

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 5, 2012

**Council District** 6

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>
<b>Opposition:</b> none			

**Owner / Applicant:** BR2R1: Tarrant Opportunity Fund, Ltd.

**Site Location:** 2101 Sycamore School Road Mapsco: 104KL

**Proposed Use:** Grocery Store

**Request:** From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial with building greater than 60,000 square feet; site plan included

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

**Comprehensive Plan Consistency:** Requested change is **consistent (Minor Boundary Adjustment)**.

**Background:**

The proposed site is located at the corners of Sycamore School Road and Crowley Road. The applicant is proposing a zoning change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial with a building greater than 60,000 square feet; site plan included. The applicant would like to construct a single-tenant grocery store over 90,000 sf. The proposed site is located on two arterials which will support large scale retail development.

The proposed development will be required to meet the standards of Section 5.134 for a Large Retail Store including building materials and color, landscaping, architectural features, signs and setbacks.

Multifamily residential zoning is located directly south and west of the site. The table below describes the Large Retail Standard and the waivers being requested. The applicant is not required to construct a masonry/screening fence nor provide a supplemental buffer since the large retail standards explicitly state that "residential" refers One or Two Family residential and does not include multi family. Parking areas will contain landscape islands and trees, as required. The applicant will request waivers for the following items:

Standard	Waiver Request
60,000 sf maximum building size	Proposed 95,000 sf building
1 space per 250 sf=380 spaces	Maximum 490 spaces
Sign max height 8 ft.	Sign max height 12 ft.
Smooth Concrete Block Prohibited (Textured Concrete Masonry Units permitted)	Smooth Concrete Masonry Units

The revised site plan was necessary in order to move the building to the north in order to meet Fire Department spacing requirements. One row of parking was lost and the landscape buffer on the south was expanded. The driveways and median cuts were also adjusted.

**Site Information:**

Owner: BR2R1: Tarrant Opportunity Fund, LTD.  
 1951 Fort Worth Hwy., Suite 105  
 Weatherford, Texas 76086

Agent: Gerald Luecke  
 Acreage: 9.56 acres  
 Comprehensive Plan Sector: Sycamore

**Surrounding Zoning and Land Uses:**

- North PD 83 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial District and a car wash; Site plan waived; "AG" Agricultural / retail, trucking company, vacant
- East "E" Neighborhood Commercial / vacant, gas well, duplex, single-family
- South "D" High Density Multifamily / multifamily
- West "E" Neighborhood Commercial; "D" High Density Multifamily / vacant, multifamily

**Site Plan Comments:**

The site plan as submitted is in general compliance with the various Large Retail zoning regulations. The applicant is requesting a waiver for the following items:

1. Total parking required 380 spaces, proposed 490 parking spaces
2. Monument signs have a max height of 8 ft, requesting 12 ft.
3. Smooth Concrete Masonry Units to be used as a construction material.
4. Applicant must obtain approval from gas service company in order to place sign within the easement (waiver may not be granted for this item)

**Zoning Commission recommended waivers to items 1, 2, 3 noted above.**

Transportation/Public Works (TPW) site plan comments:

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW contingent upon TXDOT approval.
3. Driveway location must not interfere with intersection function.
4. Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements
5. 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: None  
 Platting History: Not filed

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sycamore School Road	Principal Arterial	Principal Arterial	No
Crowley Road	Principal Arterial	Principal Arterial	No

**Public Notification:**

**Public Notification:**

The following Neighborhood Associations were notified:

Hallmark-Camelot NA  
South Meadows Crossing  
Willow Creek NA

District 6 Alliance  
Crowley 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 a building greater than 60,000 square feet, site plan included. Surrounding land uses vary, with commercial, vacant land, and light industrial to the north, multifamily to the south and west, and vacant land, gas well, and residential directly to the east. Neighborhood Commercial is compatible with the multifamily, single-family, and various other uses near the proposed site. 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 surrounding 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 2012 Comprehensive Plan designates the subject property as neighborhood commercial and medium density multifamily. The proposed “PD/E” zoning is consistent with the following Comprehensive Plan policies, despite the primary anchor tenant exceeding the maximum square footage.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (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 with a Minor Boundary Adjustment for the commercial uses.

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

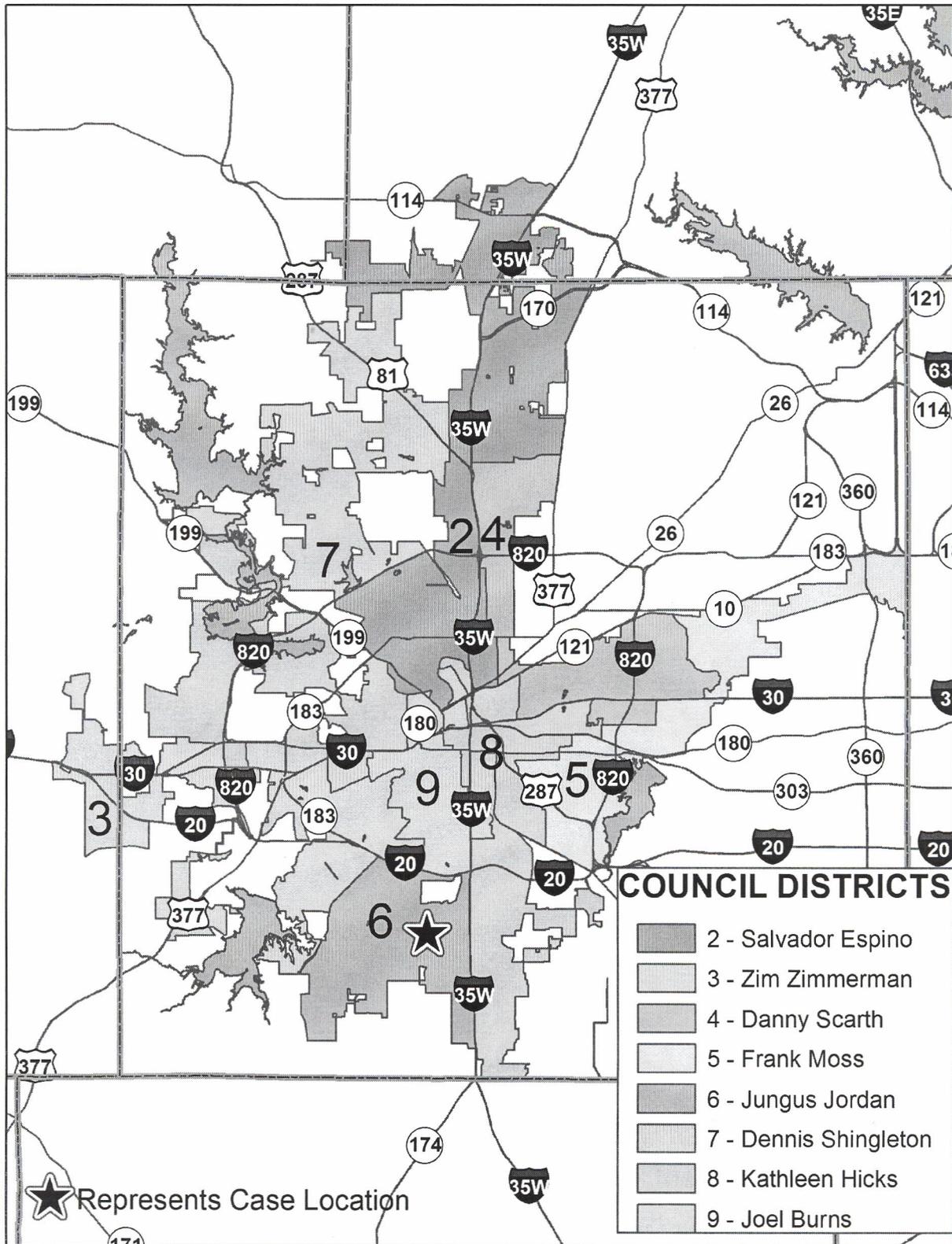
**Attachments:**

- 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-12-044

## Location Map



★ Represents Case Location





ZC-12-044

# Area Zoning Map

Applicant: Tarrant Opportunity Fund, Big Diamond Inc.  
 Address: 2101 Sycamore School Road  
 Zoning From: E  
 Zoning To: PD for E uses plus retail store over 60,000 square feet  
 Acres: 9.58456015  
 Mapsco: 104KL  
 Sector/District: Sycamore  
 Commission Date: 05/09/2012  
 Contact: 817-392-8043

 300 Ft. Notification Buffer



200 100 0 200 Feet



~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	990.00'	07°01'10"	121.29'	S 87°13'37" E	121.21'
C2	610.00'	07°01'36"	74.81'	S 87°13'50" E	74.76'

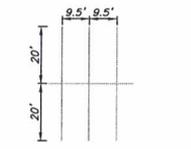
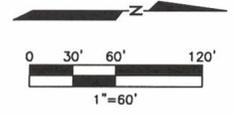
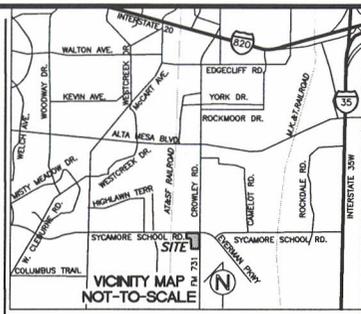
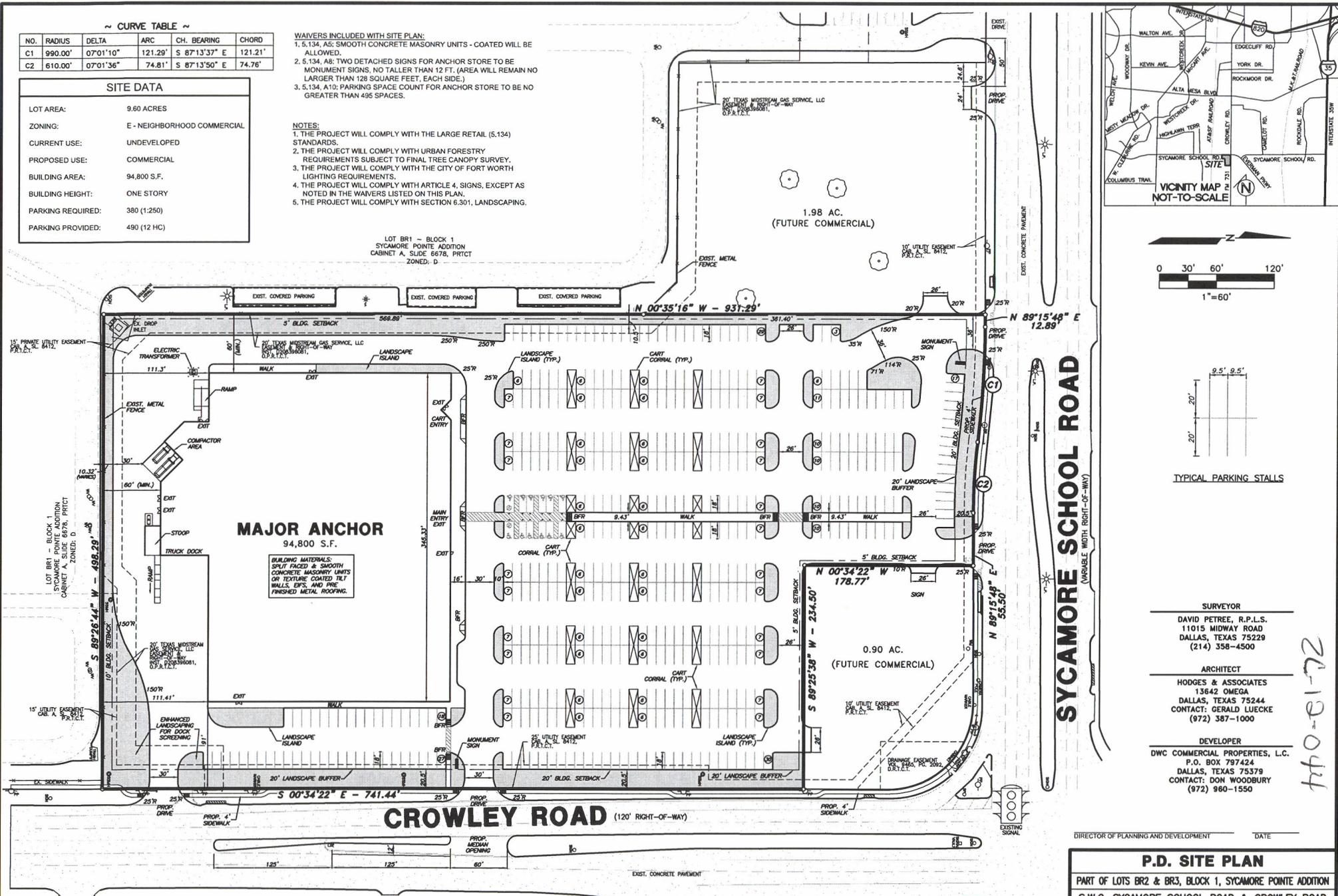
**SITE DATA**

LOT AREA:	9.60 ACRES
ZONING:	E - NEIGHBORHOOD COMMERCIAL
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	94,800 S.F.
BUILDING HEIGHT:	ONE STORY
PARKING REQUIRED:	380 (1,250)
PARKING PROVIDED:	490 (12 HC)

- WAIVERS INCLUDED WITH SITE PLAN:
- 5.134. A5: SMOOTH CONCRETE MASONRY UNITS - COATED WILL BE ALLOWED.
  - 5.134. A8: TWO DETACHED SIGNS FOR ANCHOR STORE TO BE MONUMENT SIGNS, NO TALLER THAN 12 FT. (AREA WILL REMAIN NO LARGER THAN 128 SQUARE FEET EACH SIDE.)
  - 5.134. A10: PARKING SPACE COUNT FOR ANCHOR STORE TO BE NO GREATER THAN 495 SPACES.

- NOTES:
- THE PROJECT WILL COMPLY WITH THE LARGE RETAIL (5.134) STANDARDS.
  - THE PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS SUBJECT TO FINAL TREE CANOPY SURVEY.
  - THE PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH LIGHTING REQUIREMENTS.
  - THE PROJECT WILL COMPLY WITH ARTICLE 4. SIGNS, EXCEPT AS NOTED IN THE WAIVERS LISTED ON THIS PLAN.
  - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.

LOT BR1 - BLOCK 1  
SYCAMORE POINTE ADDITION  
CABINET A, SLIDE 6678, PRCTC  
ZONED: D



**MAJOR ANCHOR**  
94,800 S.F.

BUILDING MATERIALS:  
SPLIT FACED & SMOOTH  
CONCRETE MASONRY UNITS  
OR TEXTURE COATED TILT  
WALLS, EPS, AND PRE-  
FINISHED METAL ROOFING.

0.90 AC.  
(FUTURE COMMERCIAL)

**CROWLEY ROAD** (120' RIGHT-OF-WAY)

**RECOMMENDED  
FOR APPROVAL**

**SYCAMORE SCHOOL ROAD**  
(MERGE WITH RIGHT-OF-WAY)

- SURVEYOR**  
DAVID PETREE, R.P.L.S.  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
(214) 358-4500
- ARCHITECT**  
HODGES & ASSOCIATES  
13642 OMEGA  
DALLAS, TEXAS 75244  
CONTACT: GERALD LUECKE  
(972) 387-1000
- DEVELOPER**  
DWC COMMERCIAL PROPERTIES, L.C.  
P.O. BOX 797424  
DALLAS, TEXAS 75379  
CONTACT: DON WOODBURY  
(972) 960-1550

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

P.D. SITE PLAN					
PART OF LOTS BR2 & BR3, BLOCK 1, SYCAMORE POINTE ADDITION					
S.W.C. SYCAMORE SCHOOL ROAD & CROWLEY ROAD					
THE CITY OF FORT WORTH, TEXAS					
Cates - Clark & Associates, LLP Consulting Engineers			14800 Dominion Drive, Suite 200 Dallas, Texas 75244 Office: 972-261-2122 Fax: 972-989-1827 TWP: E-751		
DESIGN	DRAWN	DATE	SCALE	FILE	ZONING CASE NO.
CCA	CCA	04.08.12	1"=60'	090-007 P.D. SITE	ZC-12-044

440-61-72

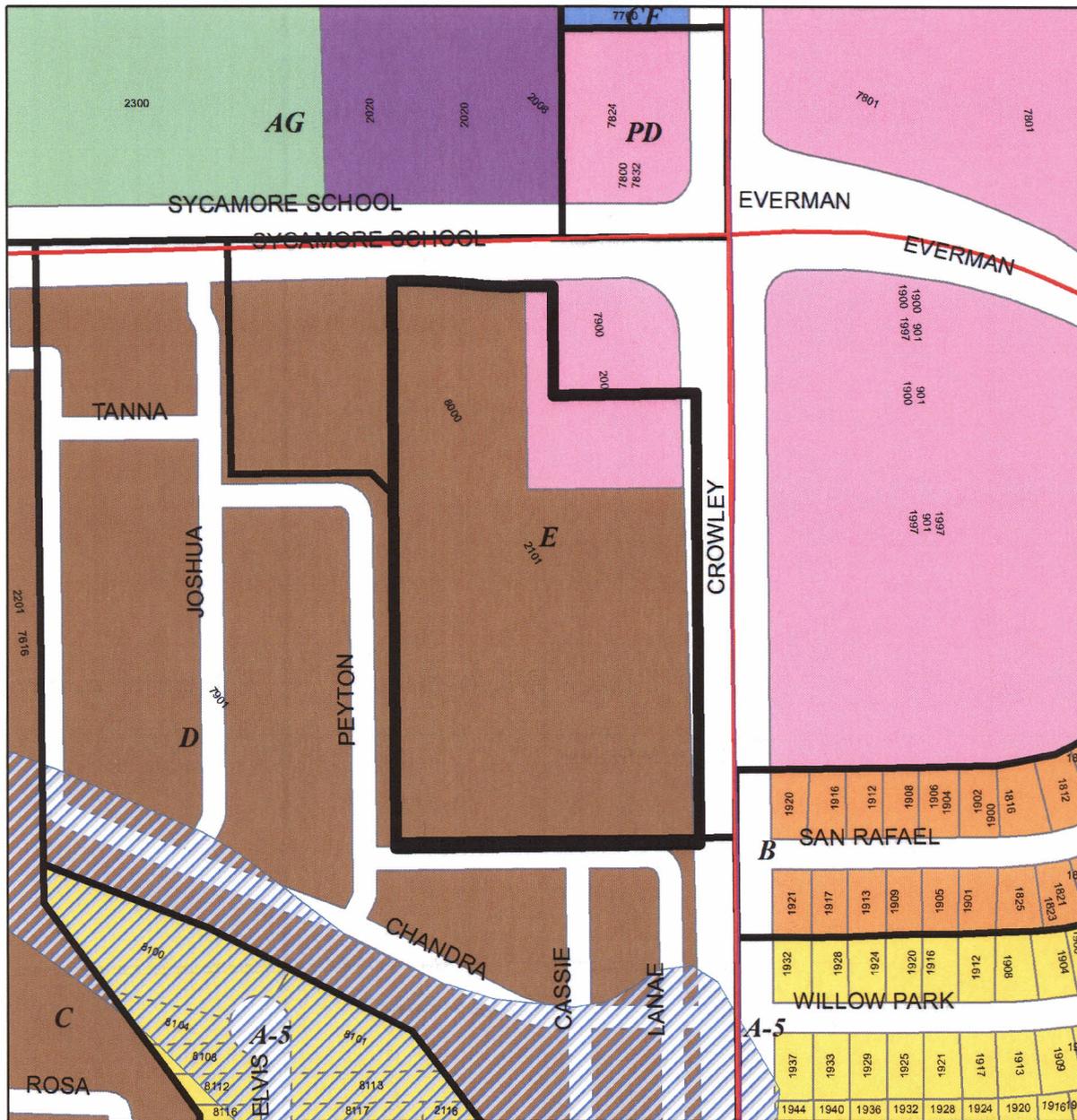
# FORT WORTH



2101 Sycamore School Road

## Future Land Use

ZC-12-044



- 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 06, 2012





## Aerial Photo Map



heard from the neighborhood association. Mr. Murphree said everyone was supportive of the concept.

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

**9. ZC-12-044 BR2R1: Tarrant Opportunity Fund, Ltd. (CD 6)- 2101 Sycamore School Road (Sycamore Pointe Addition, Block 1, Lots BR2 pt & B3 pt, 9.59 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial with a building greater than 60,000 square feet; site plan included.**

Charles Hodges, 5426 Lobollo, Dallas, Texas representing BR2R1: Tarrant Opportunity Fund, Ltd. explained the request to the Commissioners. Mr. Hodges said they need to be able to accommodate for a large grocery store about 94,800 square feet. He explained the surrounding land uses and noted they did meet with the Hallmark neighborhood association who supports the project. They also met with the multifamily tenants on the west and south side of their property and who also support the project. Mr. Hodges mentioned there is one tree on the lot which they plan to save.

Ms. Spann asked what kinds of borders are proposed between their site and the multifamily. Mr. Hodges mentioned there is a security fence in place from the multifamily. They do plan for a landscape buffer bordering the multifamily. Ms. Spann asked how soon they will see the new business. Mr. Hodges said time is of the essence and they are going to move forward quickly.

Ms. Zadeh asked if there was a need for the additional 100 parking spaces. Mr. Hodges stated they operate 80 facilities in six other states and they actually wanted more than 500 parking spaces. Ms. Zadeh also asked about the increase in signage. Mr. Hodges mentioned it is more of a scale appropriate decision on their behalf based on the size of the store.

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

<i>Document received for written correspondence</i>				ZC-12-044	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Jeff Hamrick	2312 Halbert	In		Opposition	Sent letter in

**10. ZC-12-045 D. R. Horton Texas Ltd. (CD 2)- 2400 Block of Basswood Boulevard (Milly Gilbert Survey, Abstract No. 565, 3.31 Acres): from “A-7.5” One-Family to “A-5” One-Family**

Travis Clegg, 5751 Kroger Drive, Keller, Texas representing D. R. Horton explained to the Commissioners the request to rezone to A-5. Mr. Clegg mentioned there are 59 single-family lots