



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 24, 2021

Council District: 7

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

Opposition: None
Support: None

Continued Yes ___ No X
Case Manager Stephen Murray
Council Initiated Yes ___ No X

Owner / Applicant: Eagle Mountain-Saginaw ISD

Site Location: 5805 W. Bailey Boswell Road **Acreage:** 94.28 acres

Proposed Use: Boswell High School – Allow for Electronic Sign

Request: From: “A-43” One-Family
To: “E” Neighborhood Commercial

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

Comprehensive Plan Consistency: Requested change **is not consistent.**

Staff Recommendation: **Approval**

Background:

The subject property is located south of Bailey Boswell Road just east of Bowman Roberts Road. This site has an existing public school, Boswell High School, and it is currently zoned “A-43” One-Family District. Public school is an allowed land use in all standard zoning districts. However, the applicant is requesting a zoning change to “E” Neighborhood Commercial in order to allow for larger and electric signs 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 / single-family
- East “A-7.5” One-Family / vacant
- South “AR” One-Family Restricted; “A-5” One-Family / vacant, single-family
- West “A-5” One-Family / single-family, church

Recent Relevant Zoning History: None

Public Notification:

300-foot Legal Notifications were mailed on June 25, 2021.
The following organizations were notified: (emailed June 23, 2021)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Twin Mill Farms HOA
Villages of Eagle Mountain HOA	Cheyene Ridge HOA
Boswell Ranch Estates HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw 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-43” One-Family District to “E” Neighborhood Commercial, which is an appropriate zoning designation for the current use of the site as a high school. Surrounding land uses are primarily single-family, with vacant land to the east.

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

2. Comprehensive Plan Consistency – Far Northwest

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 high 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.

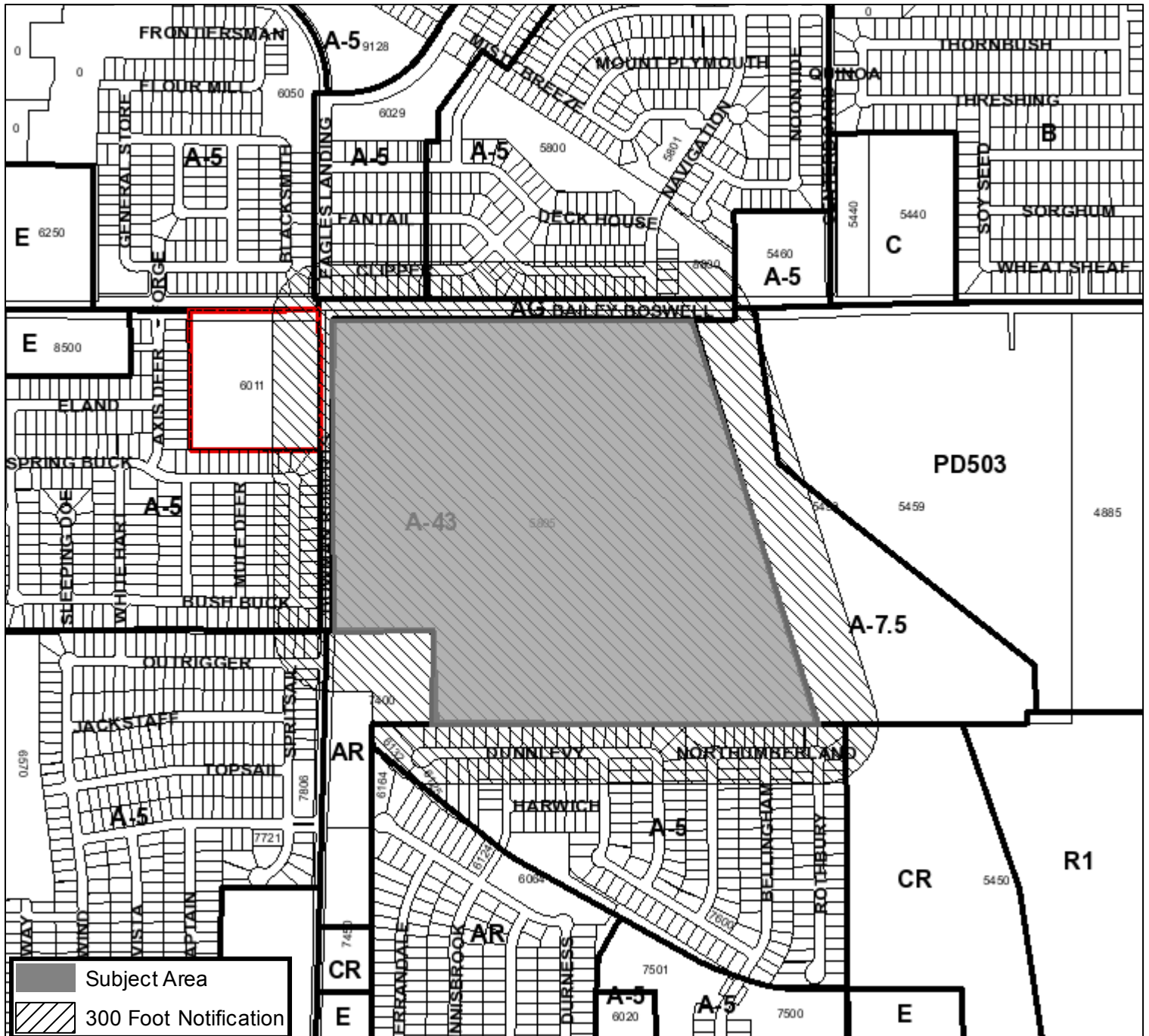
The proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. However, the sole purpose of the rezoning is to allow for larger signage and an electronic changeable copy sign for an existing high school. Schools are allowed within any zoning district and the proposed rezoning would result in minimal impacts to the surrounding neighborhood.

Attachments:

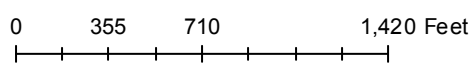
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

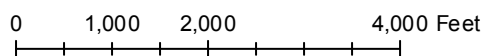
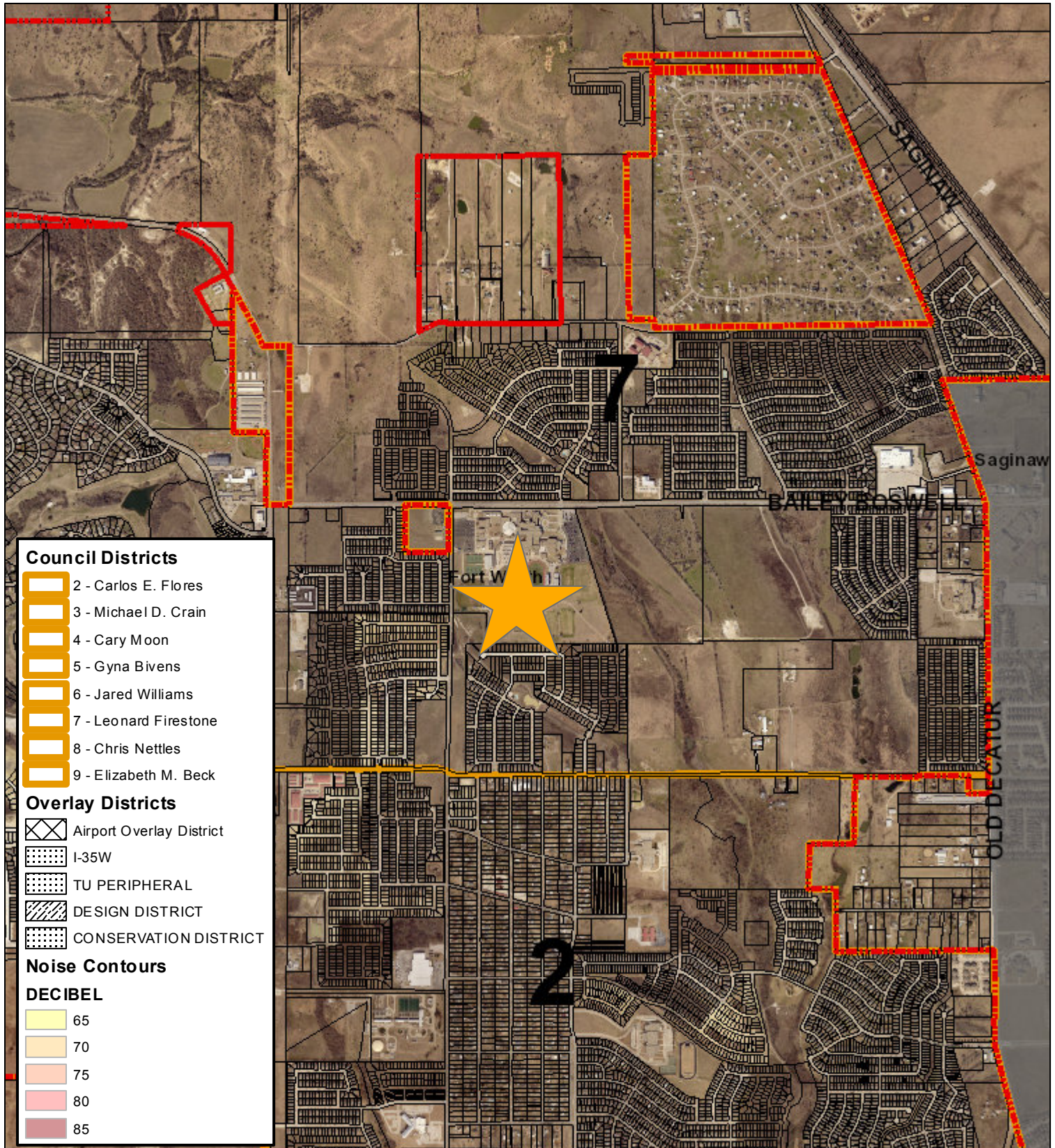
Applicant: Eagle Mountain-Saginaw ISD
 Address: 5805 W. Bailey Boswell Road
 Zoning From: A-43
 Zoning To: E
 Acres: 94.28449555
 Mapsco: 32R
 Sector/District: Far Northwest
 Commission Date: 7/14/2021
 Contact: 817-392-2883



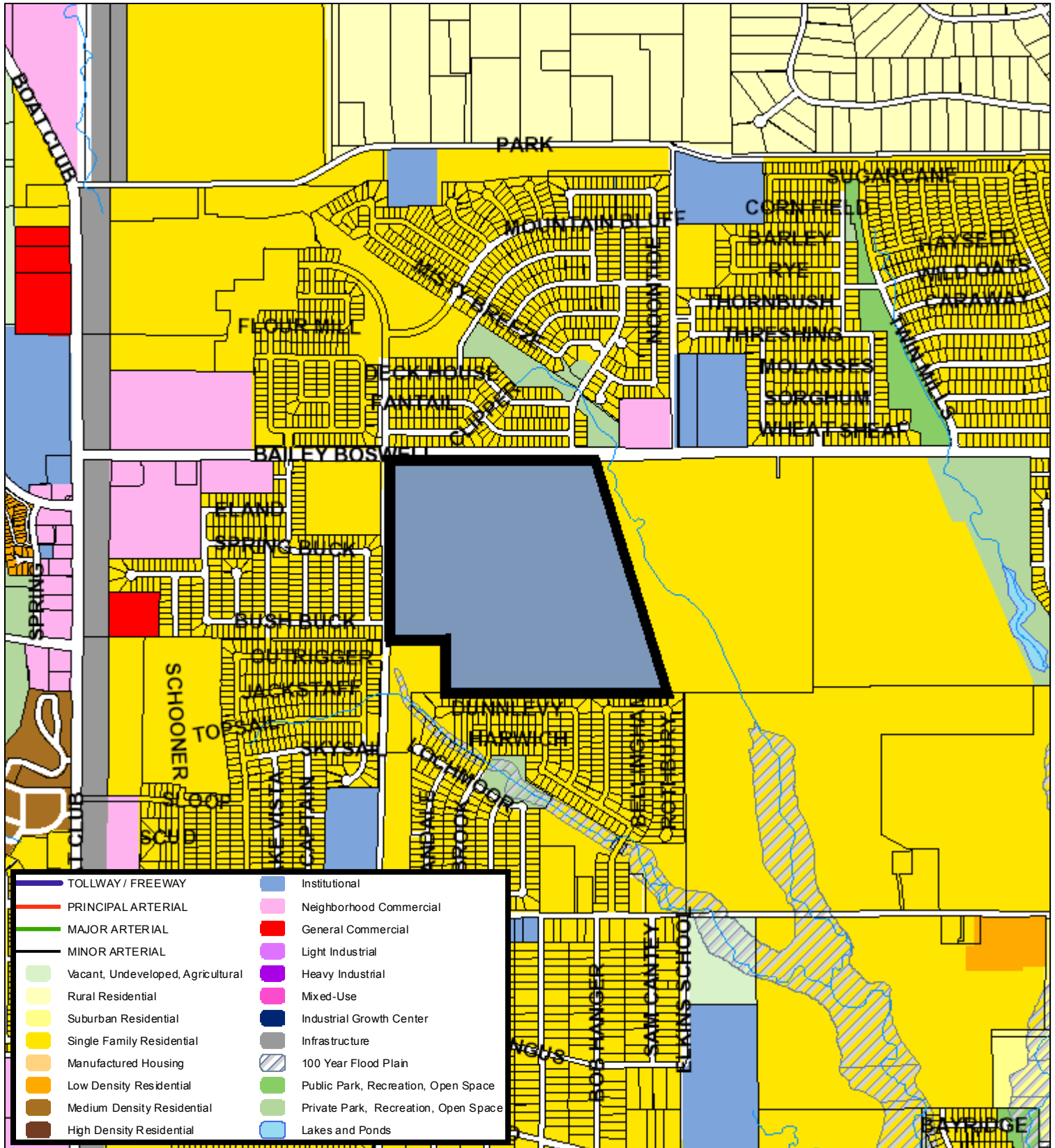
Subject Area
 300 Foot Notification



Area Map



Future Land Use

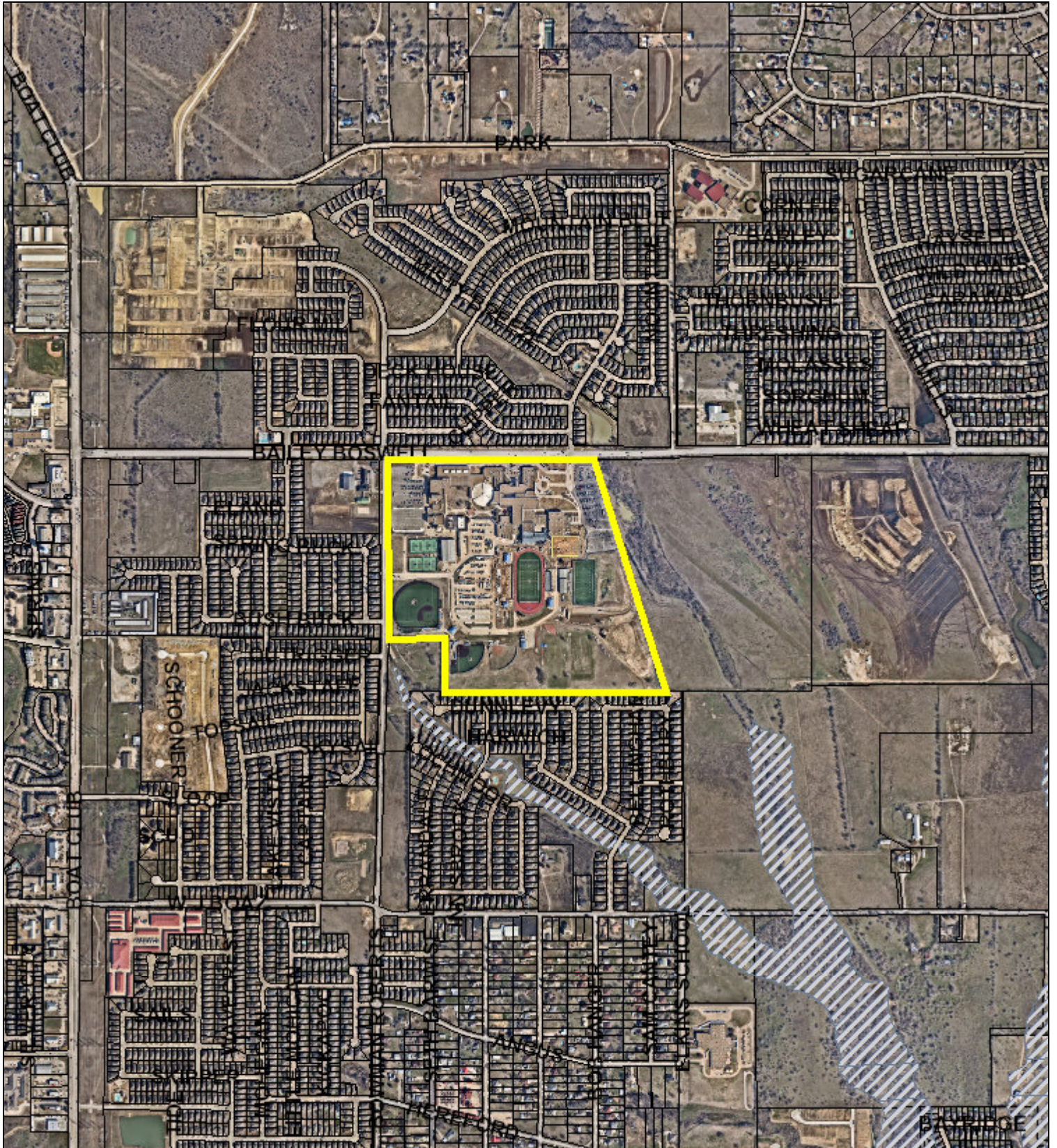


1,100 550 0 1,100 Feet

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



0 700 1,400 2,800 Feet

