



EAGLE MOUNTAIN SAGINAW ISD

Fostering a Culture of Excellence

October 18, 2022

Councilman Carlos Flores
200 Texas Street
Fort Worth, TX 76102

Dear Councilman Flores:

The Eagle Mountain-Saginaw ISD would like to provide information and ask for your support of the District regarding two current zoning cases within District 2 that could potentially negatively impact our District and the greater community.

ZC-22-165 is a 17+ acre tract located at 5851 North Freeway and is currently zoned as "G" Intensive Commercial. The proposed zoning would change this tract to "D" High Density Multifamily. The original zoning per the City of Fort Worth Comprehensive Plan was "Mixed Use" so no additional students were included in the District's long-range enrollment projections and planning for this area. The proposed zoning would allow for up to 563 multifamily units that could yield approximately 197 additional students to be absorbed into Northbrook Elementary. This school currently has 570 students with a capacity of 780 and the impact of 197 additional elementary students from this development would result in this school being at capacity, with no room for growth coming from single-family neighborhoods. The District is in opposition of this request as it could potentially cause enrollment capacity issues. This District cannot plan for our new students effectively without good information from the City. Ignoring the current zone and the Comprehensive Plan places the District in a difficult position to serve our students. We would greatly appreciate your opposition to this zoning change request at the November 8, 2022 meeting.

ZC-22-157 is an 83-acre tract located at 4800-4900 Old Decatur Road, currently zoned "E, F, PD 1184/5" Neighborhood and General Commercial and Planned Development. The proposal is requesting a zoning change to "PD/C & F" Planned Development and General Commercial. The developer states the requested change would reduce the number of allowable multifamily units but is needed for the type of development they are proposing. At a recent HOA/neighborhood meeting hosted by the developer, Greystar Development Central, several residents shared concerns about the traffic impact on Old Decatur Road, a road they contend has already exceeded a safe, and neighborhood-friendly capacity. The developer explained that Greystar would fund the upgrades to Old Decatur Road for the sections in front of their development. The residents' traffic concerns extend farther north to Longhorn Road and without those improvements happening before, or simultaneously with Greystar's improvements, the residents will not support this zoning change.



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While the District believes the improvements to Old Decatur Road offered by Greystar would be beneficial to that area, we support our residents in their opposition. If the infrastructure challenges were overcome in alignment with the local neighborhoods affected, then the District would strongly consider support of this project. The road infrastructure of Old Decatur Road continues to be a source of frustration for the community. This development could either improve those conditions or could make them much worse. We greatly appreciate your assistance with both zoning cases. If you have any questions, please do not hesitate to reach out to us.

Sincerely,

Dwayne Jones
Director of Operations
Eagle Mountain-Saginaw ISD

Cc: Jim F. Chadwell, Ed.D., Superintendent