City Council Meeting Date: April 3, 2012

Zoning Commission Recommendation: Approved by a vote of 9-0
Opposition: none

Owner / Applicant: FW Mason Heights, LP

Site Location: 3670 Wichita Street
Proposed Use: Uplift School
Companion Cases: ZC-11-040 / PD 916

Background:
The applicant is submitting a site plan as required by PD-916 for the tract zoned "PD/C Planned Development for Medium Density Multifamily uses with development standards; site plan required. The applicant intends to construct an Uplift Charter School. Schools are permitted within all zoning categories, but must develop the site to "C" Medium Density Multifamily nonresidential standards.

According to their website: Uplift's mission is to create and sustain public schools of excellence that empower each student to reach their highest potential in college and the global marketplace and that inspire in students a life-long love of learning, achievement, and service in order to positively change their world. Each school provides free college preparatory education in a community that has limited high quality public education options. Uplift's goal is to completely close the achievement gap between students, regardless of their ethnic or socio-economic background, while ensuring that 100% of the students graduate and enroll in college.

The proposed site is located within the former Masonic Children's Home property and is a portion of the major redevelopment effort south of Berry Street near Hwy 287. This proposal is located just south of the retail development Renaissance Square along Berry Street, the location of a proposed WalMart. This southern section provides for the residential and commercial component of the overall development.

Site Information:
Owner: FW Mason Heights, L.P.
1000 N. Central Expressway #1500
Dallas, TX 75231
Agent: Mike Clark
Acreage: 10.45 ac
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:
North "PD/E" Planned Development for "E" Neighborhood Commercial with development standards / Shoppes at Renaissance Square
East  "PD/CF/DD Planned Development for "CF" Community Facility uses with development standards and Demolition Delay / All Church Facilities
South  "PD/C" Planned Development for "C" Medium Density Multifamily, site plan required / vacant
West  "PD/C" Planned Development for "C" Medium Density Multifamily, site plan required / vacant

Site Plan Comments:
The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.
- "C" sign standards will apply unless otherwise stated
  - Provide clear delineation of sign location
- Provide note stating site "will comply" with Urban Forestry requirements

Compliance with the items noted above shall be reflected on the site plan or a waiver is required.

Transportation/Public Works (TPW) site plan comments:
1. Show dimensions for all public streets and access easements
2. Call out sidewalk width 4' off curb or 5' near curb
3. Note all ADA ramps (show locations)
4. Show all street and driveway access points within Grayson Street limits of the site plan

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-11-040; Approved by City Council 9/13/11 from PD/A-5 to PD/A-5, PD/C, PD/ER, and PD/R2
Platting History: FS-011-185; FS-011-171

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
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</thead>
<tbody>
<tr>
<td>Wichita</td>
<td>Collector</td>
<td>Major Arterial</td>
<td>No</td>
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Public Notification:
The following Neighborhood Associations were notified:
Mitchell Boulevard NA United Communities Association
Morningside/Hillside Crime Watch COPS Fort Worth ISD
Southeast Fort Worth, Inc.

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
Area Zoning Map

Applicant: FW Mason Heights, LP
Address: 3670 Wichita Street
Zoning From: PD 916
Zoning To: Site plan for PD 916
Acres: 10.45385758
Mapsco: 78X
Sector/District: Southeast
Commission Date: 03/14/2012
Contact: 817-392-8043

300 Ft. Buffer
SITE DATA
LOT 3
LOT AREA 10.454 ACRES
BUILDING AREAS 85,938 S.F.
PARKING SPACES REQUIRED- NO MINIMUM REQUIREMENT
PARKING SPACES PROVIDED- 161

NOTES
1) LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
2) ALL SETBACKS SHALL CONFORM TO ARTICLE 4. SECTIONS.
3) THE PROJECT WILL MEET OR EXCEED THE CRITERIA SET FORTH IN SECTION 3.20, LANDSCAPING.
4) THIS SITE PLAN DEPLOYS THE ULTIMATE BUILD OUT FOR THE DEVELOPMENT. CONSTRUCTION MAY UTILIZE EXISTING PAVING UNLESS FUTURE NEEDS DETERMINE THE REMOVAL.

RECOMMENDED FOR APPROVAL
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.
TRACT 5
Site Plan Required

USE
"PD/C" Planned Development for all uses in "C" Medium Density Multi-Family District

BUILDING LAYOUT
A. Multi-Family buildings will be situated such that parking is internal to the site. i.e. buildings will be adjacent to the right of way without parking between the buildings and right of way.
B. A public access easement shall be provided to connect the drive at the southeast corner of PD720 (PD-E- Renaissance Square) through tract to the entry to the single family in tract 1.

LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY
Landscaping. Project will comply with Section 6.301, Landscaping.

"C" Landscaping Standards. Lots with frontage along "The Collector" shall provide a landscape buffer adjacent to the right of way in accordance with the following criteria:
A. Landscape buffer minimum 10 feet in width
B. 3" caliper trees at 40 feet on center
C. 5 gallon shrubs to screen head in parking
D. 4' wide sidewalk shall be located in the right of way.

"C" uses along "The Collector" shall also include a fence of brick columns and wrought iron to match the All Church Home.

Trees shall be selected from the following:
A. Live Oak
B. Lacebark Elm
C. Shumard (Red) Oak
D. Chinese Pistache
E. Cedar Elm

Shrubs shall be selected from the following:
A. Dwarf Burford Holly
B. Dwarf Texas Sage
C. Indian Hawthorn (Clara)
D. Abelia
E. Dwarf Wax Myrtle

Landscaping In Parking Lot. One three-inch caliper tree within an irrigated landscape island of not less than 150 square feet with live groundcover shall be provided for every 100 parking spaces, or fraction thereof. A separate irrigated landscape island is required for every 100 parking spaces; the required 150-square foot landscape areas cannot be combined to create fewer, larger landscape islands. In addition, each end of a parking strip shall have an irrigated landscape island planted with a minimum of one three-inch caliper tree and three shrubs within an area of not less than 300 square feet with live ground cover.

Urban Forestry. Project will comply with Section 6.302, Urban Forestry.

Fencing. Perimeter fencing shall be required for "C" uses and shall be constructed of brick columns and wrought iron to match the All Church Home.

LOT LIGHTING
Parking lot lighting. Light poles shall be no more than 30 feet in height and painted black, dark gray, or dark green or have bronze oxidant protective coating. The main entrance shall be lit to be distinguishable from surrounding ambient lighting. Lighting within the bufferyard adjacent to residential property shall not exceed one foot candle at ground level. Light poles within 140 feet of residential property shall not exceed 20 feet in height and shall be shielded away from residential property.

Revised July 18, 2011
Street lighting. Light poles along the collector street and at the intersection with Mitchell Blvd. or Wichita St. shall be black powder coated.

BUILDING HEIGHT  Maximum height shall not exceed 32 feet – slab to top plate 3 stories

BUILDING MATERIALS  The exterior façade of all main and accessory buildings shall have not less than 70% brick and/or stone coverage. No EIFS shall be permitted below 4’ above slab.

SIGNS  Per Code

AMENDMENTS  Amendments to this ordinance shall be processed per Section 4.303 of the Zoning Ordinance.
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.


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
intersect with Binkley. He also noted the development standards will address landscaping and fencing. They are expected to open on July 27, 2012 with K through 4th grade in the first phase.

Ms. Conlin asked where the other facilities are being built. Mr. Baggett said they are not involved with those but they will be located at Avenue J and Beach, the other sites will be in East Fort Worth.

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


Beth Knight, Senior Planner, 1000 Throckmorton, City of Fort Worth, Texas explained the case to the Commissioners. This is a Council-initiated zoning initiated by Council member Moss and Council member Hicks to align the zoning with the uses that are there.

Ms. Conlin asked where the FR zoning is on the map. Ms. Knight indicated it is in the far NNW corner of the site and surrounded by three arterials. There is an existing auto repair facility.

Ms. Zadeh asked about a letter of opposition in the packet. Ms. Knight mentioned the property is being zoned to ER and the house in question has been vacant off and on.

Mr. West asked about the Uplift Charter School. Ms. Knight mentioned it would probably be some time this year it is an existing building.

Jean McBride, 4621 Foard Street, Fort Worth, Texas spoke in support. She mentioned they own the property at 1800 Mitchell Boulevard and was not sure if this was being rezoned. Staff mentioned she was outside of the zoning area. They also own property at 2600 Bideker asked if it is being rezoned. Mr. Ortiz mentioned it was also outside of the area and that the zoning will remain E on her property.

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