

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 5, 2013

**Council District** 7

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** none

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Northwest Independent School District

**Site Location:** 11870 Willow Springs Rd. Mapsco: 19 F, G, H

**Proposed Use:** High School and Middle School (Monument Sign)

**Request:** From: "A-5" One-Family

To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change is not consistent (TI-Technical Inconsistency).

**Background:**

The proposed site is located on Willow Springs Road near the intersection of Hwy 287. The applicant is proposing to rezone to "E" Neighborhood Commercial to allow for the construction of monument sign and the ability to request an electronic changeable copy sign. The maximum square foot size that would be permitted in the current "A-5" district was smaller than they desired. The applicant did not request "CF" zoning due to the sign size limitations of the district. Additionally, the zoning ordinance does not allow a variance to less restrictive standards, including height or size, to be requested with the application for an electronic changeable copy sign.

The proposed "E" Neighborhood Commercial base district allows a maximum 8 ft. x 16 ft., 128 square foot monument sign. A Special Exception through the Board of Adjustment will be required for the electronic changeable copy sign.

**Site Information:**

Owner:	Northwest Independent School Dist PO Box 77070 Fort Worth, Texas 76177
Agent:	MJ Thomas Engineering, LLC
Acreage:	127.5 acres
Comprehensive Plan Sector:	Far Northwest

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial; "K" Heavy Industrial / vacant, industrial
- East "K" Heavy Industrial / industrial
- South PD 564 "PD/A-5" lot size 6000 sf / single-family, vacant
- West "AG" Agricultural / vacant

**Recent Relevant Zoning and Platting History:**

- Zoning History: ZC-04-076A from "AG" Agricultural to "A-5" One Family; approved 5/4/04
- Platting History: FP-012-053 (NWISD), submitted 11/29/12
- BOA History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Willow Springs Rd	County Road	Minor Arterial	No
Mascot Blvd	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
NWISD	

**Development Impact Analysis:**

1. Land Use Compatibility

The applicant is proposing to rezone to "E" to allow for a larger monument sign than would be allowed in the existing A-5 district. The applicant is proposing monument sign, with the intention of requesting a special exception for an electronic changeable copy sign.

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

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as institutional. The proposed "E" zoning would not be consistent with the future land use designation. However, the proposed site is located near the intersection of two proposed arterials and in close proximity to US Highway 287. Neighborhood commercial future land use would be an appropriate future land use designation. Additionally, the site will be developed as a school, which is permitted by right in all zoning districts.

Based on the lack of conformance with the future land use map the proposed zoning **is not consistent** with the Comprehensive Plan. However, due to the other mitigating factors; this can be considered a Technical Inconsistency (TI).

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

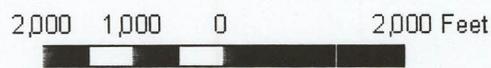
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

## Location Map



### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums





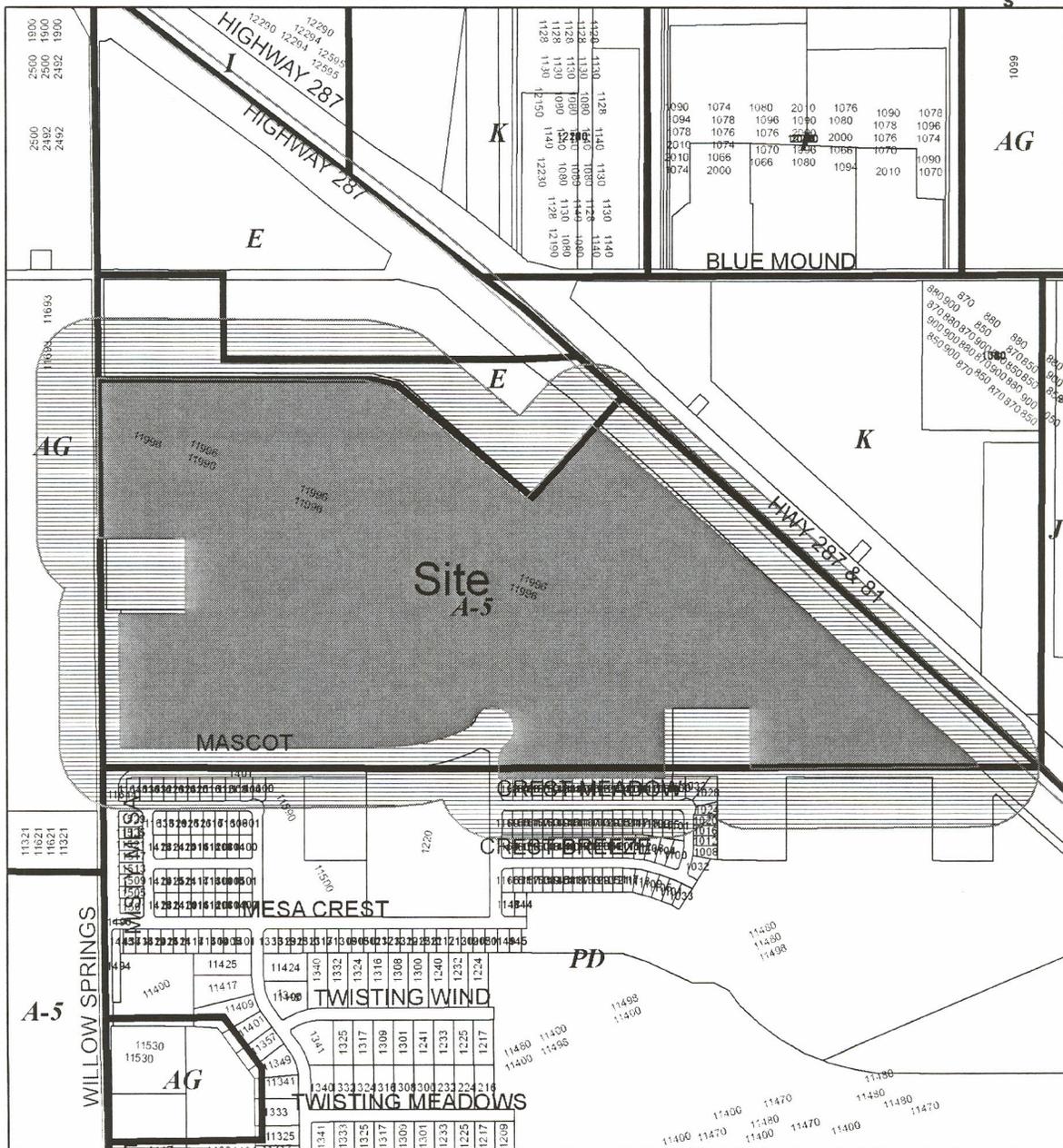
ZC-12-137

# Area Zoning Map

Applicant: Northwest ISD  
 Address: 11870 Willow Springs Road  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 126.43  
 Mapsco: 19FGH  
 Sector/District: Far Northwest  
 Commission Date: 01/09/2013  
 Contact: 817-392-8043



300 Ft. Notification Buffer

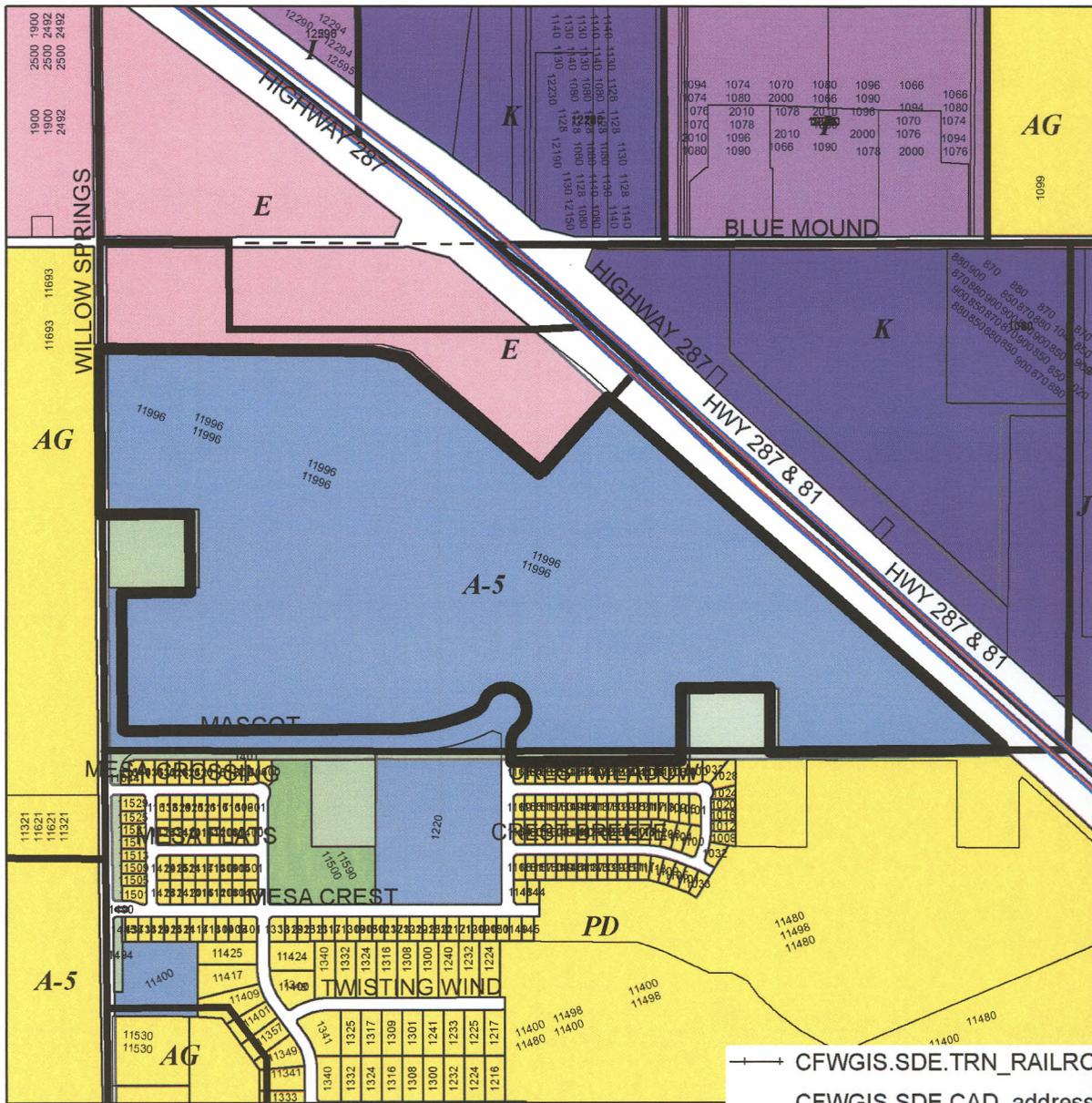


0 100 200 Feet



# Future Land Use

ZC-12-137



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

200000 200 Feet

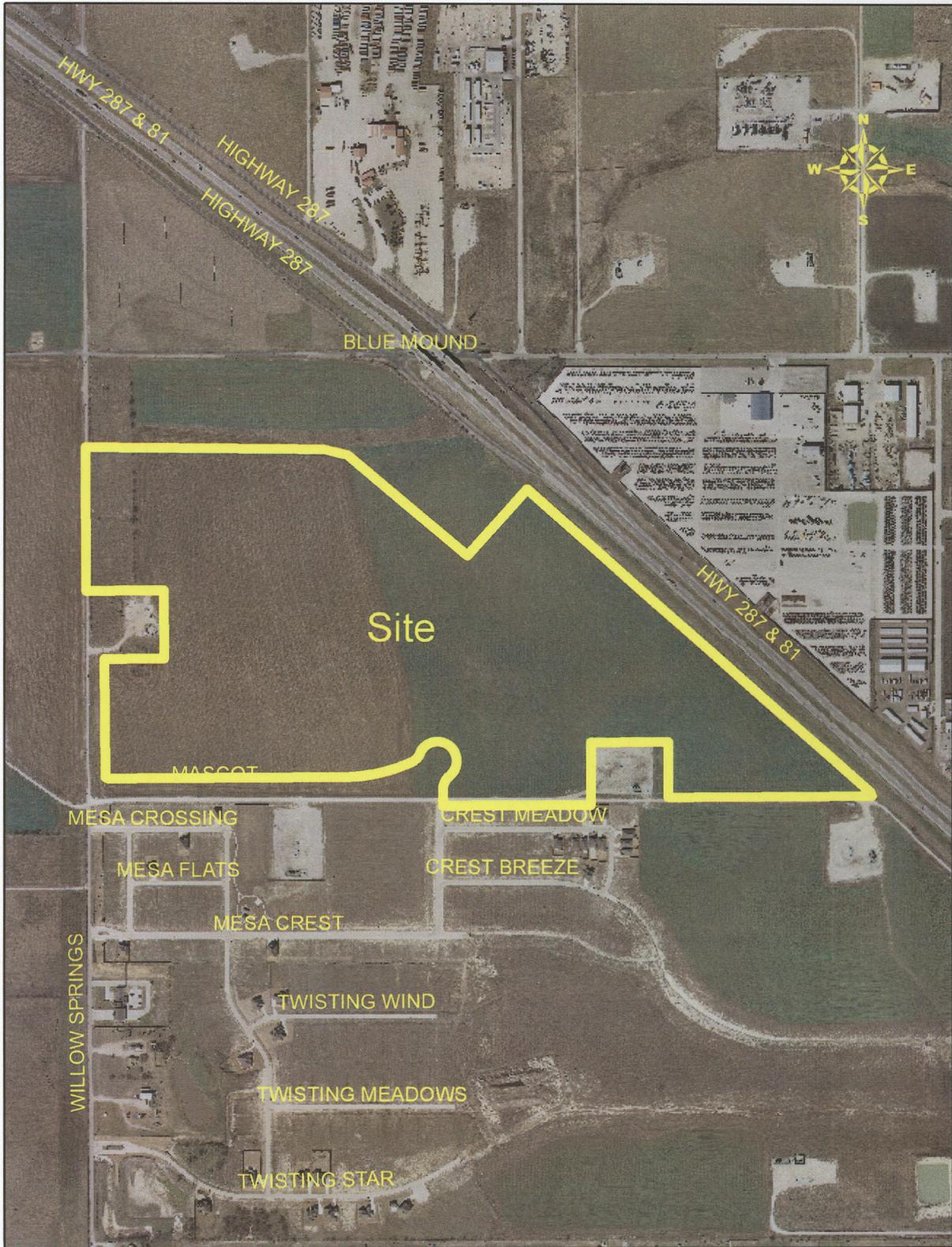
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





ZC-12-137

# Aerial Photo Map



200000 200 Feet



Motion: Following brief discussion, Ms. Reed recommended approval of the request for the revised site plan, seconded by Mr. Hollis. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-12-123	
Name	Address	In/Out 200 notification area	ft		Position on case	Summary
Robert Dunlap/property owner	2301 Hemphill St	Yes	Support		Present did not speak	
Hemphill Corridor Task Force	NA	No	Support		Sent letter in	

**6. ZC-12-137 Northwest ISD (CD 7) 11870 Willow Springs Road (James Righley Survey, Abstract No. 1268, 127.51 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

Mickey Thomas, 3978 W. Vickery, Suite 103 Fort Worth, Texas with MJ Thomas Engineering representing Northwest ISD explained to the Commissioners they are requesting to rezone the property to neighborhood commercial in order to allow for a larger sign for the proposed Middle and High School.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

**7. ZC-12-138 Texas Wesleyan University (CD 8) 3216 E. Rosedale Street (Polytechnic Heights, Block 27, Lots 4 & 5, 0.26 Acres): from “MU-1/HC” Low Intensity Mixed Use/Historic & Cultural to “MU-1” Low Intensity Mixed Use**

Fred Slabach, 1221 Elizabeth Boulevard, Fort Worth, Texas representing Texas Wesleyan explained to the Commissioners they have been and will continue to be good stewards in regards to historic structures on their campus. He also wanted to note that Texas Wesleyan partners with the City of Fort Worth for the Poly Wesleyan Urban Village and East Rosedale Street improvements and revitalization project. The campus itself is a testament of the value the University places on its historic buildings when it is economically feasible to do so. Mr. Slabach pointed out on the overhead several existing historic structures that are on campus. Some of the structures date back as far as 1809. The Poly Cemetery that is not on the map dates back more than 150 years.

He explained that Texas Wesleyan’s presence is a central factor in revitalizing East Fort Worth. They have been the anchor in the community for 123 years. He went on to mention they relocated their book store off campus into one of the historic storefronts on Rosedale. They’re grateful for the support from the community as well as local government on their success. He also mentioned Texas Wesleyan is engaged in a multimillion dollar capital campaign to partner with the City of Fort Worth, North Texas Council of Governments and Tarrant County for the streetscape sustainable development project. They will be building a new multimillion dollar vertical structure on Rosedale Street. They have entered into an agreement with the Central