



Zoning Staff Report

Date: August 12, 2025

Case Number: ZC-25-105

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Eagle Mt.-Saginaw ISD/Hunter Lee/TNP Phillip Varughese

Site Location: 6716 Bob Hanger Street **Acreage:** 31.48 acres

Request

Proposed Use: Middle school

Request: From: “R1” Zero Lot Line/Townhouse Cluster

To: “CF” Community Facilities

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 7-0**

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Project Description and Background

The applicant is requesting rezoning of the Creekview Middle School that was constructed in 2004. The site is in the northeast quadrant of Huffines Boulevard and Cromwell Marine Creek Road, in the midst of the Marine Creek Hills and Park Hills neighborhoods. The site is surrounded by single family uses with a mix of residential zoning: “A-5” One-Family, “R1” Zero Lot Line/Cluster, and “PD 409” Planned Development for R1 uses with 5-foot side yards. The area is intensely developed with no vacant lots in the vicinity.

The school only has frontage on Bob Hanger Street, which is classified as a residential street, serving the adjacent residential subdivisions. The applicants would like to install an illuminated monument sign. Monument signs with internal illumination are not allowed by right in the requested “CF” Community Facilities zoning. The applicant must submit a Board of Adjustment case for this sign, if the current rezoning case is approved.



Surrounding Zoning and Land Uses

North “A-5” One-Family, “PD 409” Planned Development for R1 uses with 5-foot side yards / Single family residential uses
East “A-5” One-Family, “R1” Zero Lot Line/Cluster / Single family residential uses
South “R1” Zero Lot Line/Cluster / Single family residential uses
West “A-5” One-Family / Single family residential uses

Zoning History

None.

Public Notification

300-foot Legal Notifications were mailed on June 27, 2025.
The following organizations were notified: (emailed June 26, 2025)

Organizations Notified	
Marine Creek Hills NA*	Parkview Hills HOA*
Marine Creek Hills V HOA	Marine Creek Ranch HOA
Villages of Eagle Mountain HOA	Northwest Fort Worth Neighborhood Alliance

Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD
Streams and Valleys Inc	

** Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the middle school to “CF” Community Facilities, a zoning district specifically intended for educational uses. 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 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 allows the applicants to submit for a larger sign than would be allowed in the current residential zoning. The proposed zoning request for the school in “CF” Community Facilities zoning is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far Northwest Sector

The 2023 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. The requested industrial 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

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

- Preserve the character of rural and suburban residential neighborhoods.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Work with independent school districts in growing areas to identify future school sites that can be served by existing or currently planned infrastructure. Depict the identified sites on the City’s future land use maps.

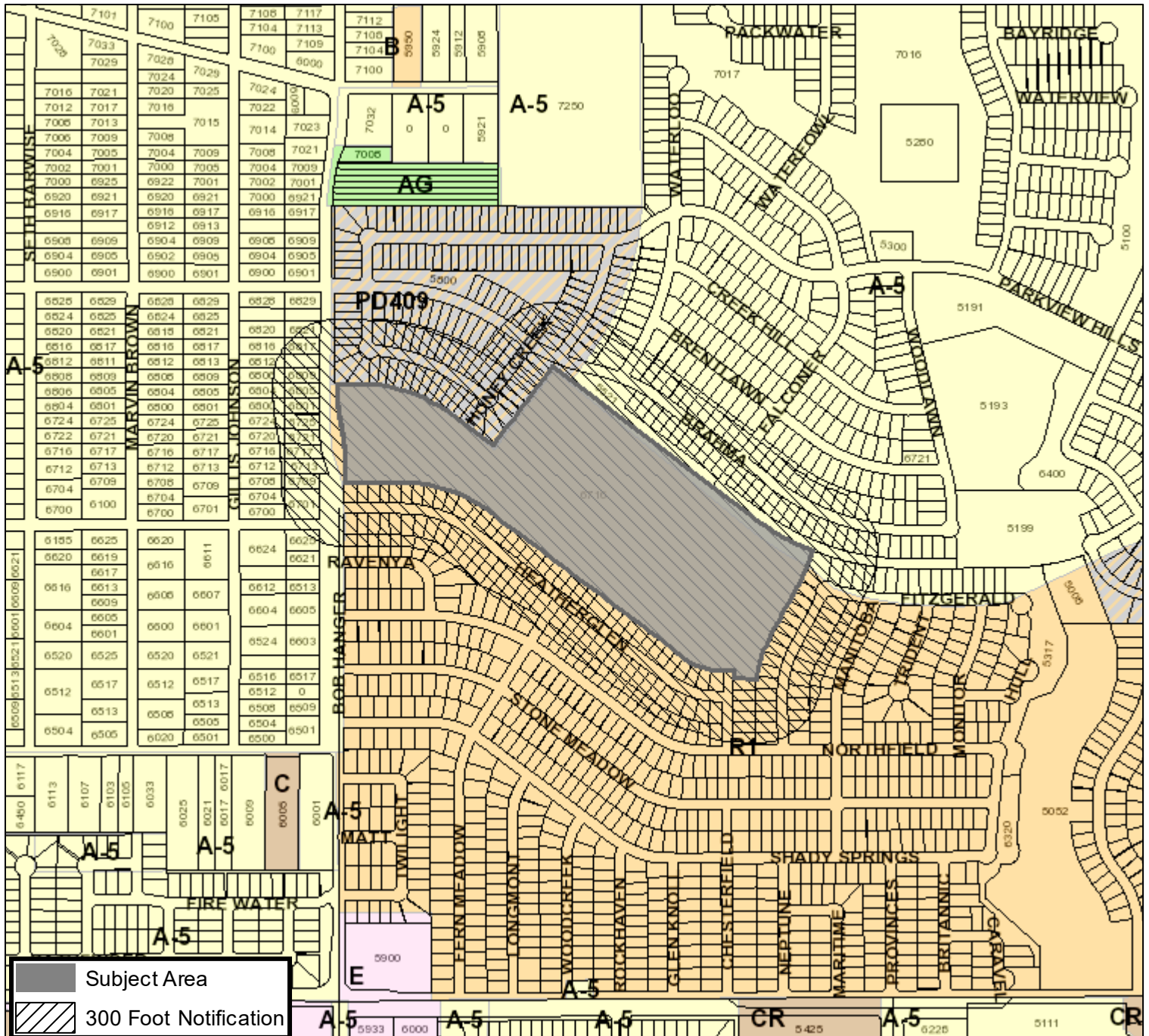
Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



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Area Zoning Map

Applicant: Eagle Mt.-Saginaw ISD/TNPinc
Address: 6716 Bob Hanger Street
Zoning From: A-5, R1
Zoning To: CF
Acres: 31.48
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 7/9/2025
Contact: 817-392-8190



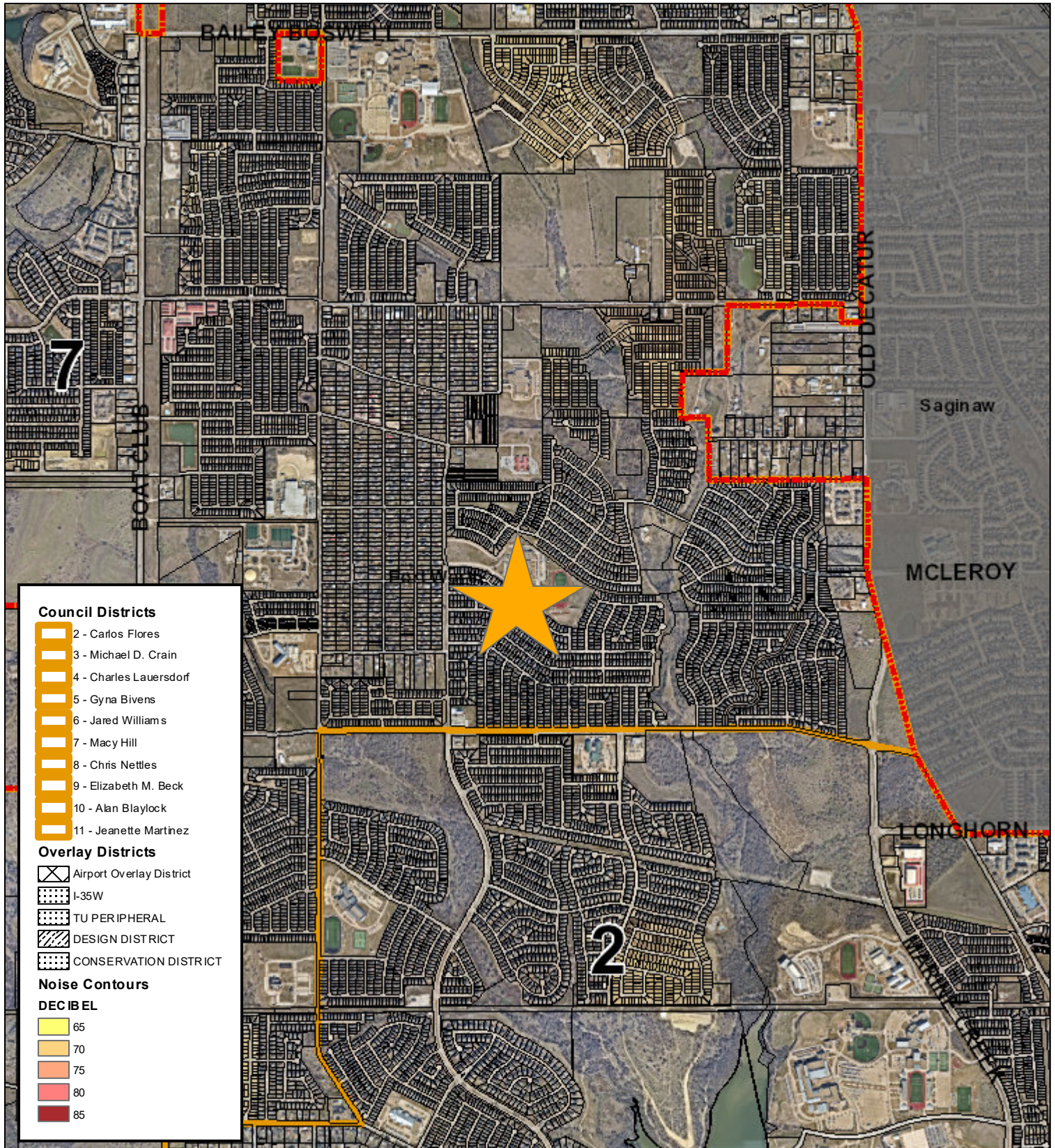
0 330 660 1,320 Feet

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Area Map

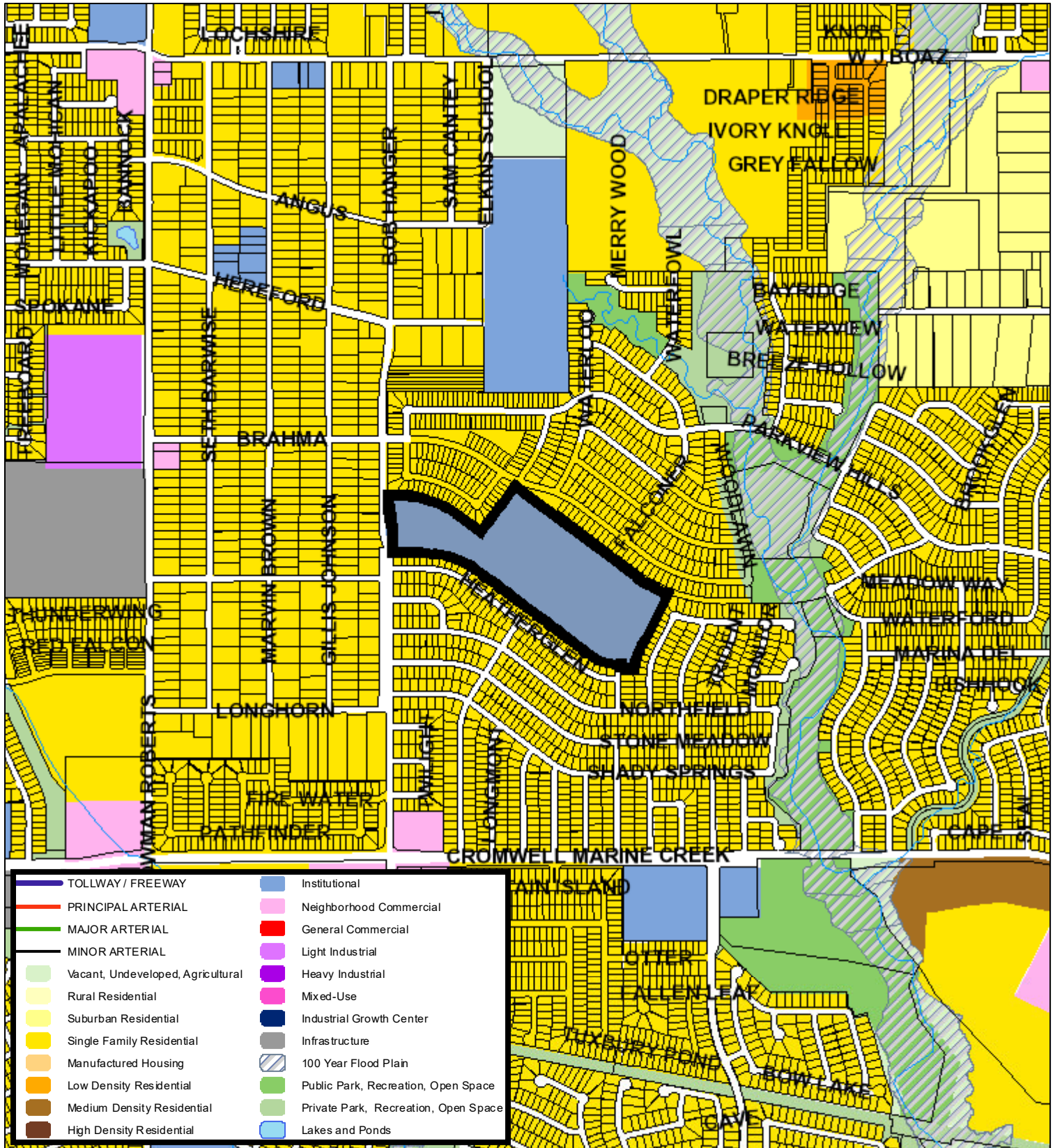


0 1,000 2,000 4,000 Feet



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Future Land Use



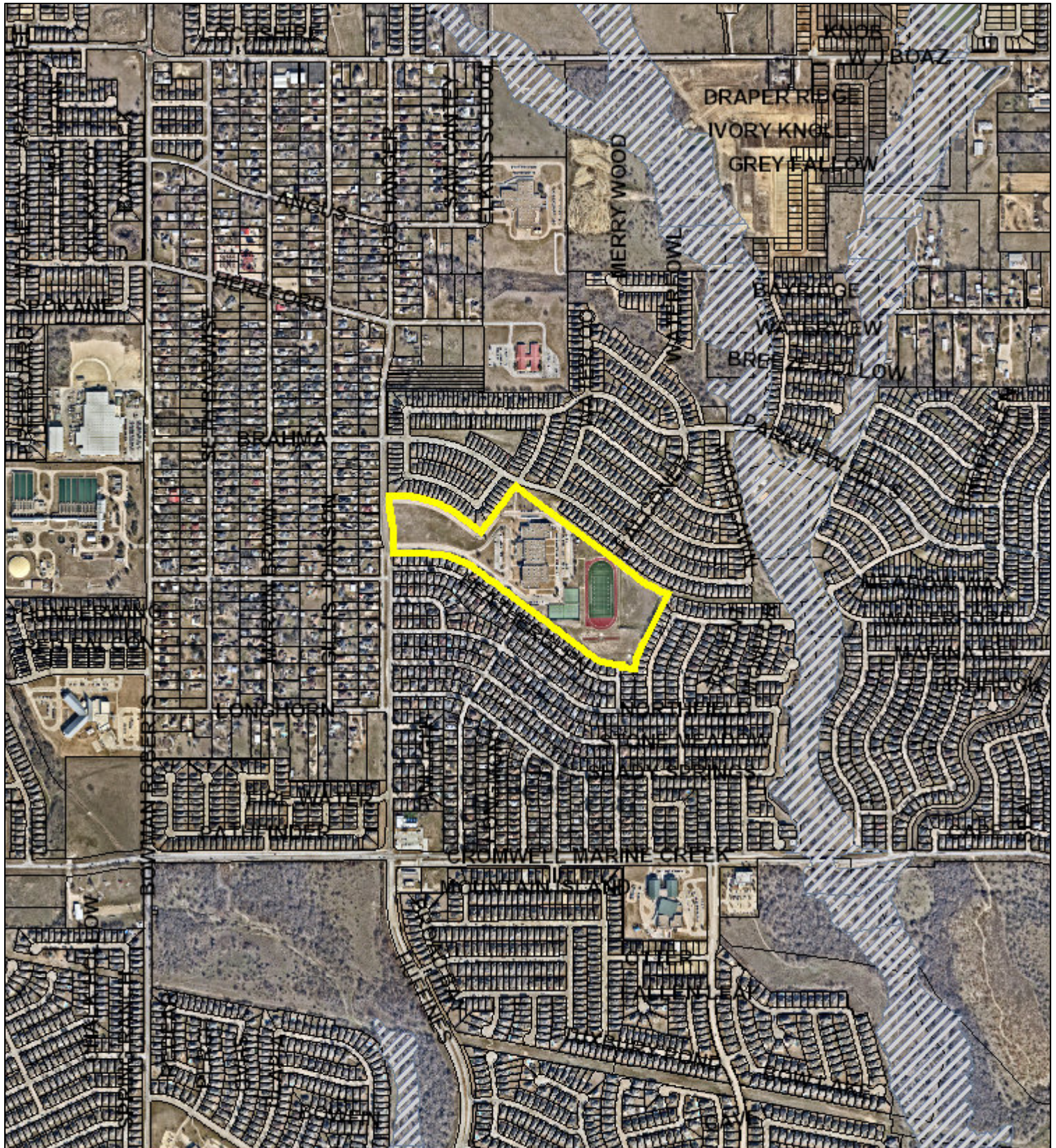
1,000 500 0 1,000 Feet

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



0 650 1,300 2,600 Feet

