

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 14, 2022

SUBJECT: ZC22-0042, Ordinance No. 3768, Public hearing and consideration of a request from Fort Worth Christian School for a special use permit for outdoor recreation areas with elevated lights at 6200 Holiday Lane, being 41.07 acres described as Lot 1R, Block A, College Hill Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Fort Worth Christian School is requesting a special use permit for outdoor recreation areas with elevated lights on 41.07 acres located at 6200 Holiday Lane.

GENERAL DESCRIPTION:

The property is located on the south side of Holiday Lane and south of Mid-Cities Boulevard. The 41-acre site is bounded by Holiday Lane, Bogart Drive, and College Circle. The property is currently developed with a private school campus serving elementary through high school students. The campus consists of multiple buildings and athletic fields. The property is zoned U (School, Church, and Institutional).

A site plan and conceptual master plan for the campus are attached. The applicant is seeking approval to install elevated lighting at one existing ballfield location and one new proposed sport court on the property. Special use permit approval is required for any outdoor recreation areas with or without elevated lighting installed.

The elevated lighting is proposed at the following locations as described and shown in the exhibits below.

1. The existing softball field is located on the north side of the campus adjacent to the drive entrance on Holiday Lane. Four light poles with LED luminaires are proposed for construction. A pole would be installed at each outfield corner, with the highest luminaires mounted at 70 feet above grade. A pole would be installed behind both sides of the infield area, with the highest luminaires mounted at 60 feet above grade. Overall, 25 luminaires would be installed at the softball field.
2. Tennis courts are proposed to be constructed at a future date in the northeast corner of the campus near the intersection of Holiday Lane and College Circle. Planned construction includes eight tennis courts divided into two court enclosures. Eight poles with LED luminaires would be installed at the corner of each enclosure. Luminaires would be mounted at 60 feet above grade. Overall, 24 luminaires would be installed at the tennis court area.



CONCEPTUAL MASTER PLAN



SOFTBALL AND TENNIS COURT AREAS

Outdoor lighting must comply with the standards contained in [Section 118-728](#) of the zoning ordinance. One of the purposes of these standards is to minimize adverse offsite effects of lighting such as light trespass and glare. To evaluate that purpose, a photometric plan for the proposed lighting design was submitted with the application and is included in the attached special use permit exhibits. The plan includes the location for the proposed lighting and a data sheet showing light emissions across the area and at the property lines.

Since the lighting is adjacent to Holiday Lane and College Circle and close to single-family residences, the lighting must be designed to limit light trespass on to adjacent roadways and residential property. The lighting design indicates the illumination at the street is one foot-candle or less, which is consistent with the outdoor lighting standards.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

LAND USE PLAN: This area is designated on the Land Use Plan as Community Services. This designation provides for nonprofit activities of an educational, religious, governmental, or institutional nature. Schools, churches, hospitals, government buildings, fire stations, and public utilities are examples of community service areas.

CURRENT ZONING: The property is currently zoned U (School, Church, and Institutional). This district is intended to permit nonprofit activities associated with educational, religious, governmental, and institutional uses.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-7-MF (Multifamily) PD (Planned Development)	Medium Density Residential High Density Residential Community Facilities	Single-family residences Assisted living center Church



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
WEST	R-7-MF (Multifamily)	Medium Density Residential	Townhouses Vacant property
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	C-1 (Commercial) U (School, Church, Institutional) R-4-D (Duplex) R-2 (Single-Family Residential)	Community Facilities Low Density Residential	Vacant property Church Duplex residences Single-family residences

PLAT STATUS: The property is platted as Lot 1R, Block A, College Hill Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the November 3, 2022, meeting and voted 4-0 to recommend approval, subject to an extension of the expiration of the special use permit to five years.

RECOMMENDATION:

Approve Ordinance No. 3768.