



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2015

Council District 2

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: None submitted Support: One letter submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Graham Mortgage Corporation**

Site Location: 7260 Blue Mound Road Mapsco: 34RV

Proposed Use: **Grocery Store**

Request: From: "E" Neighborhood Commercial

 To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial with grocery store greater than 60,000 square feet; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located east of Blue Mound Road and north of Basswood Boulevard. The applicant is proposing a zoning change from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial to allow a grocery store greater than 60,000 square feet; site plan included. The applicant would like to construct a single-tenant grocery store over 102,473 sf., to include an existing 20,100 sq. ft. building. The proposed site is located on two arterials which will support large scale retail development.

The proposed development will be required to meet the standards of Section 5.134 for a Large Retail Store including building materials and color, landscaping, architectural features, signs and setbacks.

The table below describes the Large Retail Standard and the waivers being requested. The applicant is required to construct a masonry/screening fence and provide a supplemental buffer adjacent to single-family districts. Parking areas will contain landscape islands and trees, as required. The applicant will request waivers for the following items:

"E" district standards/Large Retail	Provided
60,000 sf maximum building size	Proposed 102,473 sf building with attached existing 20,100 sf building
1 space per 250 sf = 490 spaces	512 spaces (additional trees, landscape islands are required as mitigation)

Structures prohibited within 100 ft. of a One/Two Family district (100 ft. min. setback)	Structure (north side) is located within 50 ft., (south side) is located within 65 ft. of a One or Two-Family district (waiver required for both)
Minimum 20-foot irrigated and landscaped bufferyard shall be provided along all street frontages to screen the view of the property from the public rights-of-way (Basswood Boulevard)	Parking located within 20 feet of public ROW
Indicate signage locations	Unified Sign Agreement may be required for multiple tenants

Site Information:

Owner: Graham Mortgage Corporation
3838 Oak Lawn Ave. # 1500
Dallas, Texas 75219

Agent: Michael Clark

Acreage: 10.23 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "E" Neighborhood Commercial / vacant
East "A-5" One-Family; "E" Neighborhood Commercial / vacant
South "A-5" One-Family; "F" General Commercial; "I" Light Industrial / single-family, vacant,
Basswood Blvd
West "E" Neighborhood Commercial / commercial, vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-052 ZC-14-004 ZC-10-145 ZC-09-043

Platting History: None

Site Plan Comments:

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

1. Structures are prohibited within 100 ft. of a one or two-family district. (waivers required for north side at 50 ft. and east side at 65 ft. *(waiver requested)*)
2. 20 ft irrigated and landscaped bufferyard shall be provided along all street frontages to screen the view of the property from the public ROW. Such screening shall be provided using hedges berms or mass planting (see 5.134 A.3) *(waiver requested)*

Zoning Commission recommended waivers to items 1 and 2 above.

TPW comments:

No comments have been made at the time of this report.

Platting Comments:

No comments have been made at the time of this report.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blue Mound Rd.	County Rd	Principal Arterial	No

Basswood Blvd.	Major Arterial	Principal Arterial	No
----------------	----------------	--------------------	----

Public Notification:

The following organizations were notified:

Organizations Notified	
Santa Fe Trails HOA	Streams & Valleys, Inc
Trinity Habitat for Humanity	Eagle Mt-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zone change to “PD/E” Planned Development for all uses in “E” with a grocery store greater than 60,000 square feet, site plan included. Surrounding land uses are primarily vacant land with commercial to the west. Neighborhood Commercial is compatible with the single-family near the proposed site. While the building will be a greater size than what is permitted in an “E” district, the commercial uses in the district will service the surrounding neighborhoods.

Additionally, the proposed site is located on the corner of two significant roadways. As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

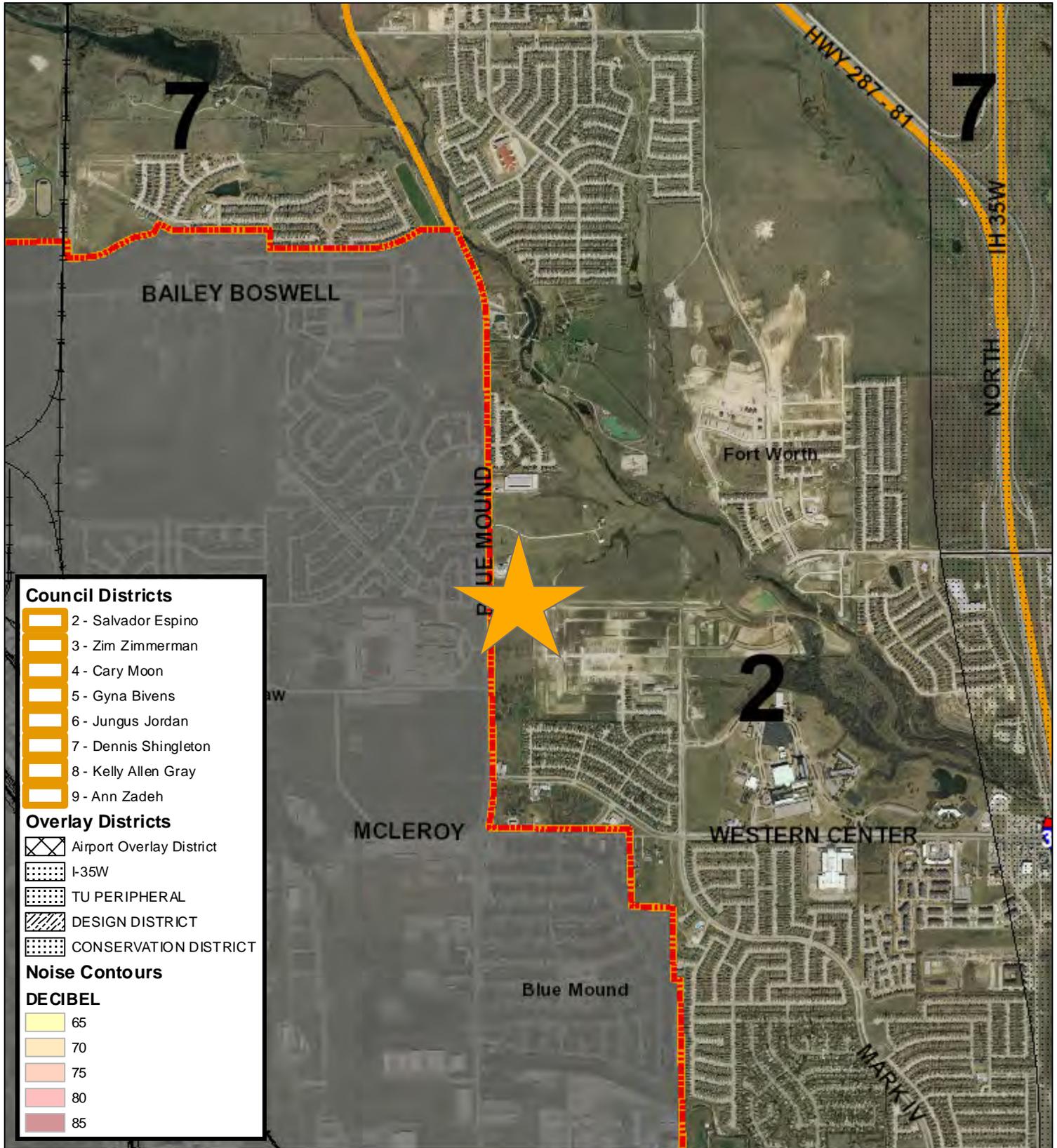
The 2015 Comprehensive Plan designates the majority of the subject property as Neighborhood Commercial. The proposed zoning **is consistent** with the Comprehensive Plan. The proposed “PD/E” zoning is consistent with the following Comprehensive Plan policies, despite the primary anchor tenant exceeding the maximum square footage.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

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



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

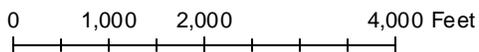
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

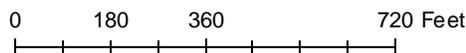
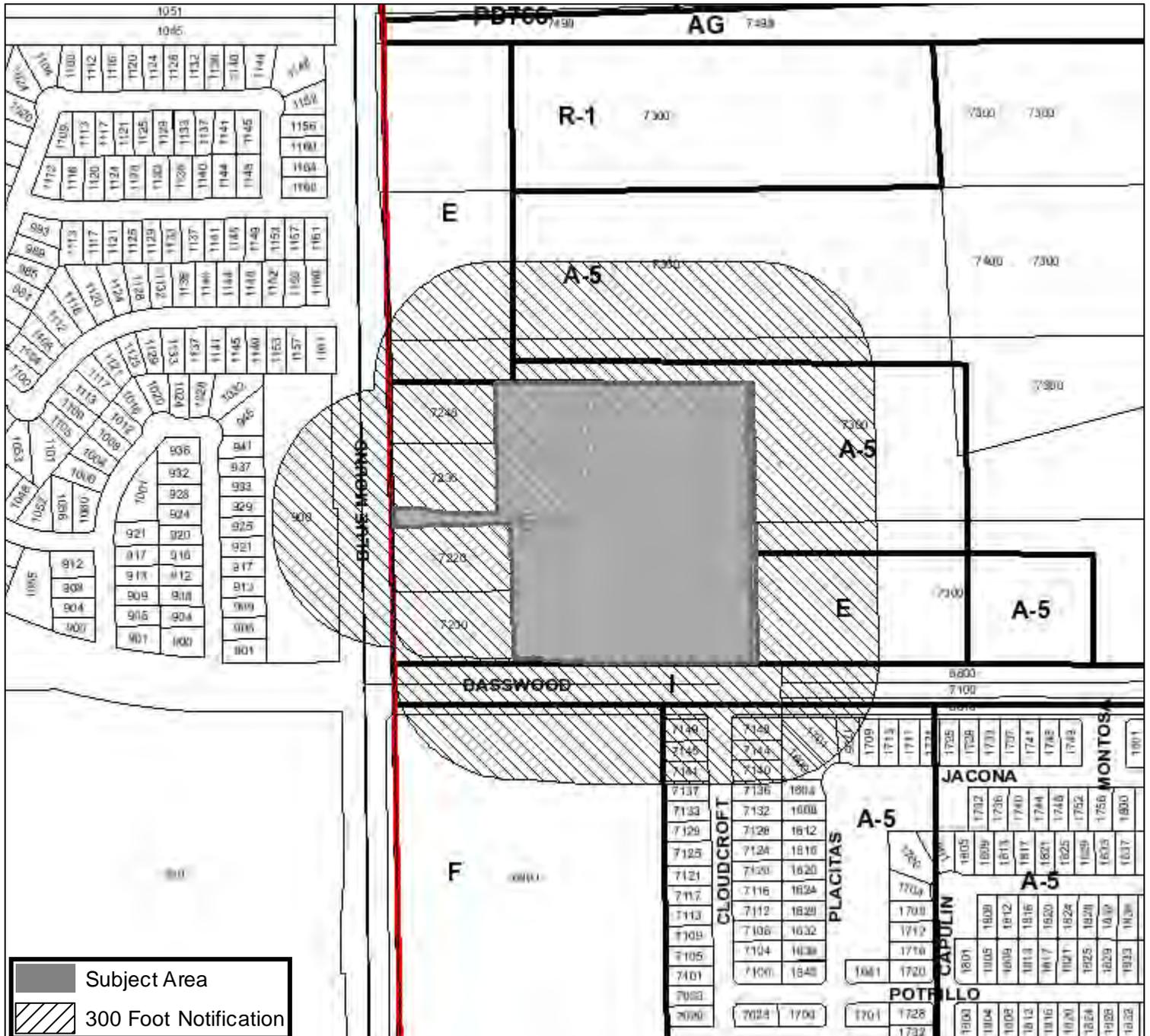
DECIBEL

-  65
-  70
-  75
-  80
-  85



Area Zoning Map

Applicant: Graham Mortgage Corporation
 Address: 7260 Blue Mound Road
 Zoning From: E
 Zoning To: PD for all E uses plus retail store over 60,000 sf
 Acres: 10.23131549
 Mapsco: 34RV
 Sector/District: Far North
 Commission Date: 7/8/2015
 Contact: 817-392-8043

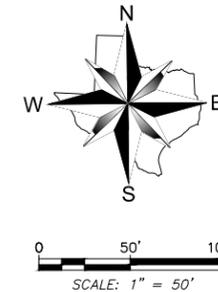
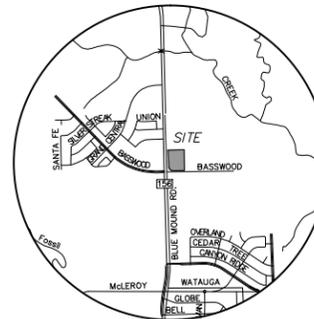


VARIANCES:

- REDUCED SET BACK FROM RESIDENTIALLY ZONED PROPERTIES AS FOLLOWS:
 - NORTH: 50' TO DOCK WALL (REQUIRED 100')
 - EAST: 65' TO BUILDING FACE (REQUIRED 100')
 - 35' TO DRIVE THROUGH CANOPY (REQUIRED 100')
- REDUCED LANDSCAPE BUFFER ALONG BASSWOOD BOULEVARD TO 10' MINIMUM. (20' REQUIRED)
- GENERATOR PROXIMITY 55' (100' REQUIRED)
- REDUCE LANDSCAPE BUFFER ALONG EAST PROPERTY LINE TO THE VARIABLE WIDTH SHOWN (20' REQUIRED)
- MAINTAIN 10' LANDSCAPE BUFFER ALONG NORTH PROPERTY LINE OF LOT 5 (20' REQUIRED)

PD SITE PLAN NOTES:

- THE PROJECT WILL CONFORM WITH ARTICLE 4, SIGNS.
- THE PROJECT WILL COMPLY WITH CITY OF FORT WORTH LIGHTING STANDARDS. LIGHTS WILL BE DIRECTED DOWN AND AWAY FROM RESIDENTIAL USES.
- LANDSCAPE BUFFER YARD IRRIGATED PER ARTICLE 5.134A.4.
- 6' MASONRY SCREENING WILL BE PROVIDED FOR DUMPSTERS.
- PROPOSED DRIVE THRU SHALL MEET TPW STACKING REQUIREMENTS.
- SITE WILL COMPLY WITH URBAN FORESTRY AND LANDSCAPING REQUIREMENTS EXCEPT AS NOTED IN VARIANCES.
- SITE WILL COMPLY WITH SECTION 5.134 OTHER THAN AS NOTED IN REQUESTED VARIANCES.



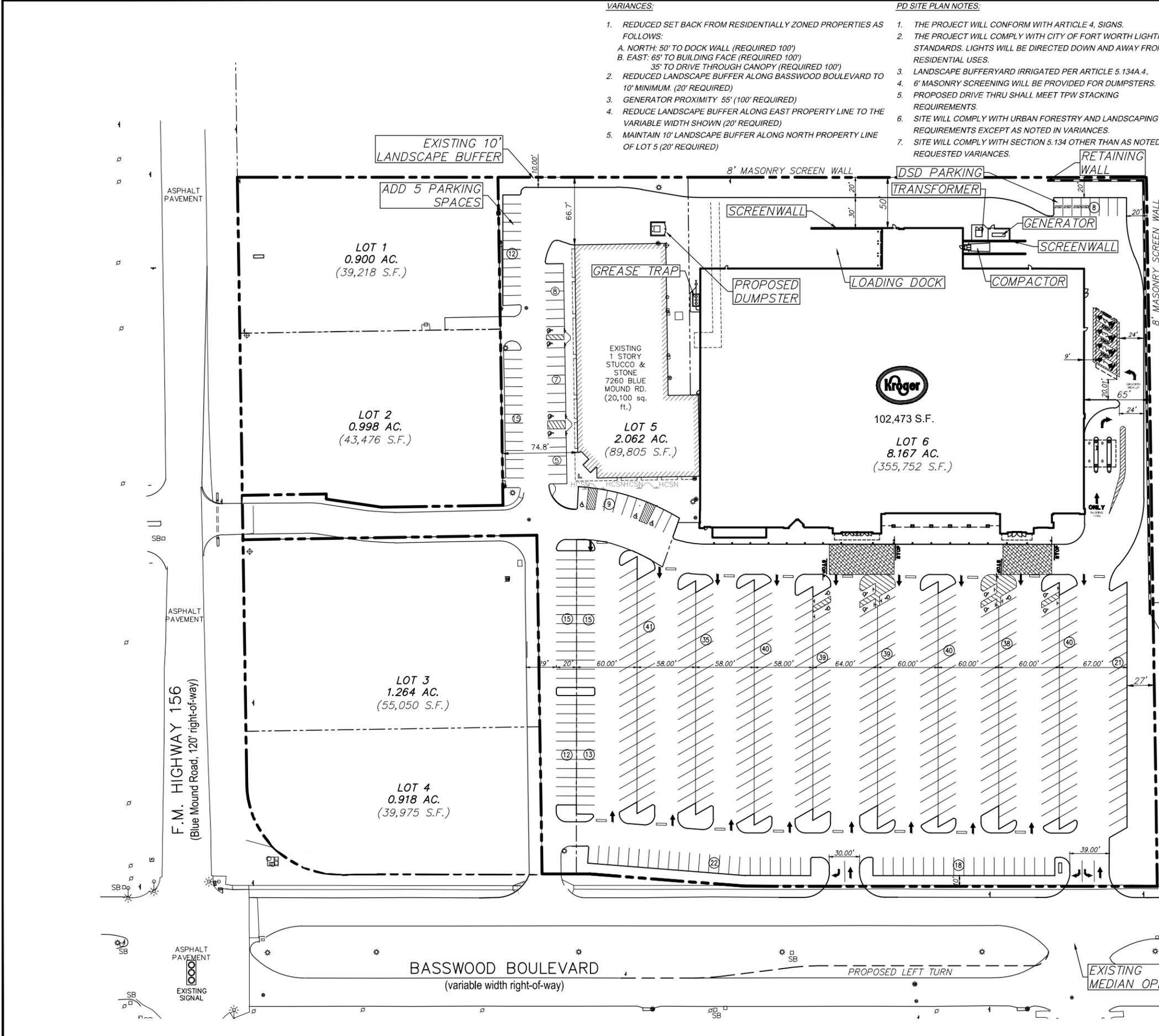
SITE DATA TABLE		
	KROGER LOT	RETAIL
BUILDING AREA	GROSS - 102,473 SF NET - 95,287 SF	20,100 SF
PARKING REQUIRED	410 SPACES	80 SPACES
REQUIRED PARKING RATIO	1/250	1/250
PARKING PROVIDED	411 SPACES	86 SPACES
PROVIDED PARKING RATIO	4.01:1	4.22:1
LAND AREA	8.245 ACRES	1.984 ACRES
HANDICAP REQUIRED	8 SPACES	6 SPACES
HANDICAP PROVIDED	10 SPACES	6 SPACES
USE	GROCERY	RETAIL
COVERAGE	28 %	23 %

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

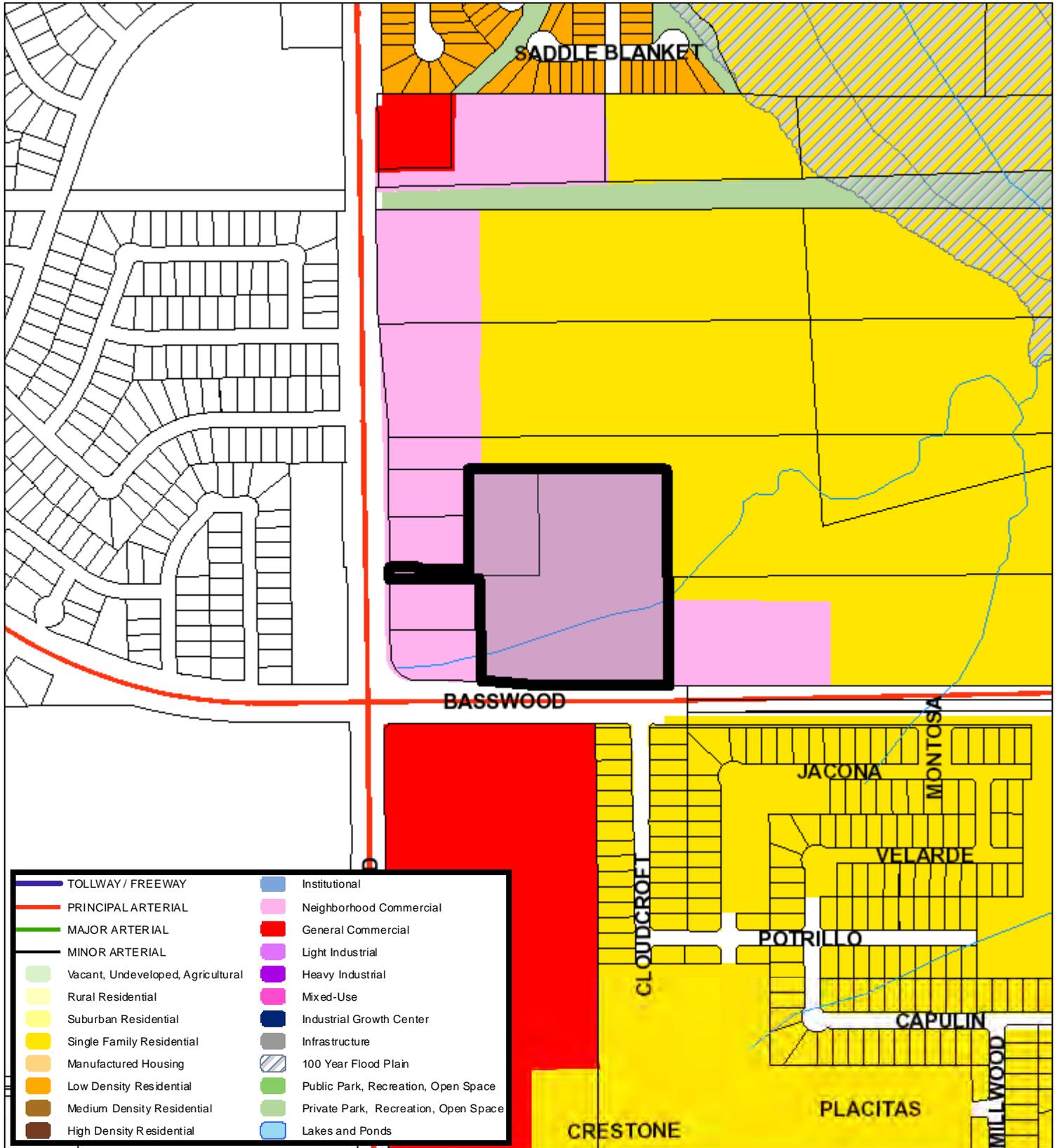
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DR., SUITE 325
 IRVING, TEXAS 75062
 (972) 490-7090 office
 (972) 490-7099 fax
 Texas Engineers Registration No. 89
 Copyright © 2014, Winkelmann & Associates, Inc.

ZONING SITE PLAN
 BASSWOOD BLVD & F.M. 156
 FORT WORTH, TEXAS

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____
 ZONING SITE PLAN
 BLUE MOUND PLAZA
 NWC OF BASSWOOD BLVD & F.M. HIGHWAY 156
 JOSIAH WALKER SURVEY, ABSTRACT NO. 1602
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 JUNE 08, 2015
 ZONING CASE NO.: XXXXXXXXXX
 DEVELOPER:
 KROGER TEXAS L.P.
 1331 E. AIRPORT FREEWAY
 IRVING, TEXAS 75062
 ENGINEER/SURVEYOR:
 WINKELMANN & ASSOCIATES INC.
 6750 HILLCREST PLAZA DR., #325
 DALLAS, TEXAS 75230
 (972) 490-7090 office
 (972) 490-7099 fax



Future Land Use



430 215 0 430 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 270 540 1,080 Feet



Prisca Kirk	8165 Timber Falls	Out		Support	Sent letter in
Shawn Casey/Chisholm Ridge HOA	NA	Out		Support	Sent letter in

20. ZC-15-098 Graham Mortgage Co. (CD 2) 7260 Blue Mound Road (Josiah Walker Survey, Abstract No. 1602, 10.23 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus grocery store greater than 60,000 sf.; site plan included

Michael Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing Graham Mortgage Co. explained to the Commissioners they are proposing a Kroger grocery store.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<i>ZC-15-098</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Prisca Kirk	8165 Timber Falls	Out		Support	Sent letter in

21. ZC-15-099 2D Partners (CD 5) 5609 Parker Henderson Road (Nellie Maxie Addition, Block 1, Lot 1, 1.87 Acres): from “I” Light Industrial to “PD/SU” Planned Development/Specific Use for Halfway House; site plan included

Jon Evans, 5115 Stanley Kelly Road, Haltom City, Texas representing Graham Mortgage Co. explained to the Commissioners the zoning request is for a halfway house for violent sex offenders who never leave the facility. There is not a place for these people to go to once they are released into society. They will be in a supervised environment monitored 24 hours a day.

Mr. Genua asked where they come from and how long do they stay. Mr. Evans said the people have done their time, get civically committed and are sent to this facility to get psychological counseling. They can go out to get items for themselves but are supervised the entire time. Mr. Evans said the program has been in existence for 15 years and there have been no graduates. The facility on Henderson will be closed down in August and there is nowhere for them to go. Mr. Genua mentioned they have done their jail time but are not ready to be released into the general population. Mr. Evans said yes they are repeat offenders.

Mr. Edmonds asked about the average length of stay. Lawrin Dean, 301 W. Rosedale, Fort Worth, Texas responded by saying the program was established in 1999, civically committed. There are 34 persons living at the Henderson site and have been there since about 2001. They are looking for people to establish places for them to go to and Mr. Evans is the only person who has submitted an application. Mr. Edmonds also asked about the mode of transportation. Mr. Evans said the bus stop is about a half mile away. They are contracted to provide a bus service if they