



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-204

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Fort Worth ISD

Applicant: Warren Ellis, JSA Development Group LLC

Site Location: 519 E. Butler Street/600 E. Ripy Street

Acreage: 7.20 ac

Request

Proposed Use: Elementary school

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

To: "PD/CF" Planned Development for all uses in "CF" Community Facilities excluding government maintenance facility, ambulance dispatch station, blood bank, hospice, hospital, nursing home with full medical services, medical supplies/equipment sales or rental, golf course, golf driving range, water supply treatment or storage facility, and parking area or garage storage commercial or auxiliary, with development standards for parking, fencing, retaining walls and a monument sign in the required setbacks; site plan included

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**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
5. [Public Notification](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map

Project Description and Background

4. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
8. Future Land Use Map
9. Aerial Photograph

The property is located on the edge of a residential neighborhood, immediately adjacent to the South Freeway (I-35W) and is the site is the location of Worth Heights Elementary School. The original building followed a 20-foot residential front yard on E. Bulter Steet, and a 25-foot side yard setback adjacent to the freeway to the east. The applicant is proposing to rebuild the Worth Heights Elementary School and retain the front door facing E. Butler Street. Although the school is allowed by right in all zoning districts, the new school's layout and phasing plan have several features that do not meet the "CF" standards.

Fort Worth ISD plans the complete replacement of the school in phases by leaving classes in the existing school until the new building is constructed. The new building is proposed to be built first, maintaining the existing building and parking while the new school is under construction. Then, the current building would be demolished, but the existing parking would be kept until the new parking lot is finished. Finally, the current parking lot would be converted into a detention pond. The phasing would create a period where the site has two school buildings, but one parking lot or one building with two parking lots. Only one building is anticipated to be occupied at a time; therefore, parking does not need to meet the demand of both buildings. The new building's playground would be reduced to the western side, where the current playground extends the full width of the lot with fencing on the E. Ripy Street and S. Jones Street frontages.

The applicant is requesting waivers to:

- (1) allow parking in the front yard,
- (2) allow fencing in the projected front yard
- (3) fencing up to 10 feet in the projected front yard along S. Jones Street, and
- (4) moving the required landscaping from the eastern freeway side to the western side.

The waivers are needed because the proposed building layout is anticipated to be constructed while the existing building and parking remain on-site to allow school to proceed uninterrupted. The reconstruction of the building pushes the parking locations where it is typically prohibited and the playground fencing into the projected front yard of the houses to the west. The bulk of the landscaping also moves to the western side, where the residential front yards face the school.

(1) Parking in the Front Yard

The site on a lot surrounded on all sides by streets and residential front yards creates several logistical issues for the school. Parking is currently taking place in the southern residential front yard on the southwest corner of the lot, as well as an additional 16 parking spaces in E. Butler's parkway that back out directly into the street. The school's current layout mixes the staff and visitor parking with parent and bus drop-offs/pick-ups. The proposed site plan shows parking spaces being retained and expanded between the school's front door and the property line, where parking in "CF" is prohibited. The proposed site plan separates the visitor parking and bus lines from the staff parking and parent car lines into separate areas on the north and south sides of the building.

(2) Projected Front Yard Setback

The nearby residential front yards that face S. Jones Street project their 20-foot minimum front yard onto the western side of the school, where no structures are allowed in the 20-foot setback. The school's proposed site plan shows the playground equipment on the western side, surrounded by fencing, that is furthest away from the freeway on the eastern side. Having the playground as far away as possible from the freeway reduces the air pollution exposure and passing vehicle speeds to the children.

(3) Fence Height

The fencing noted in the waiver above is expected to exceed the 4-foot maximum height allowed in a projected front yard. To properly protect the playground and enclose the area from loose balls, the fencing is anticipated to be up 10 feet in some areas.

(4) Landscaping Location

The zoning ordinance requires the majority of the landscaping to be placed on the street side with the widest pavement width, which would be the South Freeway (I-35W). Placing the playground on the western side pushes the building closer to the freeway, leaving less room for the landscaping is required along the street frontage with the largest right-of-way width. The landscaped area along S. Jones Street significantly exceeds the required standards and places the bulk of the landscaping closer to the surrounding houses.

The applicant has noted the school will follow the signage standards in "CF", instead of requesting an electronic changeable copy sign.

The following table provides information related to the proposed waivers of the standard ordinance requirements. The significant waivers on the site plan are bolded.

Standard	A-5 Zoning	Proposed PD
Parking in the front yard	Prohibited in the front yard	Parking between the building and E. Ripy Street
Projected front yard setback	20 feet with no structures	Playground fencing with 0-foot setback along S. Jones Street
Fence height in projected front yard	4-foot maximum height allowed by right	Fencing up to 10 feet high surrounding playground
Landscaping location	75% of required landscaping to be on side with greatest pavement width	Greatest amount of landscaping to face residential front yards

Surrounding Zoning and Land Uses

North "A-5" One-Family, "B" Two-Family, "E" Neighborhood Commercial / single family and motel
 East "B" Two-Family / South Freeway (I-35W)
 South "A-5" One-Family, "E" Neighborhood Commercial / single family residential, medical office
 West "A-5" One-Family / single family residential

Recent Zoning History

ZC-07-161, Council-initiated, to be in conformance with the Comprehensive Plan, approved 10/5/2007.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rebuild the Worth Heights Elementary School; with waivers to allow parking in the front yard, fencing up to 10 feet in the projected front yard along S. Jones Street, and moving the required landscaping from the eastern freeway side to the western side. The property is zoned “A-5” One-Family, and the elementary school spans two blocks of the original neighborhood. The site is surrounded by single family houses with primarily “A-5” One-Family zoning to the north, south, and west. Small commercial uses in “E” Neighborhood Commercial are adjacent to the school to the northeast and southeast, where the neighborhood abuts the South Freeway (I-35W). All other adjacent roadways are classified as residential streets on the Master Thoroughfare Plan.

The site plan is **compatible** with surrounding residential land uses, as a community facility that is being enlarged to hold more students. The site plan shows preservation of most existing trees and adding more to meet the landscaping requirements.

Comprehensive Plan Consistency – Southside Planning Sector

The 2023 Comprehensive Plan currently designates the subject property as “Community Facilities” on the Future Land Use Map. The requested land uses are included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

SPECIAL

Institutional

Schools, churches, government, human services, utilities, community centers

Schools and Churches: ALL
Others: CF

The zoning proposal is consistent with the following policies of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.
- Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.

The proposed zoning is **consistent** with the future land use map and with the policies stated above.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Add the legal description to the notes.

2. Add a vicinity map.
3. Label the zoning case number ZC-25-204 in the lower righthand corner of the plan, below the title
4. Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title.
5. Remove interim review note.
6. Include separate sheets showing the existing site layout, the interim construction phase with 2 buildings and 1 parking lot, and then a later construction phase with 1 building and 2 parking lots.
7. Note the new building's exterior construction materials.
8. Create a surface materials legend and add these colors/patterns to the main site plan. Include the surface materials of all ground level areas, including the driveway/parking materials and landscaping. Add this information to the main site plan, instead of a separate landscaping page.
9. Change the 10' wall to 10' fence.
10. Fencing over 4 feet is typically not allowed in a projected front yard in CF zoning. If approved, add the note in bold: "**A development waiver was granted to allow fencing up to 10 feet in a projected front yard.**"
11. Update the eastern side yard to 10 feet and the western side yard to 20 feet.
12. Parking is generally prohibited in the front yard in CF zoning. If approved, add the note in bold: "**A development waiver was granted to allow parking in the front yard.**"
13. Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
14. Add the note, "This project will comply with [Section 6.301, Landscaping.](#)"
15. Add the note, "This project will comply with [Section 6.302, Urban Forestry.](#)"
16. Add the note, "All signage will conform to [Article 4, Signs.](#)"
17. Add the note, "All provided lighting will conform to the Lighting Code."
18. The bulk of the required landscaping would generally be along I-35W since that is the widest adjacent road. If approved, add the note in bold: "**A development waiver was granted to provide the required landscaping along S. Jones Street.**"

(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.)

Stormwater

1. FYI: Accepted drainage study required prior to platting, grading, IPRC, and building permit issuance. No FEMA, CFRA, or PHW on site. No public storm infrastructure present on site.

Fire

1. Adequate access is provided with existing public roadways and driveways that may be marked as fire lane.
Building hose lay is provided within 300' from existing public streets. 300' may be allowed where automatic fire sprinkler systems are provided.
The need for marked fire lanes will depend on the location of the Fire Dept Connection for the automatic fire sprinkler system(s). The FDC must be within 50' of a marked fire lane or public street.
Section 503.1.1 Buildings and Facilities
Section 912.2 FDC

Hydrant requirements:
Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
Maximum of 500 ft. hose lay distance to all points of building.
Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.
Sections 507.5.1 (2) and (3) Hydrants

Section 3303.1 Fire Safety During Demolition, will apply during demolition of existing structure.

2. General information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.
<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

1. This site requires a Traffic Impact Analysis and a Traffic Management Plan. The results of the TIA and TMP may require alterations to this site plan to prevent, to the extent possible, unnecessary queuing onto public ROW during pick-up and drop-off.
2. This site is subject to transportation exactions determined to be necessary for safety and congestion mitigations. Exactions will be determined during the TIA process. May impact proposed site plan.
3. Site will need to conform to the standards of the Access Management Policy, Transportation Engineering Manual, Master Thoroughfare Plan, and other applicable transportation-related manuals and guides in use and adopted by the City of Fort Worth. Waivers can be pursued but are not guaranteed. Site plan approval through this zoning change does not constitute site plan approval from Transportation Development Services.
4. Sidewalk minimums (before consideration of pedestrian traffic impacts in the TIA) are 5-feet on all non-TxDOT frontages. Wider sidewalks may be needed to safely accommodate students during pick-up and drop-off
5. Signage cannot impede sight visibility.

DSD Water Engineering

FYI:

8" PVC Water Main running along E Ripy Street

8" PVC Water Main running along Jones Street

8" C.I. Water Main running along the frontage on the east side of the site. If services are needed on the

8" C.I. and depending on the services needed off the CI. The CI may need to be replaced.

(2) Sewer MH's located on the south side of the site.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **December 30, 2025**.

Posted Notice

A sign was erected on the property on **December 23, 2025**.

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

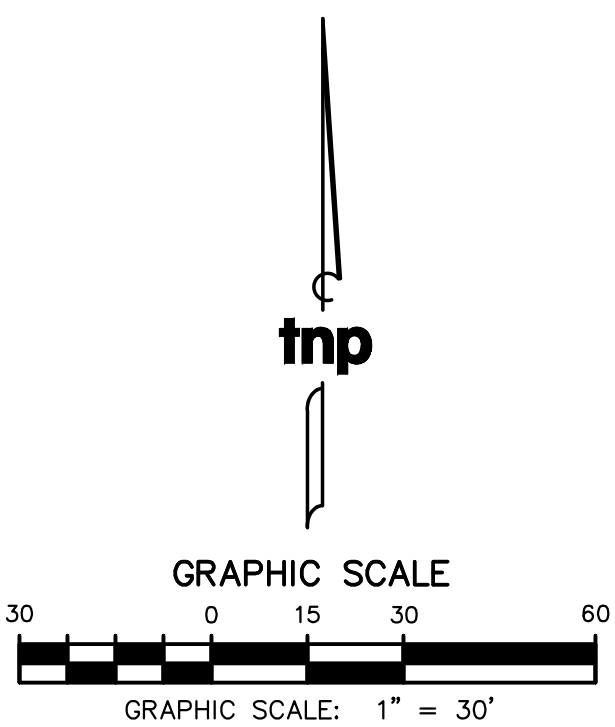
The following organizations were emailed on **December 30, 2025**:

Organizations Notified	
Worth Heights NA *	United Communities Association of South Fort Worth
Brentmoor NA	Carter Park NA
Berry Street Initiative	Hemphill Corridor Development Collaborative
Southeast Fort Worth Inc	Fort Worth ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

**Located in this registered Neighborhood Association*







SITE DATA

TOTAL LAND AREA:	7.06 AC
ULTIMATE CONDITION INFORMATION	
TOTAL BUILDING AREA	90,809 SF
LOT COVERAGE	30% (2.08 AC)
NUMBER OF STORIES	2
BUILDING HEIGHT	34'-4"
FRONT SETBACK	20' MIN
REAR SETBACK	5' MIN
SIDE SETBACK	5' MIN

PARKING DATA

PARKING SPACES: 2.5 SPACE PER CLASSROOM	
CLASSROOMS:	35
REQUIRED PARKING:	
2.5 * 35 CLASSROOMS =	88 REQUIRED
HANDICAP SPACES =	4 REQUIRED
TOTAL REQUIRED =	92 REQUIRED
PROVIDED PARKING:	
TOTAL STANDARD PARKING:	98 SPACES
TOTAL HANDICAP PARKING:	6 SPACES
TOTAL PARKING:	104 SPACES

This document is for interim review and is not intended for construction, bidding or permit purposes.

MATTHEW G. MANTONG, P.E. Date: NOV 2025

Tx. Reg. # 146154

PROJECT

FWISD WORTH
HEIGHTS
ELEMENTARY SCHOOL
519 EAST BUTLER STREET,
FORTH WORTH, TEXAS
76110

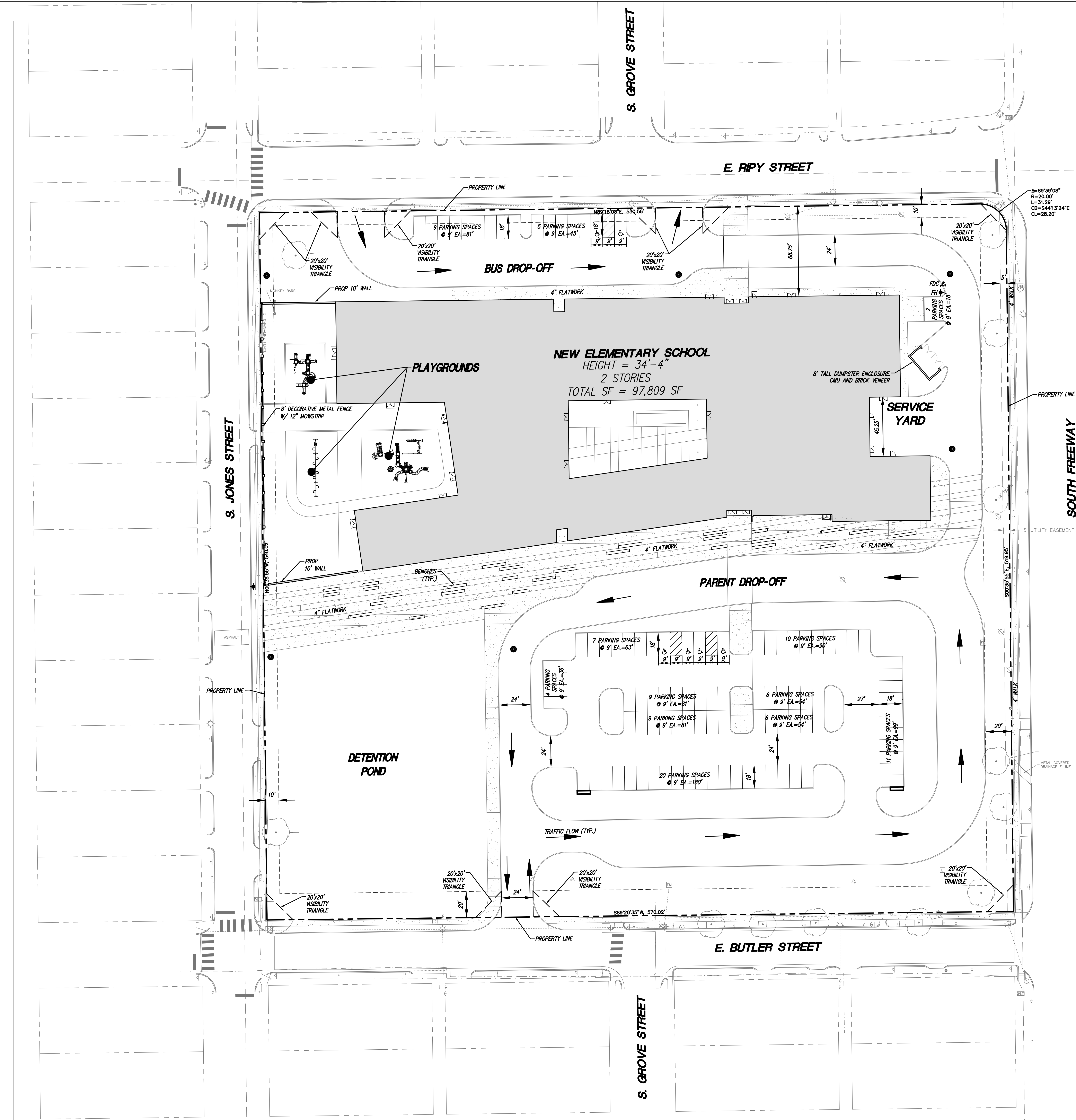
ISSUE CHART

MARK	ISSUE	DATE
Job Number	XXXXXX 000	TITLE

OVERALL SITE PLAN

SHEET NUMBER

C1.01



OVERALL SITE PLAN

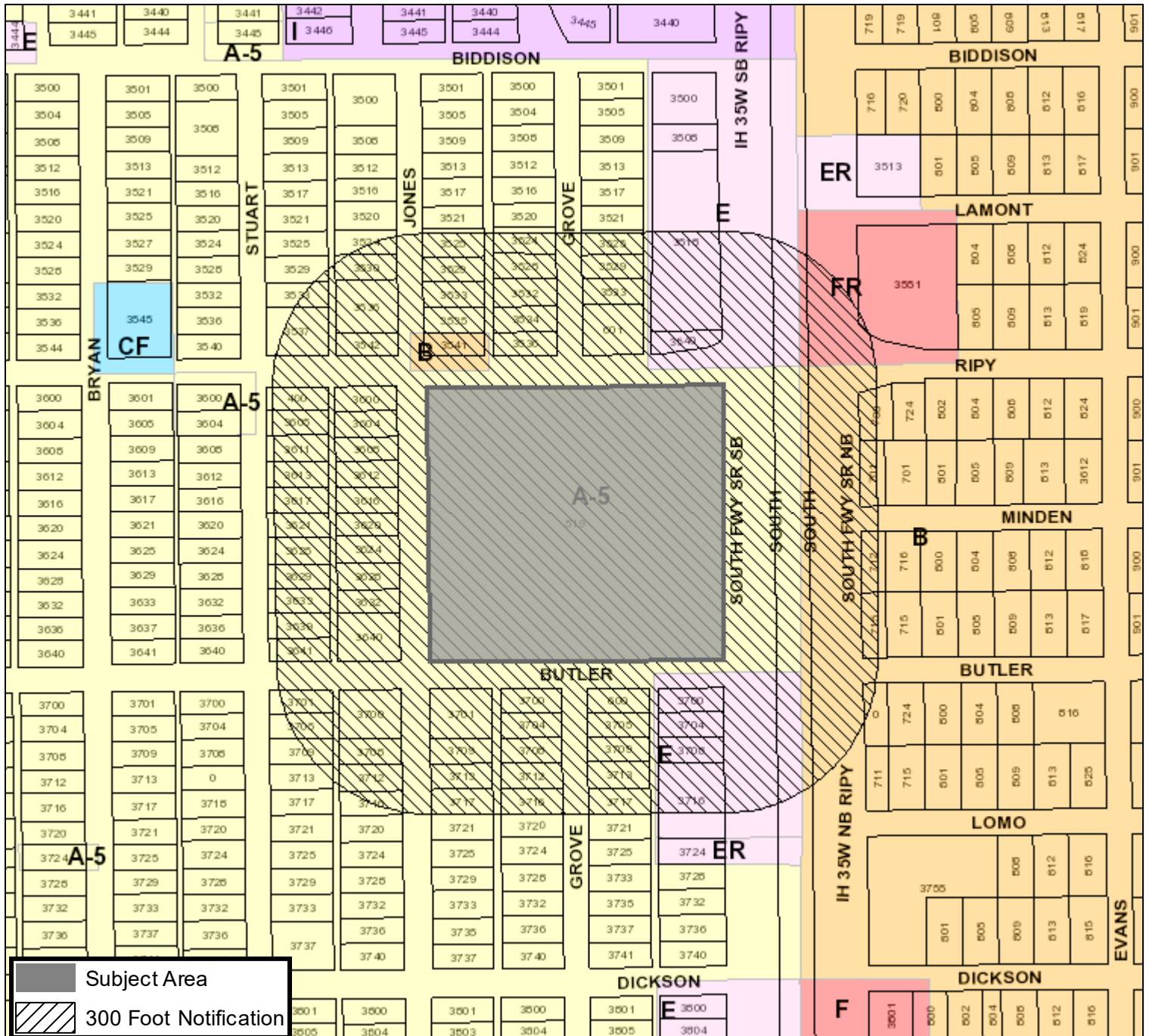
FOR
WORTH HEIGHTS ELEMENTARY SCHOOL
FORT WORTH INDEPENDENT SCHOOL DISTRICT



ZC-25-204

Area Zoning Map

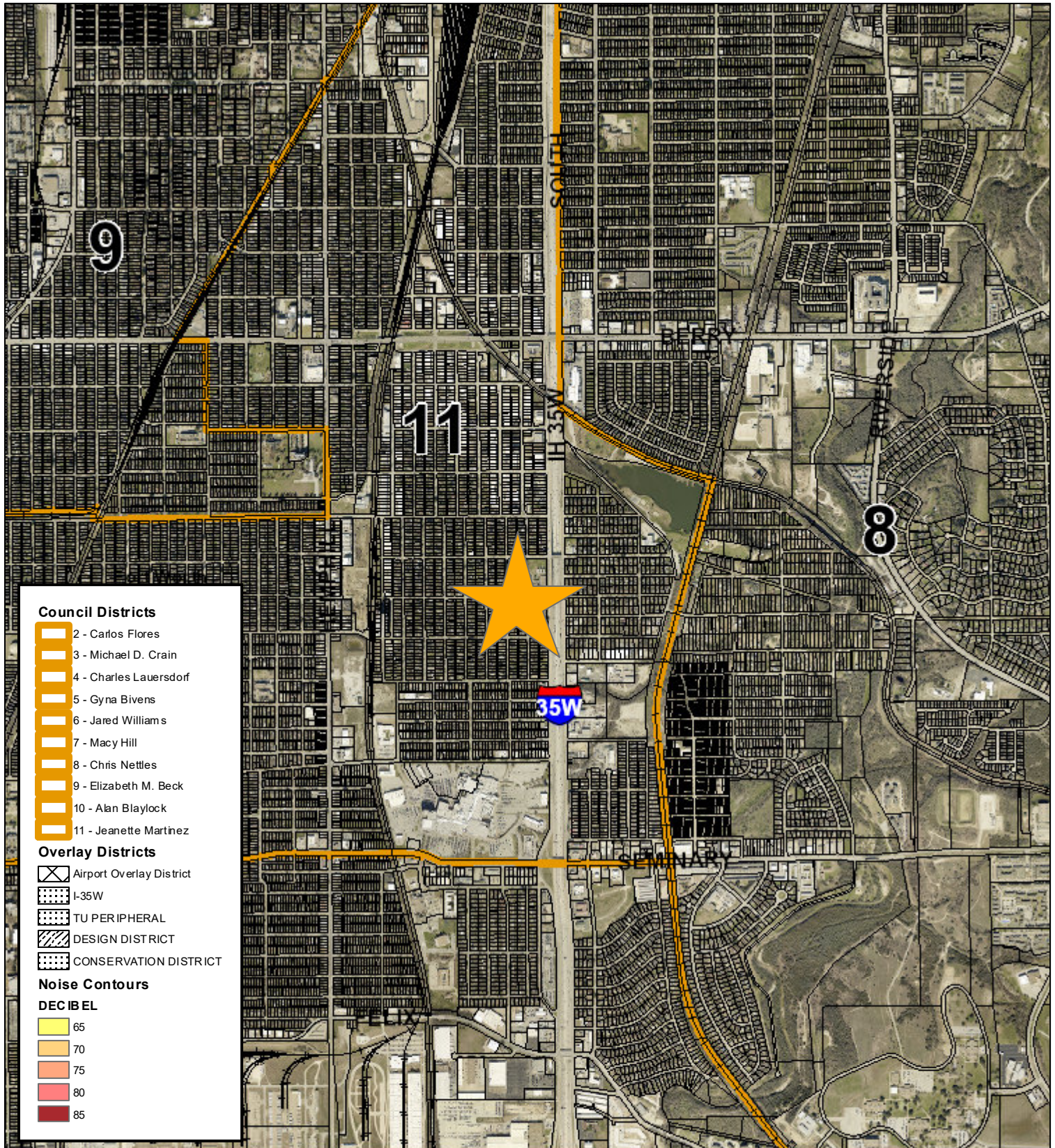
Applicant: Fort Worth ISD/JSA Development Group LLC
Address: 519 E. Butler Street/600 block E. Ripy Street
Zoning From: A-5
Zoning To: PD for certain CF uses with development waivers for setbacks, parking, and signage
Acres: 7.197
Mapsc: Text
Sector/District: Southside
Commission Date: 1/14/2026
Contact: 817-392-8190



0 140 280 560 Feet

Created: 12/23/2025 12:35:00 PM

Area Map



0 1,000 2,000 4,000 Feet



ZC-25-204

Aerial Photo Map



0 175 350 700 Feet

