



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 03, 2016

Council District 3

Zoning Commission Recommendation:
Approval 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: **Ridglea Baptist Church**

Site Location: 6037 West Freeway/Calmont Avenue Mapsco: 90E

Proposed Use: **Electronic Copy Sign for Existing Church**

Request: From: "B" Two-Family
 To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent.**
(Technical Inconsistency)

Background:

The proposed site is located on I-30 at the eastbound I-30/Bryant Irvin ramp. The applicant would like to rezone to "E" Neighborhood Commercial in order to install a highway sign and to allow for a request to the Board of Adjustment to install an electronic changeable copy (LED) sign along the highway frontage.

Electronic changeable copy signs are allowed only by special exception in the "CF" Community Facilities, commercial and industrial zoning districts. The table below describes the size of sign permitted within the "A-5", "B" and "CF" zoning districts.

Standards	"A-5" One-Family & "B" Two-Family	"CF" Community Facilities	"E"
Request Special Exception for Electronic Sign	Not permitted	Permitted	Permitted
Size	Sign not to exceed 30 sf in area, shall be no higher than six feet above grade, and shall be placed a minimum of 10 ft. from the property line. Such signs shall not be	Signs shall be permitted to identify the use or uses of the property on which displayed. A sign or combination of signs shall have a maximum allowable area of exposure along each dedicated	A sign or combination of signs shall have a maximum allowable area of exposure along each dedicated street frontage of not more than one square foot of sign area

	placed within 20 ft. of drives providing ingress and egress to the property	street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, a minimum of at least one sign shall be allowed having an area of 12 square feet. Not more than 50 percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area. Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.	for each ten linear feet of frontage along said street; provided, however, a minimum of at least one sign shall be allowed having an area of 12 square feet. Not more than 50 percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.
Illumination	Unilluminated	Signs located across the street from a one- or two-family district shall not be illuminated. The source of light for illuminated signs shall not be visible and shall not be intermittent or flashing. Revolving signs shall not be permitted.	Signs located across the street from a one- or two-family district shall not be illuminated. The source of light for illuminated signs shall not be visible and shall not be intermittent or flashing. Revolving signs shall not be permitted.

Site Information:

Owner: Ridglea Baptist Church
6037 Calmont Avenue
Fort Worth, TX 76116

Agent: Ernest Hedgcoth

Acreage: 1.423 acres

Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North "B" Two-Family / I-30 West Freeway
East PD19 Planned Development for E uses with exclusions / convenience store
South "C" Medium Density Multifamily / multifamily
West PD260 Planned Development for church related uses / Church

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
I-30 Eastbound ramp	Freeway ramp	Freeway ramp	No
Calmont Ave	Service Rd	Service Rd	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Ridglea North NA*	Trinity Habitat for Humanity
Ridgmar NA	Streams & Valleys, Inc

Development Impact Analysis:**1. Land Use Compatibility**

The applicant is proposing a zoning change from “B” Two-Family to “E” Neighborhood Commercial in order to request a Special Exception to install an electronic changeable copy sign. The property is located on I-30 frontage. Surrounding land uses are a convenience store to the east, multifamily and single-family to the south, Church to the west and I-30 westbound Freeway to the north. The site will remain a church.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Institutional. The proposed “E” zoning is appropriate for a Church and consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

Attachments:

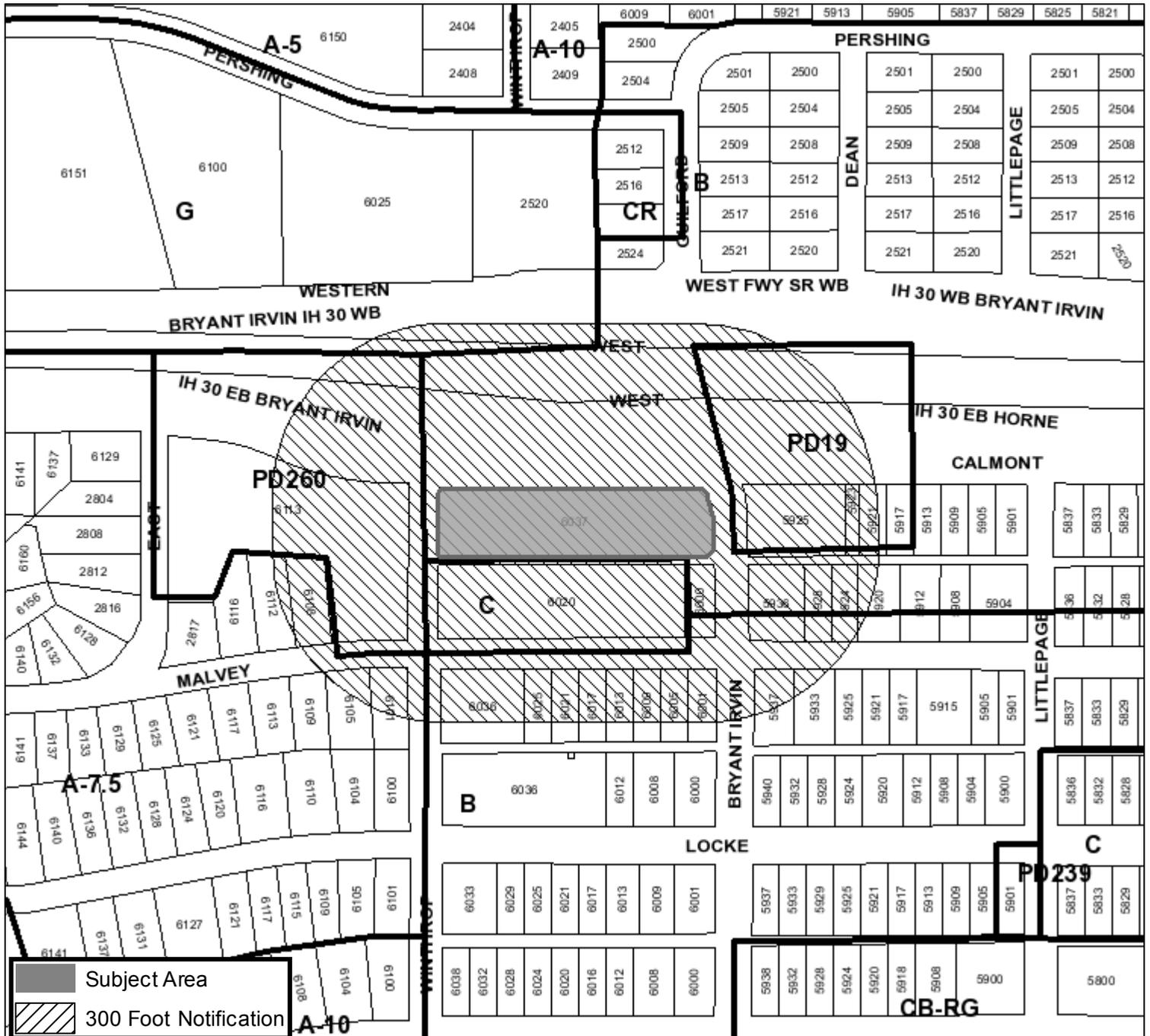
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



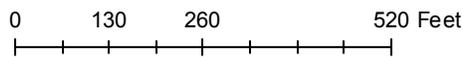
ZC-16-074

Area Zoning Map

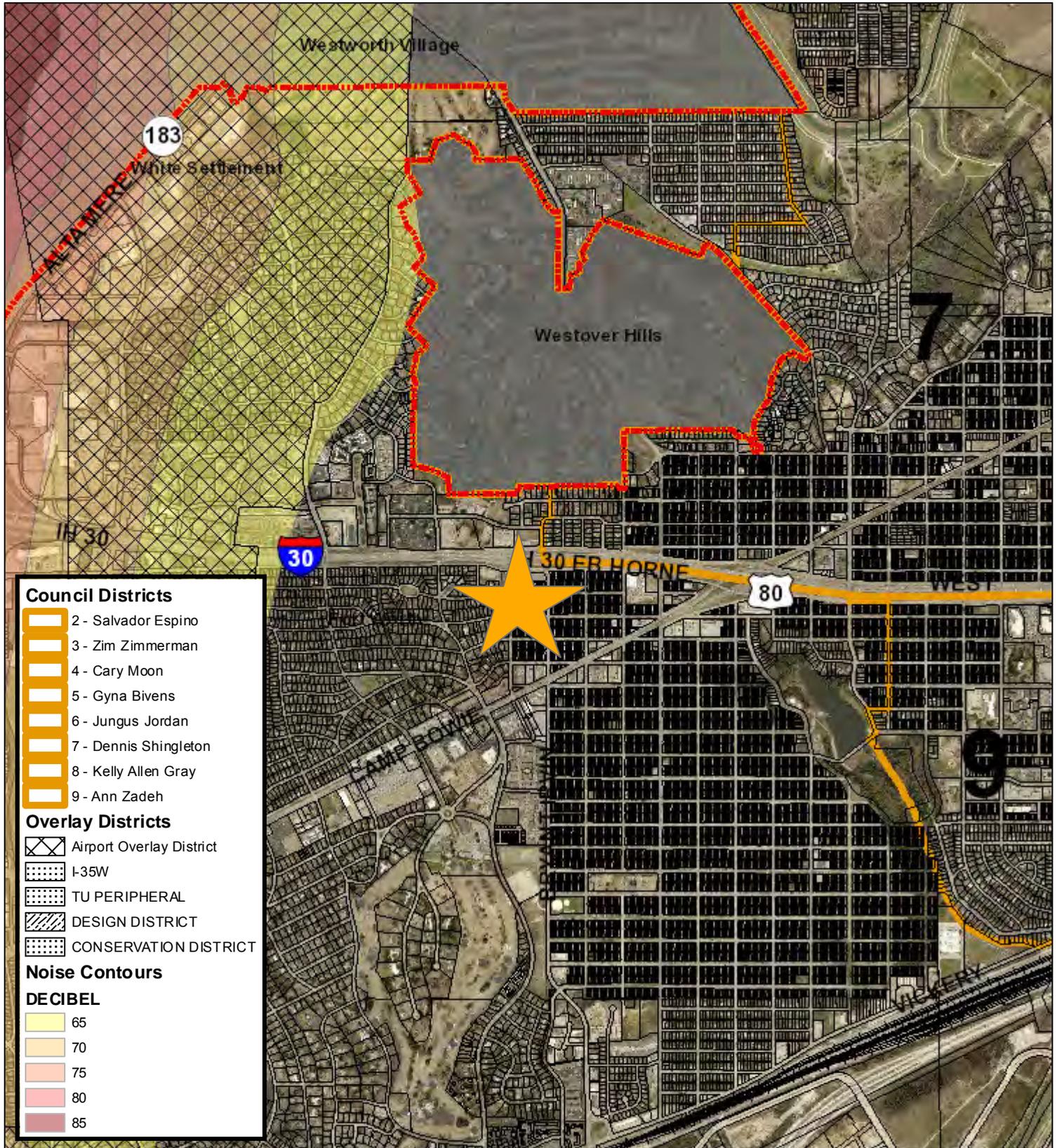
Applicant: Ridglea Baptist Church
 Address: 6037 IH 30 W/Calmont Avenue
 Zoning From: B
 Zoning To: E
 Acres: 1.40286742
 Mapsco: 74M
 Sector/District: W.hill/Ridglea
 Commission Date: 4/13/2016
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



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

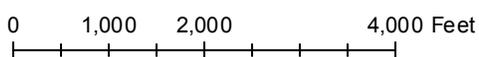
Overlay Districts

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

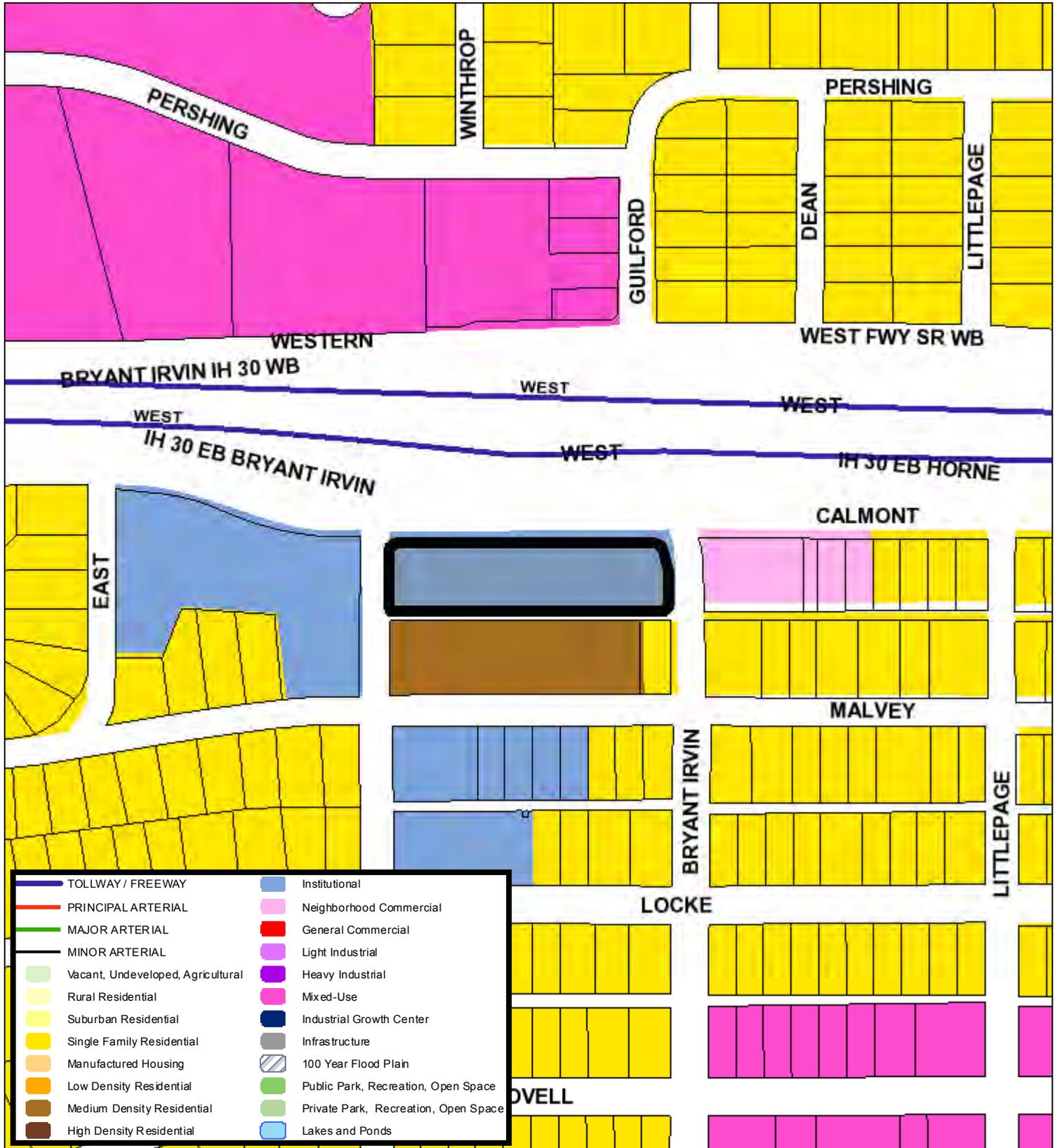
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



240 120 0 240 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 29, 2016.



“PD/SU” Planned Development/Specific Use for a parking lot only with “MU-1” development standards and posted signage visible from all areas of the property disallowing any type of work on vehicles in the parking lot; site plan included

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Advance Auto Parts explained to the Commissioners they will be tearing down the existing building at 4054 E. Lancaster and building a new 6,600 sq. ft. auto parts retail store. They are rezoning this lot to PD/MU-1 with development standards in order to meet the required parking. Mr. Schell did mention there will be posted signage visible from the parking lot disallowing any work in the parking lot. They are requesting a waiver to the screening requirement for the parking lot.

Ms. Burghdoff explained the parking along E. Lancaster would need to be screened. Ms. Murphy said they would have to screen the parking lot along Chicago either with a four ft. screening fence with berm/bushes/shrubs. Mr. Schell said they will relocate the dumpster and move it further back to the east and not request the waiver. He also said if they can provide 28 spaces instead of 32 they could comply.

Ms. Conlin mentioned they do not want the screening fence to go all the way out to Chicago, it needs to be moved back in line with the existing house. Ms. Burghdoff mentioned the parking lot needs to be screened from the neighbor. Ms. Burghdoff said it is about a 25 ft. setback. Ms. Conlin asked if he knew what the building would look like. Mr. Schell said no he did not. Ms. Conlin said the neighborhood had not been contacted and would he have someone reach out to them so they can be a part of this.

Motion: Following brief discussion, Ms. Conlin recommended Approval as Amended of the request to move the dumpster to the east, maximum of 28 parking spaces, and move fence to 25 ft. setback, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

9. ZC-16-073 Triangle I-35 Realty LTD (CD 7) - 11200 IH 35 N. and 11228 Timberland (William McGowan Survey, Abstract No. 999, 5.28 Acres): from “G” Intensive Commercial/I-35 Overlay to “PD/D” Planned Development for all uses in “D” High Density Multifamily with a maximum of 118 units; site plan included/I-35 Overlay

Tony Sisk, 5605 North McArthur Boulevard, Suite 580, Los Colinas, Texas representing Triangle I-35 Realty explained to the Commissioners they are requesting the zoning change to add 118 multifamily units. They are requesting waivers for parking and setbacks to allow for a more urban type development.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

10. ZC-16-074 Ridglea Baptist Church (CD 3) – 6037 IH West Freeway/Calmont Avenue (Chamberlain Arlington Heights, Block 3, Lot 1R, 1.42 Acres): from “B” Two-Family to “E” Neighborhood Commercial

Ernest Hedgcoth, 5701-C Midway Road, Fort Worth, Texas representing Ridglea Baptist Church explained to the Commissioners they are requesting “E” zoning in order to have an electronic changeable copy sign.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

11. ZC16-075 Anthony Beshara and Eastchase Enterprise LTD (CD 5) 1201 Eastchase Parkway and 8640 John T White Road (G W Clark Survey, Abstract No. 1812, 1.43 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted

Vira Nana, 2924 Harlonwood Drive, Fort Worth, Texas representing Anthony Beshara and Eastchase Enterprise explained to the Commissioners they are requesting “FR” zoning in order to allow for a drive-thru car wash with a vacuum and detail area. Mr. Nana said he did speak to several neighborhood associations, in particular John T. White NA who was in support. He also mentioned he spoke with a representative with Bentley Village NA who hosted a meeting and sent an email showing support with concerns about the turn around. He felt they had support from all interested parties.

Ms. McDougall asked Mr. Nana how many employees, hours of operation, how many vacuum bays and the location, what type of lighting. Mr. Nana said he will have approximately four to six employees, they will be open from 7am to 8 pm and approximately 20 vacuum bays of which six would be used for detailing. There will be office area, waiting area with restrooms. The lighting will consist of LED lighting. Ms. McDougall mentioned several letters of opposition from the different neighborhood organizations.

Mr. Flores asked about the vacuum bays, noise, and ingress/egress and how many cars can access the tunnel at one time. Mr. Nana said it has a centralized motor enclosed within the building. The primary entrance and exit would be off of Eastchase Parkway with a secondary exit onto John T. White. Mr. Nana said approximately 7-8 cars can be in the car wash at one time.

Lonnie Folsom, 6053 Walnut Drive, Fort Worth, Texas Operations Director for Q Speed Car Wash spoke in support. Mr. Folsom said if they have a problem with people loitering, they will be escorted off the premises. There will be no loud music permitted and garbage is policed at all times.

Mary Palomares, 8904 Hunters Glen Trail, Fort Worth, Texas spoke in opposition. Their concerns are traffic, loitering and noted there are four car washes within a one mile radius.

Ana Rothschild, 740 Newport Road, Fort Worth, Texas spoke in opposition. She has the same concerns including panhandling and littering.

Ron Norman, 820 Newport Road, Fort Worth, Texas spoke in opposition. He has the same concerns especially about the traffic, especially off John T. White Road.