City Council Meeting Date: June 25, 2019

Zoning Commission Recommendation: Denial by a vote of 6-2

Opposition: Two people spoke; 18 letters

Support: None Submitted

Owner / Applicant: Fort Worth Deer Creek, LP

Site Location: 9915 Crowley Rd  Mapsco: 104UX

Proposed Use: Multifamily and Commercial

Request: From: “R1” Zero Lot Line/Cluster and “A-5” One Family
           To: “D” High Density Multifamily and “F” General Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Significant Deviation).

Staff Recommendation: Denial

Background:
The property is located at the northeast corner of Crowley Road and Crowley Cleburne Road. The applicant is proposing a zoning change from “R1” and “A-5” to “F” and “D” for commercial and multifamily uses. To the south of the property is an established large-lot neighborhood.

The exhibit shows the proposed “F” zoning along Crowley Road with the proposed “D” on the interior.

During the hearing several people spoke in opposition to the rezoning. They stated concerns with traffic, density, and property values. They stated they would like to protect the rural character of the area and would object to other uses except for what the property is currently zoned for.

Site Information:

Owner: Fort Worth Deer Creek, LP
       2525 Ridgmar Blvd
       Fort Worth, TX 76116

Agent: Mani Jacob

Acreage: 16.88 acres

Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:
       North  “A-5” One Family / vacant
East  “CF” Community Facilities / vacant
South  “A-5” One Family / vacant
West  ETJ / industrial and commercial

**Recent Relevant Zoning and Platting History:**
- **Zoning History:** None
- **Platting History:** None

**Transportation/Access**

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crowley Rd</td>
<td>Neighborhood Connector</td>
<td>Neighborhood Connector</td>
<td>No</td>
</tr>
<tr>
<td>Crowley Cleburne Rd</td>
<td>Residential</td>
<td>Residential</td>
<td>No</td>
</tr>
</tbody>
</table>

**Bus route:** There is not a bus route in the vicinity of the site.

**Public Notification:**
300 foot Legal Notifications were mailed on May 23, 2019.
The following organizations were notified: (emailed May 20, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkview HOA*</td>
</tr>
<tr>
<td>District 6 Alliance</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Crowley ISD</td>
</tr>
</tbody>
</table>

*Closest registered neighborhood organization

**Development Impact Analysis:**

1. **Land Use Compatibility**
The applicant is proposing a zoning change to “F” and “D” for commercial and multifamily uses. Surrounding land uses consist of primarily undeveloped land with commercial and industrial uses to the west.

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

2. **Comprehensive Plan Consistency**
The 2019 Comprehensive Plan designates the subject property as Low Density Residential and Institutional. The proposed zonings are not compatible with the future land uses of the property. The below Comprehensive Plan policies apply to this proposal:

   • Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.
   • Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on the conformance with the future land use map and policies stated above, the proposed zoning is *not consistent* (Significant Deviation) with the Comprehensive Plan.

**Attachments:**
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
• Preliminary Plat
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.

---

Future Land Use

- **Vacant, Undeveloped, Agricultural**
- **Rural Residential**
- **Suburban Residential**
- **Single Family Residential**
- **Manufactured Housing**
- **Low Density Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Institutional**
- **Neighborhood Commercial**
- **General Commercial**
- **Light Industrial**
- **Heavy Industrial**
- **Mixed-Use**
- **Industrial Growth Center**
- **Infrastructure**
- **100 Year Flood Plain**
- **Public Park, Recreation, Open Space**
- **Private Park, Recreation, Open Space**
- **Lakes and Ponds**

---

**ZC-19-088**

Future Land Use

Created: 5/21/2019 12:08:26 PM