



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 18, 2012

**Council District** 6

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Christ Church Assembly of God

**Site Location:** 5301 Altamesa Boulevard Mapsco: 102D/103A

**Proposed Use:** New Monument Sign for Existing Church

**Request:** From: "CF" Community Facilities

To: "PD/E" Planned Development for E Neighborhood Commercial for church use only;  
site plan waiver recommended

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

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The proposed site is located on Altamesa Drive near the Granbury Road intersection. The applicant is proposing to rezone to PD/E to allow for the construction of a larger monument sign and the ability to request an electronic changeable copy sign. The maximum 70 square foot size that would be permitted in the current "CF" Community Facilities district was smaller than they desired. The zoning ordinance does not allow a variance to height or size to be requested with the application for an electronic changeable copy sign.

The proposed "E" Neighborhood Commercial base district allows a maximum 8 ft. x 16 ft., 128 square foot monument sign. The applicant is proposing to construct an 8 ft. x 12 ft. monument sign at 96 square feet, as indicated in the Exhibit.

A Special Exception through the Board of Adjustment will be required for the electronic changeable copy sign.

**Site Information:**

Owner: Christ Church Assembly of God  
5301 Altamesa Blvd  
Fort Worth, Texas 76123  
Agent: Terry Waldrum  
Acreage: 3.16 acres  
Comprehensive Plan Sector: Wedgewood

**Surrounding Zoning and Land Uses:**

North "F" General Commercial / nursing home, auto body shop  
East "IP" Industrial Park / Church

South "IP" Industrial Park / Church  
 West "CF" Community Facilities / nursing home

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None  
BOA History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Altamesa Blvd	Principle Arterial	Principle Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Wedgewood NA	Crowley ISD
Candleridge NA	Fort Worth ISD
District 6 Alliance	

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone to "PD/E" to continue the church use only but to allow for a larger monument sign than would be allowed in the existing CF district. The applicant is proposing an 8 ft. x 12 ft. monument sign, with the intention of requesting a special exception for an electronic changeable copy sign.

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

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as institutional. The proposed PD zoning would be consistent with the land use designation. Churches and schools are permitted by right in all zoning districts.

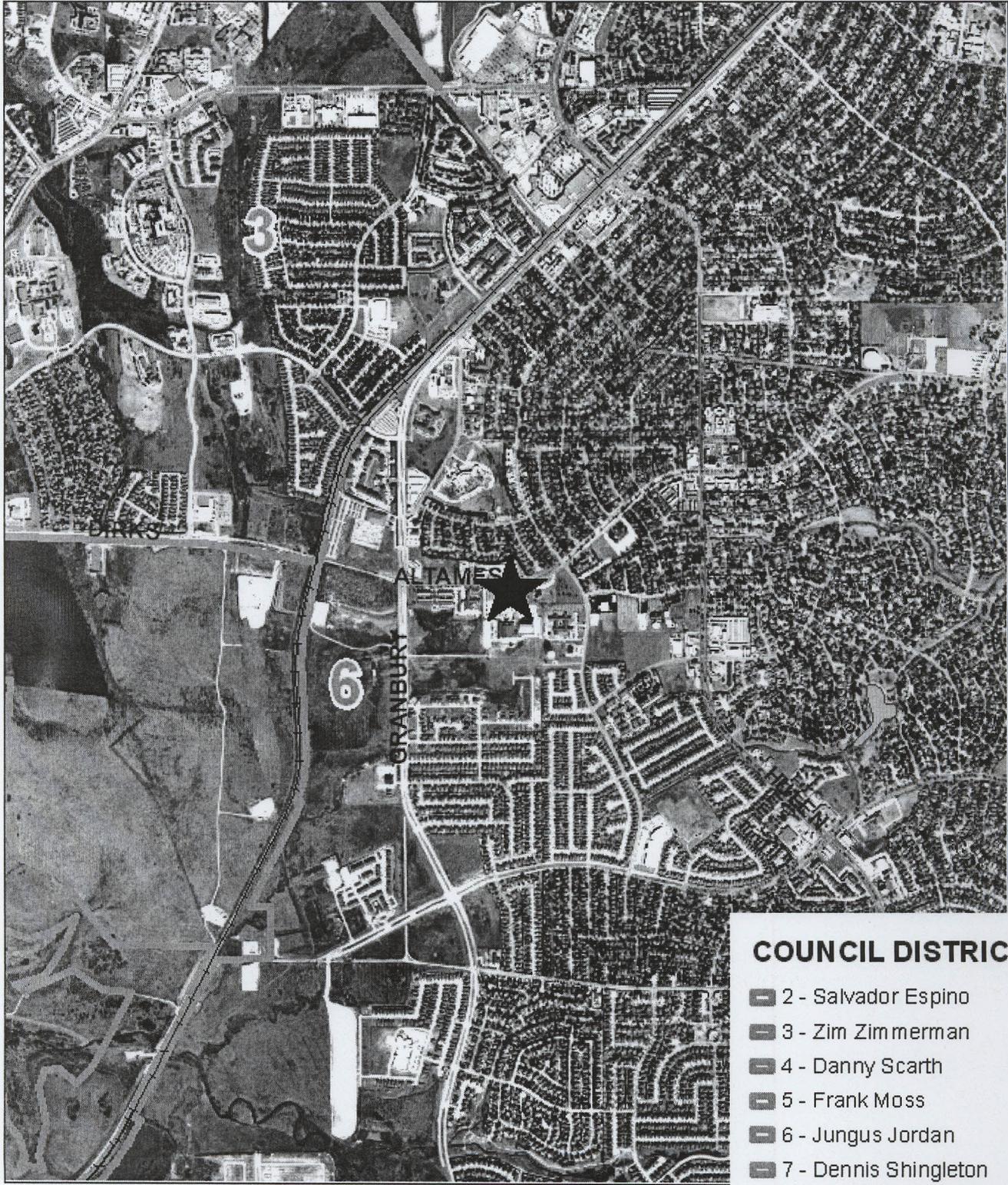
Based on conformance with the future land use map the proposed zoning **is consistent** with the Comprehensive Plan.

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
- Exhibit

## Location Map



### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet

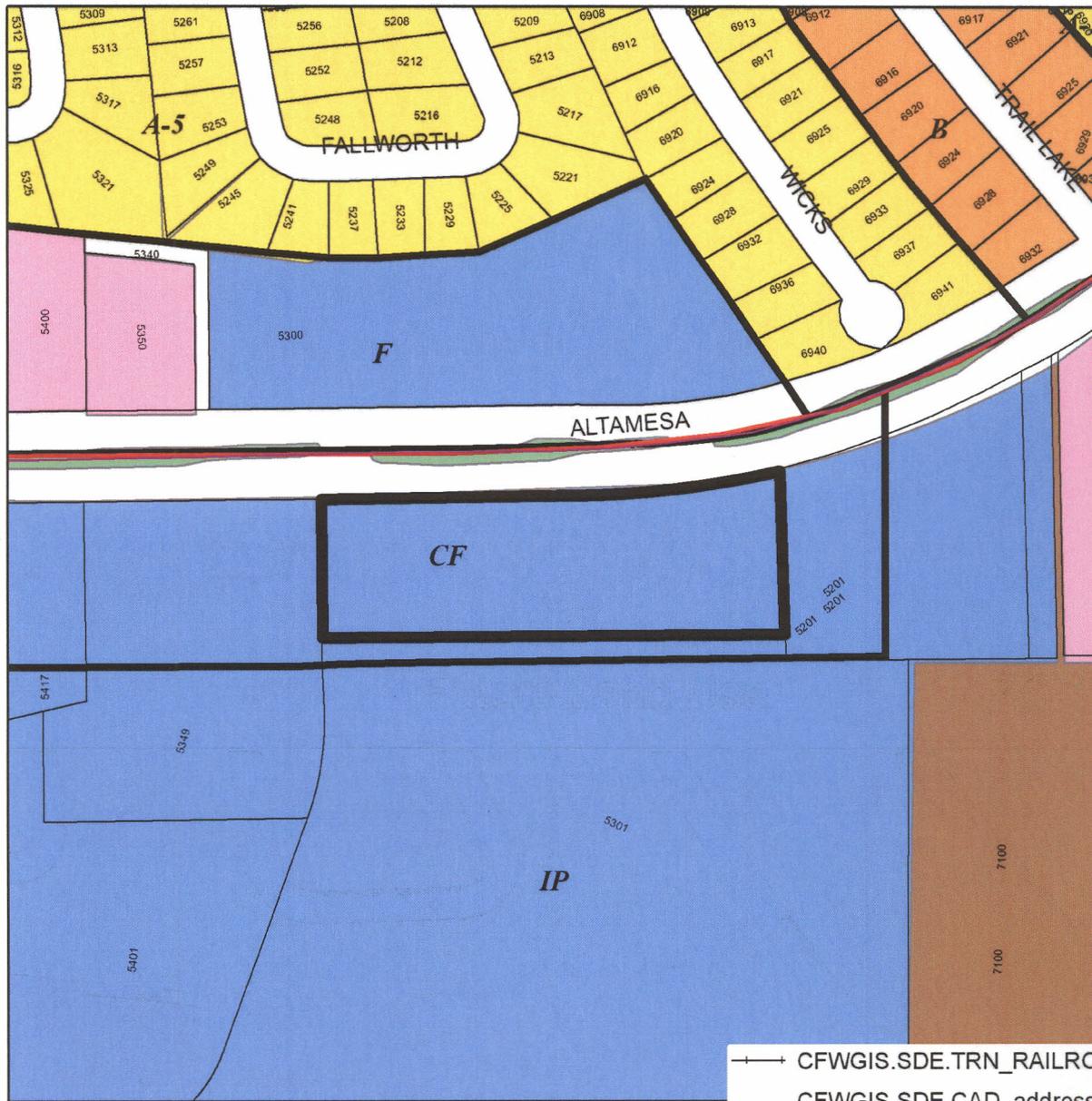






# Future Land Use

ZC-12-133



- 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, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



## Aerial Photo Map

