



# Zoning Staff Report

**Date:** May 10, 2022

**Case Number:** ZC-22-043

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Fort Worth ISD / Mike Naughton

**Site Location:** 3201 South Hills Avenue

**Acreage:** 4.6 acres

### Request

**Proposed Use:** School (request for new electronic changeable copy sign)

**Request:** From: “A-5” One-Family / TCU Residential Overlay

To: “CF” Community Facilities / TCU Residential Overlay

### 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 7-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property is located at the southeast corner of South Hills Avenue and Stadium Drive, being the location of McLean 6<sup>th</sup> Grade School. Public schools are an allowed land use in all standard zoning districts, and the subject property is currently zoned “A-5” One-Family in the TCU Residential Overlay. However, the applicant is requesting a zoning change to “CF” Community Facilities in the TCU Residential Overlay 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.

## Surrounding Zoning and Land Uses

North “A-5” One-Family in the TCU Residential Overlay / single-family residences  
East “A-5” One-Family in the TCU Residential Overlay / single-family residences  
South “CF” Community Facilities in the TCU Residential Overlay / St. Andrew Catholic School and McLean Middle School  
West “A-5” One-Family in the TCU Residential Overlay / single-family residences and “C” Medium Density Multifamily in the TCU Residential Overlay / multifamily complex

## Recent Zoning History

- ZC-14-138, subject site and surrounding area, addition of the TCU Residential Overlay, approved; and
- ZC-16-032, southwest of subject, from A-5 to CF, approved.

## Public Notification

300-foot Legal Notifications were mailed on March 29, 2022.  
The following organizations were notified: (emailed March 29, 2022)

Organizations Notified	
Westcliff NA*	Bluebonnet Hills NA
Las Familias de Rosemont NA	Trinity Habitat for Humanity
Fort Worth ISD	Steams and Valleys Inc

\* Located within this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District in the TCU Residential Overlay to “CF” Community Facilities in the TCU Residential Overlay, which is an appropriate zoning designation for the current use of the site as a public school. The surrounding properties are developed for single-family, multifamily, or institutional uses. A private school located is on the same block as the subject property to the south, another public school is located across Stadium Drive to the southwest, and residential uses surround the site to the north, east, and west.

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

## Comprehensive Plan Consistency – TCU/Westcliff

The 2022 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 public school conforms to this designation.

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
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

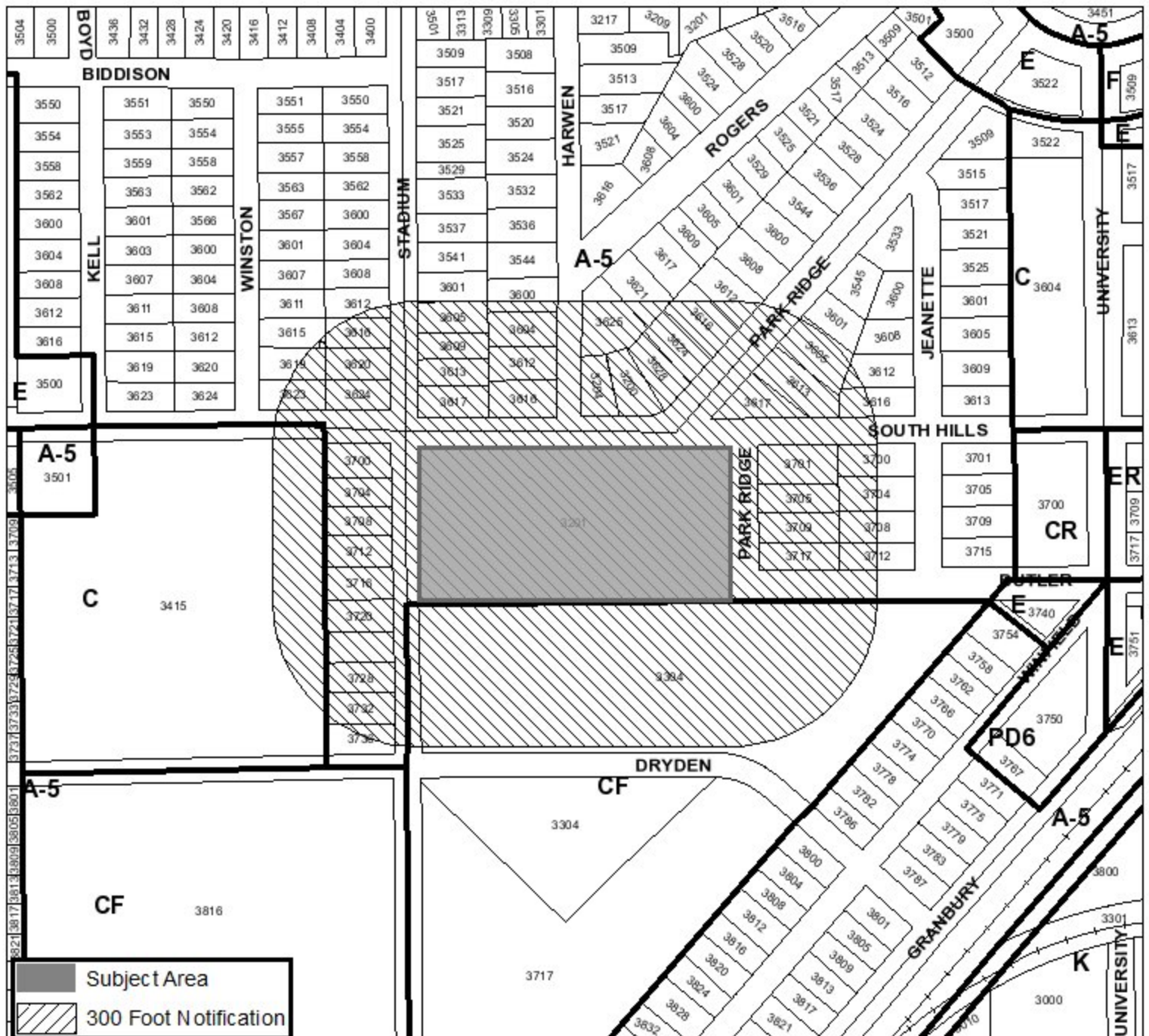
The proposed zoning is **consistent** with the Comprehensive Plan.



ZC-22-043

## Area Zoning Map

Applicant: Fort Worth Independent School District  
Address: 3201 South Hills Avenue  
Zoning From: A-5 in the TCU Residential Overlay  
Zoning To: CF in the TCU Residential Overlay  
Acres: 4.61592951  
Mapsc0: 90A  
Sector/District: TCU/W.cliff  
Commission Date: 4/13/2022  
Contact: 817-392-8190



0 145 290 580 Feet

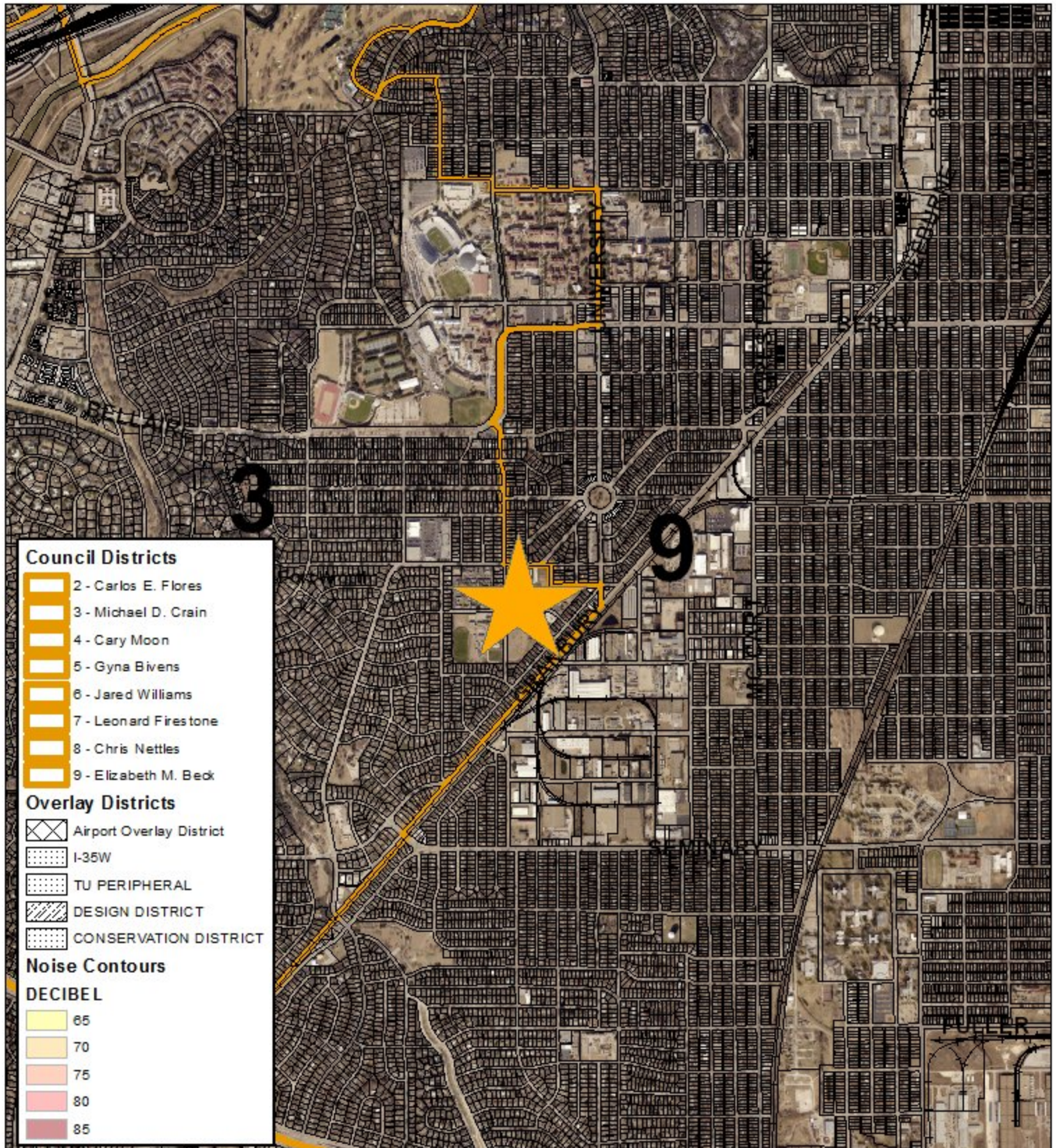
Created: 3/18/2022 5:49:06 PM





ZC-22-043

## Area Map



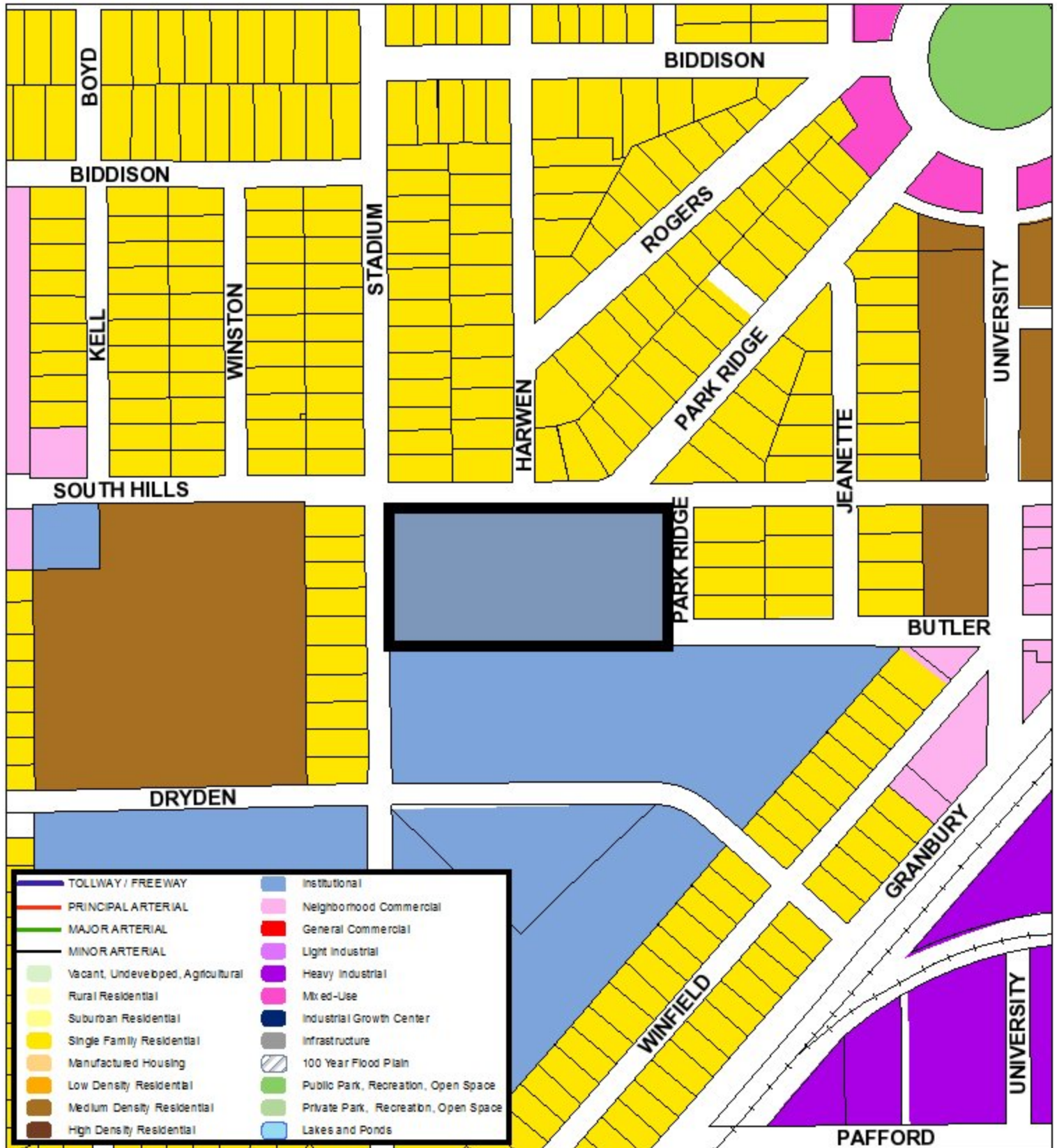
0 1,000 2,000 4,000 Feet





ZC-22-043

## Future Land Use



300 150 0 300 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.



Created: 2/15/2022 5:51:07 PM





ZC-22-043

## Aerial Photo Map



0 195 390 780 Feet

