



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 15, 2019

**Council District** 3

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0

**Opposition:** None submitted  
**Support:** 1 letter

Continued	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** **Covenant Classical School**

**Site Location:** 1707 Wind Star Way      Acreage: 50.24

**Proposed Use:** **Private School**

**Request:**      From: "A-5" One Family

To: "PD/CF" Planned Development for all uses in CF with waivers to setback along Amber Ridge Road, maximum height of 45', screening fence, signage and maximum 50 foot candle light for sports fields, site plan included.

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

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

**Staff Recommendation:** **Approval**

**Background:**

The proposed site is located at the northeast corner of Wind Star Way and Amber Ridge, a Neighborhood Connector on the Master Thoroughfare Plan. The applicant is proposing a PD with a site plan for a private school, with waivers to height, fencing, and field lighting.

The site plan indicates 8 buildings with varying square footages ranging from 5,000 to 60,000 square feet, several sports fields, and 464 parking spaces at total build out. The site plan also indicates a 30 foot buffer yard where the site is directly adjacent to "A-5" zoning. Below is a table that illustrates the requested waivers from CF zoning.

Standard	CF zoning	Proposed PD/CF
<b>Height</b>	Maximum 35'	Maximum 45' ( <b>waiver required</b> )
<b>Front Yard Setback</b>	Minimum 20' where adjacent or across the street from A or B zoning	10' setback on Amber Ridge Road ( <b>waiver required</b> )
<b>Fencing</b>	Screening fence required between A and B zoning	Existing chain-link fence along northern property line ( <b>waiver required</b> )
<b>Lighting</b>	N/A	Sports field lighting will be 50 foot candle maximum ( <b>waiver</b> )

		<b>required)</b>
<b>Signage</b>	<p>A sign or combination of signs shall have a maximum allowable area of exposure along each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, a minimum of at least one sign shall be allowed having an area of 12 square feet.</p> <p>Not more than 50 percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.</p> <p>Signs located across the street from a one- or two-family district shall not be illuminated. The source of light for illuminated signs shall not be visible and shall not be intermittent or flashing.</p>	Proposed illuminated brick monument sign within 20' setback. <b>(waiver required)</b>

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single family
- East "A-5" One Family / single family
- South "A-5" One Family / single family
- West "A-5" One Family / single family

Zoning History: ZC-16-178 from C, E, F, G to A-5; effect 12/1/19; south and southeast of site

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Maximum allowed height is 35 feet. Site plan indicates 45 feet. **(Waiver required).**
2. Sports field lighting will be 50 foot candle maximum. **(Waiver required).**
3. Illuminated monument sign at entrance to Amber Ridge Road and Academy Boulevard within 20' setback. **(Waiver required).**
4. Setback shown along Amber Ridge Road is 10 feet. Minimum required is 20 feet. **(Waiver required).**
5. Existing chain-link fence along northern property line. **(Waiver required).**

**Compliance with the item noted above shall be reflected on the site plan or waivers are required.**

***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***

**Public Notification:**

300 foot Legal Notifications were mailed on August 26, 2019.  
The following organizations were notified: (emailed August 20, 2019)

<b>Organizations Notified</b>	
FW Vista West HOA*	Chapel Creek NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	White Settlement ISD

*\*Closest registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to PD/CF for a private school. Surrounding uses consist of primarily single family.

The private school **is compatible** with surrounding uses.

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

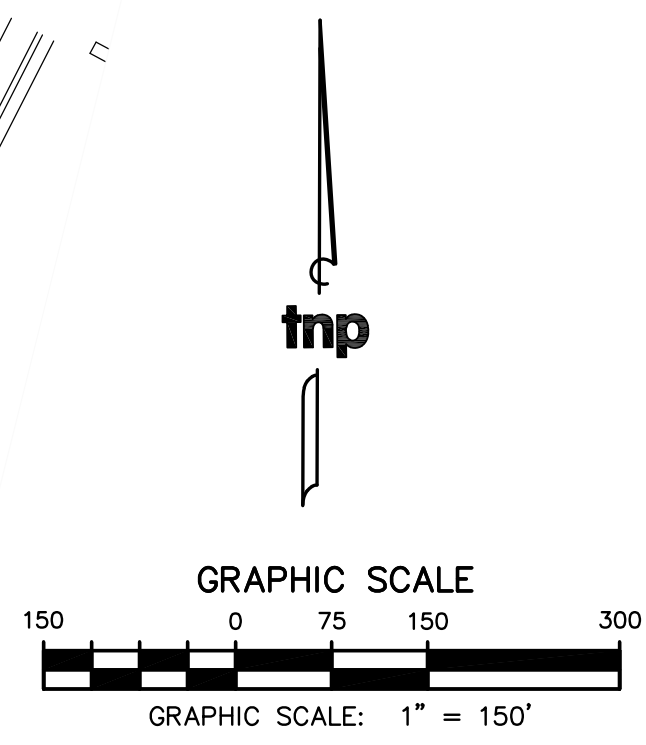
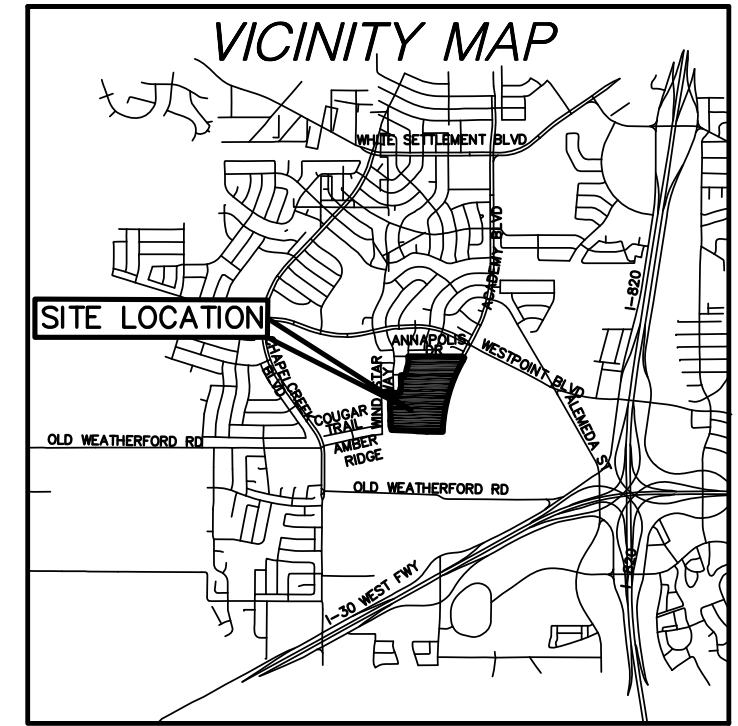
The 2019 Comprehensive Plan designates the subject property as Institutional and Single Family. The private school meets the below policies within the following Comprehensive Plan:

- Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
- Locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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



**PD ZONING SUMMARY**  
**SITE INFORMATION**

NUMBER OF STORIES	MAX 2 STORIES
ZONING	CONFORM TO CF W/ EXCEPTIONS TO FENCING, SPORTS FIELD LIGHTING & BUILDING HEIGHTS
LAND USE	PRIVATE SCHOOL
ADDRESS:	1701 WIND STAR WAY FORT WORTH, TEXAS 76108

BUILDING	GROSS 1ST FLOOR AREA (SQ FT)
PROP BLDG 'A'	35,000
PROP BLDG 'B'	35,000
PROP BLDG 'C'	5,000
PROP BLDG 'D'	60,000
PROP ADD 'E'	15,000
PROP BLDG 'F'	5,000
PROP BLDG 'G'	5,000
PROP BLDG 'H'	35,000

**PARKING DATA**

PARKING SPACE: 1 SPACE PER 2 STUDENTS
STUDENT COUNT: 550
REQUIRED PARKING: 275
PARKING SPACE: 1 SPACE PER 5 STADIUM SEATS
BLEACHER CAPACITY: 2000
REQUIRED PARKING: 400
TOTAL PARKING PROVIDED: 464

**SITE PLAN NOTES**

1. NO OFFSITE PARKING IS PROPOSED. ALL REQUIRED PARKING WILL BE ONSITE.
2. EXISTING PORTABLE BUILDINGS WILL BE REPLACED BY PERMANENT STRUCTURES.
3. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE, WITH EXCEPTION TO SPORTS FIELD LIGHTING AS SHOWN FOR FOOTBALL/BASEBALL/SOFTBALL FIELDS.
4. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
5. DUMPSTER LOCATIONS WILL BE SITED IN THE FUTURE.
6. LIGHTED BRICK MONUMENT SIGN @ ENTRANCE TO AMBER RIDGE RD. & ACADEMY BLVD.
7. 45' MAXIMUM BUILDING HEIGHT.
8. INTERNAL AND EXTERNAL STREETS WILL BE REINFORCED CONCRETE PAVING.
9. ALL FLATWORK/SIDEWALKS WILL BE CONCRETE OR BRICK PAVERS.
10. SPORTS FIELD LIGHTING WILL BE 50 FOOT CANDLE MAXIMUM.
11. ALL OPEN SPACES AREAS SHALL BE SODDED AND IRRIGATED.
12. POLE MOUNTED SECURITY LIGHTING/CAMERAS WILL BE INSTALLED THROUGHOUT THE CAMPUS.

**LANDSCAPE NOTES**

1. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

**OWNER INFORMATION**

COVENANT CLASSICAL SCHOOL  
Attn: Christian Ellis  
1701 Wind Star Way  
Fort, Worth, TX 76108

DIRECTOR OF PLANNING AND DEVELOPMENT

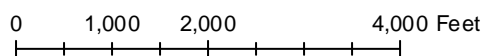
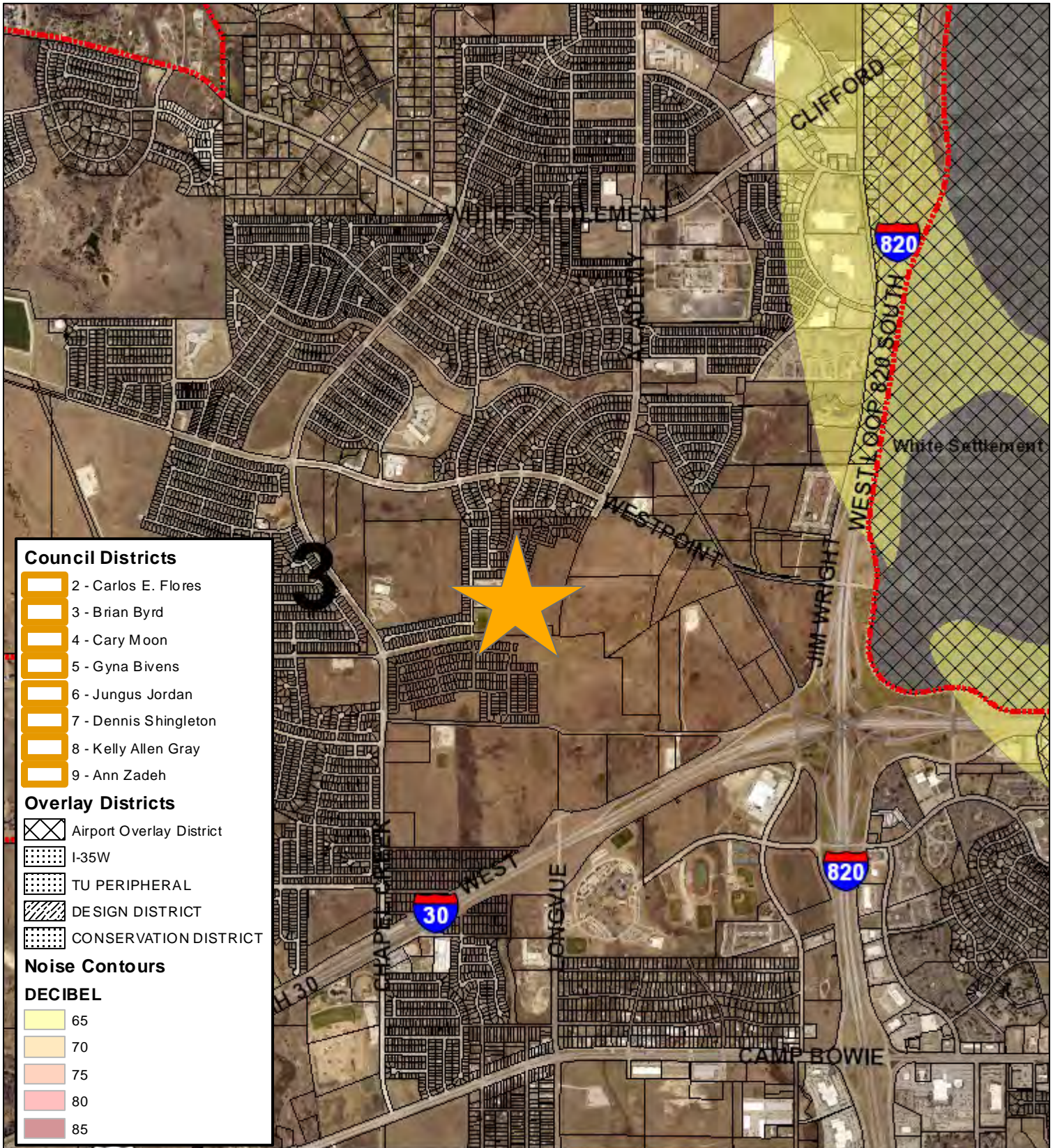
DATE

ENGINEER/SURVEYOR  
**teague nall & perkins**  
5237 N. Riverside Drive  
Fort Worth, Texas 76137  
817.336.5773 ph 817.336.2813 fx  
TBPE Registration No. F-230  
www.tnppinc.com

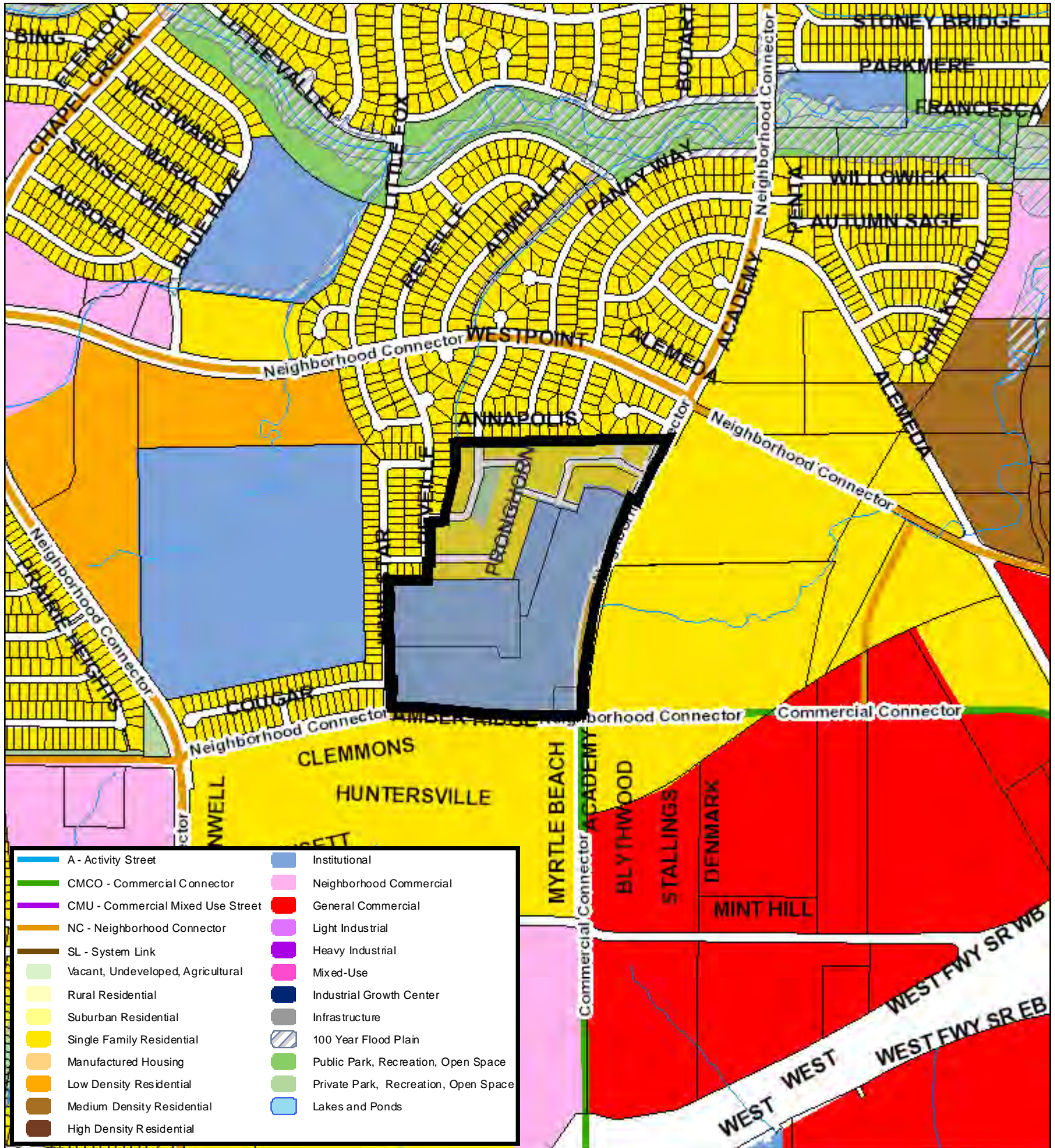
**PD SITE PLAN FOR**  
**COVENANT CLASSICAL**  
**SCHOOL**  
CITY OF FORT WORTH, TEXAS  
AUGUST 28, 2019

ZONING CASE – ZC-19-100

## Area Map



### Future Land Use



860 430 0 860 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



0 500 1,000 2,000 Feet

