



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
January 7, 2014

Council District 9

Zoning Commission Recommendation:

Approval by a vote of 9-0

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: **Town Center Mall LP**

Site Location: 4200 South Frwy., 250 E. Bolt St., 220 W. Seminary Dr. Mapsco: 91EF

Proposed Use: **Amend "PD-369" site plan to remove the arena and add 2 pad sites**

Companion Cases: ZC-05-284/SP-07-006/PD-369

Background:

The proposed site is located in La Gran Plaza, west of IH-35W. The applicant is proposing to amend the site plan for PD-369 to add two additional pad sites. The original zoning was approved in 2005 for "G' Intensive Commercial uses plus rodeo arena with no building to be erected or enlarged to exceed 45 ft. in the front 25 ft. of the property as measured from the north property line, or to exceed 80 ft. for the remainder of the property.

In 2007, a revised site plan came in for the proposed area to be developed for a Lienzo Charro Rodeo Arena. Additional language was added to the site plan stipulating landscaping that all new development must comply with current landscaping ordinance and that a minimum of 29 -3 inch caliper trees selected from the list and 260 shrubs be planted in the I-35 front yard within 18 months of the passage of the Ordinance. Any parking, which is lost due to the planting of the 29 trees, is not required to be replaced.

There are 3,998 parking spaces and a total building area of 1,160,639 square feet per SP-07-006. These numbers included provisions of 49,000 square feet for the arena with a seating capacity of 4,817. The proposed arena did not develop therefore they are required to provide an update to the site plan, due to the building expansions. The new site plan replaces the arena with commercial business/retail sales and service up to 15,000 square feet and restaurant/eating establishment up to 12,000 square feet. The total building of the entire site will be approximately 1,104,197 square feet and the overall parking provision, as per the amended site plan is approximately 4,006 spaces. This information was provided by the applicant.

The following table provides information related to the proposed buildings and signage. A Unified Sign Agreement is usually required for multiple tenants on one sign. The existing signs were approved through the site plan process prior to a USA being available. Sign Inspection staff confirmed that it would be correct to add the two pylon signs on the site plan, and both would need to meet current sign regulations necessitating a waiver to the sign height. Zoning Commission recommended a waiver to the sign height.

Building	Square ft. of the proposed structures.
Pad 5	12,000
Pad 6	15,000
2/28 ft. pylon signs proposed for new buildings	

Site Information:

Owner: Town Center Mall LP
 4200 South Freeway
 Suite 2500
 Fort Worth, TX 76115

Agent: Ashwin Thakkar

Acreage: 77.03 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "PD-369 Planned Development / parking lot
- East "E" Neighborhood Commercial and "G" Intensive Commercial / IH-35W
- South "PD-369" Planned Development / drive-thru restaurant
- West "PD-369" Planned Development / various commercial type uses

Site Plan Comments:

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

1. Place a note on the site plan compliance with Landscaping Ordinance and Urban Forestry.
2. Two pylon signs, 28 ft. tall are proposed. Maximum height is 25 ft. (waiver required)
3. Spacing shall be a minimum of 300 feet between detached signs. (waiver may be required)
4. Any signs proposed to be electronic changeable copy will require Board of Adjustment approval.

Zoning Commission recommended waivers to item 2 above.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-284, "PD-369" G uses plus rodeo arena, site plan required. Approved by City Council 12/20/05; SP-07-006

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
IH-35W (South)	Tollway/Freeway	Tollway/Freeway	No
Seminary Dr	Principal Arterial	Principal Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Worth Heights*	United Communities Assoc.
Rosemont	Neighbors Working Together
South Wayside	Southeast Fort Worth Inc
Hemphill Corridor Task Force	Fort Worth ISD

*Located within the confines of this organization

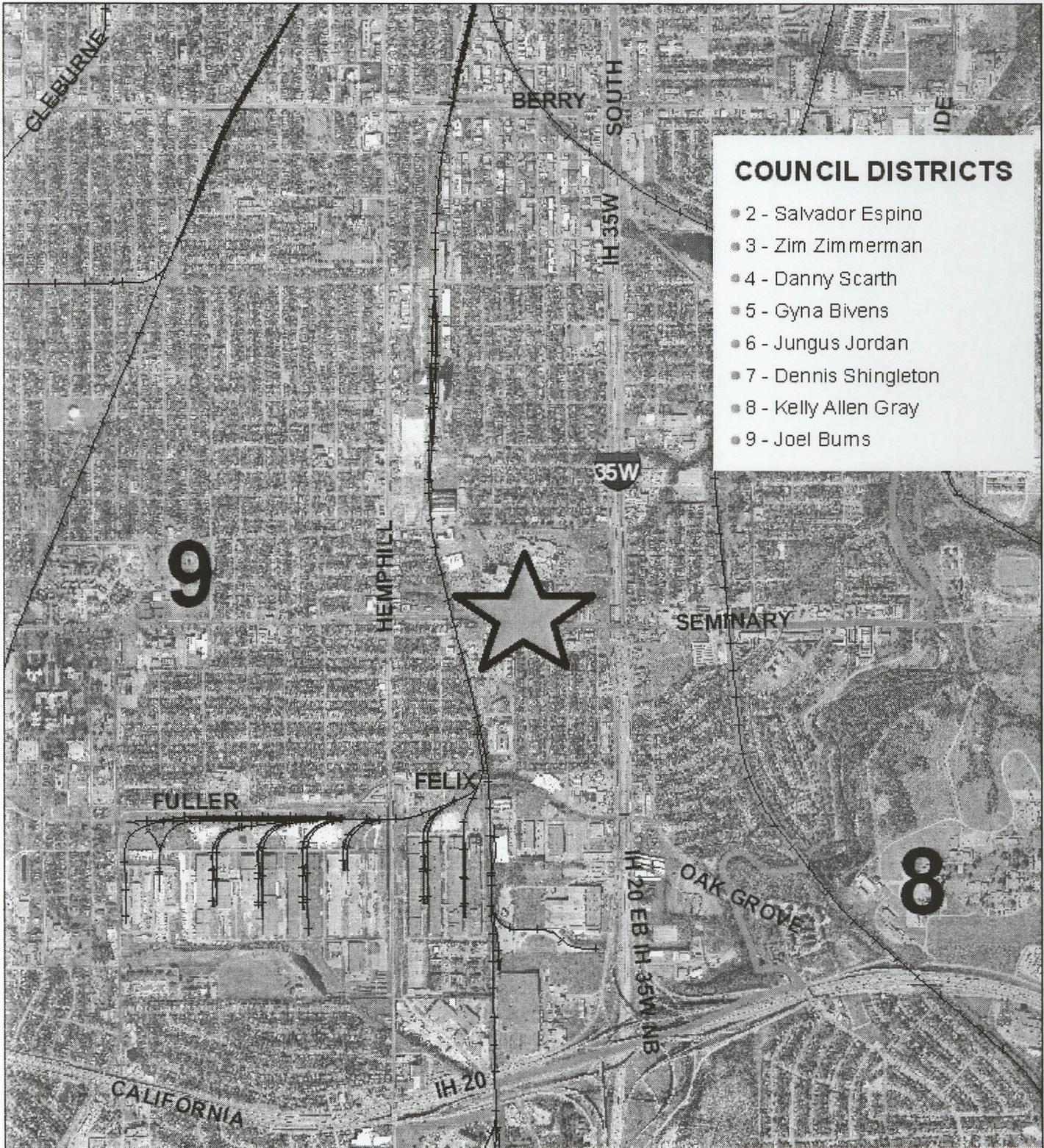
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plans
- Minutes from the Zoning Commission meeting

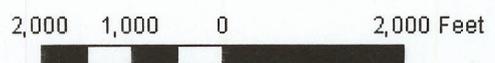


SP-13-011

Location Map



- COUNCIL DISTRICTS**
- 2 - Salvador Espino
 - 3 - Zim Zimmerman
 - 4 - Danny Scarth
 - 5 - Gyna Bivens
 - 6 - Jungus Jordan
 - 7 - Dennis Shingleton
 - 8 - Kelly Allen Gray
 - 9 - Joel Bums





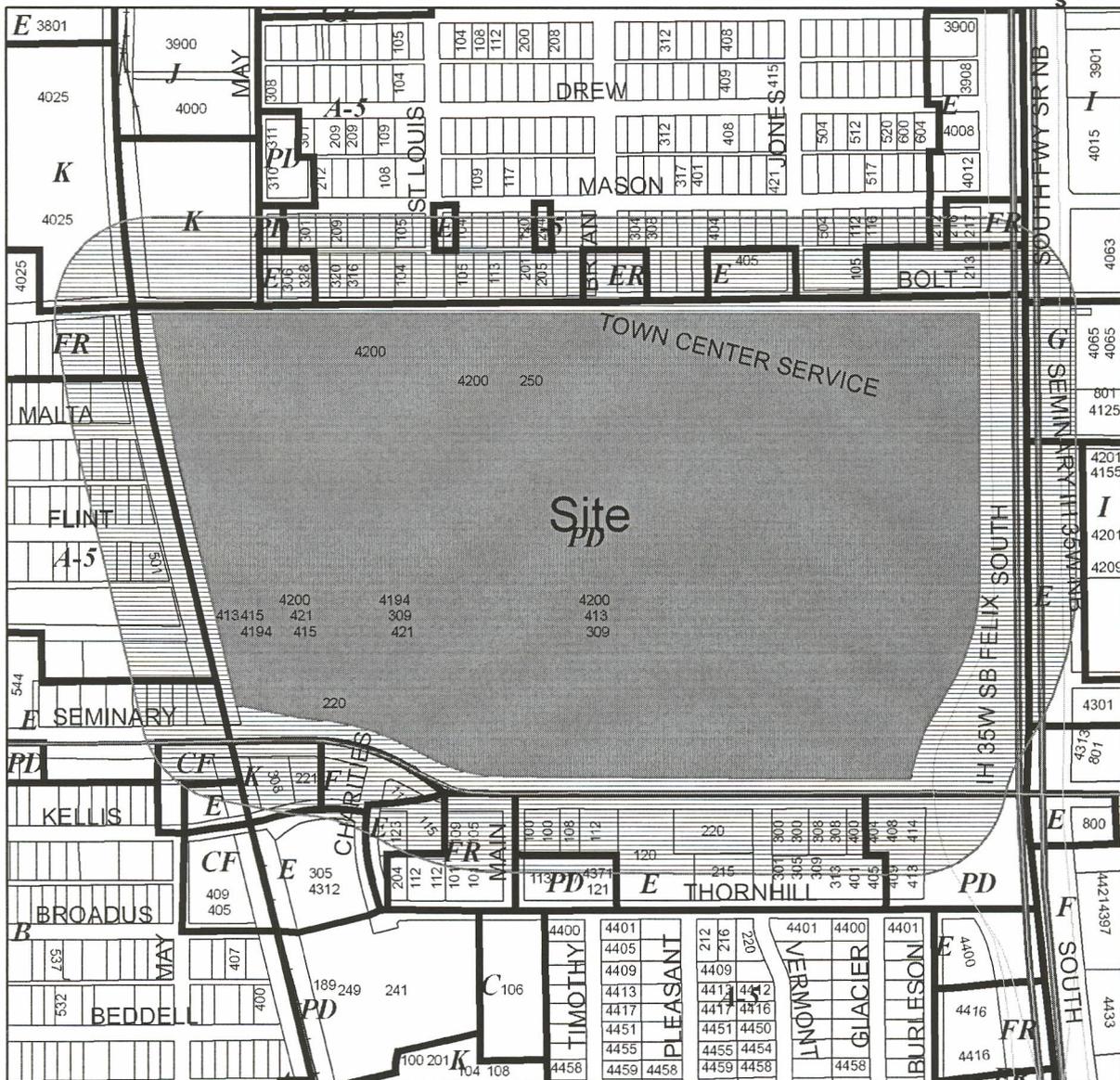
SP-13-011

Area Zoning Map

Applicant: Town Center Mall LP
 Address: 4200 South Freeway, 250 E. Bolt Street, 220 W. Seminary Drive
 Zoning From: PD 369 for La Gran Plaza
 Zoning To: Amend Site Plan to add 2 pad sites
 Acres: 77.03691821
 Mapsco: 91EF
 Sector/District: Southside
 Commission Date: 12/11/2013
 Contact: 817-392-2495

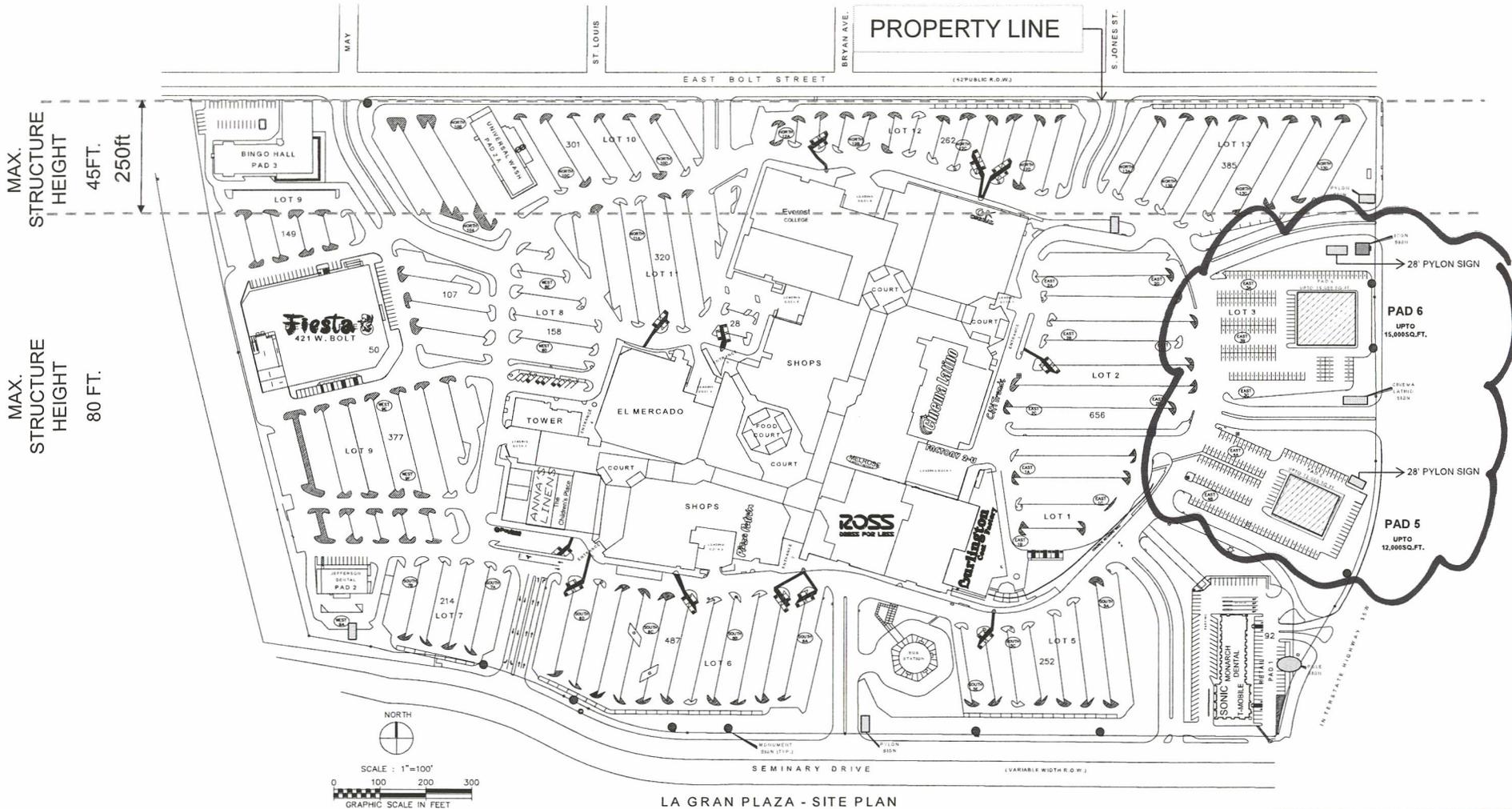


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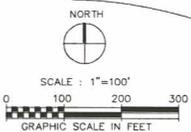


200 100 0 200 Feet





LA GRAN PLAZA - SITE PLAN



APPROVED (as of 05/10/2007 via SP-07-006)				
●	A	Monument	12 ft.	10 each
■	B	Pylon	28 ft.	4 each
○	C	Pole	60 ft.	1 each
■	D	Icon	70 ft.	1 each
■	E	Cinema Latino	35 ft.	1 each

PARKING DATA SUMMARY	
APPROVED (as of 05/10/2007 via SP-07-006)	
Retail Area	1,160,639 sq.ft.
Parking	
Provided	3,998 spaces

1. Addition of a new building "PAD 5" in place of Rodeo Arena- "Lienzo Charro" and in parking lot 4. Area of PAD 5 up to 12,000sq.ft.
2. Addition of a new building "PAD 6" in parking Lot 3. Area of building up to 15,000sq.ft.
3. Addition of one 28' tall pylon sign for PAD 5 and one 28' tall pylon sign for PAD 6.

RECOMMENDED FOR APPROVAL

RECEIVED
 NOV 26 2013

Director of Planning and Development

Date

NEW SITE PLAN

AMENDED SITE PLAN CASE SP-07-006

LA GRAN PLAZA

TOWN CENTER MALL LP, 4200 SOUTH FREEWAY, #2500,
 FORT WORTH, TX 76115, PH- 817.922.8888

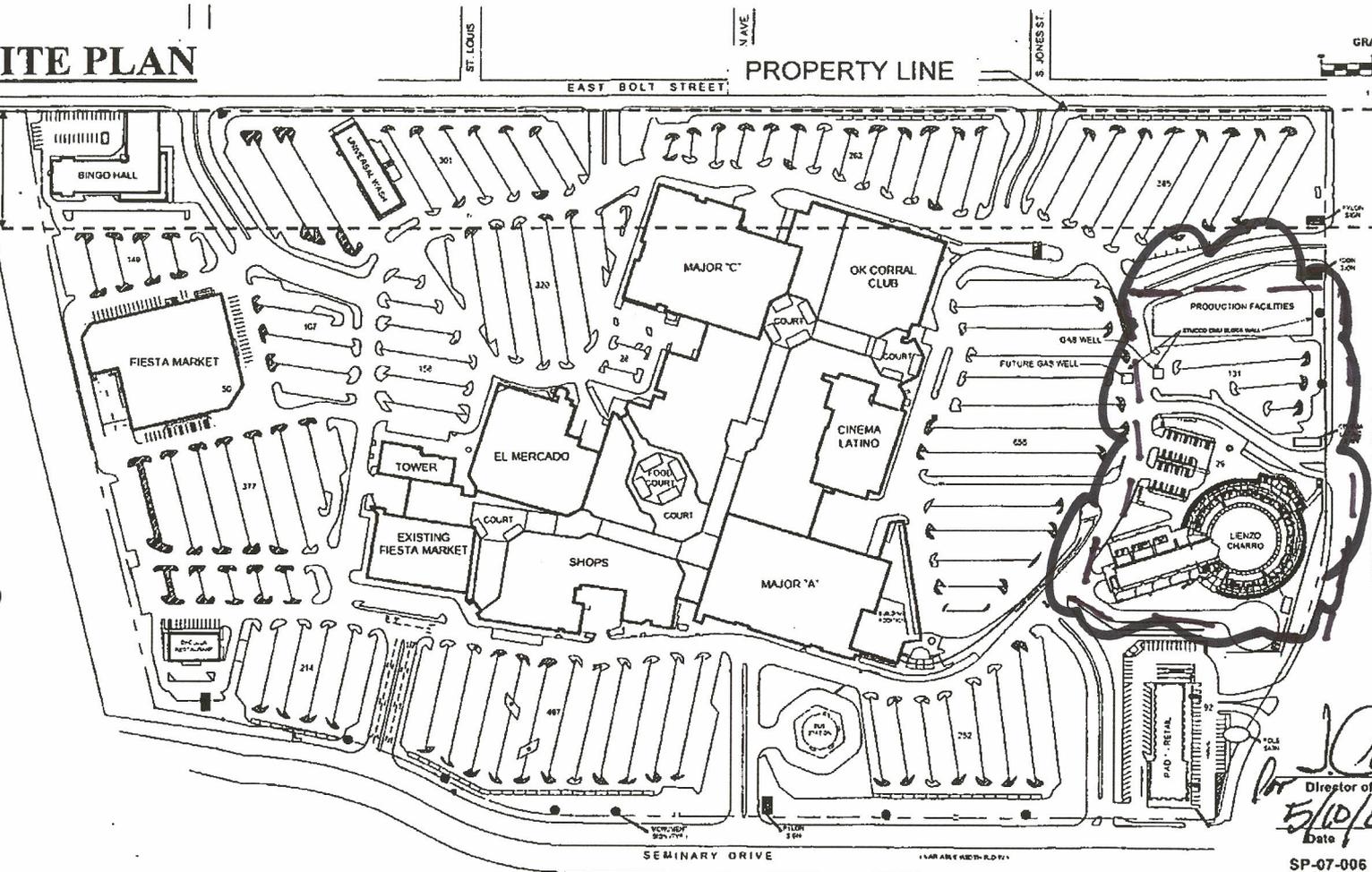
SP-13-011

PD-369

NEW SITE PLAN

MAX. STRUCTURE HEIGHT 45 FT. 250ft
 MAX. STRUCTURE HEIGHT 80 FT.

Original



J. Oringer
 Director of Development
 Date 5/10/07

SP-07-006

TOTAL PARKING: 3,998

		CURRENT		APPROVED	
●	A	Monument	24 ft., 15 each	Monument	12 ft., 10 each
■	B	Pylon	30 ft., 4 each	Pylon	28 ft., 4 each
○	C	Pole	80 ft., 1 each	Pole	80 ft., 1 each
■	D			Icon	70 ft., 1 each
□	E	Cinema Latino	35 ft., 1 each	Cinema Latino	35 ft., 1 each

PARKING DATA SUMMARY			
CURRENT		APPROVED	
Retail Area	1,032,911 sq. ft.	Retail Area	1,160,830 sq. ft.
Parking		Parking	
Provided	4,690 spaces	Provided	3,998 spaces

- No overnight boarding of horses or storage of animal trailers.
- All new development must comply with the current landscaping ordinance, minimum of (29) twenty nine, (3) three inch caliper trees selected from the list as found in section 1, paragraph 8 of Ordinance No. 17228-10-2006, and (260) two hundred sixty shrubs, be planted in the I-35 front yard, within 18 months of the passage of the ordinance (March 6, 2007)
- Any parking lost due to additional planting of (29) twenty nine trees, is not required to be replaced.



Aerial Photo Map



Richard Smith, 9523 Hillview Drive, Dallas, Texas explained to the Commissioners they support the continuance.

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

10. SP-13-010 Great Dane Holdings LLC (CD 9) – 3300 Hulen Street (Chamberlain Arlington Heights 2nd Addition, Block 13, Lot 1R, 1.72 Acres): to Amend “PD-805” site plan to add a new commercial building and parking

Jim Schell, 500 W. 7th Street, Fort Worth, Texas representing Great Dane Holdings LLC explained to the Commissioners there is an existing convenience store and two rent houses. The owner is ready to move forward to demolish the structures and develop this as a retail site. He is seeking a waiver to the 20 ft setback within the block.

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

<i>Document received for written correspondence</i>				<i>SP-13-010</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Peter Jacobson	3319 Hulen St	In		Support	Sent letter in

11. SP-13-011 Town Center Mall LP (CD 9) – 4200 South Freeway, 250 E. Bolt and 220 W. Seminary Drive (Fort Worth Town Center Addition, Block 1, Lot 1, 77.03 Acres): to Amend “PD-369” site plan to remove the arena and add two pad sites

Jose Legaspi, 4200 South Freeway, Fort Worth, Texas representing Town Center Mall explained to the Commissioners they had plans to build a rodeo arena and there was no need for this use. They are replacing it with two lots for some type of retail or restaurant use.

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

12. ZC-13-180 City of Fort Worth Planning & Development Petition: Hillcrest Addition (CD 7) – 1900 – 2300 Blocks Carleton and Western Avenues (see case file for addresses, 24.74 Acres): from “B” Two-Family and “B/HC” Two-Family/Historic & Cultural Overlay to “A-5” One-Family and “A-5/HC” One-Family/Historic & Cultural Overlay

Andy Jones, 2213 Western Avenue, Fort Worth, Texas explained to the Commissioners he is representing the 68 property owners who signed the petition to rezone to A-5. Mr. Jones said Chamberlain Arlington Heights supports the request.