

**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
October 09, 2012

Council District 7

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

Opposition: none

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Fun On the Run Inc.
Site Location: 2651 Roberts Cut-Off Rd Mapsco: 60D
Proposed Use: Amend PD-296 Site Plan for Retail and Storage
Companion Cases: ZC-98-103/PD-296

Background:
The applicant is submitting a revised site plan as required by PD-296 for "PD/SU" Planned Development Specific Use for All Uses in "FR" General Commercial Restricted plus outdoor paintball game fields, with signage limited to 150 sq. ft. and a maximum height of 25 ft. and no illumination after 10:00 p.m., and one 4 ft. x 6 ft. monument sign.

The applicant intends to construct a 2,400 s.f. addition on the east side of the existing paintball facility with eight parking spaces and a new driveway. A revised site plan is required because the new construction will increase the ground coverage by structures more than five (5) percent. This proposed addition will be utilized for retail activities and storage for the facility.

The original site plan from 1998 included a pole sign up to 25 ft. in height and 150 sq. ft. and a 4 ft. x 6 ft. illuminated monument sign along Roberts Cut Off Road. The two signs have not been installed. The pole sign and the 4 ft. x 6 ft. monument sign have been removed from the site plan, and an 8 ft. x 16 ft. monument sign is proposed, which is consistent with the sign code.

Standard	PD-296	Amended PD/2400 sq. ft. add.
Parking	16 parking spaces based on spectators (1 per 5) gravel parking spaces	Nine minimum spaces required/ eight indicated/hard surface dust free
Signage	1-10x15 pole 25 max height-illuminated (non-illuminated after 10pm) <i>not built</i> 1-4x6 monument-illuminated <i>not built</i>	1- 8x16 monument sign located in 20 ft projected front yard setback
Fencing	Six ft cyclone fence around perimeter	Six ft cyclone fence around perimeter
Existing canopy/trailer	1-10x20 canopy 1-10x20 trailer to be removed daily	1-10x20 canopy

Seating	Three 10x20 bleachers	None proposed
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The approval of the 1998 site plan included waivers to not require a 6 ft. screening fence and the 5 ft. bufferyard to the park land to the south. It also permitted a 6 ft. chain link front yard fence and gravel parking and driveways. The amended site plan maintains those waivers and also requests a waiver for the monument sign in the front yard setback.

The font on the site plan at the 8" x 11" size is not legible. Staff has requested on multiple occasions that the applicant increase the size of the font so that the smaller site plan will be legible, especially when reproduced and scanned. Site plans are very difficult to implement if they cannot be read.

Site Information:

Owner: Fun On the Run, Inc
4224 Karen Lane
Lake Worth, TX 76135

Agent: C.R. Bonilla
Acreage: 43.15 ac
Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

- North "PD-450" Planned Development for "E" Neighborhood Commercial plus minor auto repair tire sales and installation, arcade & pool, each not to exceed 3% gross floor area, rental hall not to exceed 6% gross floor area open no later than midnight with on-site security during business hours, potentially hazardous mobile food vendor, subject to no alcohol sales except as part of a restaurant, 10% of net site area to be landscaped; Site plan required / vacant
- East City of Sansom Park
- South "A-5" One-Family / vacant and gas well site
- West "C" Medium Density Multifamily / apartments

Site Plan Comments:

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

1. Show the location of the front setback.
2. The 8 ft. x 16 ft. monument sign is encroaching into the 20 ft front yard projected setback.

Zoning Commission recommended a waiver to item #2 noted above.

TPW, Site Plan comments:

1. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
2. Intersections sight distances must be adequate. Horizontal geometry, vertical geometry, and intersection angles must provide adequate sight distance
3. Driveway location must not interfere with intersection function.
4. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown.
5. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat.
6. A triangular 10'x10' POSE (Public Open Space Easement), shall be provided at the intersection of an alley and a driveway.

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-98-103 Approved by City Council 09/08/98 to PD/SU Planned Development Specific Use for All Uses in "FR" General Commercial Restricted; plus outdoor paintball game field with limited signage and height; site plan required.(SP-98-023).

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Roberts Cut Off Rd	Collector	Collector	No

Public Notification:

The following Neighborhood Associations were notified:

East Lake Worth
Lake Worth Civic Club

Lake Worth Alliance
Lake Worth ISD

Attachments:

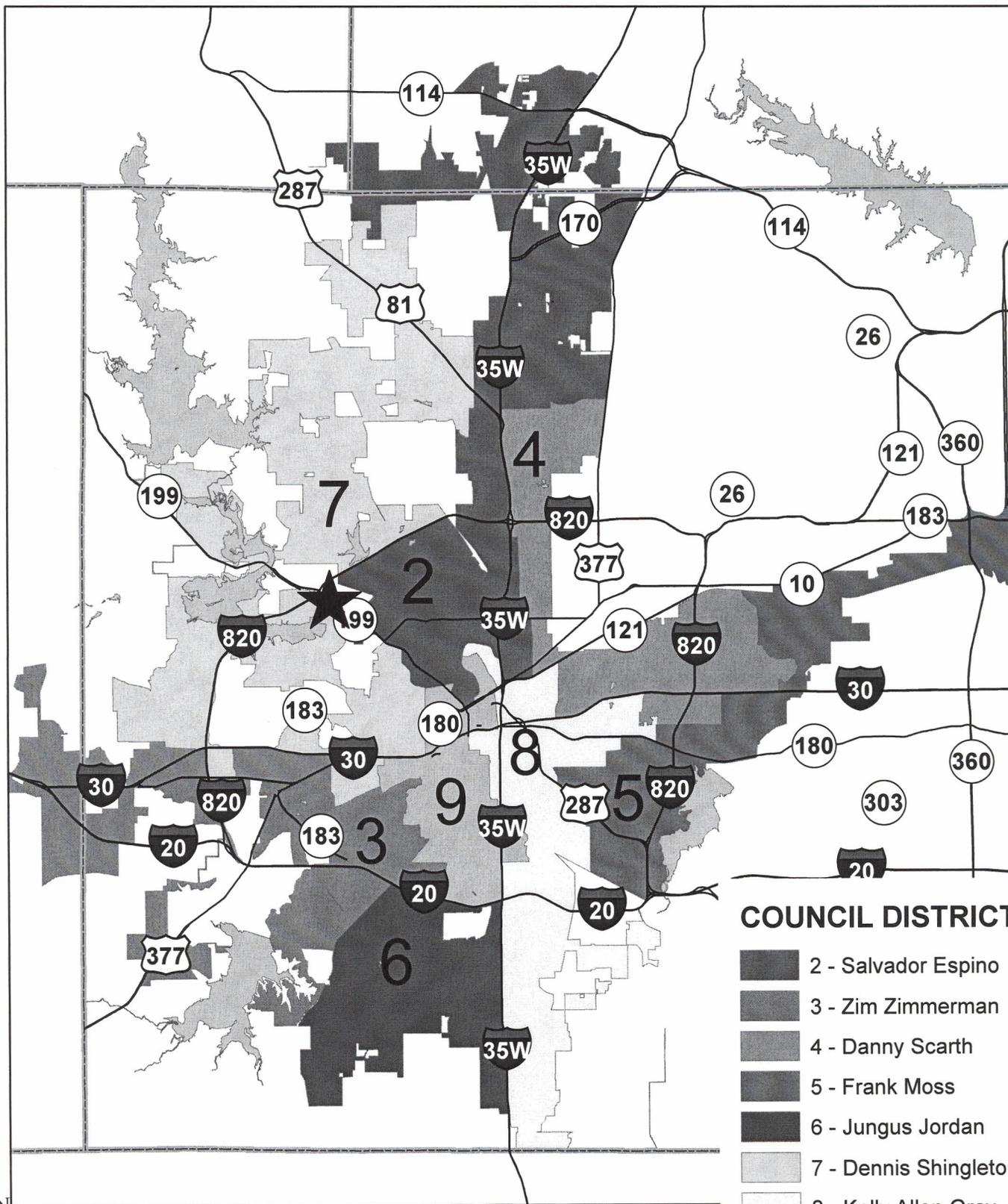
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Amended site plan
- Original site plan
- Minutes of the Zoning Commission meeting

FORT WORTH



SP-12-007

Location Map



COUNCIL DISTRICTS

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

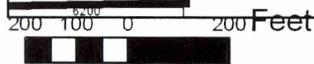
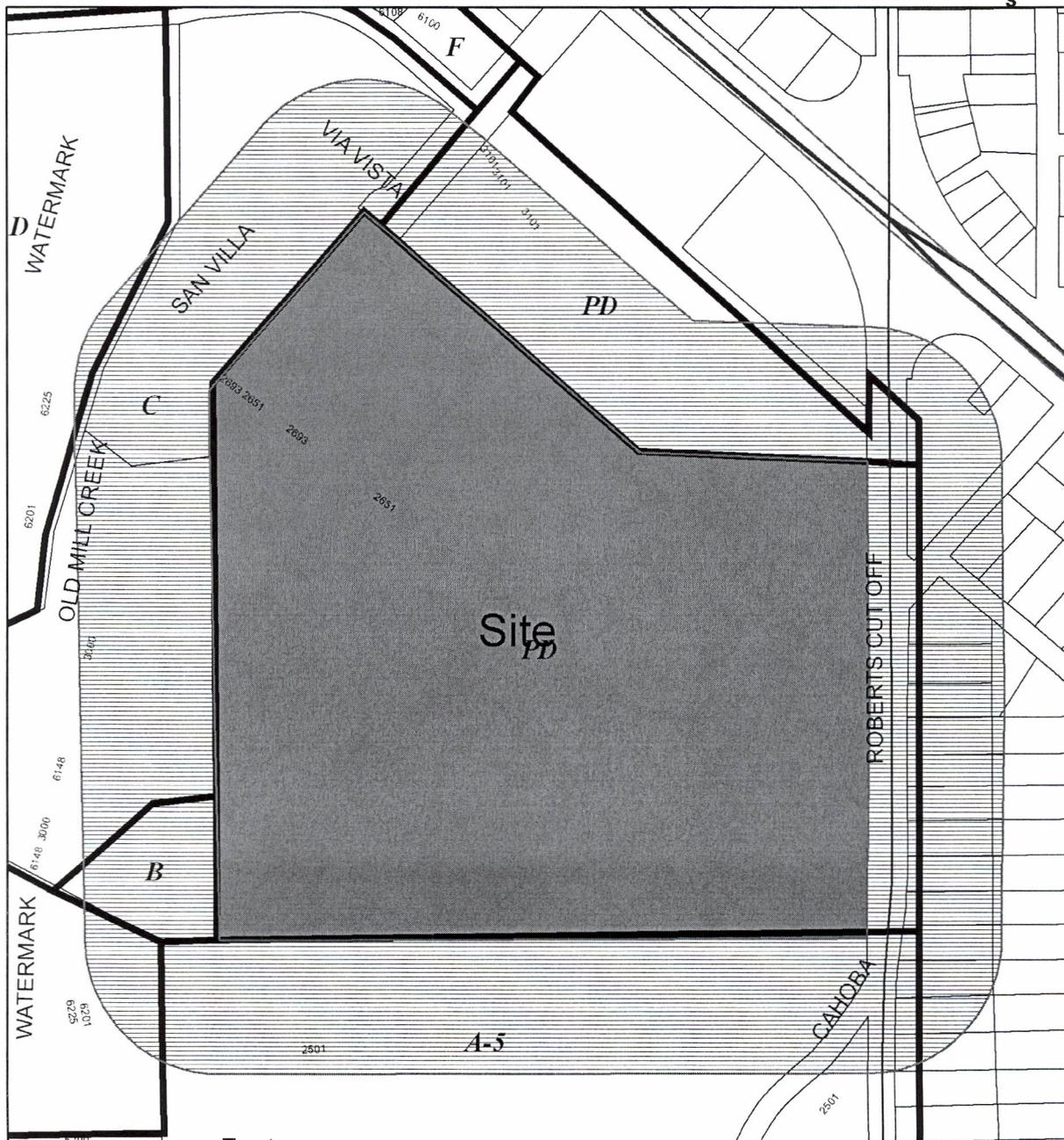


Area Zoning Map

Applicant: Fun on the Run, Inc.
 Address: 2651 Roberts Cut-off Road
 Zoning From: PD 296 for FR uses plus outdoor paintball
 Zoning To: Amend site plan to add office and storage
 Acres: 43.43780901
 Mapsco: 60CD
 Sector/District: Far West
 Commission Date: 9/12/2012
 Contact: 817-392-2495



 300 Ft. Notification Buffer

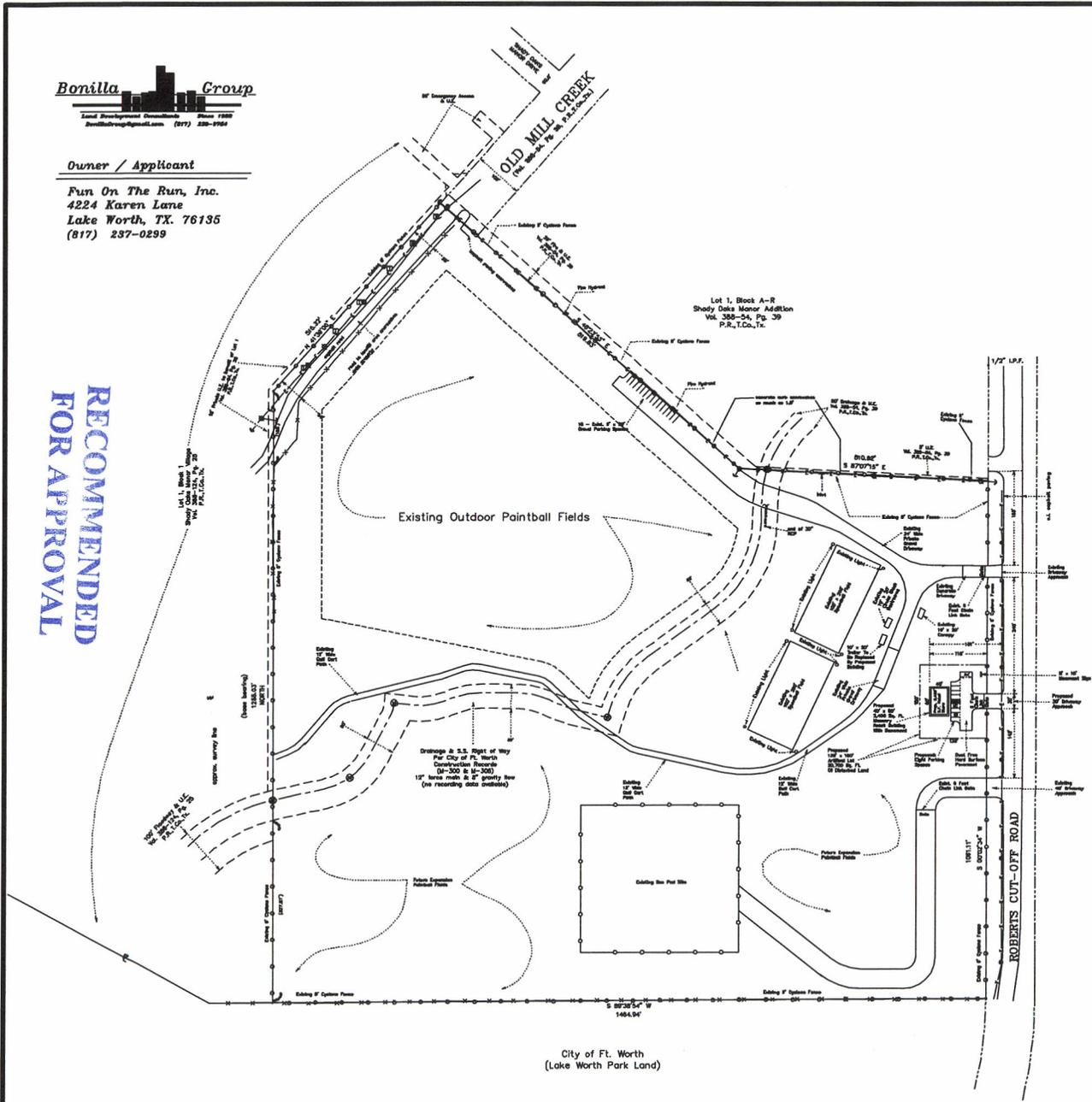




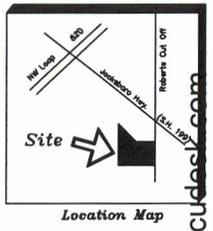
Owner / Applicant

Fun On The Run, Inc.
4224 Karen Lane
Lake Worth, TX. 76135
(817) 237-0299

RECOMMENDED FOR APPROVAL



City of Ft. Worth
(Lake Worth Park Land)



Parking requirements were based on one (1) space for each five (5) participants and spectators, calculated on the maximum seating:
 - Maximum capacity is estimated at 40 persons per session;
 - required parking = 8
 - parking provided = 18

Amendments made on August 10, 2012:
 - Maximum capacity is estimated at 40 persons per session;
 - Amended coverage, metas and bounds to reflect 43,155 acres;
 - Amended sign reflecting comments of staff informational report for PDSP-08-023;
 - Amended 24' wide access easement to 24' wide private driveway.

Amendments made on September 3, 2012:
 - 1 - 10' x 16' sign (150 sq. ft.) with 20' maximum height. No illumination after 10pm;
 - 1 - 4' x 6' monument sign.

Requested Waivers Approved in 1908 - PD-296
 - Section 18.d of the Zoning Ordinance requiring:
 - a 6 (six) foot screening fence;
 - a 3 (two) foot fringed, landscaped buffer along the south property line of subject site;
 - Section 18.C of the Zoning Ordinance, which only permits a fence with a maximum height of 4 (four) feet
 - Waiver of requirement for hard surface, dust free parking spaces thus allowing gravel parking spaces and gravel private driveway.

Development Controls:
 - Site sign-employees;
 - All lighting must be directed away from residential properties;
 - Trailer must be removed from site on a daily basis;
 - Maximum number of participants and spectators for this site is estimated at 40 per session;
 - Lighting specifications as follows:
 - Sign: 1500 watt metal-halide with spill and glare control;
 - Height: 50' mounting height;
 - Fuel Candles Level: 30 foot candle level;
 - Garbage to be collected and removed from site daily;
 - garbage collection every two bags per day;
 - Employee communications to be hand held radios;
 - Site to be locked and gated during non operational hours;
 - Hours of operation:
 - Monday thru Thursday 9am to 5pm;
 - Friday and Saturday 7am to 10am;
 - Sunday 10am to 5pm;

REQUESTED WAIVERS FOR SP-012-007 - AUGUST 2012
 - Request waiver to allow monument sign to be located within 20 foot front yard projected setback;

AUGUST 2012 NOTES FOR PD-296:
 - 2012 SITE PLAN REVISIONS INCLUDE:
 A. THE ADDITION OF A 40' X 60' (2,400 SQ. FT.) RETAIL BUILDING WITH A BASEMENT;
 B. THE ADDITION OF 8 PARKING SPACES;
 C. THE ADDITION OF A DRIVEWAY APPROACH OFF ROBERTS CUT OFF;
 D. THE ADDITION OF A 8' X 16' MONUMENT SIGN;

SP-012-007
 Amended Site Plan for
 PD "FR" Restricted Commercial District
 Plus
 Outdoor Paintball Game Fields;
 Retail Building
 One 8' x 16' Monument Sign
 2651 Roberts Cut Off
 Lot 1, Block 1
 Creamer Addition
 1,879,832 Sq. Ft. / 43.155 Acres

Director of Planning and Development

 Date
 August 27, 2012

August 27, 2012 PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com

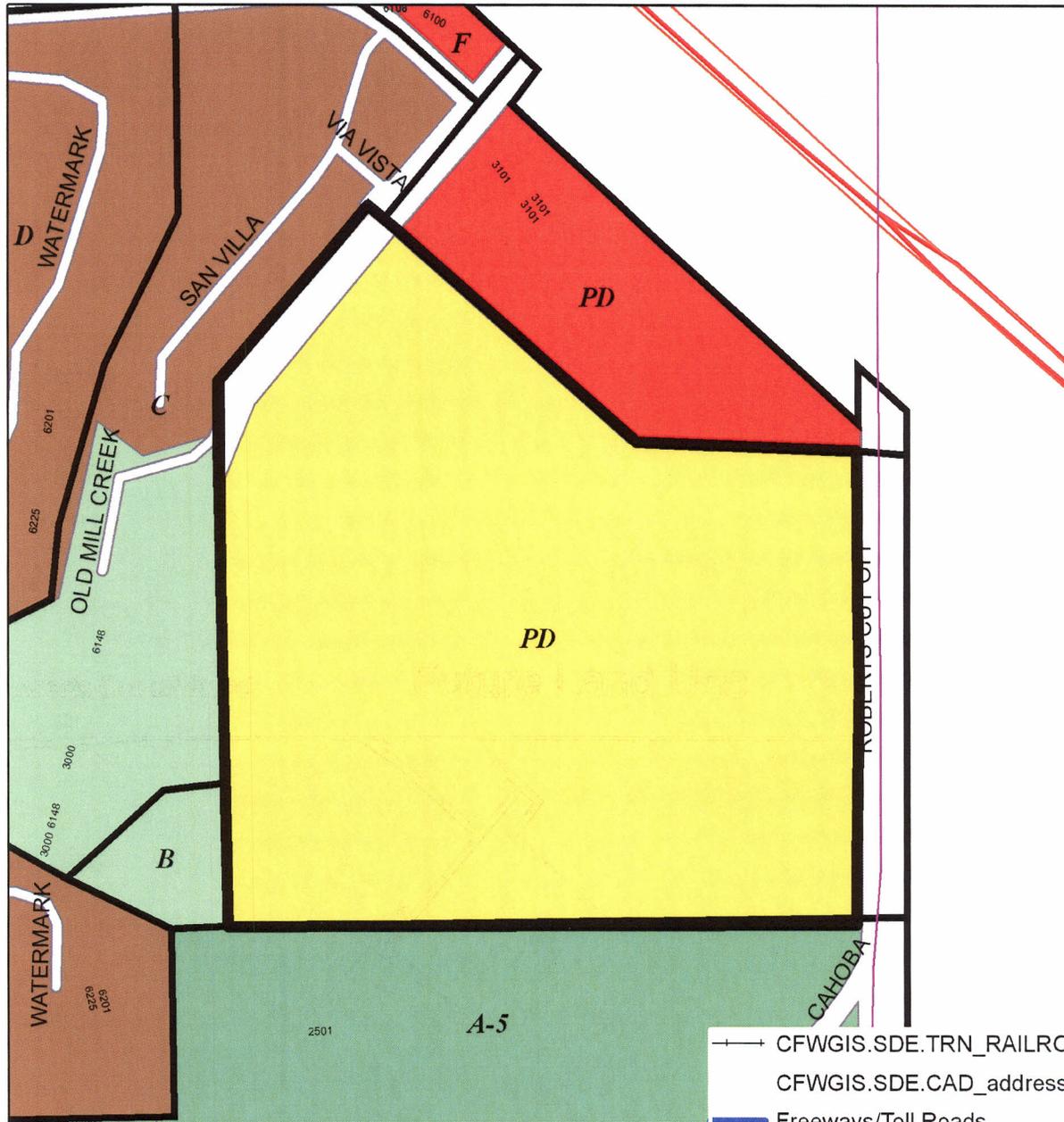
SP-12-007



2651 Roberts Cut-off Road

Future Land Use

SP-12-007



- 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, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





2651 Roberts Cut-off Road

SP-12-007

Aerial Photo Map



200 100 0 200 Feet

A horizontal scale bar with three segments. The first segment is labeled "200", the second "100", and the third "0". To the right of the bar, the text "200 Feet" is printed.

Zachery Garsek/BGL,LLC	3815 Lisbon	In		Opposition	Spoke at hearing
Fort Worth ISD	3813 Valentine	In		Opposition	Sent letter in
Lynn Ross/RM Real Estate	3650 Lovell	In	Support		Spoke at hearing
Mike Stansberry	1105 Alameda	Out	Support		Turned speaker form in

8. ZC-12-097 The Elton M. Hyder Jr. Charitable and Educational Fund (CD 8)- 501 Old Highway 1187 (G. B. Stone Survey, Abstract No. 1401, 10.18 Acres): from “CR” Low Density Multifamily to “CF” Community Facilities

Daniel Voslin, 1300 Ridglea Drive, Fort Worth, Texas explained to the Commissioners the request to rezone to CF for an assisted living facility.

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

9. SP-12-007 Fun on the Run Inc. (CD 7)- 2651 Roberts Cut-Off Road (Creamer Addition, Block 1, Lot 1, 43.15 Acres): Amend Site Plan for PD-296 Planned Development for all uses in “FR” plus outdoor paintball game field with signage limited to one 150 s.f. sign with a maximum height of 25 ft. (no illumination after 10 pm) and one 4 ft. by 6 ft. monument sign; to add an office and storage, site plan included.

Chris Bonilla, 8540 Charleston Avenue, Fort Worth, Texas representing Fun on the Run, Inc., explained to the Commissioners this is a 43 acre site that was rezoned in 1998 to PD/FR uses plus outdoor paintball game fields. The request before them does not change the existing zoning. Mr. Bonilla explained the site plan is an amendment to add a 2,400 sq. ft. masonry building to be used for retail activities and a storage facility. They will be adding eight additional parking spaces and an 8 ft. by 16 ft. monument sign that encroaches into the 20 ft. front yard setback. Mr. Bonilla mentioned the original proposal included a 25 ft. pole sign and a 4 ft. by 6 ft. illuminated sign to be located adjacent to Roberts Cut-Off Road which have been removed from the proposed site plan. He stated they have had discussions with Pat Hyer, President of the East Lake Worth Neighborhood Association.

Mr. Ortiz asked if they were keeping the existing parking spaces to the north. Mr. Bonilla said yes.

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

10. ZC-12-098 Williams-Pyro, Inc. (CD 9)- 2711 and 2717 Whitmore Street, 2716 Weisenberger (Weisenberger Addition, Block 7, Lots 6, 7 & 16, 0.49 Acres): from: “A-5” One-Family and “B” Two-Family to: “MU-1” Low Intensity Mixed Use and “J” Medium Industrial