



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 8

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

Opposition: none

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

Owner / Applicant: City of Fort Worth

Site Location: 1050 Missouri Avenue Mapsco: 77K

Proposed Use: Site plan for proposed 7-11 convenience store and gas station

Companion Case: ZC-09-074

Background:

The proposed site is part of the Evans and Rosedale Urban Village redevelopment effort through the City's Department of Housing and Economic Development. The applicant intends to construct a 7-11 convenience store and gas station, which will be one block away from the reconstructed part of Evans Avenue and near the new Shamblee Library and new Hazel Harvey Peace Center for Neighborhoods.

The proposed site plan reflects the differing form between the properties facing the interstate and those interior to the urban village. The lots facing IH-35W have "PD/E" Planned Development for "E" Neighborhood Commercial minus certain uses. Parking is intended to be located toward the IH-35 service road.

Development standards are intended to implement the comprehensive approach to redevelopment established in the Evans Avenue Urban Design Guidelines, created by Cypress Equities. The PD standards establish guidelines to maintaining appropriate scale, the relationship between buildings and streets, and visual and architectural imagery and character. These standards are consistent with the community's vision for the urban village as an economically vibrant district for public and private investment.

Site Information:

Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, TX 76102

Agent: Kartavya Patel / The Dimension Group
Acreage: 1.65 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "PD/E" with development standards / fast food restaurant
East "NS-T4R DD" Near Southside-T4R Demolition Delay / library

South "NS-T4R" Near Southside-T4R / vacant, commercial
 West "NS-T4R" Near Southside-T4R / IH-35W

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

The gas canopy is shown within a utility easement. *(The Applicant indicates that documents are being prepared to abandon the easement. This is not an item that may be waived by the Zoning Commission.)*

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-074 from ""MU-1" Low Intensity Mixed-Use and "MU-1/HC" Low Intensity Mixed-Use Historic and Cultural Overlay to "PD/E" Planned Development for "E" Neighborhood Commercial minus certain uses, (Tract 1); site plan required

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Missouri Avenue	2 way, Residential	Residential	No
IH-35 Service Road	1- way, Service Road	Service Road	No
Rosedale Street	2-way, Minor Arterial	Major Arterial	No (TxDOT improvements underway)

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|---------------------------------|---------------------------------------|
| Historic Southside NA | Southeast Fort Worth, Inc. |
| Hillside Morningside | Near Southeast CDC |
| New & Improved Hillside | NUP-Neighborhood Unification Project |
| Fort Worth South, Inc. | Morningside/Hillside Crime Watch COPS |
| East Fort Worth Business Assoc. | United Communities Association. |
| Southside Preservation Assoc | Fort Worth ISD |

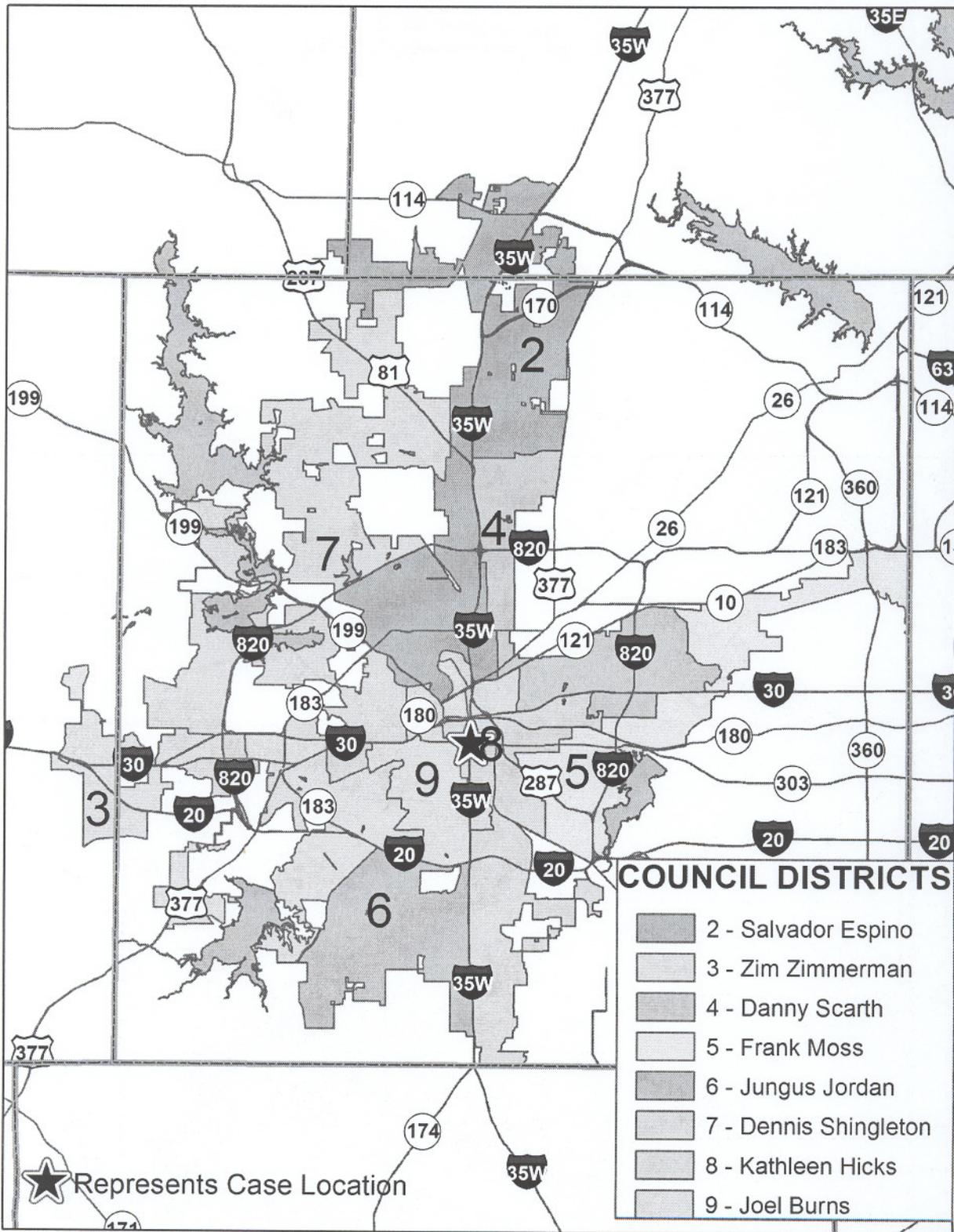
Attachments:

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



SP-11-007

Location Map



★ Represents Case Location

COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kathleen Hicks
- 9 - Joel Burns



5 2.5 0 5 Miles

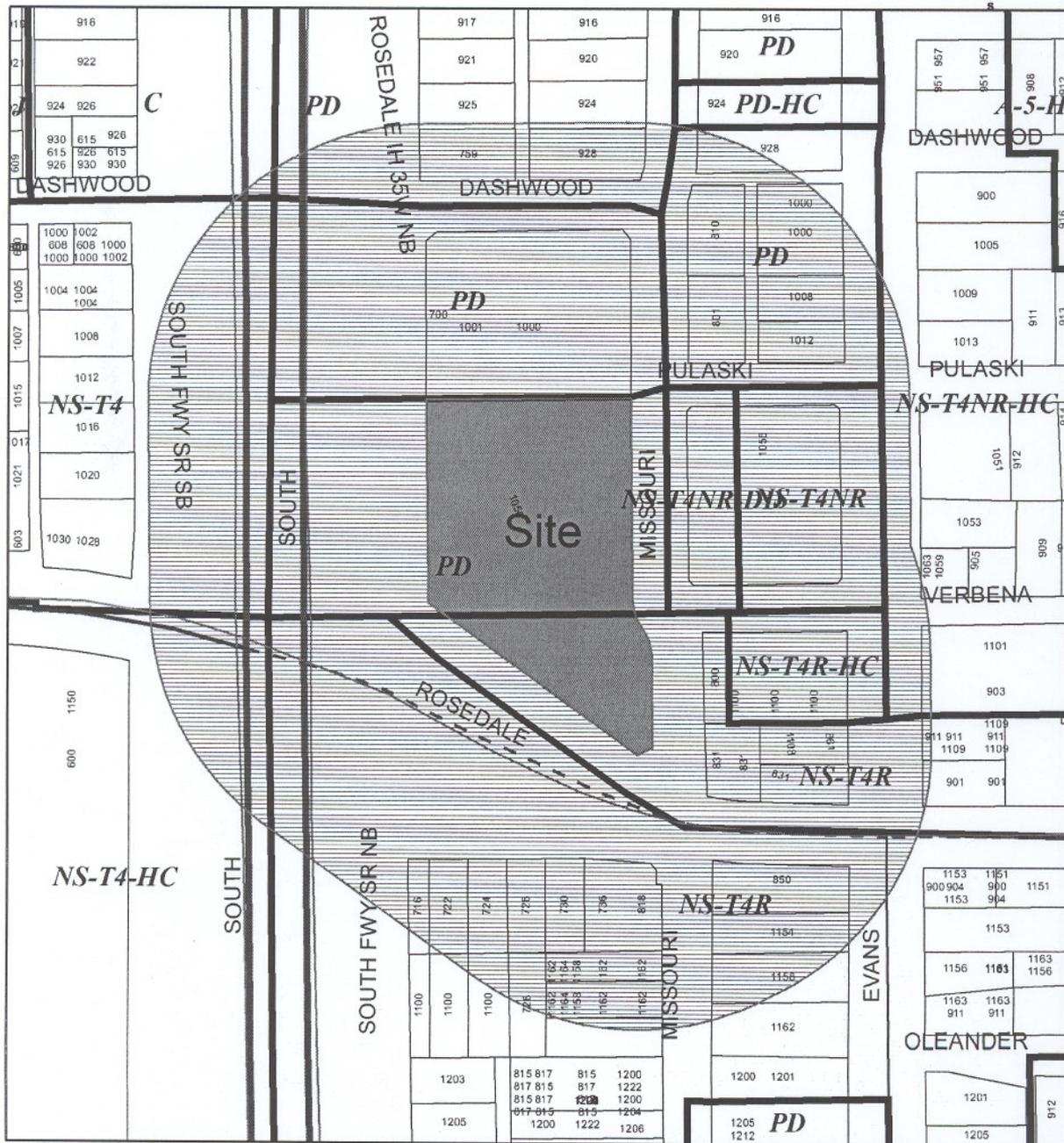


SP-11-007

Area Zoning Map

Applicant: Dimension Group
 Address: 1050 Missouri Avenue
 Zoning From: NS-T4R, PD 863
 Zoning To: Site Plan for 1050 Missouri Avenue
 Acres: 1.60664791
 Mapsco: 77K
 Sector/District: Southside
 Commission Date: 12/14/2011
 Contact: 817-392-8043

300 Ft. Buffer



Aerial Photo Map



**Planned Development District
Development Standards**

ZC-09-074

Site Plan Required

FREEWAY BLOCKS (Tract 1)

Schlaters Subdivision: Block 1, Lots 1-16

Evans South Addition: Block 3, Lots 13-28

Uses

"PD/E" Planned Development for "E" Neighborhood Commercial uses, excluding:

- community homes
- group homes
- ambulance dispatch station
- liquor or package store
- mortuary or funeral home

Parking And Driveways

1. The number of parking spaces shall not exceed 100% of the total prescribed by Section 6.201 of the City of Fort Worth Zoning Ordinance.
2. Parking in the freeway blocks shall be located toward the I-35 service road.
 - a. Buildings, landscaping treatments, and/or walls shall screen views of parking lots from Missouri street. Height of fences shall be four-foot open design consisting of wrought-iron, tubular steel, picket or similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50 percent density.
 - b. Trash disposal areas, loading zones, and ground mechanical equipment shall be located behind buildings and screened from views from local streets and pedestrian ways. Height of walls shall be at least six feet and shall completely conceal the disposal area. The trash enclosure shall be designed with materials and colors compatible with the main structures on the site.

Architectural Standards

1. Roofs
 - a. Parapets or other screening elements of sufficient height shall conceal mechanical equipment from street-level views.

2. Facades

The following standards apply to building massing and facades facing publicly accessible or other public space (excluding alleys).

Façade variation - Buildings shall, at a minimum, incorporate:

- a. Expression of building elements, such as;
 - Structure frame (columns and pilasters)
 - Floor/roof delineation (banding, coursing and foundation articulation)
 - Foundation
 - b. Variations in materials, material pattern or color
3. Building Materials

- a. New building facades facing public areas (except alleys) shall conform to the materials listed below.
 - ii. Primary materials
 - Brick
 - Stone or stone veneer with cavity wall construction
 - Stucco
 - EIFS (Exterior Insulation and Finish System) above 12 feet
 - Glass and Aluminum Glazing System
 - Metal Panels-individual or Storefront System
 - Concrete-finish should be at an architectural level.
 - Wood
 - Cement composite board (not simulating wood)
 - Tile-terra cotta, porcelain or ceramic
 - iii. Limited Accent and Trim Materials
 - All primary materials listed above
 - Metal-galvanized, painted, or ornamental
 - Pre-cast masonry (trim and cornice only)
 - EIFS
 - Concrete fiber simulated wood siding
 - iv. Inappropriate materials
 - Vinyl or aluminum siding
 - Mirrored glass

4. Fenestration (all buildings)

Building facades fronting on publicly accessible streets, including IH-35, or other public spaces shall have openings and transparent glazing that together constitute not less than 25 percent of the façade.

5. Multiple story transparency

For all ground floor non-residential uses located along publicly accessible streets and other public spaces, at least 40 percent of the wall area between 2 and 12 feet shall consist of doors and transparent glazing.

Facades that are oriented to publicly accessible streets or other public spaces shall include a clear delineation between the first or second floor level and upper levels with a canopy, balcony, arcade, or other architectural features.

Signs

Signs shall conform to the dimensional regulations set forth in Chapter 6, Article 4 of the Zoning Ordinance.

Landscaping

1. All landscaping shall comply with Section 6.301.
2. Part of required landscaping shall be used to screen the parking area fronting Missouri Street.

Urban Forestry

All landscaping shall comply with Section 6.302.

Mr. Ortiz asked about picture number six and if a fence was there before the cement blocks were put in place. Ms. Cortez mentioned there was a five foot cyclone fence around the property. Mr. Cortez mentioned that pictures number nine and eleven indicate debris has hit the house as well as coming close to the gas meter.

In rebuttal, Mr. Schell responded by saying what they have described is unfortunate and needs to be addressed by his client. He also noted the house is in a K Heavy Industrial district. He mentioned they will be happy to work out something with the opposition.

Mr. Ortiz was inclined to continuing the case for 30 days to look at the proposal for North Main. Mr. Schell mentioned the Quarry is a great location but they can't ask people to move at their expense. He does not want to continue for 30 days unless the City is willing to help them relocate.

Ms. Zadeh mentioned they are looking at the property that is surrounded by heavy industrial and is alarmed at the pictures shown today. She recommended the applicant to protect the Cortez property.

Motion: Following brief discussion, Mr. Genua recommended approval as amended of the request for an eight foot solid concrete fence around the Cortez property, seconded by Mr. Edmonds. The motion carried 8-1 with Mr. Ortiz being against.

Document received for written correspondence				ZC-11-121	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
R. C. & Irene Cortez	3703 N. Commerce	Yes		Opposition	Spoke at hearing
Yolanda Chavez	3719 N. Main	Yes		Opposition	Spoke at hearing

7. SP-11-007 City of Fort Worth (CD 8)- 1050 Missouri Avenue (W J Boaz Subdivision, Block 3, Lot 17R-1, 1.65 Acres): site plan for PD-863

Gary Fullington, 10755 Sandhill Street, Dallas, Texas with Prudent Developers mentioned to the Commissioners they have a contract on the property to develop a 7-11 convenience store. They have been working with Housing and Economic Development staff and Councilwoman Hicks to develop this property. It will be a 3,000 square foot convenience store. He indicated they have three signs proposed a pylon sign, gateway sign and another proposed at Missouri and Rosedale for a monument sign. The signs will not be located in the setback areas. He is asking the additional sign be part of the site plan proposed.

Mr. Ortiz asked what the typical footprint for their store is. Mr. Fullington mentioned it typically is a lot smaller.

Mr. West asked if he has had any conversations with the neighborhood. He stated no he hasn't, Economic Development attended the meetings.

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

8. ZC-11-122 Edward Zubizarreta Partnership (CD 5)- 6011 Tension Drive & 6033-6051 Dallas (James & Flanagan Addition, Block 1, Lot 7, John C. Stoughton Addition, Block 1, Lot B, West Handley Addition, Block 4, Lot 8, 1.26 Acres): from "FR" General Commercial Restricted and "K" Heavy Industrial to Tract 1: "PD/K" Planned Development for all uses in "K" Heavy Industrial plus indoor metal recycling facility, and Tract 2: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus recycling truck scale and auxiliary parking for recycling business, site plan included.

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Ready Metals explained the request to rezone the property to PD/K plus metal recycling. He explained this is an indoor metal recycling green facility. The owner wanted to be a middleman for the more heavy industrial recyclers. It is an existing industrial park all located within a building. There was a slide presentation on the access including Tension Drive. He also mentioned there is no residential use on Tension Drive; however, City of Fort Worth maps indicate it as a residential Street.

Mr. Genua asked what building they will be driving into. Mr. Hudson mentioned it is the middle building with the overhead door. Mr. Genua also asked if trucks will be turning around in the building. He stated there will be pickups that unload and either back out or turn around in the building after unloading.

Mr. Ferrell mentioned he had a concern about maneuvering and as long as there is no large truck traffic there should not be a problem. He also asked if they were doing metal separation on site. Mr. Hudson mentioned there would be 10 new jobs created and there would be some separation. They did meet with the Meadowbrook Neighborhood Association. Mr. Ferrell also asked about ferrous metals and how they are separated. He referred to Mr. Adams.

Rocky Adams, 3609 San Bar Lane, Colleyville, Texas owner for Ready Metals explained they will not be buying ferrous scrap. The facility is not compatible with that type of scrap. He said if they had to they would comply with the rules and regulations.

Mr. Romero asked who they might be buying from. Mr. Adams said plumbers, electricians, automotive body shops. There is not a place in this area for citizens to sell their small scrap.

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

<i>Document received for written correspondence</i>				ZC-11-122
Name	Address	In/Out	Position on case	Summary