



# Zoning Staff Report

**Date:** June 27, 2023

**Case Number:** ZC-23-086

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Shad Rhoten](#)

**Owner / Applicant:** P & A Properties LLC; 3408 Clayton LLC; Radio Flyer LLC; Amy Henderson

**Site Location:** 3420-3440 (evens) Clayton Road 3421-3437 (odds) Indale Road **Acres:** 3.5 acres

### Request

**Proposed Use:** School; Child Care; Office Space

**Request:**  
From: “F” General Commercial, “A-5” One-Family and “CF” Community Facilities  
To: “PD-CF” Planned Development Community Facilities excluding uses as indicated in staff report; site plan waiver requested.

### 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 6-0**

### 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. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The initial application for this item consisted of two additional tracts of land located at 3415 Indale and 3420 Clayton Rd for a total rezoning area of 4.17 acres. Upon further review, the applicant was advised by staff to remove these addresses as they were located in the Camp Bowie Form Based District which would require further deliberation from the Urban Design Commission in order to remove them from the district. The applicant has since modified the application to request rezoning of seven (7) contiguous tracts instead of the original nine (9).

Per the revised application, the rezoning area was reduced from a 4.17-acre site consisting of nine (9) individual parcels to an approximate 3.5-acre tract containing seven (7) parcels. These tracts all have existing buildings. The buildings are being used as the campus for the Montessori School of Fort Worth. The applicant is seeking this rezoning request due to the recent acquisition of 3440 Clayton Road, which is contiguous to the existing campus and is currently zoned "A-5" One-Family. The application narrative is provided below for reference:

The properties at 3408 Clayton Rd East, 3420 Clayton Rd East, 3428 Clayton Rd East, 3436 Clayton Rd East, 3440 Clayton Rd East, 3415 Indale Road, 3421 Indale Road, 3429 Indale Road, and 3437 Indale Road are contiguous tracts that make up the campus for the Montessori School of Fort Worth. The application submitted here is meant to rezone the entire campus to allow more flexibility with student of all ages while utilizing the property. School officials recently met with Fort Worth Zoning commission to discuss the most appropriate zoning type for school operations. In the meeting, it was determined a Special District designation would be best given this designation provides guidance for Community Facilities ("CF"), such as schools, day cares, etc.

The school was founded in 1968 at 3420 & 3428 Clayton Rd East. Over the school's 55 year history, the campus has grown into 9 contiguous properties. Currently, portions of the campus are zoned differently based on prior uses of the properties. More specifically, 2 of the 9 properties are zoned A-5 residential which prevents students younger than 5 years old from occupying the buildings due to this age demographic being designated as "child care" by the City of Fort Worth. Operating under a Special District will allow the school flexibility for students of all ages to occupy buildings across campus as needed regardless of zoning designation. Additionally, one of the properties (3428 Clayton Rd East) already has a CF designation so it is our goal to expand this across the campus.

The reason for seeking zoning change now was prompted by the recent purchase of 3440 Clayton Road East, which is zoned A-5 residential. The current plan is to remodel and incorporate this property into the campus during the summer of 2023 for students aged 2-5 years old. Current zoning of the property disallows this aged student from occupying the property since city code defines this age group as childcare oppose to a school aged children.

The applicant is requesting to rezone the property to "PD/CF" Planned Development excluding Community Homes, Group Home I & Group Home II (as defined by the Zoning Ordinance), site plan waiver request.

The site is situated south of Camp Bowie and at the intersection of Clayton and Indale Roads. As indicated above, the applicant proposes to integrate 3440 Clayton into the existing campus. This site is currently zoned as "A-5" which does not permit the use for schooling of children between the ages of 2-5 years old. The Planned Development district with site plan waiver are being requested to allow flexibility in the future design and integration of the property into the campus.

## Surrounding Zoning and Land Uses

North “CB-GC” Camp Bowie Form Based District / commercial uses  
East “CB-GC” Camp Bowie Form Based District & “B” Two-Family / commercial and residential uses  
South “A-5” One-Family / residential uses  
West “CB-GC” Camp Bowie Form Based District & “A-5” One-Family / commercial and residential uses

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.  
The following organizations were notified: (emailed May 30, 2023)

Organizations Notified	
Ridglea Area Neighborhood Alliance	Ridglea North NA
Ridglea Hills NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	NAS For Worth JRB RCC
Camp Bowie District, Inc	Fort Worth ISD

*\* Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

This locality is primarily commercial along the Camp Bowie frontage with residential to the south. The property has been operating as a campus for the Montessori school previously with the exception of 3440 Clayton which is being acquired and rolled into the property. This zoning will ultimately clean up existing zoning and place the campus under a single, unified zoning district. The “CF” district is intended to accommodate those institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. It can also help serve as transitional land use between the commercial properties along Camp Bowie and the residential properties to the south.

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

## Comprehensive Plan Consistency – Western Hills/Ridglea

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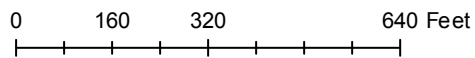
The adopted Comprehensive Plan currently designates the northern portion of the property (3408 Clayton and 3415 Indale Rd) as Mixed-Use. The remaining parcels are designated as Single-Family Residential. The proposed “CF” zoning allows for institutional uses which is consistent with both land use categories. It also allows for some flexibility during the transitional stage between the existing commercial and residential zoning. The proposal is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan specific to Western Hills/Ridglea:

- Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations. Encourage attractive freeway and mixed commercial uses along East Loop 820.
- Protect residential neighborhoods from encroachment by commercial uses.

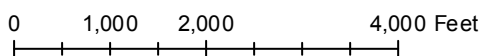
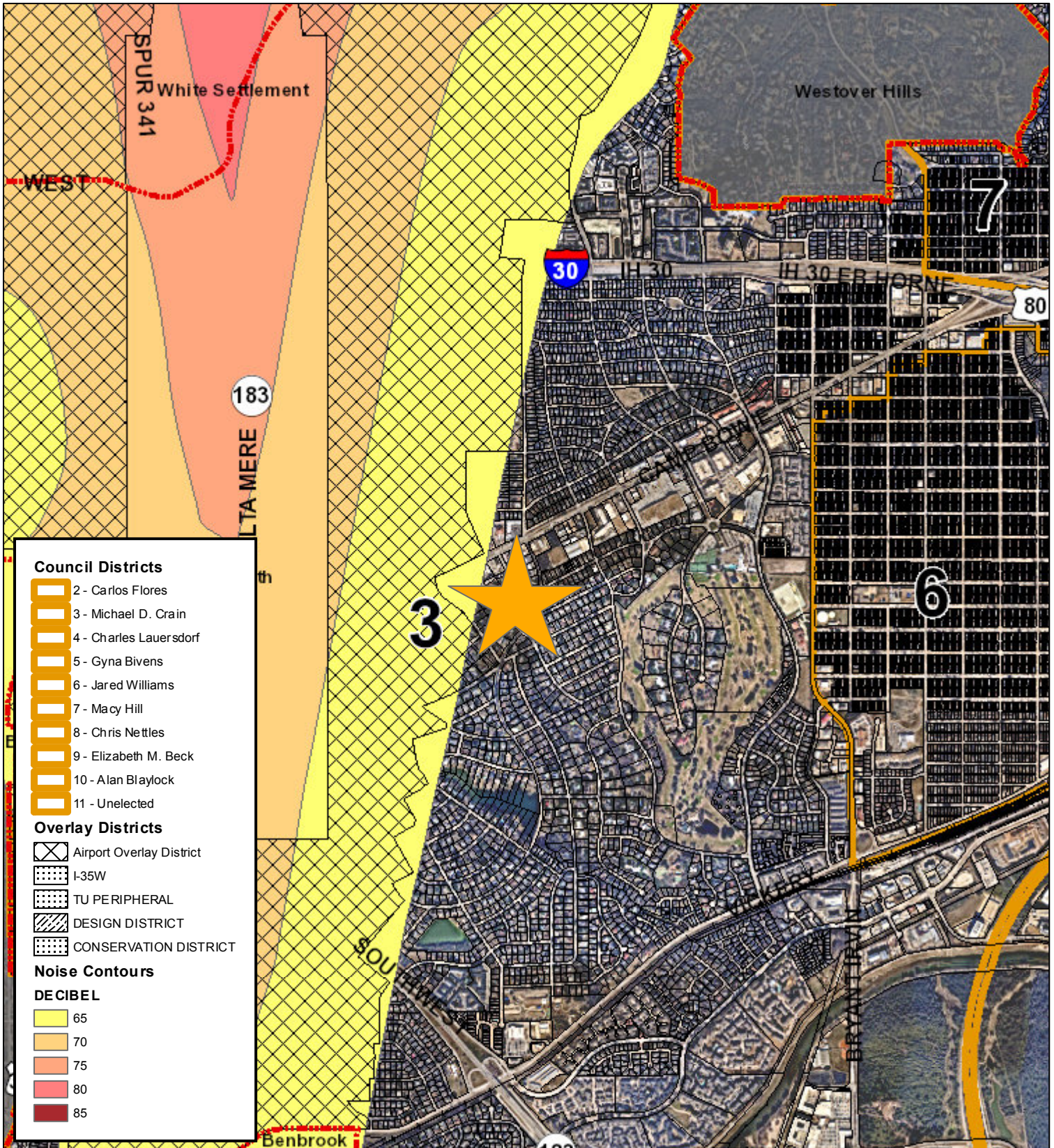
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

### Area Zoning Map

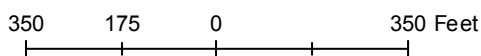
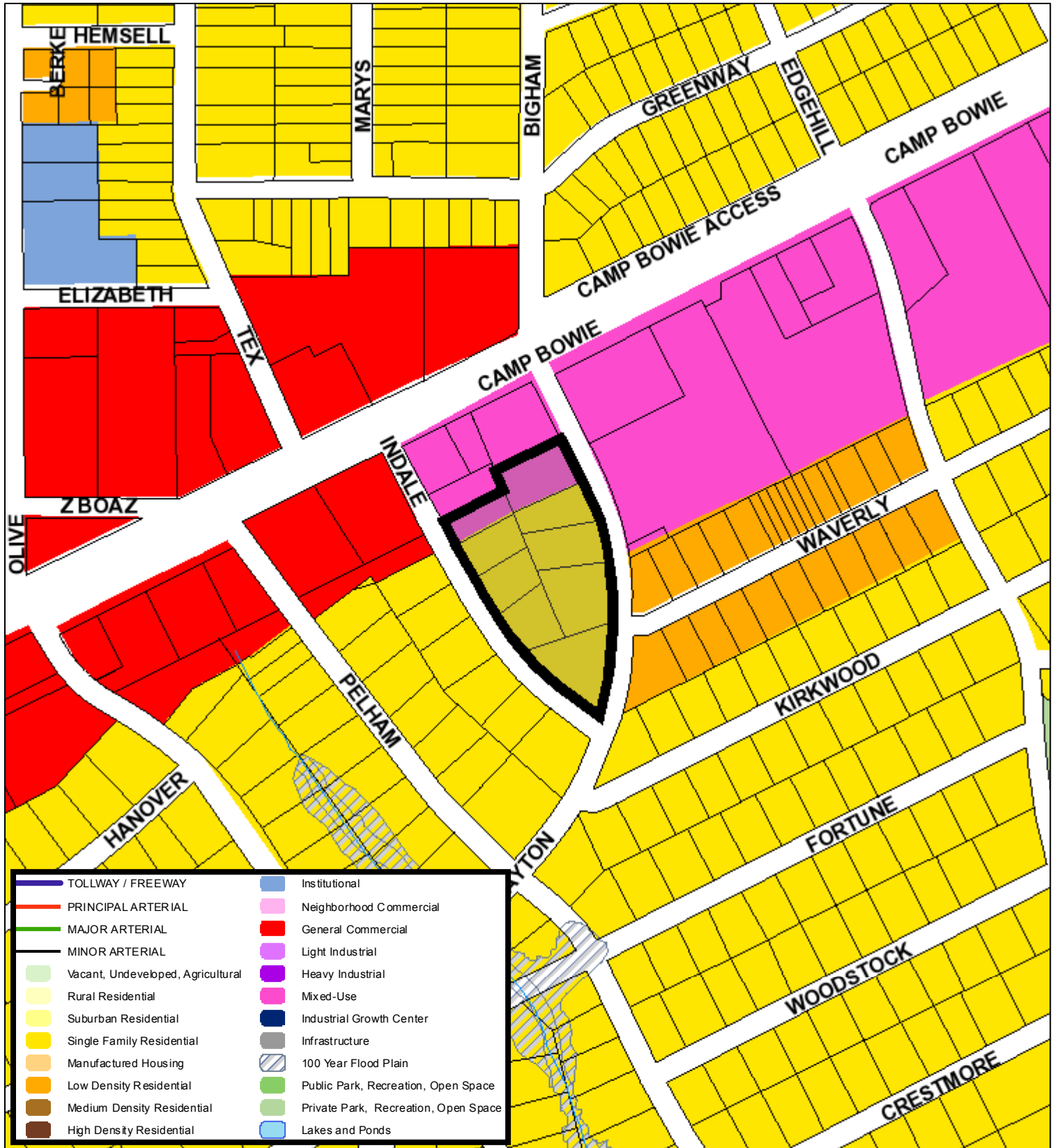
Applicant: Amy Henderson  
 Address: 3408-3440 (evens) Clayton Road 3415-3437 (Odds) Indale Road  
 Zoning From: A-5;F;MU  
 Zoning To: PD/CF  
 Acres: 4.23360414  
 Mapsco: Text  
 Sector/District: W. Hill/Ridglea  
 Commission Date: 6/14/2023  
 Contact: null



## Area Map



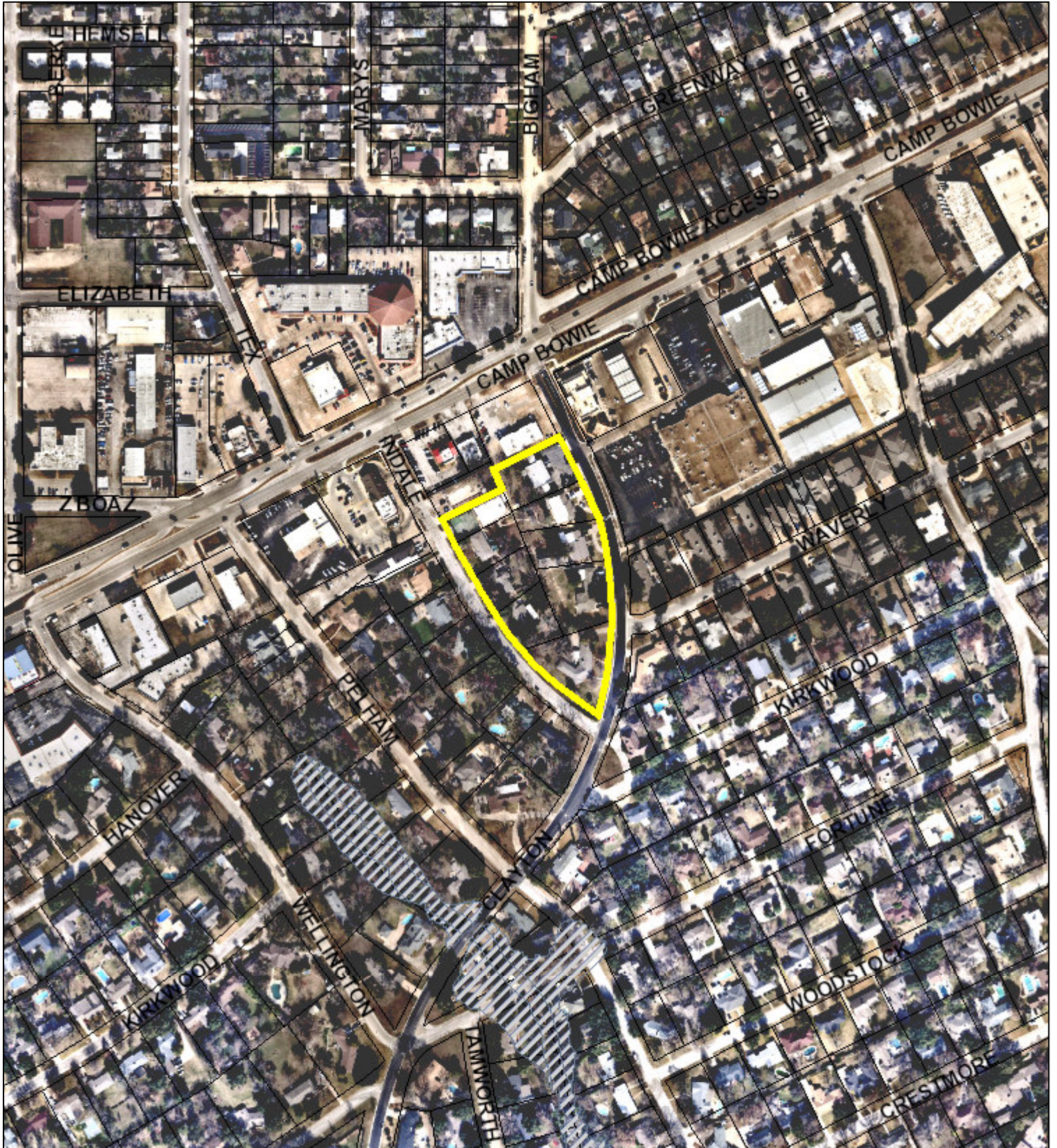
### Future Land Use



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.



## Aerial Photo Map



0 220 440 880 Feet

