



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 1, 2015

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0

**Opposition:** One letter submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

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

**Site Location:** 1350 Eagle Boulevard (11870 Willow Springs Road)  
Mapsc0: 19FG

**Proposed Use:** Northwest ISD High School (Sign)

**Request:** From: "A-5" One-Family  
To: "E" Neighborhood Commercial

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

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

**Background:**

The proposed site is located on Willow Springs near the corner of Hwy 287. The applicant would like to rezone to "E" Neighborhood Commercial in order to install a larger sign and the possibility of approval from the Board of Adjustment for an electronic changeable copy (LED) sign at the VR Eaton High school

Electronic changeable copy signs are allowed only by special exception in the CF, commercial and industrial zoning districts. The applicant would rather have "E" zoning as opposed to "CF" because it will allow for a larger sign. Additionally, the Board of Adjustment will not allow both a variance to height and an electronic changeable copy sign to be considered. The table below describes the size of sign permitted within the "A-5" and "E" zoning districts.

Standards	"A-5" One-Family	"E" Neighborhood Commercial
<b>Size (Monument)</b>	Sign not to exceed 30 sf in area, shall be no higher than six feet above grade, and shall be placed a minimum of 10 ft. from the property line. Such signs shall not be placed within 20 ft. of drives providing ingress and egress to the property	(Max Height) 8 ft. (Width) 16 ft. Maximum advertised area: 96 sf Minimum ground contact 75%. On lots having more than 100 sf of street frontage, more than one detached sign may be install that such signs are at least 100 ft. apart and the total area of all signs does not exceed the maximum allowable sign area exceed 20 square feet in sign area.
<b>Size</b>	Not allowed	Max height 25 feet at ROW line and one additional

<b>(Freeway)</b>		foot in height for each one foot of setback, up to 35 ft.; Maximum width 24 feet; maximum advertised message area: 320 sf; Minimum ground contact: 25% of structures width
<b>Special Exception for Electronic Sign</b>	Not permitted	Permitted

**Site Information:**

Owner: Northwest ISD  
 PO Box 77070  
 Fort Worth, TX 76177  
 Agent: MJ Thomas Engineering, LLC  
 Acreage: 125.96  
 Comprehensive Plan Sector: Far Northwest

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial / vacant  
 East "J" Medium Industrial; "K" Heavy Industrial / US HWY 287  
 South "PD 564; "PD/A-5" for minimum lot sizes of 6000 sf / single-family, school  
 West "C" Medium Density Multifamily; "A-5" One-Family / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Willow Springs	Minor Arterial	Minor Arterial	No
Highway 287	State Highway	State Highway	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from "A-5" One-Family to "E" Neighborhood Commercial in order to request a Special Exception to install an electronic changeable copy sign. The property is located on Willow Spring, a minor arterial near the corner of US Hwy 287. Surrounding land uses vary with vacant land to the north and west, US Highway 287 to the east, and single-family to the south. The site was constructed recently and will remain a school facility.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Institutional. The proposed "E" zoning is appropriate for a school and consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

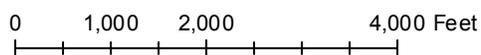
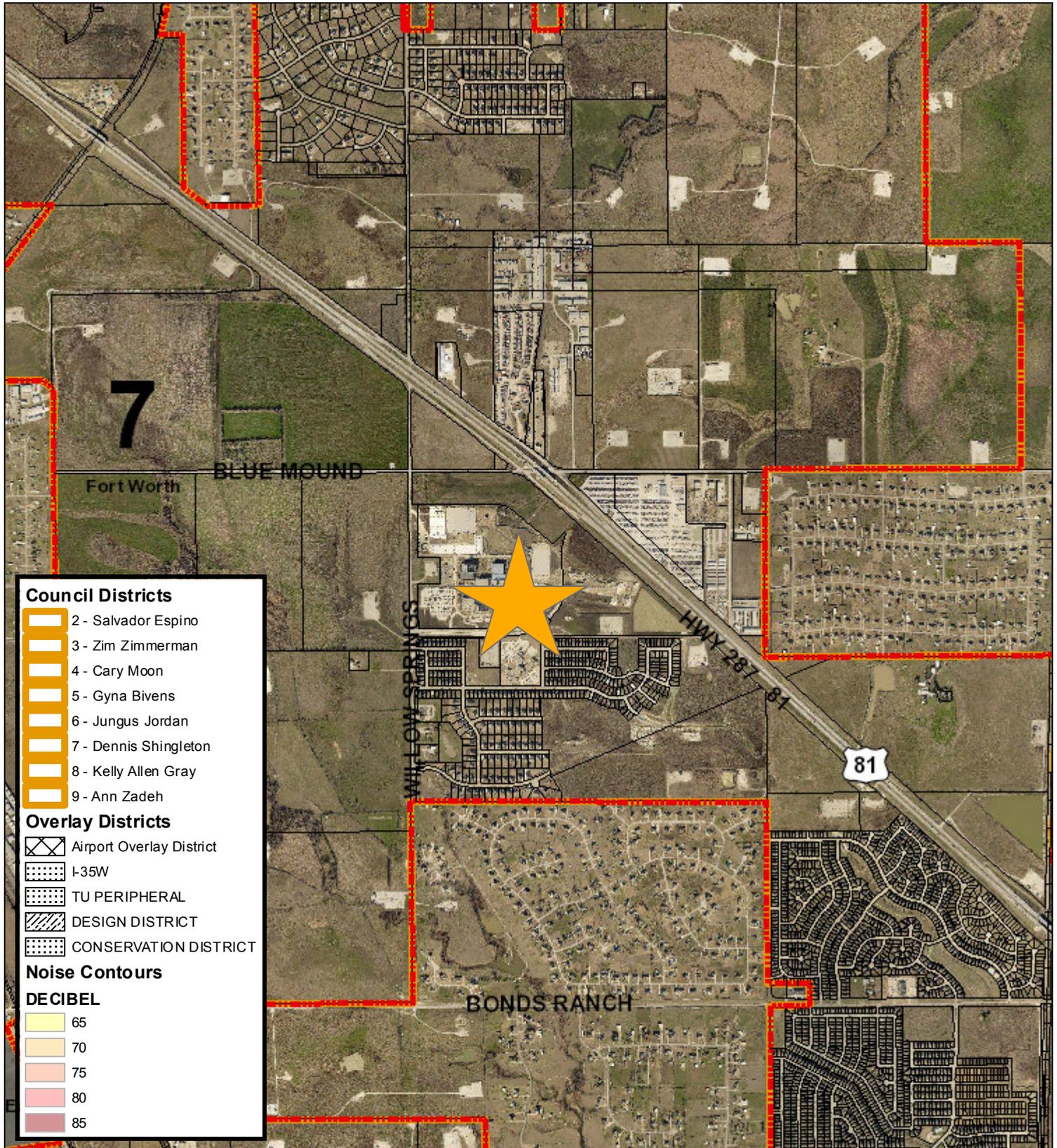
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

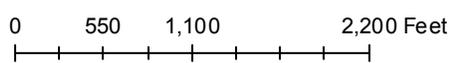
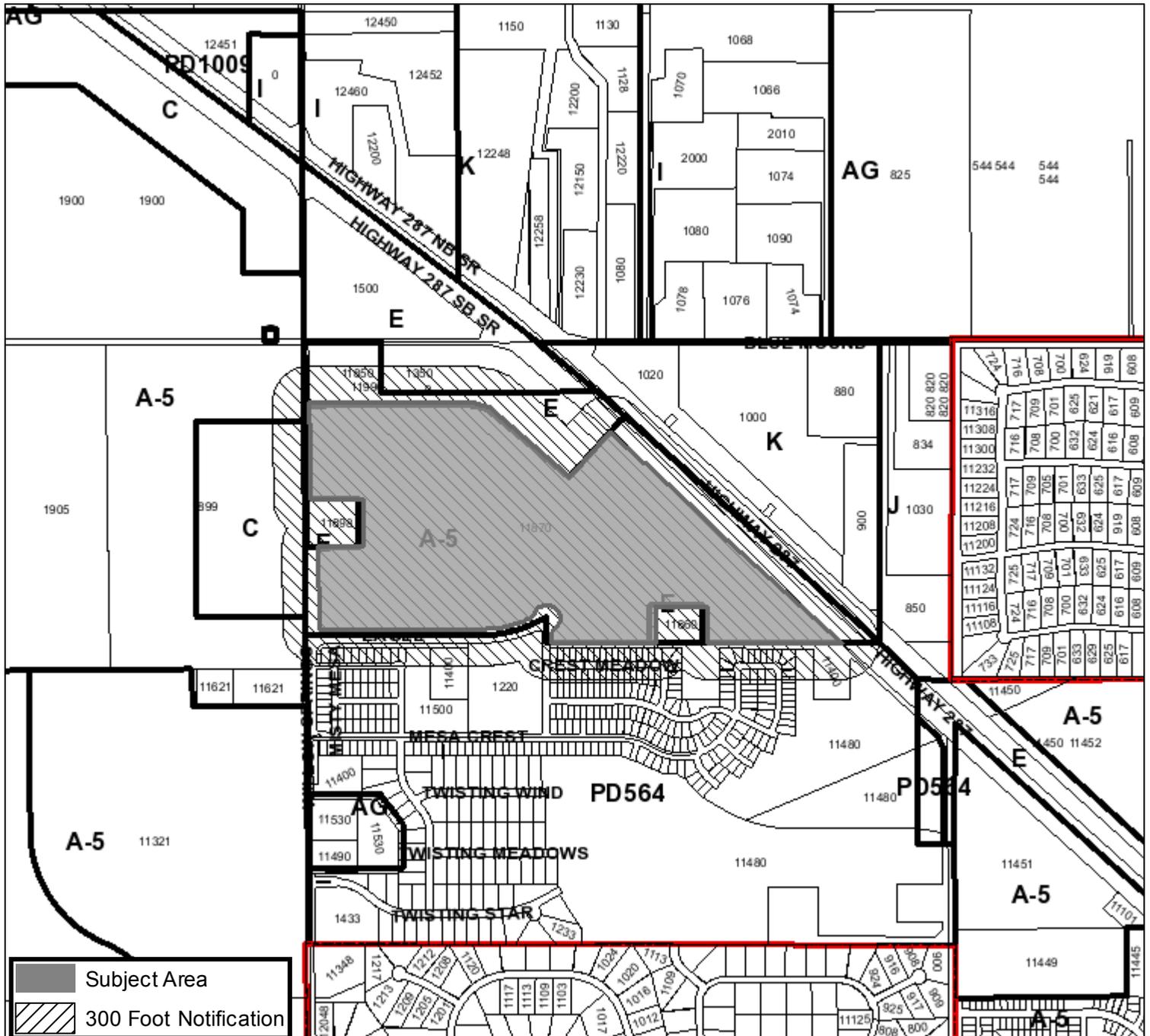
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map

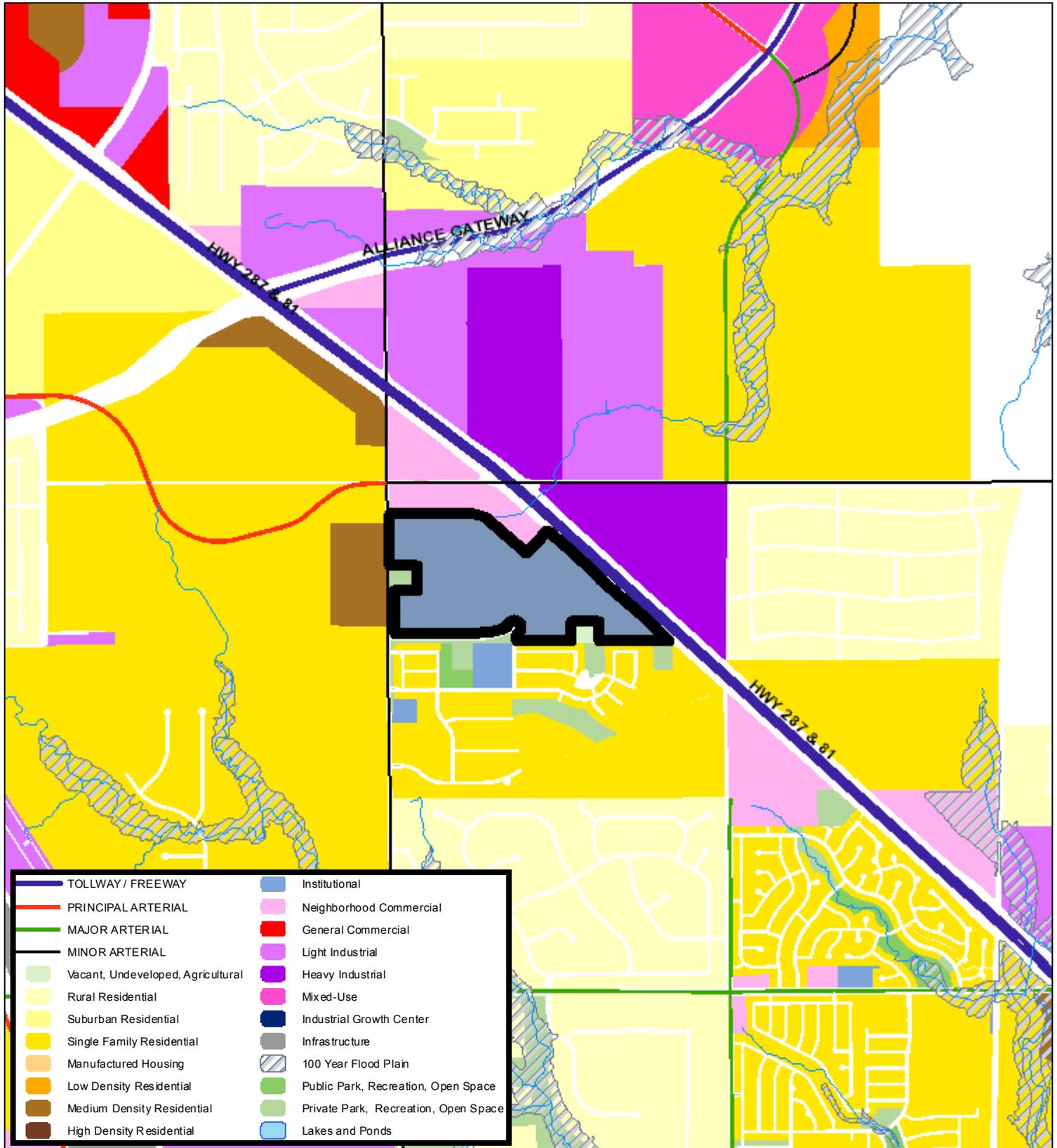


### Area Zoning Map

Applicant: Northwest Independent School District  
 Address: 1350 Eagle Boulevard (11870 Willow Springs Road)  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 125.96543303  
 Mapsco: 19FG  
 Sector/District: Far Northwest  
 Commission Date: 11/11/2015  
 Contact: 817-392-8043



### Future Land Use



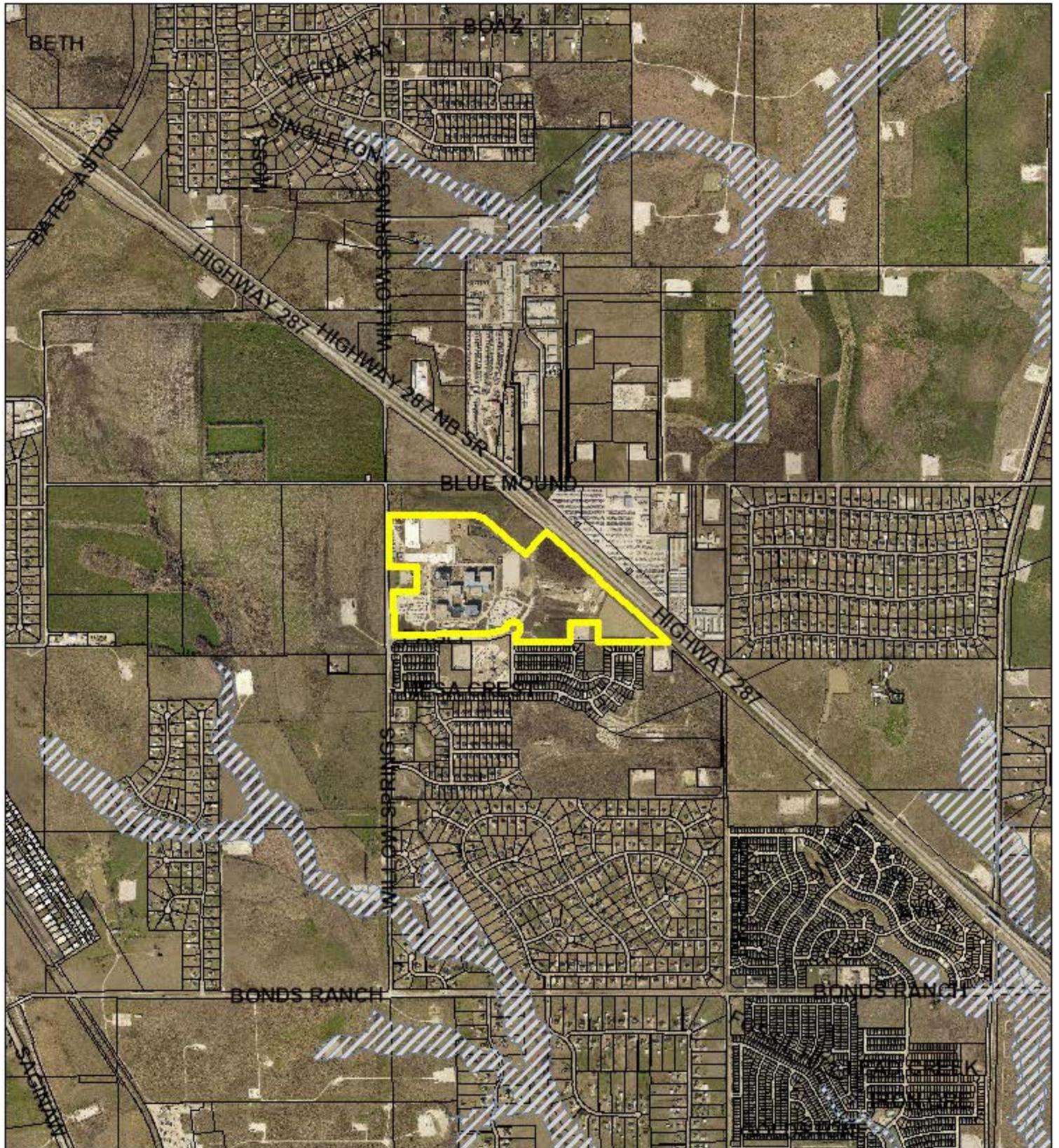
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

1,900 950 0 1,900 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 17, 2015.



## Aerial Photo Map



0 1,300 2,600 5,200 Feet



**9. ZC-15-146 Northwest Independent School District (CD 7) 1350 Eagle Boulevard (NISD High School No. 3 Addition, Block 1, Lot 1, 125.96 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

Michael Thomas, 4816 Whistler Drive, Fort Worth, Texas representing Northwest ISD explained to the Commissioners they are rezoning the High School and future middle school to “E” Neighborhood Commercial in order to allow for an LED sign through the BOA process.

Mr. Northern asked if he has reached out to the person in opposition and will the sign conform to city requirements. Mr. Thomas said no but they did reach out to the neighborhood association, he also mentioned the LED sign is mainly for the High School campus and that he knows they have to go to the Board of Adjustment.

Ms. McDougall asked if the sign will be lit all the time. Mr. Thomas said they will conform to city requirements as it pertains to lighting and will not be lit 24/7.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<b>ZC-15-146</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Cesar Ortiz	1157 Crest Meadow	In	Opposition		Sent letter in

**10. ZC-15-147 HD Development Properties LP (CD 4) 1151 Bridgewood Drive (Bridgewood Center Addition, Block 1, Lot 8, 10.93 Acres): from “G” Intensive Commercial and PD320 Planned Development/Specific Use for all uses in “G” Intensive Commercial plus outside storage as delineated on the site plan. No storage or display of merchandise at rear (east) side of the building; site plan required to Amend PD320 Planned Development for all uses in “G” with outdoor storage to expand outside storage of display areas; site plan included**

Carroll Craig, 3454 Fossil Park Drive, Fort Worth, Texas representing HD Development Properties LP explained to the Commissioners they want to expand in order to have shed displays and a pergola in the parking lot. She mentioned due to some legal issues they are requesting a 30 day continuance.

Mr. Edmonds asked if there will be any outside storage along the east side. Ms. Craig said there will be no storage along that area.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<b>ZC-15-147</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out</b>	<b>Position on case</b>		<b>Summary</b>