



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 19, 2017

SUBJECT: ZC 2016-20 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 is to better reflect the actual use of the property and to bring the properties into alignment with the Comprehensive 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 only permitted in the U zoning district for properties not within the Freeway Corridor Overlay.

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.

CITY COUNCIL: The City Council will consider this request at the February 13, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2016-20.