



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District 6

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Case Manager	<u>Leo Valencia</u>
	Surplus	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Owner / Applicant: Crowley Independent School District

Site Location: 1800-1900 blocks Cleburne Crowley Rd Acreage: 94.713

Proposed Use: School

Request: From: Unzoned
 To: "CF" Community Facilities

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

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

Staff Recommendation: **Approval**

Related cases: **AX-19-010**

Background:

The subject property is located at the southwest corner of Cleburne Crowley Road and Old Cleburne Crowley Road. The subject area is primarily comprised of A-5 zoning, rural single-family lots and vacant lots in the ETJ. The rezoning will prepare the property for development of a school. The proposed owner-initiated annexation is for approximately 94.7 acres. Along with the zoning, an additional companion case is being processed concurrently as an annexation request, known as AX-19-010.

The annexation case was presented to the City Plan Commission on August 28, 2019. The Commission voted to make a recommendation to the City Council to approve the annexation.

The City Council will conduct a public hearing on the proposed annexation. The hearing was scheduled for November 5, 2019 and has since been working through some infrastructure details. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, consideration of the area for annexation will also be held on June 23, 2020.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / undeveloped
- East ETJ / single family

South ETJ / single family
West ETJ / undeveloped

Zoning History: ZC-18-112 from unzoned to A-5; effective 10/12/181; northwest of the site

Public Notification:

300 foot Legal Notifications were mailed on September 20, 2019.
The following organizations were notified: (emailed September 16, 2019)

Organizations Notified	
Crowley ISD	

Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

This proposed zoning change request is to prepare the property for a new school. The surrounding land uses consist of single-family, rural residential, and vacant land.

The proposed “CF” zoning **is compatible** with the development pattern in the general area.

2. **Comprehensive Plan Consistency – Far Southwest**

The 2019 Comprehensive Plan designates the subject property as Agricultural and Single-Family. However, the request for CF zoning is appropriate for a new school in a rapidly developing area.

The requested “CF” zoning is consistent with the following comprehensive plan policies:

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle and transit access between adjacent neighborhoods and nearby destinations.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

Based on conformance with the future land use map and policies stated above, the proposed “CF” zoning **is consistent** with the Comprehensive Plan.

Attachments:

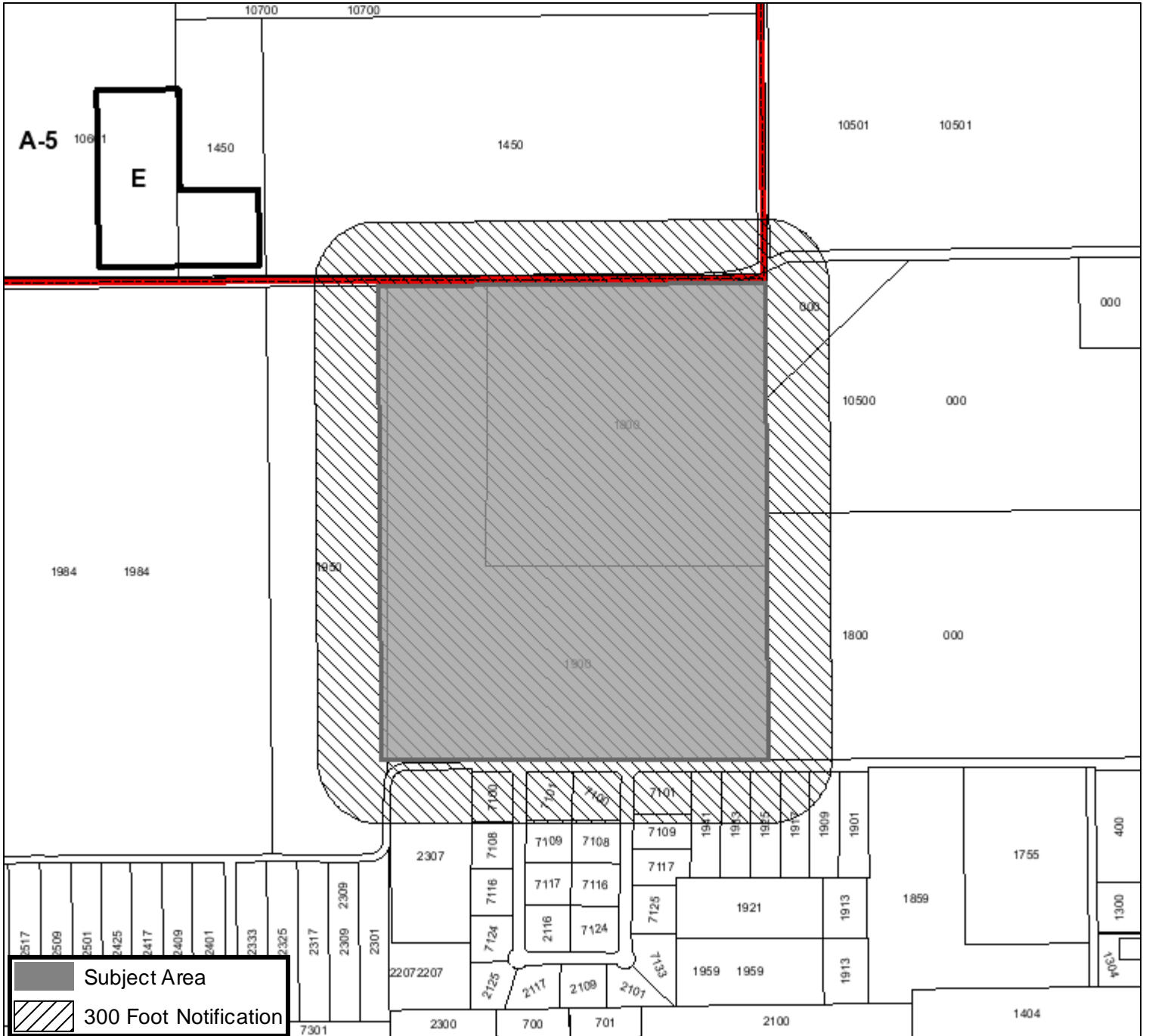
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-19-146

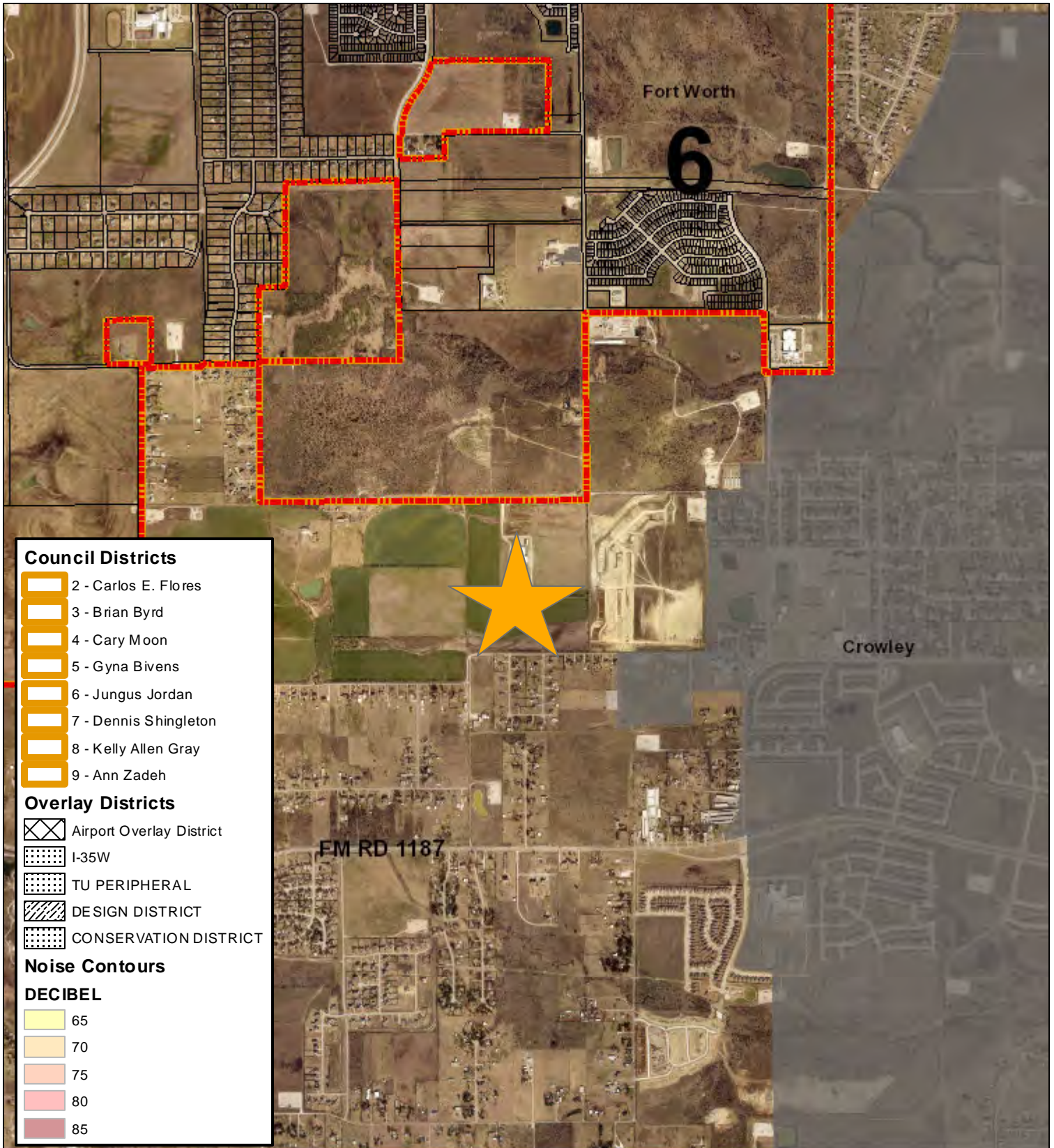
Area Zoning Map

Applicant: Crowley Independent School District
 Address: 1800 - 1900 blocks Cleburne Crowley Road
 Zoning From: Unzoned
 Zoning To: CF
 Acres: 94.71323431
 Mapsco: 117K
 Sector/District: Far Southwest
 Commission Date: 10/9/2019
 Contact: 817-392-2497

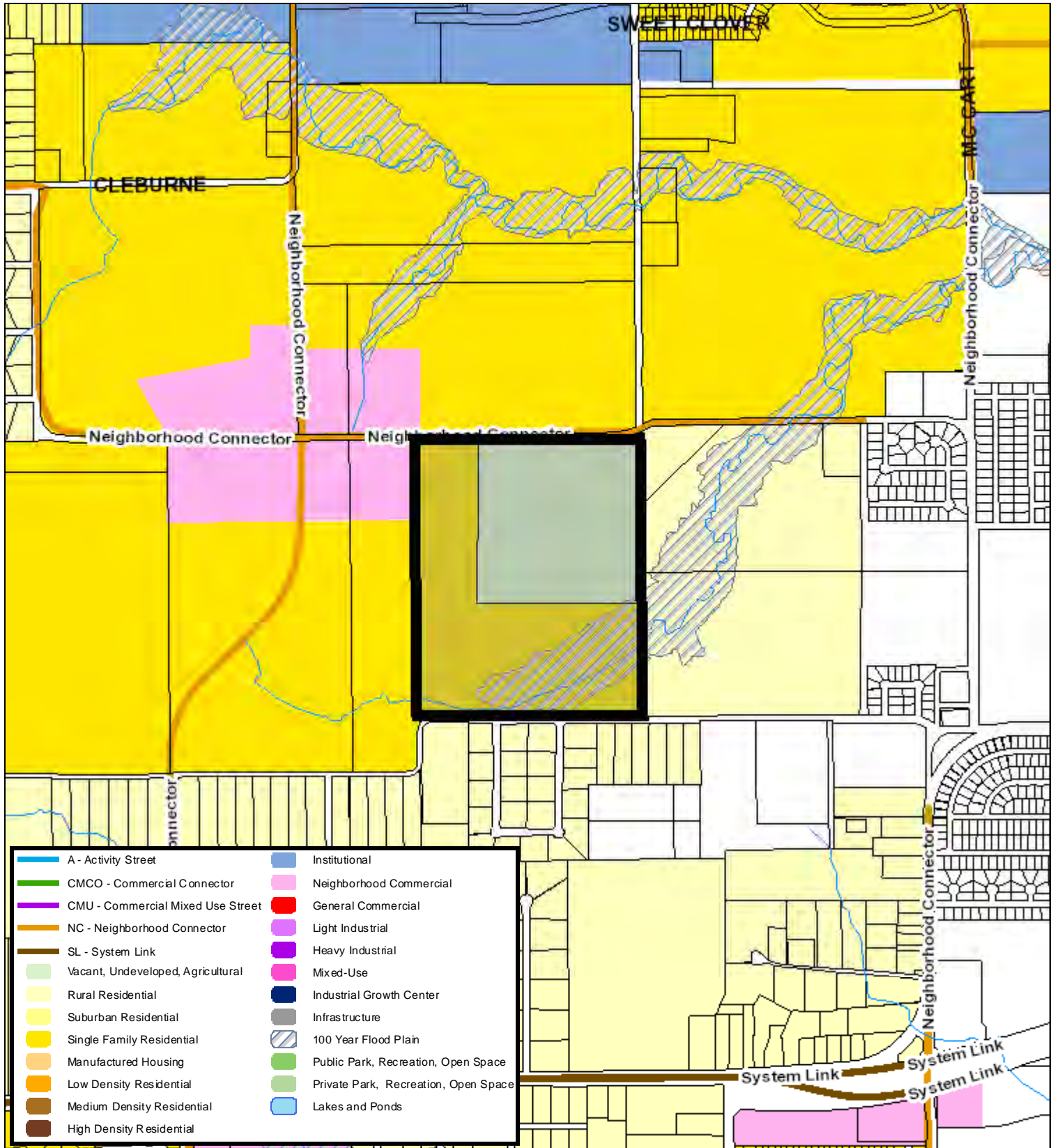


0 335 670 1,340 Feet

Area Map



Future Land Use

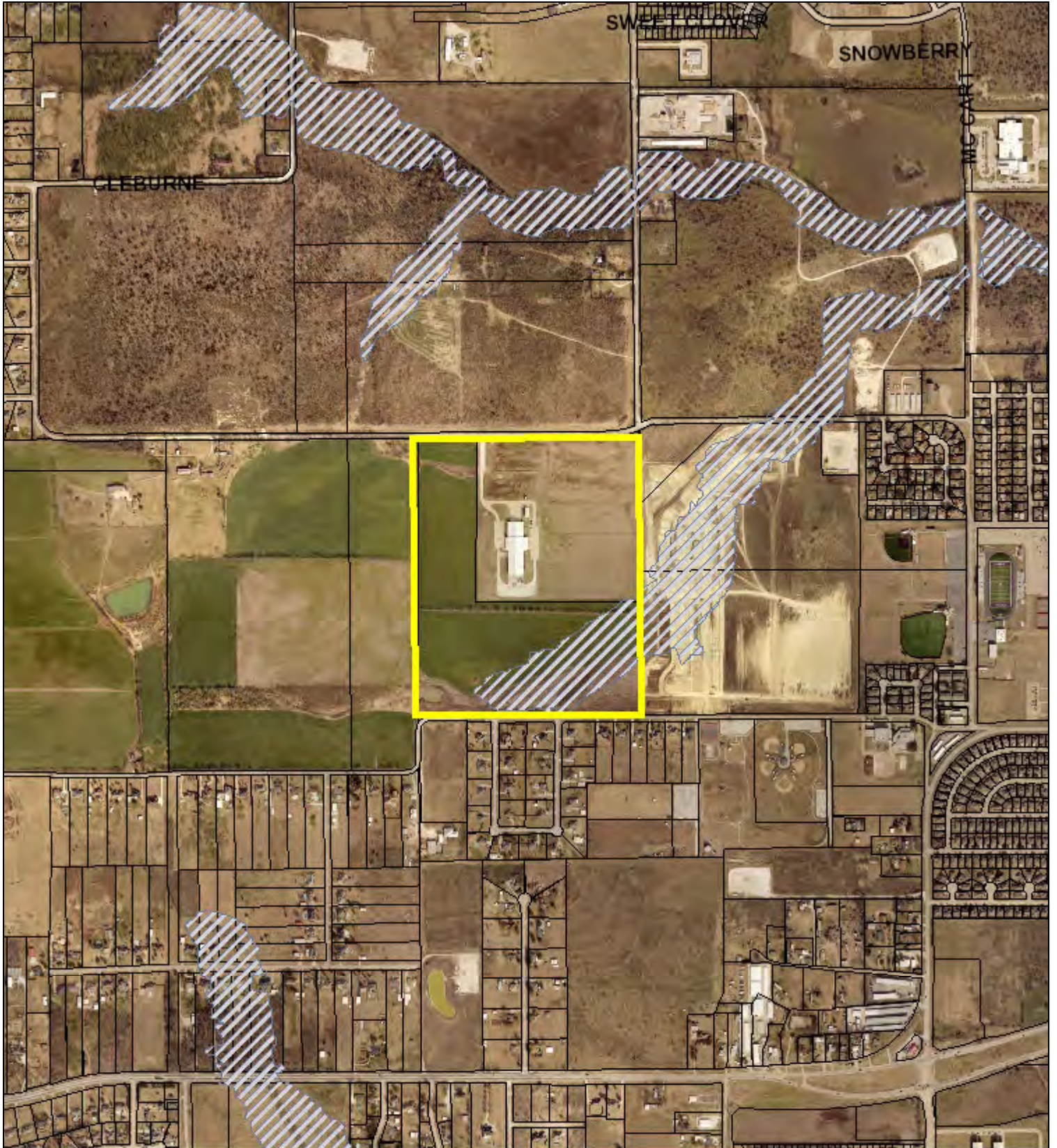


1,000 500 0 1,000 Feet

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 5, 2019.



Aerial Photo Map



0 650 1,300 2,600 Feet

