



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 5, 2012

Council District 7

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: none

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: White Settlement ISD

Site Location: 9850 Legacy Drive Mapsco: 58U,V

Proposed Use: High School

Request: From: "C" Medium Density Multifamily

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 to CF so that they are permitted to apply for a Special Exception to install an electronic sign for the High School. The property is across the street from A-5 and B zoning districts.

Site Information:

Owner: White Settlement ISD
401 S. Cherry Lane
White Settlement, TX 76108

Agent: VLK Architects/Sloan Harris
Acreage: 14.15 ac
Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / single-family
- East "PD-654" Planned Development for I uses with exclusions and "G" Intensive Commercial / vacant
- South "A-5" One-Family / single-family
- West "B" Two-Family / single-family

Public Notification:

The following Neighborhood Associations were notified:

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Academy Blvd	Major Arterial	Major Arterial	No
Legacy Dr.	Minor Arterial	Minor Arterial	No

Development Impact Analysis:

1. **Land Use Compatibility**

Surrounding land uses are predominantly single-family with vacant tracts. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as institutional. The proposed "CF" zoning is consistent with the following Comprehensive Plan policy.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 37)

Based on the conformance with the future land use map and 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:

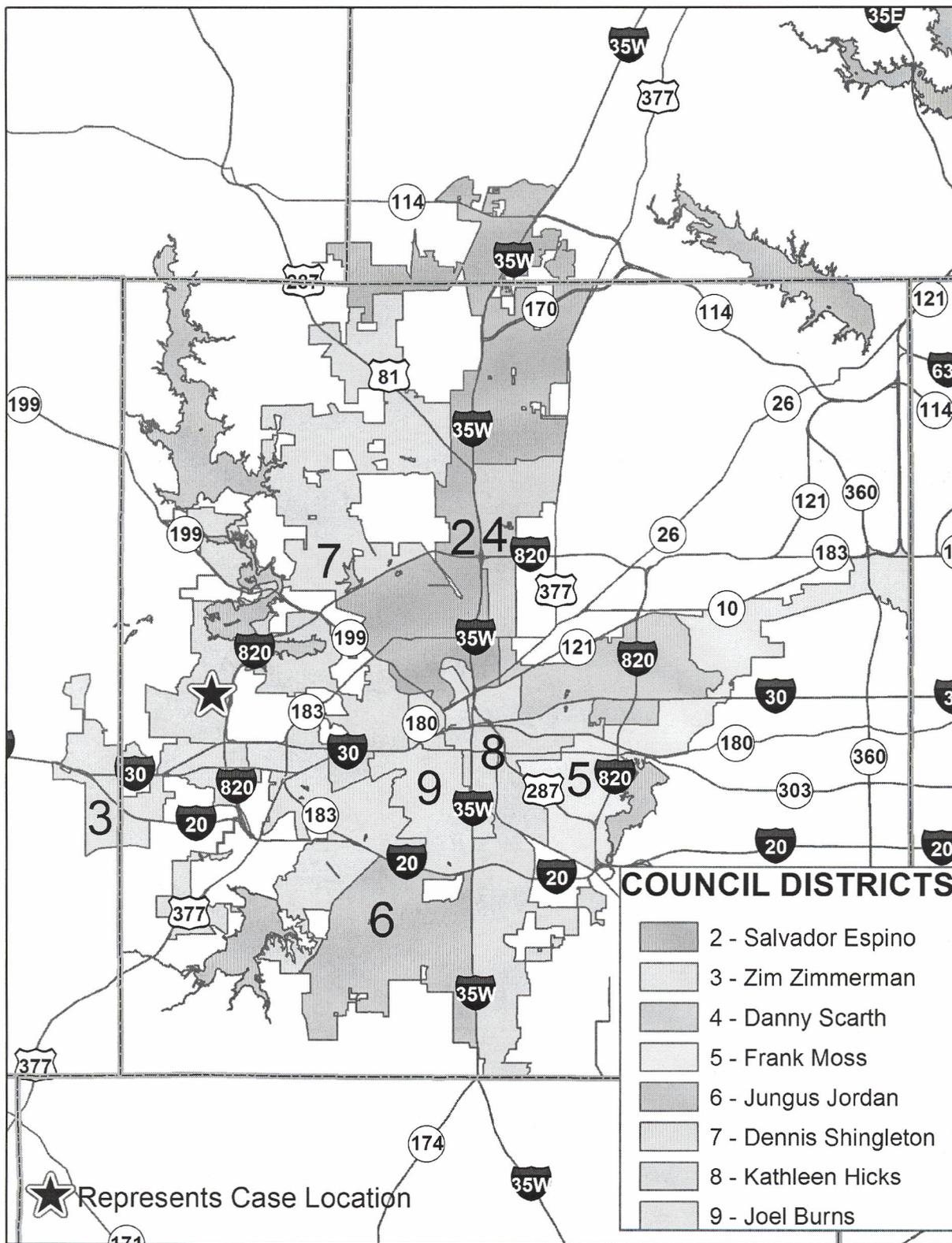
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-12-039

Location Map

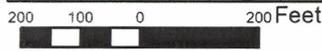
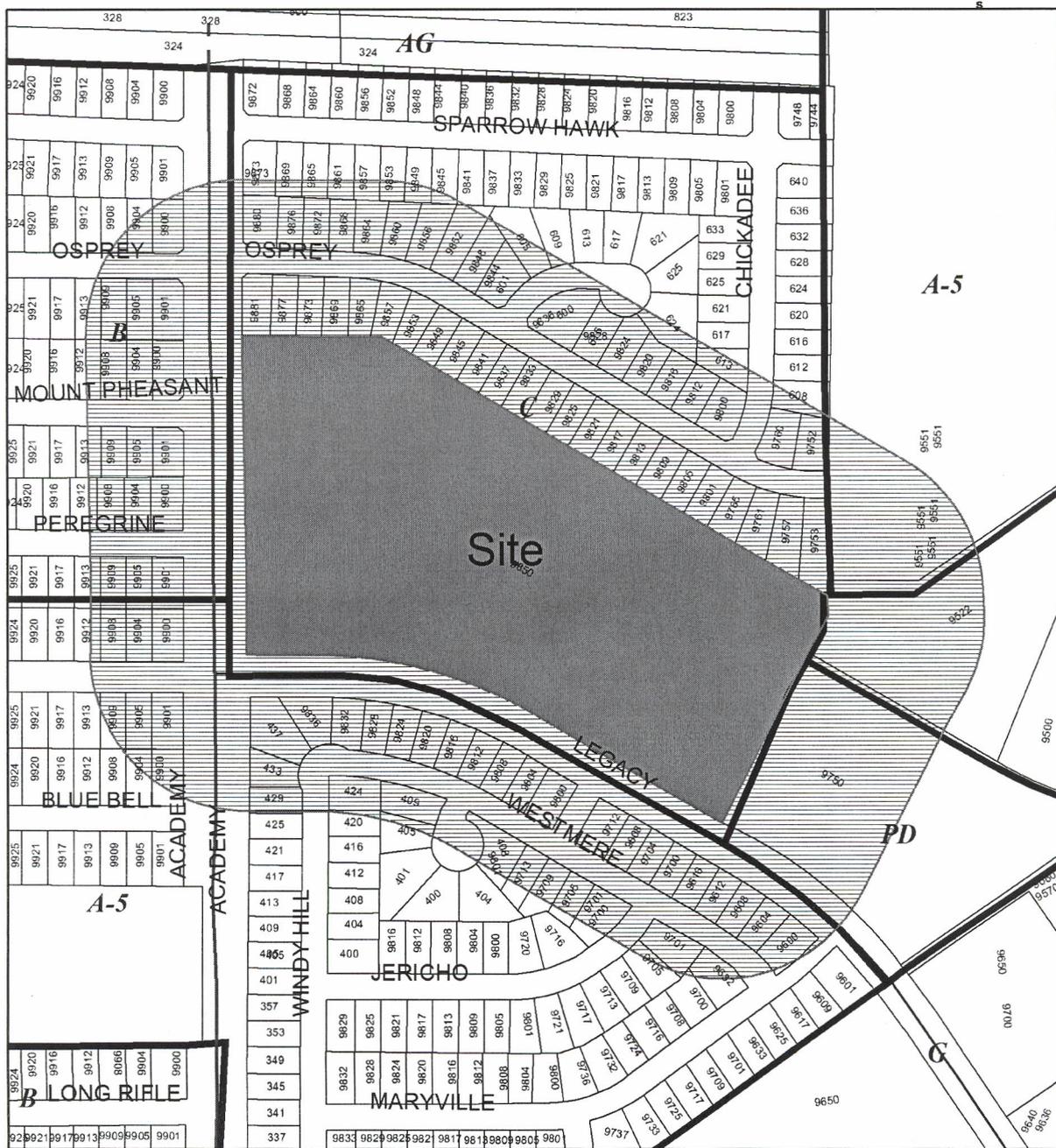




Area Zoning Map

Applicant: White Settlement ISD
Address: 9850 Legacy Drive
Zoning From: C
Zoning To: CF
Acres: 13.61186649
Mapsc0: 58UV
Sector/District: Far West
Commission Date: 05/09/2012
Contact: 817-392-2495

 300 Ft. Notification Buffer

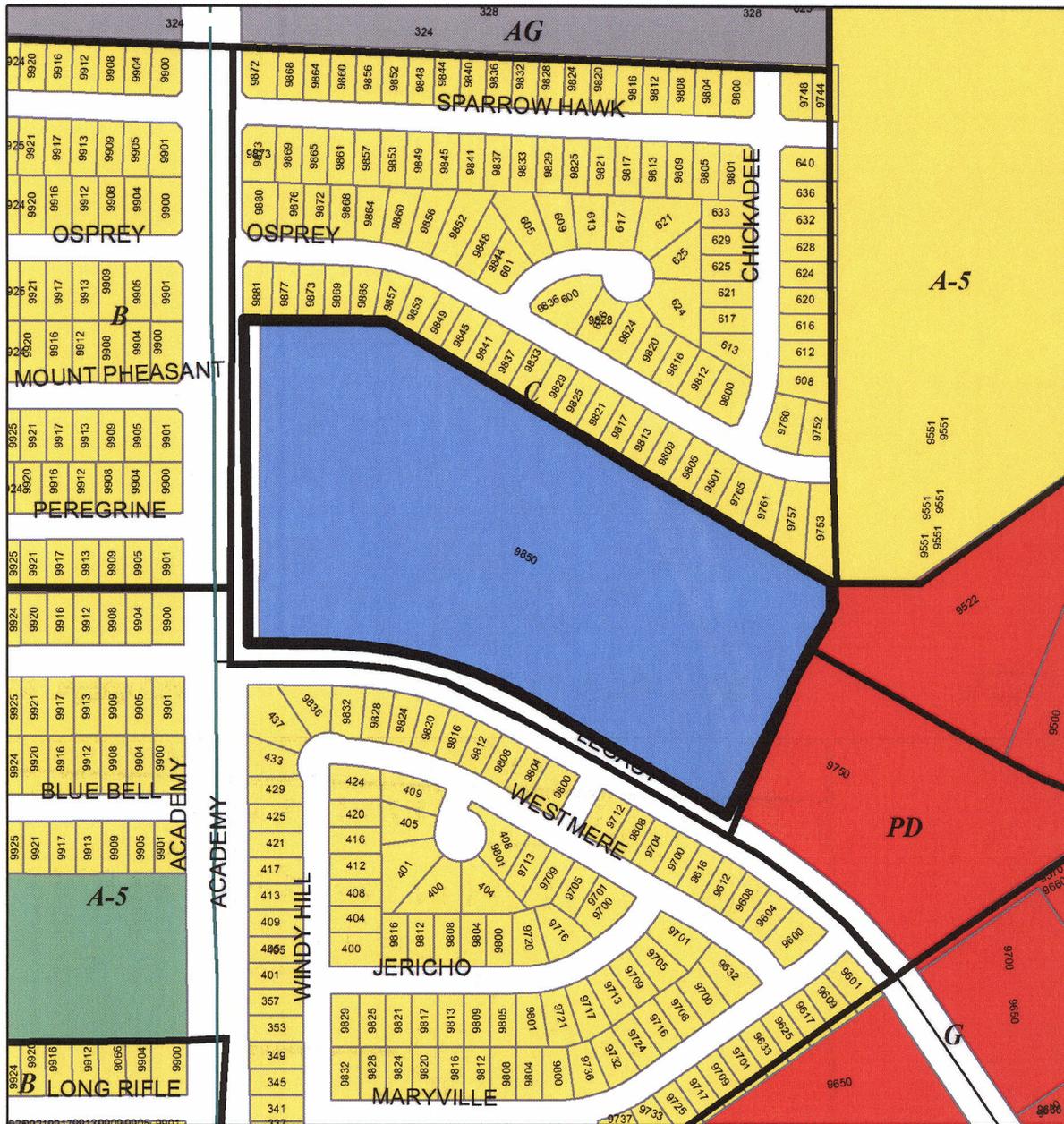




9850 Legacy Drive

Future Land Use

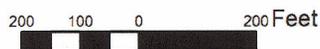
ZC-12-039



- 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 06, 2012



FORT WORTH



9850 Legacy Drive

ZC-12-039

Aerial Photo Map



200 100 0 200 Feet

3. ZC-12-039 White Settlement ISD (CD 7)- 9850 Legacy Drive (North Elementary School Addition, Block A, Lot 1, 14.15 Acres): from "C" Medium Density Multifamily to "CF" Community Facilities

No one was present to represent the applicant.

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

4. ZC-12-040 American Bank of Texas (CD 9) 275 University Drive (Linwood Addition, Block 11, Lot 1R1A, 1.72 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage of automobiles; site plan waiver requested

Wayne Winters, 215 S. Village Street, Kennedale, Texas, representing American Bank of Texas, explained to the Commissioners they are requesting to rezone to PD/E plus indoor storage of automobiles to house a private collection of antique cars. Mr. Winters mentioned his client has owned property at another location for the last five years and has outgrown the property. The subject property is improved with a vacant building approximately 15,000 sq. ft. and will accommodate his client's needs and additional purchases. They are proposing to remodel the inside, repaint the exterior and landscaping will be restored and maintained. Mr. Winters noted the only repairs to be made at this facility would be air in tires and battery replacement. All of the automobiles are licensed and operable with limited use on the street. The automobiles are delivered or shipped in closed trailers or containers.

Ms. Reed asked if they were going to retain the parking area in the back. Mr. Winters said they were going to turn most of it into a grassy area. He did mention they are repairing some water and sewer lines in the parking area. They only need two or three parking spaces. Ms. Reed asked how often they move cars around. Mr. Winters said the most would be moving them in and out for auction.

Mr. West asked if he had contact with any of the neighborhood associations. Mr. Winters responded no they have not. He did mention they contacted a couple of the owners that had for sale signs up and mentioned they were holding them for investment purposes. Mr. Winters said they did not want to request a heavy zoning category based on the storage being inside the building.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.