



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
April 3, 2012

Council District 6

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	Stephen Murray	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: FJM Properties, L.P.

Site Location: 7300 Granbury Road Mapsco: 102H

Proposed Use: Site Plan for Springstone Hospital

Companion Cases: ZC-05-125

Background:

The applicant is submitting a site plan as required by PD-655 and 656 for "PD/SU Planned Development Specific Use, for all uses in "F" General Commercial; excluding certain uses with no wooden wall or fence to be constructed adjacent to residential property. The remaining portion of the site is zoned "PD/SU" Planned Development Specific Use, for all uses in "I" Light Industrial; excluding numerous industrial uses. Both PD's require site plan approval.

The proposed site is located on a vacant interior tract along Granbury Road, which is a major arterial. The applicant intends to plat the subject and a separate lot for primary access off of Granbury Road. Surrounding land uses are currently vacant.

The applicant intends to construct Springstone Hospital, which is a private health care facility that will treat adults dealing with mental illness and substance abuse. Their services include voluntary care for inpatient programming, intensive outpatient treatment, family group, and community outreach. All services provided at Springstone will be supervised by physicians, nurses, and administrative staff 24 hours per day. The hospital employs approximately 120 designated staff members that adhere to a comprehensive risk management program.

Site Information:

Owner: FJM Properties, LLC
PO Box 782257
Wichita, KS 67278

Agent: Dunaway Associates, L.P.
Acreage: 9.39 ac
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

North "PD/I" Planned Development for "I" excluding certain uses, site plan required; PD/F
Planned Development for "F" excluding certain uses with no wooden wall or fence to be
constructed adjacent residential property / vacant

- East PD/F Planned Development for "F" excluding certain uses with no wooden wall or fence to be constructed adjacent residential property / vacant
- South "PD/I" Planned Development for "I" excluding certain uses, site plan required; PD/F Planned Development for "F" excluding certain uses with no wooden wall or fence to be constructed adjacent residential property / vacant
- West County / vacant, rail ROW

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments:

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. Intersection of two major/principal arterials requires additional right-of-way dedication for a free right turn lane, including a 90 foot radius at the intersection.
3. Local residential streets require 50' ROW.
4. Have to dedicate row for Granbury road
5. Community facilities agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements
6. Show row dimension for Granbury
7. Show location of streets and driveways along both side of Granbury road, 200' both north and south direction of proposed access easement at Granbury
8. Traffic study required if 1000 or more trips generated by site
9. Possible left turn for north bound traffic and right turn for south bound traffic
10. Access to Granbury road will be determined later after additional info is provided
11. Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-030 Approved by City Council 08/09/05 to residential, commercial, and industrial, site plan required.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Granbury Road	Major Arterial	Major Arterial	No

Considerations: The site will have primary access from Granbury Road, which is adequate for the traffic generated by the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

District 6 Alliance

Crowley ISD

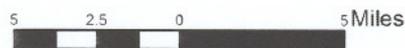
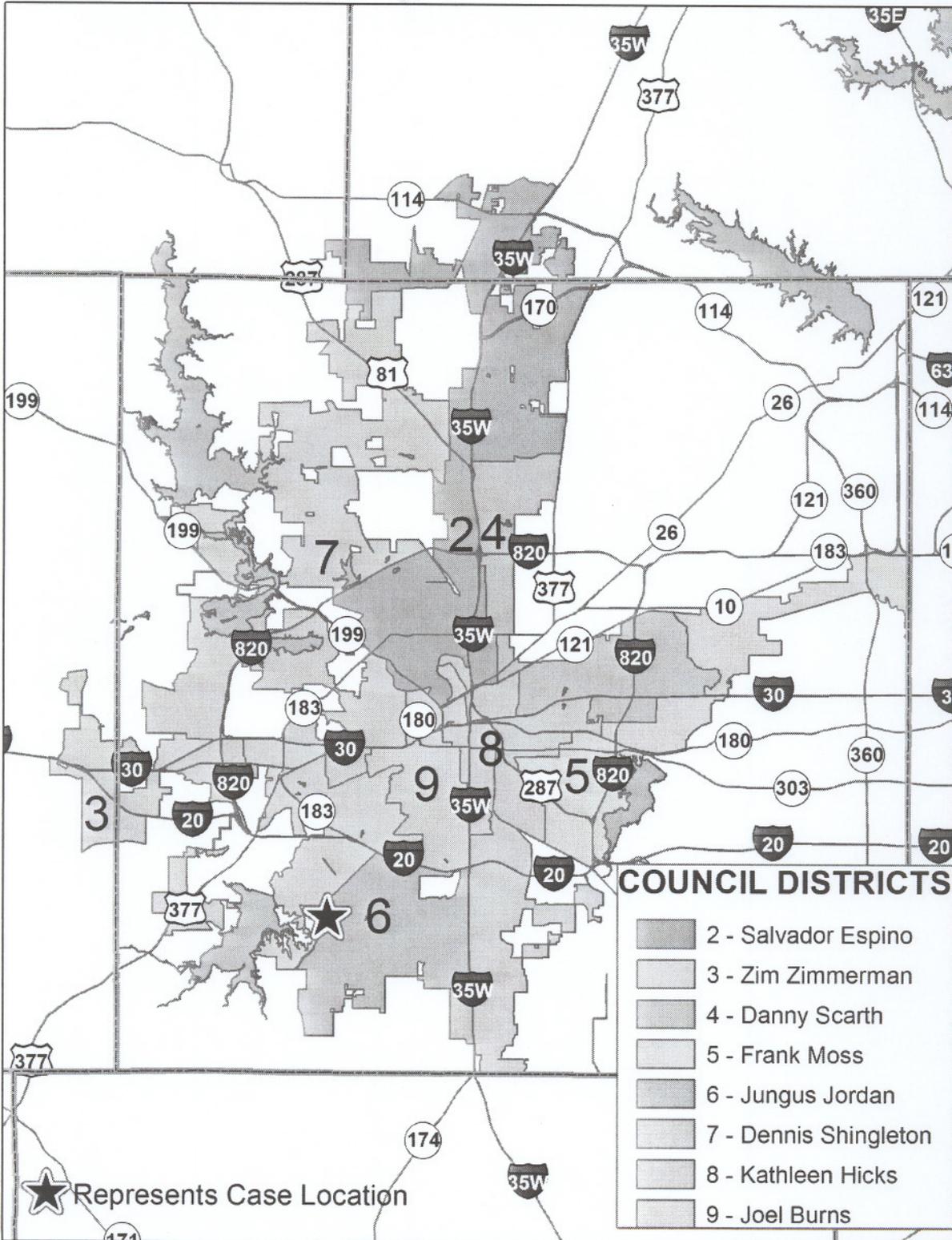
Attachments:

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

FORT WORTH

SP-12-003

Location Map



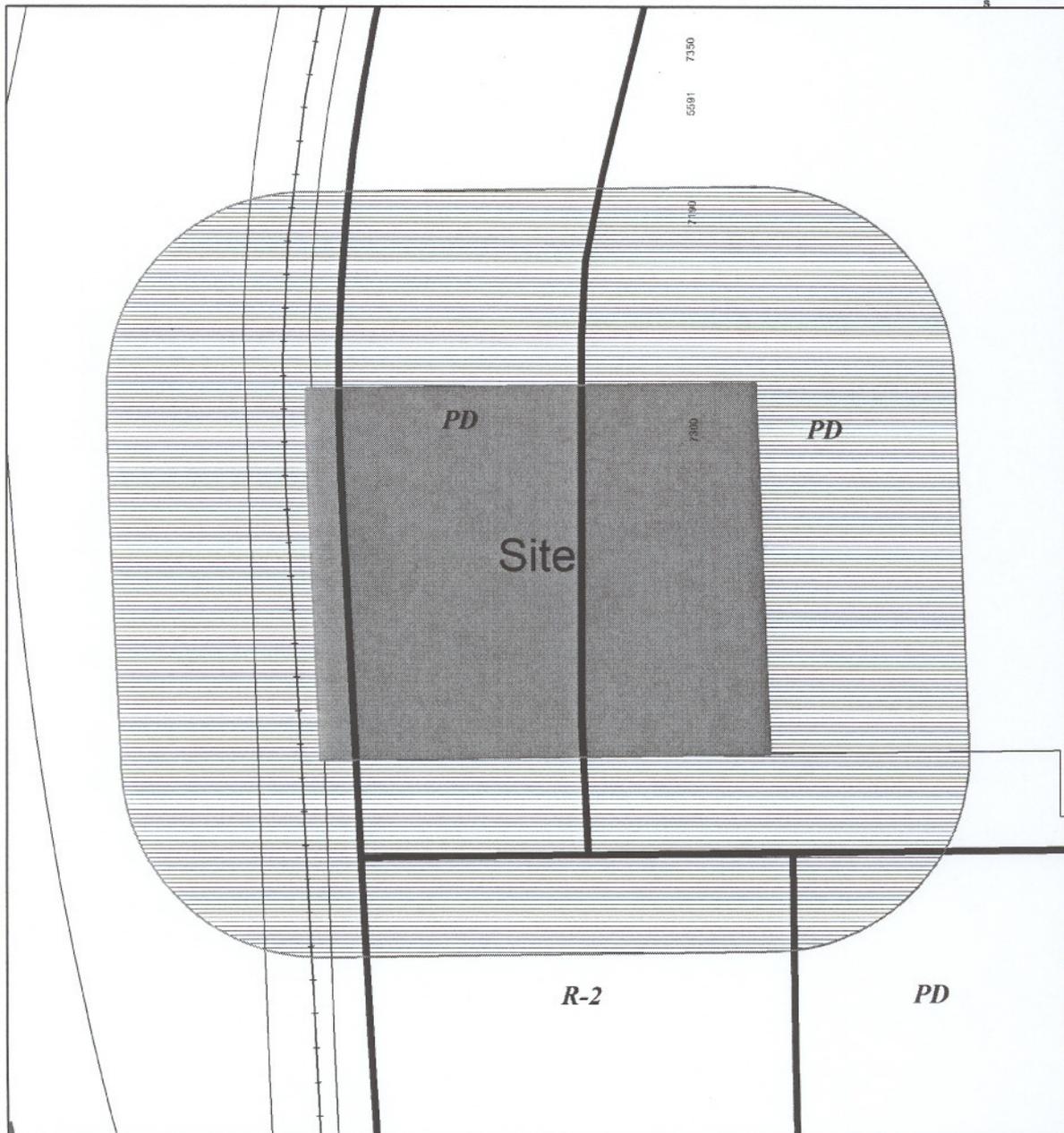


SP-12-003

Area Zoning Map

Applicant: FJM Properties, LP
Address: 7300 Granbury Road
Zoning From: PD 655, PD 656
Zoning To: Amend site plan for PD 655, PD 656
Acres: 8.93543189
Mapsc0: 102H
Sector/District: Wedgwood
Commission Date: 03/14/2012
Contact: 817-392-8043

 300 Ft. Buffer



200 100 0 200 Feet

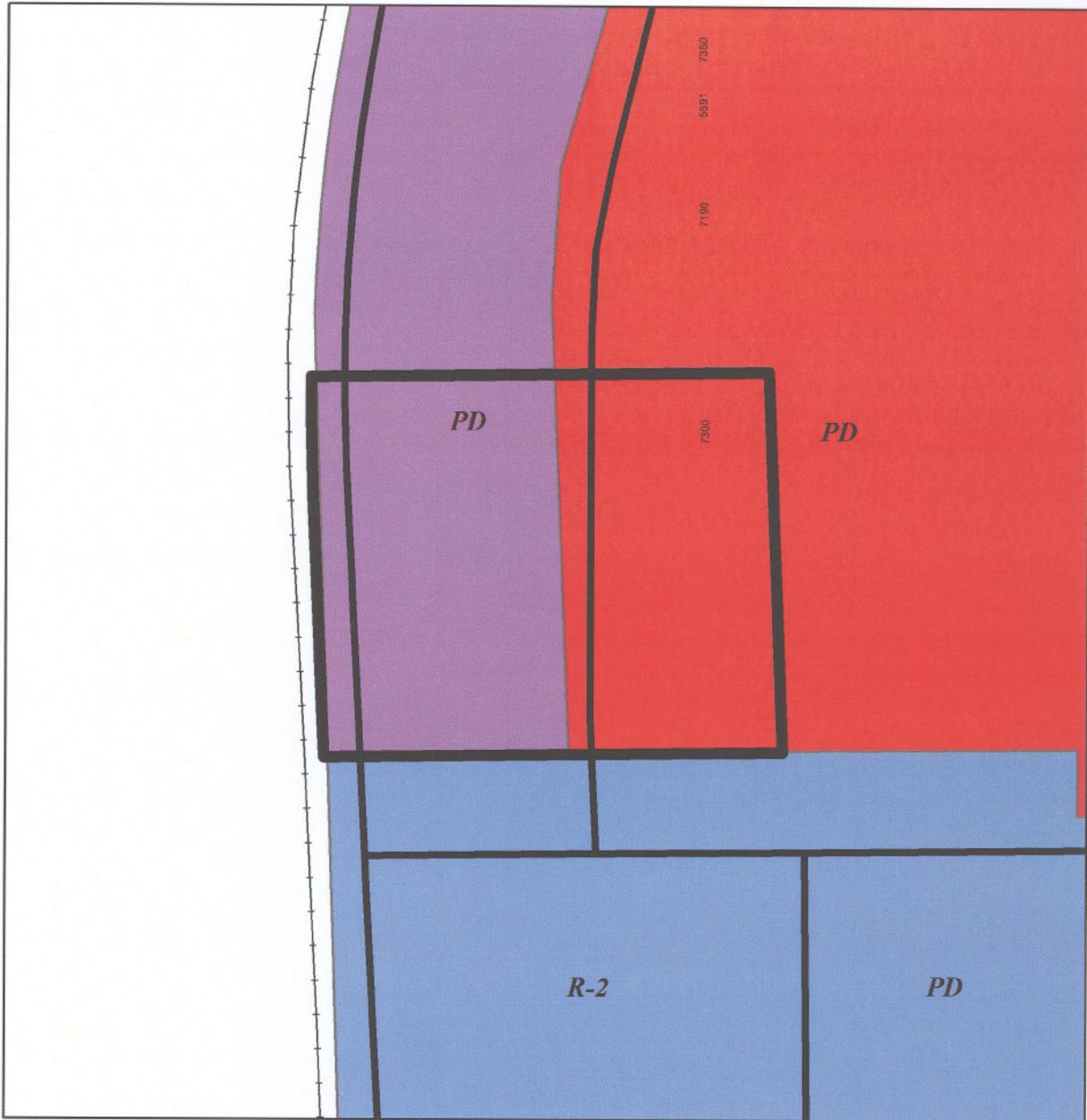
FORT WORTH



7300 Granbury Road

Future Land Use

SP-12-003



- 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



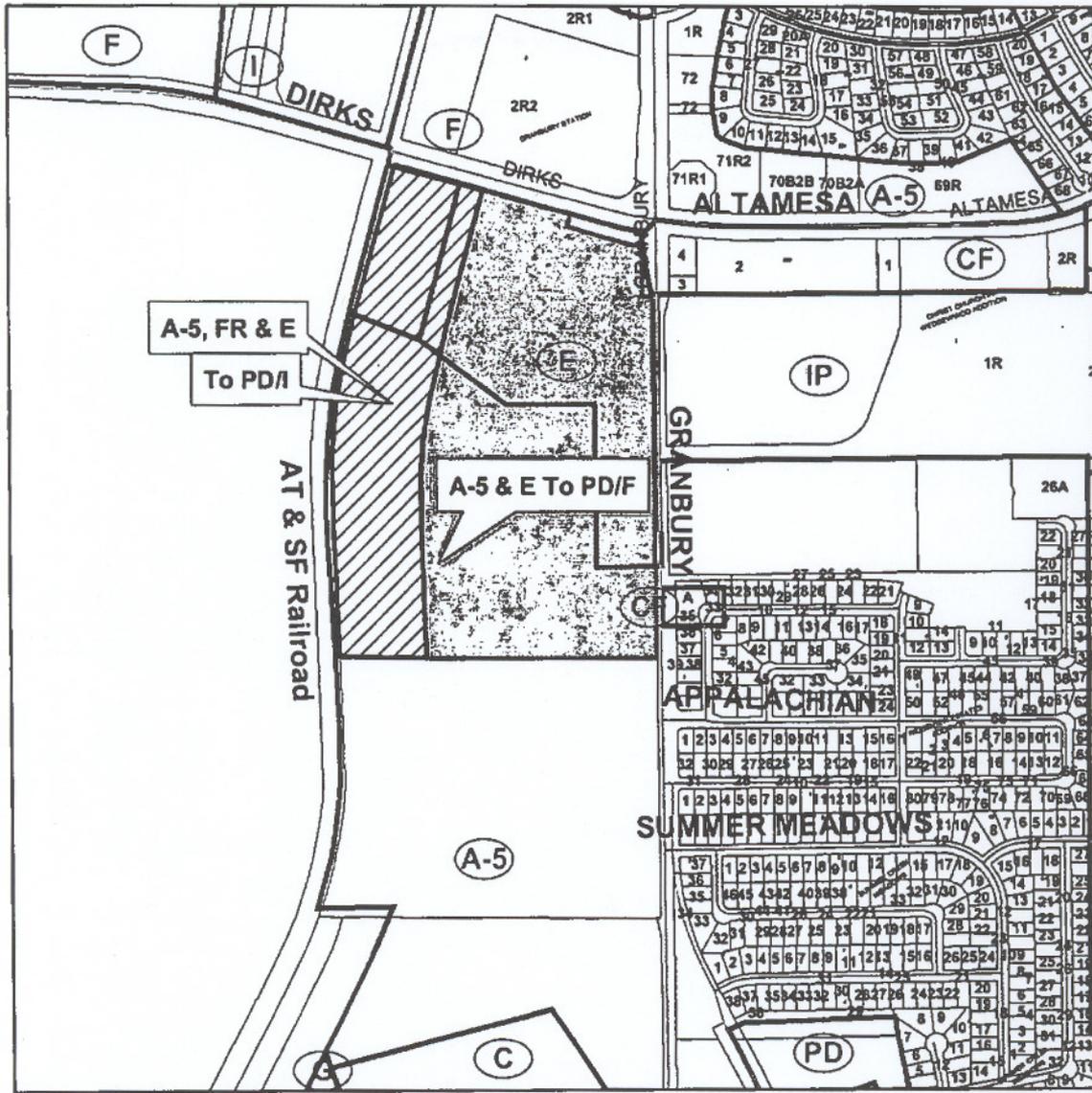
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



Aerial Photo Map



ZC-05-125



1 inch = 800 Ft FORT WORTH

APPLICANT: FJM Properties, L. P. By James W. Schell		
ADDRESS: SWC of Granbury Road & Altamesa Blvd		
FROM: "A-5" One-Family Residential; "E" Neighborhood Commercial; "F-R" General Commercial Restricted		
TO: (Tract 3) "PD/SU" Planned Development/Specific Use for all uses in "F" General Commercial, with exclusions (Tract 4) Planned Development/Specific Use for all uses in "I" Light Industrial, with exclusions: (See Attachment B). Site Plan Required		
AREA: 65. AC	DEVELOPMENT MAP: 24348	MAPSCO: 63E
COMMISSION HEARING DATE: July 13, 2005	SECTOR / DISTRICT: Wedgewood	

LEGEND

SHADED AREA

AREA OF PROPOSED CHANGE

RECOMMENDED FOR APPROVAL

ZC-05-125

Shearer of the Diamond Hills neighborhood who was in support of the request. A copy of the operations manual was provided to the Commissioners.

Cade Thornton, 2600 Shamrock Avenue, Fort Worth, Texas representing Gamtex Industries spoke in support of the request. Mr. Thornton mentioned this site has been an eyesore and they are going to come in and beautify the site, making it a greener site, softer view to the public. The 10 ft. fence will allow them privacy and was requested by the neighborhood.

Mr. Ortiz asked about traffic flow and if they will be using the railroad. Mr. Thornton said no to the railroad and that customers will be limited. Most of the traffic will be from trucks carrying roll off containers to export materials from the site.

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

13. SP-12-003 FJM Properties LP (CD 6)- 7300 Granbury Road (John F. Heath Survey, Abstract No. 641, 9.39 Acres): Site plan as required for a rehabilitation facility for "PD-655" Planned Development for I uses with exclusions and "PD-656" Planned Development for F uses with exclusions.

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing FJM Properties Mr. Hudson explained to the Commissioners the site plan straddles two PD's that allow for a hospital facility use. Access to the site will be from Granbury Road. This is a two phase project with a 48 bed facility and room to expand another 24 beds at a later date. The building will be about 60,000 square feet, and are proposing 235 parking spaces.

Mr. Ortiz asked if this was going to be an emergency room. Mr. Hudson said no it is a private care facility for mental health, depression, anxiety and alcohol abuse. Mr. Ortiz asked how many stories. Mr. Hudson said it would be one story and the average stay is anywhere from seven to ten days.

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

14. SP-12-004 FW Mason Heights LP (CD 8)- 3670 Wichita Street (J. Justice Survey, Abstract No. 859, 10.45 Acres). Site plan as required for a charter school facility for "PD-916" Planned Development for C uses with development standards.

Happy Baggett, 2336 Whisper Creek Drive, Fort Worth, Texas representing FW Mason Heights explained the site plan to the Commissioners. He mentioned the site plan is for the Uplift Charter School and will be built in two phases. The 20,000 sq. ft gymnasium will be renovated. An additional primary school will be built in about 24 months and is about 25,000 sq. ft. Building three will be the high school and about 60,000 sq. ft. Mr. Baggett mentioned Grayson Road will run east and west through the entire development and an access road will run past this site to