



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none
Support: none

Continued Yes ___ No X
Case Manager Arty Wheaton-
Rodriguez
Council Initiated Yes ___ No X

Owner / Applicant: **Eagle Mountain-Saginaw Independent School District**

Site Location: 3200-3600 blocks W. Bonds Ranch Road Acreage 131.59

Proposed Use: **Education and Sports Facility**

Request: From: "PD" Planned Development 424

To: "CF" Community Facilities

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

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

Staff Recommendation: **Approval**

Background:

The site is located on the south side of W. Bonds Ranch Road about a mile west of Saginaw Boulevard (Business US 287). The property is part of "PD" 424, which was zoned as mixed use residential and commercial as part of the Chapel Hill Development in 2001. Eagle Mountain-Saginaw ISD is seeking a rezoning to "CF Community Facilities for a proposed high school site.

Surrounding Zoning and Land Uses:

- North "ETJ" Extraterritorial Jurisdiction / vacant land
- East "R1" Zero Lot Line/Cluster / vacant land and residential
- South "CF" Community Facilities / Chapel Hill Community Park
- West "A-10" One-Family / vacant and residential

Recent Relevant Zoning and Platting History:

Zoning History: ZC-01-053 rezoning to PD 424 for mixed-use residential and commercial; Chapel Hill Development.

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.
The following organizations were notified: (emailed September 22, 2020)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Trinity Habitat for Humanity
BONDS RANCH HOA, INC*	Northwest ISD

Streams And Valleys Inc	Eagle Mountain-Saginaw ISD
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*Closest registered neighborhood association**

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “CF” Community Facilities for proposed high school for Eagle Mountain-Saginaw ISD. Surrounding land uses consist of single family to the east and west with a community park to the south

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency Far Northwest

The 2020 Comprehensive Plan designates the subject property as Institutional. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and **is consistent** with the following policy.

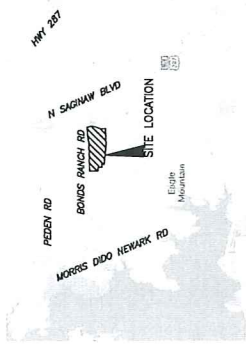
- Locate schools, parks and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable and transit connectivity with all surrounding residential areas.
- Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.

Attachments:

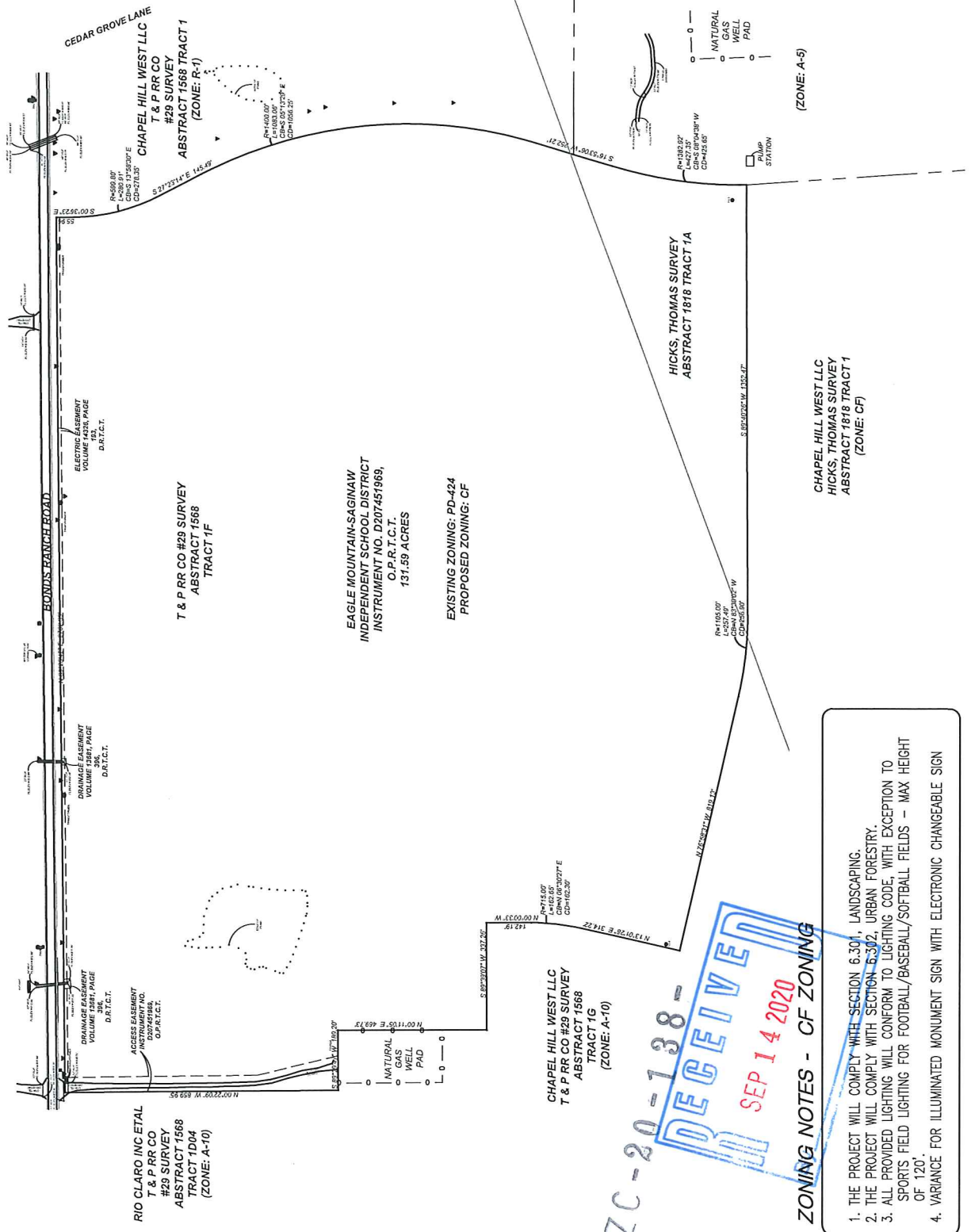
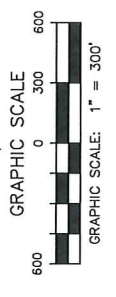
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



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 TBPE Registration No. F-230
 www.tnpsc.com



**EAGLE MOUNTAIN-SAGINAW ISD
 CHAPEL HILL TRACT
 ZONING EXHIBIT
 September 14, 2020**

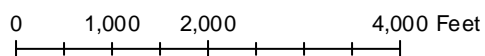
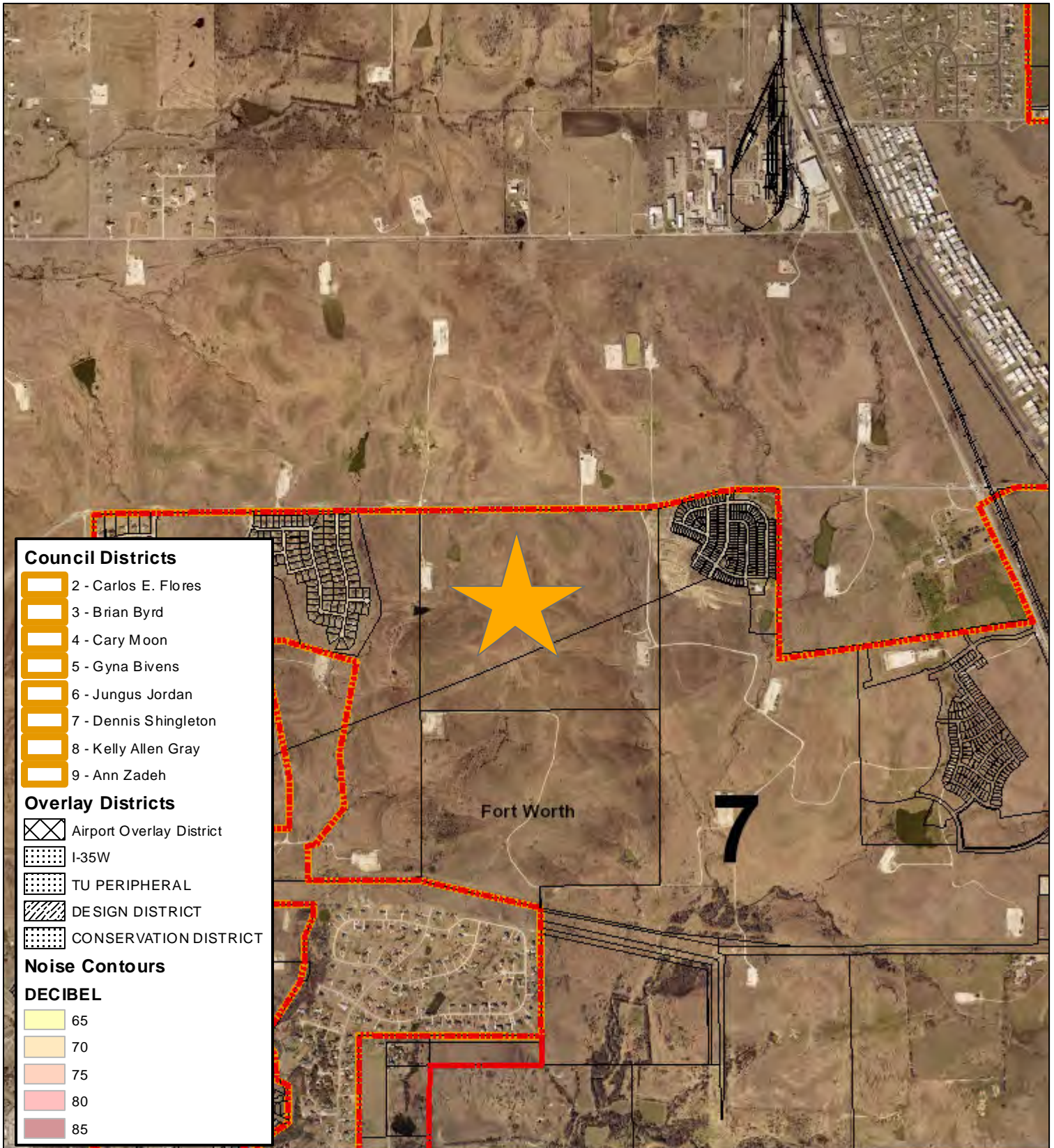


EAGLE MOUNTAIN-SAGINAW
 INDEPENDENT SCHOOL DISTRICT
 INSTRUMENT NO. D207451969,
 O.P.R.T.C.T.
 131.59 ACRES
 EXISTING ZONING: PD-424
 PROPOSED ZONING: CF

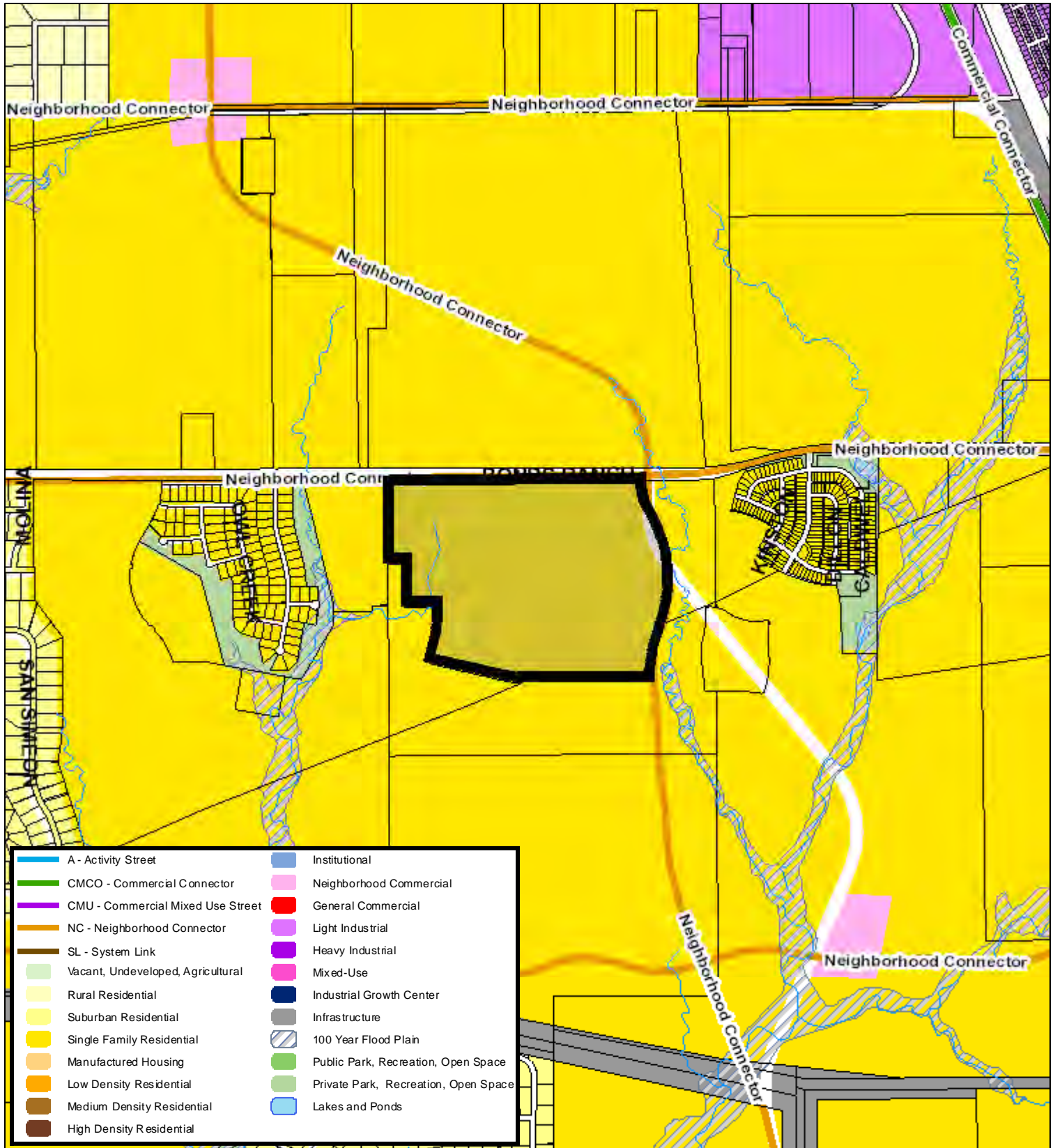
ZC-20-138-
RECEIVED
 SEP 14 2020
 ZONING NOTES - CF ZONING

1. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE, WITH EXCEPTION TO SPORTS FIELD LIGHTING FOR FOOTBALL/BASEBALL/SOFTBALL FIELDS - MAX HEIGHT OF 120'.
4. VARIANCE FOR ILLUMINATED MONUMENT SIGN WITH ELECTRONIC CHANGEABLE SIGN

Area Map



Future Land Use

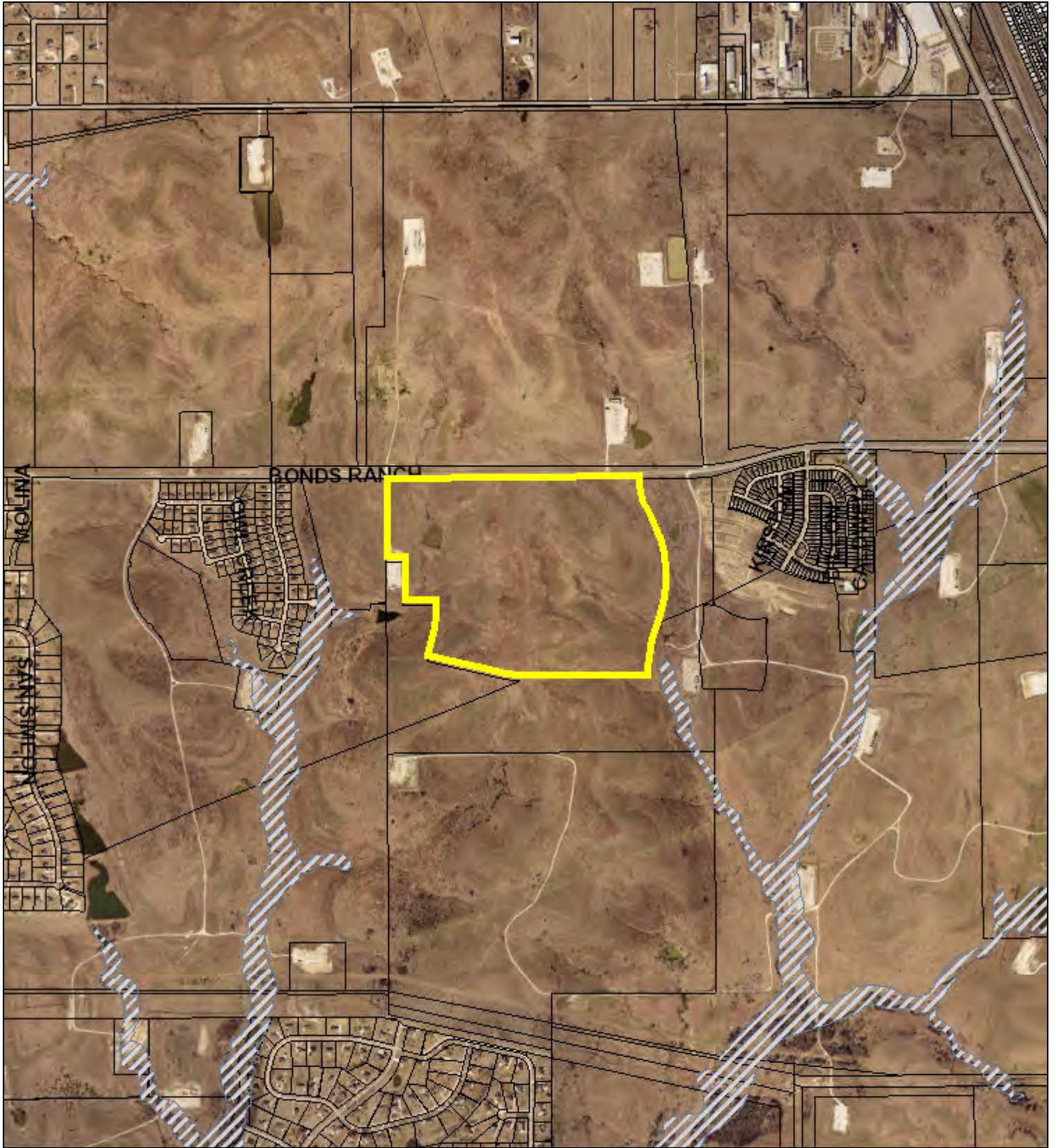


1,300 650 0 1,300 Feet

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



0 900 1,800 3,600 Feet

