



Zoning Staff Report

Date: March 8, 2022

Case Number: ZC-22-004

Council District: 9

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Fort Worth ISD / Peloton Land Solutions

Site Location: 4501 West Freeway (I-30)

Acreage: 29.04 acres

Request

Proposed Use: School

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

To: "CF" Community Facilities

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 5-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is the location of Arlington Heights High School and it is bounded by West Freeway (IH-30) to the north, Hulen Street to the west, Ashland Avenue to the east, and Donnelly Avenue to the south. Public school is an allowed land use in all standard zoning districts and the subject property is currently zoned “A-5” One-Family. However, the applicant is requesting a zoning change to “CF” Community Facilities in order to allow an electronic sign to be installed on the property.

Electronic changeable copy signs may be permitted by special exception in commercial, industrial, mixed-use, and community facility zoning districts (subject to the provisions of Section 6.411 of the Zoning Ordinance). Therefore, if this zoning change is approved, the applicant will also need to seek approval of a Special Exception from the Board of Adjustment.

Surrounding Zoning and Land Uses

North West Freeway (IH-30)

East “A-5” One-Family / single-family residences

South “A-5” One-Family / single-family residences; “FR” General Commercial Restricted / vet clinic

West “MU-1” Low Intensity Mixed Use / commercial and retail

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
West Side Alliance	Arlington Heights NA
Alamo Heights NA*	Sunset Heights NA
Crestline Area NA	Streams and Valleys, Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
Fort Worth ISD	

* *Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “CF” Community Facilities, which is an appropriate zoning designation for the current use of the site as a public high school. The school use occupies and entire block, so all surrounding properties are separated from the subject property by a public street. Properties to the east and south are developed for single-family residential use. Property to the west is developed for commercial and retail use, and to the north is West Freeway (IH-30).

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

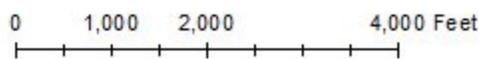
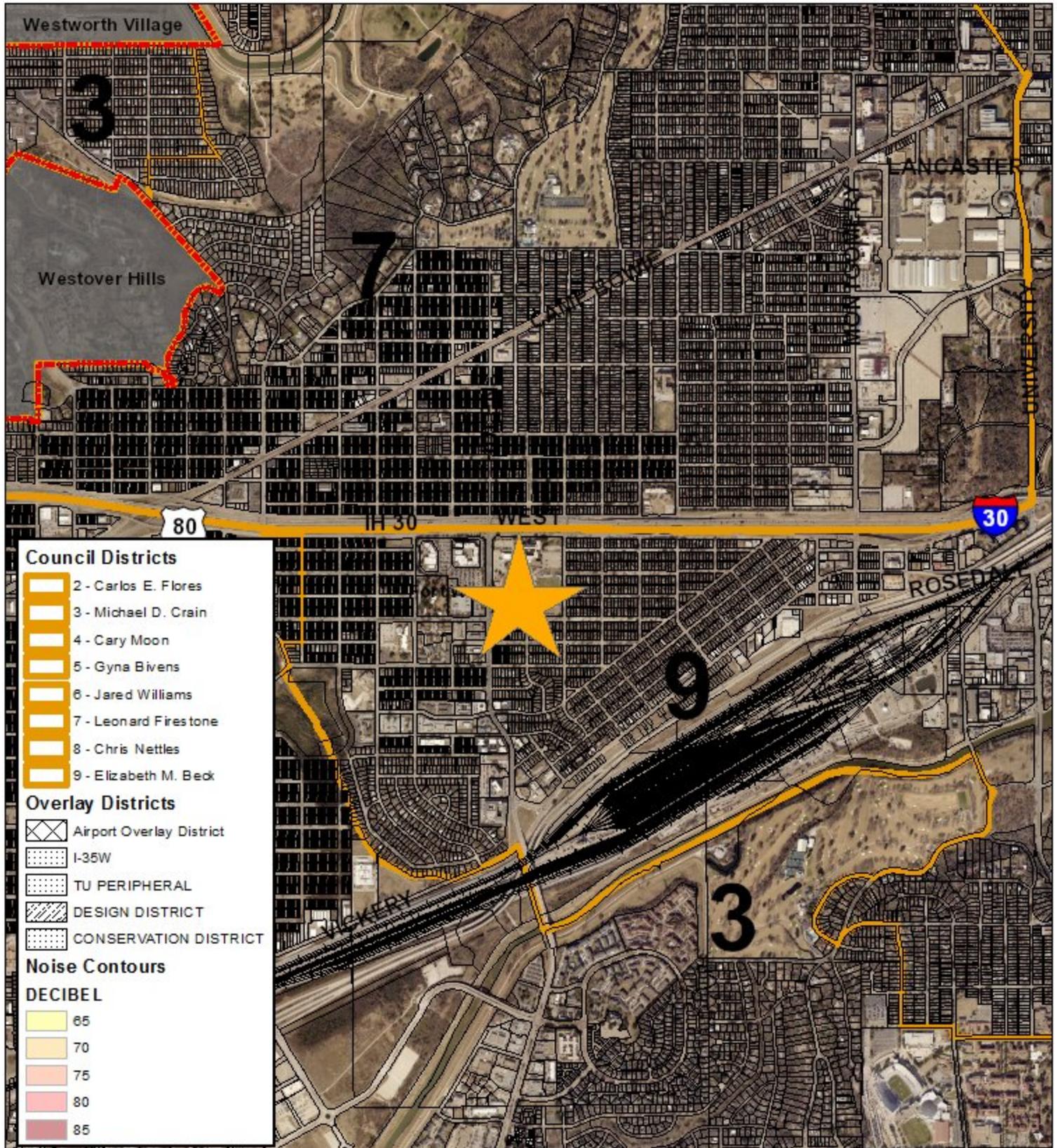
Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. This designation is intended to include “Schools, churches, government, human services, utilities, community centers, and day cares.” The Comprehensive Plan specifically labels “CF” Community Facilities as the appropriate zoning classification for properties designated for Institutional use. The current use of the site as a public high school conforms to this designation.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

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

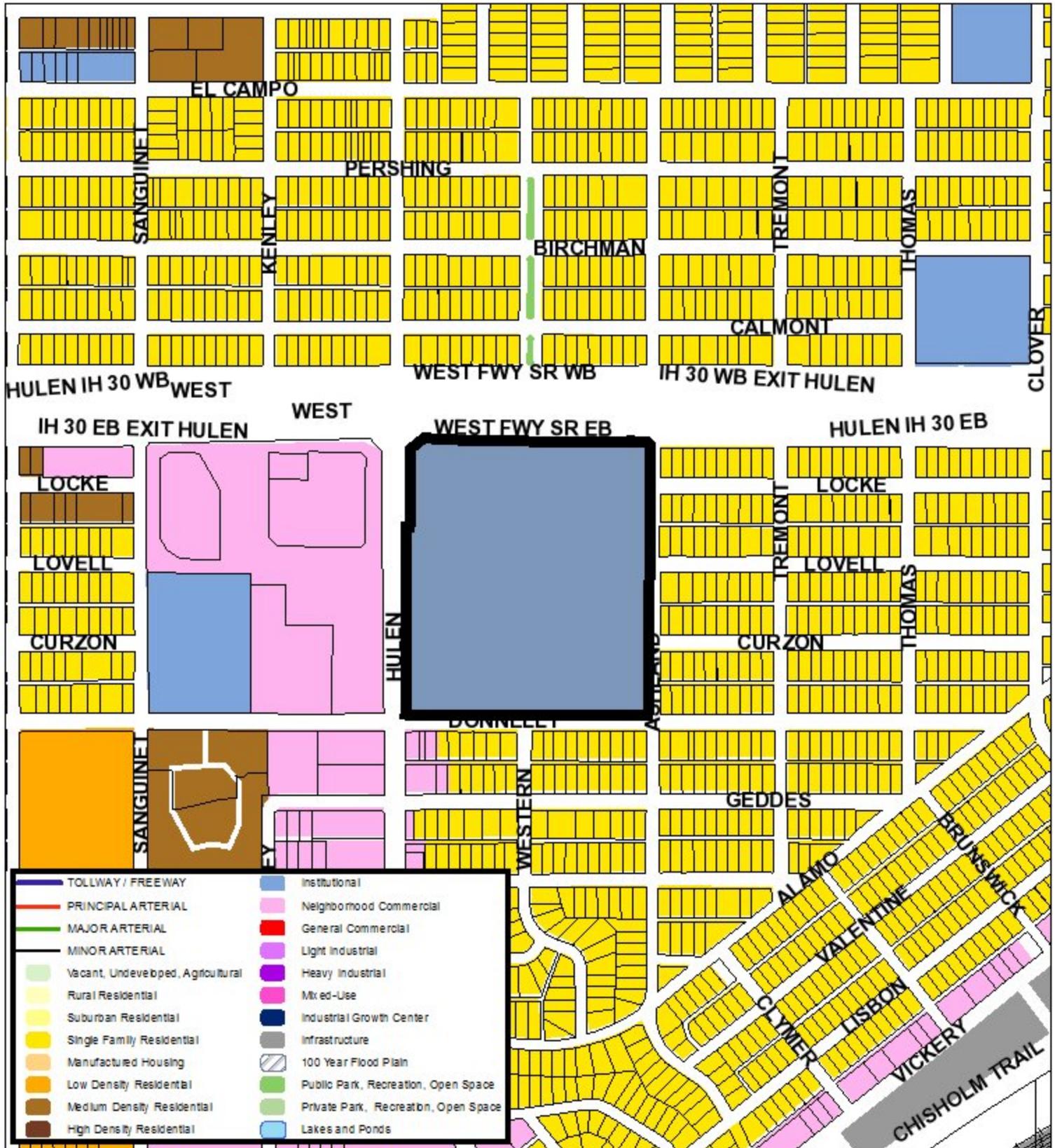
Area Map





ZC-22-004

Future Land Use



580 290 0 580 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.



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Aerial Photo Map

