



**ZONING MAP CHANGE**

**STAFF REPORT**

**City Council Meeting Date:**  
August 24, 2021

**Council District:** 3

**Zoning Commission Recommendation:**

Approved by a vote of 9-0.

**Opposition:** None submitted

**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Sarah Bergman  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Fort Worth ISD / Pacheco Koch Consulting Engineers, Inc.

**Site Location:** 5900 block Jerry Dunn Parkway **Acreage:** 15.01 acres

**Proposed Use:** New Public Elementary School

**Request:** From: Planned Development PD 1169; PD/SU Planned Development/Specific Use for all uses in "A-5" One-Family and "R1" Zero Lot Line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waived

To: "CF" Community Facilities

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

**Comprehensive Plan Consistency:** Requested change is **consistent (technical inconsistency)**.

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

**Background:**

The subject property is located along the south side of Jerry Dunn Parkway, just south of its intersection with Hanks Creek Road and west of the City of Benbrook. This site is currently vacant and is zoned Planned Development PD 1169. PD 1169 was approved by City Council in November 2017 and allows all uses in "A-5" One-Family and "R1" Zero Lot Line/Cluster with associated development standards. The applicant, Fort Worth ISD, is proposing to develop a new public elementary school on this site. While public school is an allowed land use in all standard zoning districts, the applicant is requesting to rezone this site to "CF" Community Facilities.

**Surrounding Zoning and Land Uses:**

- North PD 1169 / vacant; "A-5" One-Family / developing as single-family subdivision
- East Unzoned (located in City of Benbrook) / single-family subdivision and golf course
- South "R1" Zero Lot Line/Cluster and "CR" Low-Density Multifamily / vacant
- West PD 1299 / vacant

**Recent Relevant Zoning History:**

- ZC-20-165: Rezoned adjacent property to the west from PD 1169 to PD 1299 for all uses in “D” High Density Multifamily for a new detached multifamily development
- ZC-19-187: Amended PD 1169 to allow a 50-foot telecommunication tower at the southeast corner of the subject property
- ZC-17-162: Established PD 1169 for all uses in “A-5” One-Family and “R1” Zero Lot Line/Cluster

**Public Notification:**

300-foot Legal Notifications were mailed on June 25, 2021.

The following organizations were notified: (emailed June 24, 2021)

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

\* Subject property is not located within a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone this property from Planned Development PD 1169 to “CF” Community Facilities to allow development of a new public elementary school. The majority of properties immediately adjacent to this site are vacant. However, there are existing single-family homes in the Ventana Subdivision located approximately 0.25 miles north of this site, with additional phases currently under development. There are also several nearby single-family subdivisions located within the City of Benbrook to the east. The proposed public school use would serve the surrounding residential neighborhoods.

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

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

The 2021 Comprehensive Plan currently designates the subject property as Medium Density Residential on the Future Land Use Map. Public school is an allowed land use in all zoning districts, and the “CF” Community Facilities district is designed to accommodate institutional and related uses that respond to the health, safety, educational and welfare needs of a neighborhood.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
- 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 (technical inconsistency).

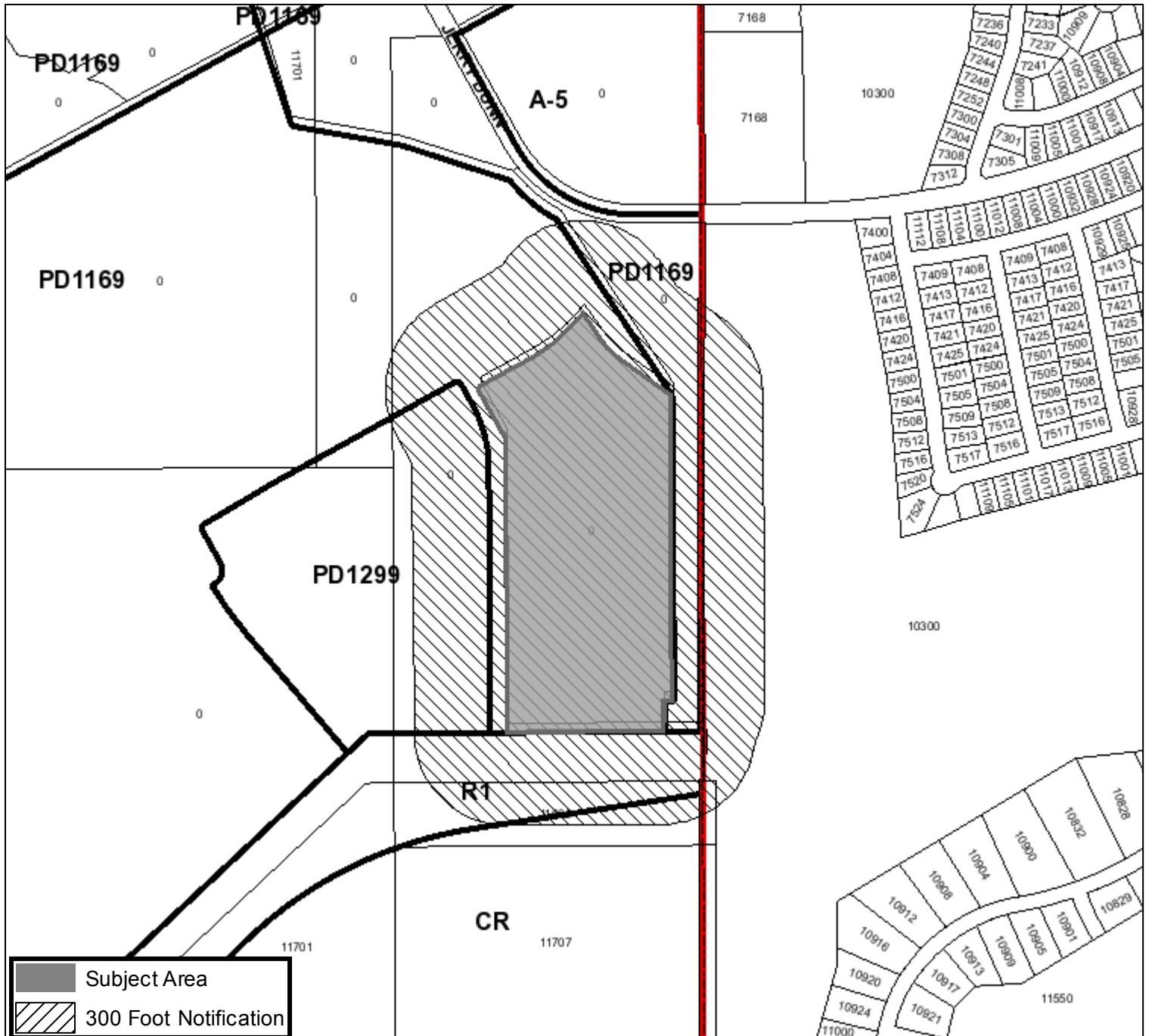
**Attachments:**

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

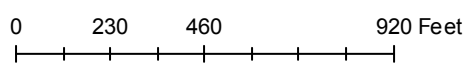


# Area Zoning Map

Applicant: Fort Worth ISD  
 Address: 5900 block Jerry Dunn Parkway  
 Zoning From: PD 1169  
 Zoning To: CF  
 Acres: 15.0074673  
 Mapsco: 86TX  
 Sector/District: Far Southwest  
 Commission Date: 7/14/2021  
 Contact: 817-392-2495

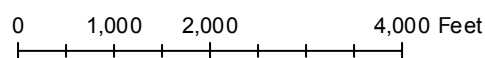
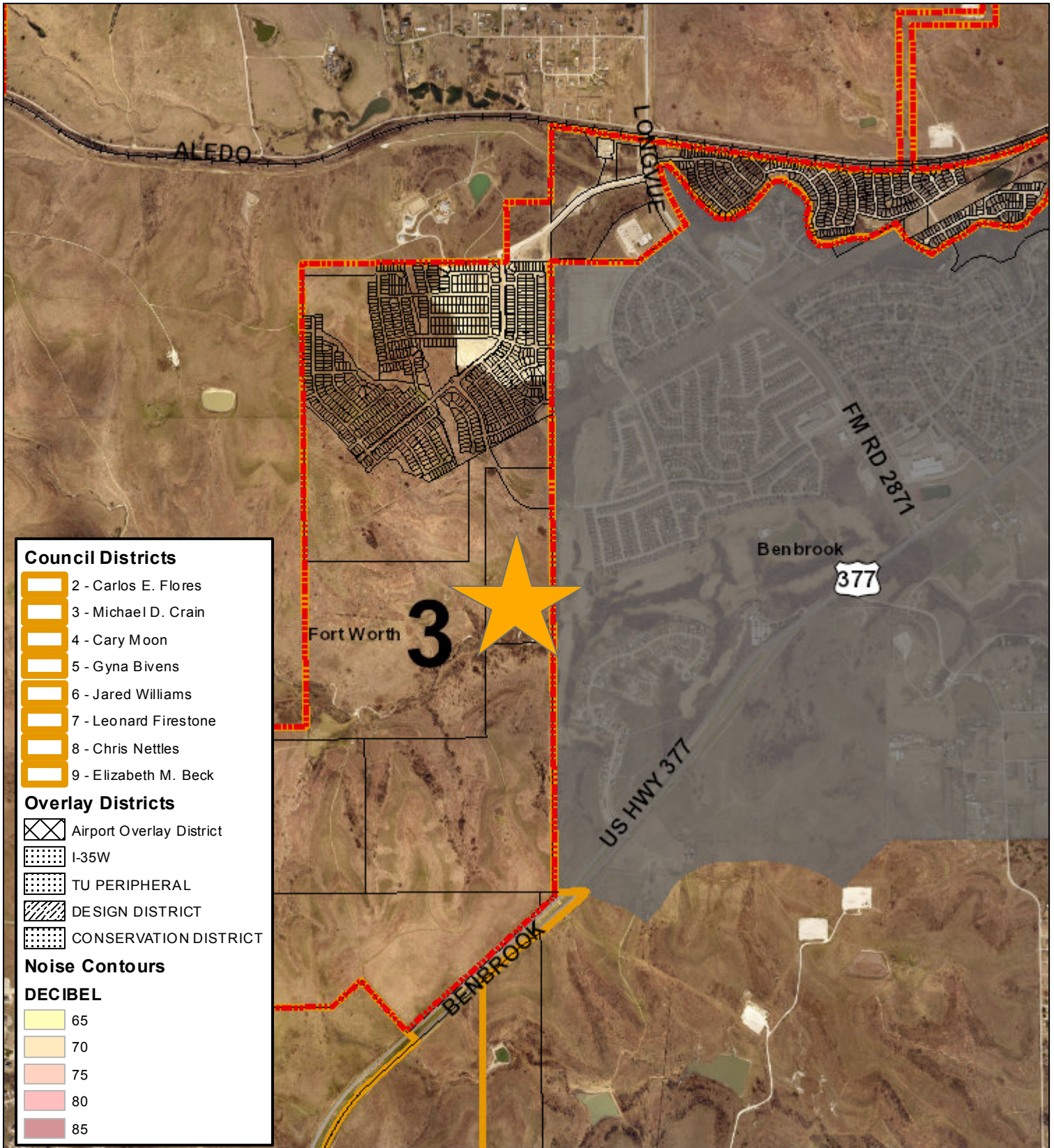


■ Subject Area  
 ▨ 300 Foot Notification

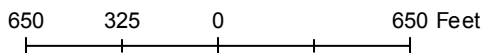
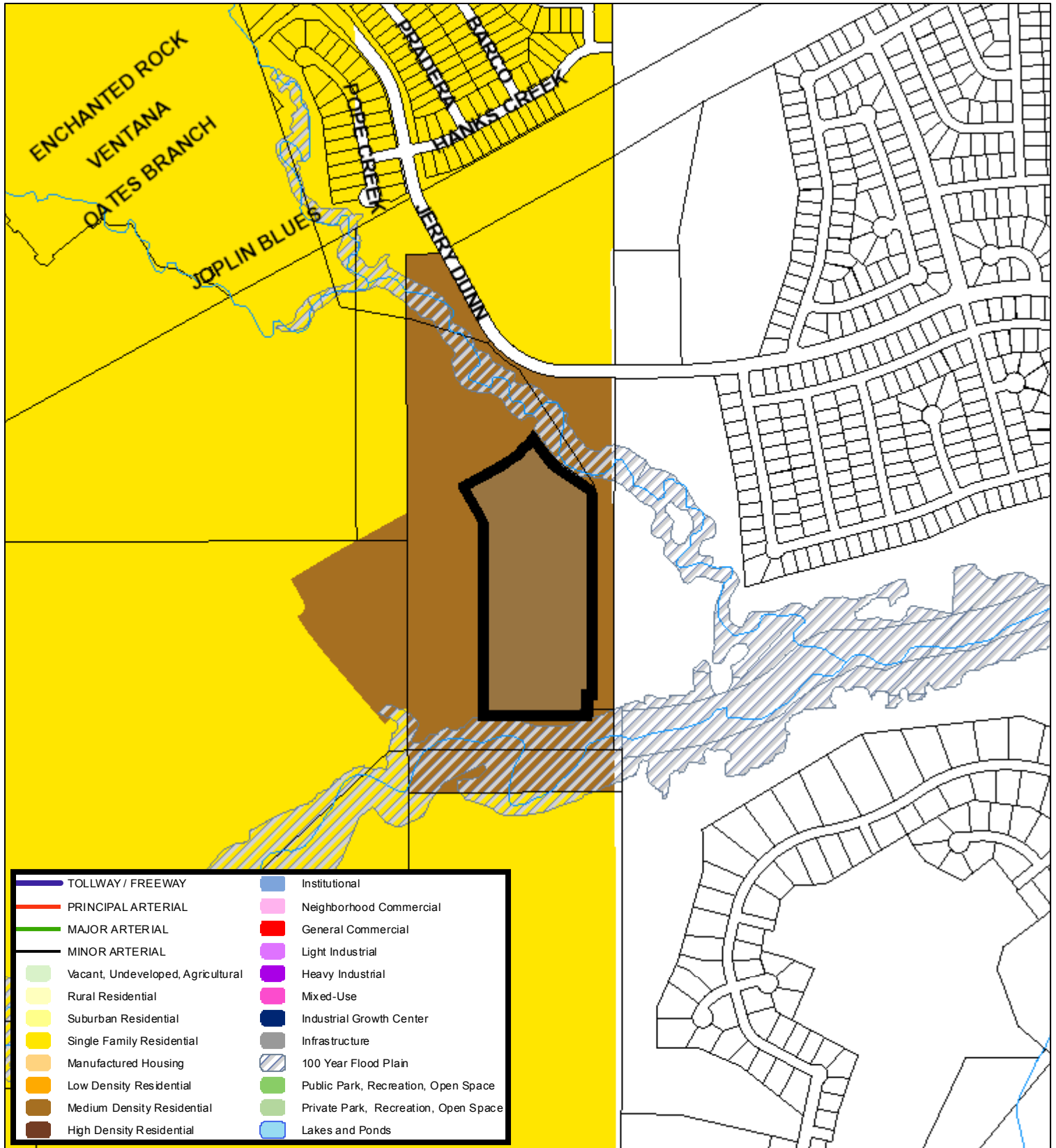




### Area Map



### 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**



0 400 800 1,600 Feet

