



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-038

Council District: 6

Zoning Map Amendment

Case Manager: Lynn Jordan
Owner: Crowley ISD
Applicant: Philip Varughese, TNP
Site Location: 9100 S. Hulen Street
Acreage: 128.79 ac

Request

Proposed Use: High School & 9th Grade Campus

Request: From: “AR” One-Family Restricted, “R2” Townhouse/Cluster Residential & “E” Neighborhood Commercial
To: “PD/CF” Planned Development for all uses in “CF” Community Facilities excluding golf course and country club and allow one electronic changeable copy on McPherson Boulevard and one on Hulen Street across the street from “A-5” or “B” zoning districts with development standards for 32.68 square-feet of electronic changeable copy (76%); site plan waiver requested

Recommendation

- **Land Use Compatibility:** Requested change **is compatible.**
- **Comprehensive Plan Map Consistency:** Requested change **is consistent.**
- **Comprehensive Plan Policy Consistency:** Requested change **is consistent.**
- **Staff Recommendation:** **Approval**
- **Zoning Commission Recommendation:** **Approval by a vote of 11-0**

Project Description and Background

The site is located at the intersection of S. Hulen Street and McPherson Boulevard with a 9th Grade Center and High School on campus. The two existing schools were originally constructed in the early 2000's and the campus and buildings are undergoing extensive renovations.

The applicant is requesting rezoning of the Crowley 9th Grade and High School campus to "PD/CF" to allow for electronic changeable copy sign for both schools. The zoning change would allow for electronic changeable copy signs that ordinarily require a Special Exception from the Board of Adjustment and are not allowed across from a one- or two-family zoning district. Staff have had internal discussions about amending sign regulations to allow illuminated school signs by right in or across from residential districts. A draft ordinance is expected in the coming months.

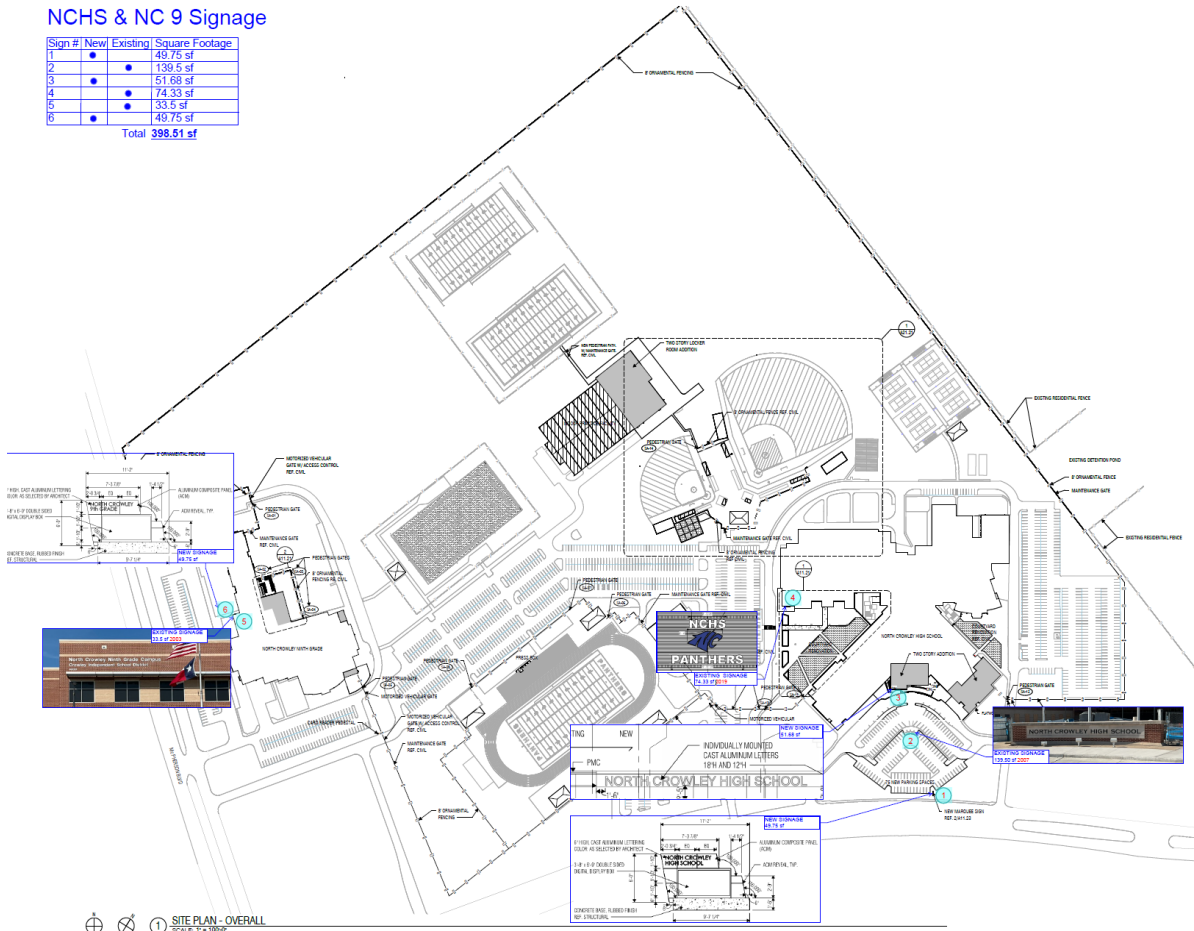
The site is surrounded by single family uses with a mix of residential zoning: "A-5" One-Family, "R1" Zero Lot and "B" Two-Family. The area is intensely developed with few vacant lots in the vicinity. The 9th Grade Center school has frontage on McPherson Boulevard, which is classified as a neighborhood connector and serves the adjacent residential subdivisions. The high school has frontage on S. Hulen Street, also classified as a neighborhood connector. The school district's plans call for replacing an existing pole sign with a monument sign for the high school and adding a new monument sign for the 9th Grade Center. They are requesting PD/CF excluding certain uses and to allow for electronic changeable copy sign with development standards for 32.68 square-feet of electronic changeable copy (76%) of electronic changeable copy area where only 25% is allowed by Special Exception.



9th Grade and High School Detached Signage Exhibit

NCHS & NC 9 Signage

Sign #	New	Existing	Square Footage
1	●	●	49.75 sf
2	●	●	139.5 sf
3	●	●	51.68 sf
4	●	●	74.33 sf
5	●	●	133.5 sf
6	●	●	49.75 sf
Total			398.51 sf



Development Standards Request

Development Standard	“CF” Community Facilities	Proposed “PD/CF”
Illumination	Signs located across the street from a one-family or two-family district shall not be illuminated	Located across the street from a one-family district (Development Standard Required)
Electronic Changeable Copy (ECC) sign (Section, 6.411)	A maximum of 25% of the sign face may be devoted to changeable copy	8.17 sq. ft. is allowed, the applicant is requesting 32.68 square feet devoted to changeable copy, roughly 76% of ECC where only 25% is allowed by Special Exception (Development Standard Required)

Applicants request

The current property is an existing High School and 9th Grade Center. The property is being rezoned to PD-CF to allow for illuminated monument sign with electronic changeable copy with the following requirements:

- Allowable signage of 300 SF
- Max Height of the sign - 8'
- Illuminated sign across the street from A-5
- the use of electronic changeable copy sign
- approximately 60 SF of ECC

Surrounding Zoning and Land Uses

North: “A-5” One-Family / Single family residential uses

South: “A-5” One-Family, “PD/508” Planned Development for “F” with exclusions / Single family residential uses and vacant land

East: “A-5” One-Family, “E” Neighborhood Commercial, “G” Intensive Commercial / Single family residential uses and vacant land

West: “CF” Community Facilities / Chisholm Trail Park

Recent Zoning History

- ZC-23-159; PD508 Planned Development for “F” uses excluding tattoo parlor, sexually oriented business, cocktail lounge; private or teen club, bar and tavern, no auto repair allowed within 200 ft. of the intersection of South Hulen and McPherson; Approved by Council June 2012

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the property to “CF” Community Facilities. The purpose of the Community Facilities (“CF”) district is 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. The adjacent properties are zoned entirely for single family uses and are immediately adjacent to the school on three sides. The proposed “CF” zoning would take its development standards for height and setbacks from the most restrictive adjacent residential zoning, helping to ensure its compatibility with the single-family residences. “CF” zoning would also allow the school to have a separate daycare on-site, if desired. The requested zoning also allows the applicant to submit for electronic changeable copy sign, 120 square foot sign area, 18 sq. ft. of changeable copy area with maximum height of 7 ft. A permit has not been submitted for the proposed sign, only rendering. The proposed zoning request for the school in “CF” Community Facilities zoning **is compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far South Sector

The 2023 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. The requested institutional land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below and is considered to be **consistent**.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

Education is covered in Chapter 12 of the adopted 2023 Comprehensive Plan, which identifies 15 school districts within the City of Fort Worth with over 200 campuses. Chapter 12 includes goals, policies and objectives related land use and other collaborative opportunities with schools:

- Work cooperatively with school districts to address issues that affect both City and ISDs, such as land use, transportation, and historic buildings.
- Develop and implement a communication mechanism to assist with public updates on the school districts’ education improvement process benchmarks.
- Maintain a working relationship with local school districts to cooperatively address issues that affect educational outcomes of preparing all students for success in school, college, career, and community leadership.

The requested “PD/CF” to allow the proposed illuminated monument sign is **consistent** with these policies. This requested action is narrowly focused on allowing the proposed signs to be built as proposed. The project will comply with all other applicable requirements of the sign ordinance and other city regulations.

Site Plan Comments

Zoning and Land Use

A site plan waiver has been requested for this PD.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet, 222 notices were mailed on **March 25, 2026**.

Posted Notice

A sign was erected on the property on **March 25, 2026**, not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **March 25, 2026**:

Organizations Notified	
Summer Creek Ranch HOA*	Stone Meadow HOA
Chisholm Trail Ranch Residential Community HOA	Panther Heights NA
Wellington Point HOA	District 6 Alliance
Trinity Habitat for Humanity	Streams and Valleys Inc
	Crowley ISD

**Located within this registered Neighborhood Association*

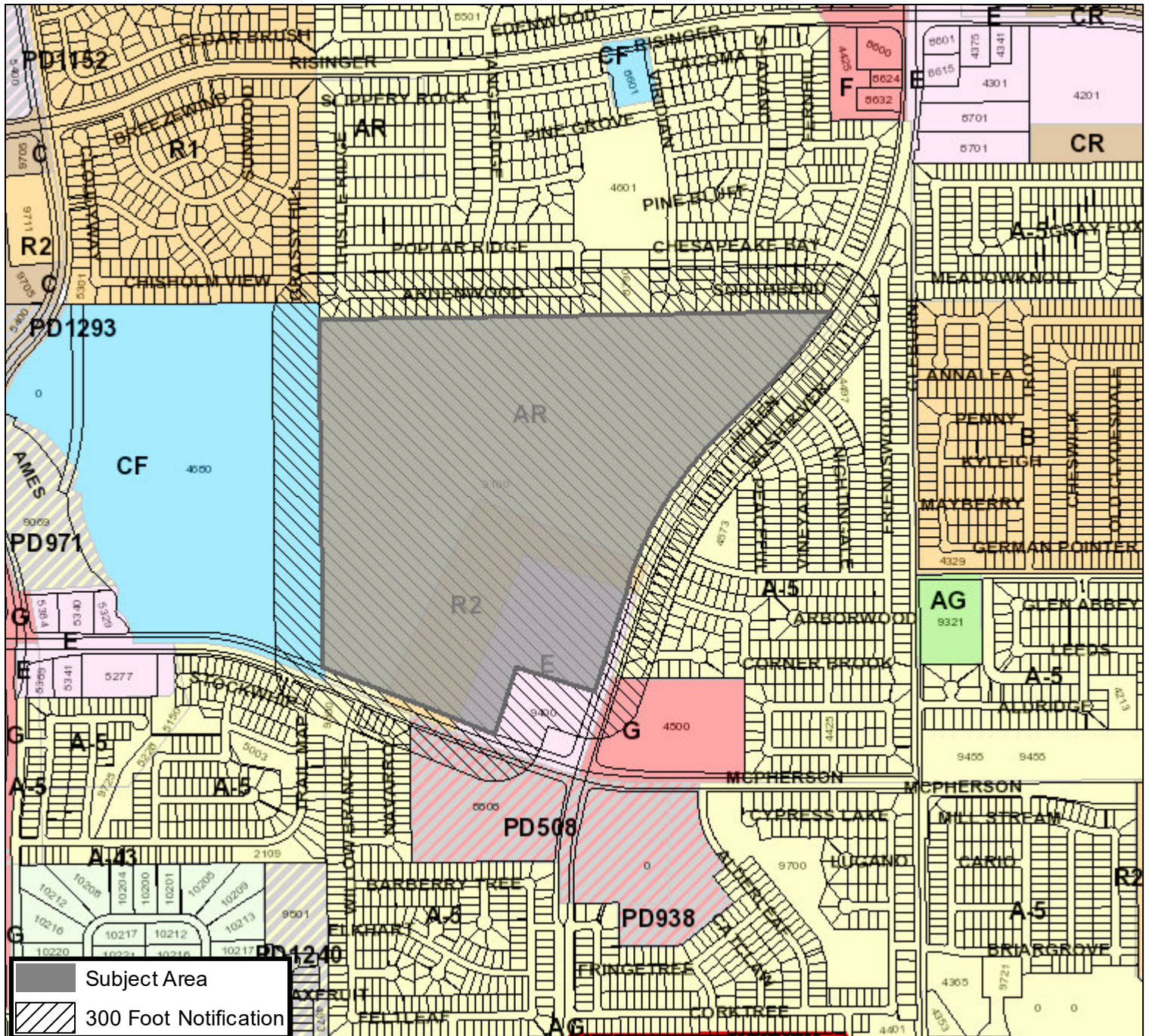
Sign posted March 25, 2026

Zc-26-038

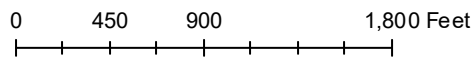


Area Zoning Map

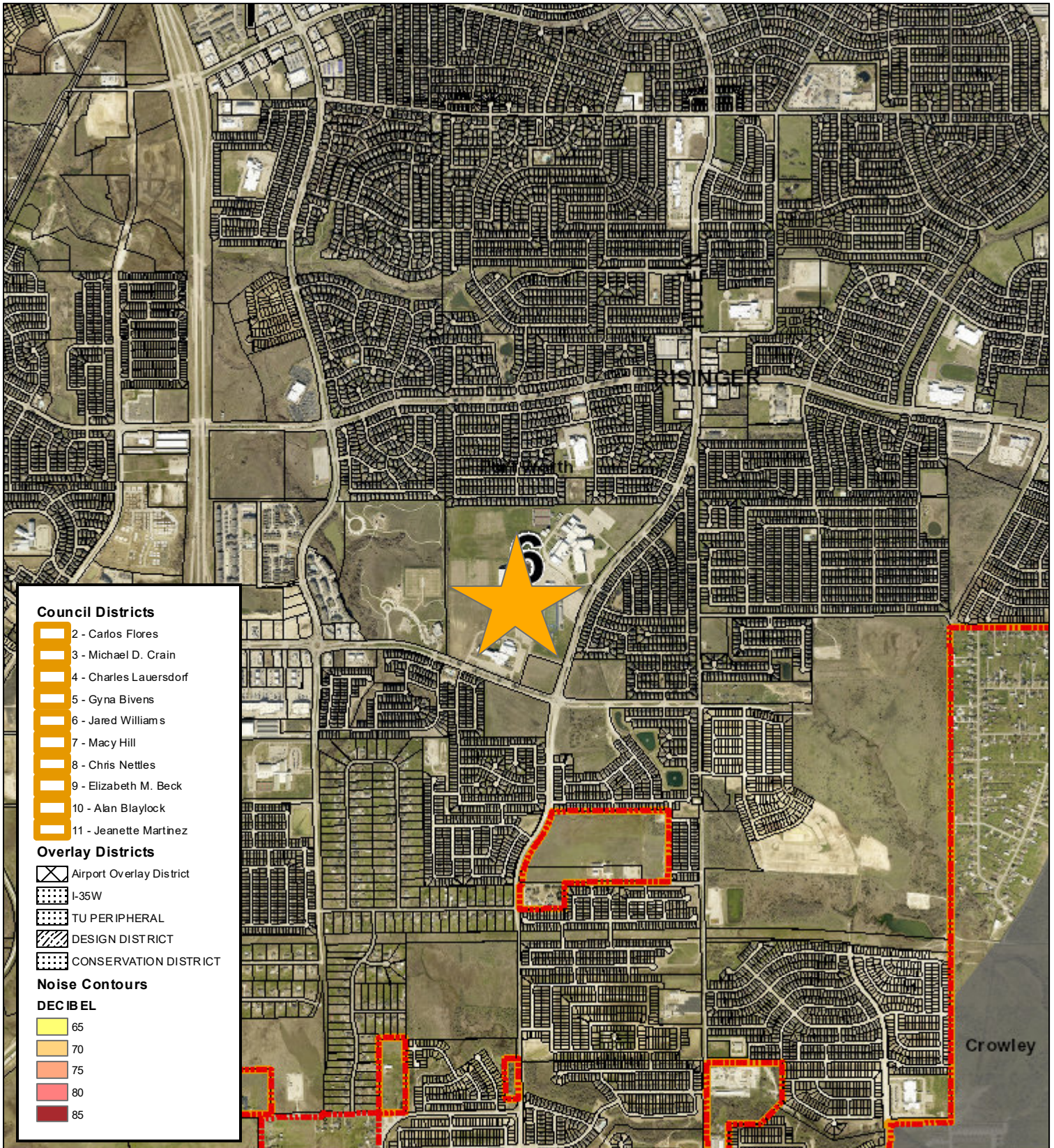
Applicant: Crowley ISD/TNP Inc.
 Address: 9100 S. Hulen Street
 Zoning From: AR, R2, E
 Zoning To: PD for CF uses with sign development standards for overall & electronic changeable copy s
 Acres: 128.785
 Mapsco: Text
 Sector/District: Far Southwest
 Commission Date: 4/8/2026
 Contact: 817-392-7869



[Grey Box] Subject Area
 [Hatched Box] 300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

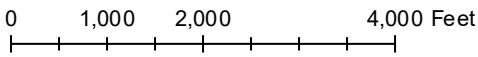
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

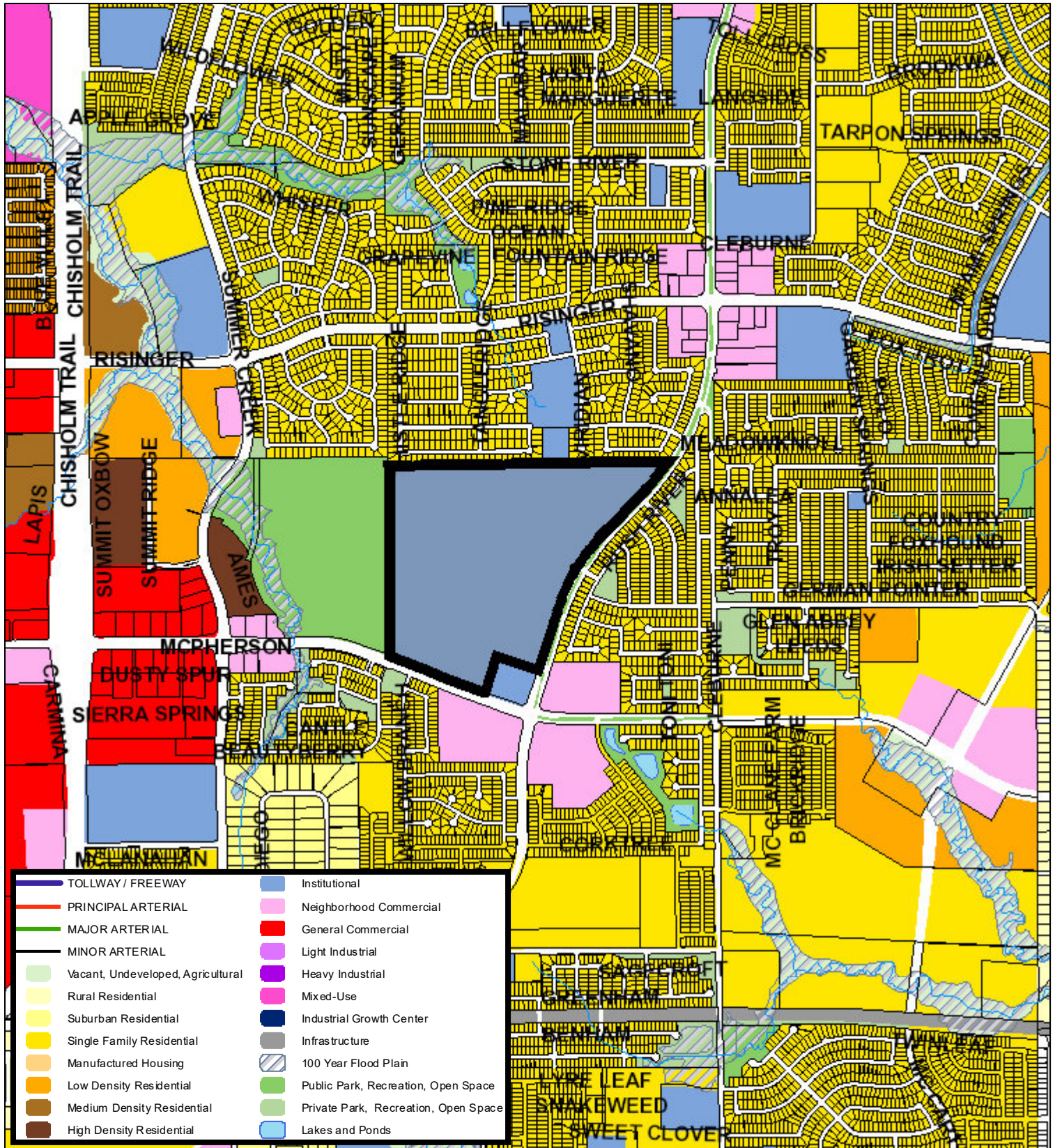
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



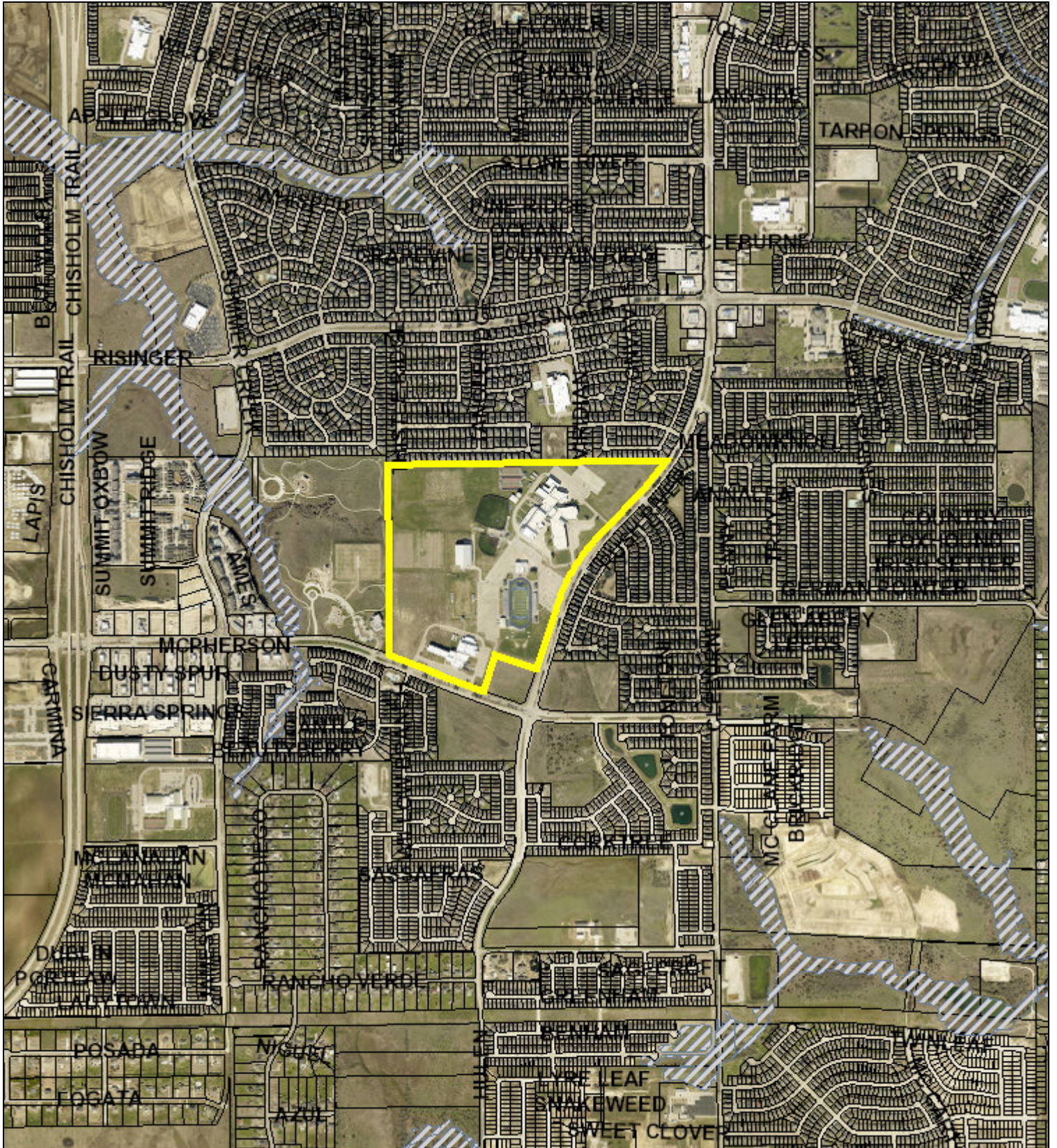
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential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

1,400 700 0 1,400 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.



Aerial Photo Map



0 950 1,900 3,800 Feet

