



Zoning Staff Report

Date: Sept. 17, 2024

Case Number: ZC-24-078 (AX-24-004)

Council District: 6

Zoning Map Amendment

Case Manager: [Alexander Johnson](#)

Owner / Applicant: Crowley ISD/Jennifer Ryken

Site Location: 10300, 10320, 10350, and 10370 W Cleburne Rd

Acreage: 55.651 acres

Request

Proposed Use: Middle School

Request: From: Unzoned

To: “CF” Community Facilities

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The subject site is located in the Far Southwest area of Fort Worth in an area set to be annexed into the city. The proposal to rezone this lot would change the current “AG” Agricultural zoning to “CF” Community Facilities zoning to accommodate construction of a Middle School. The property is currently undeveloped. A description from the application, provided by the applicant, is included below:

“Rezoning of 55.651 acres out of the John Korticky Survey, Abstract No. 914, Tarrant County, Tx. An application has already been submitted for the annexation of this property. The proposed use for this property is for the Crowley ISD Middle School #5. This use is compatible with the Future Land Use designation of Institutional.”

Surrounding Zoning and Land Uses

North “A-43” One-Family Residential / residential
East “A-5” One-Family Residential / residential
South “A-5” One-Family Residential / residential
West “A-43” One-Family Residential / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.
The following organizations were emailed on August 2, 2024:

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

Development Impact Analysis

**Not located within a registered Neighborhood Association*

Land Use Compatibility

The proposed rezoning of the lot to "CF" Community Facilities is consistent with the surrounding low density uses, with nearly all adjacent properties are currently zoned "A-5" and “A-43” single-family zoning. Cleburne St is a principal arterial, and given the surrounding land uses, community facility construction would be appropriate here. The proposed rezoning aligns with the neighborhood's character and is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far Southwest

The 2023 Comprehensive Plan currently designates the subject property as Institutional. The zoning types that would be compatible with this future land use designation are “CF” and all types of school or church uses. “CF” zoning as requested, would require that the future land use designation be Institutional.

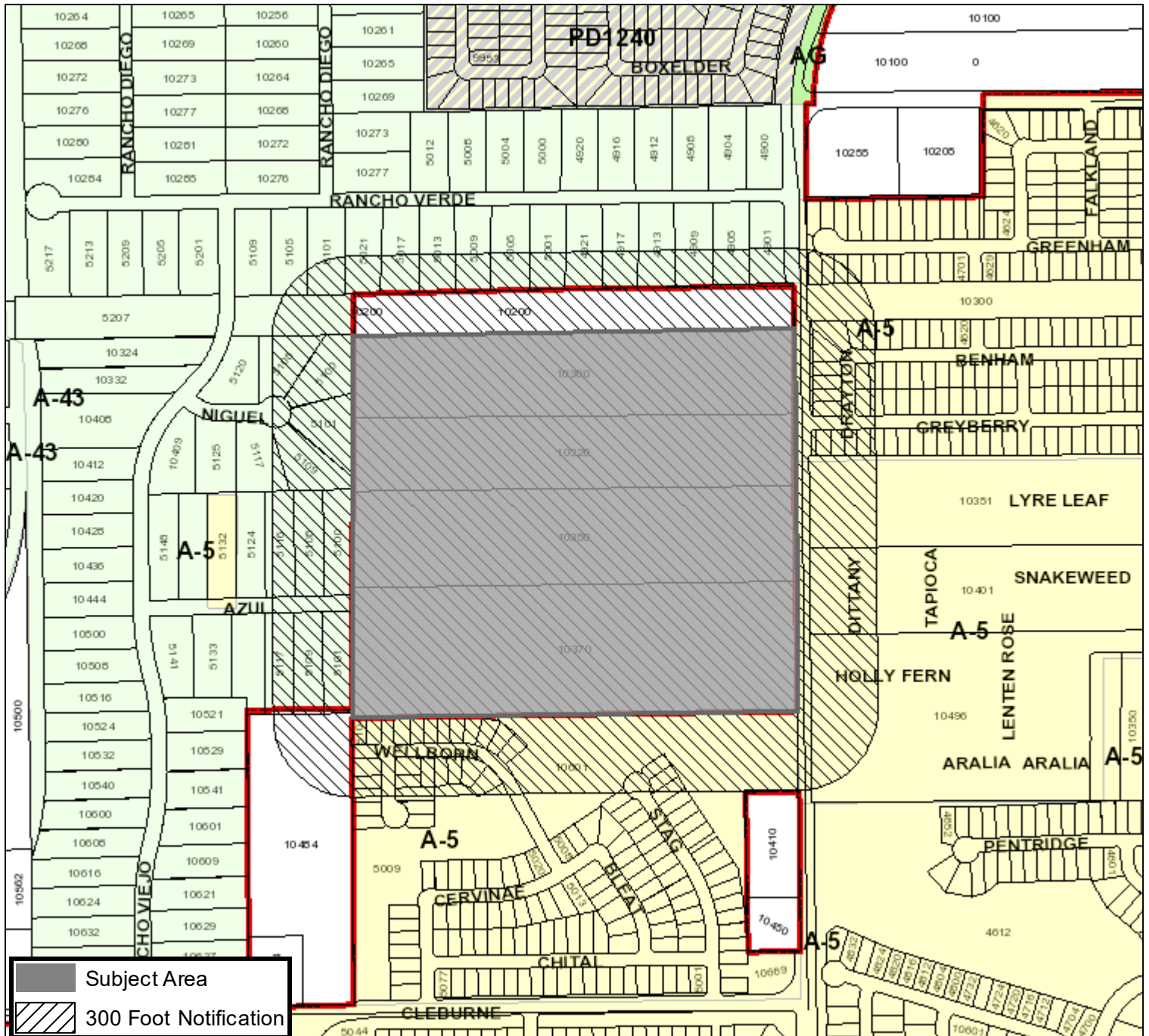
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

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

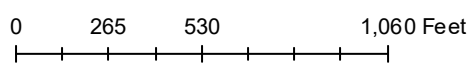


Area Zoning Map

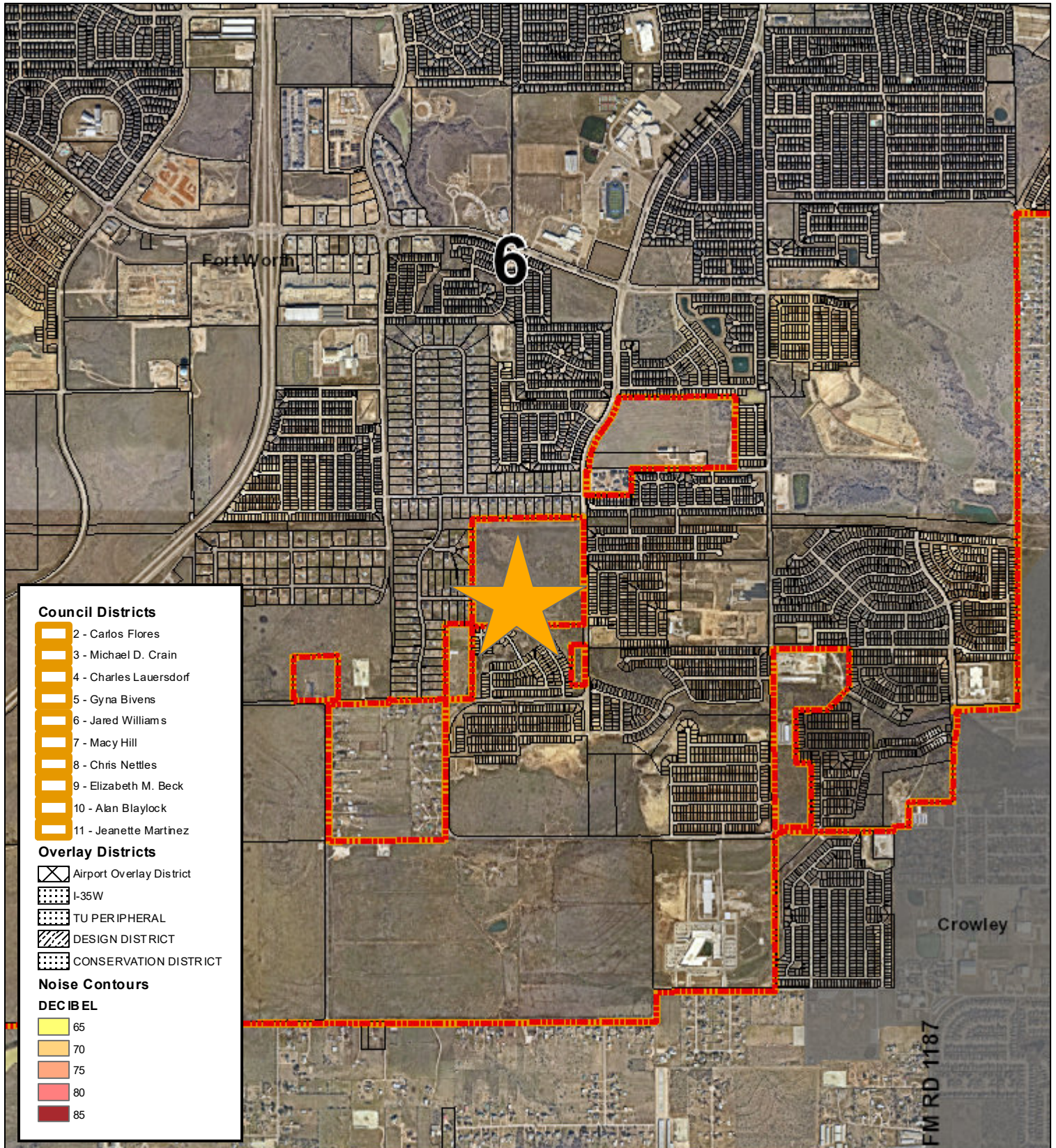
Applicant: Crowley ISD
 Address: 10300-10370 (evens) W. Cleburne Road
 Zoning From: Unzoned
 Zoning To: CF
 Acres: 55.52385814
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 8/14/2024
 Contact: null



Subject Area
 300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

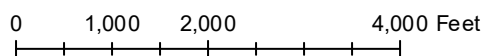
Overlay Districts

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

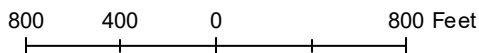
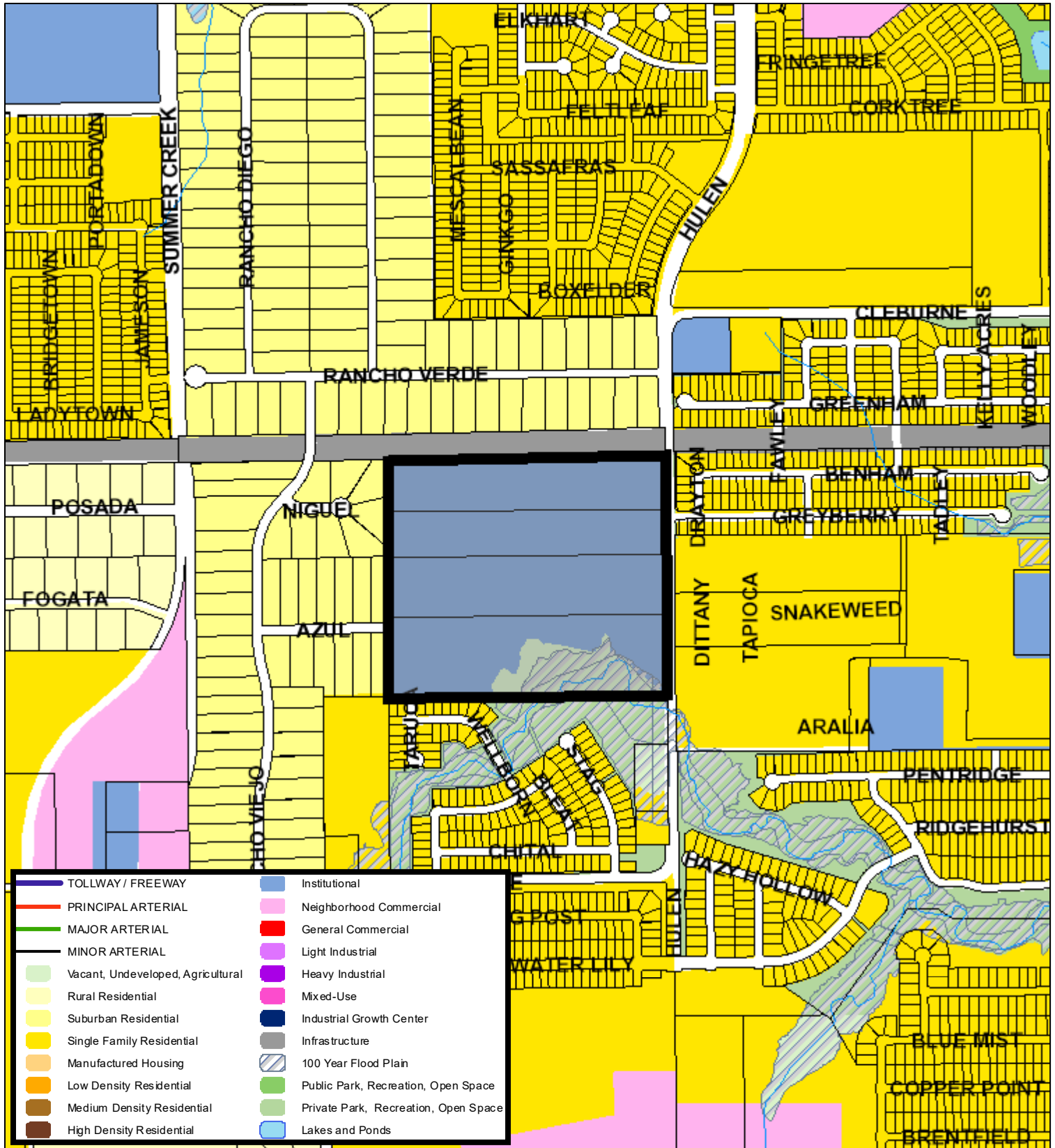
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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.



