



Case Number

SP-15-002

**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
April 21, 2015

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None
Support: 3 letters submitted

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

Owner / Applicant: **Stockyards 2000, LP**

Site Location: 2525 Rodeo Plaza Mapsco: 62G

Proposed Use: **Site plan for PD-1017 for a Stage**

Companion Cases: ZC-14-085/PD-1017

Background:

The applicant is providing a site plan as required by PD-1017 for the tract zoned "PD/MU-2" for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required. The site is located east of North Main Street and south of Stockyards Blvd along Rodeo Plaza.

The applicant intends to construct a permanent stage for outdoor events within Rodeo Plaza. The applicant holds several outdoor events annually and currently rents out temporary stages. The applicant believes that the proposed stage will enhance Rodeo Plaza, provide for more outdoor events, and enable them to book more entertainers. Currently, Rodeo Plaza serves as one of the entrances into Billy Bob's, Texas but is not utilized to its full extent. The applicant believes that this stage will help in making Rodeo Plaza another destination for citizens and tourists.

Staff has met with the applicant to discuss making the design of the stage more mixed-use friendly and possibly orienting the stage to another direction in order to enhance the private open space. The applicant was amenable to design changes but believes the stage's current location best serves the property owner.

The surrounding area is primarily comprised of commercial uses and vacant tenant space and is located north of Exchange Avenue and within the Historic Stockyards district. The proposed site is not designated as Historic and Cultural Landmark and the owner does not have to seek approval from the Historic and Cultural Landmarks Commission.

The subject site was rezoned in 2014 to PD/MU-2 to better reflect the current and desired mix of land uses and to provide high quality development standards that are consistent with the historic buildings and

pedestrian character. The parcels are designated as a Mixed-Use Growth Center in the 2015 Comprehensive Plan.

During the discussion of proposed development in the Stockyards area at the June 10, 2014 City Council hearing, it was determined that a form-based code would be ideal in the area. However, due to time constraints, the City Council directed staff through M&C C-26829 to initiate the zoning change to PD/MU-2 as an interim district. The City Council also directed that site plan approval is required for each structure at the time of development. The primary concern is the retention of the historic character of the area and maintaining the quality of the Stockyards area.

Instead of a form-based district, a design overlay district is currently being developed by a Council-approved Task Force. The site plan will allow the public, Zoning Commission, and City Council to review proposed developments until the design overlay district is complete.

Site Information:

Owner: Stockyards 2000, LP
 2520 Rodeo Plaza
 Fort Worth, TX 76164
 Agent: Eric Walsh
 Acreage: 1.37 acres
 Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "PD/MU-2" plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required / parking
 East "PD/MU-2" plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required / Billy Bob's Texas
 South "PD/MU-2" plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required / retail
 West "MU-2" High Intensity Mixed-Use / vacant

Site Plan Comments:

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

Platting Comments

1. Cannot find any record of this property being replatted. Provide a copy of the plat that shows this property as Lot 6R2, Truckers Subdivision, otherwise a replat would be required prior to the issuance of a building permit

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-085; "PD/MU-2" for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required; effective 08/12/14.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Main Street	Major Arterial	Major Arterial	No
Rodeo Plaza	Residential (Street closed off to	Residential	No

	vehicles)		
Stockyards Blvd	Residential	Residential	No

Public Notification:

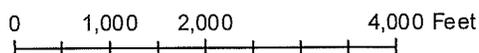
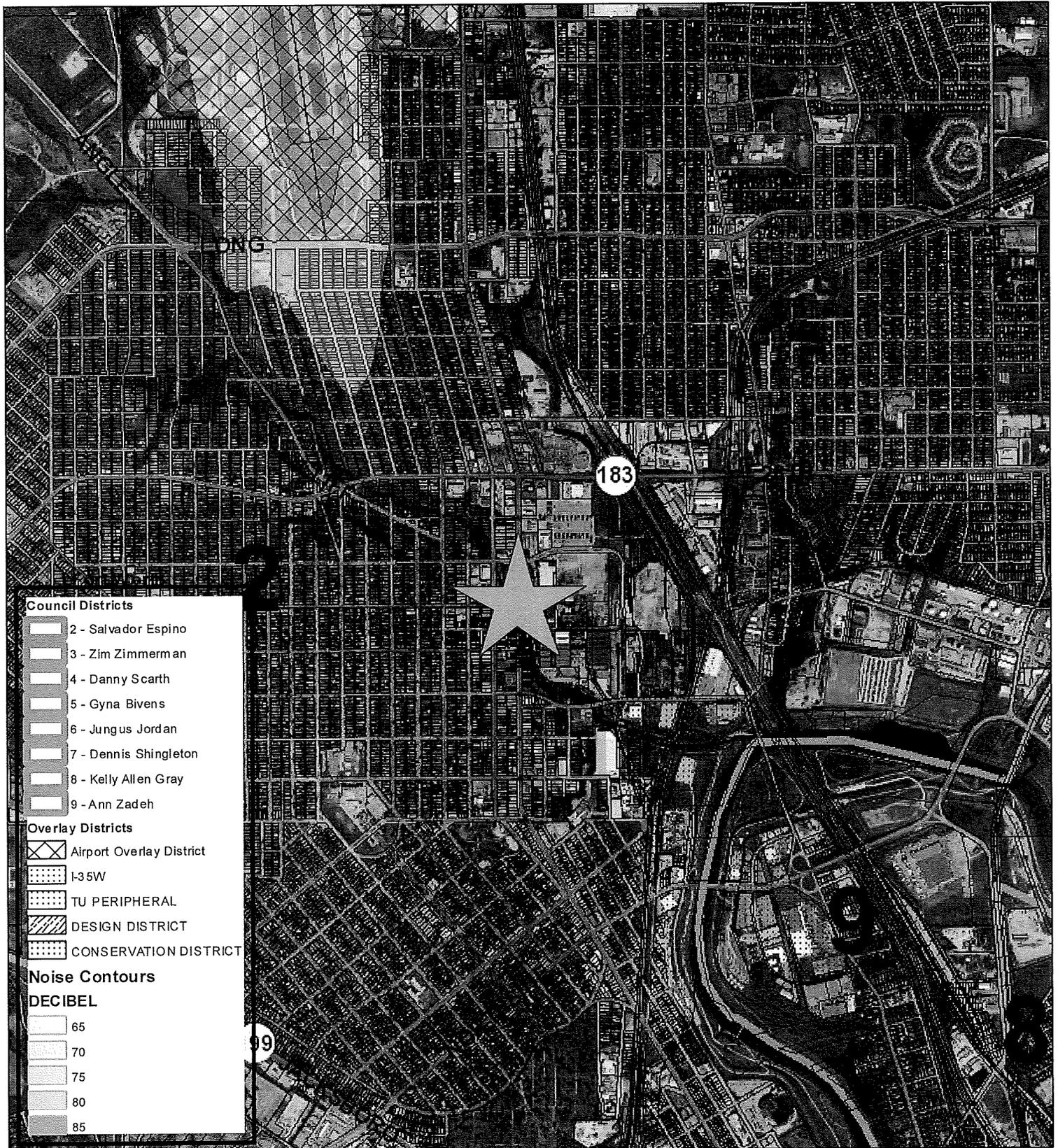
The following Neighborhood Associations were notified:

Organizations Notified	
Inter-District 2 Alliance	Trinity Habitat for Humanity
North Side NA	Streams And Valleys Inc
North Fort Worth Historical Society	Fort Worth ISD

Attachments:

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

Area Map

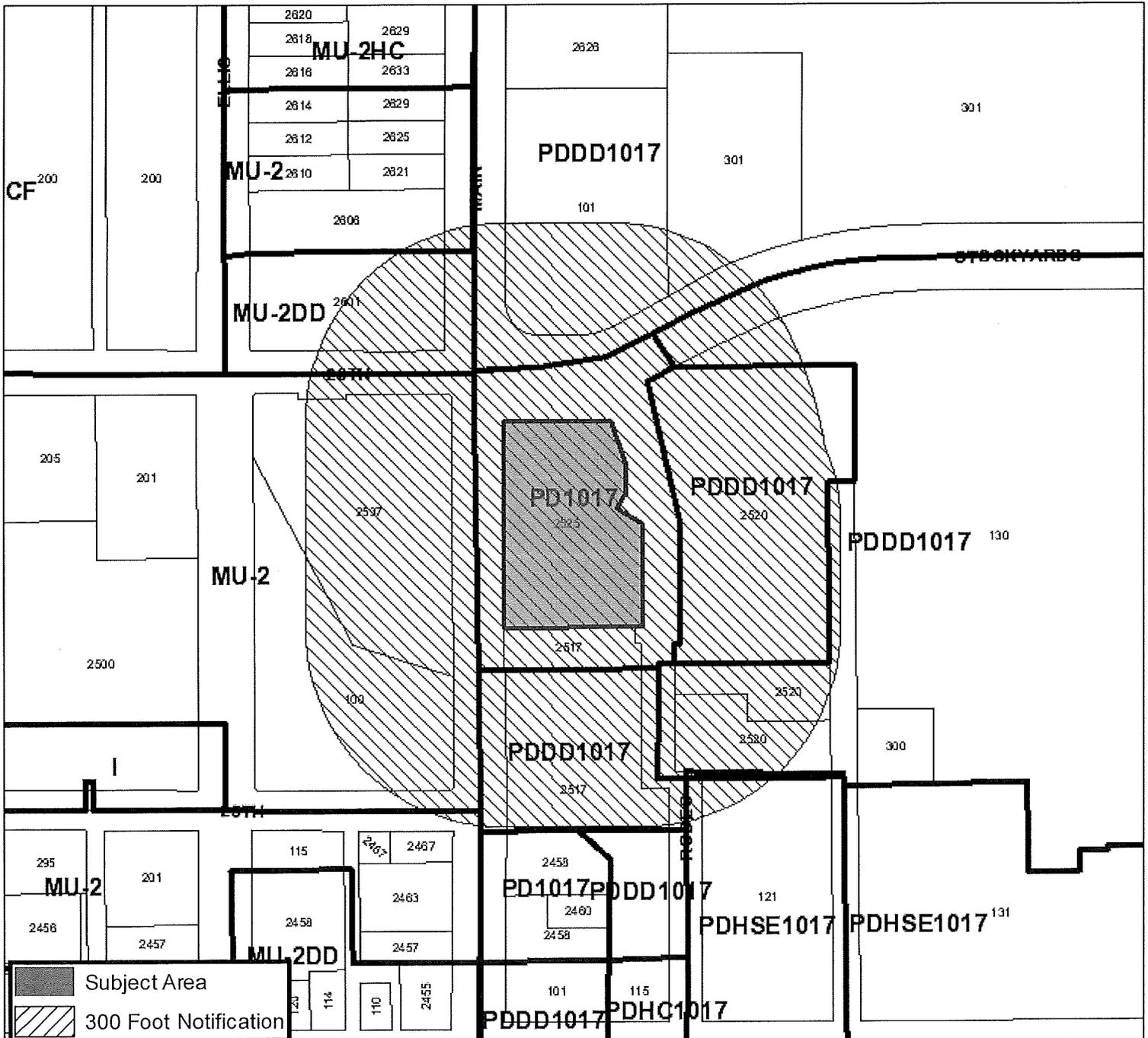




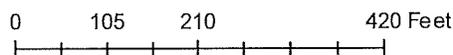
SP-15-002

Area Zoning Map

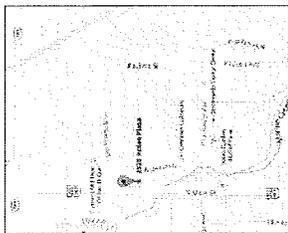
Applicant: Stockyards 2000, LP
 Address: 2525 Rodeo Plaza
 Zoning From: PD 1017
 Zoning To: Site Plan for outdoor stage
 Acres: 1.37147306
 Mapsco: 62G
 Sector/District: Northside
 Commission Date: 3/11/2015
 Contact: 817-392-8043



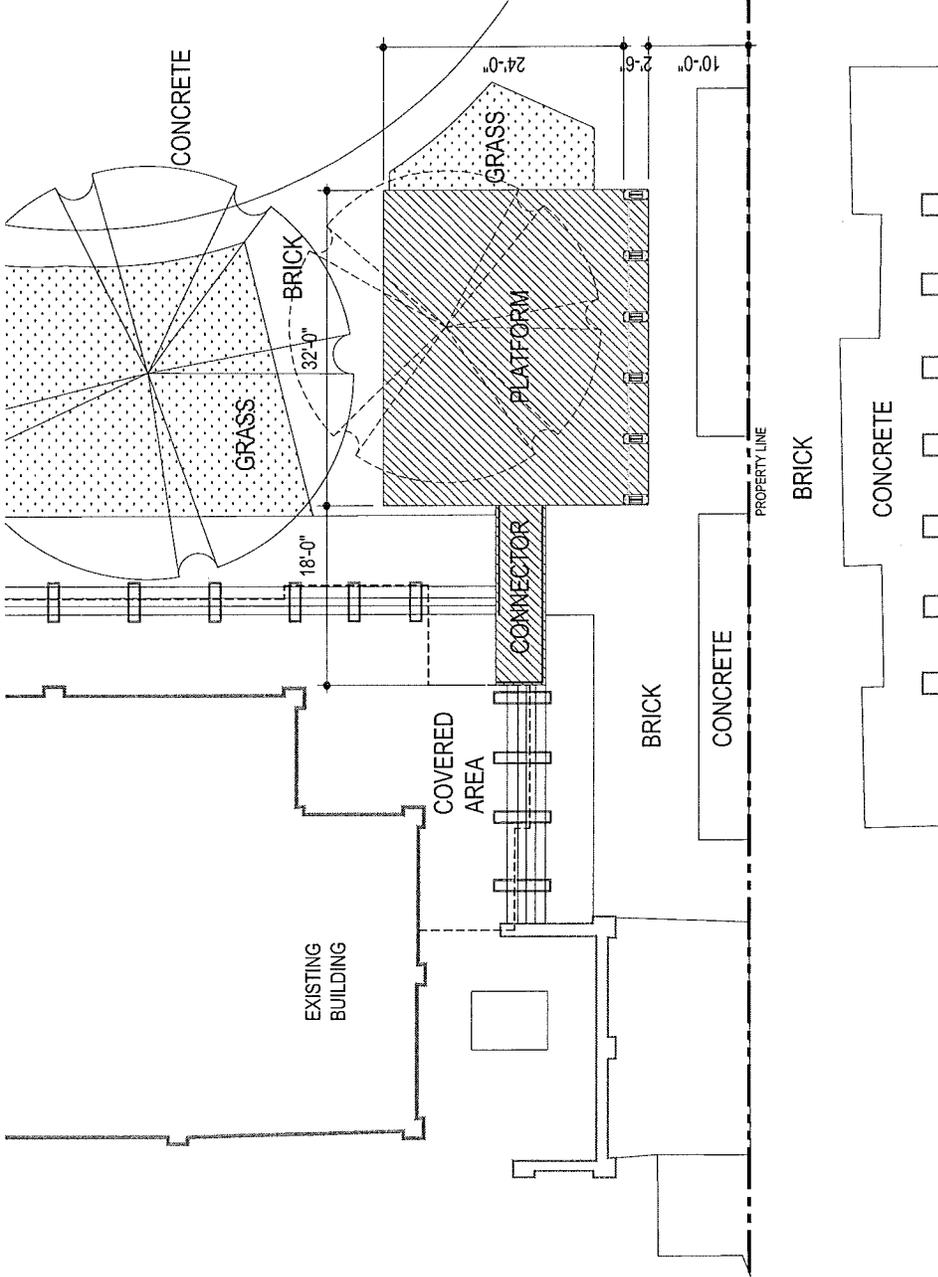
 Subject Area
 300 Foot Notification



SP-15-002



LOCATION



SITE - OVERALL

1:96 (1/8")

GENERAL NOTES:

1. ZONING = PD 1017
2. WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND MU-2 ZONING REQUIREMENTS
3. WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

Director of Planning and Development

(signature)

(date)

PROPOSED NEW PLATFORM

2525 RODEO PLAZA

04/07/2015

Hahnfeld
Hoffer
Stanford

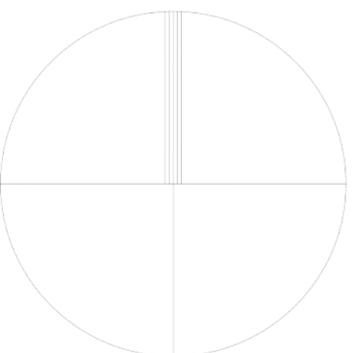
1425 8th Avenue
Portland, Oregon 97214
503.525.7610
503.525.5928
fax 503.525.9336



SITE - AERIAL

1:40

N



PROPOSED NEW PLATFORM

2525 RODEO PLAZA

04/07/2015



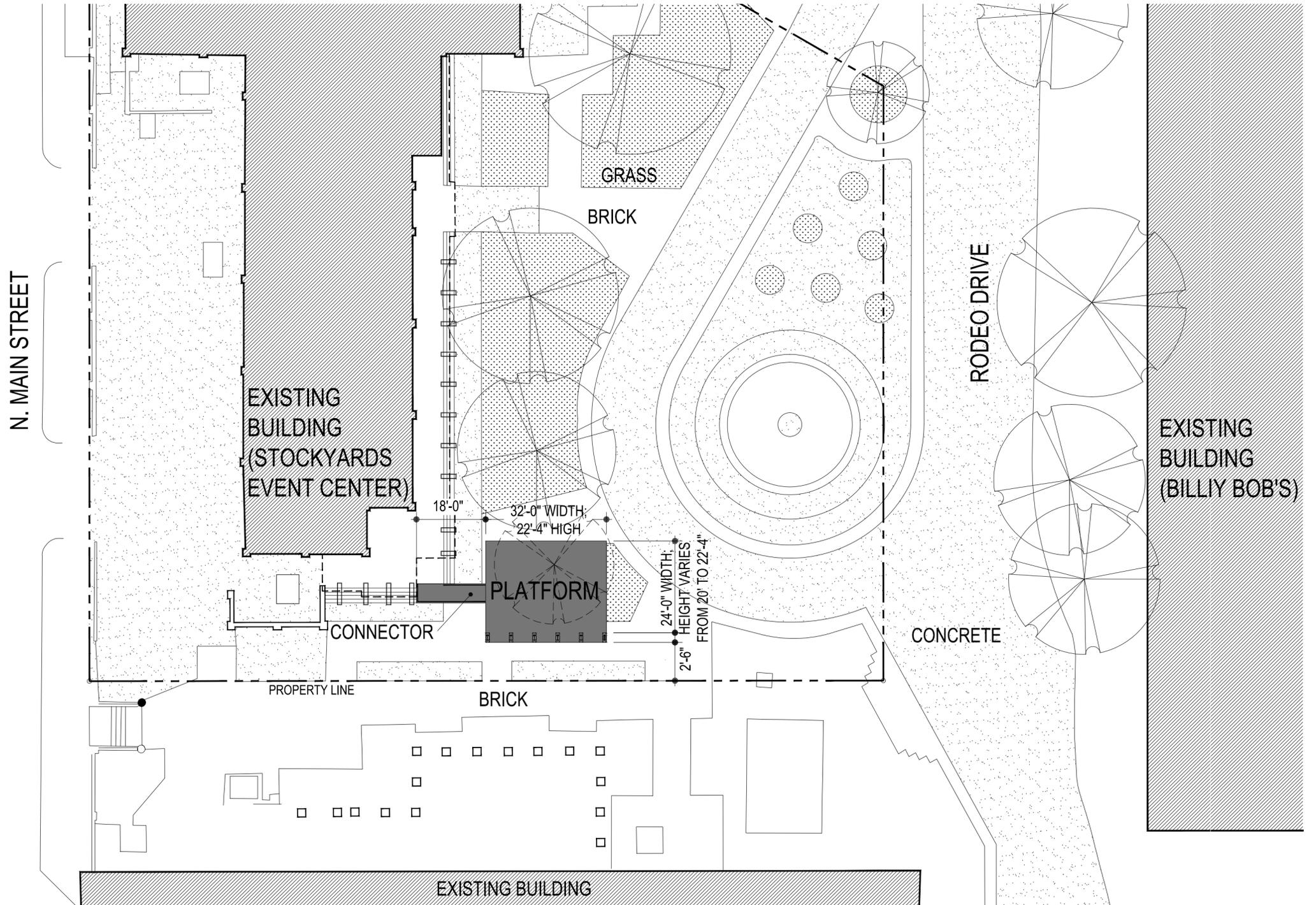
**Hahnfeld
Hoffer
Stanford**

architects
planners
interiors

1425 8th Avenue
Fort Worth, Texas 76104
817.921.5928
fax 817.429.9336



LOCATION



SITE - OVERALL

1:20

Director of Planning and Development

(signature)

(date)

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PROPOSED NEW PLATFORM

2525 RODEO PLAZA

04/15/2015



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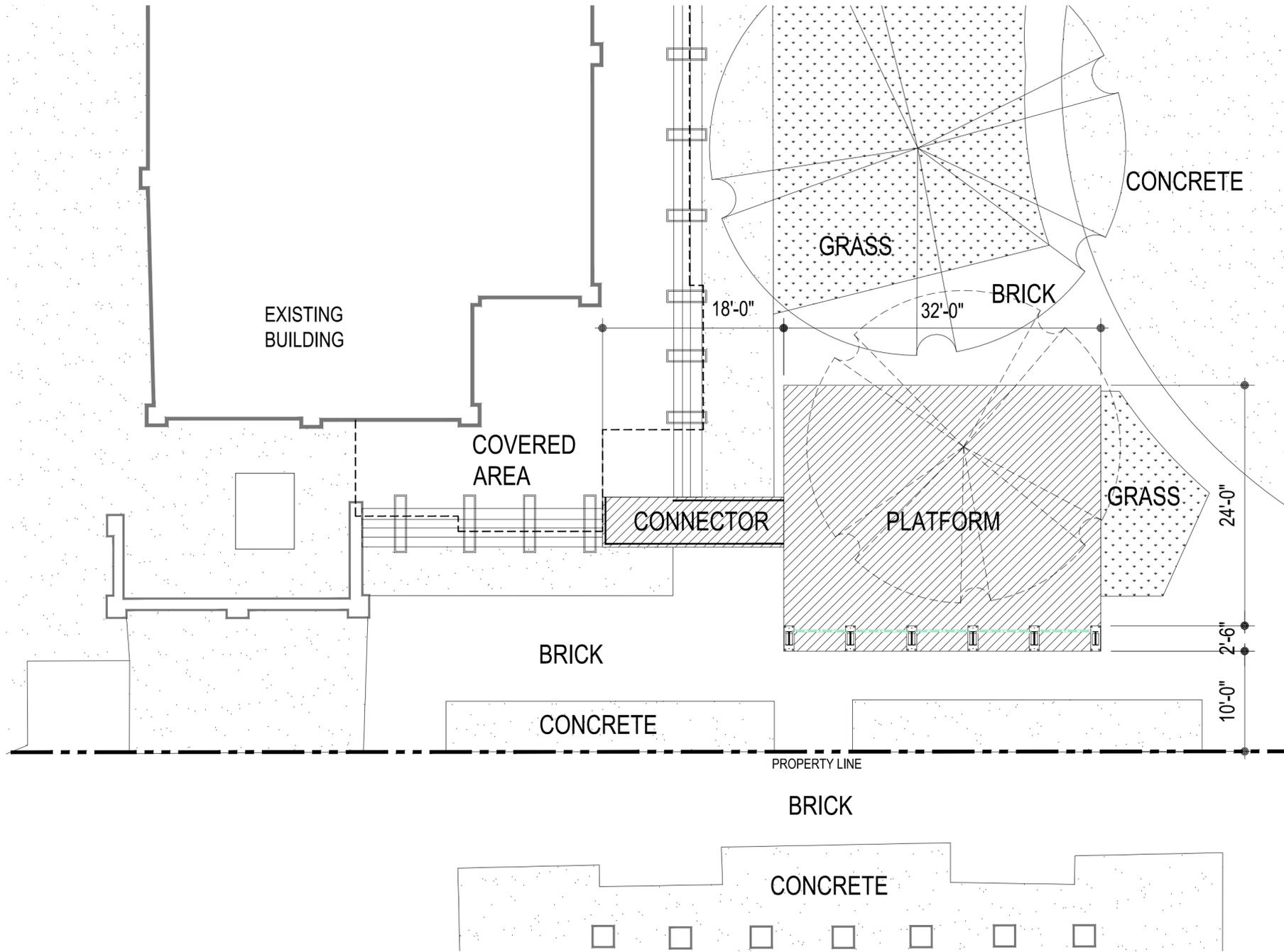


Billy Bob's Texas

WEDDINGS
CORPORATE EVENTS
BANQUETS RECEPTIONS
817-898-3823



LOCATION



SITE - OVERALL

1:96 ($\frac{1}{8}$ " = 1')

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Director of Planning and Development

(signature)

(date)



PROPOSED NEW PLATFORM

2525 RODEO PLAZA

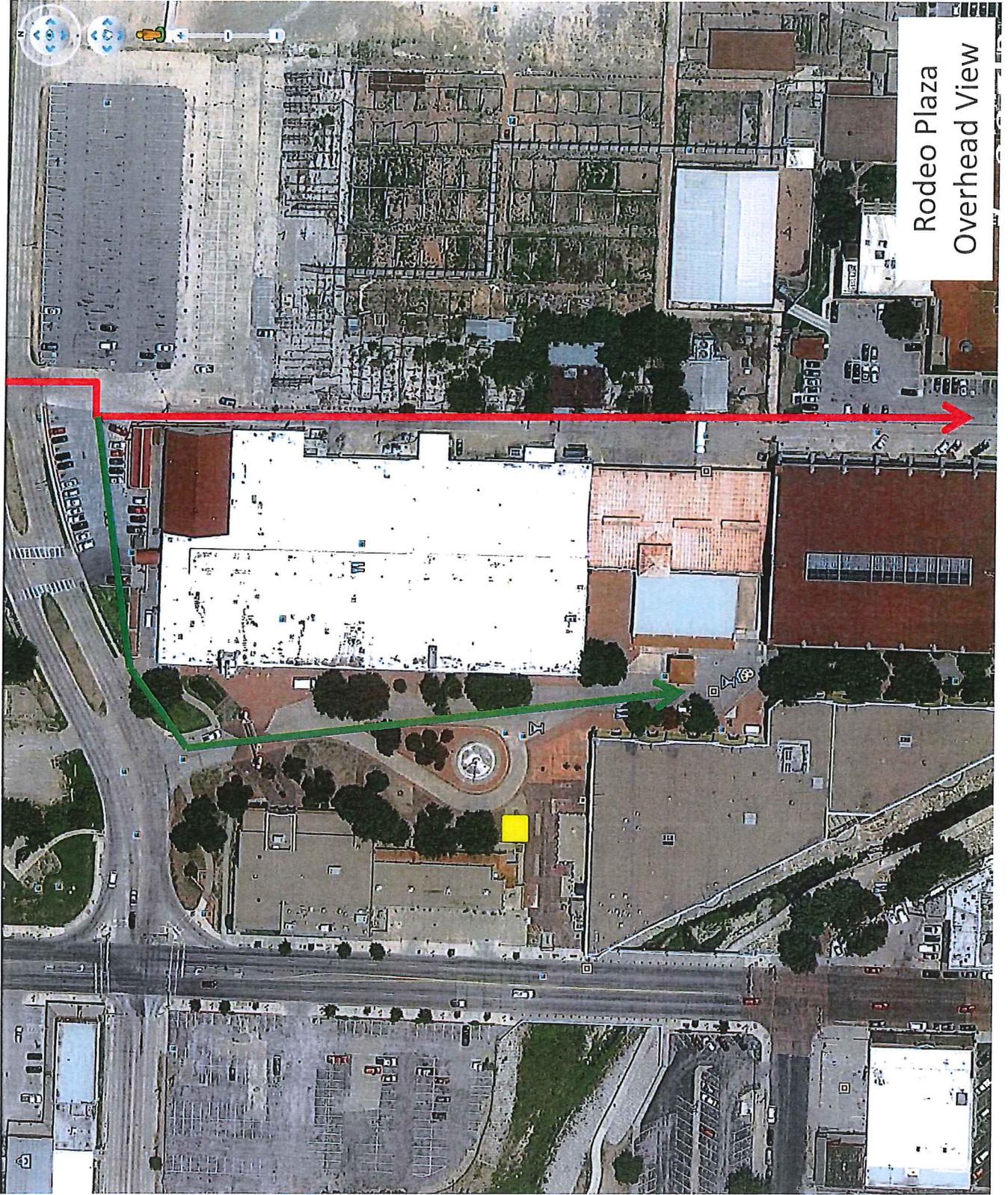
04/07/2015



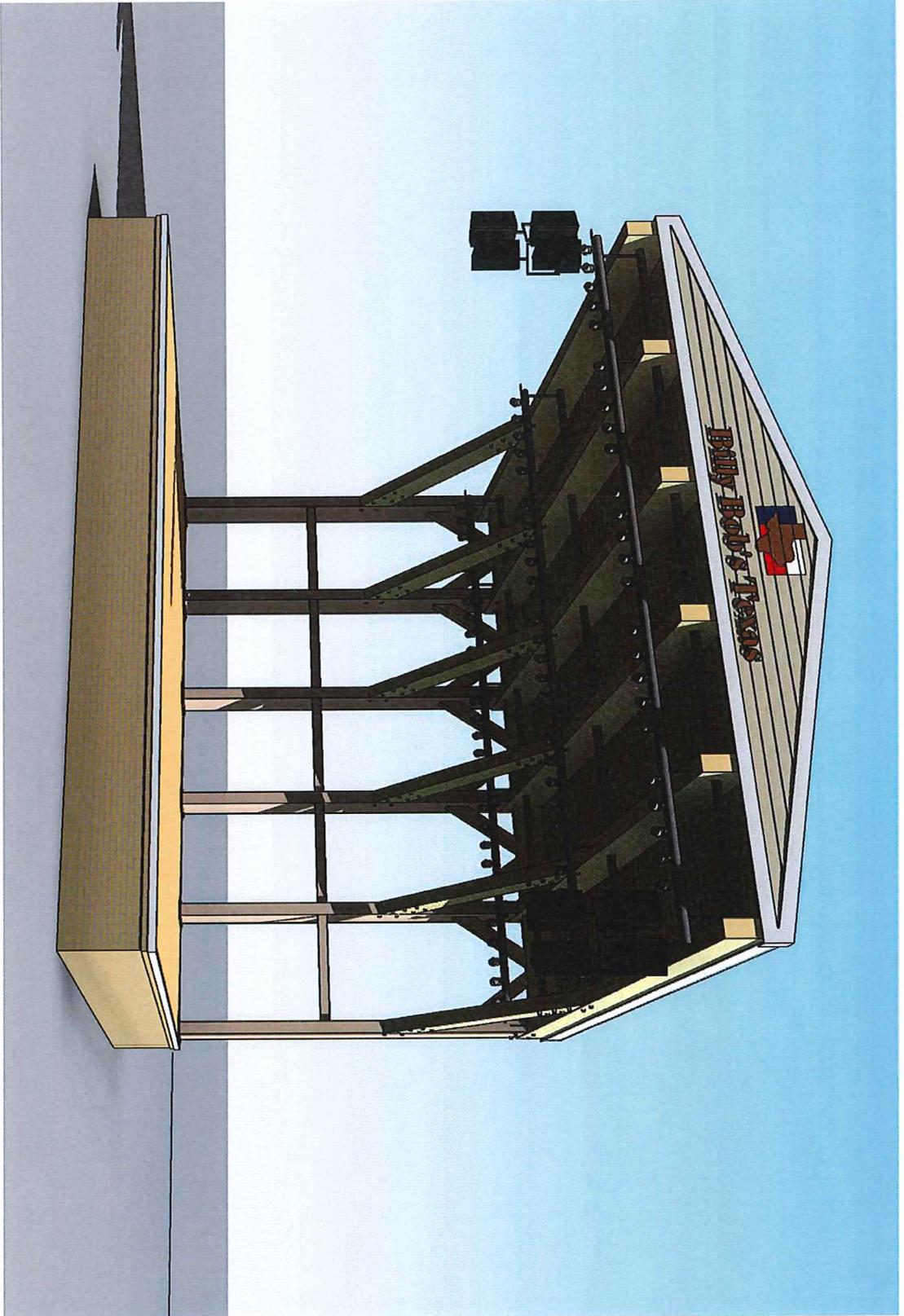
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Rodeo Plaza
Overhead View



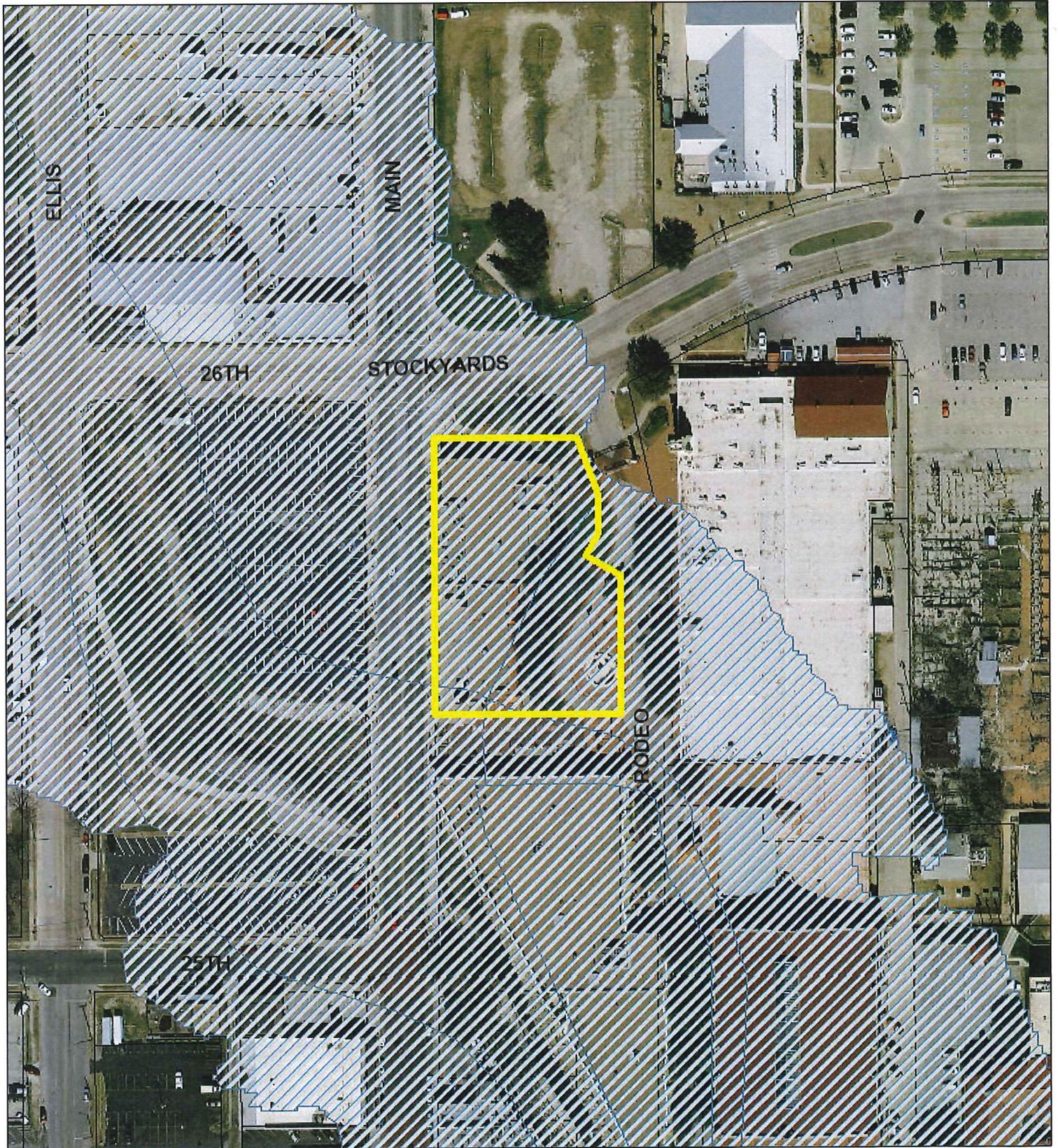
PERSPECTIVE VIEW



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Aerial Photo Map



0 90 180 360 Feet



