



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 13, 2017

SUBJECT: ZC 2016-20, Ordinance No. 3444, Public Hearing and consideration of a request from the Birdville Independent School District for a Zoning Change from R-2 Single Family to U School, Church, and Institutional located at 4800 Rufe Snow Drive and 4801 Vance Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Birdville Independent School District (BISD), Conan Mathson is requesting a zoning change from R-2 Single Family Residential to U School, Church, and Institutional for two existing school campuses: North Richland Middle School (4800 Rufe Snow Drive) and Snow Heights Elementary School (4801 Vance Road).

GENERAL DESCRIPTION:

The primary purposes of the zoning request are to better reflect the actual use of the property and to bring the properties into alignment with the land use plan. BISD proposes to rezone two school campuses into the U School, Church, and Institutional district. This zoning district is specifically designed for educational, religious, and institutional uses.

BISD has also indicated plans to construct new signage for North Richland Middle School. The U zoning district would permit the school to incorporate an electronic message board into a new monument sign. Electronic message boards are permitted in the U zoning district.

During the Planning and Zoning Commission public hearing on January 19, 2017, three residents expressed concerns about an electronic sign being located near the middle of the neighborhood. At that time, the sign location was undetermined. Since the meeting, BISD reached out to the residents to discuss the zoning change and sign. The proposed location for the sign is the southeast corner of Rufe Snow Drive and Marilyn Lane. An exhibit showing the sign location and proposed appearance is attached.

The zoning request also includes Clyde Zellers Park, which is located on the Snow Heights Elementary School property. The zoning change will not affect the use of the property as a public park.



COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Public/Semi-Public.” This designation is intended to permit non-profit activities of an educational, religious, governmental, or institutional nature. Schools, churches, hospitals, government buildings, fire stations, and water towers are considered public/semi-public areas.

CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential.

PROPOSED ZONING: The proposed zoning is U School, Church, and Institutional. This district is intended to permit only non-profit activities of an educational, religious, governmental, or institutional nature.

SURROUNDING ZONING | LAND USE:

North: R-2 Single-Family Residential | Low Density Residential
West: R-2 Single-Family Residential | Low Density Residential
South: R-2 Single-Family Residential | Low Density Residential
East: R-2 Single-Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as Blocks 25 and 26, Snow Heights Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the January 19, 2017, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3444.