



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2011

Council District 7

Zoning Commission Recommendation:

Approved by a vote of 8-0

Opposition: None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: Eagle Mountain-Saginaw ISD

Site Location: 6129 Texas Shiner Rd. Mapsco: 46 G & H

Proposed Use: Existing Middle School

Request: From: "R-1" Zero Lot Line/Cluster

To: "CF" Community Facilities

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "R-1" Zero Lot Line/Cluster to "CF" Community Facilities to align the use with the most sign flexibility and to permit the request a special exception for an electronic changeable copy sign if preferred. The property contains a middle school built in 2008.

Site Information:

Owner: Eagle Mountain-Saginaw ISD
1200 Old Decatur Road
Fort Worth, Texas 76179

Agent: Michael Wilson/Teague Nall & Perkins
Acreage: 29.17 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:
North "R1" Zero Lot Line/Cluster / single-family
East "R1" Zero Lot Line/Cluster / vacant
South "R1" Zero Lot Line/Cluster / vacant
West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

BOA History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Texas Shiner	2 way, Residential	Residential	No
Bowman Roberts	2 way; Collector	Collector	No

Public Notification:

The following Neighborhood Associations were notified:

Bowman Estates
Marine Creek Ranch
Fort Worth Stone Creek Ranch

Eagle Mountain Alliance
Eagle Mountain-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "CF" Community Facilities. Surrounding land uses are primarily single-family and vacant. Schools are allowed within any zoning district, however; the proposed rezoning will align the most optimal zoning district with use and allow for sign flexibility.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as institutional. The requested zoning change is consistent with the following Comprehensive Plan policy.

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

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

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

Attachments:

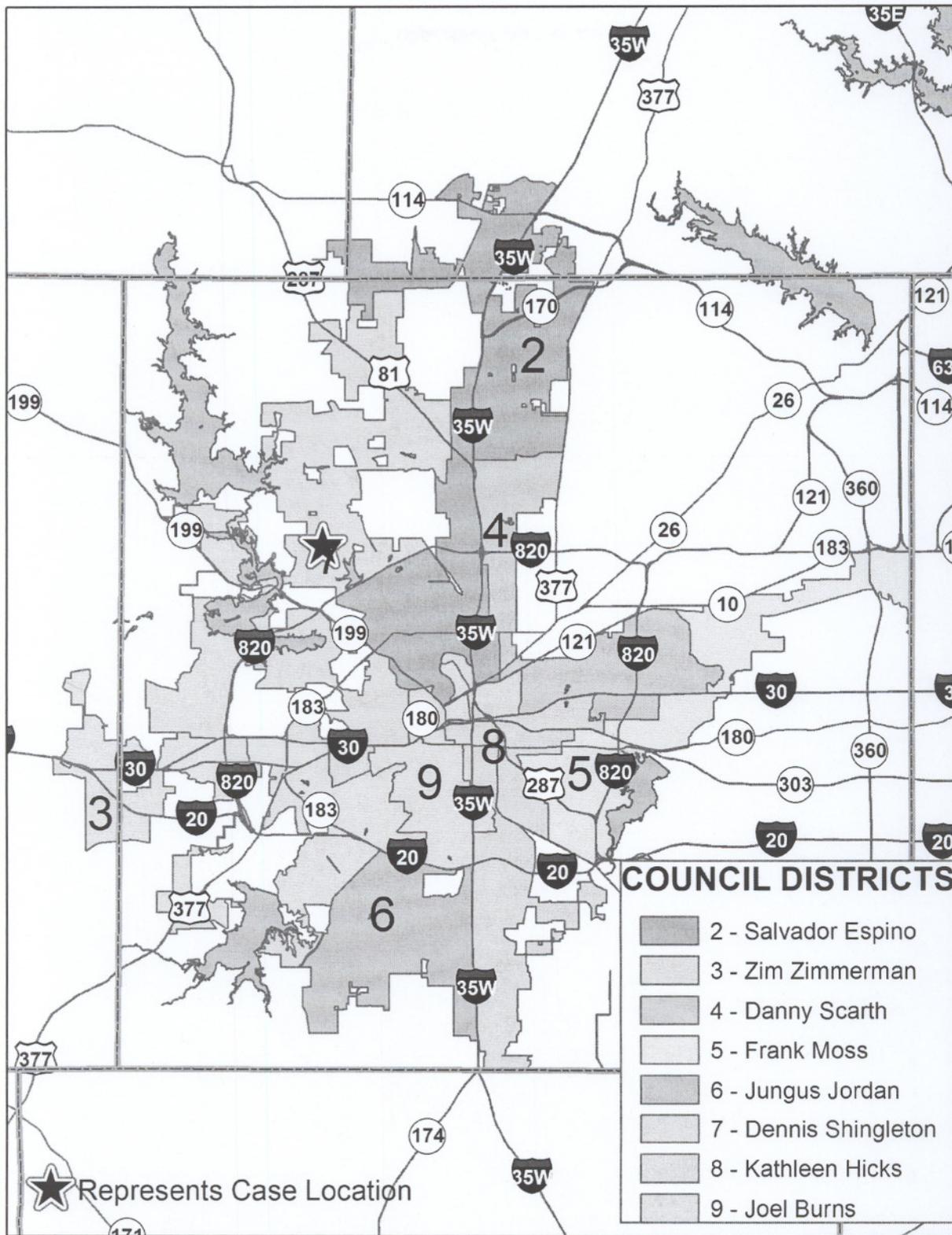
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-107

Location Map

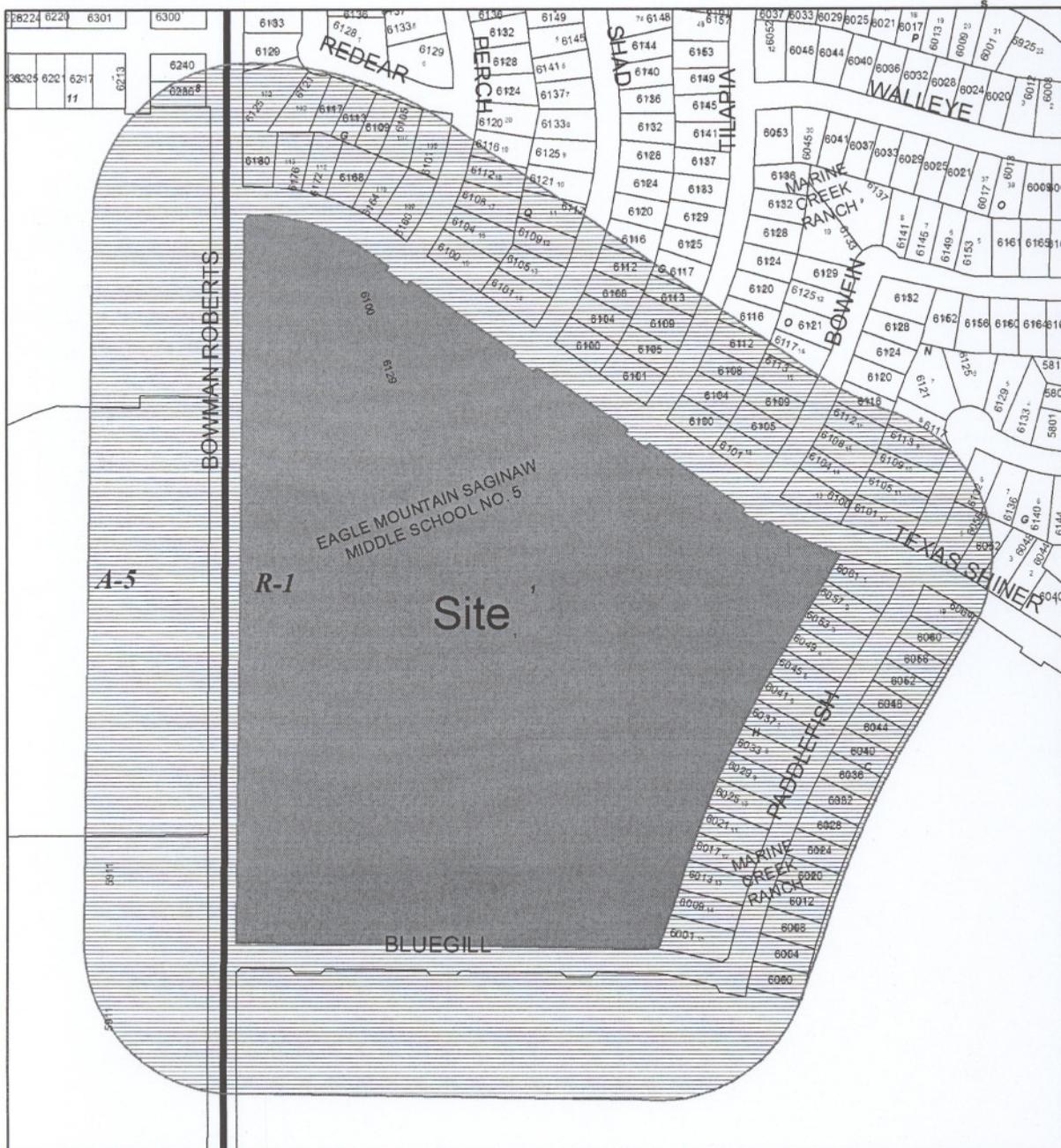




Area Zoning Map

Applicant: Eagle Mountain-Saginaw ISD
Address: 6129 Texas Shiner Road
Zoning From: R1
Zoning To: CF
Acres: 27.40591441
Mapsc0: 46GH
Sector/District: Far Northwest
Commission Date: 10/12/2011
Contact: 817-392-8043

 300 Ft. Buffer

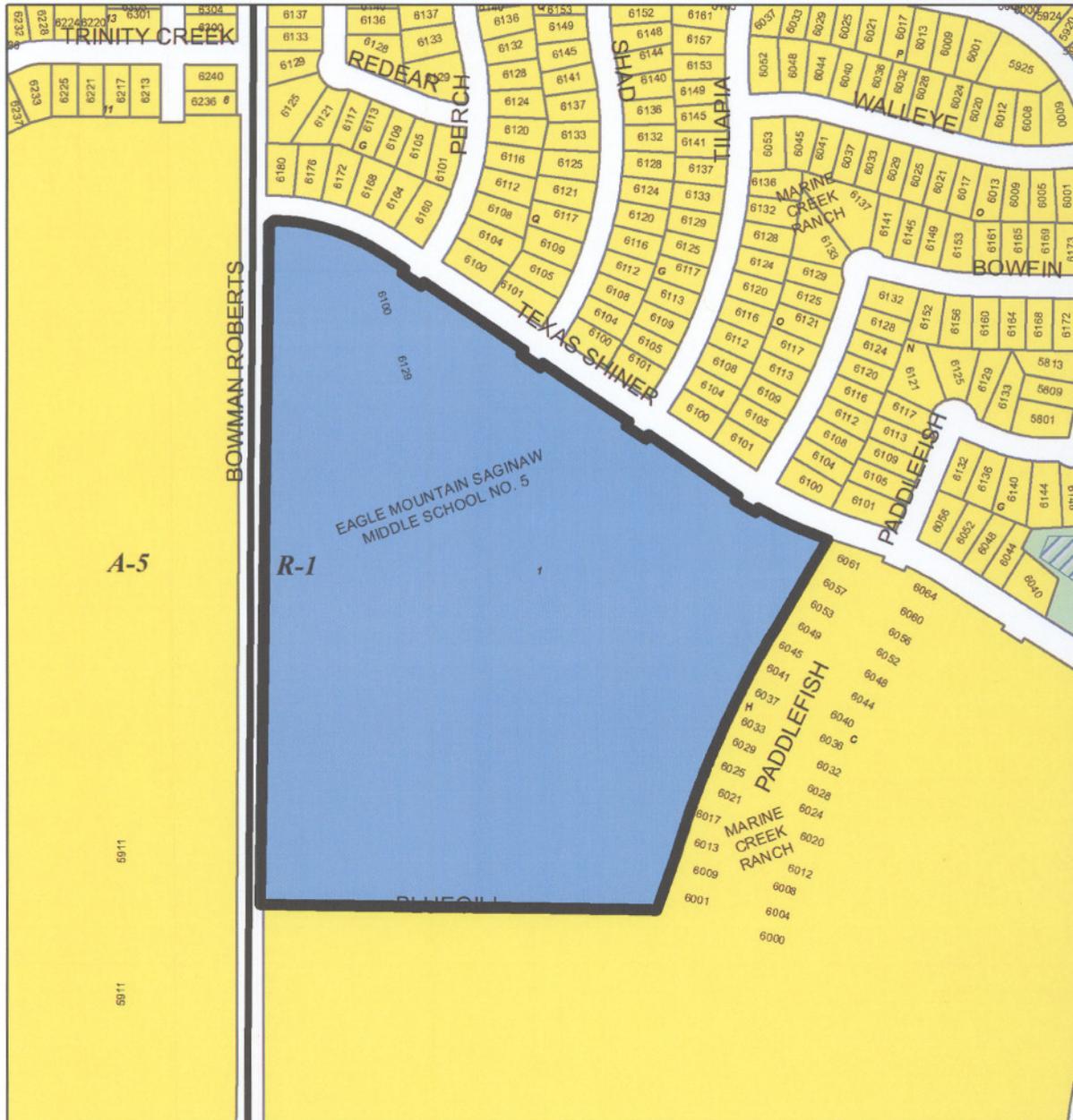




6129 Texas Shiner Road

Future Land Use

ZC-11-107



- 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



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





Aerial Photo Map



10. ZC-11-107 Eagle Mountain-Saginaw ISD (CD 7)- 6129 Texas Shiner Road (Eagle Mountain-Saginaw Middle School #5 Addition, Block 1, Lot 1, 27.40 Acres): from "R1" Zero Lot Line/Cluster to "CF" Community Facilities

Mike Wilson. 1100 Macon Street, Fort Worth, Texas representing Eagle Mountain-Saginaw ISD explained to the Commissioners the request to rezone an existing middle school to CF to be more consistent with the use of the property.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

11. ZC-11-108 Realty Capital Golden Beach, Ltd. (CD 2)- 4401 Golden Triangle Boulevard (J. R. Knight Survey, Abstract 902, 17.65 Acres): from "CF" Community Facilities and "E" Neighborhood Commercial to "AR" One-Family Restricted

Gena Terrell, 5751 Kroger Drive, Suite 185, Keller, Texas representing Realty Capital Golden Beach explained to the Commissioners they are requesting to rezone certain properties to AR from CF and E for single-family development.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 8-0.

12. ZC-11-109 Texas Christian University (CD 9)- 3501 and 3549 Bellaire Drive North (TCU Addition, Block 12, Lot 2R and Plaza Bellaire Condos, Lots 6 - 12, 5.90 Acres): from "PD-667" Planned Development for all uses in "C" Medium Density Multifamily plus parking for TCU, "PD-668" Planned Development for all uses in "D" High Density Multifamily plus parking for TCU, and "MU-1" Low Intensity Mixed Use to "CF" Community Facilities

Barry Hudson. 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Texas Christian University explained to the Commissioners the request to rezone certain properties to CF to align with the main campus. The current plan is to build three residence halls for student housing. Two of the halls are already in CF with a portion of the third hall encroaching into the PD zoning.

Mr. Edmonds asked where the stadium is located. Mr. Hudson said to the north just off of the zoning map.

Terry Grisham, 3559 Grisham Way, Fort Worth, Texas property owner to the west of the existing parking lot spoke in opposition. He explained when he purchased his property it was all zoned multifamily. He wanted to know why they are rezoning the property if the dorms are not going to touch the boundary proposed. Mr. Grisham explained to the Commissioners a couple of incidences that happened to his property a few months ago one of them causing serious damage to the lower unit. The other was displayed through a video clip relating to the parking lot which