



Zoning Staff Report

Date: March 8, 2022

Case Number: ZC-22-006

Council District: 4

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Fort Worth ISD / Brad Sicard, Peloton Land Solutions

Site Location: 5917 Shelton Street

Acreage: 48.8 acres

Request

Proposed Use: School

Request: From: "A-21" 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 by a vote of 5-0**

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Project Description and Background

The subject property is in the Eastern Hills neighborhood and is the site of Eastern Hills Elementary & Eastern Hills High School. The zoning of the site is currently “A-21” One-Family. The applicant is proposing to change the zoning of this property to “CF” Community Facilities to better match the zoning to the land use and the Comprehensive Plan. “CF” Zoning is an appropriate zoning category for this location.

Surrounding Zoning and Land Uses

North “A-10” One-Family / residential

East “A-10” One-Family, “B” Two-Family, “C” Medium Density Multifamily / residential, duplex, apartments

South “E” Neighborhood Commercial & “C” Medium Density Multifamily / commercial & apartments

West “A-5” & “A-7.5” One-Family / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were emailed on December 28, 2021:

Organizations Notified	
Eastern Hills HOA*	Handley NA
Neighborhoods of East Fort Worth	Central Meadowbrook NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Ryanwood NA	Brentwood-Oak Hills NA
East Fort Worth, Inc	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “A-21” One-Family to “CF” Community Facilities. Surrounding properties are primarily single family residential in nature, with a few apartment complexes and a commercial node at the corner of Meadowbrook Drive and Weiler Boulevard.

The purpose of the “CF” Community Facilities district is to accommodate those institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. “CF” Community Facilities is an appropriate zoning designation in this location given that it is currently developed as educational facilities. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as Institutional. Community Facilities zoning would be appropriate under the adopted Future Land Use Plan. The proposed zoning **is consistent** with the Comprehensive Plan designation.

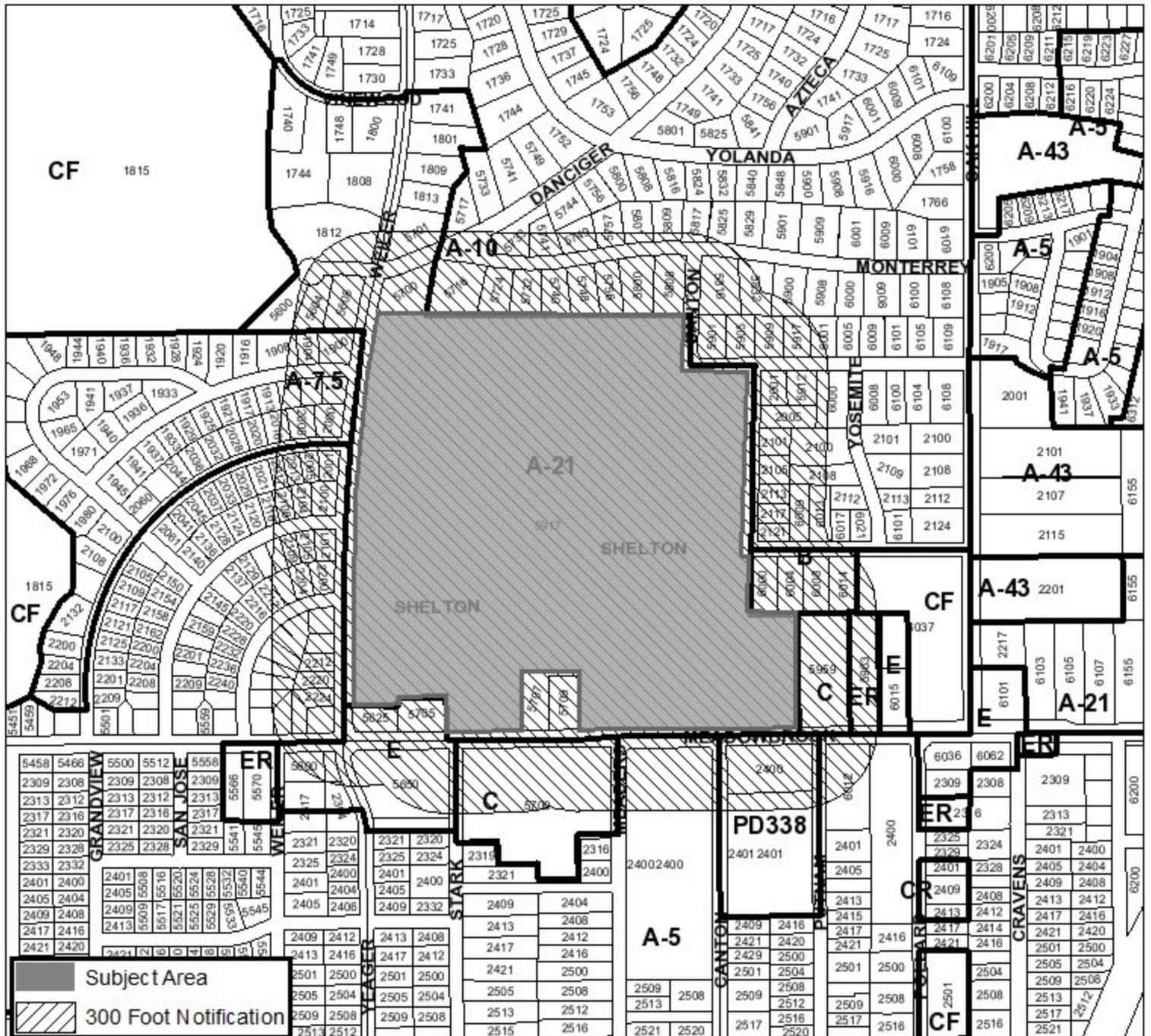
LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
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

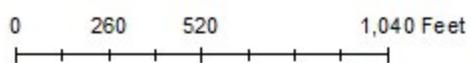


Area Zoning Map

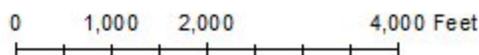
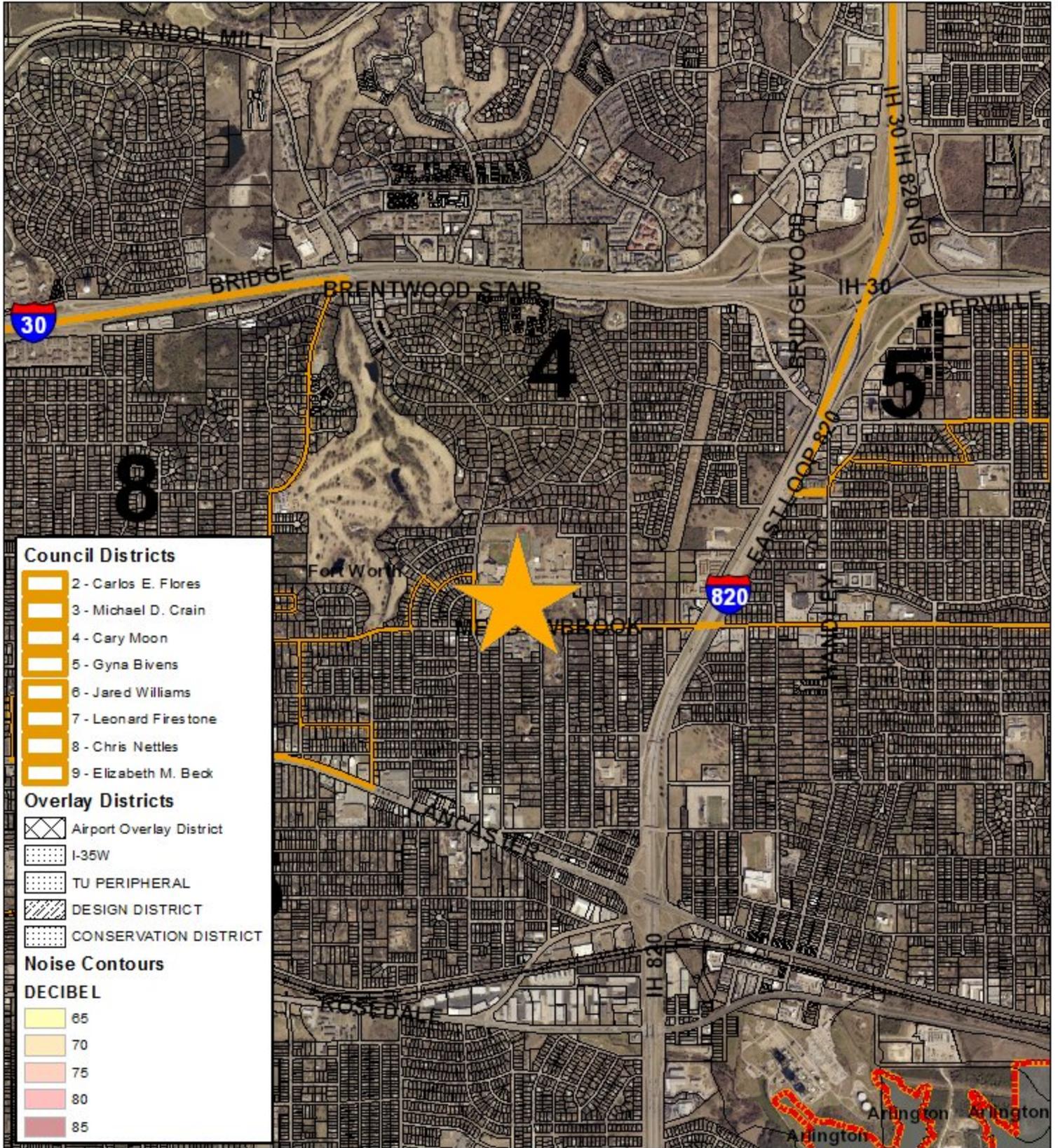
Applicant: Fort Worth ISD
 Address: 5917 Shelton Street
 Zoning From: A-21
 Zoning To: CF
 Acres: 49.01605819
 Mapsco: 79CD
 Sector/District: Eastside
 Commission Date: 2/9/2022
 Contact: null



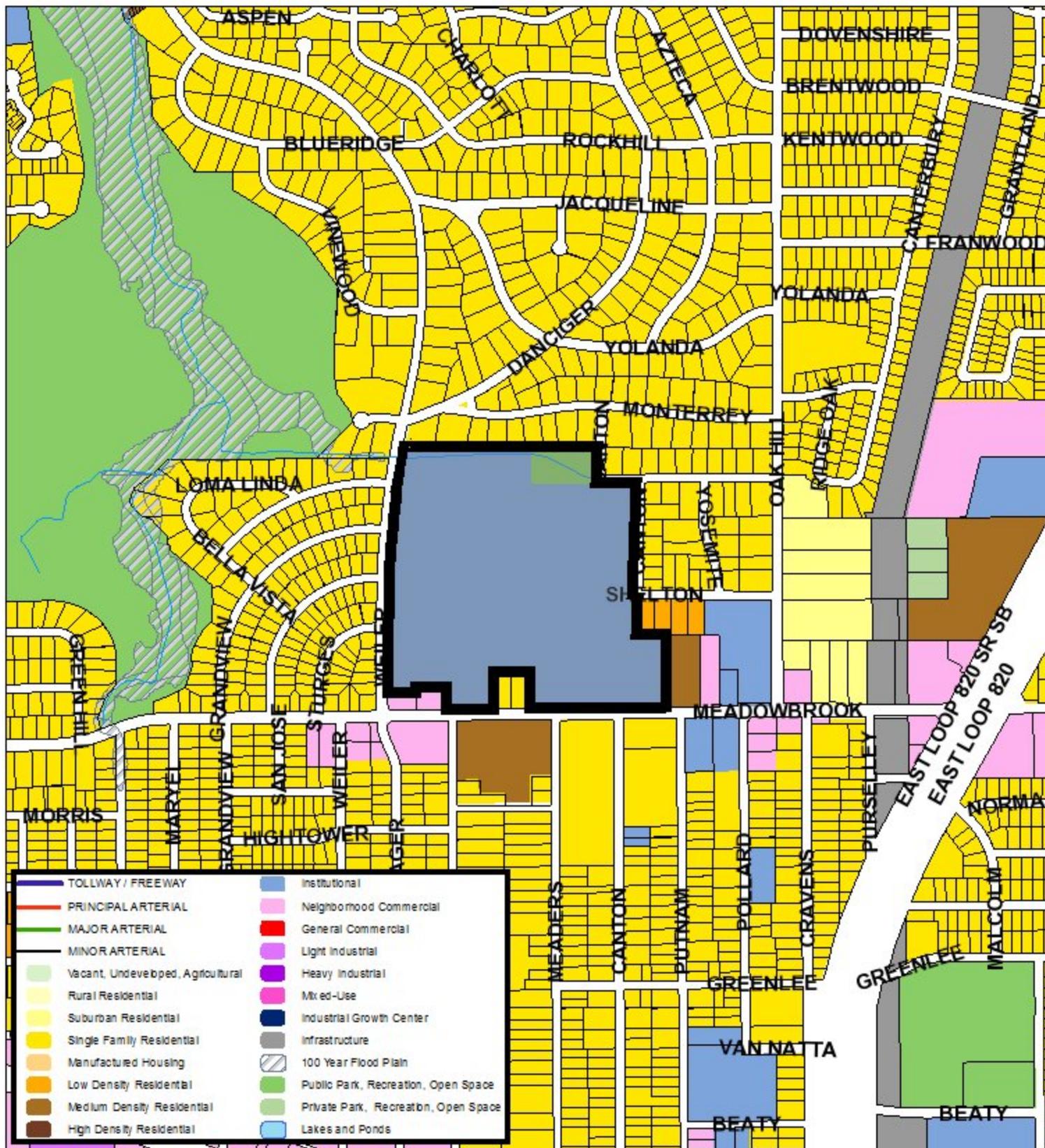
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



775 387.5 0 775 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

