



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 1, 2016

**Council District** 3

<p><b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0</p> <p><b>Opposition:</b> None submitted <b>Support:</b> None submitted</p>	<p>Continued                      Yes ___ No <u>X</u> Case Manager                <u>Jocelyn Murphy</u> Surplus                         Yes ___ No <u>X</u> Council Initiated            Yes ___ No <u>X</u></p>
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**Owner / Applicant:** Fort Worth ISD

**Site Location:** 3816 Stadium Dr.                      Mapsco: 90E

**Proposed Use:** McLean Middle School

**Request:**     From: "A-5" One-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 Stadium Drive and Dryden St. The applicant would like to rezone to "CF" Community Facilities in order to install a larger sign and to allow for the request to the Board of Adjustment to install an electronic changeable copy (LED) sign at the McLean Middle School that was donated to the school last 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
<b>Request Special Exception for Electronic Sign</b>	Not permitted	Permitted
<b>Size</b>	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 placed within 20 ft. of drives providing ingress and egress to the	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 for each ten linear feet of frontage along said street; provided, however, a minimum of at least one sign shall be allowed

	property	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.
<b>Illumination</b>	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.

**Site Information:**

Owner: Fort Worth ISD  
100 N. University  
Fort Worth, TX 76107  
Agent: Mike Naughton, FWISD  
Acreage: 13.30  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North "C" Medium Density Multi Family/ apartment complex  
East "CF" Community Facilities / FWISD school athletic fields  
South "B" Two-Family / single-family  
West "B" Two-Family / 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)
Stadium Dr.	Collector	Collector	No
Dryden St.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Neighbors Working Together	Trinity Habitat for Humanity
Westcliff NA	Streams & Valleys, Inc
Westcliff West NA	Fort Worth ISD
Bluebonnet Hills NA	

**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 Stadium Drive, a collector street. Surrounding land uses are primary single family residential to the west and south, multifamily to the north and school ball fields to the east. The site will remain a school facility.

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 "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



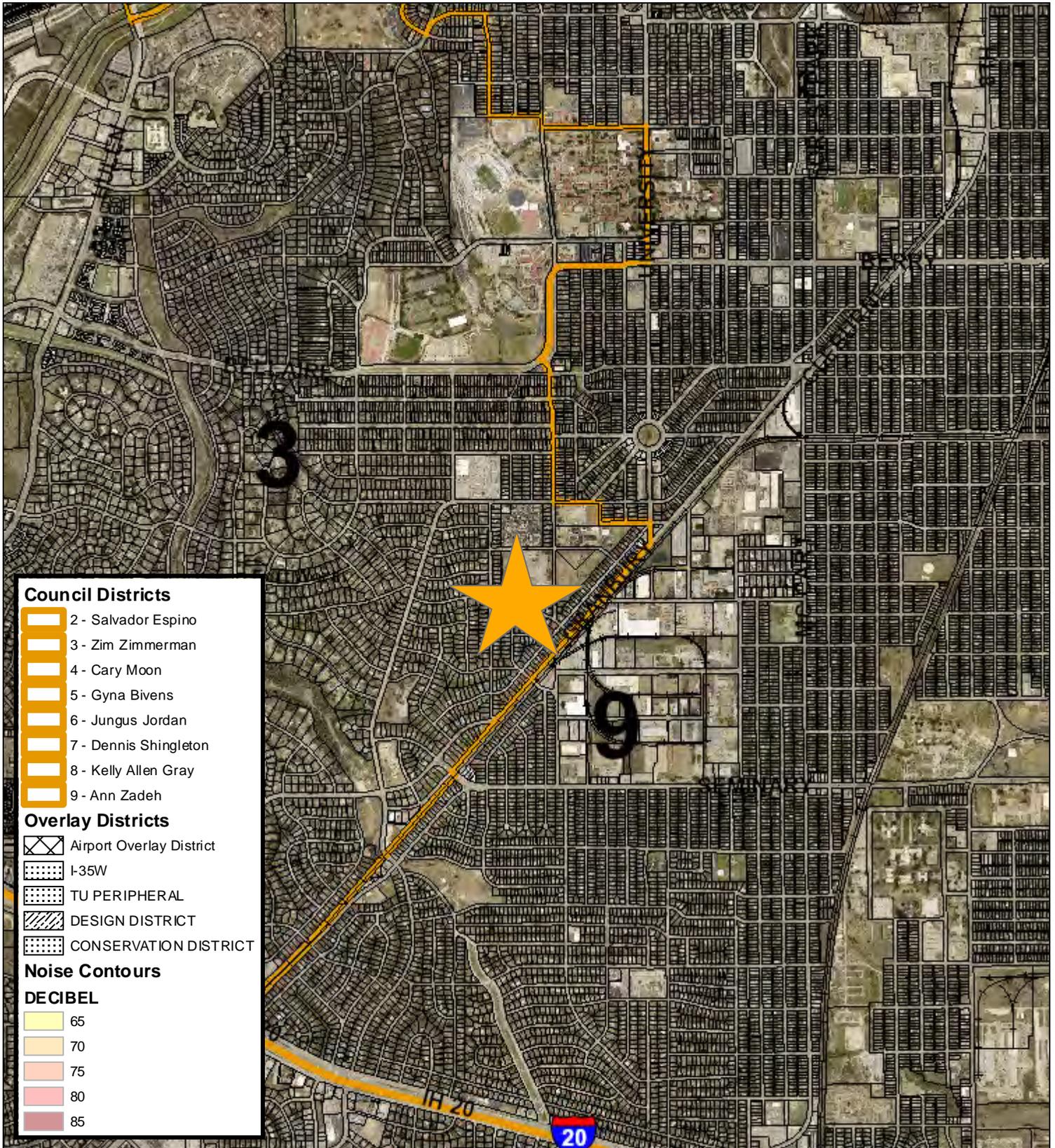
ZC-16-032

# Area Zoning Map

Applicant: Fort Worth Independent School District  
 Address: 3816 Stadium Dr.  
 Zoning From: A-5  
 Zoning To: CF  
 Acres: 13.30581306  
 Mapsco: 90E  
 Sector/District: Southside  
 Commission Date: 2/10/2016  
 Contact: 817-392-6226



## Area Map



### Future Land Use

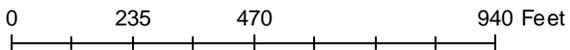


370 185 0 370 Feet

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 17, 2015.



## Aerial Photo Map



mention there is a proposed minor arterial on the back side of the proposed "I" and the owner is aware of Spinks Airport requirements.

Mr. Flores asked Mr. Curtis about the triangular area behind the gas line easement and is it proposed to be "I" as well. Mr. Curtis said yes. Mr. Flores asked staff if there were any buffer requirements from the "A-43" single-family. Ms. Murphy said there would be a 50 ft. buffer where no structures are permitted.

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

**15. ZC-16-031 Fort Worth Heritage Development LLC (CD 2) 124 E. Exchange (Fort Worth Stockyards Company, Block 10A, Lot 2, 3.12 Acres): from PD1017 "PD/MU-2/DD" Planned Development for all uses in "MU-2" High Intensity Mixed-Use including certain uses, site plan required/Demolition Delay to PD1017 "PD/MU-2/HSE" Planned Development for all uses in MU-2 High Intensity Mixed-Uses including certain uses; site plan required/Highly Significant Endangered**

Jocelyn Murphy, Planning Manager called the case.

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

**16. ZC-16-032 Fort Worth ISD/MC Lean Middle School (CD 3) 3816 Stadium Drive (Saint Augustine Addition, Tract 4, 13.30 Acres): from "A-5" One-Family to "CF" Community Facilities**

Mike Naughton, 432 Glenwood Terrace, Hurst, Texas representing Fort Worth ISD explained to the Commissioners they are requesting "CF" zoning for McLean Middle School to allow for a replacement marquee sign.

Mr. Flores asked about the dimensions of the proposed sign. Mr. Naughton said maybe 8 ft. by 4 ft. but not for sure on the dimensions.

Shannon Pritchard, 3424 Brady Avenue, Fort Worth, Texas in support but was wondering why schools are zoned in single-family zoning and what is the new paved road behind her house to be used for. Mr. Naughton said there is a significant classroom addition under construction and that is the reason for the new drive. They do not intend to change the use of the property.

Mr. Genua asked where the parking is located. Mr. Naughton said parking is on the north of the school and the road is for access only to the construction site. Ms. Burghdoff explained schools are permitted in any zoning district.

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