



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
August 2, 2011

Council District 7

Zoning Commission Recommendation:
Approved by a vote of 7-0

Opposition: None

Continued Yes X No ___
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Mearstone Properties, LP
Site Location: 6364 Pinion Park Way Mapsco: 67A
Proposed Use: Site Plan for Office Park
Companion Cases: ZC-02-075/SP-05-006

Background:

The applicant is submitting a site plan as required by PD-483 for E uses and development standards. The proposal is for four single story offices. The proposed site is located along Boat Club Road a major arterial. It is directly north of an approved site plan for the same type uses (SP-05-006, attached as part of this report).

Surrounding land uses consist of single-family and vacant to the east, commercial offices to the south, vacant to the west and transmission towers to the north.

Site Information:

Owner: Mearstone Properties, LP
4011 Benbrook Hwy
Suite B
Fort Worth, TX 76116

Agent: Ed Childress/SD Engineering
Acreage: 3.55 ac
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / Oncor transmission towers
East "A-5" One-Family / single-family
South "PD-483" Planned Development for E uses; site plan approved / commercial offices
West "C" Medium Density Multifamily & "E" Neighborhood Commercial / vacant

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. There are no key deficiencies.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-02-275 from "A-5" One-Family to PD 483" for all uses in E, site plan required, approved by Council February 11, 2003.
SP-05-006 site plan for the southern portion, approved by Council March 8, 2005

Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|----------------|----------------|------------------------------------|
| Boat Club Rd. | major arterial | major arterial | no |
| Pinion Parkway | 2 lane local | same | no |

Considerations: The site will have access to Boat Club Rd., a major arterial, which is adequate for the traffic generated by this proposed use.

Public Notification:

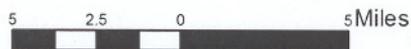
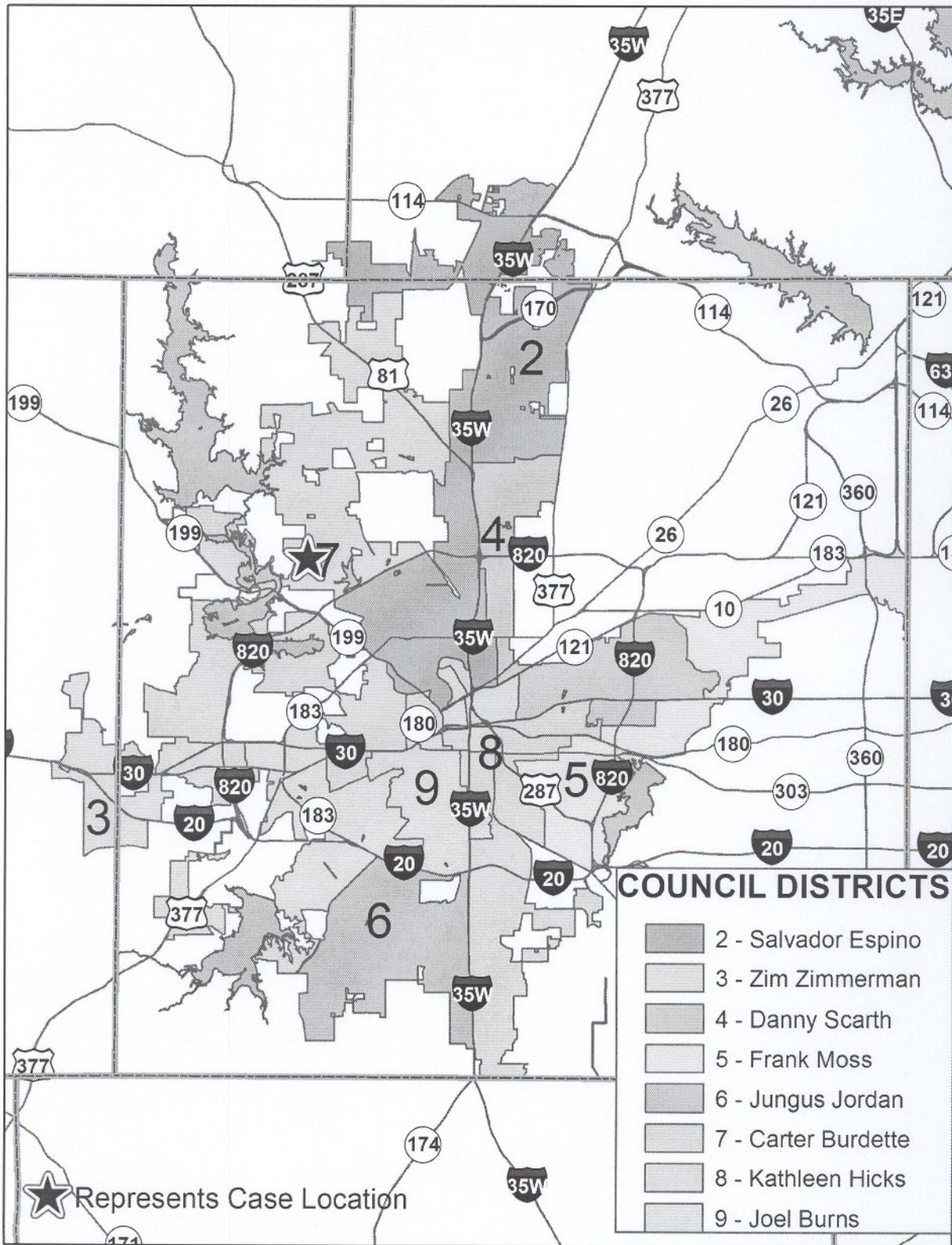
The following Neighborhood Associations were notified:

| | |
|---------------------|-------------------------|
| Greenfield Acres | Eagle-Mountain Alliance |
| Bowman Estates | Eagle-Mountain ISD |
| Lake Worth Alliance | |

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Zoning Commission meeting minutes

Location Map



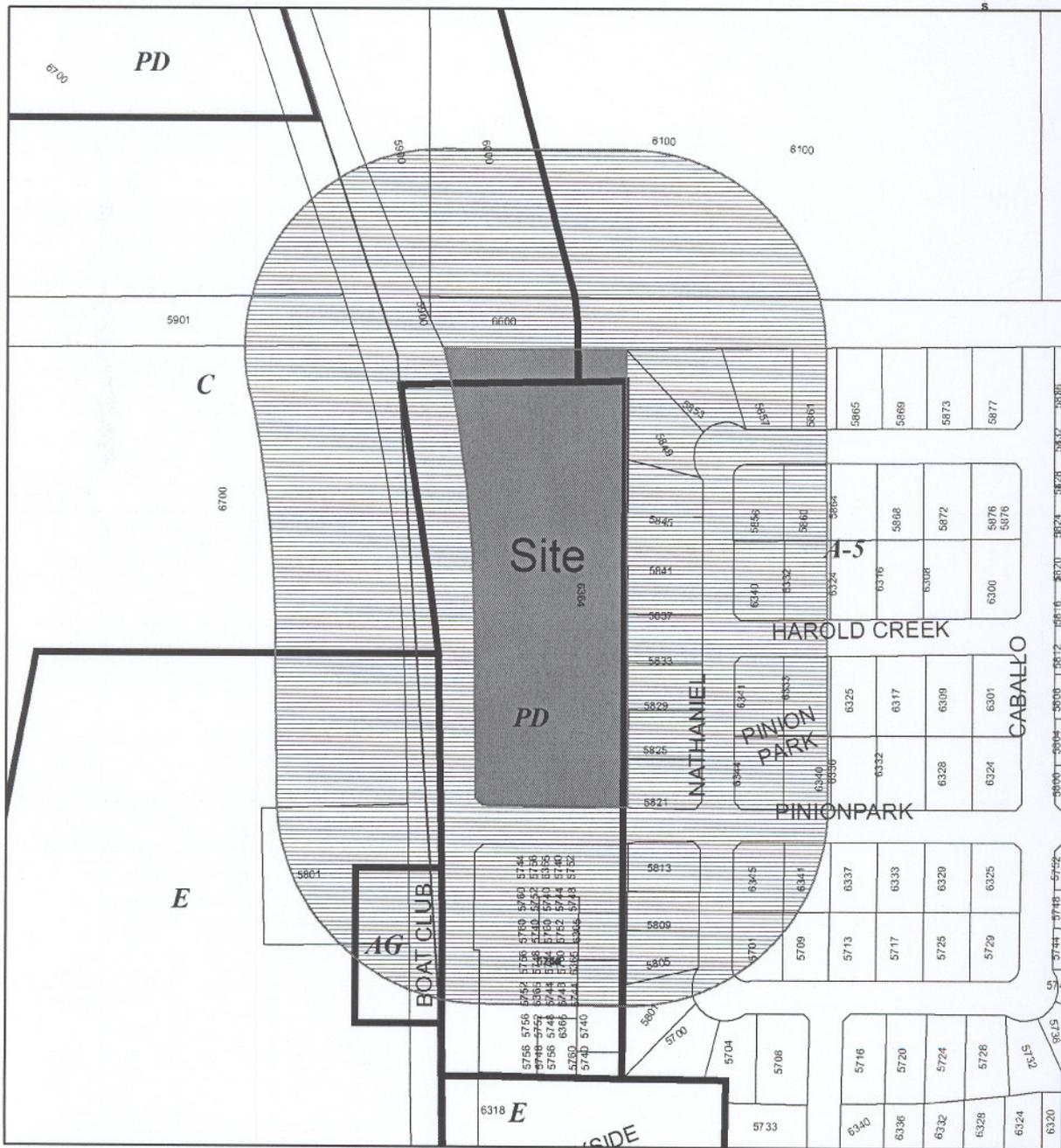


SP-11-003

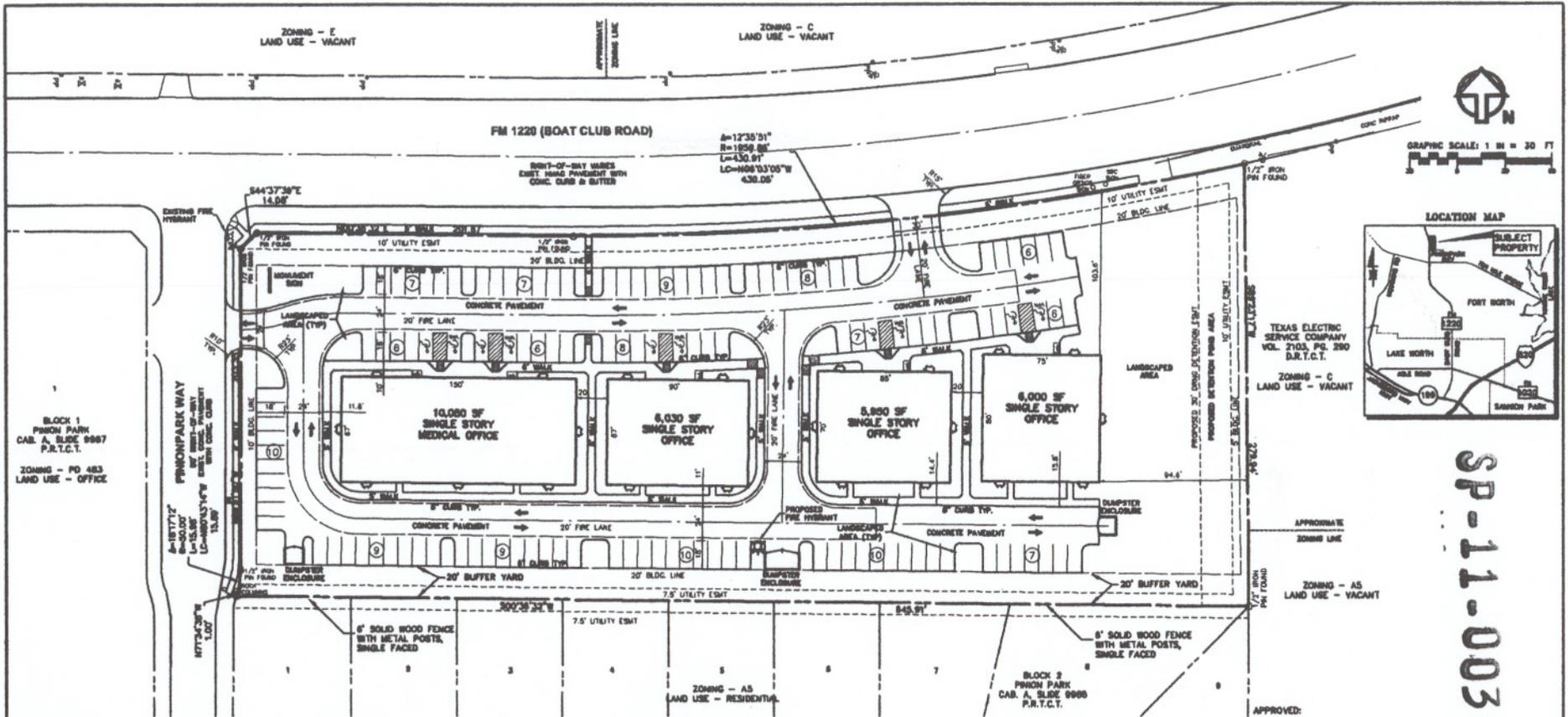
Area Zoning Map

Applicant: Mearstone Properties
 Address: 6364 Pinionpark Way
 Zoning From: PD 483
 Zoning To: Site Plan for PD 483
 Acres: 3.79
 Mapsco: 46G
 Sector/District: Far Northwest
 Commission Date: 06/08/2011
 Contact:

 300 Ft. Buffer

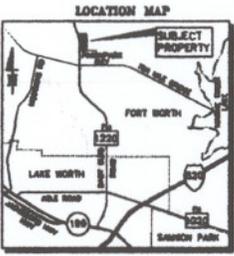


200 100 0 200 Feet



BLOCK 1
PINION PARK
CAB. A, SLIDE 9987
P.T.C.T.
ZONING - PD 483
LAND USE - OFFICE

TEXAS ELECTRIC
SERVICE COMPANY
VOL. 2103, PG. 280
D.R.T.C.T.
ZONING - C
LAND USE - VACANT



SP-11-003

| LANDLINE DATA | |
|--|--|
| GROSS LAND AREA | 3.56 ACRES 154,811 SF |
| BUILDING AREA | 28,030 SF |
| BUILDING ROOF AREA | 18,118 |
| PARKING REQUIRED | 10,000 SF MEDICAL OFFICE 1 SP/DOCTOR (2) 1 SP/A EMPLOYEE (2) & 4 SP/1000 SF |
| | 44 SPACES |
| 17,480 OFFICE | 68 SPACES |
| 2.5 SP/1000 SF | 80 SPACES |
| TOTAL REQUIRED | 124 SPACES |
| PARKING PROVIDED | 115 SPACES |
| GENERAL MANICAP | 15 SPACES |
| TOTAL PROVIDED | 130 SPACES |
| REQUIRES BICYCLE RACKS | 5 |
| REQUIRES ADDITIONAL TREES | |
| BUILDING HEIGHT | 45 FEET MAXIMUM |
| BUILDING EXTERIOR | MASONRY |
| BUILDING ENTRANCE LOCATIONS SHOWN AS APPROXIMATE | |
| AC UNITS TO BE LOCATED AT REAR OF BUILDINGS | |
| AC UNITS TO BE SCREENED WITH 4' WOOD FENCING | |
| DUMPSTER ENCLOSURES | SINGLE 10' X 11' DOUBLE 10' X 20' |
| DUMPSTER ENCLOSURE TO BE 6' H'L | |
| BARRIER WALLS WITH GATES | |

| LANDSCAPE | |
|---|--------------------------------|
| GROSS LAND AREA | 3.56 ACRES 154,811 SF |
| BUILDING AREA | 28,030 SF |
| BUFFER YARD AREA | 12,824 SF |
| NET LAND AREA | 113,897 SF |
| REQUIRED LANDSCAPE | 11,300 SF |
| TREE OF REQUIRED LANDSCAPE AREA TO BE LOCATED IN FRONT YARD | 6,343 SF |
| LANDSCAPE AREA PROVIDED | |
| BOAT CLUB ROAD FRONT YARD | 12,800 SF |
| PROPOSED BAY FRONT YARD | 1,600 SF |
| STRENGTH SPAN AREAS (W/OA SHOWN) | 46,280 SF |
| BUFFER YARD AREA | 12,824 SF |
| TOTAL LANDSCAPE AREA PROVIDED | 73,504 SF |
| | 67.18 |
| PARKING AND DRIVE AREA WITHIN LANDSCAPE AREA | 54,543 SF 47.51 SF 11.88 |

| BUFFER YARD AREA | |
|---|-----------|
| BUFFER YARD REQUIRED ALONG EAST PROPERTY LINE ADJACENT TO SINGLE FAMILY | |
| REQUIRED BUFFER YARD POINTS | 35 POINTS |
| 5' BUFFER YARD | 5 POINTS |
| 15' ADDITIONAL BUFFER YARD | 15 POINTS |
| 6' SOLID WOOD FENCE, SINGLE FACE | 8 POINTS |
| TOTAL BUFFER YARD POINTS | 58 POINTS |
| BUFFER YARD AREA TO BE SIMILAR TO GRADE AND SOIL COVER AND SHALL BE IRRIGATED. | |
| SEE LIGHTING AND SIGNAGE | |
| INDICATES APPROXIMATE LOCATION OF 300 WATT FLOOD LIGHTS | |
| MANICAP SIGN SHALL BE INSTALLED IN CONFORMANCE WITH THE ZONING ORDINANCE SIGNAGE REGULATIONS. | |

ALL AREAS NOT SHOWN TO BE PAVED SHALL BE LANDSCAPED.
SEE LANDSCAPE SHALL BE INSTALLED IN CONFORMANCE WITH THE LANDSCAPE ORDINANCE AND THE URBAN FORESTRY ORDINANCE.
ALL LANDSCAPES SHALL BE IRRIGATED.

RECOMMENDED FOR APPROVAL

OWNER/DEVELOPER
MEARSTONE PROPERTIES, LP
4011 BENBROOK HWY., SUITE B
FORT WORTH, TEXAS 76116
817.628.2600

DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: _____

SITE PLAN
PINION PARK MEDICAL/OFFICE CENTER

BEING ALL OF LOT 16, BLOCK 2
PINION PARK
FORT WORTH, TARRANT COUNTY, TEXAS

MAY 2011
ZONING CASE NO. 202-275 (PD 483)
SITE PLAN NO.

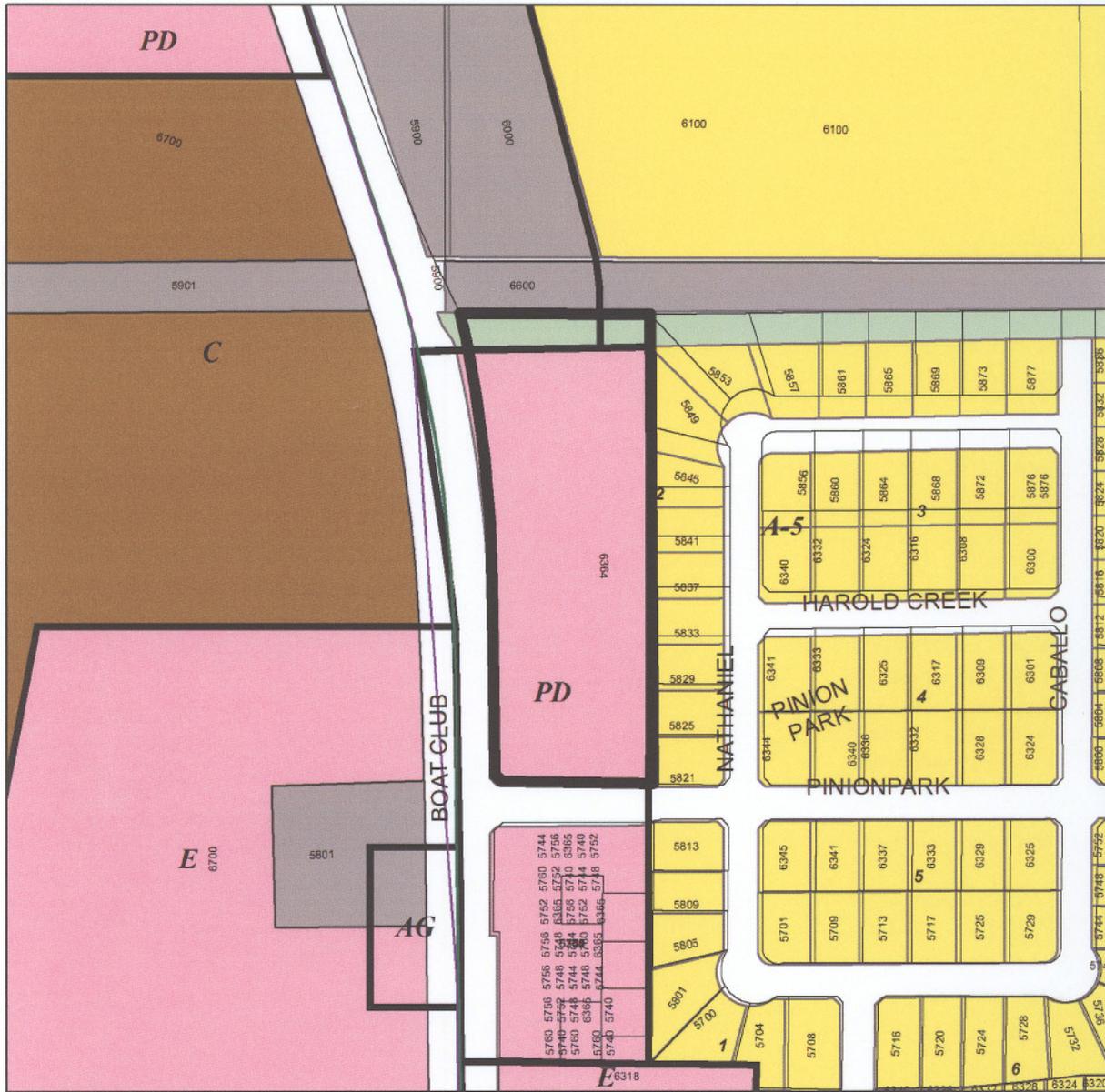
SD Engineering, Inc.
Site Development Engineering
PO Box 1287 Ft. Worth, TX 76088-0128
(817) 464-4444 Fax (817) 464-4444
TX 0008 P-0003

RECEIVED
MAY 09 2011



Future Land Use

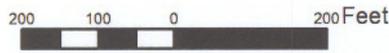
SP-11-003



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 1, 2011.



Aerial Photo Map



Mr. Genua asked if she was in support of the letter submitted requesting an eight foot fence on three sides of the property. Ms. Cantu said yes she was aware and was going to comply.

Mr. Romero mentioned most of the letters in opposition are on the same 1200 block. Ms. Cantu mentioned there were three that were not in support.

Mr. Ortiz explained the encroachment of commercial into residential districts.

Betty Ward representing the North Fort Worth neighborhood spoke in support of the proposal to rezone to ER so that she can move her beauty salon from Jacksboro Highway.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day continuance of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.

| <i>Document received for written correspondence</i> | | | | | <i>ZC-11-044</i> |
|---|------------------|--|-------------------------|---------|--------------------------------------|
| Name | Address | In/Out 200 ft notification area | Position on case | | Summary |
| Betty Ward | 1210 Lee Ave* | In | | Support | Representing North Side neighborhood |
| Robert Alejandro | 1216 Clinton Ave | In | Oppose | | Wants it to remain single-family. |
| Jose Gutierrez | 1215 Clinton Ave | In | Oppose | | Signed petition |
| Jesus Martinez | 1210 Clinton Ave | In | Oppose | | Signed petition |
| Victor Barron | 1217 Clinton Ave | In | Oppose | | Signed petition |
| Maricila Munoz | 1218 Clinton Ave | In | Oppose | | Signed petition |
| Linda Juarez | 1221 Clinton Ave | In | Oppose | | Signed petition |

The protest area map constitutes 21.97% opposition, where a super majority vote is required at Council. There were several other signatures outside the 200 ft protest area.

5. SP-11-003 Mearstone Properties LP (CD 7)- 6364 Pinion Park Way (Pinion Park, Block 2, Lot 16, 3.55 Acres): Site Plan for PD-483 Planned Development for E uses, commercial office park

Ed Childress P. O. Box 1357, Aledo, Texas representing Mearstone Properties explained to the Commissioners the site plan is for an office park which was required from a previous zoning change. Mr. Childress mentioned there will be four buildings on the site, one being 10,000 square feet for a medical office and the other three buildings will be approximately 6,000 square feet for general office use.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 7-0.