



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 13, 2011

Council District 2

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: None

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Hillwood Alliance Residential LP

Site Location: 4600 Heritage Trace Pkwy Mapsco: 22W

Proposed Use: Shopping Center

Request: 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.

Land Use Compatibility: Requested change is **compatible**.

Comprehensive Plan Consistency: Requested change is **consistent**.

Background:

The proposed site is located at the corner of Beach Street and Heritage Trace Parkway. The applicant is proposing a zoning change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial with no maximum building size with car wash; site plan included. The applicant would like to construct a grocery store with a fuel center and associated car wash.

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 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 and 8 ft. masonry wall. No structures are permitted nor proposed within the 60 foot buffer, which will only be used for landscaping and driveway access.

The applicant is requesting a waiver of the 8 ft masonry screening wall requirement for sites adjacent to residential property. "A-5" One Family zoning is located directly south of the proposed site. The applicant intends to maintain a 20' landscaped bufferyard based on 5.134 section B2 of the Large Retail standards.

Site Information:

Owner: Hillwood Alliance Residential, LP
5430 LBJ Freeway #800
Dallas, TX 75240

Agent: Winkelmann and Associates/Mike Clark
Acreage: 15.2 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / vacant
- East "E" Neighborhood Commercial / vacant
- South "A-5" One-Family / vacant
- West "E" Neighborhood Commercial; "A-5" One-Family / vacant

Site Plan Comments:

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

1. Provide a note stating that the development will comply with Section 5.134 standards unless waived through the site plan.
2. Waivers are requested for the following:
 - a. 100 ft. buffer required adjacent to a One-Family District (applicant is requesting 60 ft. buffer)
 - b. Trash compaction may not occur within 100 ft. of residential property (applicant is requesting 60 ft.)
 - c. No mechanical equipment may be located within 100 feet of residential property (applicant is requesting 60 ft.)
 - d. 8 ft. masonry screen wall requirement adjacent residential property
 - e. Merchandise may be displayed and carts may be stored anywhere in front of the building between the west face of the building and the east curb of the main drive in from the building.
 - f. Three signs located within the 20' setback

Zoning Commission recommended waivers to the items noted above.

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: Not filed

Public Notification:

The following Neighborhood Associations were notified:

Heritage Glen
Heritage

North Fort Worth Alliance
Keller 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 are primarily vacant. Neighborhood Commercial is compatible with the planned single-family subdivision west of the proposed 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:

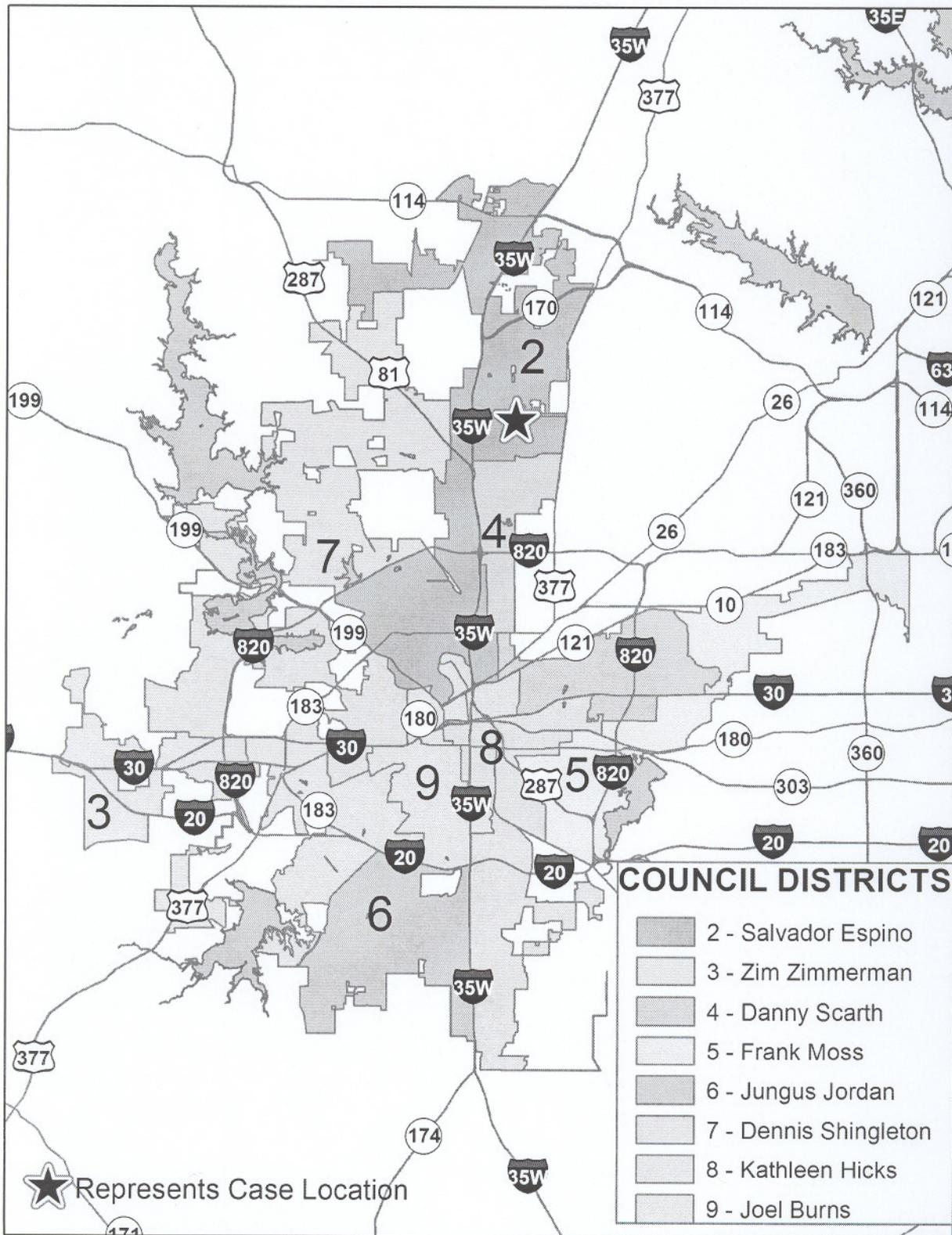
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the Zoning Commission meeting

FORT WORTH



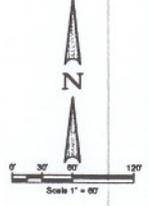
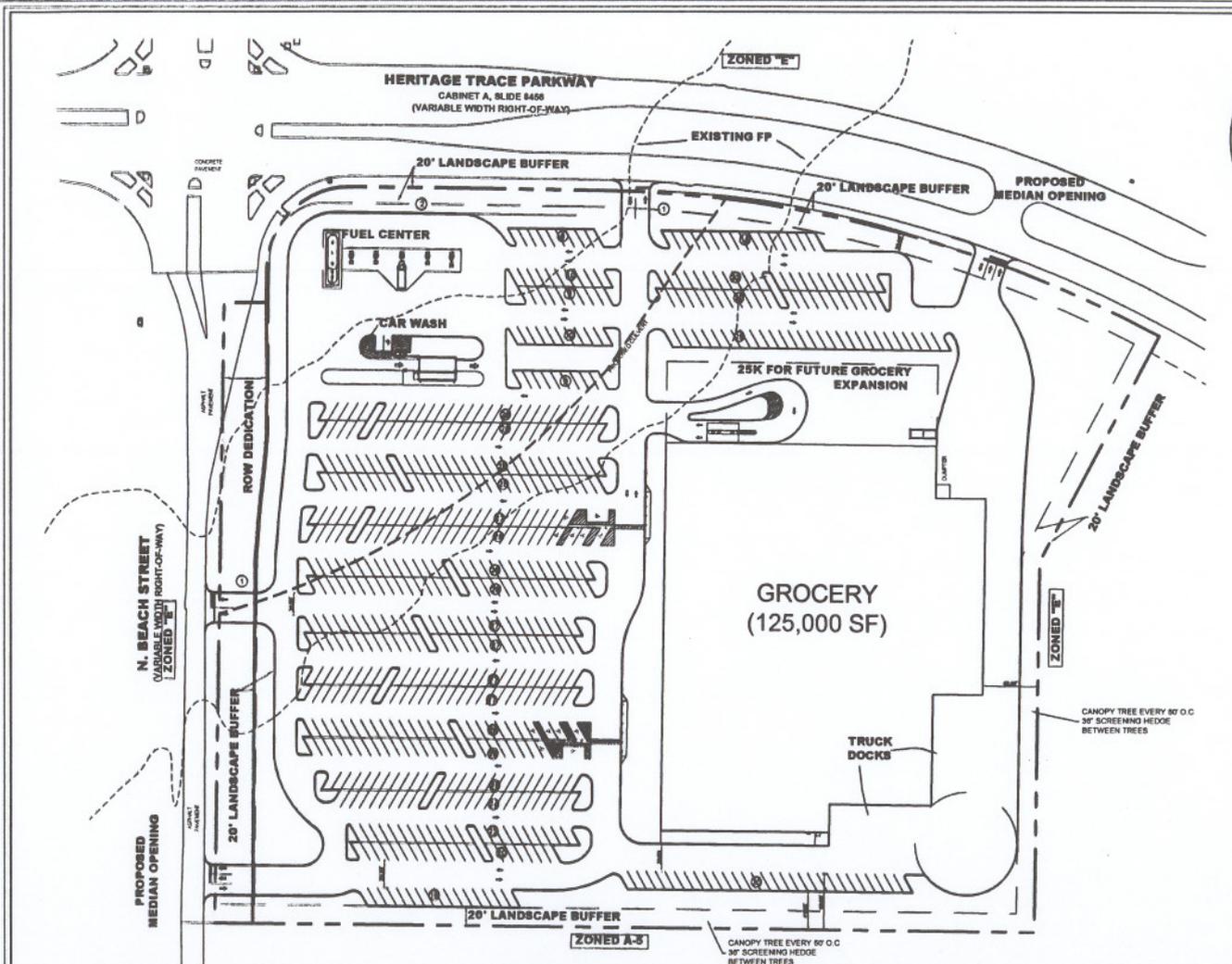
ZC-11-063

Location Map



RECEIVED
 JUL 18 2011
 BY:

ZC-11-063-



NO.	DATE	REVISION	APPROVED
1.	8-16-11	Electronic Transmittal	MAC
2.	8-11-11	Zoning Commission Comments	MAC
3.	8-2-11	Parking Revision	MAC

Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Dr., #325
 Dallas, Texas 75230
 (972) 490-7090 office
 (972) 490-7099 fax

ZONING ALL LOT-PD-"E"		LOT 1	
LAND AREA	GROSS NET	15.94 Ac.	15.29 Ac.
USE		GROCERY	
PKG. SPCS. REQ'D. (1:250)		544	
PKG. SPCS. PROV.		667	
BLDG. AREA		125,000 sf	

WILLIAM BOETCHER SURVEY, ABSTRACT NO. 210
 TARRANT COUNTY, TEXAS
 HELLMOOD ALLIANCE RESIDENTIAL L.P.
 5430 LBJ FRYWY SUITE 800
 DALLAS, TEXAS 75240

PD SITE PLAN NOTES:

1. THE PROJECT WILL CONFORM WITH ARTICLE 4, SIGNS.
2. THE PROJECT WILL COMPLY WITH SECTION 6.301, 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 6.134A.4.
6. MASONRY SCREENING WILL BE PROVIDED FOR DUMPSTERS.
7. THE PROJECT WILL COMPLY WITH MAX PARKING STANDARDS (ONE TREE FOR EVERY TEN OVER AFTER 125% TO BE MET THROUGH URBAN FORESTRY OR BY ADDITIONAL PARKING).

LEGEND

- ① SIGN
- ② FUEL SIGN

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

ZONING SITE PLAN
HERITAGE TRACE CENTER
LOT 1, BLOCK 1
 R. WHITLEY SURVEY, ABSTRACT NO. 1672
 CITY OF FORT WORTH
 TARRANT, TEXAS
 JULY 27, 2011
ZONING CASE NO.: ZC-11-063

DEVELOPER: HELLMOOD ALLIANCE RESIDENTIAL L.P., 5430 LBJ FRYWY SUITE 800, DALLAS, TEXAS 75240 (972) 201-2919
ENGINEER/SURVEYOR: WINKELMANN & ASSOCIATES INC., 6750 HILLCREST PLAZA DR., #325, DALLAS, TEXAS 75230 (972) 490-7090 office (972) 490-7099 fax

- WAIVERS REQUESTED:**
1. 100 FT BUFFER REQUIRED ADJACENT ONE-FAMILY DISTRICT/APPROVE TO A MINIMUM OF 80' FROM RESIDENTIAL.
 2. TRASH COMPACTION MAY NOT OCCUR WITHIN 100' OF RESIDENTIAL PROPERTY/APPROVE TO A MINIMUM OF 80' FROM RESIDENTIAL.
 3. NO MECHANICAL EQUIPMENT MAY BE LOCATED WITHIN 100' OR RESIDENTIAL APPROVE TO A MINIMUM OF 80' OF RESIDENTIAL PROPERTY. PICKUP/DELIVERY LOADING AND UNLOADING MAY OCCUR WITHIN 80' OF RESIDENTIAL. 150,000 SF BUILDING MAY BE PERMITTED.
 4. CARWASH USES ARE PERMITTED.
 5. WAIVER TO 8' MASONRY SCREEN WALL REQUESTED.
 6. MERCHANDISE MAY BE DISPLAYED AND CARTS MAY BE STORED ANYWHERE IN FRONT OF THE BUILDING BETWEEN THE WEST FACE OF THE BUILDING AND THE EAST CURB OF THE MAIN DRIVE IN FRONT OF THE BUILDING.

RECOMMENDED FOR APPROVAL

ZONING SITE PLAN
HERITAGE TRACE CENTER
FORT WORTH, TEXAS

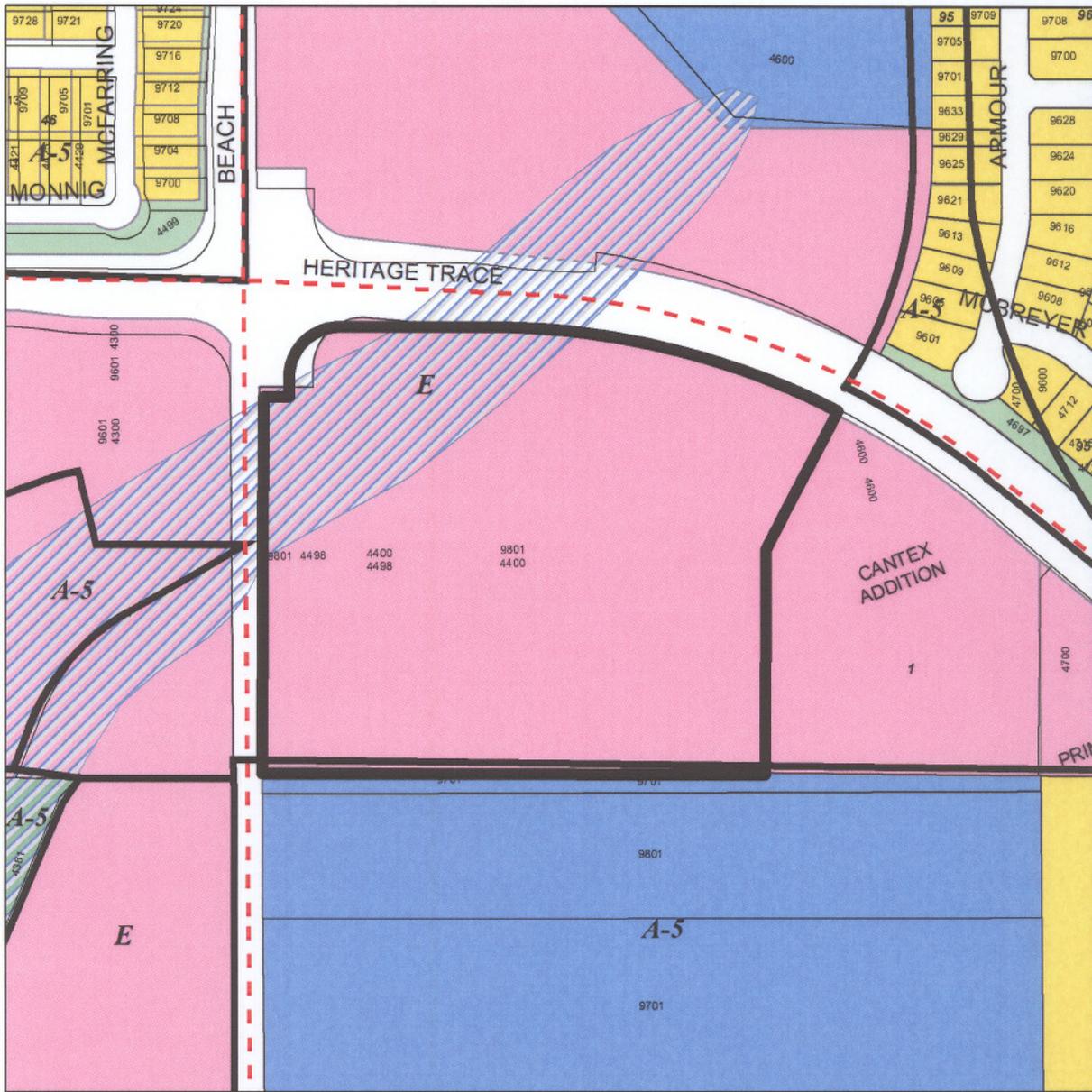
Date: 07/27/11
 Scale: 1" = 60'
 File: 07304-Zoning Site Plan
 Project No.: 07304

GHM&T



Future Land Use

ZC-11-063



- 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 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

Laura Psencik, 401 N. Nolan River Road, Cleburne, Texas representing the Dalton & Eulinda Whatley explained the request to rezone the property to A-21 single-family.