



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
August 18, 2015

Council District 3

Zoning Commission Recommendation: Approved by a vote of 9-0 Opposition: None submitted Support: None submitted	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: Fort Worth Country Day School, Inc

Site Location: 4200 Country Day Lane Mapsco: 88DH

Proposed Use: Site plan for PD-552 for Field House and Gymnasium

Companion Cases: ZC-04-018/PD-552/SP-04-019

Background:

The applicant is providing a site plan as required by PD-552 a Planned Development/Specific Use for E uses plus health and recreation club, colleges and university with exclusions. The site is east of Bryant Irvin Road and north of State Highway 183.

The applicant is proposing approximately a 31,766 sf. Fieldhouse and a 33,000 sf. Gymnasium for the overall Campus. They will be relocating existing tennis courts to the southern property line in order to build the new fieldhouse and gymnasium. Additional parking will not be required since it is part of the overall campus facility.

Site Information:

Owner: Fort Worth Country Day School, Inc
 4200 Country Day Lane
 Fort Worth, TX 76109

Agent: Bennett/Benner Partners/Michael Bennett

Acreage: 66.40 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single-family
- East "A-5" One-Family / Chisholm Trail Parkway
- South "C" Medium Density Multifamily, "PD552" Planned Development / vacant, parking, State Hwy 183
- West City of Benbrook / commercial business and office

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Transportation/Public Works (TPW) site plan comments:

No comments have been made at this time.

Platting site plan comments: No comments have been made at this time.

Comments made by Platting, TPW and Water staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-092 effective 7/29/08 for A-5 single-family development, subject area to the north

Platting History: FP-13-024 Edwards Ranch Riverhills, single-family development to the north

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bryant Irvin Rd	Principal Arterial	Principal Arterial	No
Country Day Ln	Private Street	Private Street	No

Public Notification:

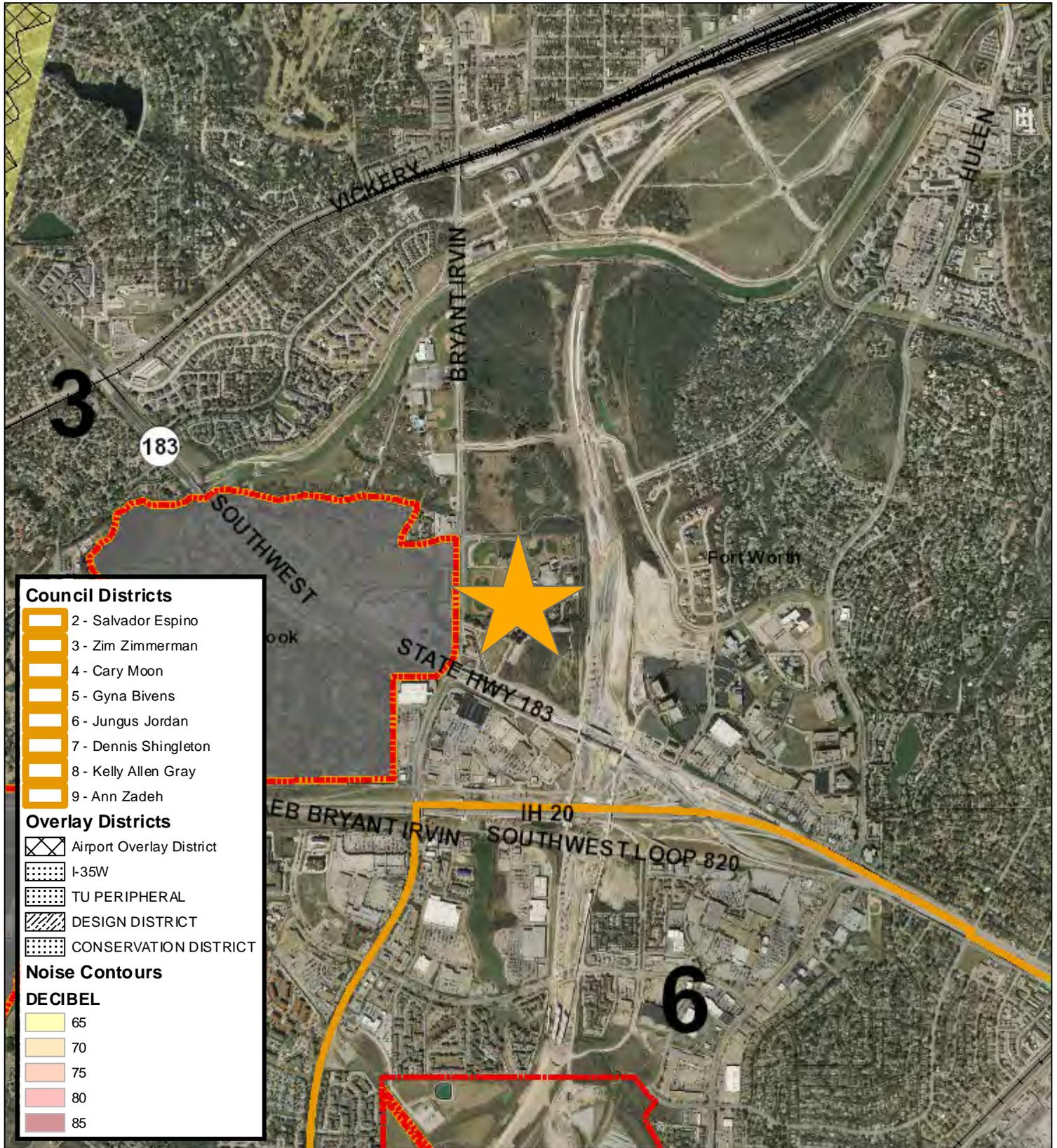
The following Neighborhood Associations were notified:

Organizations Notified	
Trinity Habitat for Humanity	
Streams & Valleys, Inc.	Fort Worth ISD

Attachments:

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

Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

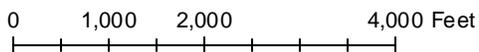
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

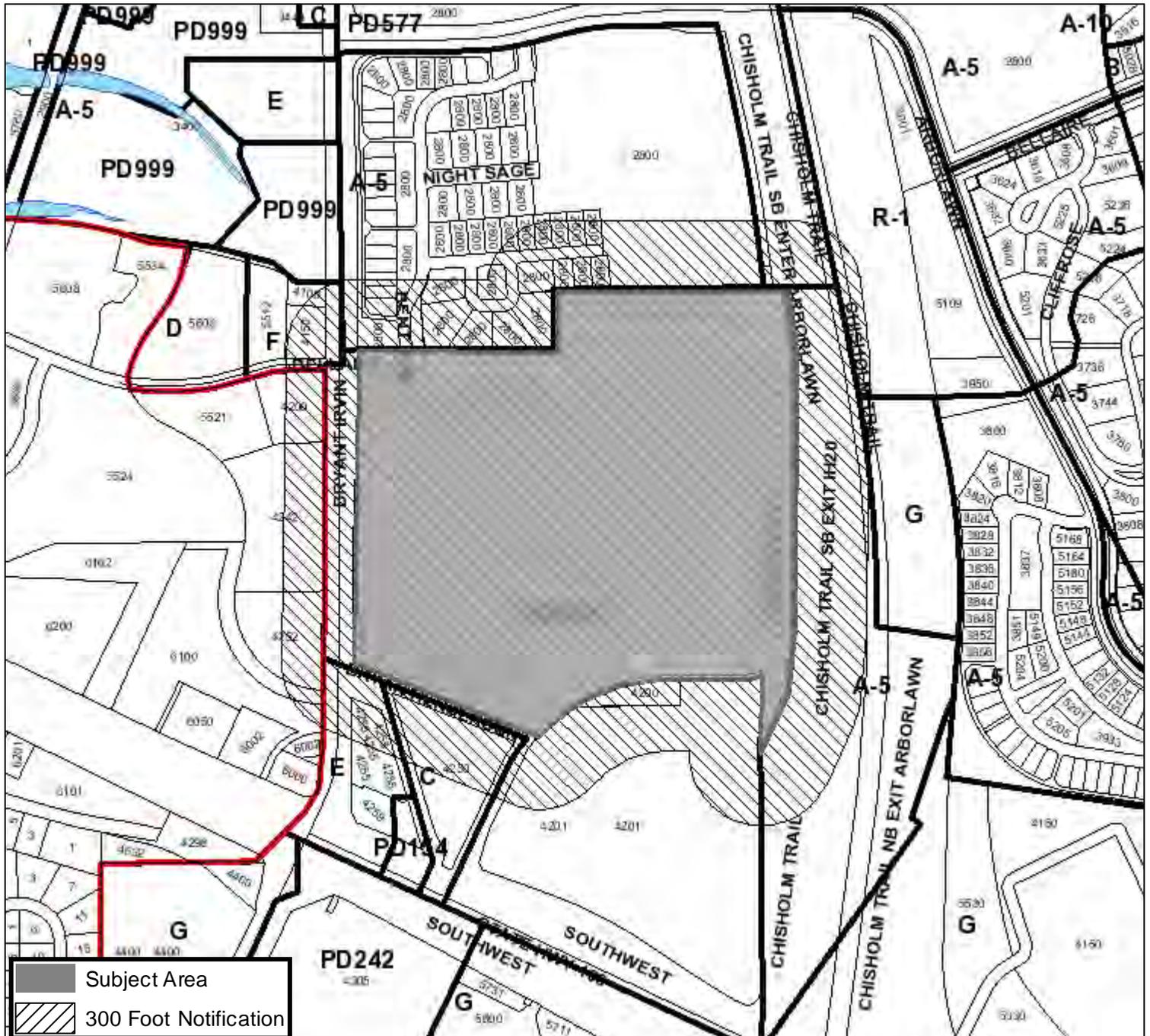
DECIBEL

-  65
-  70
-  75
-  80
-  85

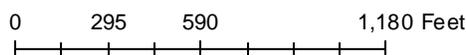


Area Zoning Map

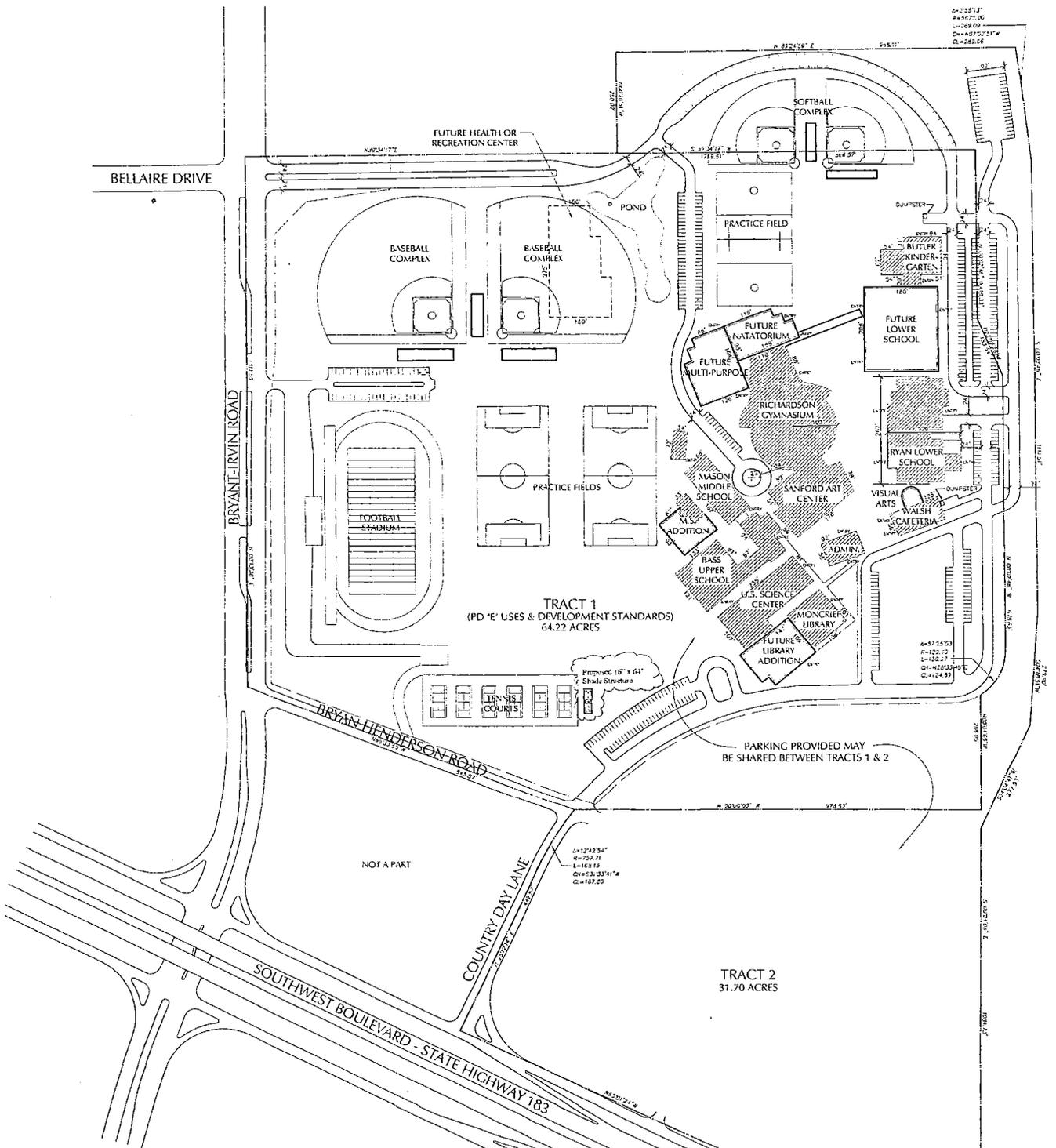
Applicant: Fort Worth Country Day School, Inc.
 Address: 4200 Country Day Lane
 Zoning From: PD 552
 Zoning To: Amend site plan for PD 552
 Acres: 66.4077833
 Mapsco: 88DH
 Sector/District: TCU/W.cliff
 Commission Date: 8/12/2015
 Contact: null



	Subject Area
	300 Foot Notification



D=135.13'
 P=507.40'
 L=749.09'
 C=+43752.31°W
 C=249.56'



 EXISTING SCHOOL BUILDING

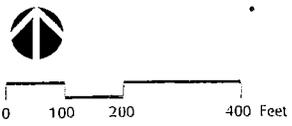
 FUTURE STRUCTURES

SITE DATA TABLE

ZONING: TRACT 1: PD (E)
 NEIGHBORHOOD COMMERCIAL
 TRACT 2: PD (C)
 INTENSIVE COMMERCIAL

PROPOSED USES: ALL USES CURRENTLY ALLOWED WITHIN 'E' ZONING WITH THE FOLLOWING ADDITIONS:
 HEALTH & RECREATION CLUB,
 COLLEGE & UNIVERSITY.

Original



DIRECTOR OF DEVELOPMENT: *Debra Munoz*

DATE: *3/27/09*
addition of shade structure

Revised 03/27/09

ZC-04-018 PD-552 SP-04-019

PLANNED DEVELOPMENT SITE PLAN

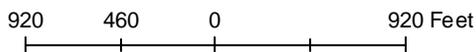
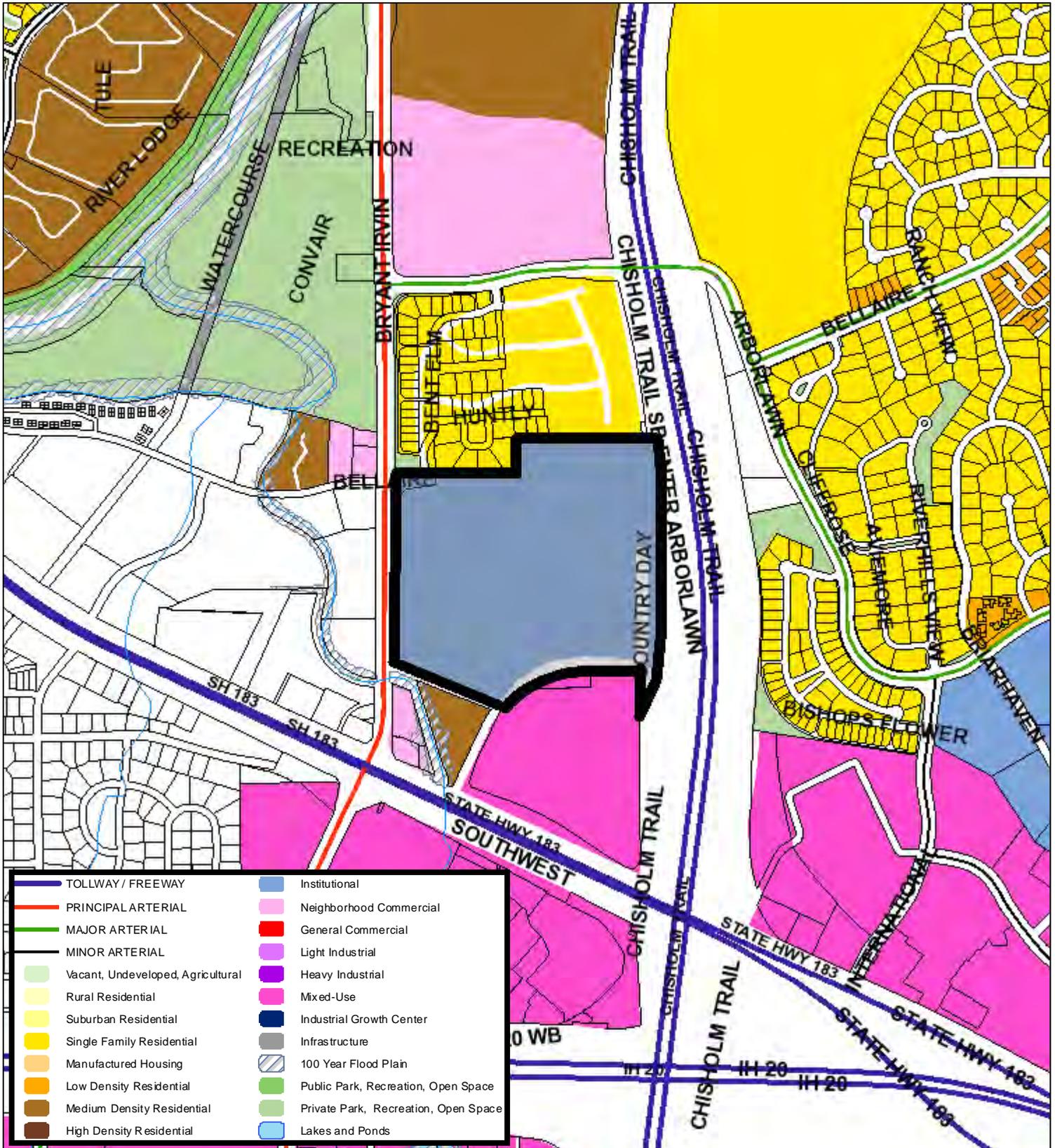
**FORT WORTH COUNTRY DAY SCHOOL
 FORT WORTH, TEXAS**

GOOD FULTON & FARRELL

PLANNING

2805 Fairmount, Suite 300 Dallas, TX 75201 214-303-1500 214-303-0315 Fax
 Job Number 03187 File Name: SP-5.dwg Date: 4/22/04 Drawn by: BVYD/ARS/BEM

Future Land Use



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



0 550 1,100 2,200 Feet

