



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 9

| | | | |
|---|-------------------|--------------------|-------------|
| Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: Sunset Heights NA | 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: Rock Life Holdings, LP

Site Location: 4814 Locke Avenue Mapsco: 75K

Proposed Use: Amend required site plan for PD 810 for Indoor Veterinary Hospital

Companion Cases: ZC-08-078/PD-810

Background:

The property is located just south of I-30 (West Freeway) and north along Locke Avenue a residential road. The applicant is proposing to amend the previously approved PD site plan to allow for construction of a veterinary hospital. The building will be approximately 23,100 sq. ft. with the first floor being 15,700 sq. ft. and the second floor being 7,400 sq. ft., for office and administration area. They are proposing approximately 40 indoor kennels with an area on the west side of the building for exercise area. No outdoor kennels are permitted in this zoning district.

At a Pre-Development meeting held in March the applicant discussed that they have outgrown their present location facility at 3201 Hulen Street. They have purchased this property to relocate the animal hospital.

The property is adjacent to I-30 and therefore is allowed to have a highway sign by right. The site plan includes an electronic changeable copy sign with this highway sign.

Site Information:

| | |
|----------------------------|--|
| Owner: | Rock Life Holdings LP 3201 Hulen Street Fort Worth, TX 76107 |
| Applicant: | J Bratz with Raymond L Goodson Jr. Consulting |
| Acreage: | 1.26 acres |
| Comprehensive Plan Sector: | Arlington Heights |

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-078 PD810 Planned Development for "E" uses; site plan approved by City Council 6/27/08; subject property

Platting History: NA

Site Plan Comments:

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

1. A **waiver** is being requested for the building to encroach 10 ft. into the projected 20 ft. rear yard setback along Locke Avenue.
2. A **waiver** is being requested for the eave to project 5 ft. into the projected 20 ft. rear yard along Locke Avenue.
3. A **waiver** is being requested for a freeway sign to be located within the 20 ft. setback along Sanguinet Street. The applicant will have to seek a SE from the Board of Adjustment for an electronic changeable copy sign.
4. A **waiver** is being requested for being deficient six parking spaces, 52 provided, a minimum of 58 required.
5. A **waiver** is being requested for the proposed 8.5 ft. retaining wall and fence to encroach into the projected 20 ft. rear yard setback along Locke Avenue.
6. A **waiver** is being requested for the dumpster to encroach into the projected 20 ft. setback along Locke Avenue.

Zoning Commission recommended waivers to items one through six noted above.

Transportation/Public Works (TPW) site plan comments

1. Driveway Locations - Driveway location must not interfere with intersection function. The driveway on Sanguinet creates the potential for a conflict with the existing driveway at Sanguinet and Locke.
2. TXDOT Permit - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.
3. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards

Parks Department site plan comments

No comments submitted at this time.

Fire Comments:

No comments submitted at this time.

Water Comments:

1. PRV's - pressure reducing valves due to high water pressure
2. Sampling station required
3. Pressure guaranteed at ground elevation
4. Dual Fire and domestic or letter form owner stating there is a second source for water service
5. No size on size tap
6. Field verify 12" sanitary sewer line, additional easement may be required

**No permanent structures over, under, over, encroaching lines and their easements

**Impact Fees for 2017 Fiscal Year are currently being assessed

**TX Dot permit may be required

**Replace Manhole cone section if opening size is less than 32"

(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) |
|---------------------|----------|----------|------------------------------------|
| West Freeway (I-30) | Freeway | Freeway | No |
| Locke Ave. | Two-Way | Two-Way | No |
| Sanguinet Rd. | Two-Way | Two-Way | No |
| Eldridge | Two-Way | Two-way | No |

Public Notification:

The following Neighborhood Associations were notified:

| | |
|---------------------------|-------------------|
| Sunset Heights NA* | Alamo Heights |
| Arlington Heights NA | Westside Alliance |
| Como NAC | Fort Worth ISD |

***Falls within the Sunset Heights NA**

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

2016-004

EAST BOUND SERVICE ROAD I.H. 30
(VARIABLE WIDTH RIGHT OF WAY)

PORTION OF FORMER TULSA BRANDED 850
ORDINANCE NO. 3085 VOTED 04/23/03 BY
D.A.T.C.T. AREA RETAINED AS A UTILITY BASEMENT

$A=175'00"$
 $R=5749.57'$
 $T=62.72'$
 $L=125.43'$
 $CBD=188'22'00"E$
 $CD=125.43'$

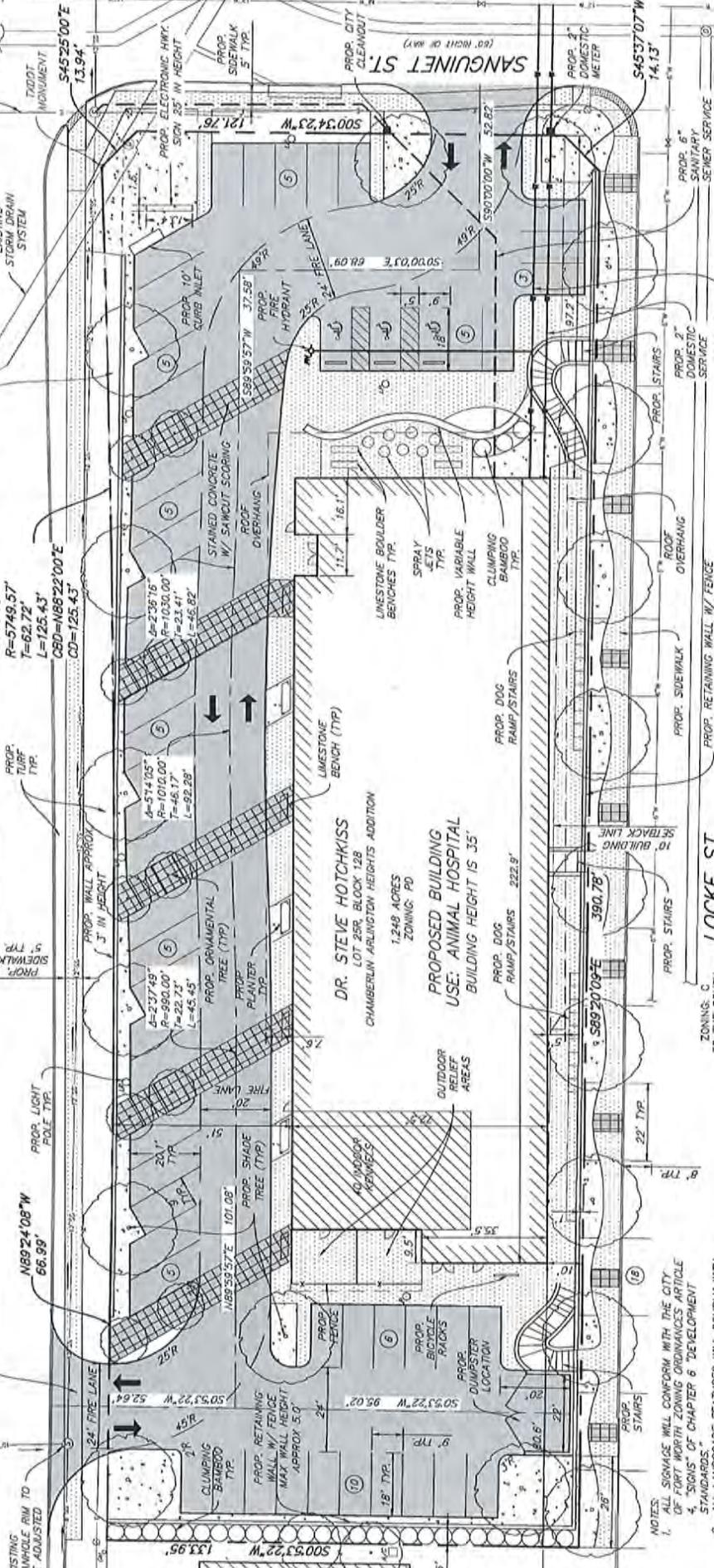
$A=574'05"$
 $R=1010.00'$
 $T=46.17'$
 $L=92.28'$

$A=237'49"$
 $R=990.00'$
 $T=22.72'$
 $L=45.45'$

$A=237'49"$
 $R=990.00'$
 $T=22.72'$
 $L=45.45'$

$A=237'49"$
 $R=990.00'$
 $T=22.72'$
 $L=45.45'$

$A=237'49"$
 $R=990.00'$
 $T=22.72'$
 $L=45.45'$



REVISI
DATE 5/31/16

DIRECTOR OF PLANNING AND DEVELOPMENT

HULEN HILLS ANIMAL HOSPITAL
PGAL
4814 LOCKE AVE.
CITY OF FORT WORTH, TEXAS

SITE PLAN

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5601 BRIDGE STREET, SUITE 400
FORT WORTH, TEXAS 76112 817/687-0080
E-MAIL: rlg@rlginc.com FIRM REG. F-493

DESIGNED: RLG DRAWN: RLG DATE: MAY 2016
RLG JOB NO. 16524 CASE NUMBER 59-15-004



OWNER: DR. STEVE HOTCHKISS
3001 HULEN STREET
FORT WORTH, TEXAS 76107
817-351-9238

ARCHITECT: PGAL
3030 LIBBY FREeway, SUITE 1220
DALLAS, TEXAS 75234
972-837-8225

LEGEND:

- PROPR. DECOMPOSED GRANITE
- PROPR. STAINED CONCRETE WITH SAWNOUT SCORING
- PROPR. SIDEWALK
- PROPR. CONCRETE DRIVEWAY

ACTUAL MAXIMUM REQUIRED SPACES AT ANY ONE TIME

| TYPE | SPACES |
|-------------|--------|
| STAFF | 30 |
| CLIENTS | 12 |
| TOTAL REQ'D | 42 |

PARKING SPACES PROVIDED

| | |
|--------------------|----|
| TOTAL - OFF-STREET | 54 |
| TOTAL - ON-STREET | 18 |
| TOTAL AVAILABLE | 72 |

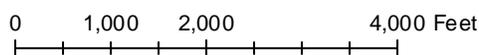
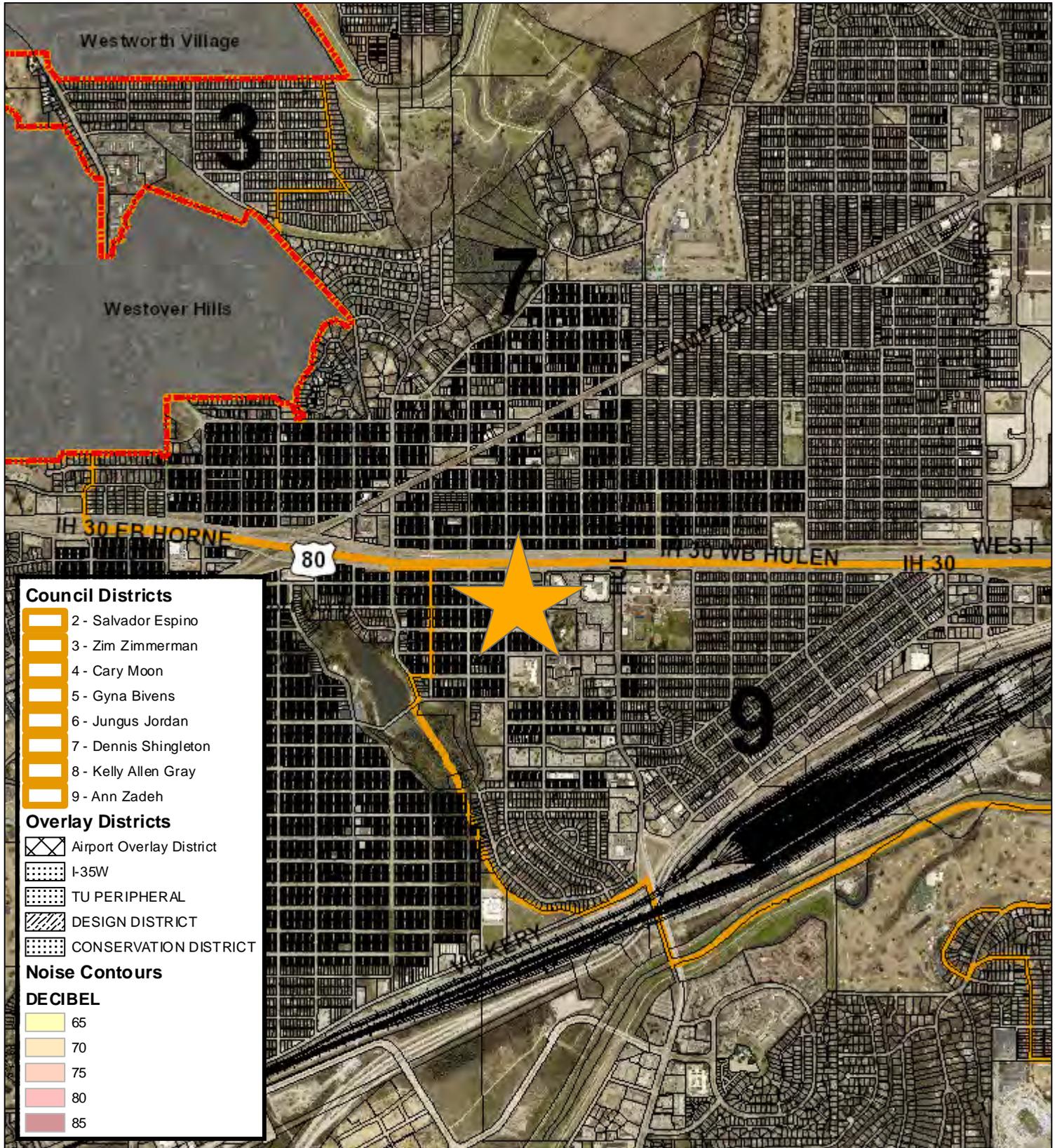
PROPOSED BUILDING

| AREA | SQUARE FOOTAGE |
|--------------|----------------|
| FIRST FLOOR | 15,700 |
| SECOND FLOOR | 7,400 |
| TOTAL | 23,100 |

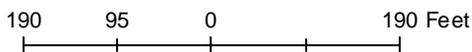
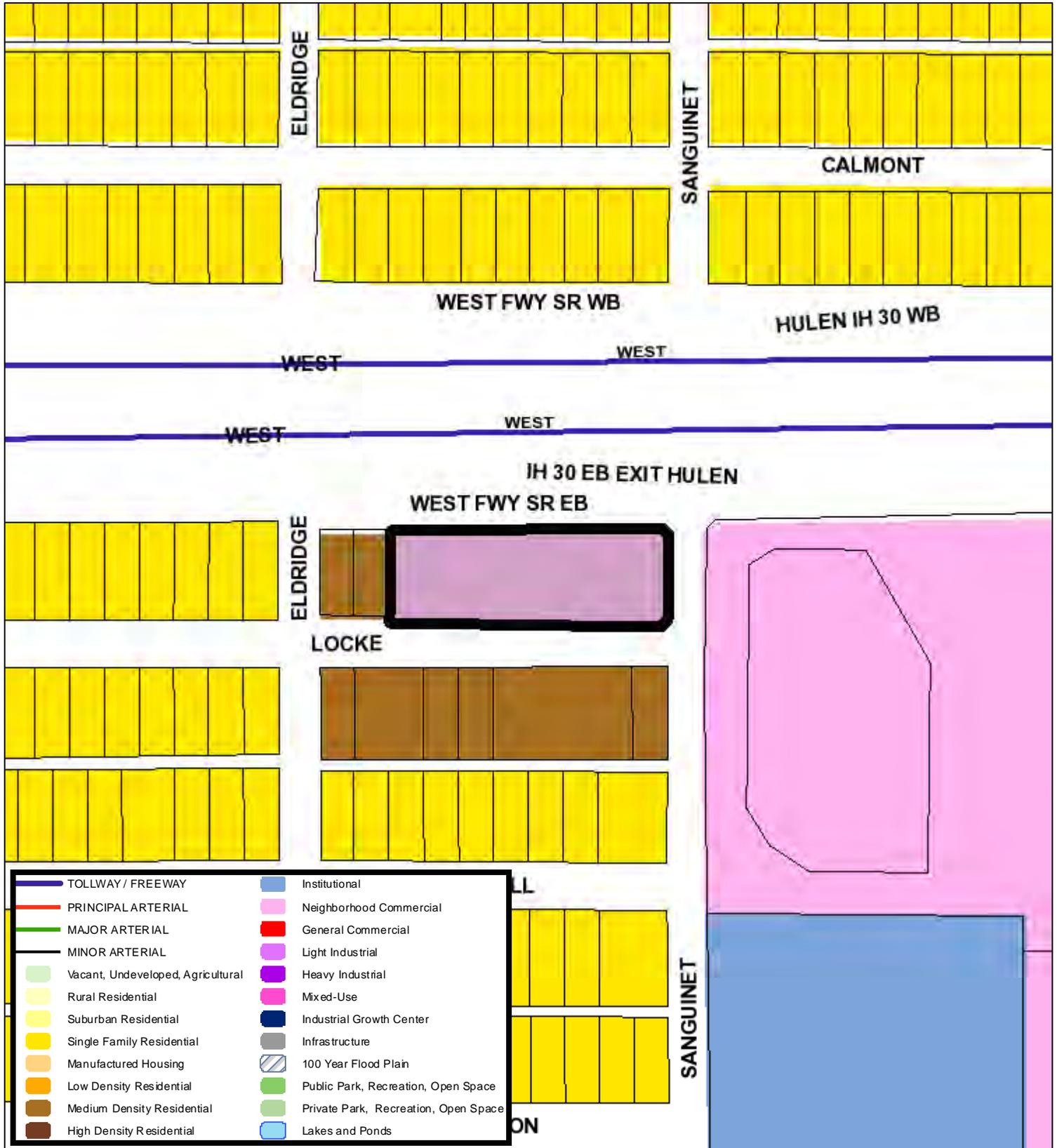
SECOND FLOOR IS OFFICE/ADMINISTRATION AREA

- NOTES:
- ALL SIGNAGE WILL CONFORM WITH THE CITY OF FORT WORTH ZONING ORDINANCES ARTICLE 4, "SIGNS" OF CHAPTER 6 "DEVELOPMENT STANDARDS."
 - ALL LANDSCAPE FEATURES WILL COMPLY WITH SECTION 6.301, "LANDSCAPING" OF CHAPTER 5, "DEVELOPMENT STANDARDS."
 - SITE LIGHTING IS FOR PRELIMINARY PURPOSES ONLY AND IS SUBJECT TO FINAL FIXTURE SELECTION AND FURTHER PHOTOMETRIC STUDIES.
 - A WAIVER IS BEING REQUESTED FOR THE EASE TO PROJECT 5 FT. INTO THE PROJECTED 20 FT. REAR YARD SETBACK ALONG LOCKE AVENUE.
 - A WAIVER IS BEING REQUESTED FOR THE EASE TO PROJECT 5 FT. INTO THE PROJECTED 20 FT. SETBACK ALONG SANGUINET STREET.
 - A WAIVER IS BEING REQUESTED FOR BEING DEFICIENT SIX PARKING SPACES, 54 PROVIDED, A MINIMUM OF 58 REQUIRED.
 - A WAIVER IS BEING REQUESTED FOR THE PROPOSED RETAINING WALL AND FENCE TO BE ENCROACH INTO THE PROJECTED 20 FT. REAR YARD SETBACK ALONG LOCKE AVENUE.
 - A WAIVER IS BEING REQUESTED FOR THE DUMPSTER TO ENCROACH INTO THE PROJECTED 20 FT. SETBACK ALONG LOCKE AVENUE.

Area Map



Future Land Use



Aerial Photo Map



0 120 240 480 Feet



15. SP-16-004 Rock Life Holdings LP (CD 9) – 4841 Locke Ave. (Arlington Heights 1st Filing, Block 128, and Lot 25R): from PD 810 Planned Development for all uses in “E” Neighborhood Commercial; site plan approved to Amend PD 810 site plan for indoor veterinary hospital; site plan included

Dr. Steve Hotchkiss, 3201 Hulen Road, Fort Worth, Texas explained to the Commissioners his position as primary veterinary care provider for the K-9 police officers of the City of Fort Worth. Mr. Hotchkiss explained the planned facility and mentioned he reached out to adjacent neighbors and hosted an informational meeting about the property to address potential concerns.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

| <i>Document received for written correspondence</i> | | | | | <i>SP-16-004</i> |
|---|----------------|---|-----------|-------------------------|------------------|
| Name | Address | In/Out 300 notification area | ft | Position on case | Summary |
| Michael Dimitri/Sunset Heights NA | NA | Out | | Support | Sent letter in |

16. ZC-16-117 Dorothy Coulsting Estate (CD 6) – 8000 & 8080 W. Cleburne Rd. (Isabel Flores Survey, Abstract No. 507, 40.29 acres): from “AG” Agricultural to “A-5” One-Family and “E” Neighborhood Commercial

Jon Kroehler, 4704 Waterford Drive, Fort Worth, Texas explained to the Commissioners the development site.

Ms. Runnels asked how much single-family versus neighborhood commercial there would be on the property and Mr. Kroehler responded 5.7 acres of the 40.3 acres would be neighborhood commercial with the remaining as single-family. Ms. Runnels asked if they had met with adjoining neighborhood associations and Mr. Craler mentioned the discussions have begun.

Minnie Harris, 4309 Mountain Crest Drive, Fort Worth, Texas spoke in opposition. Her concerns included what type of commercial businesses would be placed in the “E” Neighborhood Commercial lot. Ms. Harris questioned why the tract of land could not be zoned all single-family.

James Harris, 4309 Mountain Crest Drive, Fort Worth, Texas spoke in opposition. His concerns included lighting issues.

In rebuttal Ms. Gena Terrell, Hillwood Communities, explained the research of the development site and how they came to a conclusion on zoning a piece of the property “E” Neighborhood Commercial. Ms. McDougall asked if the developer had any idea on what type of retail would be placed in the location. Ms. Terrell replied she did not know. Mr. Northern explained the Zoning Commission received a letter requesting trees be planted in the medians and questioned if the developer might consider that on Hulen Street. Ms. Terrell explained they would come back