



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
December 4, 2012

Council District 4

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

Opposition: none

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

Owner / Applicant: Hope Lutheran Church & Foundation for Healthy Living

Site Location: 2929 Precinct Line Road Mapsco: 67A

Proposed Use: Amend PD-627 site plan to add storage area

Companion Cases: ZC-05-026/PD-627

Background:

A site plan was required for this development based on the zoning change ZC-05-026 approved by City Council on 3/08/2005. The zoning was approved for "PD/E" Planned Development for all uses in "E plus mini-warehouse with open and covered parking, and exclude the following uses: liquor or package store, tattoo parlor, pawn shop, massage parlor. Site plan required.

The applicant is proposing to build the second phase of the development with five additional carports for outdoor storage. The proposed fence will match the existing brick wall.

Approval of the site plan does not constitute TPW, platting, or water acceptance of the conditions. All applicable codes outside of the Zoning Ordinance will be applied to the project

Site Information:

Owner: Foundation for Healthy Living
9675 Brighton Way STE 380
Beverly Hills, CA 90210
and
Hope Lutheran Church
45900 Portola Ave.
Palm Desert, CA 92260

Agent: Coy Quine
Acreage: 1.65
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "I" Light Industrial / vacant, industrial
East "I" Light Industrial / industrial
South "R-1" Zero Lot Line/Cluster / single-family

West PD 627 "PD/E" Planned Development for "E" plus mini-warehouse / mini-warehouse, commercial

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-026, approved by City Council 3/8/05 for "PD/E" for all uses in E. plus mini-warehouse with open and covered parking, and exclude the following uses: liquor or package store, tattoo parlor, pawn shop, massage parlor. Site plan required.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Precinct Line Road	2 way, County Road	Major Arterial	Yes
Concho Trail	2 way, Residential	Residential	No

Considerations: The site will have access from Precinct Line Road, which are adequate for the traffic generated by the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
River Trails NA	East Fort Worth Business Assoc.
Northeast FW Mineral Leasing Task Force	Hurst-Eules Bedford ISD
Historic Randol's Mill Valley Alliance	

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



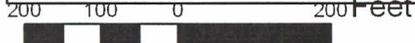
SP-12-009

Area Zoning Map

Applicant: Hope Lutheran Church & Foundation for Healthy Living
 Address: 2929 Precinct Line Road
 Zoning From: PD-627 Planned Development
 Zoning To: Amend PD-627 site plan to add storage area
 Acres: 2.52
 Mapsco: 67A
 Sector/District: Eastside
 Commission Date: 11/14/2012
 Contact: 817-392-8043



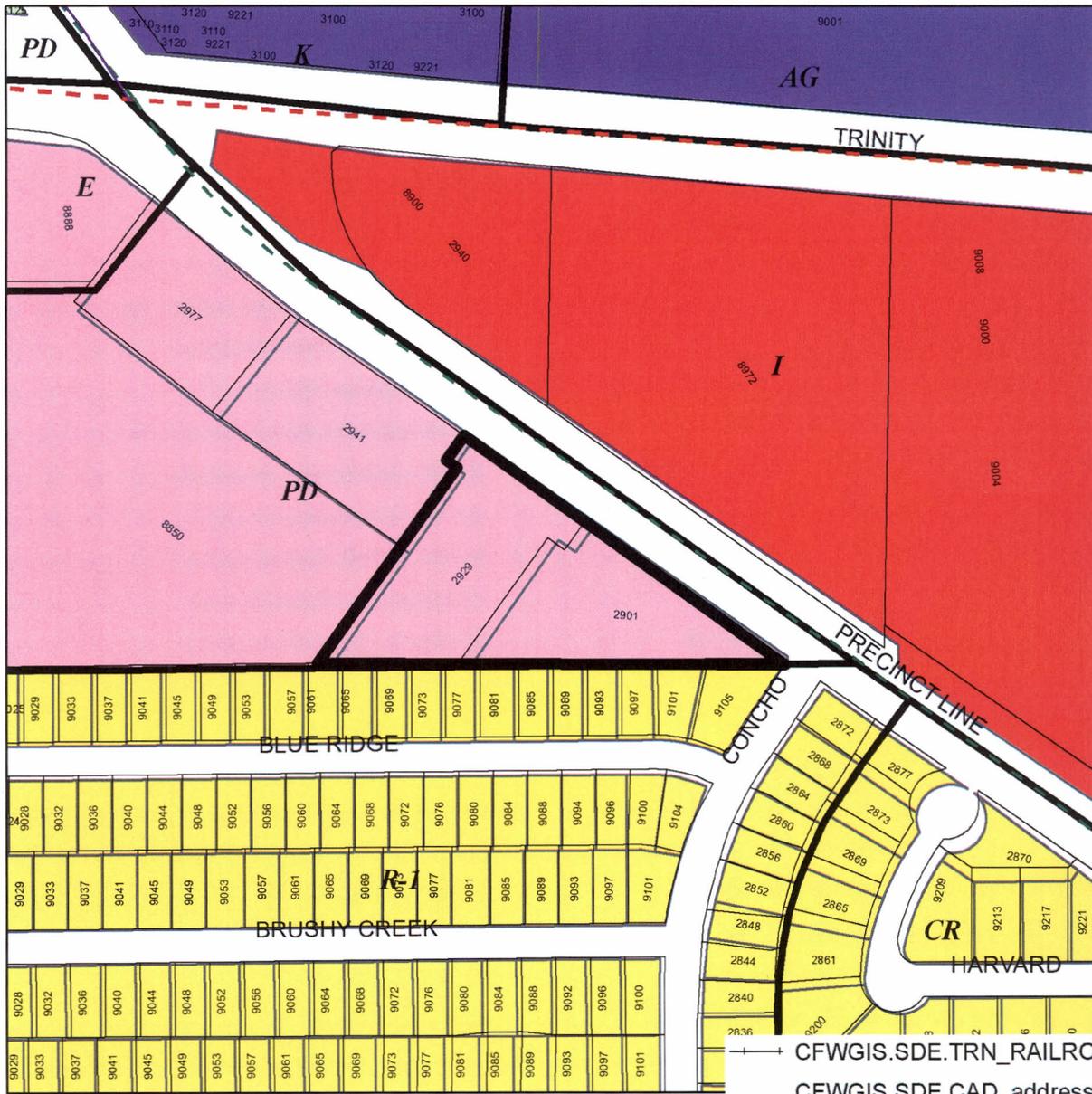
300 Ft. Notification Buffer





Future Land Use

SP-12-009



- 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

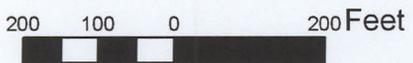


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





Aerial Photo Map



Mr. Genua asked if the property has been platted. Mr. Ramirez said the public hearing is on Friday. Mr. Genua asked if all this land is under Pear ownership. Mr. Ramirez said the land in question is the other is owned by a different entity. Mr. Genua asked why not ask for ER. Mr. Ramirez said they wanted the flexibility.

Mr. Flores asked if he has had any communication with the Silver Ridge residential NA. Mr. Ramirez said they had a meeting with them on Monday.

Motion: Following brief discussion, Mr. Genua recommended a 30 day continuance of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

15. ZC-12-114 Trinity Bluff Development Ltd (CD 9)- 633-637 Samuels Avenue (M Baugh Survey, Abstract 106, 2.11 Acres): from “PD-489” Planned Development for all uses in “H” Central Business District excluding the following uses: message therapy, sexually oriented business, recreational vehicle park, cold storage or ice plant, gunsmithing, repair and sales, home improvement store, mini-warehouses, mortuary or funeral home, pawn shop, tattoo parlor, taxidermist shop, auto parts supply, retail, automotive repair, paint and body shop, car wash full or self service, vehicle sales or rental, including automobiles, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. In addition a transitional height plane of 45 degrees shall apply to portions of a building above 45 feet or 3 stories, whichever is greater, for buildings along the northern boundary of cemetery; site plan waived to Amend “PD-489” Planned Development to remove the transitional height plane requirement; site plan waiver recommended

Ramon Guajardo, 4400 Northview Court, Aledo, Texas representing Trinity Bluff Development explained to the Commissioners the request to amend the transitional height plane requirement.

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

16. SP-12-009 Hope Lutheran Church and Foundation for Healthy Living (CD 4)- 2929 Precinct Line Road (River Trails All Storage Addition, Block A, Lots 4 & 5, 1.65 Acres): Amend “PD-627” to expand covered outdoor storage area

Coy Quine , 301 South Sherman, Suite 100, Richardson, Texas explained to the Commissioners they are expanding the outdoor storage area.

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

17. ZC-12-117 Chesapeake Land Development Co., LLC (CD 6)- 5023 – 5025 Granbury Road (Westcliff Addition, Portion of Block A, 1.26 Acres): from “PD-175” Planned Development for all uses in “E” Neighborhood Commercial plus retail auto parts, auto supplies and tire repair and sales; site plan waived to Amend “PD-175” Planned