



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-22-005

Council District: 2

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Fort Worth ISD / Peloton Land Solutions

Site Location: 1411 Maydell Street

Acreage: 18.41 acres

Request

Proposed Use: School (request for new electronic changeable copy sign)

Request: From: “A-5” One-Family

To: “CF” Community Facilities

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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Project Description and Background

The subject property is located at the northeast corner of Maydell Street and Decatur Avenue, being the location of Diamond Hill Jarvis High School. Public school is an allowed land use in all standard zoning districts and the subject property is currently zoned “A-5” One-Family. However, the applicant is requesting a zoning change to “CF” Community Facilities in order to allow an electronic sign to be installed on the property.

Electronic changeable copy signs may be permitted by special exception in commercial, industrial, mixed-use, and community facility zoning districts (subject to the provisions of Section 6.411 of the Zoning Ordinance). Therefore, if this zoning change is approved, the applicant will also need to seek approval of a Special Exception from the Board of Adjustment.

This request was originally considered by the Zoning Commission on February 9, 2022. The applicant requested a 30-day continuance of this item in order to add additional property to the rezoning request. A parking lot on the southern side of Maydell Street has now been added to the request, increasing the total site acreage from 16.18 acres to 18.41 acres. The case was re-noticed with the new site boundary as described below.

Surrounding Zoning and Land Uses

North “A-5” One-Family / athletic fields for school and single-family residences
East “A-5” One-Family / W.A. Meacham Middle School and single-family residences
South “A-5” One-Family / parking lot for school, place of worship, and single-family residences
West “CF” Community Facilities / Fort Worth Public Library; “B” Two-Family / duplex; and
“PD 180” for all uses in “E” Neighborhood Commercial plus auto sales and auto repair / auto-repair

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Inter-District 2 Alliance	Diamond Hill Jarvis NAC*
Steams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “CF” Community Facilities, which is an appropriate zoning designation for the current use of the site as a public high school. Nearly all surrounding properties are developed for either single-family residential or institutional use. A Fort Worth Public Library located is on the same block as the subject property, W.A. Meacham Middle School is located directly across Weber Street to the east, and there is a church and a parking lot for the school across Maydell Street to the south.

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

Comprehensive Plan Consistency – Northeast

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. This designation is intended to include “Schools, churches, government, human services, utilities, community centers, and day cares.” The Comprehensive Plan specifically labels “CF” Community Facilities as the appropriate zoning classification for properties designated for Institutional use. The current use of the site as a public high school conforms to this designation.

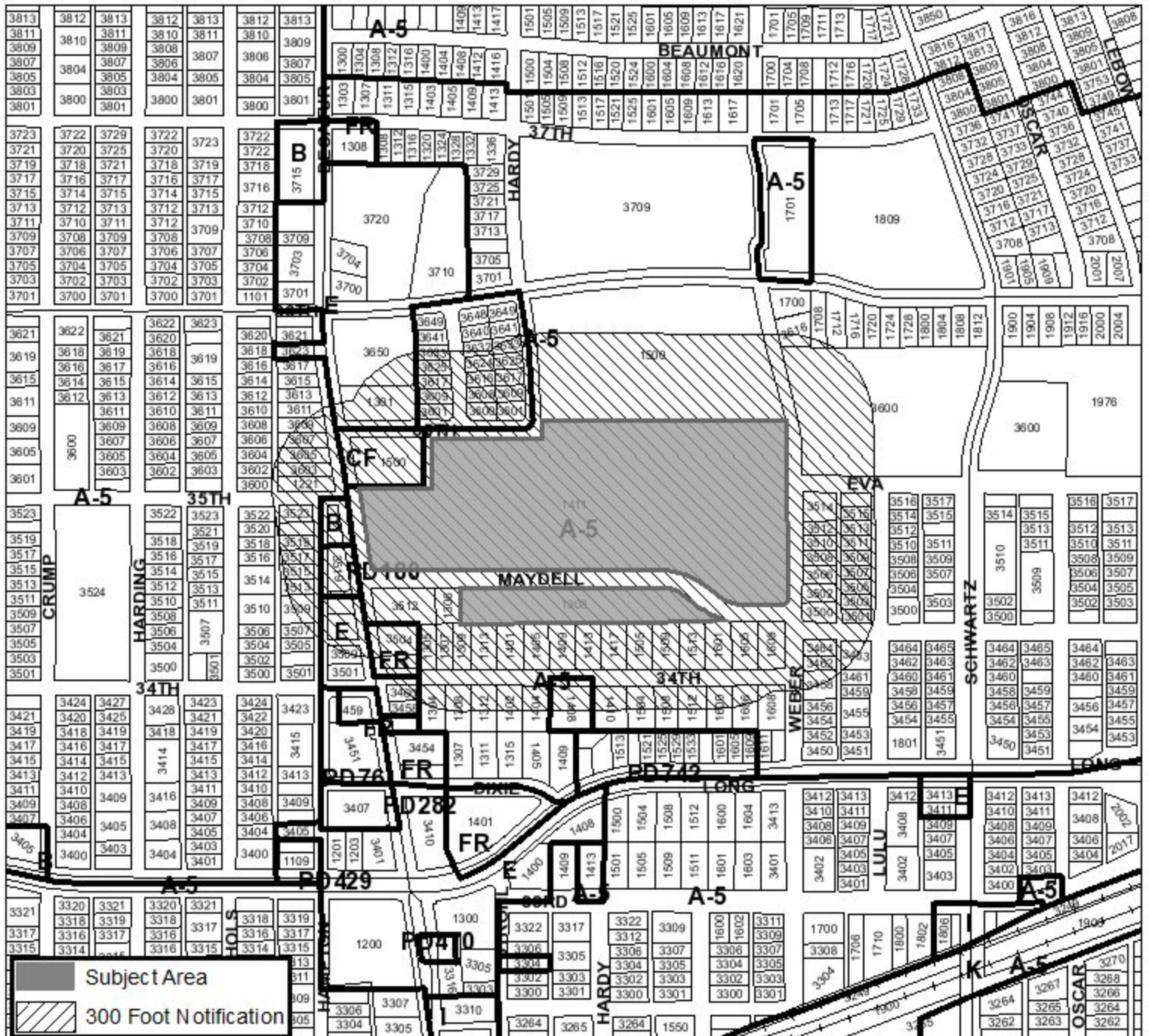
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

The proposed zoning is **consistent** with the Comprehensive Plan.



Area Zoning Map

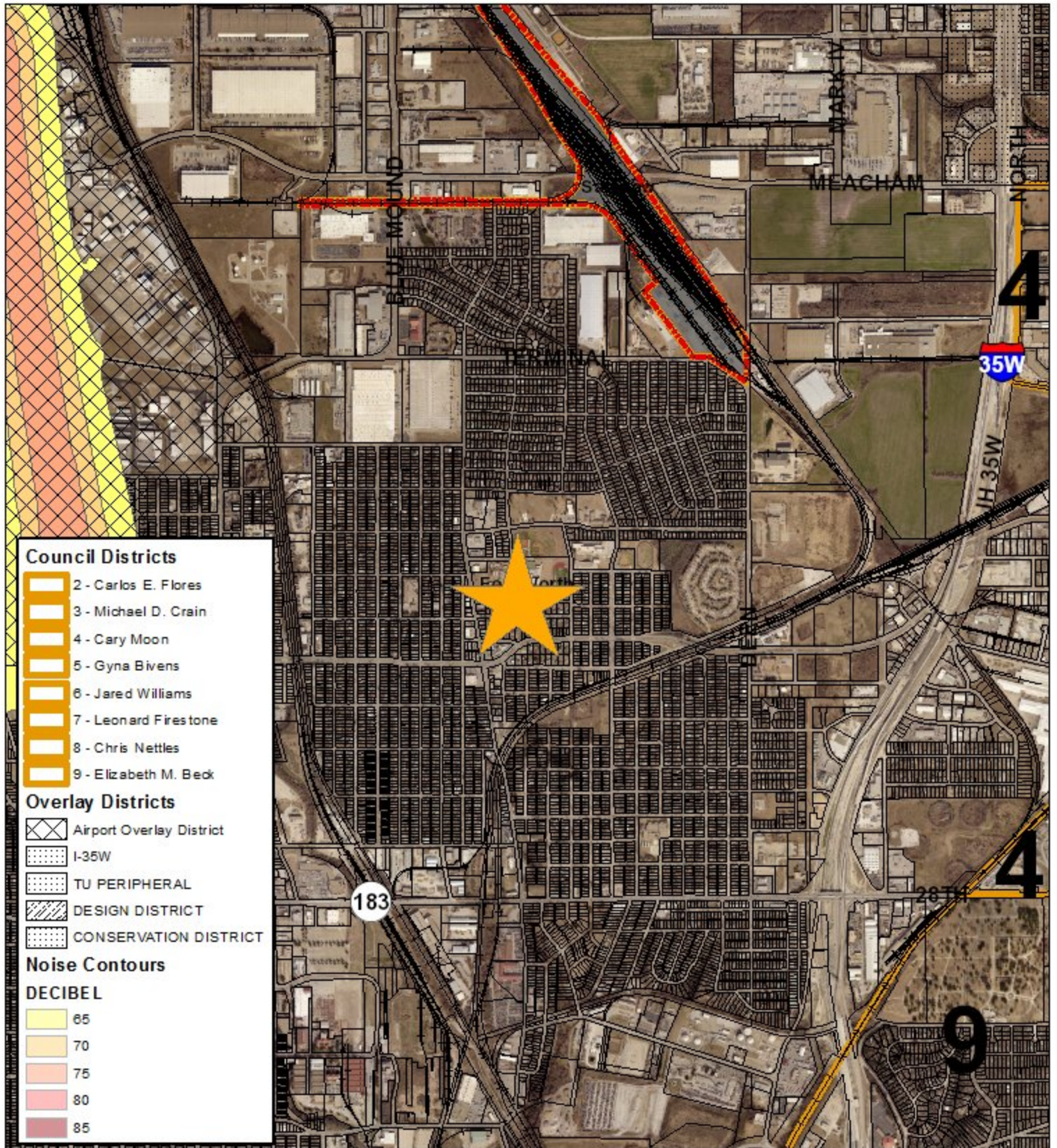
Applicant: Fort Worth ISD
 Address: 1308 & 1411 Maydell Street
 Zoning From: A-5
 Zoning To: CF
 Acres: 18.4082538
 Mapsco: 48Z
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-2495



Subject Area
 300 Foot Notification

0 250 500 1,000 Feet

Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

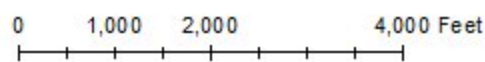
Overlay Districts

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

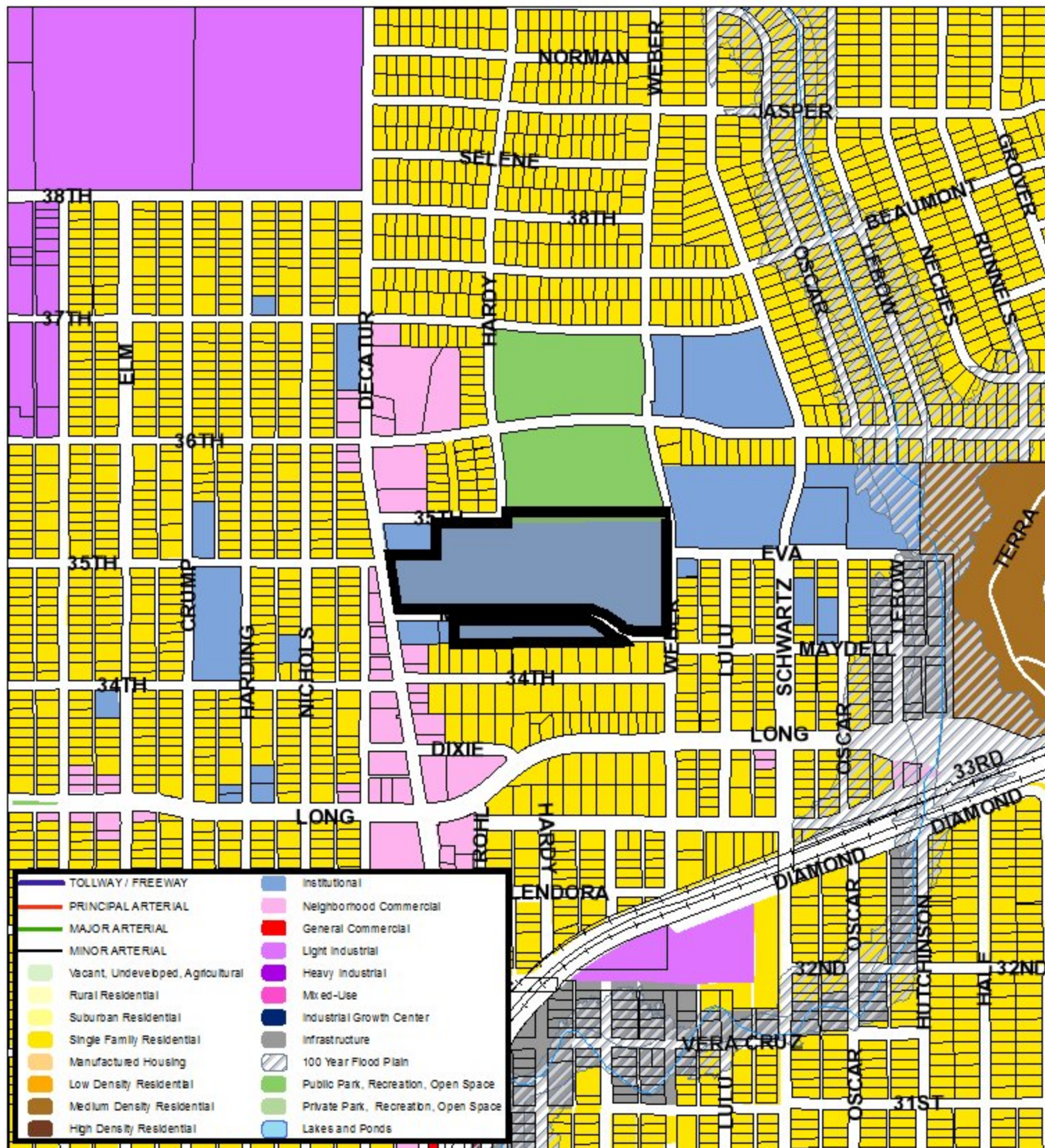
Noise Contours

DECIBEL

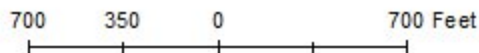
-  65
-  70
-  75
-  80
-  85



Future Land Use



700 350 0 700 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

