

The proposed development will be required to meet the standards of Section 5.134 for a Large Retail Store including fencing, building materials and color, landscaping, architectural features, signs and setbacks. Single-family residential zoning is located directly south and east of the site. As a result, a 100 ft. buffer is required along the southern boundary; a waiver is being requested for a 60 ft. buffer. An 8 ft. masonry wall will be constructed in this area. No structures are permitted nor proposed within the 60 foot buffer, which will only be used for landscaping and driveway access. In addition, a 20 ft landscape buffer is required along Bailey Boswell Road and parking areas must contain landscape islands.

Bailey Boswell Road is a four total lane undivided road while Boat Club Road has four lanes and a center turn lane in this location. Both roads are considered Major Arterials on the Master Thoroughfare Plan (MTP). The current roadway size will support large scale retail development.

Site Information:

Owner: Triple T Farms, LTD, A Limited Partnership
1000 Texan Trail
Grapevine, Texas 76051

Agent: Winkelmann and Associates/Mike Clark

Acreage: 16.6 acres

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North Not within city limits / vacant
East "A-5" One-Family / single-family
South "A-5" One-Family / single-family
West "AG" Agricultural / Oncor transmission lines

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. 100 ft buffer required adjacent One-Family District (requesting 60 ft)
2. Trash compaction may not occur within 100 ft of residential property (Requesting 60 ft)
3. No mechanical equipment may be located within 100 feet of residential property (Requesting 60 ft)
4. Merchandise may be displayed and carts may be stored anywhere in front of the building between the north face of the building and the south curb of the main drive in front of the building

Zoning Commission recommended waivers to the items noted above.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-028, from "E" Neighborhood Commercial to "PD/E" Neighborhood Commercial with no maximum building size; site plan included

Platting History: Not filed

Public Notification:

The following Neighborhood Associations were notified:

Lake Country Property Owners Association
Stonehaven Ct.

Eagle Mountain Alliance
Eagle Mountain Saginaw ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" with no maximum building size and car wash, site plan included. Surrounding land uses vary, with residential to the south and east, vacant land to the north, and Oncor transmission lines directly to the west. Neighborhood Commercial is compatible with the single family subdivision near the vacant lot. While the building will be a greater size than what is permitted in an "E" district, the commercial uses in the district will service the neighborhoods.

Additionally, the proposed site is located on the corner of two significant roadways. As a result, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. The proposed "PD/E" zoning is consistent with the following Comprehensive Plan policies, despite the primary anchor tenant exceeding the maximum square footage.

- 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. 38)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

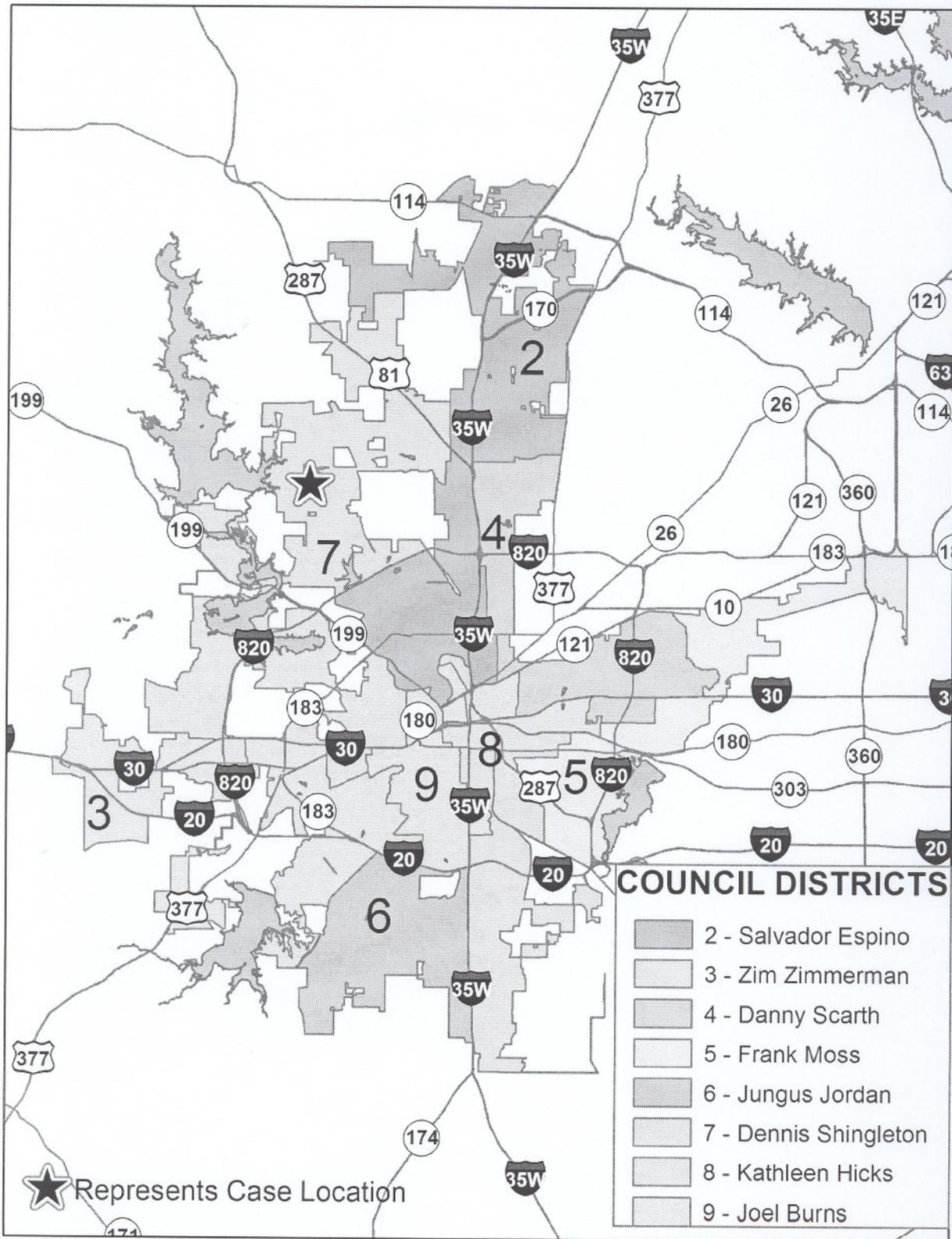
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-062

Location Map



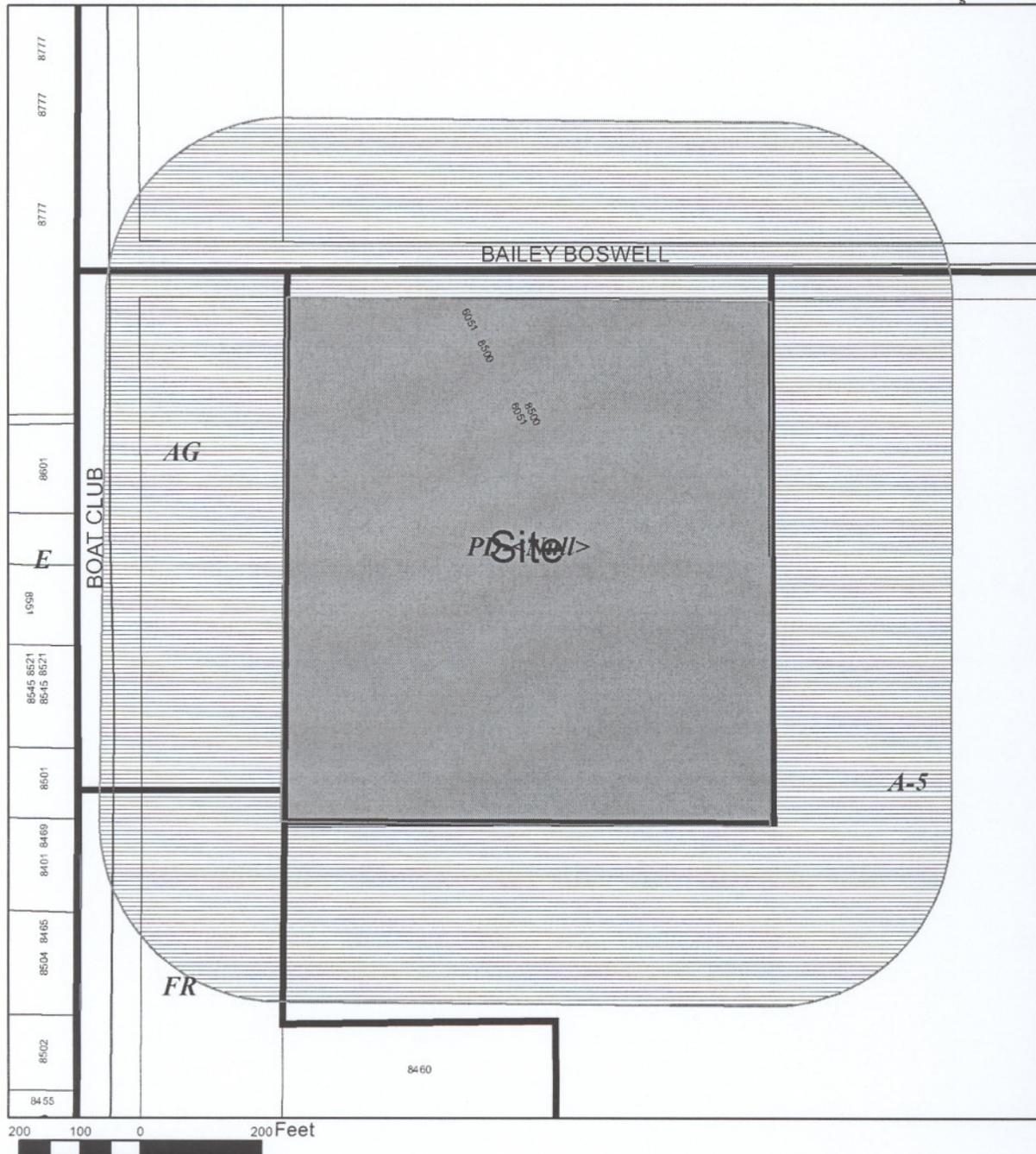


ZC-11-062

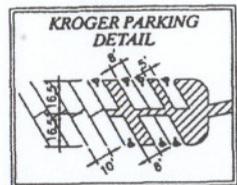
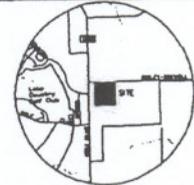
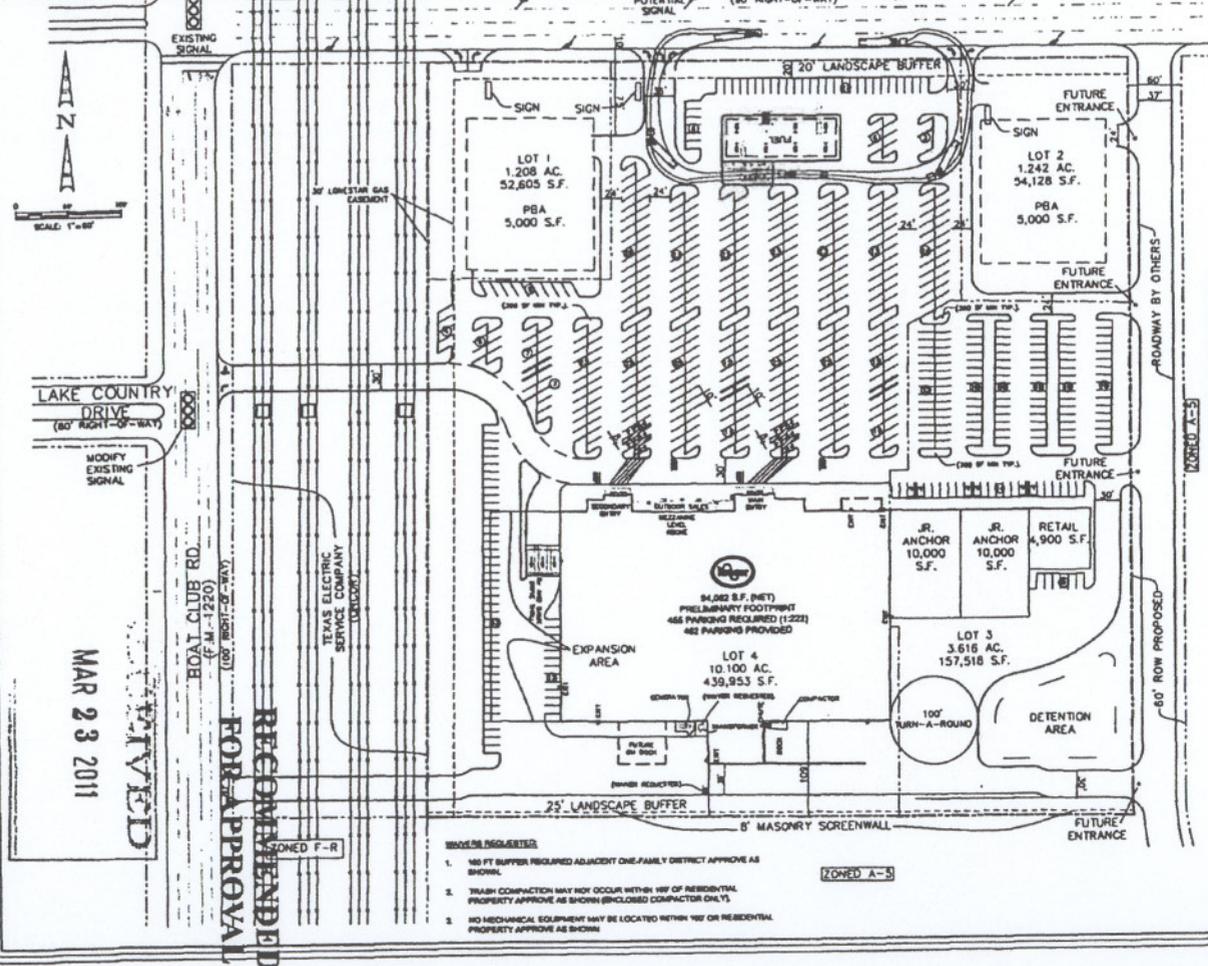
Area Zoning Map

Applicant: Triple T Farms
Address: 6051 Bailey Boswell Road
Zoning From: PD 906 for E uses plus building over 60,000 square feet
Zoning To: Amend PD 906 site plan and to allow building over 60,000 sf and car wash
Acres: 16.16
MapSCO: 32L&Q
Sector/District: Far Northwest
Commission Date: 08/10/2011
Contact: 817-392-8043

 300 Ft. Buffer



LARGE RETAIL STORE	
REQUIRED	PROVIDED
20' BUFFERYARD	25' BUFFERYARD
MASONRY WALL	
REQUIRED	PROVIDED
8' TALL MASONRY WALL	8' TALL MASONRY WALL
BUFFER TREES	
REQUIRED	PROVIDED
1 TREE PER 20' OF ADJACENCY	APROX. 1 TREE PER 17' ADJACENCY BY STAGGERING
41 TREES	49 TREES



	LOT 1	LOT 2	LOT 3	LOT 4
LAND AREA	1,208 AC	1,242 AC	3,618 AC	10,100 AC
LAND AREA	52,605 S.F.	54,128 S.F.	157,518 S.F.	439,953 S.F.
USE			RETAIL	RESIDENTIAL
GEN. SPCL. REQ'D (F. 250)	-	-	125	376
GEN. SPCL. PROV.	-	-	137	485
M.C. PUG. REQ'D	-	-	8	8
M.C. PUG. PROV.	-	-	8	10
BLDG. AREA	-	-	34,000 S.F.	84,000 S.F.
LANDSCAPE COVERAGE	-	-	14,728	21,388

- PLANNING NOTES**
1. THE PROJECT WILL CONFORM WITH ARTICLE 4.8800B.
 2. THE PROJECT WILL COMPLY WITH SECTION 4.830, LANDSCAPING.
 3. THE PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS. A SUBMITTAL TO THE URBAN DESIGN COMMITTEE IS ANTICIPATED.
 4. THE PROJECT WILL COMPLY WITH CITY OF FORT WORTH LIGHTING STANDARDS. LIGHTS WILL BE DIRECTED DOWN AND AWAY FROM RESIDENTIAL USES.
 5. LANDSCAPE BUFFERYARD IRRIGATED PER ARTICLE 4.840A.
 6. TRAFFIC IMPACT STUDY WILL BE PROVIDED WITH PLAT.
 7. IF MASONRY SCREENING WILL BE PROVIDED FOR DUMPSTERS

DIRECTOR OF PLANNING AND DEVELOPMENT DATE
ZONING SITE PLAN
KROGER BOAT CLUB
LOTS 1 THRU 4, BLOCK 1
 R.WHITLEY SURVEY, ABSTRACT NO. 1672
 CITY OF FORT WORTH
 TARRANT, TEXAS
 FEBRUARY 23, 2011
 ZONING CASE NO: ZC-11-028
 DEVELOPER: GIBBONS CONSULTING
 MARLAJAN DEVELOPMENT COMPANY WINKELMANN & ASSOCIATES INC.
 1401 DOWNEY DR., SUITE 100 6750 WILLOW PLAZA DR., 2375
 DALLAS, TX 75254 DALLAS, TEXAS 75230
 (972) 460-7000 #FAX (972) 460-7008 #TEL

Winkelman & Associates, Inc.
 1401 DOWNEY DR., SUITE 100
 DALLAS, TEXAS 75254
 (972) 460-7000 #FAX (972) 460-7008 #TEL

STATE & LOCAL ABSTRACT NO. 1672
 CITY OF FORT WORTH
 TARRANT, TEXAS
 MARLAJAN DEVELOPMENT COMPANY
 1401 DOWNEY DR., SUITE 100
 DALLAS, TX 75254

SITE PLAN A
 KROGER BOAT CLUB
 FORT WORTH, TEXAS

Scale 1"=80'
 Date: November 8, 2010
 Plan: SUBMITTAL 1 OF 2
 Project: W-11-028

1 of 2

MAR 23 2011

RECOMMENDED FOR APPROVAL

- SEWER REQUIREMENTS**
1. 140 FT BUFFER REQUIRED ADJACENT ONE-FAMILY DISTRICT APPROVE AS SHOWN.
 2. TRASH COMPACTOR MAY NOT OCCUR WITHIN 100' OF RESIDENTIAL PROPERTY APPROVE AS SHOWN (ENCLOSED COMPACTOR ONLY).
 3. NO MECHANICAL EQUIPMENT MAY BE LOCATED WITHIN 100' OF RESIDENTIAL PROPERTY APPROVE AS SHOWN.

ZONED A-5

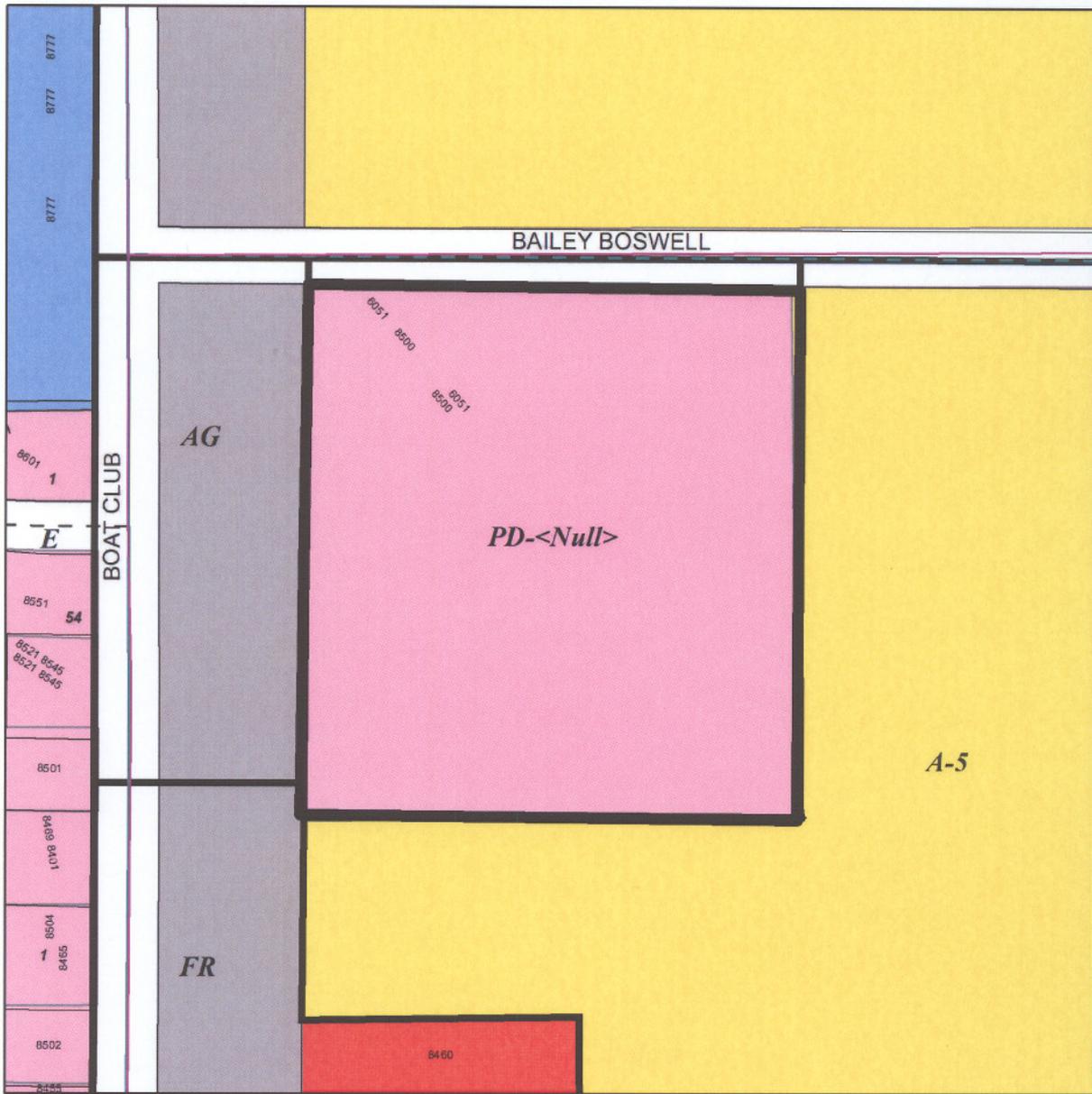
Original Site Plan

ZC-11-028



Future Land Use

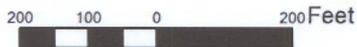
ZC-11-062



- 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

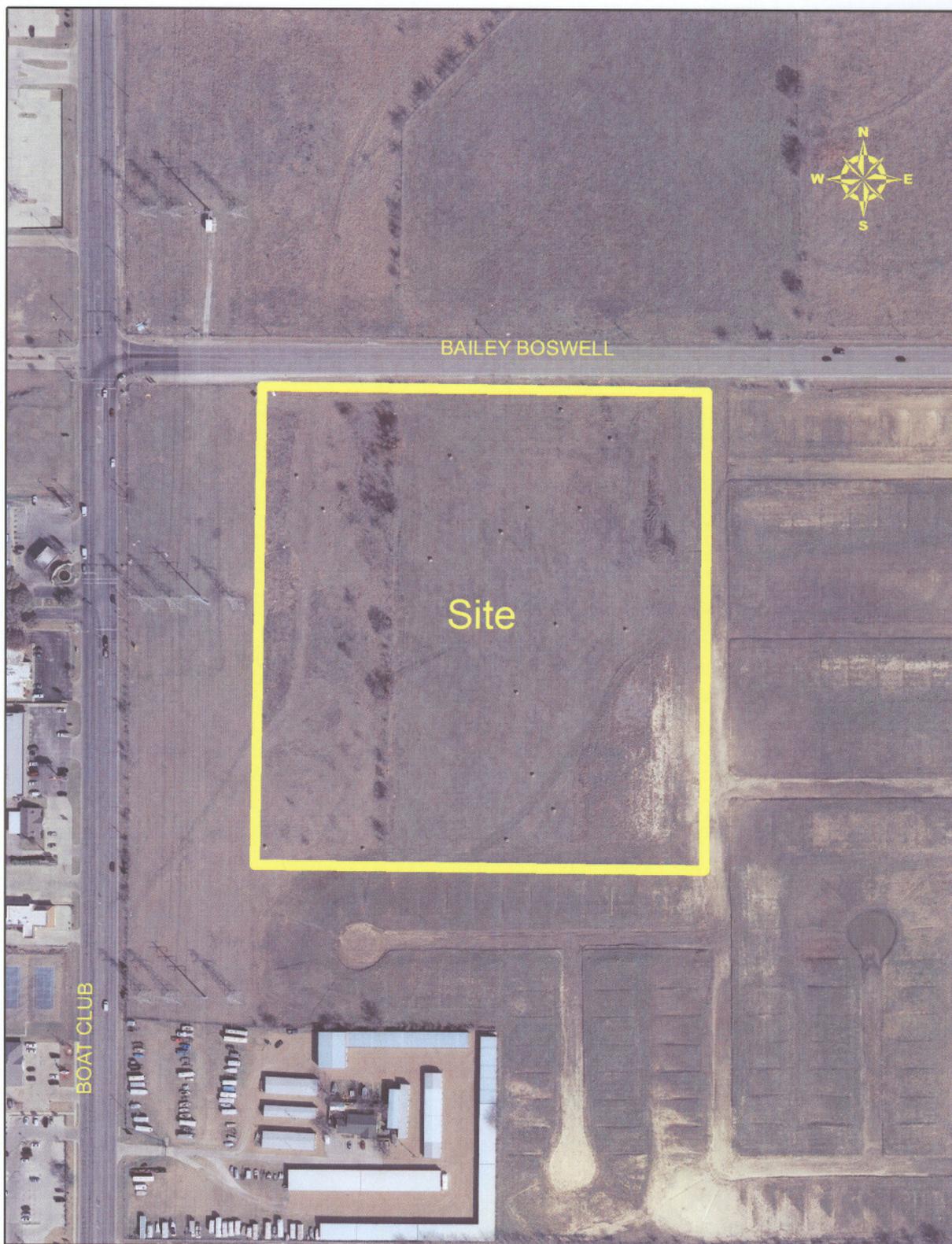


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.





Aerial Photo Map



6. ZC-11-062 Triple T Farms (CD 7)- 6051 Bailey Boswell Road (R. Whitley Survey, Abstract 1672, 16.16 Acres): from "PD-906" Planned Development for "E" Neighborhood Commercial with no maximum building size to amend "PD-906" to include a car wash; site plan included.

Mike Clark, 6750 Hillcrest Drive, Suite 325, Dallas, Texas representing Triple T Farms explained to the Commissioners they are amending the site plan to increase square footage and add a car wash.

Mr. Ortiz asked about compliance with signs. Mr. Clark mentioned they would comply with Article 4 of the Sign Ordinance.

Mr. Edmonds asked what changed on the site plan. Mr. Clark mentioned the there is only one out parcel and they were able to pick up some additional acreage to increase the building footprint and parking, the two anchors are removed.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 9-0.

7. ZC-11-063 Hillwood Alliance Residential LP (CD 2)- 4600 Heritage Trace Parkway (William Bostik Survey, Abstract 210, 15.94 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial with no maximum building size and car wash; site plan included.

Mike Clark, 6750 Hillcrest Drive, Suite 325, Dallas, Texas representing the property owner, explained to the Commissioners the request to rezone the property to PD/E. This case is similar to the previous case to increase the building square footage and add a car wash.

Mr. Ortiz asked about landscape islands and could they revise the site plan prior to Council to address this. Mr. Clark said they would. Mr. Ortiz also asked about the pylon sign indicated. Mr. Clark mentioned he was not aware of that and they intend on complying with the sign ordinance; the pylon sign will be removed. Ms. Burghdoff mentioned they would have to go before the Board of Adjustment for a Special exception for an electronic copy sign. Mr. Clark mentioned Urban Forestry will dictate how many trees they will need.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request with waivers, seconded by Mr. Genua. The motion carried unanimously 9-0.

8. ZC-11-064 Dalton & Eulinda Whatley (CD 8)- 13600 Oak Grove Road South (Abner Lee Survey, Abstract 931, 1.14 Acres): from "AG" Agriculture to "A-21" One-Family Residential