



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-1

Opposition: Sunset Heights submitted a letter with concerns about traffic

Support: Two letters submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: JBS Holdings, LP

Site Location: 3250 Hulen Street Mapsco: 75K

Proposed Use: Amend PD455 site plan to provide egress driveway

Companion Cases: ZC-02-161/SP-02-010/PD455

Background:

The property is located just north of Geddes a two-way residential street and west of Hulen a neighborhood collector. The applicant is proposing to amend the previously approved PD site plan to reconfigure and provide one way traffic through the commercial site and to add an egress only driveway onto Geddes Street. This would be effected through the striping on the lot and not enforced by the city.

A TIA was submitted to Transportation and Public Works Department and accepted for the additional traffic onto Geddes.

When the original zoning the case was presented in July 2002 there was opposition to any ingress or egress onto Geddes from the neighborhood. The owner of the Chick-fil-a also owns Starbucks and has provided a shared parking agreement for seven parking spaces, which will meet the requirement for a total of 38 parking spaces.

Recent zoning cases for a Quick Trip two blocks to the south (ZC-15-035) and a car wash on the east side of Hulen (ZC-13-092 and ZC-14-045) also received opposition due to the traffic circulation. A McDonalds and subsequent site plan case to add a restaurant (SP-13-010) were allowed to have access onto Geddes on the north and Diaz on the south; the additional restaurant has not been constructed.

Site Information:

Owner: JBS Holdings, LP
3605 Balcones Drive
Austin, TX 78731
Applicant: Mickey Thomas
Acreage: 0.88 acres
Comprehensive Plan Sector: Arlington Heights

Recent Relevant Zoning and Platting History:

Zoning History: ZC-02-161 PD455 Planned Development for "G" uses with waiver of setbacks on all sides; site plan approved by City Council 8/13/02; subject property

Platting History: NA

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments

1. The proposed 60 degree parking needs to have 34.6' from the nose of the car to the drive thru lane
2. The proposed one-way drive forces more traffic out to the proposed driveway to Geddes than the existing 90 degree parking which gives the option of going out the driveway on to Hulen or going through Chick-fil-a to the signal on Donnelly.
3. There is a reason no access was approved to Geddes when the case originally came through. That reason still exists.
4. Street Dimensions - 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. Include all dedication information for all existing rights-of-way.
5. Sidewalks (Ch. 31-106-C-15) - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Show all sidewalks

Parks Department site plan comments

No comments property is platted.

Fire Comments:

No comments submitted at this time.

Water Comments:

No comments at this time.

(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)
Hulen St.	NCO	NCO	No
Geddes St.	Two-Way Residential	Two-Way Residential	No
Donnelly	Two-Way Residential	Two-Way Residential	No

2016 Thoroughfare Plan Street Types:

- ACT Activity Street
- CMU Commercial Mixed Use
- NC Neighborhood Connector
- CMCO Commercial Connector
- SL System Link

Public Notification:

The following Neighborhood Associations were notified:

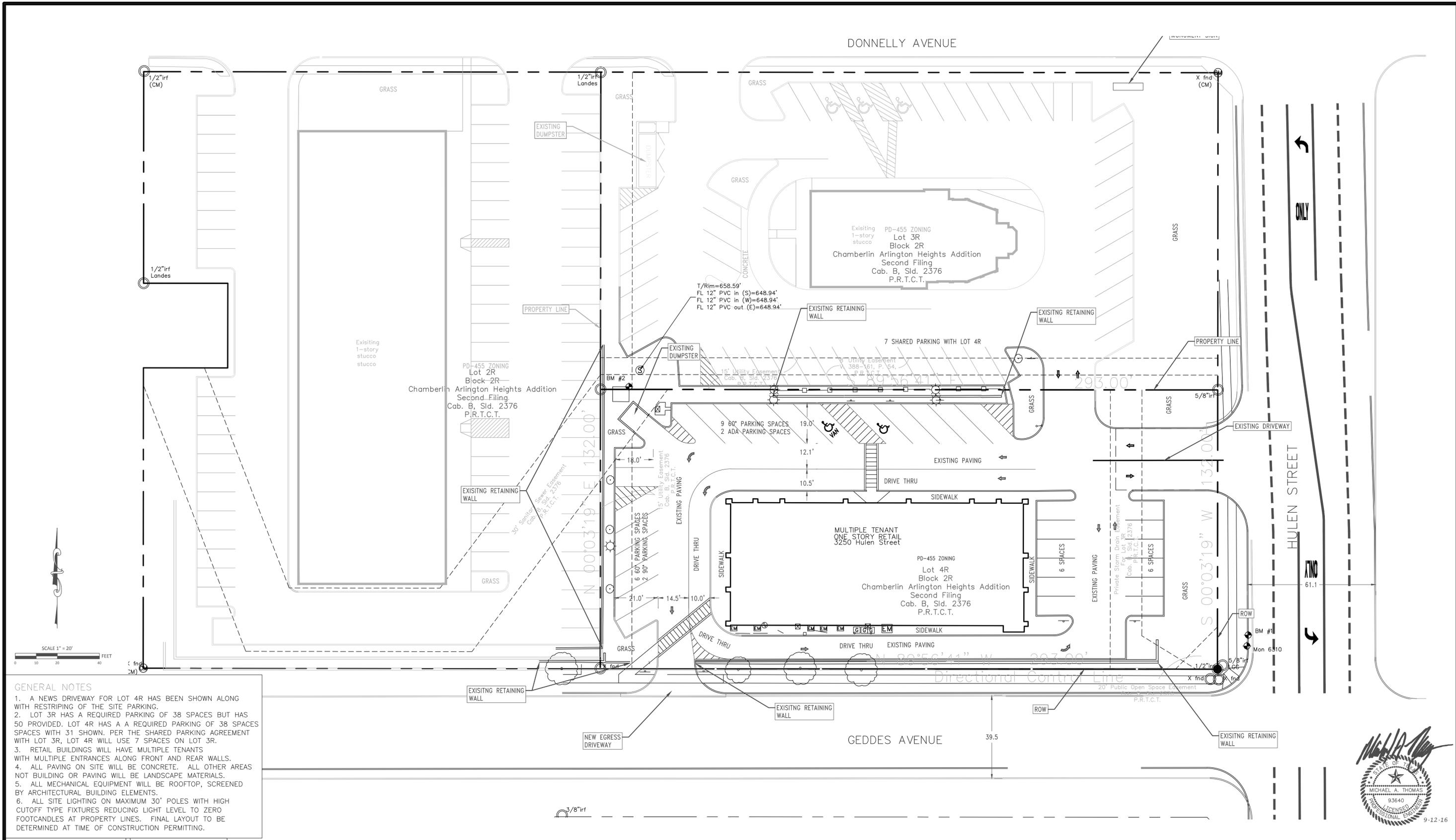
Sunset Heights NA*	
Alamo Heights	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

***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 hearing



GENERAL NOTES

1. A NEWS DRIVEWAY FOR LOT 4R HAS BEEN SHOWN ALONG WITH RESTRIPING OF THE SITE PARKING.
2. LOT 3R HAS A REQUIRED PARKING OF 38 SPACES BUT HAS 50 PROVIDED. LOT 4R HAS A A REQUIRED PARKING OF 38 SPACES SPACES WITH 31 SHOWN. PER THE SHARED PARKING AGREEMENT WITH LOT 3R, LOT 4R WILL USE 7 SPACES ON LOT 3R.
3. RETAIL BUILDINGS WILL HAVE MULTIPLE TENANTS WITH MULTIPLE ENTRANCES ALONG FRONT AND REAR WALLS.
4. ALL PAVING ON SITE WILL BE CONCRETE. ALL OTHER AREAS NOT BUILDING OR PAVING WILL BE LANDSCAPE MATERIALS.
5. ALL MECHANICAL EQUIPMENT WILL BE ROOFTOP, SCREENED BY ARCHITECTURAL BUILDING ELEMENTS.
6. ALL SITE LIGHTING ON MAXIMUM 30' POLES WITH HIGH CUTOFF TYPE FIXTURES REDUCING LIGHT LEVEL TO ZERO FOOTCANDLES AT PROPERTY LINES. FINAL LAYOUT TO BE DETERMINED AT TIME OF CONSTRUCTION PERMITTING.



NOTE: COMPLY WITH SECTION 6.301, LANDSCAPING.

SITE DATA

LOT 4R RETAIL BUILDING SITE AREA: 38,676 SF
 LANDSCAPE AREA REQ'D: 3,110 SF
 LANDSCAPE AREA SHOWN: 7,388 SF (4,083 IN FRONT)
 LANDSCAPE AREA SHOWN: 12,619 SF (7,959 IN FRONT)
 PARKING REQUIRED: 38 SPACES
 PARKING SHOWN: 31 SPACES

LOT 3R CHICK-FIL-A SITE AREA: 43,950 SF
 LANDSCAPE AREA REQ'D: 4,554 SF
 LANDSCAPE AREA SHOWN: 12,619 SF (7,959 IN FRONT)
 PARKING REQUIRED: 38 SPACES
 PARKING SHOWN: 50 SPACES

TOTAL GROSS BUILDING AREA: 43,950 SF

OWNER:
JBS HOLDINGS, GENERAL PARTNER

3605 BALCONES DR.
 AUSTIN, TX 78731
 (512)477-6707

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 3973 W. VICKERY BLVD, SUITE 103
 FORT WORTH, TX 76107
 PHONE: 817.732.9839

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 M/F NO. - 550-000

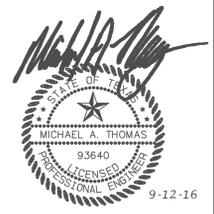
SURVEYOR:
HERB BEASLEY

P.O. BOX 8873
 FORT WORTH, TX 76124
 (817)429-0194

SITE PLAN
HEIGHT'S CORNER SHOPPING CENTER

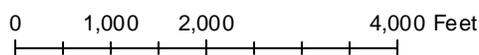
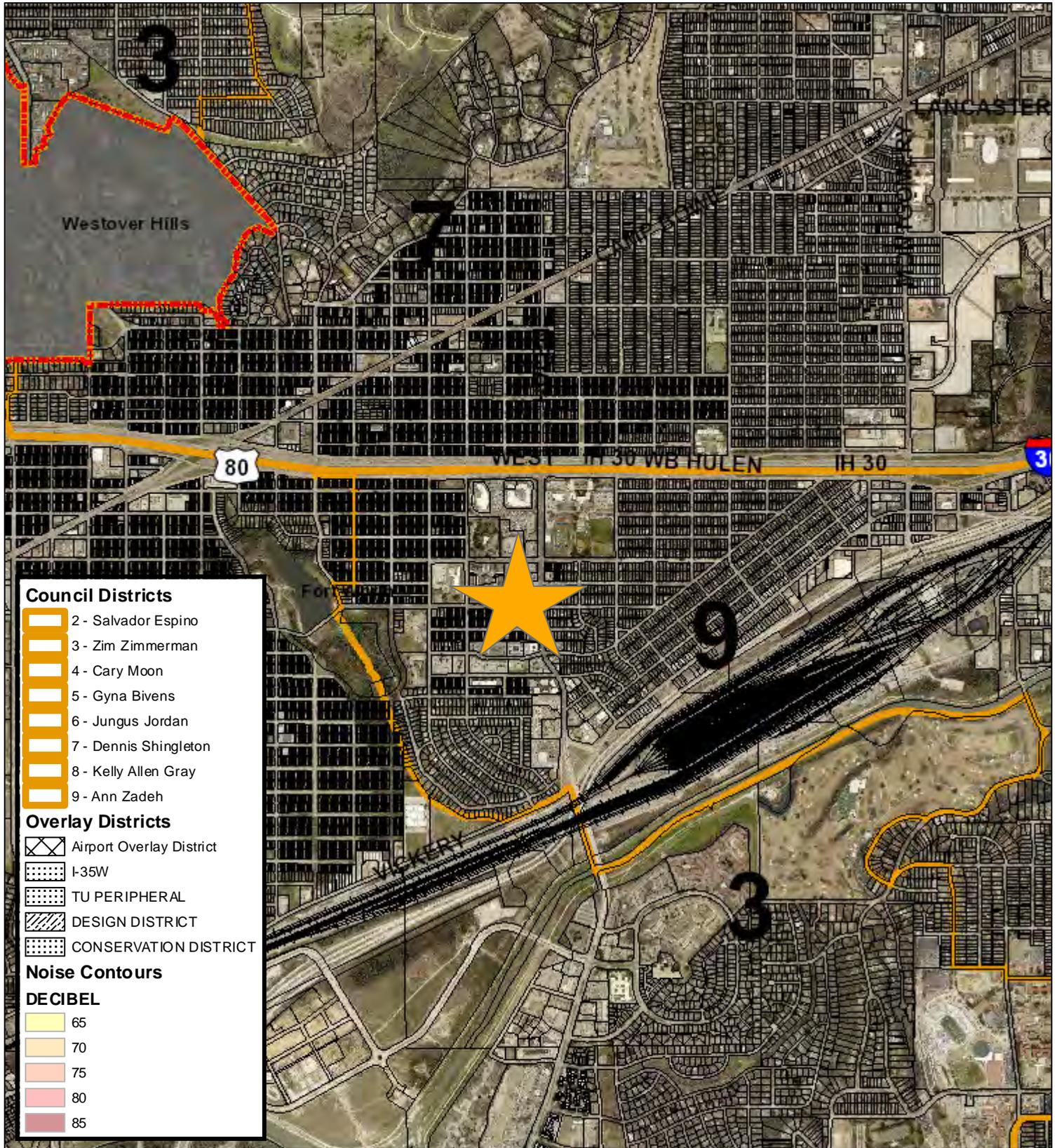
LOT 4R, BLOCK 2
 CHAMBERLIN HEIGHTS ADDITION
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ZONING CASE ZC: _____

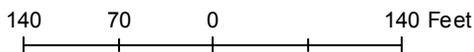
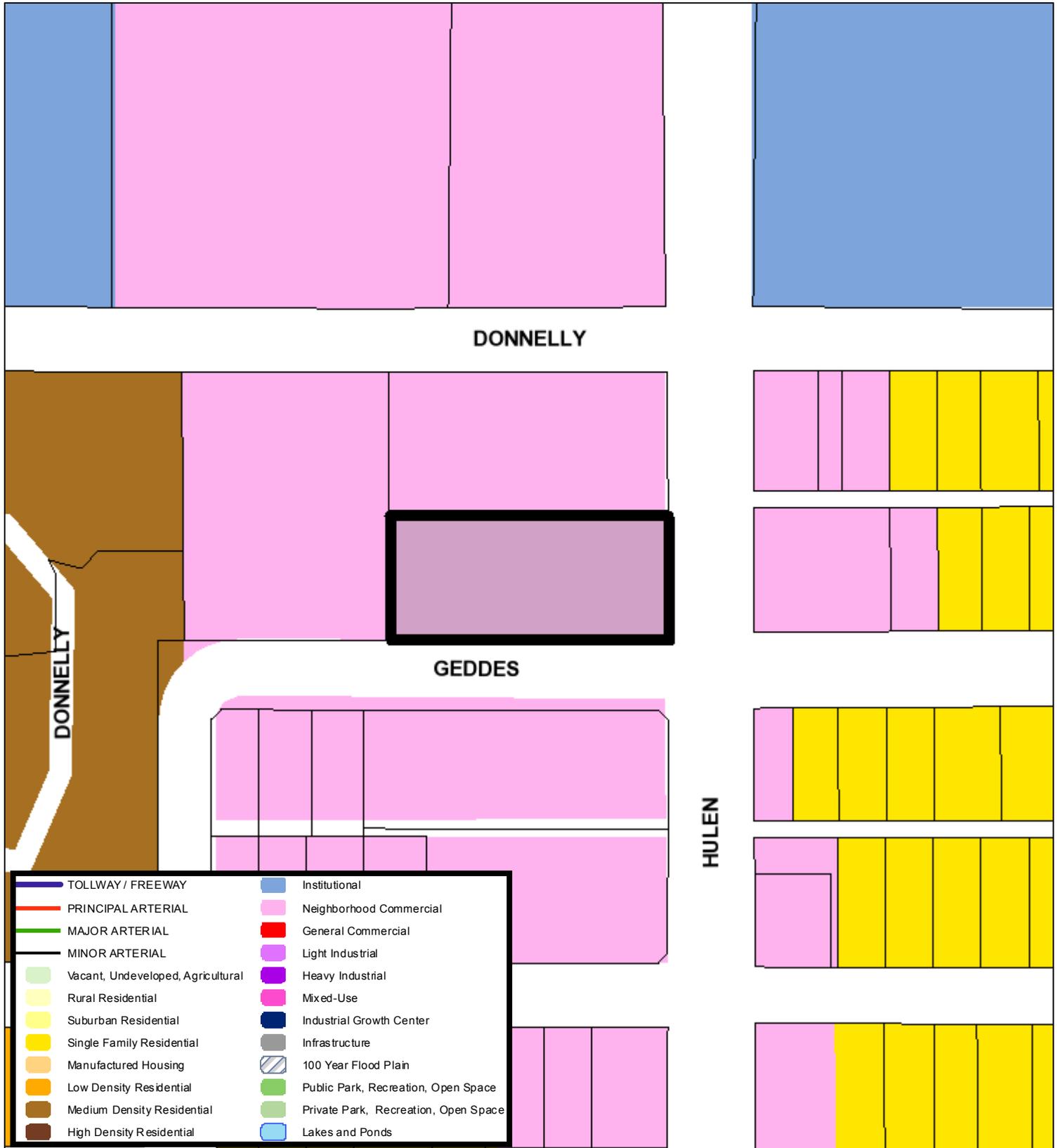


DIRECTOR OF PLANNING AND DEVELOPMENT: _____ **DATE:** _____

Area Map



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 87.5 175 350 Feet



12. SP-16-013 JBS Holdings LP (CD 9) – 3250 Hulen Street (Chamberlain Arlington Heights, Block 2R, Lot 4R, 0.88 Acre): from PD 455 “PD/SU” Planned Development/Specific Use for all uses in “G” Intensive Commercial with waiver of setbacks on all sides to Amend PD 455 site plan to reconfigure parking area and add a driveway onto Geddes Street

Mickey Thomas, 3973 W. Vickery Boulevard, Suite 103, Fort Worth, Texas representing JBS Holdings LP explained to the Commissioners they are trying to reconfigure the parking lot for Starbucks so as to create better traffic flow between the two sites. Mr. Thomas said the parking will be at 45 degree parking on the north and 60 degree parking to the west and to provide a one-way exit only onto Geddes. He also noted they did provide a traffic study to TPW and reached out to Alamo Heights and Sunset Heights NA in which that was one of the concerns. The neighborhood is requesting a left turn only sign on to Geddes in which the applicant is willing to provide.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Runnels. The motion carried 8-1 with Ms. Conlin against.

<i>Document received for written correspondence</i>					<i>SP-16-013</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Peter Jacobson	3319 Hulen	In		Support	Sent letter in
Alexis Brooks/Sunset Heights NA	4633 Geddes	In		Support	Sent letter in

Mr. Flores asked Ms. Murphy to call ZC-16-187 through ZC-16-189 together.

13. ~~ZC-16-187 Equity Trust Company Cust. /City of Fort Worth Planning & Development (CD 9) – 2200 Marigold Avenue (Oakhurst Addition, Block 23, Lot 17, 0.26 Acre): from “A-10” One-Family to Add HC Historic and Cultural Overlay~~

Ms. Murphy explained to the Commissioners this is an historic designation.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion carried 8-0-1 with Mr. Northern recusing himself.

14. ~~ZC-16-188 Will and Elizabeth Northern/City of Fort Worth Planning & Development (CD 9) – 1145 Mistletoe Drive (Mistletoe Heights Addition, Block 22, Lot 2, 0.17 Acre): from “A-5” One-Family to Add HC Historic and Cultural Overlay~~

Ms. Murphy explained to the Commissioners this is an historic designation.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion carried 8-0-1 with Mr. Northern recusing himself.