



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 8

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Fort Worth Independent School District, et al

Site Location: 1800, 1817-1909 IM Terrell Way, 1404-1416 IM Terrell Cr S, 1401-1417 E. 19th Street, 1900 blk Chambers St Mapsco: 77B, C

Proposed Use: I. M. Terrell Academy for STEM and Visual and Performing Arts

Request: From: "C" Medium Density Multifamily; "I" Light Industrial; "PD-505" "PD/SU/DD" Planned Development/Demolition Delay for administrative offices, textbook/materials storage, and community service organizations. Site plan waived.

To: Amend PD 505 to "PD/CF/DD" Planned Development for all uses in "CF" Community Facilities/Demolition Delay with waivers to parking, setbacks, and signage and allow parking as a primary use; site plan waiver recommended.

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located on IM Terrell Circle and near the interchange of Interstate 30 and 35. The applicant is requesting a zoning change from "C" Medium Density Multifamily, "I" Light Industrial and "PD-505" "PD/SU/DD" Planned Development/Demolition Delay for administrative offices, textbook/materials storage, and community service organizations, site plan waived to Amend PD 505 to "PD/CF/DD" Planned Development for all uses in "CF" Community Facilities/Demolition Delay with waivers to parking, setbacks, and signage, site plan waiver requested.

The school district is planning that PD 505 be the site of the new "I. M. Terrell Academy for STEM and Visual and Performing Arts". This will be a high school that includes classrooms, labs, theater and performance spaces, and a cafeteria. A 900 seat auditorium for public performances will also be on the site, with associated rehearsal and support spaces.

This proposed zoning change involves expanding the existing PD 505 to include properties and increase the boundary of the PD. Street vacations are currently being processed. Staff recommended that no site plan be included with the PD in order to allow the school district maximum flexibility. Schools are allowed in any zoning district and are not regulated by PD site plan. This property was under a PD only because

the property was not used for a time for education but instead as school offices and storage. The ISD needs several waivers due to the uniqueness of this project and chose to keep the PD in order to receive the multiple waivers.

The table below describes the design guidelines for the proposed rezoning:

Standard	Requirement (CF Zoning)	Proposed Development Standard (Provided)	Waiver
Parking	400 Spaces (1 space per 2 students) TBD	203 Spaces	Yes
Height	32 ft. (Based on the most restrictive adjacent district)	85 ft.	Yes
Setback	10 ft. (across the street from front yard AR through D)	5 ft.	Yes
Dumpster	Dumpsters must be screened and setback behind primary building	Screening and setback waived for dumpsters	Yes
Signage Attached	10% of the area of the façade to which the signs are attached with maximum aggregate area of 500 sf per façade. (A maximum of 1340 sf of attached on-on premise signage shall be allowed). Length of attached sign limited to 75% of the lineal footage of the building or commercial space whichever is less. Signs shall not project more 3 feet from the building or canopy. No sign shall projection shall encroach over public property	8 ft. X 50 ft. (400 sf.) attached sign plus 40 ft. X 4 ft. (160 sf.) painted cast stone signage	Yes

Plans are underway for the redevelopment of this area. The Butler Housing apartment complex was cut off during the construction of the I-30 and I-35 highways. A recent planning effort was completed for the area with options being provided for the future of the area.

Site Information:

Owner: FWISD
 100 N. University
 Ft. Worth, Texas 76107

Agent: Corgan, Eric Hortsman

Acreage: 2.55 acres

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

- North "F" General Commercial; "C" Medium Density Multifamily / multifamily
- East "I" Light Industrial; "C" Medium Density Multifamily / vacant, US Hwy 287
- South "I" Light Industrial; "C" Medium Density Multifamily; "E" Neighborhood Commercial / Interstate Highway 30
- West "C" Medium Density Multifamily / multifamily

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-167, From "C/DD" Medium Density Multi-Family/Demolition Delay and "F" General Commercial to "PD/SU/DD" Planned Development/Demolition Delay for

administrative offices, textbook/materials storage, and community service organizations. Site plan waived. (subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
IM Terrell St.	Collector	Collector	No
IM Terrell Cir	Residential	Residential	No
Chambers Ave.	Residential	Residential	No
19 th St.	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Near East Side NA	Trinity Habitat for Humanity
Butler*	Streams And Valleys Inc.
East Fort Worth Business Assn	East Fort Worth, Inc.
Southeast Fort Worth Inc	Fort Worth ISD
Eastside Sector Alliance	

*Located within this NA

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “Amend PD 505 to “PD/CF/DD” Planned Development for all uses in “CF” Community Facilities/Demolition Delay with waivers to parking, setbacks, and signage, site plan waiver requested. The applicant is proposing that the entire new enlarged PD 505 be the site of the new “I. M. Terrell Academy for STEM and Visual and Performing Arts”.

School are allowed in any zoning category, however, CF zoning is often the recommended category for school sites. The applicant is requesting several development standards, including a max height of 85 ft. The site is located at the confluence of two freeways and surrounding land uses are primarily multifamily, vacant land.

As a result, the proposed rezoning with development standards **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Downtown Mixed-Use Growth Center. The proposed site is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

The requested zoning change **is consistent** with the Comprehensive Plan.

Attachments:

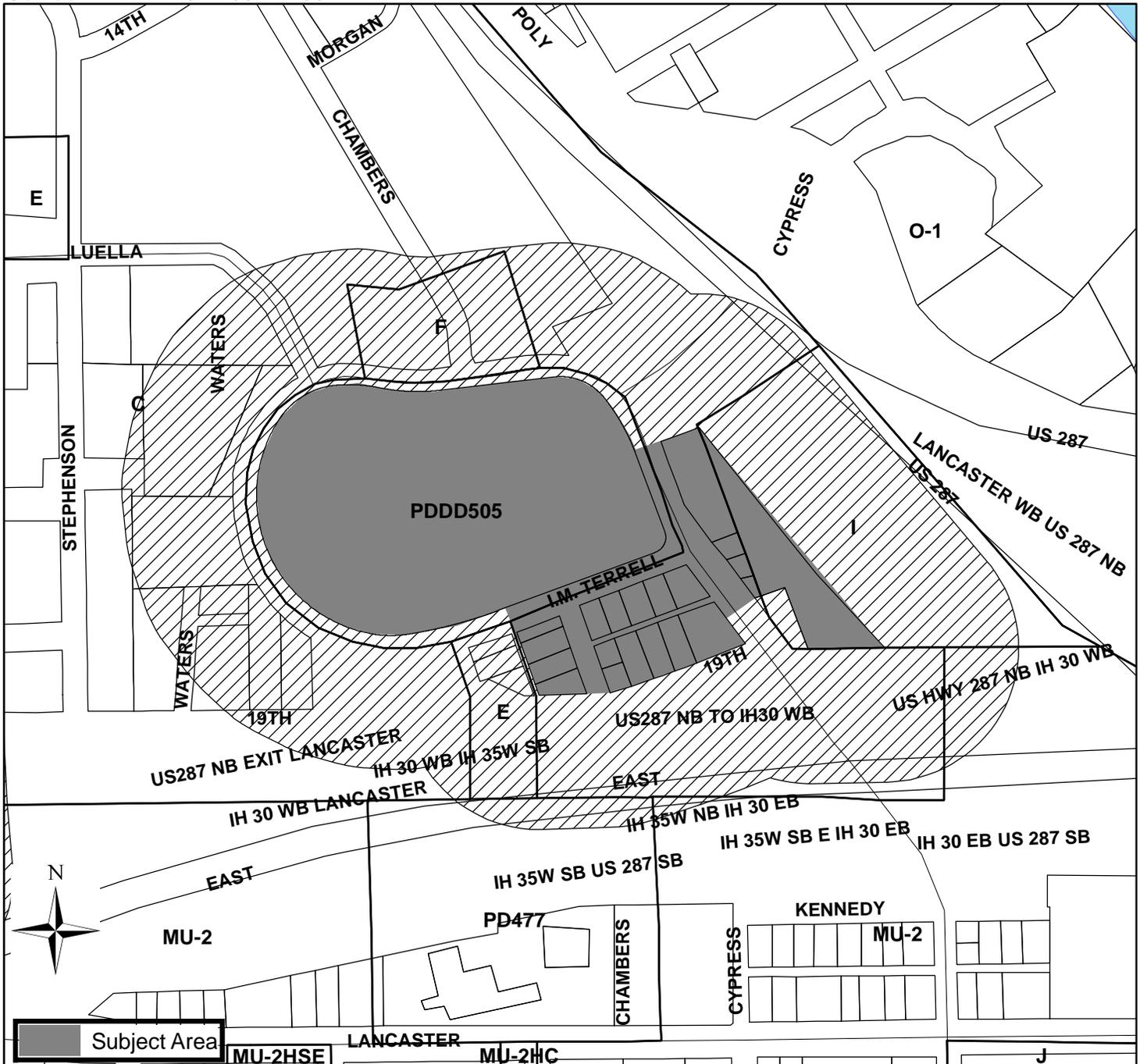
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Development Standards
- Minutes from the Zoning Commission



ZC-16-112

Area Zoning Map

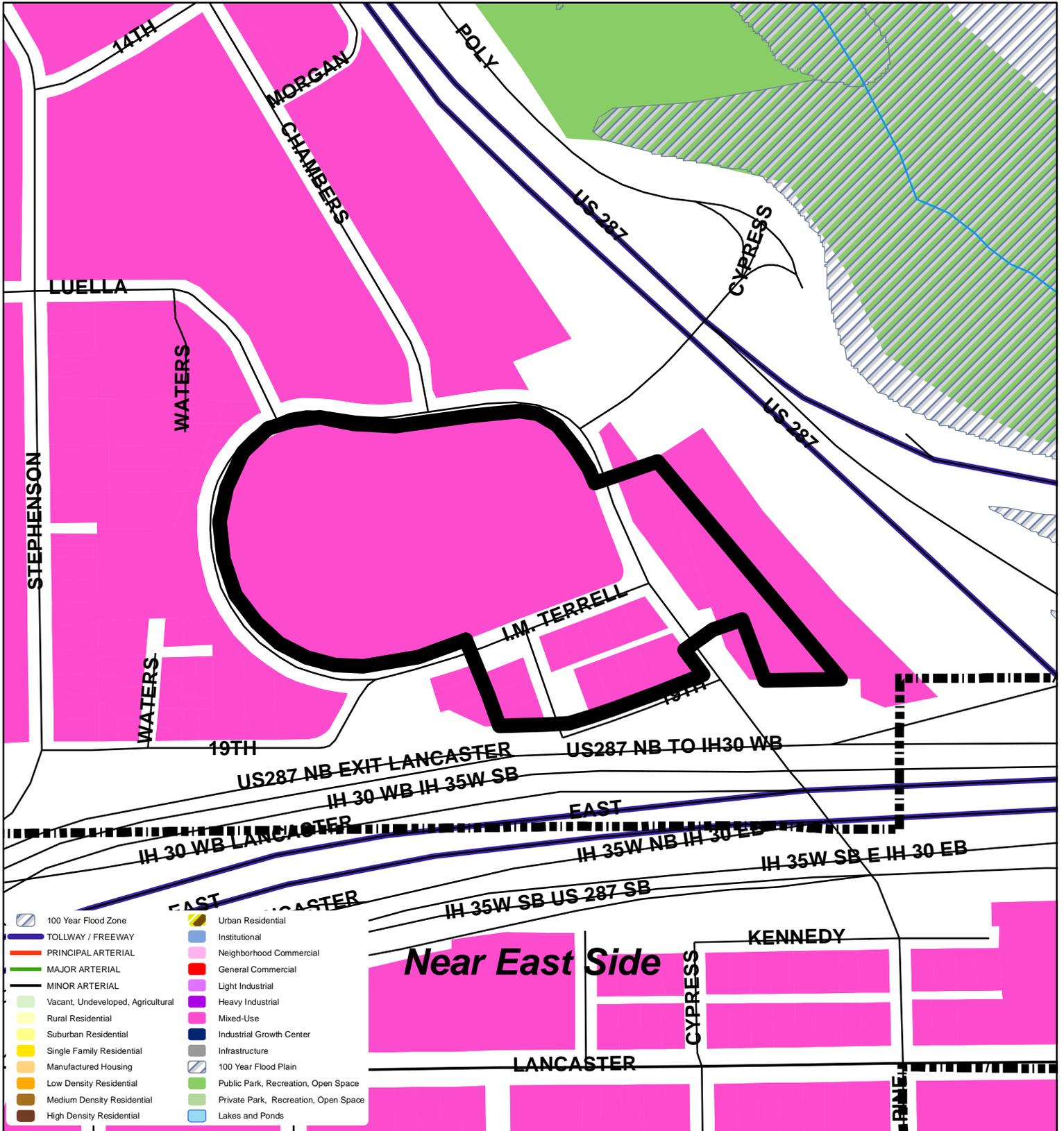
Applicant: Fort Worth Independent School District, et al
Address: 1800, 1817-1909 IM Terrell Way, 1404-1416 IM Terrell Cr S, 1401-1417 E. 19th Street, 1900 blk Chambers St
Zoning From: C, I, PD 505/DD
Zoning To: Amend PD505 to PD/CF with waivers and parking lots w/chillers on separate lots
Acres: 2.550324
Mapsc0: 77B,C
Sector/District: Far Southwest
Commission Date: 06/08/2016
Contact: 817-392-2495



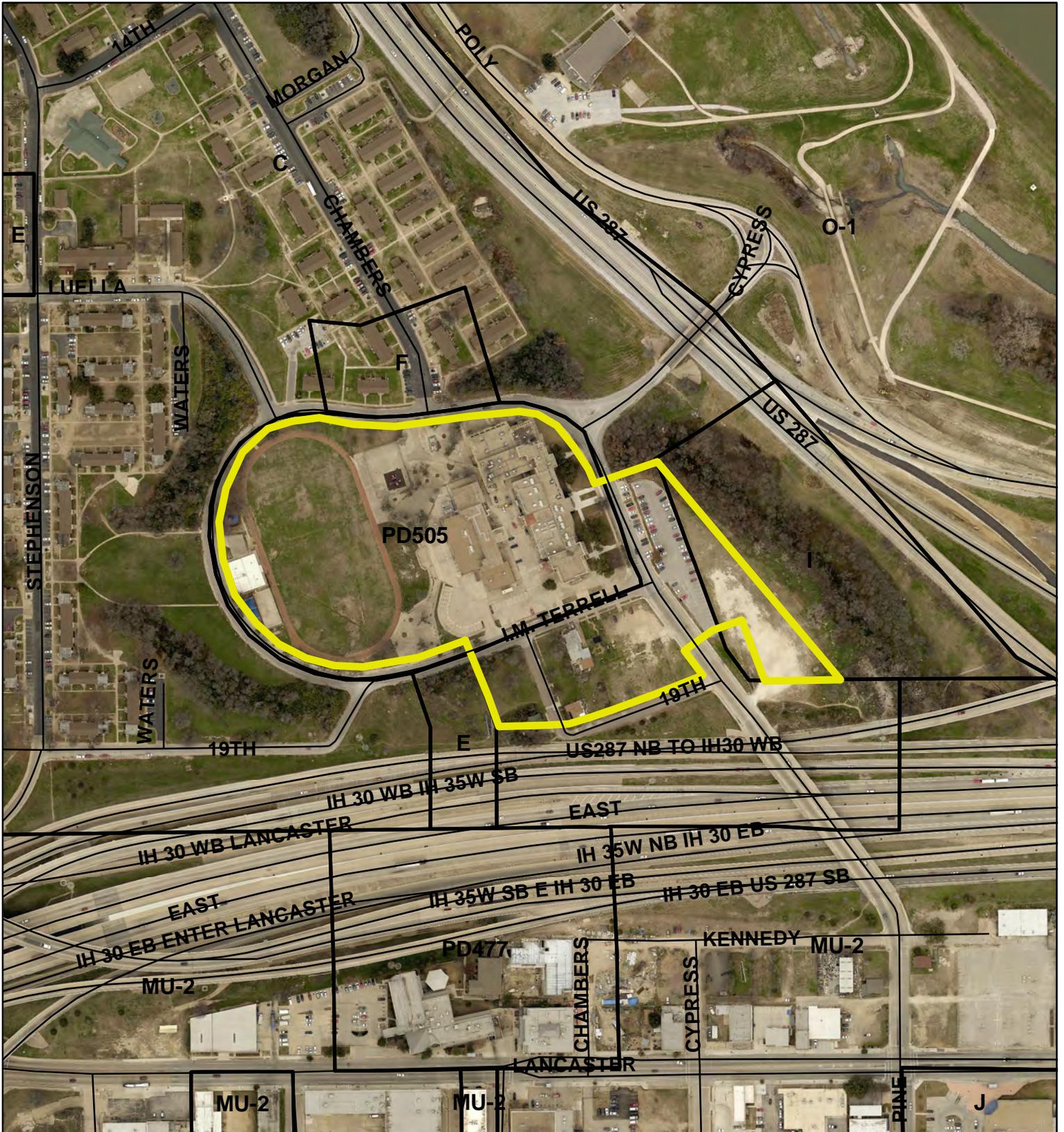
Area Map



Future Land Use



Aerial Photograph



Motion: Following a brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

10. ZC-16-112 Fort Worth Independent School District (CD 8), et al 1800, 1817-1909 IM Terrel Way, 1404-1416 IM Terrel Cr. S., 1401-1417 E. 19th St., 1900 blk Chambers St. (Chambers Addition, Block 11R, Lot 1R, Block 15, Lot 1R, 2.55 Acres): from “C” Medium Density Multifamily, “I” Light Industrial and PD 505 “PD/SU/DD” Planned Development/Demolition Delay for administrative offices, textbook/materials storage, and community service organizations; site plan waived to Amend PD 505 to PD/CF/DD Planned Development for all uses in “CF” Community Facilities/Demolition Delay to add property with waivers to parking, setbacks and signage and allow parking as a primary use; site plan included

Fort Worth Independent School District did not show for the public hearing.

Mr. Genua commented that he would like to see Fort Worth ISD present if they have any submissions.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Ms. Runnels. The motion carried unanimously 8-0.

11. ZC-16-113 Tandy Mob LLC (CD 9) - 1924 8th Ave. (Tancor Addition #2, Block 1, Lot 1, 1.53 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus mini warehouse; site plan included

Shawn Massock, 5000 W 7th Street, Suite 1800, Fort Worth, Texas representing BGE explained to the Commissioners he is providing an addition to the site plan for certain materials and with building elevations to the existing packet. Mr. Massock explained the additional materials added includes a letter of support from the Burkely Place Neighborhood Association. Also included is a narrative on the PD and requests from the NA.

Mr. Northern asked the applicant to describe the materials used on the outside of the building. Mr. Massock deferred the question to Mr. Conint with Banner Storage, the developer for the project. Mr. Conint explained the materials used for the exterior of the building are split face CMU along with architectural metal panels both flat and ribbed. Mr. Conint explained he has meet with the NA numerous times over the past couple months to resolve all architectural discussions, land plans, and landscaping.

Mr. Northern asked if there was a decided color scheme and Mr. Conint responded yes, the color scheme includes whites and grays.

Mr. Genua asked who owns the property to the west near the railroad tracks and Mr. Massock said the land is owned by the current land owner of the railroad tracks. Mr. Genua commented the developer is requesting for a “PD/I” however there is still “I” zoning near the neighborhood. Mr. Massock commented a re-plat for the triangle piece of land has been submitted.