



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2016

Council District 6

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

Opposition: Petition; Hallmark-Camelot-Highland Terrace NA; Westcreek Central NA

Support: None submitted

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

Owner / Applicant: **Oncor Electric Delivery Co., LLC**

Site Location: 3001 Altamesa Blvd. Mapsco: 104A

Proposed Use: **Blood Plasma Center**

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus blood plasma center, site plan included

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

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

Background:

The proposed site is located on Altamesa Blvd. near Vega Dr. The applicant is requesting a zoning change from "E" Neighborhood Commercial to "PD/E" Planned Development for all used in "E" Neighborhood Commercial plus blood plasma center, site plan included. The site is currently vacant. This use is first allowed by right in "FR" General Commercial Restricted, however after speaking the surrounding neighborhoods, the applicant is requesting a PD/E to limit the uses and provide a site plan.

The proposed site is located on Altamesa Blvd, which is considered a principal arterial. Several intense uses are located within close proximity and a U-haul facility borders the site to the south and west. In addition, a large transmission line separates the site from nearby residential. The operational characteristics of the proposed facility would be similar to existing uses on Altamesa Blvd. near McCart Ave.

The agent has spoken with the neighborhood. Neighborhood opposition has been received.

At the Zoning Commission hearing the applicant explained ingress/egress would be off Altamesa with approximately 64 parking spaces and would have social service offices within the building. They would be open six days a week from 9 am to 6 pm.

Neighborhood concerns mentioned in the meeting were crime, loitering and quality of life in the neighborhood.

Site Information:

Owner: Oncor Electric Delivery Co., LLC
PO Box 219071
Dallas, TX 75221
Agent H. Dennis Hopkins
Acreage: 1.5 ac
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

North "F" General Commercial / bank
East "E" Neighborhood Commercial / office
South "PD 161" "PD-SU" for all uses in "E" and a U-Haul-type truck rental facility with associated retail sales, installation of trailer hitches, and mini-warehouses / truck rental, mini warehouse
West "PD 161" "PD-SU" for all uses in "E" and a U-Haul-type truck rental facility with associated retail sales, installation of trailer hitches, and mini-warehouses / truck rental, mini warehouse / truck rental, mini warehouse

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Site Plan Comments:

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

- 1. Provide parking table delineating required vs. provided parking
- 2. Provide note stating site will conform with sign requirements

Compliance with the items noted above shall be reflected on the site plan.

TPW Comments

- 1. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
- 2. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown.

Platting Comments:

- 1. Uhaul Drive is not a named street within the City Fort Worth system. Remove this labeling from the site plan.

Fire Department Comments:

Remove "Uhaul Drive" from site plan.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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)
Altamesa Ave	Principal Arterial	Principal Arterial	No
Westcreek Dr.	Collector	Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
District 6 Alliance	Crowley ISD

Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

*Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/E” Planned Development for all used in “E” Neighborhood Commercial plus blood plasma center, site plan included. Surrounding land uses vary with a U-haul rental facility to the south and west, a bank to the north, and offices and retail to the east. The proposed site is located on a busy arterial, which is appropriate for more intense commercial uses.

As a result, the proposed zoning **is compatible** at this site.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Mixed Use. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39).

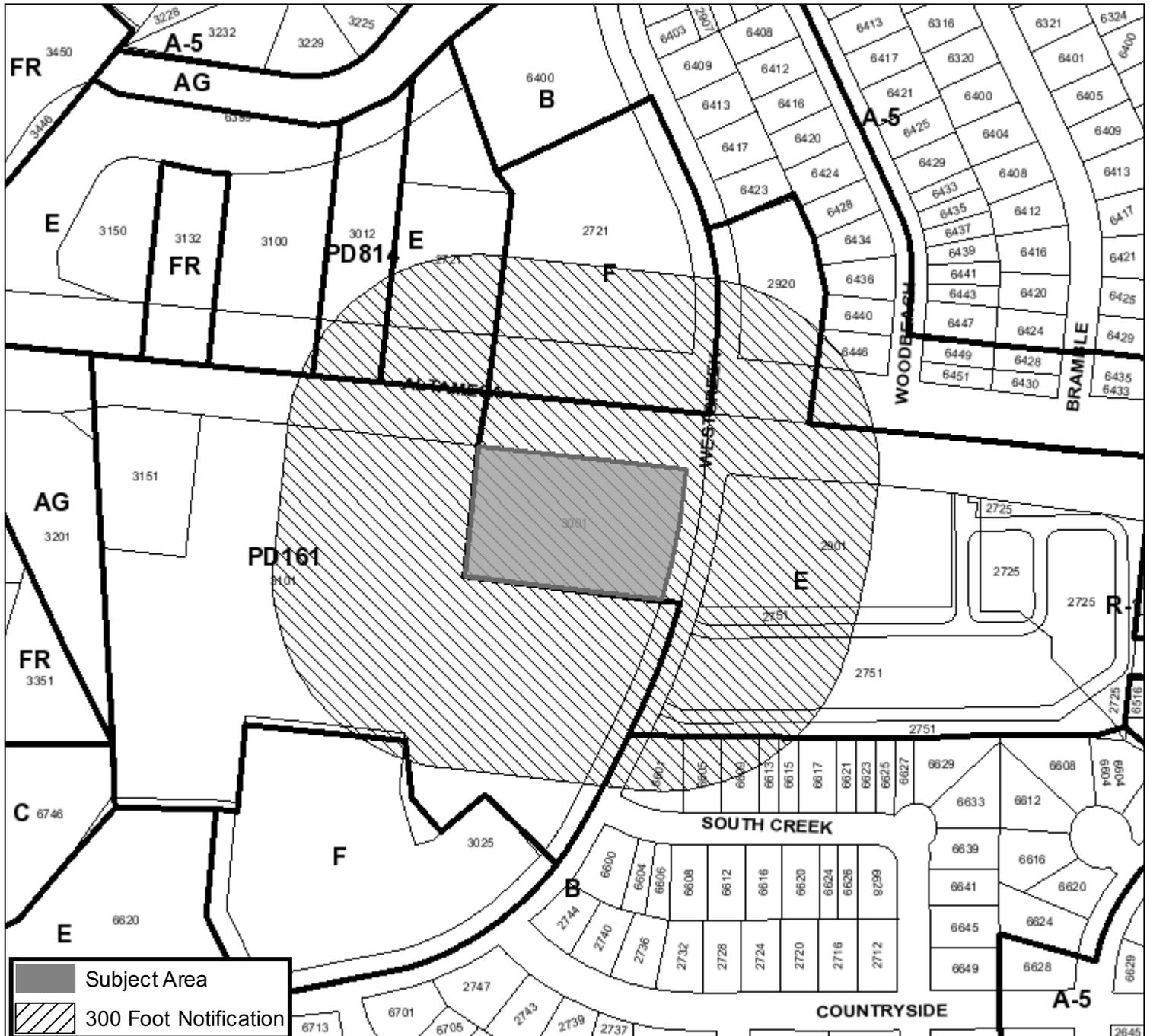
Based on the conformance with the future land use map and the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

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 Zoning Map

Applicant: ONCOR Electrical Delivery Co.
 Address: 3001 Alta Mesa Boulevard
 Zoning From: E
 Zoning To: PD/E plus plasma center
 Acres: 1.5014809
 Mapsco: 104A
 Sector/District: Wedgwood
 Commission Date: 4/13/2016
 Contact: 817-392-8043

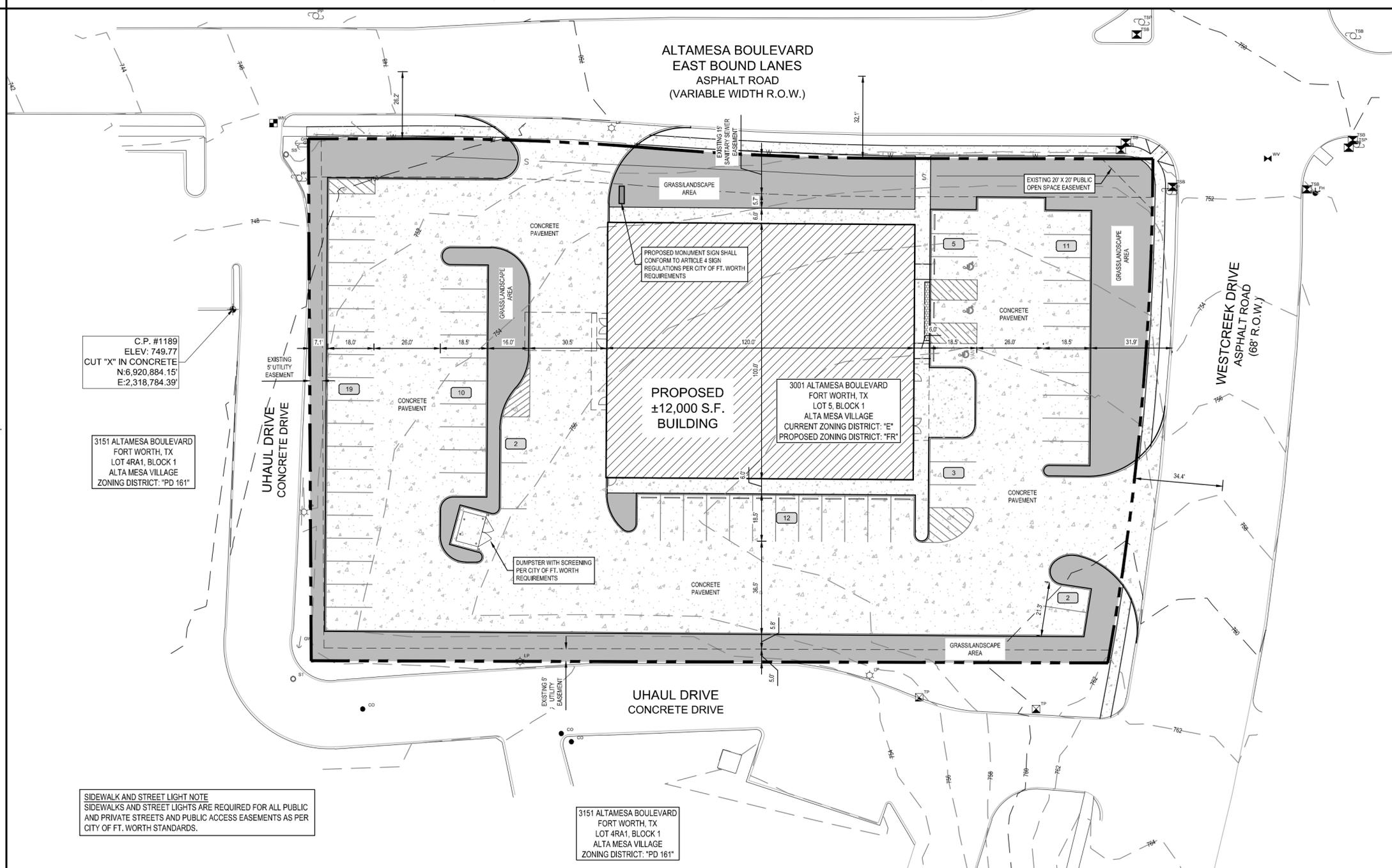


 Subject Area
 300 Foot Notification

0 112.5 225 450 Feet



File: 2016-03-28 11:13:08 AM - P:\Projects\811\811.dwg Plot Date: 03/28/2016 11:13:08 AM Plot Device: DVC To PDF-2008.pc3 Page Setup: 1 Printed by: Karen Luttrell



C.P. #1189
ELEV: 749.77
CUT "X" IN CONCRETE
N: 6,920,884.15'
E: 2,318,784.39'

3151 ALTAMESA BOULEVARD
FORT WORTH, TX
LOT 4RA1, BLOCK 1
ALTA MESA VILLAGE
ZONING DISTRICT: "PD 161"

SIDEWALK AND STREET LIGHT NOTE
SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FT. WORTH STANDARDS.

3151 ALTAMESA BOULEVARD
FORT WORTH, TX
LOT 4RA1, BLOCK 1
ALTA MESA VILLAGE
ZONING DISTRICT: "PD 161"

LEGEND	
ALL UTILITIES ARE EXISTING UNLESS NOTED OTHERWISE	INDICATES PROPOSED
	PROPOSED BUILDING
	PROPOSED LANDSCAPE AREA
	PROPOSED PAVEMENT
	NUMBER OF PARKING SPACES PER ROW
TYPE "A" C&G TYPE "B" C&G NO C&G	INDICATES TYPE OF CURB AND GUTTER TO BE INSTALLED (SEE DETAIL SHEET C-5.1)
— W —	WATER LINE
— S —	SANITARY SEWER
— — —	CURB AND GUTTER
— — — — —	STORM SEWER
— OHE —	OVERHEAD ELECTRIC LINE
— GAS —	GAS LINE
— UGE —	UNDERGROUND ELECTRIC LINE
— UGT/C —	UNDERGROUND TELEPHONE/CABLE LINE
— FIRE LANE —	FIRE LANE
— ○ —	SIGN

LEGEND	
	WATER METER
	WATER VALVE
	JUNCTION BOX
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	SEWER CLEANOUT
	SEWER MANHOLE
	ELECTRIC PULL BOX
	ELECTRIC METER
	ELECTRIC PEDESTAL
	POWER POLE
	POWER POLE WITH METER
	POWER POLE WITH TRANSFORMER
	POWER POLE WITH SIGNAL LIGHT
	LIGHT POLE
	GUY WIRE
	ELECTRIC TRANSFORMER PAD

PARKING REQUIREMENT INFORMATION			
BLDG USE	BLDG AREA	REQUIRED PARKING RATIO	PARKING REQUIRED
MEDICAL OFFICE USE (W/15 EMPLOYEES AND 1 DOCTOR)	12,000 s.f.	1 per DOCTOR 1 per EMPLOYEE 4 per 1,000 SQ FT	1 15 48
PARKING PROVIDED			
STANDARD SPACES			61
ACCESSIBLE SPACES			3
TOTAL PARKING PROVIDED			64

SITE LIGHTING NOTE
ALL SITE LIGHTING SHALL COMPLY WITH REGULATIONS PER THE CITY OF FT. WORTH.

LANDSCAPING NOTE
ALL LANDSCAPING ON THIS PROPOSED SITE SHALL COMPLY WITH SECTION 6.301 LANDSCAPING REGULATIONS PER THE CITY OF FT. WORTH.

URBAN FORESTRY NOTE
THIS PROPOSED SITE SHALL COMPLY WITH SECTION 6.302 URBAN FORESTRY REGULATIONS PER THE CITY OF FT. WORTH.

PREPARED BY:

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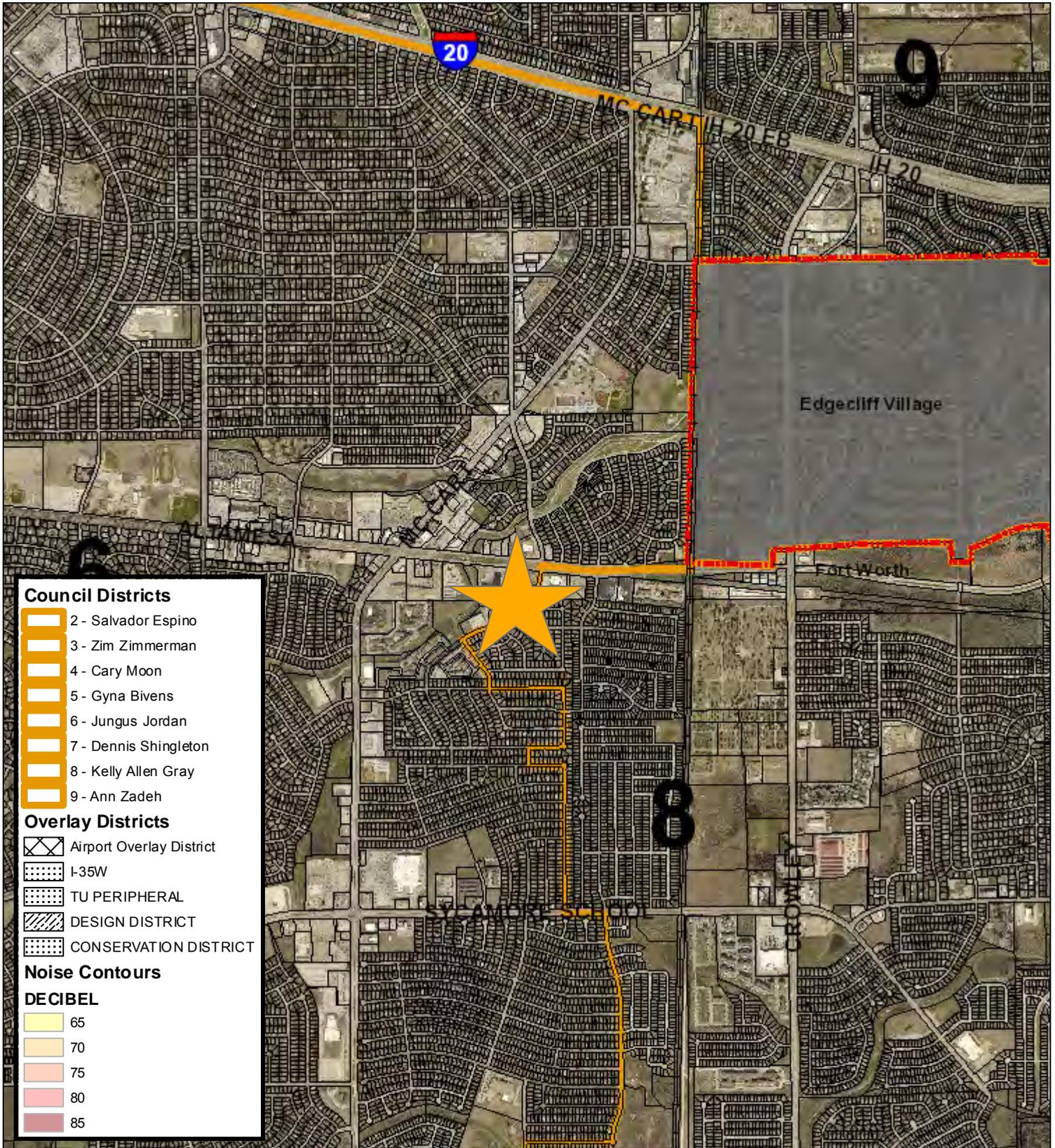
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RR COMPANY OF AMERICA, LLC.
IMMUNOTEK BIO CENTERS, LLC
A NEW BLOOD PLASMA DONATION CENTER FOR
3001 ALTAMESA BLVD.
FORT WORTH, TX

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proj. no. 16-001
date: 03-28-2016
project architect:
project manager:
drawn by: JPI
file name:
revised:
plot scale:
sheet name:
SITE PLAN
sheet no.
C1
1 of 1

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

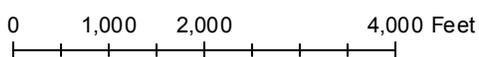
Overlay Districts

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

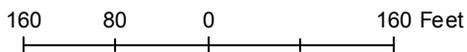
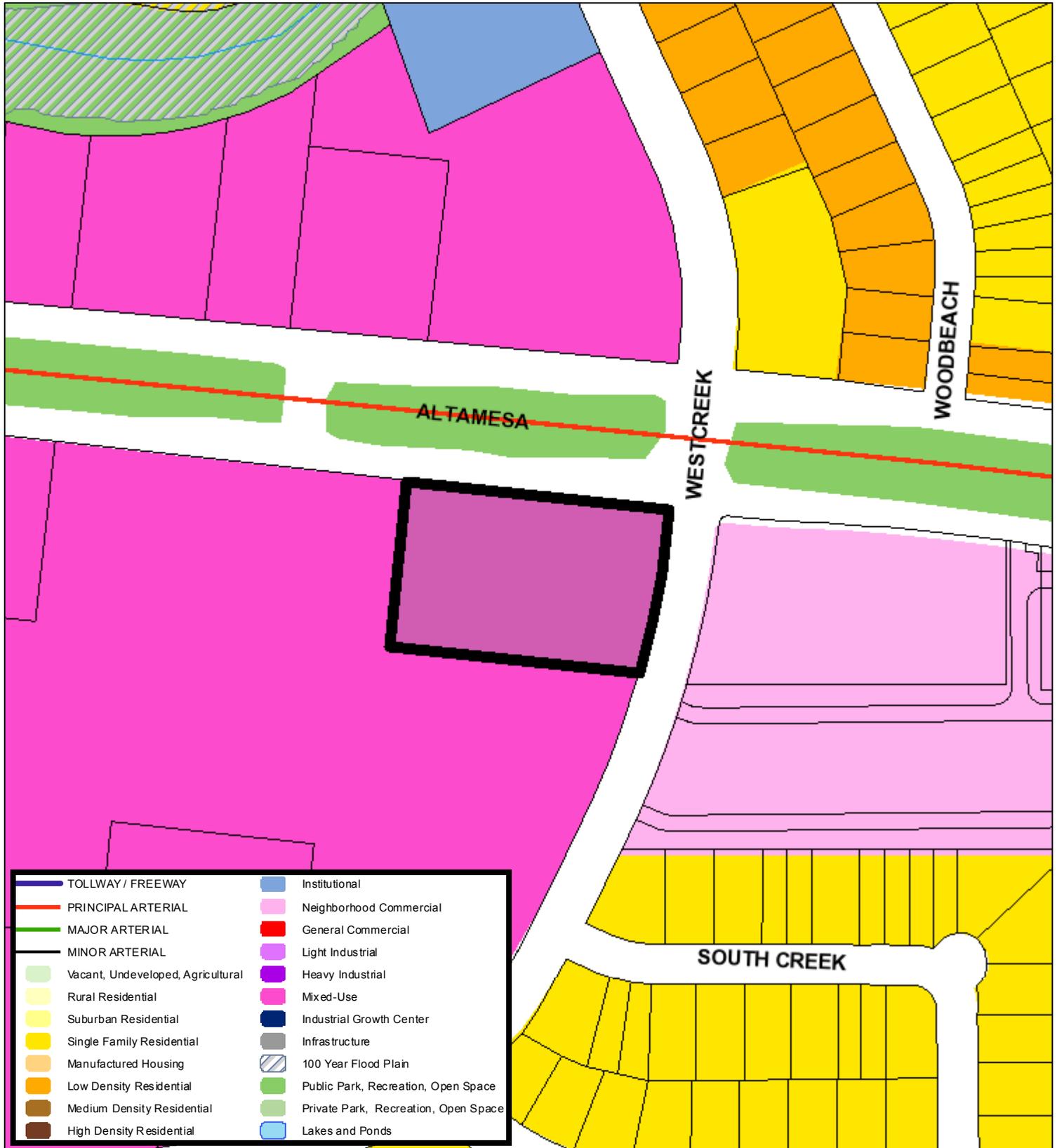
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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 29, 2016.



Aerial Photo Map



0 105 210 420 Feet



DRAFT
City of Fort Worth, Texas
Zoning Commission
April 13, 2016 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, Vice Chair, District 2
John Cockrell, District 3
Charles Edmonds Jr., District 4
Sandra Runnels, District 6
Melissa McDougall, District 5
Wanda Conlin, District 8
Leah Dunn, District 9

Staff Members Present:

Dana Burghdoff, Assistant P&D Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Ms. McDougall, on a vote of 9-0, voted to approve the Zoning Commission minutes of the March 9, 2016 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-16-040 Fossil Ridge Ltd Etal (CD 2) 2800 Sedona Ranch Drive (Samuel Lockhart Survey, Abstract 977, 4.87 Acres): from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus assisted living and memory care; site plan included

Ms. Murphy explained to the Commissioners the applicant has requested a 30 day continuance.

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

2. ZC-16-019 Oncor Electric Delivery Co., LLC (CD 6) – 3001 Altamesa Boulevard (Altamesa Village Addition, Block 1, Lot 5, 1.50 Acres): from “E” Neighborhood Commercial to “PD/E’ Planned Development for all uses in “E” Neighborhood Commercial plus blood plasma center; site plan included

Dennis Hopkins, P. O. Box 632, Arlington, Texas representing the applicant explained to the Commissioners the request to rezone to "PD/E" plus blood plasma collection center. The building would be approximately 12,000 sq. ft., with 64 parking spaces and single story. Mr. Hopkins said the property is surrounded by commercial uses with outside storage.

The company proposing the zoning change is a licensed, FDA approved facility that performs blood plasma collection and processing. Mr. Hopkins explained how the process works for collection and that all donors accepted into the program are thoroughly screened. Mr. Hopkins said he did have an on-site meeting with some of the representatives of the neighborhood.

Ms. Runnels asked if he received any positive feedback from the neighborhood and/or the business owners. Mr. Hopkins said he did not and felt like the loitering concern is not applicable to the clientele. She said that donors are assigned a debit account and that no money is kept on-site.

Steve Epstein, 1617 Steinburg Lane, Fort Worth, Texas President of the Hallmark Camelot-Highland Terrace NA spoke in opposition. Mr. Epstein mentioned their neighborhood association is ten blocks to the east. He submitted a petition from the neighborhood. He read into the record other cities that have problems with blood collection facilities.

Kamethia Perez, 6252 Westcreek Drive, Fort Worth, Texas President of the Westcreek Central NA spoke in opposition. Ms. Perez said this is not a medical district and this is a for profit business. There are concerns about crime, safety, traffic, loitering and property values would decline.

Eunice Davis, 7400 Trimble Drive, Fort Worth, Texas spoke in opposition. Ms. Davis mentioned the same concerns from the neighborhood presented by Ms. Perez.

In rebuttal Mr. Hopkins said they are submitting a site plan for this use and the neighborhood concerns could still happen, however their clients are screened before they are donors.

Mr. Flores asked about the FDA regulations and how often can they donate. Mr. Hopkins said they can donate up to five times a week and the average is two to three times a week.

Ms. McDougall asked about the dollar amount clients would receive, hours of operation and how do they market for donors. Mr. Hopkins said an average of \$35.00 each time, they are open six days a week from 9 am to 6 pm. Mr. Hopkins does not know how they advertise.

Ms. Dunn asked staff if the zoning was approved and the client Mr. Hopkins is representing goes away, would another blood plasma center be able to go in there without stringent guidelines. Ms. Burghdoff said yes, the zoning defines land use not the operator.

Ms. Runnels said the neighborhood wants to improve the quality of life and she has received a lot of opposition.

Motion: Following brief discussion, Ms. Runnels recommended Denial of the request, seconded by Ms. Conlin. The motion carried 9-0.

<i>Document received for written correspondence</i>					ZC-16-019
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Steve Epstein/Hallmark Camelot-Highland Terrace NA	1617 Steinburg	Out	Opposition		Spoke at hearing
Eunice Davis	7400 Trimble Dr	Out	Opposition		Spoke at hearing
Kamethia Perez/Westcreek Central NA	6252 Westcreek Dr	Out	Opposition		Spoke at hearing
Suzy Adkins	NA	Out	Opposition		Sent letter in
Barbara Burnett	NA	Out	Opposition		Sent letter in
Jean Turk	7705 Trimble	Out	Opposition		Signed petition
Bill Wilson	158 Hallmark	Out	Opposition		Signed petition
Edna Jara	1905 Pantego	Out	Opposition		Signed petition
Juanita Irvine	1504 Burmeister	Out	Opposition		Signed petition
Richard/Jacqueline Sanders	1501 Burmeister	Out	Opposition		Signed petition
Larry/Audrey Yarbough	1205 Cameo	Out	Opposition		Signed petition
William Turner	7316 Pebbleford	Out	Opposition		Signed petition
Harold Taylor	1912 Whittenburg	Out	Opposition		Signed petition
Elizabeth Johnson	1836 Steinburg	Out	Opposition		Signed petition
Bill Holder	7820 Rockdale	Out	Opposition		Signed petition
Margie Dixon	1404 Royster	Out	Opposition		Signed petition
Ozella Campbell	7305 Pinehurst	Out	Opposition		Signed petition
A petition with more than 50 signatures can be found in the zoning case file.					

3. ZC-16-037 Nancy Ann and Ruth Hunt Foundation, Hunt-Woodbine Realty (CD 4) – 4100-4300 blocks (odds) Fossil Creek Boulevard, 5951 N. Riverside Drive (W B DeWees Survey, Abstract No. 396 and J M Robinson Survey, Abstract No. 1435, 68.73 Acres): from “A-5” One-Family, “D” High Density Multifamily and “G” Intensive Commercial to “A-5” One Family

Don Allen, 3045 Lackland Road, Fort Worth, Texas representing the applicant explained to the Commissioners they are requesting “A-5” for single-family development. Mr. Allen said there