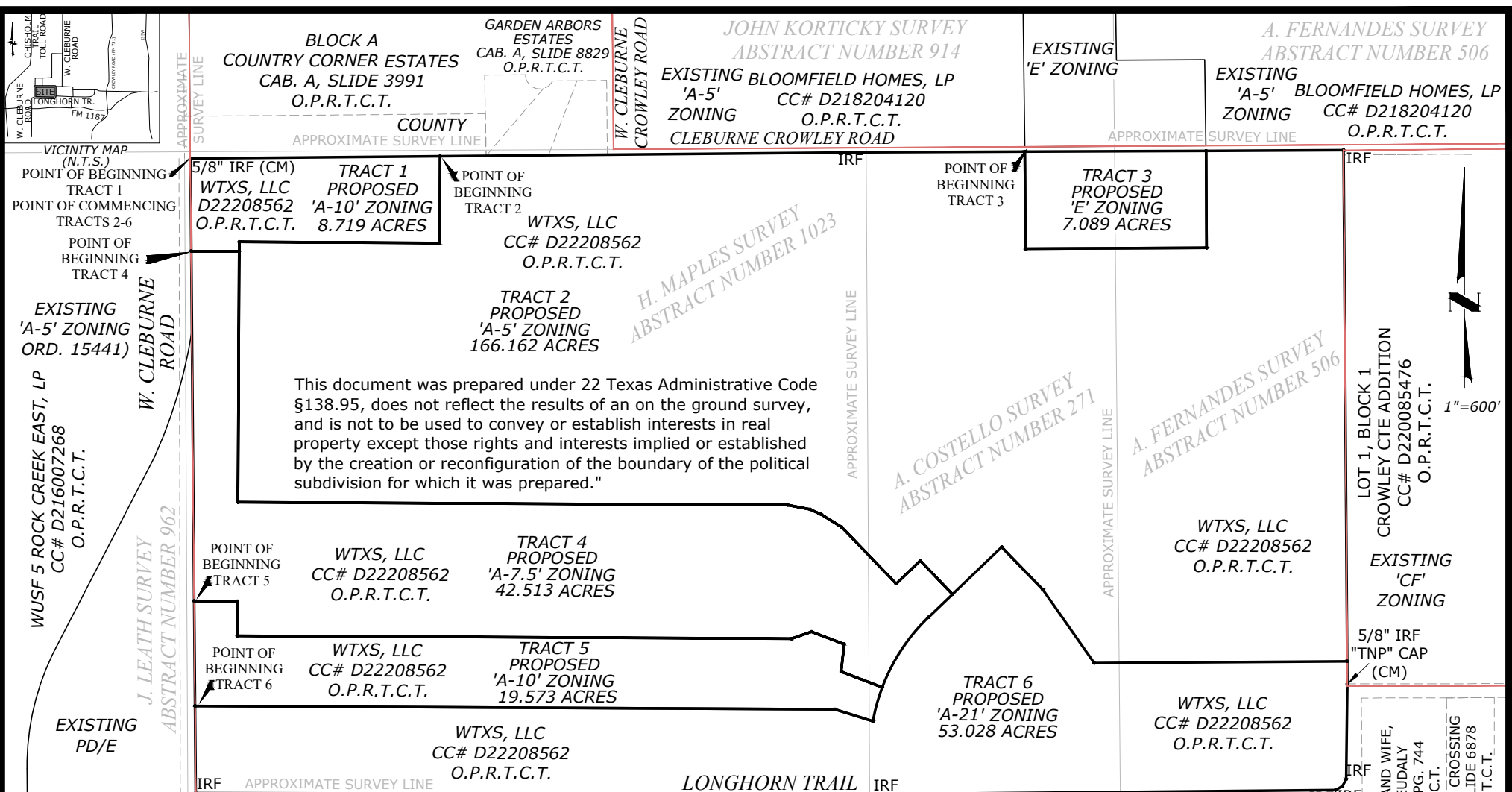
LEGEND	TYPICAL LOT WIDTH	TYPICAL LOT AREA	UNITS
A-5	50'	5,500 SF	751
A-7.5	60'	7,500 SF	173
A-10	80'	10,000 SF	75
A-21	100'	22,000 SF	41
TOTAL			1040

EXHIBIT – 296.0±AC
SEWELL TRACT
 FORT WORTH, TEXAS
 SEPTEMBER 2, 2022

Exhibit B



PAPE-DAWSON ENGINEERS



This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

H. MAPLES SURVEY
ABSTRACT NUMBER 1023

A. COSTELLO SURVEY
ABSTRACT NUMBER 271

A. FERNANDES SURVEY
ABSTRACT NUMBER 506

FERMIN ROBERTO GALLARDO AND LILINANA FERNANDEZ
CC# D21627528
O.P.R.T.C.T.
REED WILSON
CC# D219231413
O.P.R.T.C.T.
JERRY ROSS AND ELIZABETH ROSS
CC# D216006456
O.P.R.T.C.T.

J. COLTHARP SURVEY
ABSTRACT NUMBER 1887

NEAL SUBDIVISION
CC# D209276129
CAB. A, SLIDE 6545
O.P.R.T.C.T.

RYAN RAY AND JENNIFER EDGEWORTH, HUSBAND AND WIFE
TRACTS 1 & 2
CC# D216093521
O.P.R.T.C.T.

JERRY W. PENNINGTON AND WIFE, CAROL JANICE PENNINGTON
VOL. 14616, PG. 29
O.P.R.T.C.T.

APPROXIMATE SURVEY LINE

BLOCK 5 RANCHO VISTA ESTATES PHASE 2
CAB. A, SLIDE 3263
O.P.R.T.C.T.

PROPOSED HULEN STREET (120' PROPOSED ROW)

BLOCK 1 RANCHO VISTA ESTATES
CAB. A, SLIDE 2604
O.P.R.T.C.T.

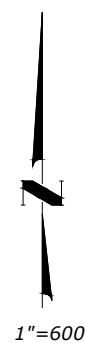
A. COSTELLO SURVEY
ABSTRACT NUMBER 271

ARROYO WAY (60' ROW)

BLOCK 2 RANCHO VISTA ESTATES
CAB. A, SLIDE 2604
O.P.R.T.C.T.

DICK EUDALYAND WIFE, OLIVIA C. EUDALY
VOL. 7709, PG. 744
O.P.R.T.C.T.
LONGHORN CROSSING
CAB. A, SLIDE 6878
O.P.R.T.C.T.

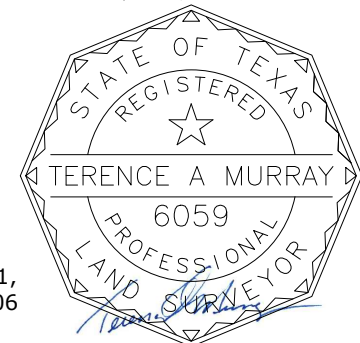
LOT 1, BLOCK 1 CROWLEY CTE ADDITION
CC# D220085476
O.P.R.T.C.T.
EXISTING 'CF' ZONING



LEGEND:
 — PROPOSED ZONING LIMITS
 — EXISTING CITY LIMITS
 — ADJACENT PROPERTY LINE

AN EXHIBIT SHOWING PROPOSED ZONING

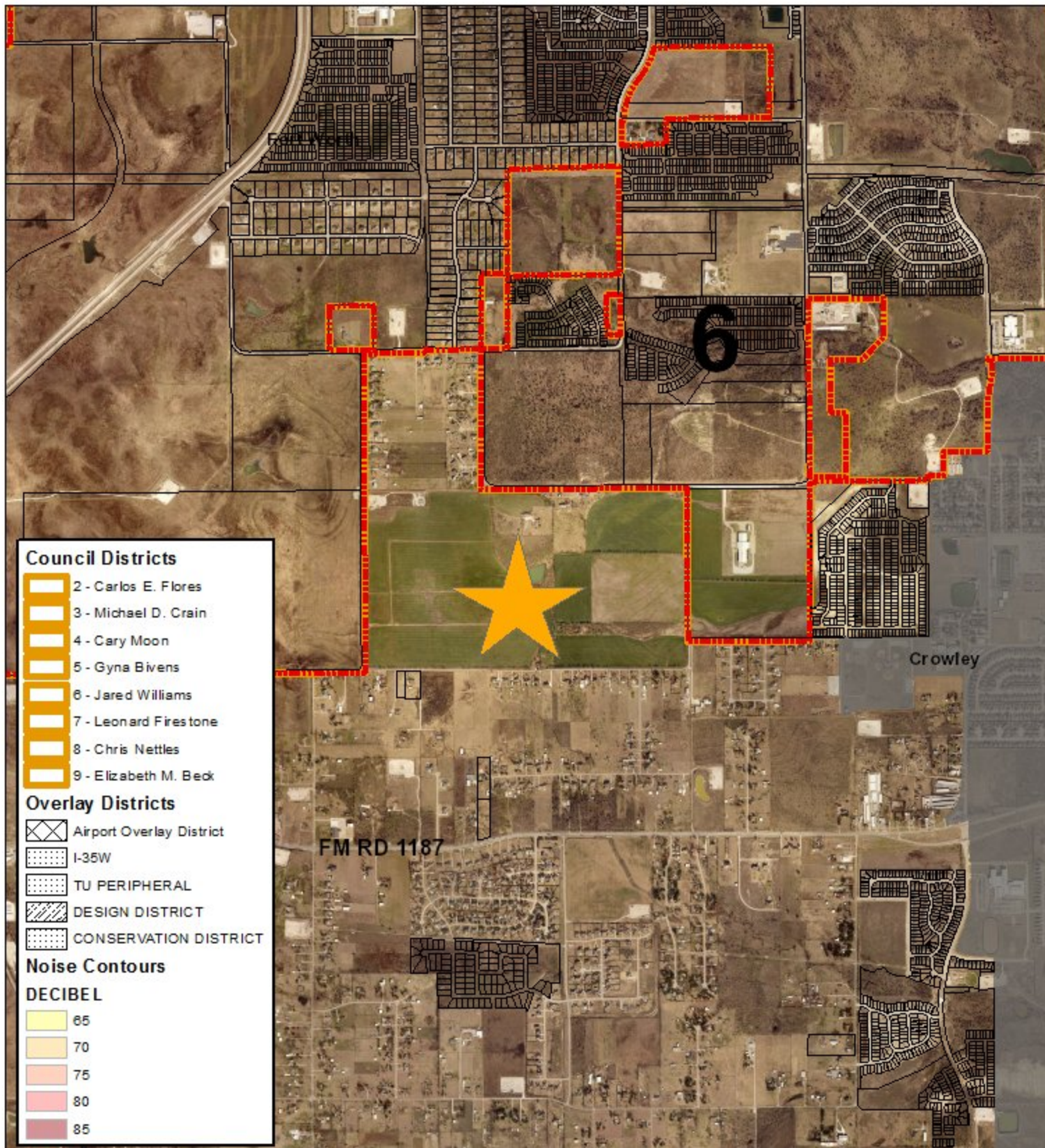
SITUATED IN THE
 H. MAPLES SURVEY, ABSTRACT NUMBER 1023,
 THE A. COSTELLO SURVEY, ABSTRACT NUMBER 271,
 THE A. FERNANDES SURVEY, ABSTRACT NUMBER 506
 TARRANT COUNTY, TEXAS



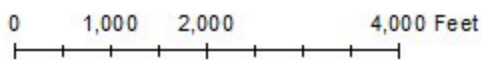
PIERCE-MURRAY LAND SOLUTIONS
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (817) 239-5646
 (903) 539-2256
 TBPELS FIRM REGISTRATION NO. 10194437

CM=CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 IRS = 1/2" IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET
 BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM,
 NORTH CENTRAL ZONE, NAD83 DATUM, 2011 REALIZATION.

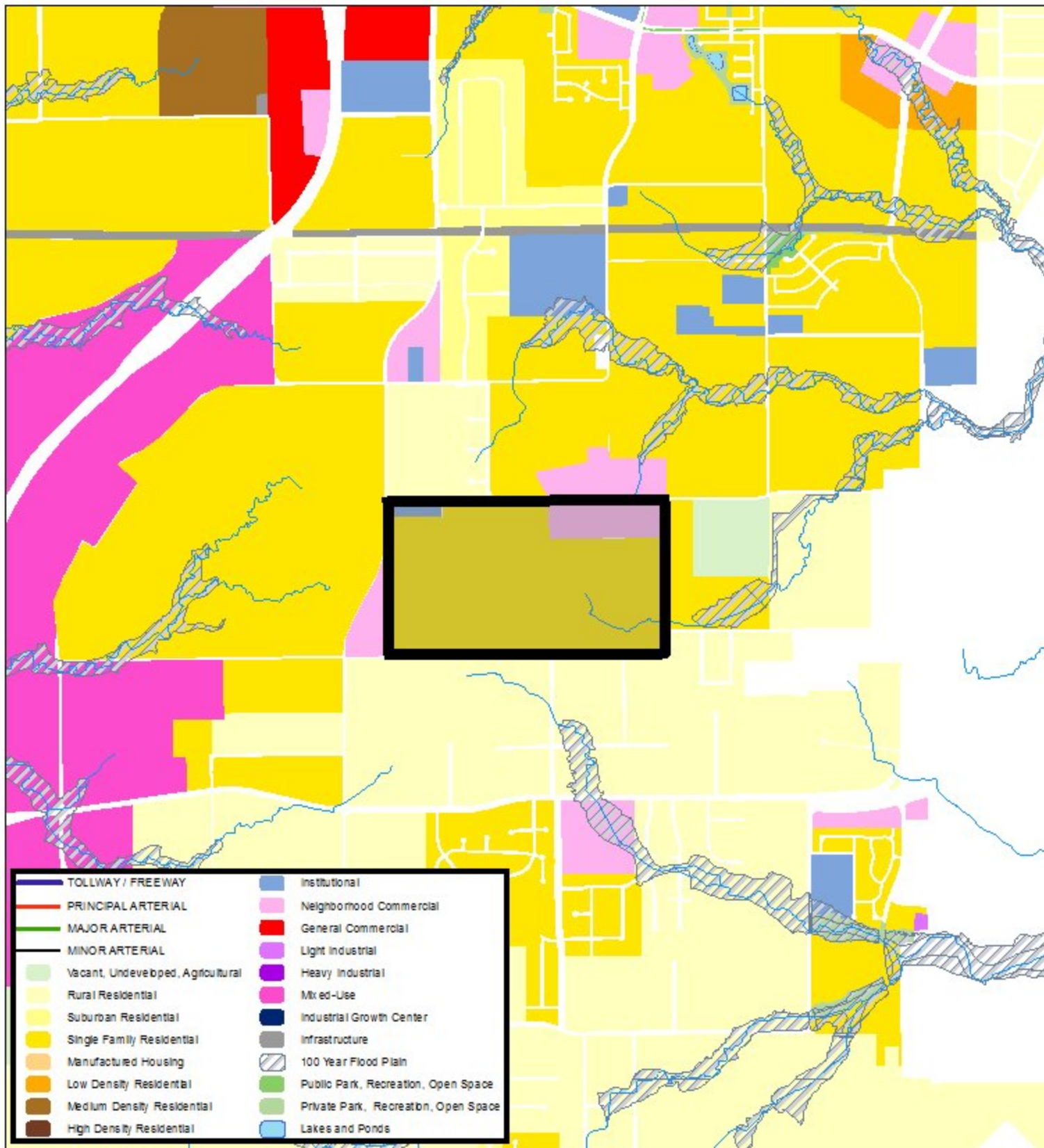
Area Map



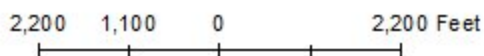
0 1,000 2,000 4,000 Feet



Future Land Use



2,200 1,100 0 2,200 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.





ZC-22-001

Aerial Photo Map



0 1,450 2,900 5,800 Feet

