



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
February 19, 2013

Council District 6

Zoning Commission Recommendation: Approved by a vote of 8-0 Opposition: none	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Wal Mart Real Estate Business Trust

Site Location: 7451 McCart Avenue Mapsco: 103H

Proposed Use: Amend PD-341 site plan to add building

Companion Cases: ZC-99-110/PD-341

Background:

Zoning change ZC-99-110 was approved by City Council on 11/09/1999 for "PD/SU" Planned Development Specific Use for all uses in "E" Neighborhood Commercial plus auto repair and outside storage/display. Other requirements included a landscaping plan, monument signs not to exceed 10' high on McCart Ave. and 25' on Sycamore School Road, hours of delivery limited to 6:00 a.m. to 12:00 midnight, a 10" curb height along the rear delivery area and outside storage to be no higher than 12' within the parking lot storage area as designated on the site plan.

The applicant is proposing to build one 519 sq.ft. structure with a drive thru for a coffee house. The proposed development will be eliminating 16 out of 902 parking spaces originally approved. The applicant is required to go through the public hearing process because the structure is a new structure and more than the five (5) percent allowed by administrative approval.

This case is scheduled to be heard by the City Council on February 19, 2013.

Site Information:

Owner: Wal Mart Real Estate Business Trust
2001 SE 10th Street
Bentonville, AR 72712

Agent: Seattle's Best Coffee Company/Jacobs Engineering

Acreage: 1.76 ac.

Comprehensive Plan Sector: Wedgewood

Surrounding Zoning and Land Uses:

- North "PD-341" Planned Development / parking for Wal Mart
- East "PD-341" Planned Development / Wal Mart
- South "PD-299" Planned Development / Rosas Cafe
- West "E" Neighborhood Commercial / Grocery store

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: PD-341 Planned Development for E uses with certain requirements, approved by City Council 11/09/99 subject property;
PD-299 Planned Development for E uses plus car wash; site plan required, see SP-98-024 approved by City Council 10/13/98 subject property to the south.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Ave	Principal Arterial	Principal Arterial	No
Sycamore School Rd	Principal Arterial	Principal Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Meadow Creek NA	District 6 Alliance
Greenridge Neighbors	Fort Worth ISD
Far Southwest NA	Crowley ISD

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan

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



2,000 1,000 0 2,000 Feet





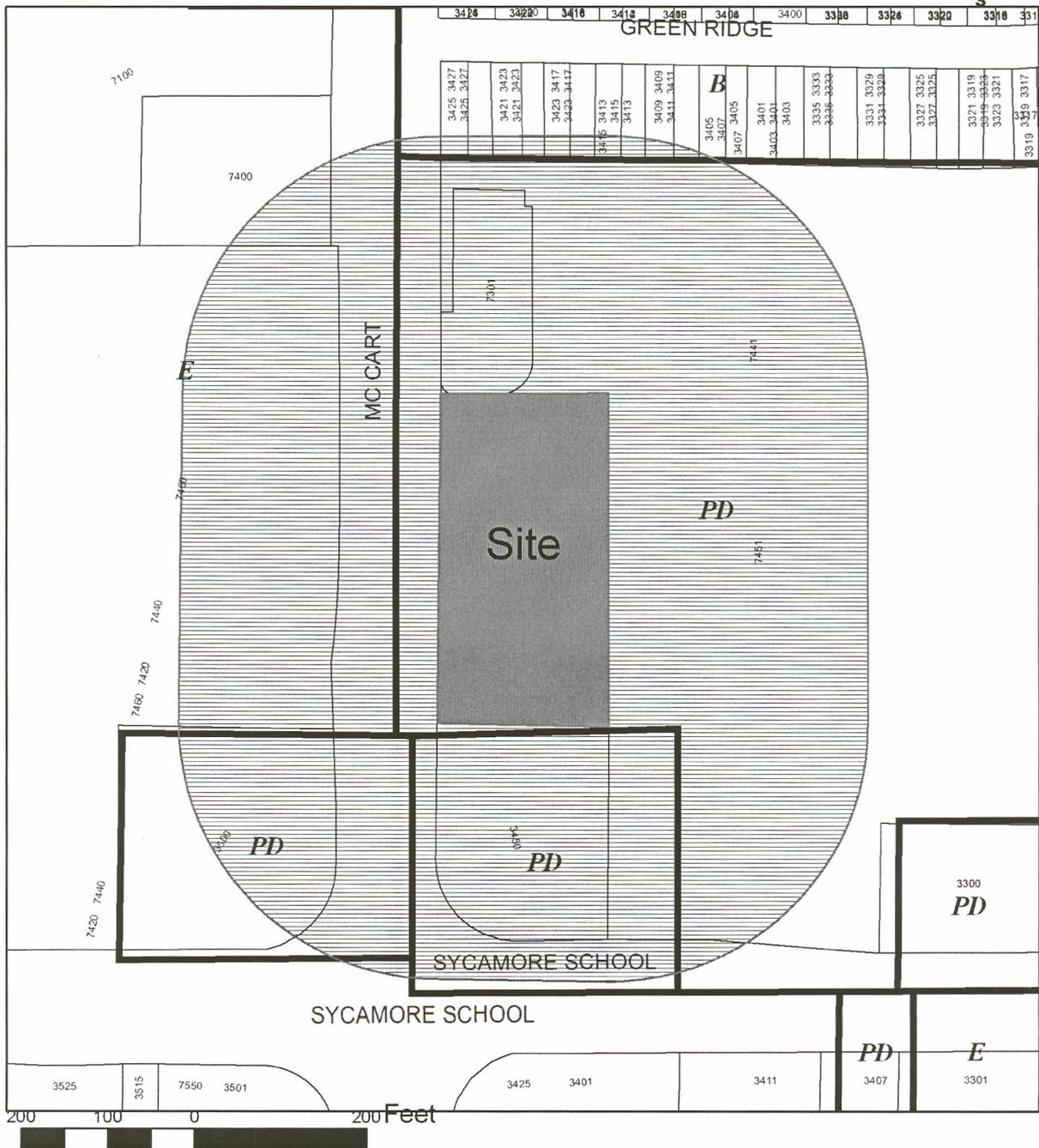
SP-13-001

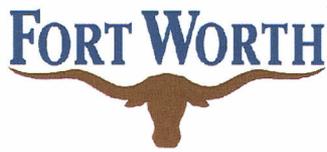
Area Zoning Map

Applicant: Wal Mart Real Estate Bus Trust
 Address: 7451 McCart Avenue
 Zoning From: PD 341
 Zoning To: Revised site plan for PD 341
 Acres: 1.76
 Mapsco: 103H
 Sector/District: Wedgwood
 Commission Date: 02/13/2013
 Contact: 817-392-8043



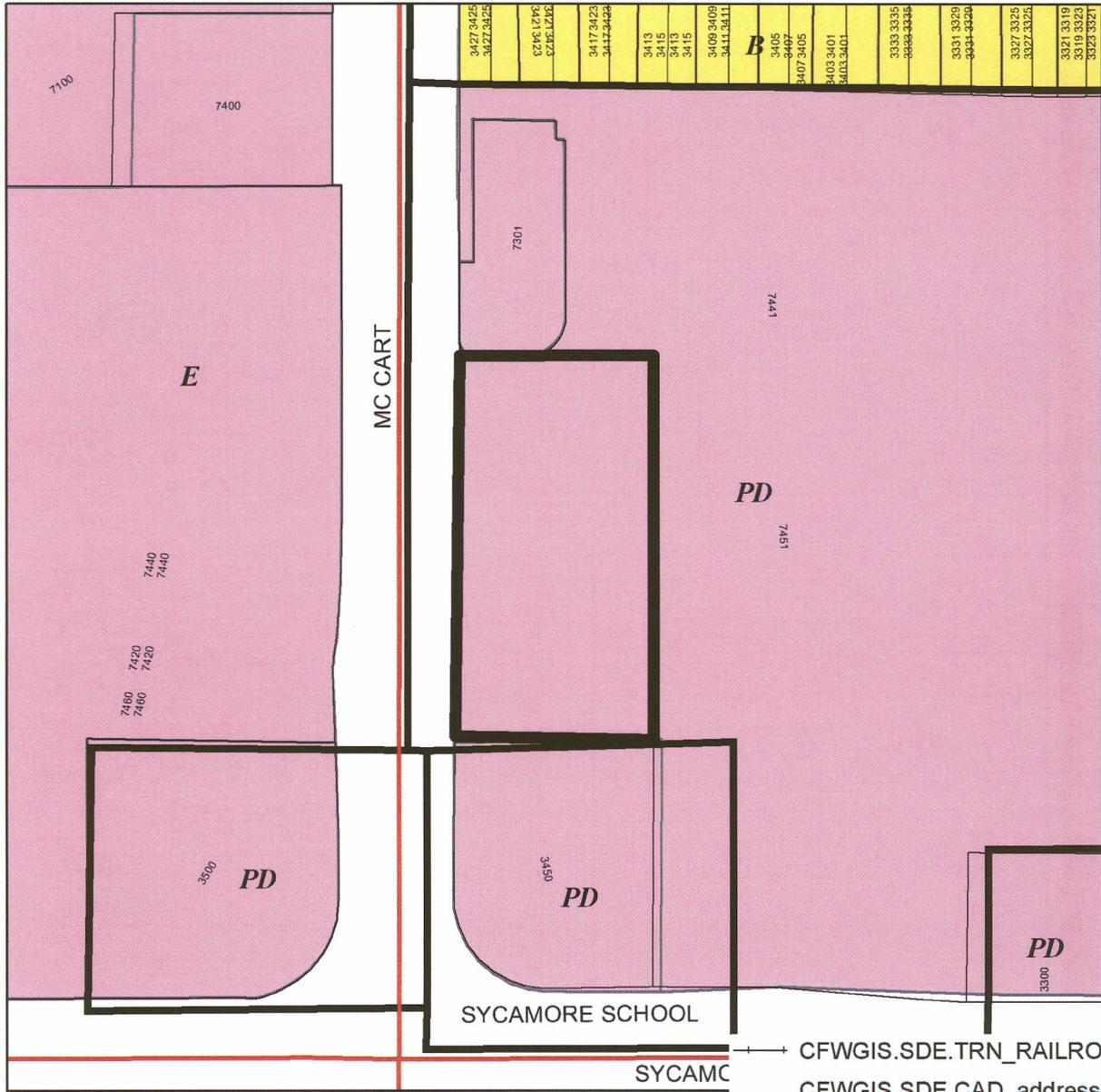
 300 Ft. Notification Buffer





Future Land Use

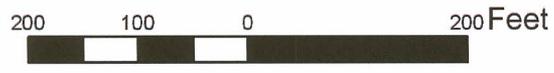
SP-13-001



- 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

