



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District: 3

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: NA
Support: NA

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Fort Worth Independent School District / Mike Naughton

Site Location: 4865 Briarhaven Road **Acreage:** 5.98 acres

Proposed Use: Elementary School – Allow for Electronic Sign

Request: From: “A-5” One-Family
To: “CF” Community Facilities

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The subject property is located at the southeast corner of Briarhaven Road and Kingsridge Road, just west of Hulen Street. This site has recently been developed as a new public school, Overton Park Elementary, and it is currently zoned “A-5” One-Family District. Public school is an allowed land use in all standard zoning districts. 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 in order to permit an electronic sign on this property.

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / Synagogue, Fort Worth Public Library
- East “A-5” One-Family / Synagogue
- South “G” Intensive Commercial / Bank, Office, and Retail; PD 602 / Loan Office
- West “ER” Neighborhood Commercial Restricted / Church, Girl Scouts Office

Recent Relevant Zoning History: None

Public Notification:

300-foot Legal Notifications were mailed on May 18, 2021.

The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
Riverhills HOA	Overton Park NA
Overton South NA	Overton Woods HA Inc
Trinity Habitat for Humanity	Fort Worth ISD
District 6 Alliance	Streams and Valleys Inc
Foster Park	Crowley ISD

Subject property is not located within a registered Neighborhood Association.

Development Impact Analysis:

1. 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 an elementary school. Surrounding land uses are almost entirely institutional, with a Fort Worth Public Library located to the north, two synagogues located north and east of the site respectively, and a church and Girl Scouts center located to the west. Property to the south is zoned for commercial use and developed with a bank and office/retail space.

There is existing “A-5” One-Family zoning adjacent to this site. However, these properties are all developed with existing community facility uses rather than with single-family homes, making this a more appropriate location for an electronic sign. There are several single-family subdivisions located to the east across Hulen Street.

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

2. Comprehensive Plan Consistency – TCU/Westcliff

The 2021 Comprehensive Plan currently designates the subject property, as well as all surrounding properties along Briarhaven Road, 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 an elementary school conforms to this designation and the proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate elementary, middle, and high schools on blocks surrounded by streets.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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



ZC-21-068

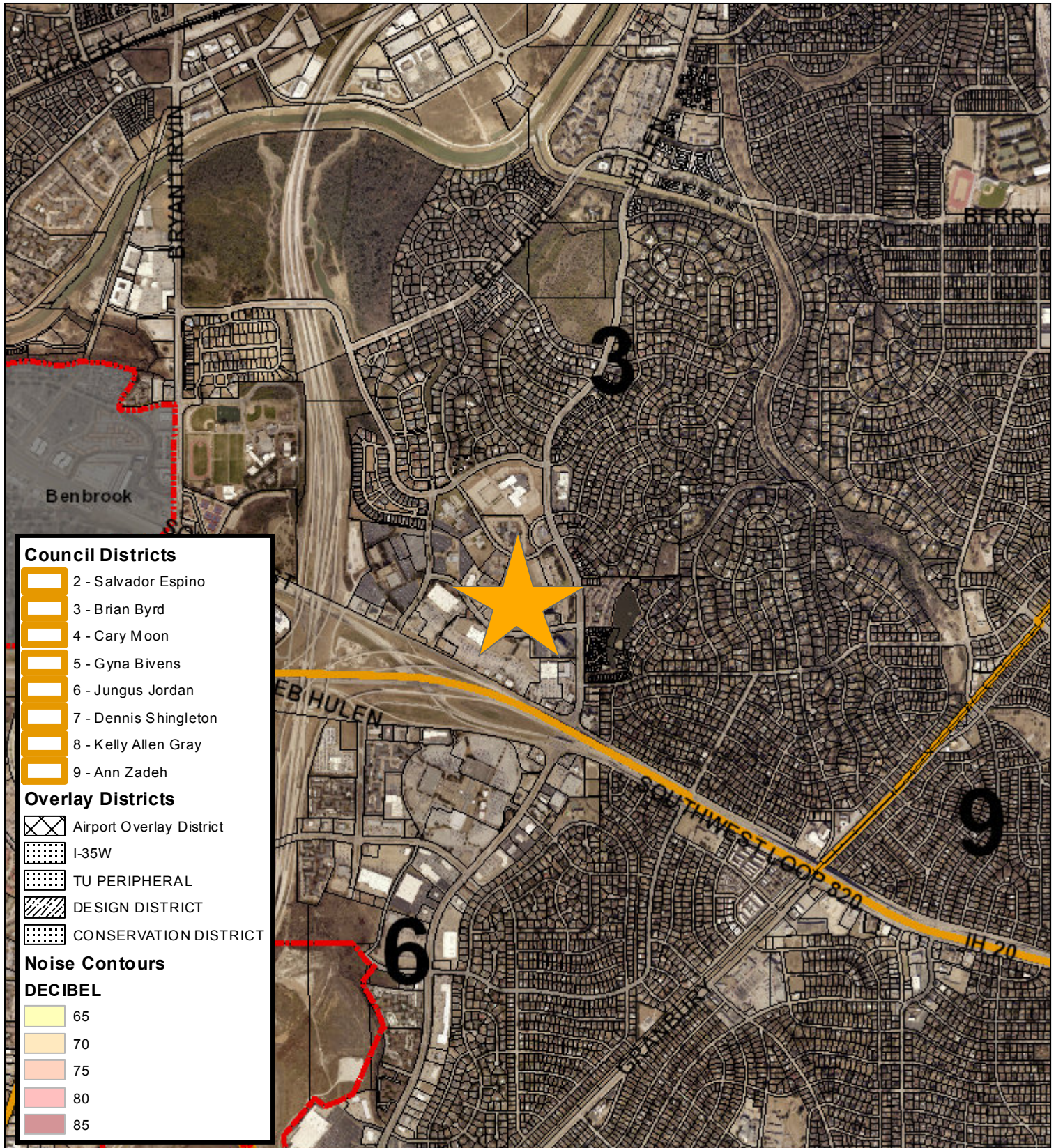
Area Zoning Map

Applicant: Fort Worth Independent School District
 Address: 4865 Briarhaven Road
 Zoning From: A-5
 Zoning To: CF
 Acres: 5.98273364
 Mapsco: 89F
 Sector/District: TCU/ Westcliff
 Commission Date: 6/9/2021
 Contact: null











0 145 290 580 Feet






Area Map



Council Districts






-  2 - Salvador Espino
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

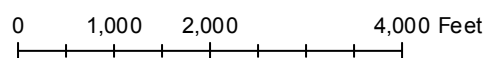
Overlay Districts

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

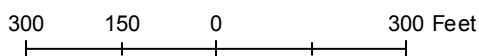
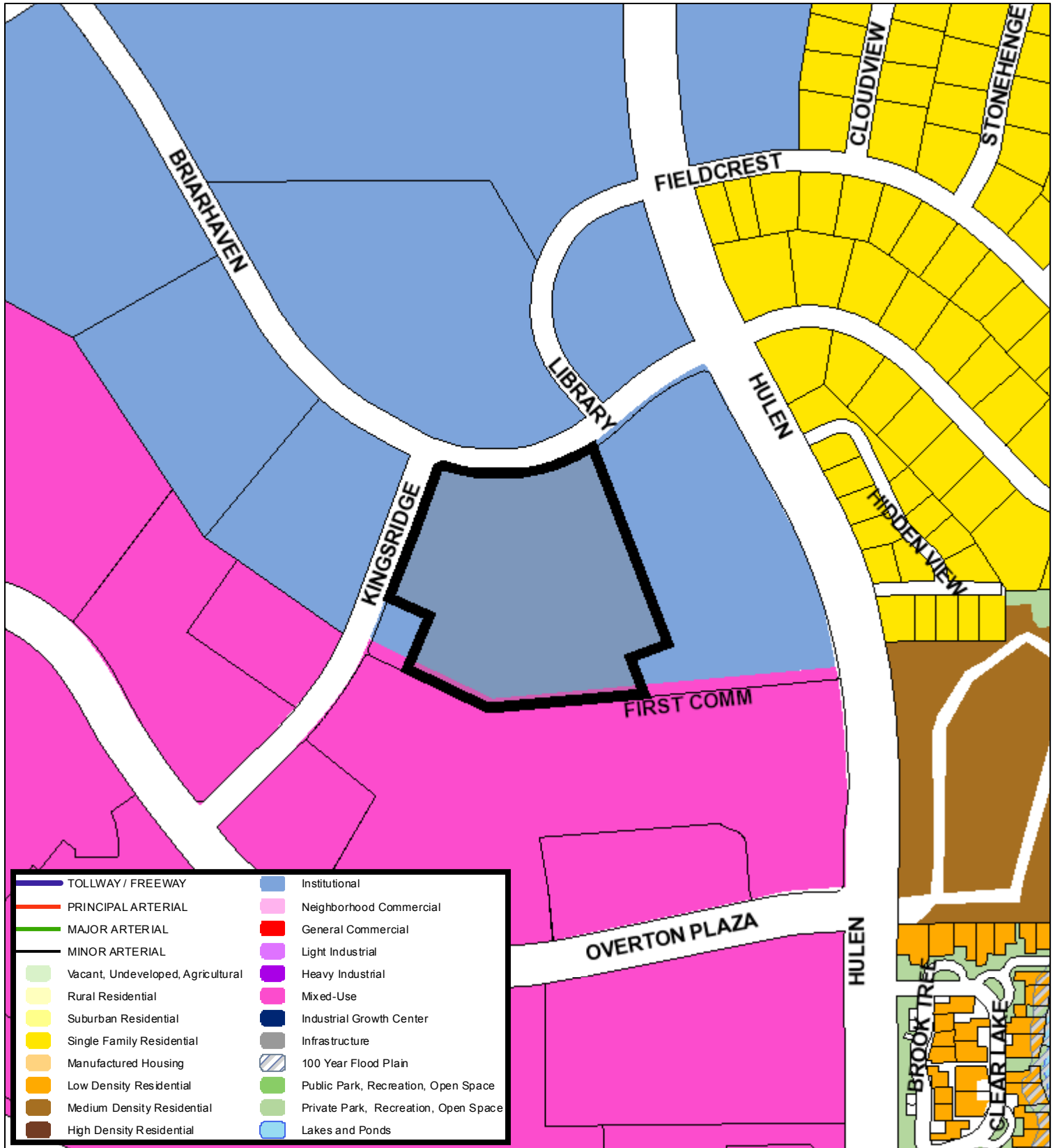
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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



0 190 380 760 Feet

