



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 11, 2014

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none submitted

Support: Rosemont NA, Hemphill Corridor Task Force, Neighbors Working Together, 1 letter submitted

Continued Yes ___ No X
 Case Manager Stephen Murray
 Surplus Yes ___ No X
 Council Initiated Yes ___ No X

Owner / Applicant: Fort Worth ISD

Site Location: 1501 W Seminary Dr. Mapsco: 90L

Proposed Use: Rosemont Middle School

Request: From: "A-5" One-Family; "B" Two-Family

To: "CF" Community Facilities

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on the corner of Seminary Drive and 6th Avenue. The applicant would like to rezone to "CF" Community Facilities in order to install a larger sign and the possibility of approval from the Board of Adjustment for an electronic changeable copy (LED) sign at the Rosemont School that was donated to the school earlier this year.

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" and "CF" zoning districts.

Standards	"A-5" One-Family	"CF" Community Facilities
Size	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 placed within 20 ft. of drives providing ingress and egress to the property	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. The applicant has removed the former pole sign and plans to adhere to CF requirements for their

		new sign.
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.
Request Special Exception for Electronic Sign	Not permitted	Permitted

Site Information:

Owner: Fort Worth ISD
100 N. University
Fort Worth, TX 76107
Agent: Benjamin Leos, Principal
Acreage: 20.7
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "A-5" One-Family / Rosemont Park
East "A-5" One-Family / single-family
South "A-5" One-Family; "CF" Community Facilities / single-family, church
West PD 855 "PD/CF" Planned Development for all uses in Community Facilities with a maximum height of 75 ft.; site plan waived / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Seminary Dr.	Major Arterial	Major Arterial	No
James Ave.	Minor Arterial	Minor Arterial	No
6th	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Seminary Hill	Trinity Habitat for Humanity
Rosemont	Streams & Valleys, Inc
Neighbors Working Together	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "A-5" One-Family to "CF" Community Facilities in order to request a Special Exception to install an electronic changeable copy sign. The property is located on Seminary Drive, a major arterial. Surrounding land uses vary with Rosemont Park to the north, and single-family to the south, west and east. The site will remain a school facility.

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

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Institutional. The proposed "CF" zoning is appropriate for a school and consistent with the following Comprehensive Plan policies.

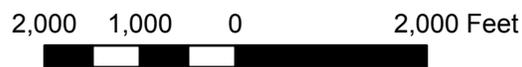
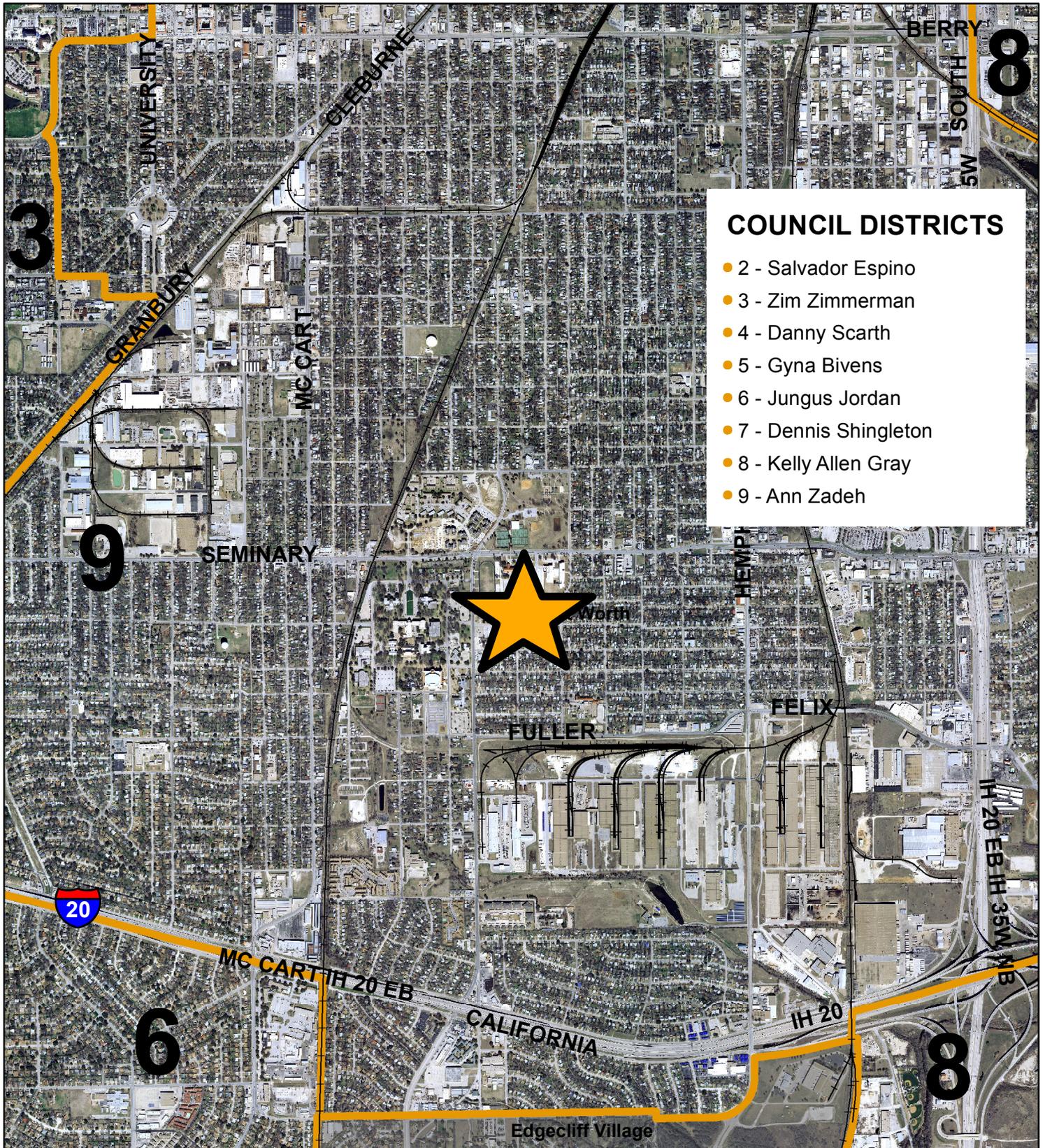
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** 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

Location Map

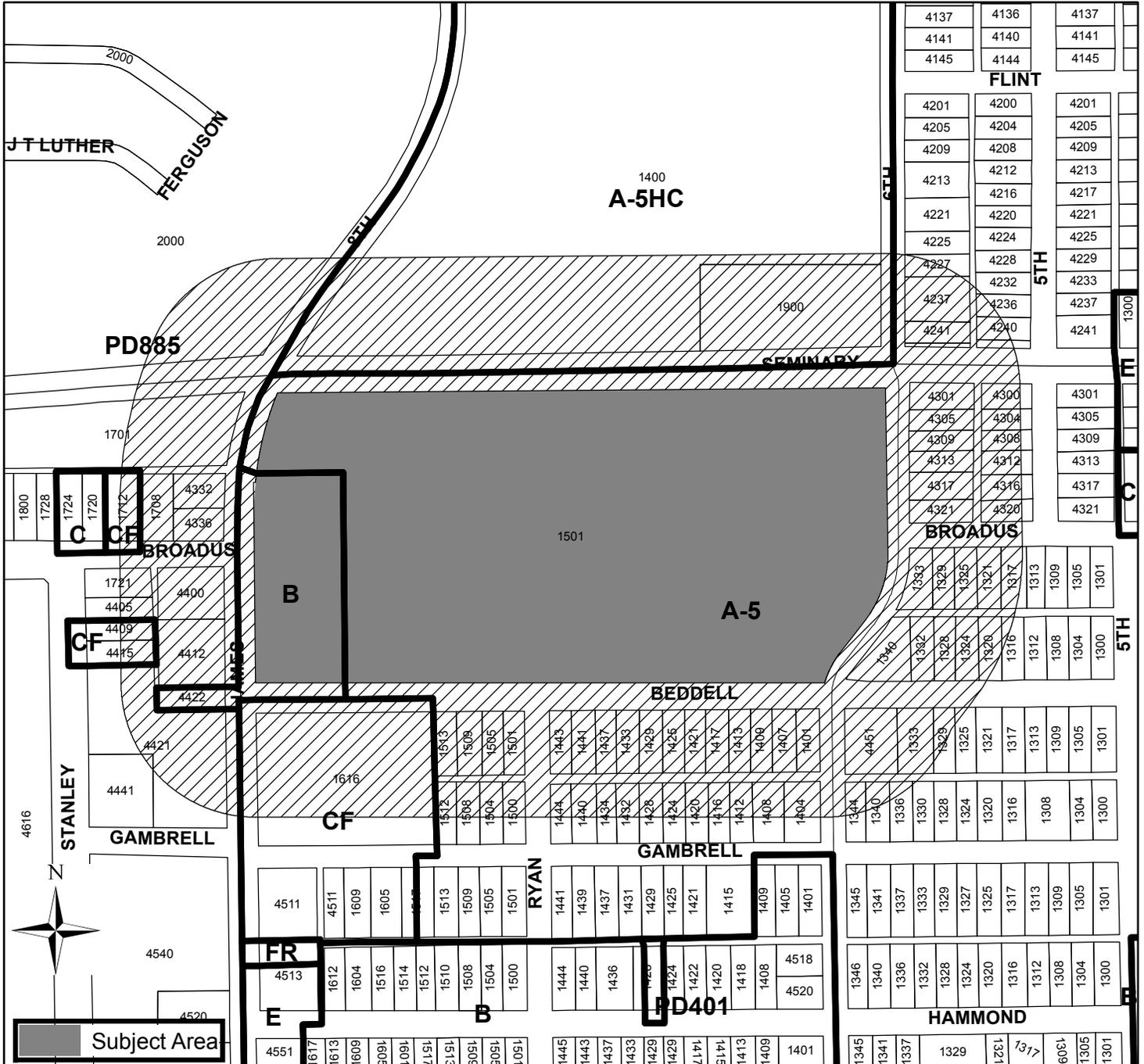




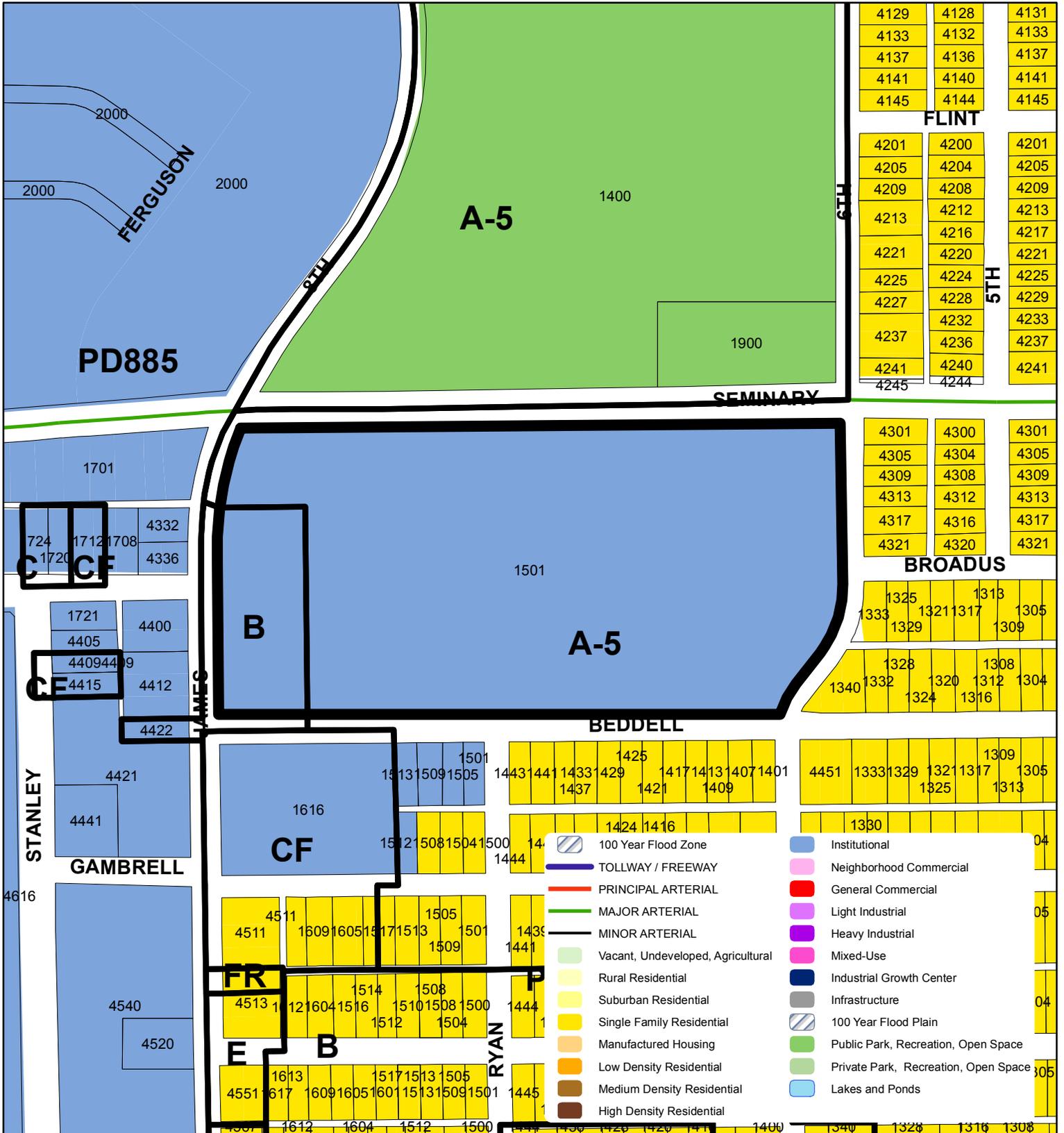
ZC-14-131

Area Zoning Map

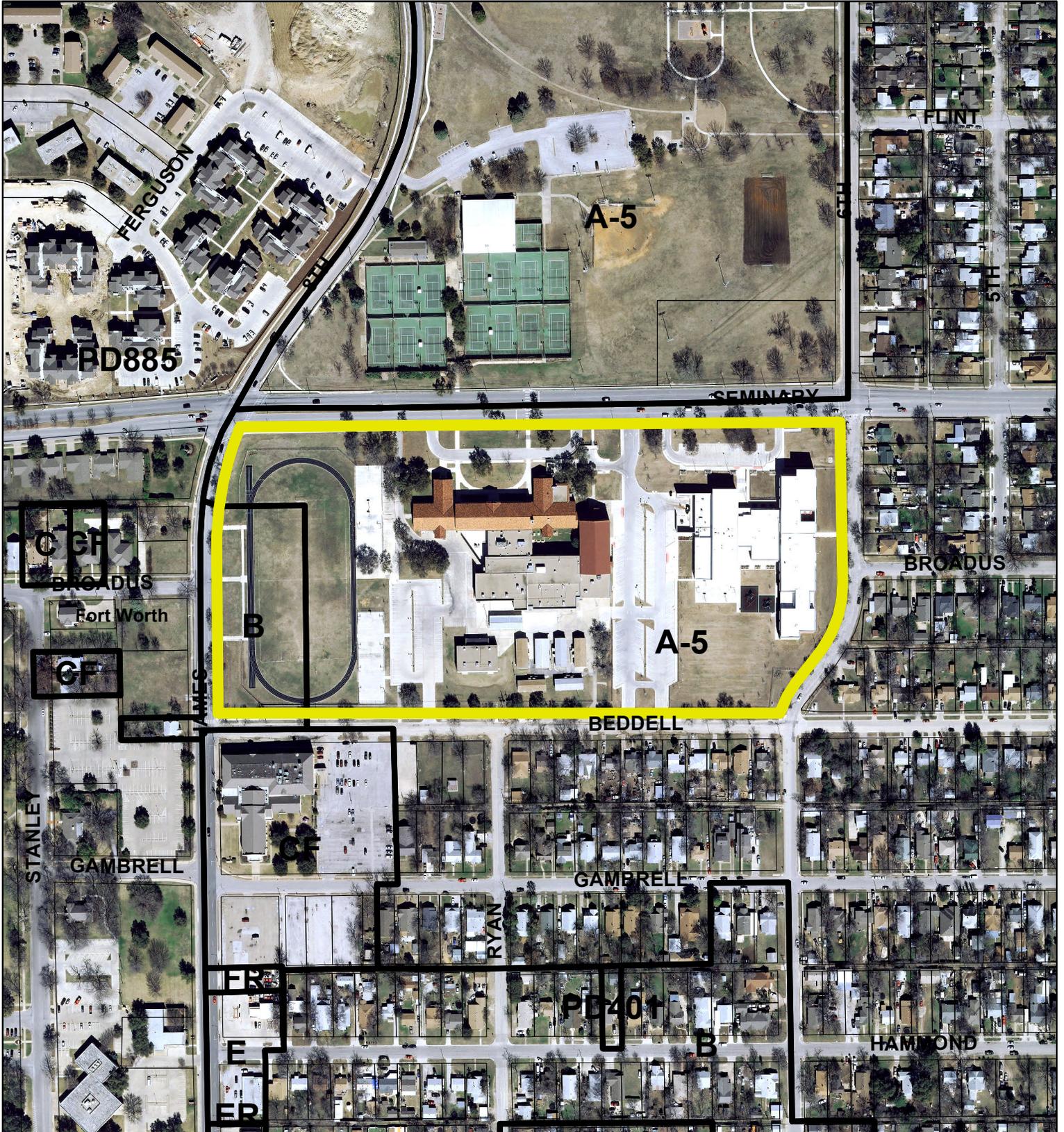
Applicant: Fort Worth ISD
 Address: 1501 W. Seminary Drive
 Zoning From: A-5, B
 Zoning To: CF
 Acres: 20.701421
 Mapsco: 90L
 Sector/District: Southside
 Commission Date: 10/08/2014
 Contact: 817-392-8043



Future Land Use



Aerial Photograph



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 18, 2014.



6. ZC-14-131 Fort Worth ISD (CD 9) – 1501 W. Seminary Drive (Rosemont Middle School Addition, Block 1, Lot 1, 20.07 Acres): from “A-5” One Family and “B” Two-Family to “CF” Community Facilities

J Andrew Norman, 100 Main Street, Fort Worth, Texas representing FWISD explained to the commissioners they are requesting CF zoning in order to apply to the BOA for a Special Exception to install an electronic changeable copy sign.

Ms. Reed asked about the size of the sign. The Assistant Principal for the school did not know the exact size but said it will conform.

Robert Snoke, 3826 6th Avenue, Fort Worth, Texas representing Rosemont NA spoke in support.

Alonzo Aguilar, 3725 Stuart Drive, Fort Worth, Texas representing Neighbors Working Together spoke in support.

Pete Lohmer, 4422 James, Fort Worth, Texas was not sure if they were changing the zoning, but is in support of the request.

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

<i>Document received for written correspondence</i>					ZC-14-131
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Peter Lohmer	4422 James	In		Support	Spoke at hearing
Robert Snoke/ Rosemont NA	3826 6 th Ave	Out		Support	Spoke at hearing
Alonzo Aguilar/ Neighbors Working Together	3725 Stuart	Out		Support	Spoke at hearing

7. ZC-14-132 William West (CD 5) – 3129 Erie Street (Original Town Handley Addition, Block 15, Lots 1 & 2, 0.29 Acres): from “MU-1” Low Intensity Mixed-Use to “FR” General Commercial Restricted

William West, 6145 East Lancaster Avenue, Fort Worth, Texas property owner explained to the Commissioners he owns an auto sales business about three blocks away. He is trying to open up an internet auto sales office on the property. Mr. West said the property will hold about 10 to 15 cars for display and sale with no auto repair.

Ms. Conlin asked how long he has owned the property. Mr. West said he acquired the property about two years ago.

Ms. McDougall asked what the prior use for the property was and why the need for expansion. Mr. West said when he acquired the property it was occupied by a towing company that did