



# FORT WORTH

# Neighborhood Notification

**Case Number: ZC-25-204**

**Council District: 11 – Jeanette Martinez**

## ZONING CHANGE REQUEST

**Owner/Applicant:** Fort Worth ISD /Warren Ellis, JSA Development Group, LLC

**Site Location:** 519 E Butler Street /600 block E. Ripy Street

**Request:**

Current Zoning: "A-5" One-Family Residential

Proposed: "PD" for all uses in "CF" Community Facilities excluding government maintenance facility, ambulance dispatch station, blood bank, hospice, hospital, nursing home with full medical services, medical supplies/equipment sales or rental, golf course, golf driving range, water supply treatment or storage facility, and parking area or garage storage commercial or auxiliary, with development standards for parking in the front yard, fences up to 10 feet tall in the projected front yard setback, and landscaping location along S. Jones Street, site plan included

**Proposed Use:** New Elementary School & Monument Sign (All uses within "CF" district are allowed)

**For More Information please contact:**

Case Manager      Beth Knight      817-392-8190

## Public Hearing Dates

|                          |                   |
|--------------------------|-------------------|
| <b>Zoning Commission</b> | January 14, 2026  |
| <b>City Council</b>      | February 10, 2026 |

## Public Notification

A zoning change is requested for the property shown on the attached maps. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

1. Attend the public hearing to present your views and opinions or observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action



**FORT WORTH®**

# Neighborhood Notification

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

## Organizations Notified

| Organizations Notified       |  |
|------------------------------|--|
| Carter Park NA               | Brentmoor NA                                       |
| Worth Heights NA             | Streams And Valleys Inc                            |
| Trinity Habitat for Humanity | Hemphill Corridor Development Collaborative        |
| Southeast Fort Worth Inc     | Berry Street Initiative                            |
| Fort Worth ISD               | United Communities Association of South Fort Worth |
|                              |  |
|                              |  |



ZC-25-204

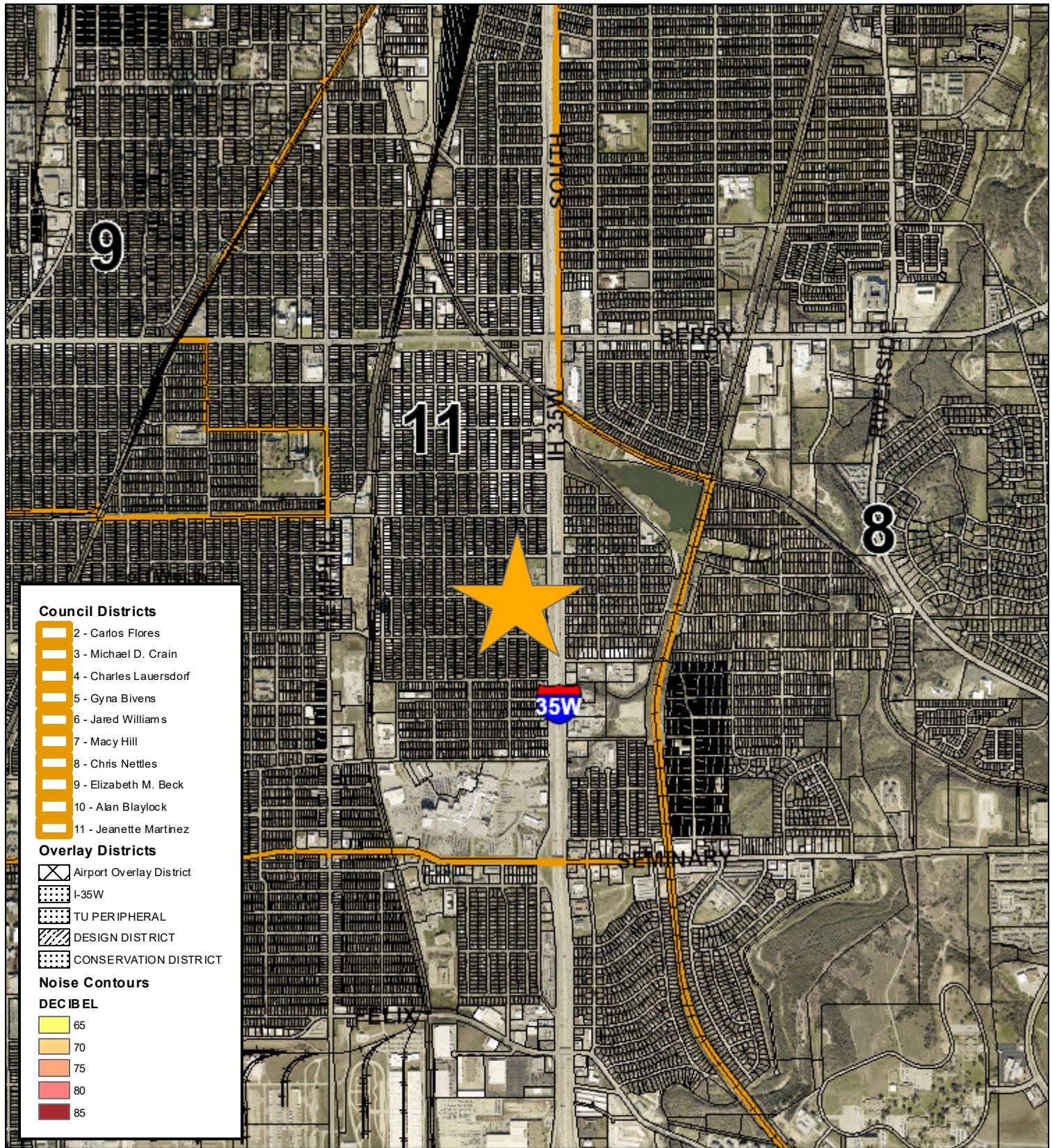
## Aerial Photo Map



0 175 350 700 Feet



**Area Map**



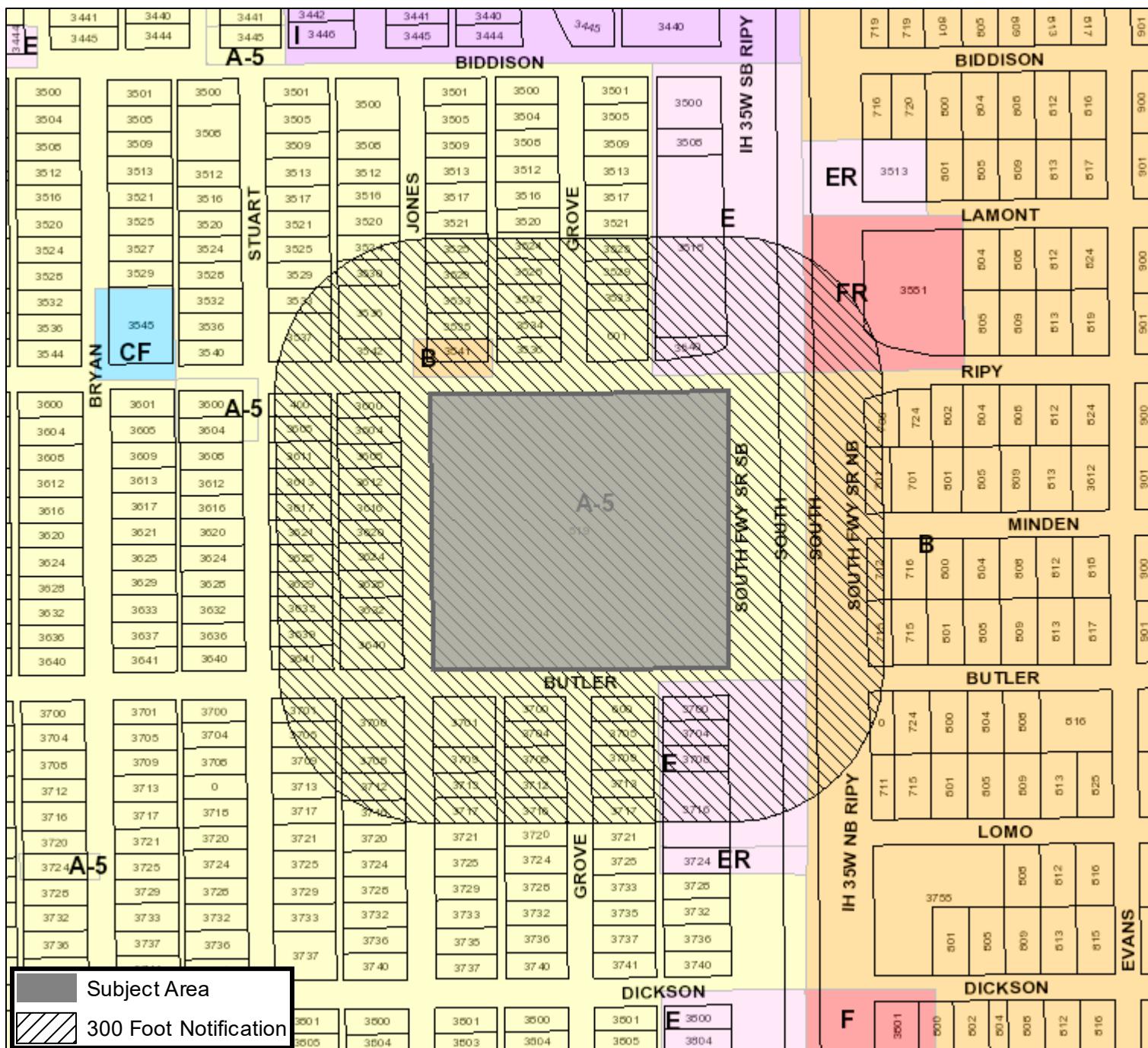
0 1,000 2,000 4,000 Feet



ZC-25-204

## Area Zoning Map

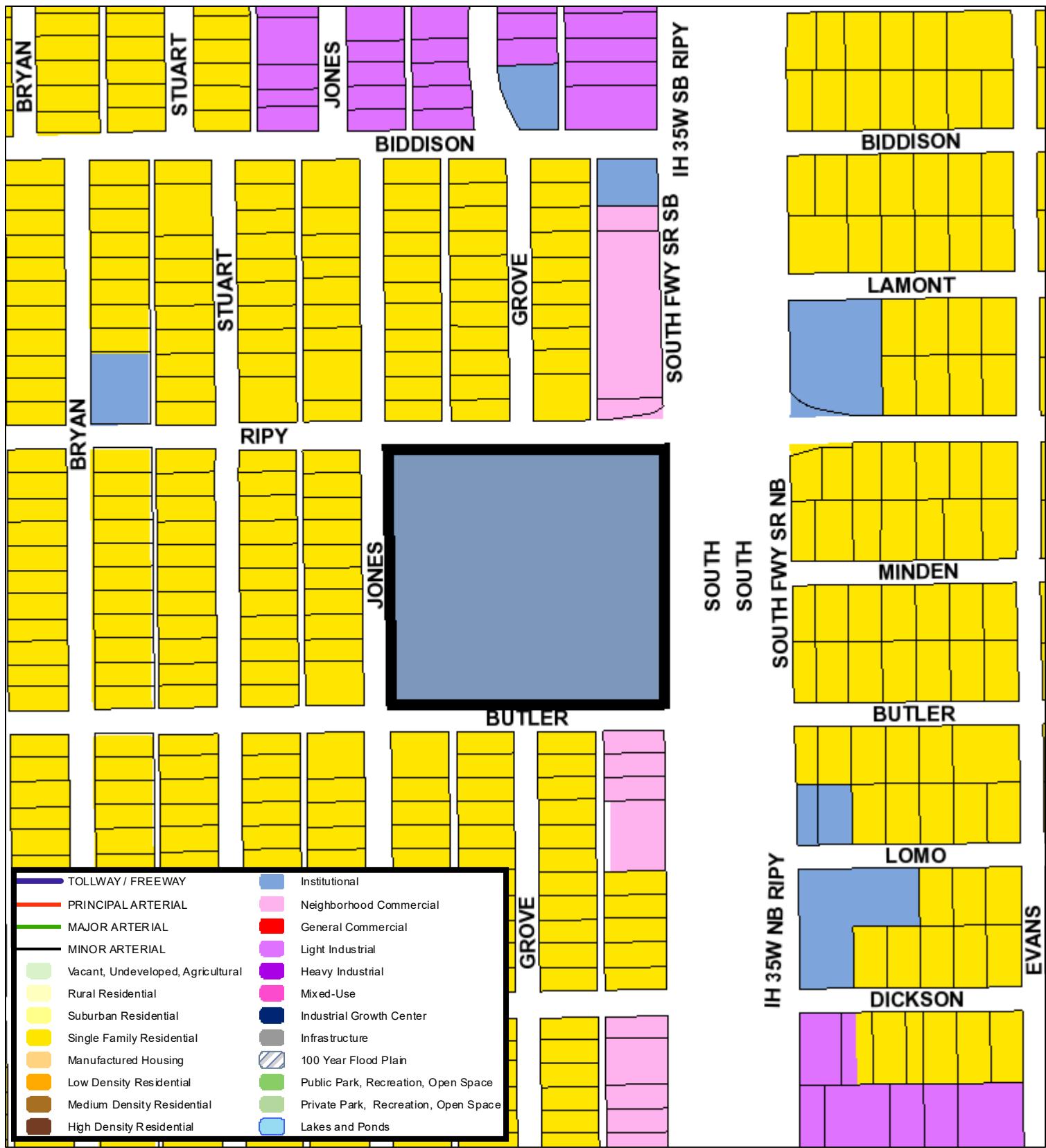
Applicant: Fort Worth ISD/JSA Development Group LLC  
 Address: 519 E. Butler Street/600 block E. Ripy Street  
 Zoning From: A-5  
 Zoning To: PD for certain CF uses with development waivers for setbacks, parking, and signage  
 Acres: 7.197  
 Mapco: Text  
 Sector/District: Southside  
 Commission Date: 1/14/2026  
 Contact: 817-392-8190





ZC-25-204

## Future Land Use



275 137.5 0 275 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: 12/23/2025 12:35:30 PM



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Ft. Worth Independent School District

Mailing Address 7060 Camp Bowie Blvd. City, State, Zip Ft. Worth, TX 76116

Phone 817.814.2000 Email Kellie.spencer@fwisd.org

**APPLICANT** Ft. Worth Independent School District

Mailing Address 7060 Camp Bowie Blvd. City, State, Zip Ft. Worth, TX 76116

Phone 817.814.2000 Email Kellie.spencer@fwisd.org

**AGENT / OTHER CONTACT** Warren Ellis - JSA Development Group, LLC

Mailing Address 8700 Stonebrook Parkway #364 City, State, Zip Frisco, TX 75034

Phone 469.305.1846 Email Warren@jsadevelopmentgroup.com

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

## PROPERTY DESCRIPTION

Site Location (Address or Block Range): 519 E. Butler Street, Ft. Worth Texas 76110

Total Rezoning Acreage: 7.197 ac.  I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): Lot 1, Blk 10R Worth Heights Addition

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: 7.197 acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

NO – NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_ acres

## APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

| <b>Zoning Change Application</b>   | <b>Site Plan Amendment</b>   |
|--|--|
| <input type="checkbox"/> Rezoning from one standard zoning district to another<br><input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District<br><input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay<br><input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP | <input type="checkbox"/> Submitting a required site plan for an existing PD<br><i>(no change to development standards or waivers)</i><br><input type="checkbox"/> Amending a previously approved PD or CUP site plan<br>Existing PD or CUP Number: _____<br>Previous Zoning Case Number: _____ |

## DEVELOPMENT INFORMATION

Current Zoning District(s): A-5 One Family Proposed Zoning District(s): PD for CF Certain Community Facilities

Current Use of Property: Existing Elementary School

Proposed Use of Property: Construction of a new Elementary School

### For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: CF Certain Community Facilities uses

Land Uses Being Added or Removed: None

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

The District is requesting the following waiver to the development standards and regulations to the required yard setbacks requirements. We are requesting a reduction to the front yard setbacks on S. Jones Street and E. Ripy Street. The reduction in the setbacks will allow for the following in the required setback: off-street parking lot along E. Ripy Street, the play ground equipment and fencing which includes a portion of a 10-foot wall, to be placed in the required yard along S. Jones Street and the school's monument sign on E. Butler Street.

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

### For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

- A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The request for a Planned Development District for CF certain Community Facilities will allow for the construction of a new 97,809 square foot elementary school on the existing campus. The 7.197 acre site is currently developed with an existing 2-story, 77,000 square foot elementary school. The existing school will continue to operate while the new school is under construction. The student enrollment will increase from approximately 440 students to 750 students and the number of classrooms will decrease from 41 classrooms to 35. The increase in the total square footage of the new campus by approximately 20,809 square feet, given that the number of classrooms are being reduced by 6, is attributed to the following: 1. larger common spaces such as a Media Center, Gymnasium with its required storm shelter program and larger cafeteria and kitchen, 2. wider corridors and hallways compared to the existing building, 3. additional programmatic elements for the new school such as collaboration spaces and 4. even though the existing campus has more classrooms, many of them are smaller than those planned for in the new campus. The 2-story, 97,809 square foot elementary school will be constructed near E. Ripy Street. The maximum height will not exceed 35 feet. The surrounding land uses consist of single-family uses to the north, south and west of the proposed site. West of the proposed site is Interstate 35W.

The District is requesting a waiver of the front yard setbacks from the development standards and regulations. These standards include the reduction of the front yards setbacks on both S. Jones Street and E. Ripy Street. The reductions in setbacks will allow for off-street parking in the required yard along E. Ripy Street, allow for play ground equipment, fencing which includes a portion of a 10-foot wall, to be placed in the required yard along S. Jones Street and the school's monument sign on E. Butler Street. All remaining regulations to the yard, lot and space requirements will remain in compliance with the development code standards.

In addition, the existing number of off-street parking spaces will remain while the new school is under construction. The new off-street parking spaces will be constructed after the demolition of the existing campus. The construction of the off-street parking spaces required for the new school will be completed during the summer and before the new academic year.

Campus access has been designed to incorporate two separate drop-off and pick-up areas, mitigating the potential conflicts between vehicular and bus traffic for parents, students and staff. The primary ingress and egress for the buses to drop-off and pick-up the students is designated on the north side of the campus along E. Ripy Street. The ingress and egress access points for the parents drop-off and pick-up is located on the south side of the campus on E. Butler street. A TIA memo have been reviewed and approved by city staff and is included in the application. The TIA memo does reflect that other than the proposed school driveways, no other roadway improvements have been proposed in the vicinity of the proposed development site. A Traffic Management Plan will be submitted when the report has been completed.

The monument sign for the school is planned for the corner of South Freeway and E. Butler Street, pending the School District's final approval. An alternative location has been identified on E. Butler Street near the school's entrance. In addition, the monument sign will comply with the city's sign Ordinance requirements. Finally, construction of the proposed detention pond is planned for the project's final phase.

## ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case?  Yes  No If yes, please explain:

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2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?  Yes  No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. (Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)

3. Have you contacted the relevant Council Member to discuss your proposal?  Yes  No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?  Yes  No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

*¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted)  Sí  No*

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* Spanish

6. The following items are required with your application. Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - Site Plan meeting requirements of attached checklist (pages 7-8)
  - A list of all waiver requests with specific ordinance references

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

**SIGN INSTALLATION AUTHORIZATION**

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): 

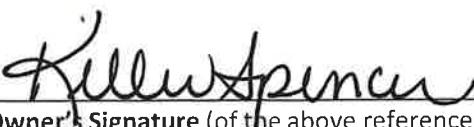
Owner's Name (Printed): Kellie Spencer

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

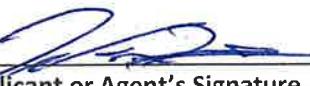
AUTHORITY IS HEREBY GRANTED TO (NAME) Warren Ellis, JSA Development Group, LLC ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

Lot 1, Blk 10R Worth Heights Addition

(CERTIFIED LEGAL DESCRIPTION)

  
Owner's Signature (of the above referenced property)

Kellie Spencer  
Owner's Name (Printed)

  
Applicant or Agent's Signature

Warren Ellis  
Applicant or Agent's Name (Printed):

twp  
GRAPHIC SCALE  
30 0 15 30 60  
GRAPHIC SCALE: 1" = 30'

| SITE DATA                      |               |
|--------------------------------|---------------|
| TOTAL LAND AREA:               | 7.06 AC       |
| ULTIMATE CONDITION INFORMATION |               |
| TOTAL BUILDING AREA            | 90,809 SF     |
| LOT COVERAGE                   | 30% (2.08 AC) |
| NUMBER OF STORIES              | 2             |
| BUILDING HEIGHT                | 34'-4"        |
| FRONT SETBACK                  | 20' MIN       |
| REAR SETBACK                   | 5' MIN        |
| SIDE SETBACK                   | 5' MIN        |

| PARKING DATA            |                         |
|-------------------------|-------------------------|
| PARKING SPACES:         | 2.5 SPACE PER CLASSROOM |
| CLASSROOMS:             | 35                      |
| REQUIRED PARKING:       |                         |
| 2.5 * 35 CLASSROOMS =   | 88 REQUIRED             |
| HANDICAP SPACES =       | 4 REQUIRED              |
| TOTAL REQUIRED =        | 92 REQUIRED             |
| PROVIDED PARKING:       |                         |
| TOTAL STANDARD PARKING: | 98 SPACES               |
| TOTAL HANDICAP PARKING: | 6 SPACES                |
| TOTAL PARKING:          | 104 SPACES              |

This document is for interim review and is  
not intended for construction, bidding or  
permit purposes.

MATTHEW G. MANTONG P.E. Date: NOV 2025

Tx. Reg. # 146154

PROJECT

FWISD WORTH  
HEIGHTS  
ELEMENTARY SCHOOL  
519 EAST BUTLER STREET,  
FORT WORTH, TEXAS  
76110

XXXXXX - XXXXXX XX, 202X

ISSUE CHART

MARK ISSUE DATE  
Job Number XXXXX.000  
TITLE

OVERALL SITE PLAN

SHEET NUMBER

C1.01

# OVERALL SITE PLAN

FOR  
WORTH HEIGHTS ELEMENTARY SCHOOL  
FORT WORTH INDEPENDENT SCHOOL DISTRICT