



Zoning Staff Report

Date: December 9, 2025

Case Number: ZC-25-165

Council District: 6

Zoning Map Amendment

Case Manager: Lynn Jordan Lynn.Jordan@fortworthtexas.gov

Owner: Crowley ISD

Applicant: VLK Architects, Cassandra Doss

Site Location: 3701 Garden Springs Drive

Acreage: 24.0 ac

Request

Proposed Use: New monument sign for middle school with illumination

Request: From: “A-5” One-Family Residential & “B” Two-Family Residential

To: “PD/CF” Planned Development for all uses in “CF” Community Facilities excluding golf course and country club for an electronic changeable copy sign across the street from “A-5” or “B” zoning district with development standards for 120- square-feet of sign area, 15-square-feet of changeable copy area; site plan waiver requested

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 11-0**

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Project Description and Background

The case was continued from the October meeting for information related to zoning sign, the case was re-noticed with the additional waiver language. Staff met with the applicant to discuss the additional waivers related to the sign structure.

The applicant is requesting rezoning of the Crowley Elementary and Middle School that was constructed prior to 2001. The requested PD/CF if approved would allow for the illumination of the sign without going to another board for approval. Staff have had internal discussions about creating an ordinance allowing illuminated signs by right in residential districts for schools.

The site for both schools is located in the southwest and northwest quadrant of Cove Meadow Lane, Garden Springs Drive and Risinger Road. The site is surrounded by single family uses with a mix of residential zoning: “A-5” One-Family and “B” Two-Family. The area is intensely developed with no vacant lots in the vicinity.

The elementary school has frontage on Garden Springs Drive, which is classified as a residential street, serving the adjacent residential subdivisions. The middle school has frontage on Risinger Road, classified as a system link. The applicant will be replacing an existing pole sign with a monument sign for the middle school. They are requesting PD/CF excluding certain uses and to allow for electronic changeable copy sign with development standards for 120-sq. ft. of total sign structure, proposed sign area 33.35, 18 sq. ft. of which 8.33 sq. ft. shall be non-advertised area, 14.19 sq. ft. devoted to changeable copy area roughly 48% and maximum height of 7 ft. Monument signs with internal illumination are not allowed by right in the requested “CF” Community Facilities zoning.

Development Standard	“CF” Community Facilities	Proposed “PD/CF”
Sign Structure/Sign Area	Maximum allowable area of exposure along each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street (site has 876.3 linear feet of street frontage allowing for a maximum sign area of 87.63 sq. ft.	120 square feet total sign structure; proposed sign area 33.35 sq. ft. of which 8.33 sq. ft. shall be non-advertised area (Development Standard Required)
Sign Height (max)	8 feet	7 feet (complies)
Illumination	Signs located across the street from a one-family or two-family district shall not be illuminated	Located across the street from a one-family district (Development Standard Required)
Electronic Changeable Copy (ECC) sign	A maximum of 25% of the sign face may be devoted to changeable copy	8.33 sq. ft. is allowed, the applicant is requesting 14.19 square feet devoted to changeable copy, roughly 48% (Development Standard Required)



Surrounding Zoning and Land Uses

North: "A-5" One-Family / Single family residential uses

South: "A-5" One-Family, "PD/1291" Planned Development for "C" uses plus cottage community with development regulations / Single family residential uses

East: "A-5" One-Family, "B" Two-Family, "E" Neighborhood Commercial / Single family residential uses and vacant land

West: "A-5" One-Family, "B" Two-Family / Single family residential uses

Recent Zoning History

- PD1291 Planned Development for "C" plus cottage community with development standards; Approved by Council December 2020

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the property 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 applicant to submit for electronic changeable copy sign, 120 square foot sign area, 18 sq. ft. of changeable copy area with maximum height of 7 ft. A permit has not been submitted for the proposed sign, only a rendering. The proposed zoning request for the school in "CF" Community Facilities zoning **is compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far South Sector

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

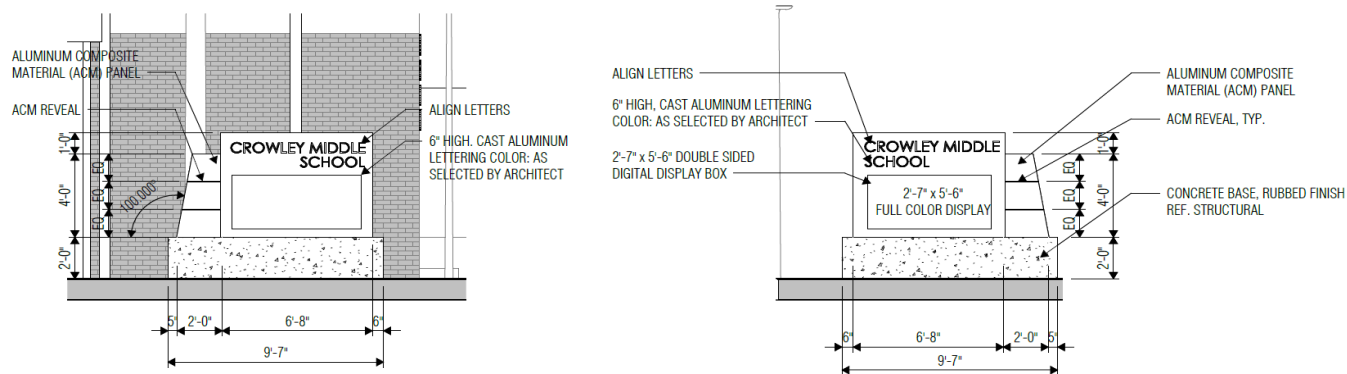
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

Education is covered in Chapter 12 of the adopted 2023 Comprehensive Plan, which identifies 15 school districts within the City of Fort Worth with over 200 campuses. Chapter 12 includes goals, policies and objectives related land use and other collaborative opportunities with schools:

- Work cooperatively with school districts to address issues that affect both City and ISDs, such as land use, transportation, and historic buildings.
- Develop and implement a communication mechanism to assist with public updates on the school districts’ education improvement process benchmarks.
- Maintain a working relationship with local school districts to cooperatively address issues that affect educational outcomes of preparing all students for success in school, college, career, and community leadership.

The requested “PD/CF” to allow the proposed illuminated monument sign **is consistent** with these policies. This requested action is narrowly focused on allowing the proposed sign to be built as proposed. The project will comply with all other applicable requirements of the sign ordinance and other city regulations.

Proposed Rendition for Monument Sign no building permit has been applied for



Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet, 222 notices were mailed on **October 30, 2025**.

Posted Notice

A sign was erected on the property on **September 28, 2025**, not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **October 30, 2025**:

Organizations Notified	
Hulen Stone Crossing HOA	Meadowcreek South HOA*
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

**Located closest to this registered Neighborhood Association*



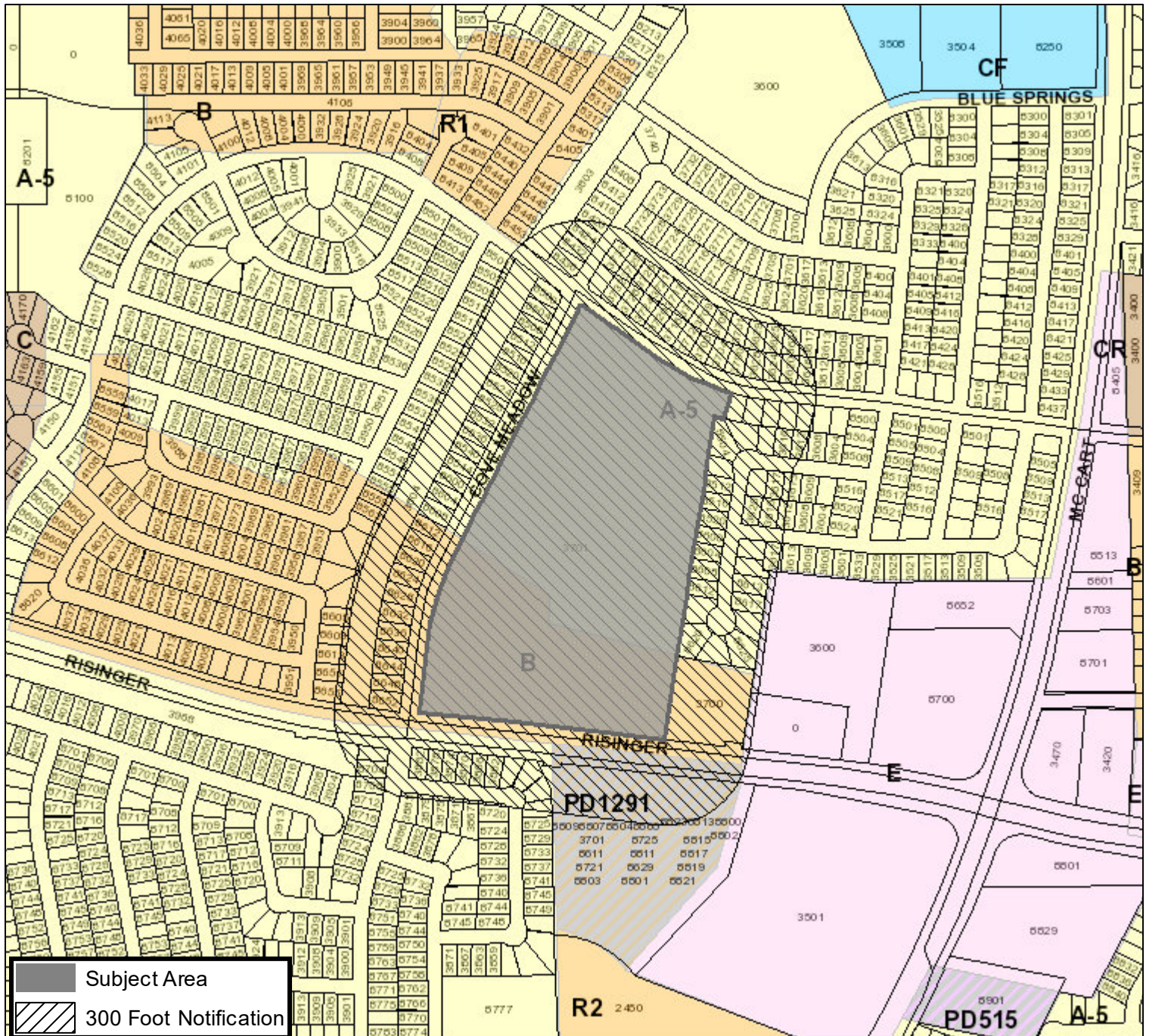
Sign posted September 28, 2025



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Area Zoning Map

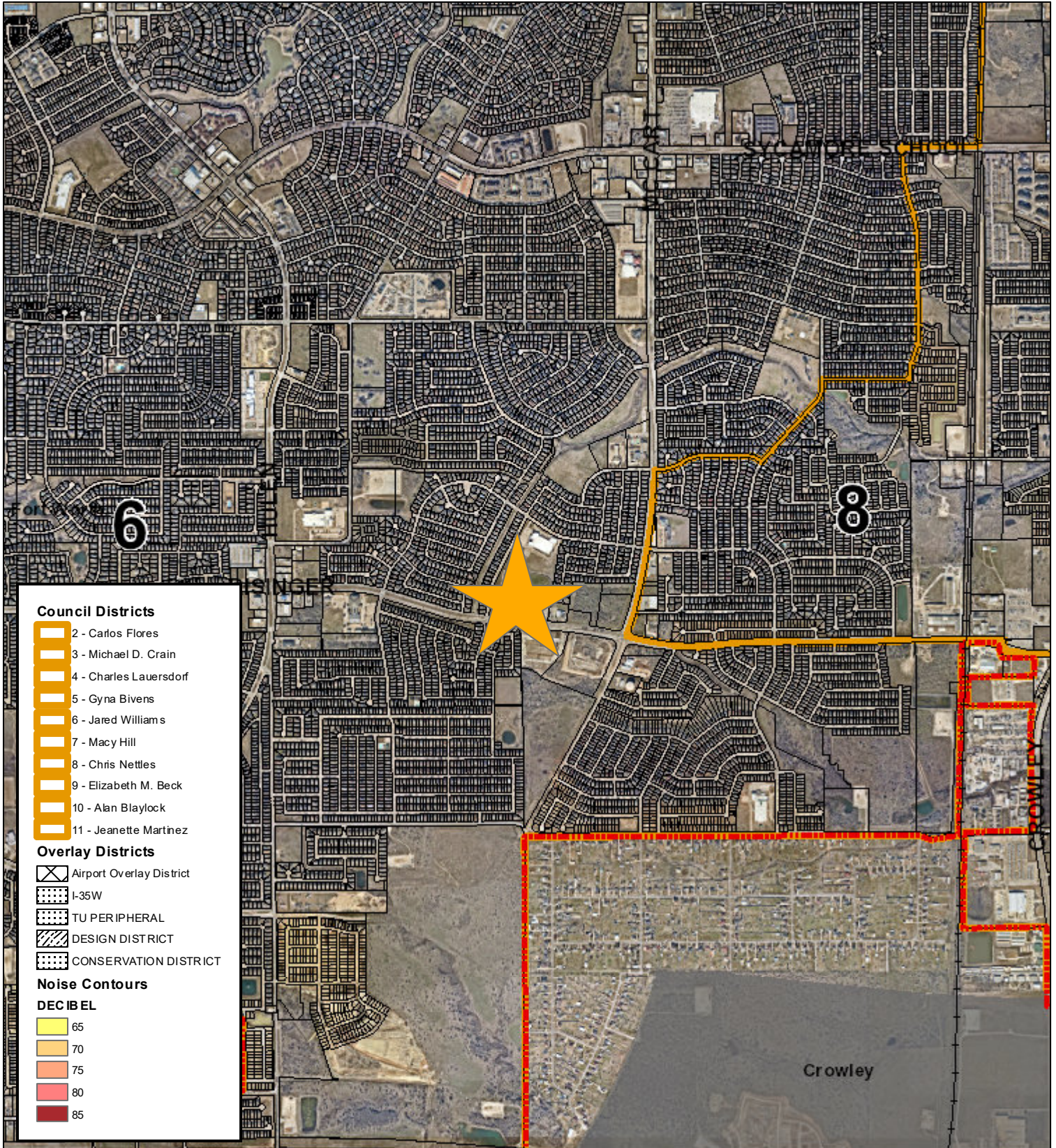
Applicant: Crowley ISD/VLK Architects
Address: 3701 Garden Springs Drive
Zoning From: A-5, B
Zoning To: CF
Acres: 24.24723185
Mapsc0: Text
Sector/District: Wedgwood
Commission Date: 10/8/2025
Contact: 817-392-7869





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Area Map

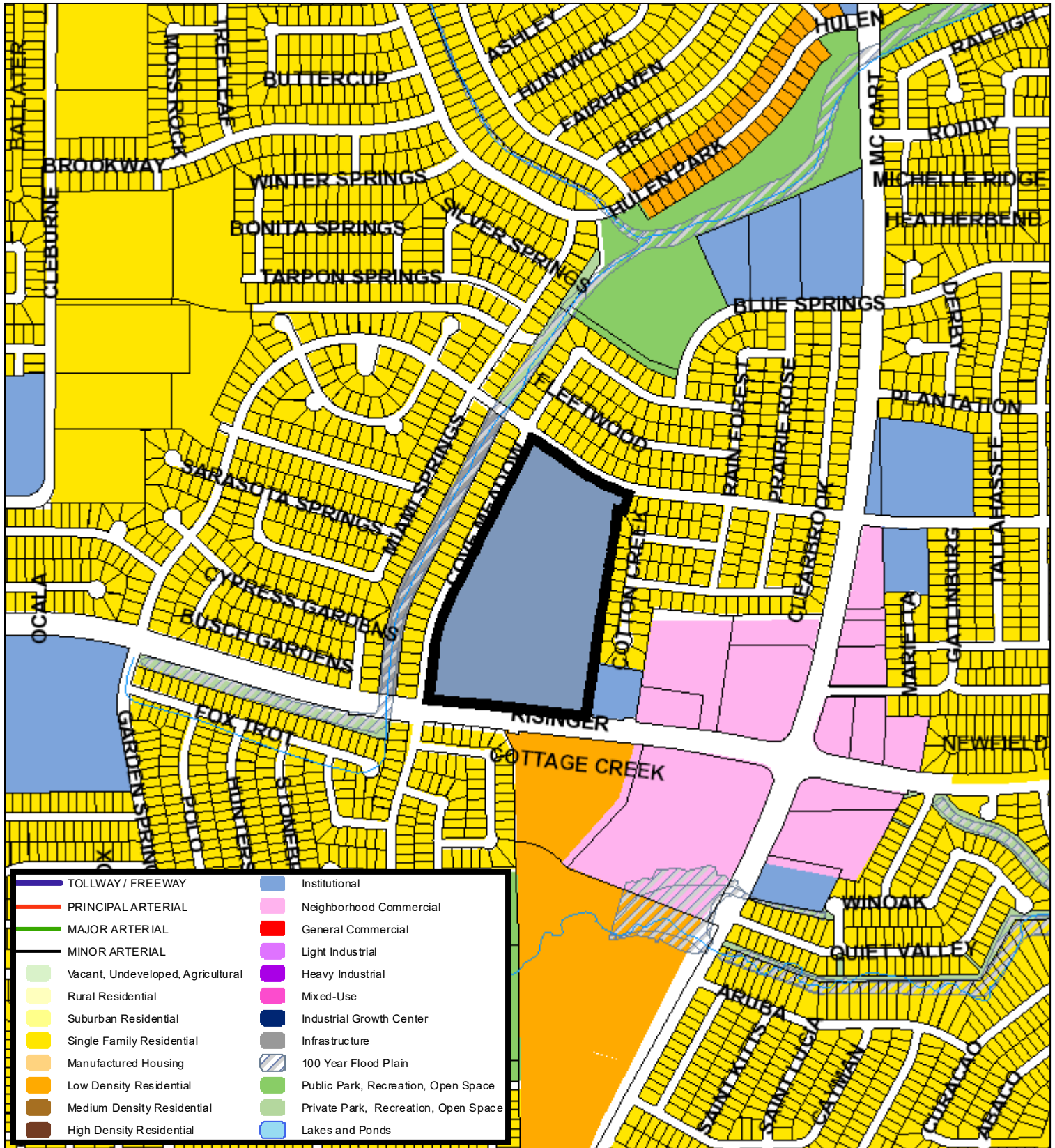


0 1,000 2,000 4,000 Feet



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Future Land Use



730 365 0 730 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

