



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 3, 2015

**Council District** 6

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0

**Opposition:** Two letters submitted  
**Support:** One person spoke, two letters submitted

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

**Owner / Applicant:** **AM Pate, Jr. et al**

**Site Location:** 6500 - 6800 blocks Dirks Road/Altamesa Boulevard  
Mapsco: Multiple

**Proposed Use:** **Commercial, Single-family and Mixed-Use**

**Request:** From: Unzoned  
To: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver recommended

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

**Comprehensive Plan Consistency:** Requested change **is consistent (Tracts 3 and 4); is not consistent Significant Deviation (Tracts 1 and 2); is partially consistent Minor Boundary Adjustment (Tract 5)**

**Background:**  
The proposed site is located south of Altamesa/Dirks Rd with the western boundary at Chisholm Trail Parkway. The applicant at the Zoning Commission meeting proposed to rezone the 471.9 acres including 5 tracts from Unzoned to "A-5" One-Family; "PD/G" Planned Development for G Intensive Commercial; and "PD/MU-2" Planned Development for MU-2 High Intensity Mixed-Use with exclusions and development standards as a result from neighborhood meetings.

Annexation is occurring simultaneously, with both items scheduled to be approved on December 9. The preliminary plat and Thoroughfare Plan realignment are also being processed.

The proposed development is intended to be a mixed-use gateway into southwest Fort Worth, due to its proximity Chisholm Trail Parkway, Bryant Irvin, Altamesa/Dirks Rd and the future proposed commuter rail station at Sycamore School Rd. In addition, the proposed Mixed-Use will provide southwest Fort Worth with an alternative to suburban development by encouraging the following mixed-use principals.

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

The applicant is working through an adjustment of the Bryant Irvin road extension which will include a property swap of approximately eight acres. This will occur after the annexation and zoning is complete, and they will apply as needed for adjustment of the zoning.

**Site Information:**

Owner: AM Pate, Jr. et al  
 Acreage: 471.9  
 Agent: Dunaway/Tom Galbreath, Barry Hudson  
 Comprehensive Plan Sector: Far Southwest

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family; "R-1" Zero lot line/Cluster; "F" General Commercial; "G" Intensive Commercial; "I" Light Industrial / single-family, commercial, vacant  
 East PD 656 "PD/SU" for all uses in "I" minus certain uses; "AG" Agriculture; "R-2" Townhouse/Cluster; "G" Intensive Commercial / vacant  
 South "FR" General Commercial Restricted / vacant  
 West "FR" General Commercial Restricted; "C" Medium Density Multifamily / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
 Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chisholm Trail	Tollway/Freeway	Tollway/Freeway	No
Bryant Irvin	Not constructed	Major Arterial	No
Dirks/Altamesa	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Wedgwood	Briarcliff Estates
Vista Ridge Addition	District 6 Alliance
Quail Ridge Estates Phase II	Trinity Habitat for Humanity
Quail Ridge Estates	Streams & Valleys, Inc
Park Palisades	Fort Worth ISD
Mira Vista	Crowley ISD

\*Located within this organization's boundary

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone to “A-5” One-Family, “PD/G” Intensive Commercial; “PD/MU-2” High Intensity Mixed-Use with exclusions and development standards. The surrounding land uses are primarily vacant with single-family and commercial to the north. The applicant intends to develop roughly 471.9 acres for single-family, commercial, and mixed-use zoning.

The majority of the site is compatible with surrounding land uses. The proposed “G” and “MU-2” is designed to provide services to the surrounding single-family and is appropriate along Altamesa/Dirks Rd. and Chisholm Trail Pkwy. The single-family will be interior the overall site.

The table below describes compatibility with the surrounding uses.

Tract	Proposed Zoning	Surrounding Land Uses	Compatibility
Tract 1	G	Vacant, Single-family	Yes
Tract 2	MU-2	Vacant	Yes
Tract 3	MU-2	Vacant	Yes
Tract 4	MU-2	Vacant	Yes
Tract 5	A-5	Single-family	Yes

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as single-family, neighborhood commercial, general commercial, light industrial and general commercial, institutional, and mixed-use. These future land uses were adjusted in the past few years to support the proposed rail station and new tollway. The overall tract encompasses a wide area with various future land use designations. As a result, the table below describes consistencies with the Comprehensive Plan.

Tract	Proposed Zoning	Future Land Use	Compatibility
Tract 1	G	Single-family; Neighborhood Commercial; General Commercial	No-Significant Deviation
Tract 2	MU-2	Single-family; Neighborhood Commercial	No-Significant Deviation
Tract 3	MU-2	General Commercial	Yes
Tract 4	MU-2	General Commercial	Yes
Tract 5	A-5	Institutional, Single-family; Mixed-Use	Partially Consistent-Minor Boundary Adjustment

The proposed site is located in close proximity to Chisholm Trail Parkway which provides access to Downtown Fort Worth and the planned Sycamore School Road rail station. This development would provide southwest Fort Worth a growth center that encourages compact development, walkability, and a general shopping and living destination for this part of the region. The proposed zoning is consistent with the following Comprehensive Plan policies:

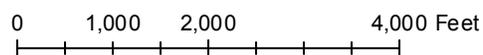
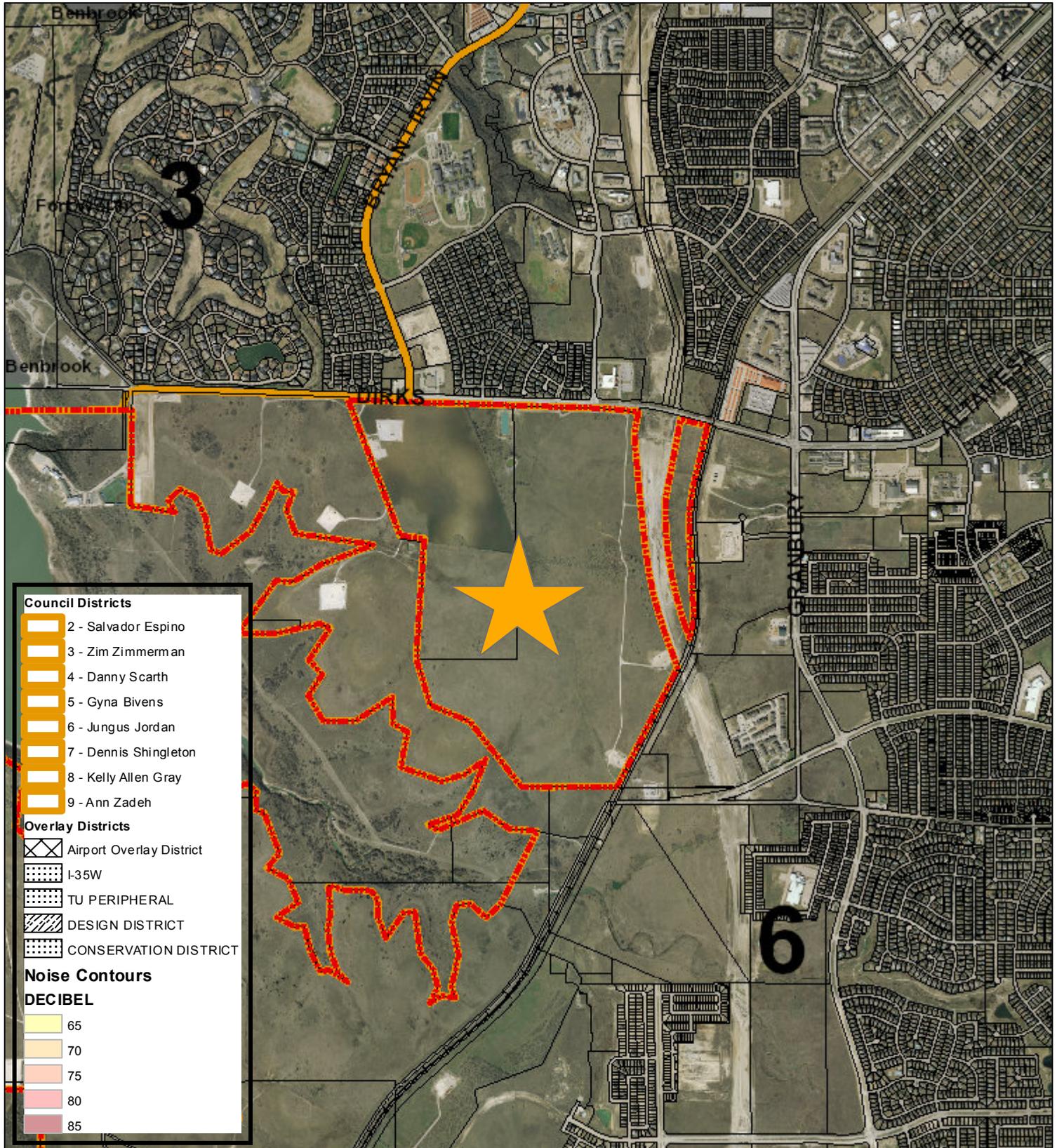
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

***Attachments:***

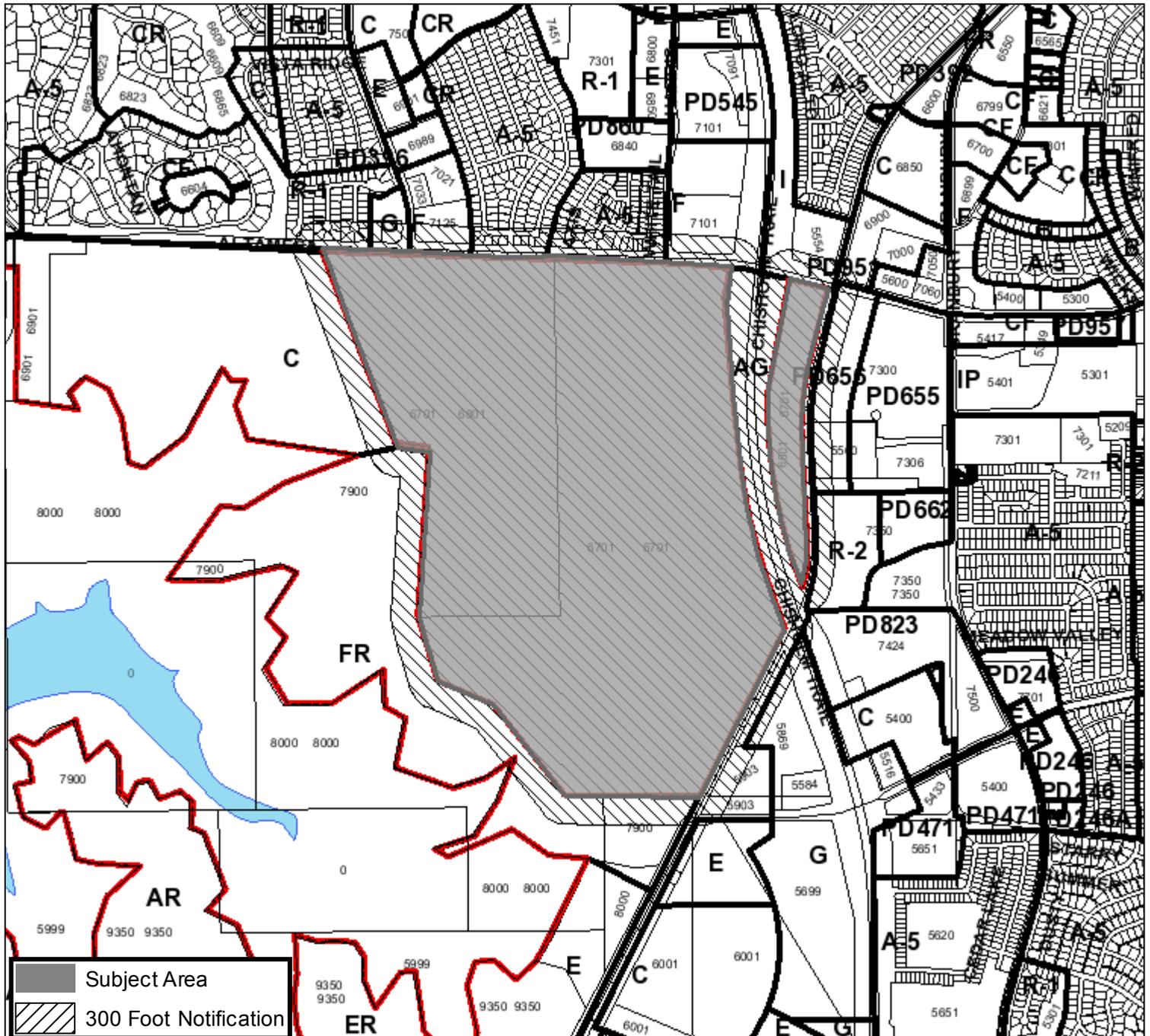
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Development Standards
- Minutes from the City Council meeting
- Minutes from the Zoning Commission meeting

### Area Map

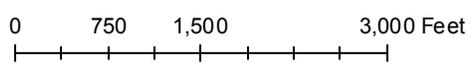


### Area Zoning Map

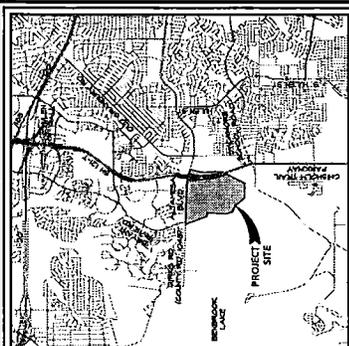
Applicant: AM Pate, Jr. et al  
 Address: 6500 - 6800 blocks Dirks Road/Altamesa Boulevard  
 Zoning From: Unzoned  
 Zoning To: A-5, G, MU-2  
 Acres: 471.95528899  
 Mapsco: multiple  
 Sector/District: Far Southwest  
 Commission Date: 11/12/2014  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification





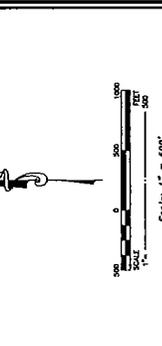


**LEGEND:**

- DEVELOPING TRAFFIC SIGNAL
- DEPOTES FUTURE MEDIAN OPENING LOCATIONS
- DEPOTES EXISTING MEDIAN OPENINGS
- DEPOTES AREA FOR PARK LAND DEDICATION. SEE NOTE #1.

**OWNER:**  
 PATE TRUST  
 901 MAIN STREET, 18th FLOOR  
 DALLAS, TEXAS 75202

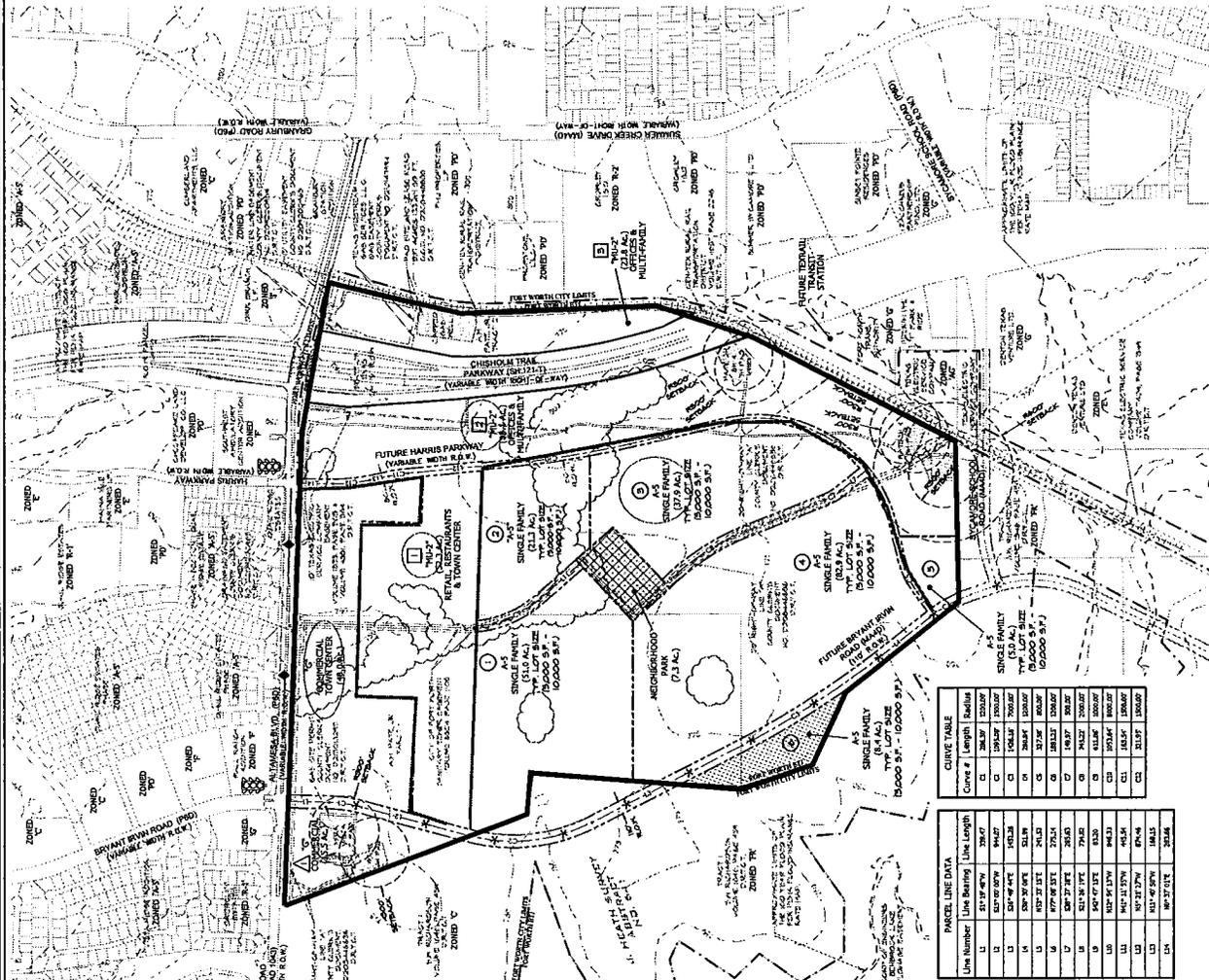
**ENGINEER/ARCHITECT:**  
 DUNAWAY ASSOCIATES, L.P.  
 1000 MAIN STREET, 18th FLOOR  
 FORT WORTH, TEXAS 76102  
 (817) 334-1121



**CONCEPT PLAN**  
 for  
**PATE TRACTS**  
 Being 488 acres in the southeast part of Fort Worth,  
 Tarrant County, Texas  
 October 27, 2014

CPXXXXXX  
 Reference Number: 2014-147  
 Zoning: ZC-147  
 MTP Amendment: MT-14-003

**DUNAWAY ASSOCIATES, L.P.**  
 1000 MAIN STREET, 18th FLOOR  
 FORT WORTH, TEXAS 76102  
 (817) 334-1121



**PARCEL LINE DATA**

Line Number	Line Bearing	Line Length
1	S 89° 49' 49" W	285.7
2	S 89° 49' 49" W	285.7
3	S 89° 49' 49" W	285.7
4	S 89° 49' 49" W	285.7
5	S 89° 49' 49" W	285.7
6	S 89° 49' 49" W	285.7
7	S 89° 49' 49" W	285.7
8	S 89° 49' 49" W	285.7
9	S 89° 49' 49" W	285.7
10	S 89° 49' 49" W	285.7
11	S 89° 49' 49" W	285.7
12	S 89° 49' 49" W	285.7
13	S 89° 49' 49" W	285.7
14	S 89° 49' 49" W	285.7
15	S 89° 49' 49" W	285.7
16	S 89° 49' 49" W	285.7
17	S 89° 49' 49" W	285.7
18	S 89° 49' 49" W	285.7
19	S 89° 49' 49" W	285.7
20	S 89° 49' 49" W	285.7
21	S 89° 49' 49" W	285.7
22	S 89° 49' 49" W	285.7
23	S 89° 49' 49" W	285.7
24	S 89° 49' 49" W	285.7
25	S 89° 49' 49" W	285.7
26	S 89° 49' 49" W	285.7
27	S 89° 49' 49" W	285.7
28	S 89° 49' 49" W	285.7
29	S 89° 49' 49" W	285.7
30	S 89° 49' 49" W	285.7
31	S 89° 49' 49" W	285.7
32	S 89° 49' 49" W	285.7
33	S 89° 49' 49" W	285.7
34	S 89° 49' 49" W	285.7
35	S 89° 49' 49" W	285.7
36	S 89° 49' 49" W	285.7
37	S 89° 49' 49" W	285.7
38	S 89° 49' 49" W	285.7
39	S 89° 49' 49" W	285.7
40	S 89° 49' 49" W	285.7
41	S 89° 49' 49" W	285.7
42	S 89° 49' 49" W	285.7
43	S 89° 49' 49" W	285.7
44	S 89° 49' 49" W	285.7
45	S 89° 49' 49" W	285.7
46	S 89° 49' 49" W	285.7
47	S 89° 49' 49" W	285.7
48	S 89° 49' 49" W	285.7
49	S 89° 49' 49" W	285.7
50	S 89° 49' 49" W	285.7
51	S 89° 49' 49" W	285.7
52	S 89° 49' 49" W	285.7
53	S 89° 49' 49" W	285.7
54	S 89° 49' 49" W	285.7
55	S 89° 49' 49" W	285.7
56	S 89° 49' 49" W	285.7
57	S 89° 49' 49" W	285.7
58	S 89° 49' 49" W	285.7
59	S 89° 49' 49" W	285.7
60	S 89° 49' 49" W	285.7
61	S 89° 49' 49" W	285.7
62	S 89° 49' 49" W	285.7
63	S 89° 49' 49" W	285.7
64	S 89° 49' 49" W	285.7
65	S 89° 49' 49" W	285.7
66	S 89° 49' 49" W	285.7
67	S 89° 49' 49" W	285.7
68	S 89° 49' 49" W	285.7
69	S 89° 49' 49" W	285.7
70	S 89° 49' 49" W	285.7
71	S 89° 49' 49" W	285.7
72	S 89° 49' 49" W	285.7
73	S 89° 49' 49" W	285.7
74	S 89° 49' 49" W	285.7
75	S 89° 49' 49" W	285.7
76	S 89° 49' 49" W	285.7
77	S 89° 49' 49" W	285.7
78	S 89° 49' 49" W	285.7
79	S 89° 49' 49" W	285.7
80	S 89° 49' 49" W	285.7
81	S 89° 49' 49" W	285.7
82	S 89° 49' 49" W	285.7
83	S 89° 49' 49" W	285.7
84	S 89° 49' 49" W	285.7
85	S 89° 49' 49" W	285.7
86	S 89° 49' 49" W	285.7
87	S 89° 49' 49" W	285.7
88	S 89° 49' 49" W	285.7
89	S 89° 49' 49" W	285.7
90	S 89° 49' 49" W	285.7
91	S 89° 49' 49" W	285.7
92	S 89° 49' 49" W	285.7
93	S 89° 49' 49" W	285.7
94	S 89° 49' 49" W	285.7
95	S 89° 49' 49" W	285.7
96	S 89° 49' 49" W	285.7
97	S 89° 49' 49" W	285.7
98	S 89° 49' 49" W	285.7
99	S 89° 49' 49" W	285.7
100	S 89° 49' 49" W	285.7

**NOTES:**

- THE PROJECT SITE IS A 488-ACRE TRACT WITH VARIOUS ZONING DESIGNATIONS. THE EXISTING DEVELOPMENT IS SHOWN ON THE CONCEPT PLAN AND IS SUBJECT TO FUTURE REFINEMENT AND ADJUSTMENT AT THE TIME OF PRELIMINARY PLANNING AND DESIGN.
- RESIDENTIAL AREAS AND DWELLING UNITS AS SHOWN MAY BE ALTERED OR REMOVED WITHIN THE DEVELOPMENT.
- THE CITY OF FORT WORTH HAS ADEQUATE UTILITY CAPACITY TO SUPPORT EXTRA-TERRITORIAL JURISDICTION (ETJ) AND VARIOUS UTILITIES (ELECTRICITY, GAS, WATER, SEWER, AND TELEPHONE).
- THE PROJECT WILL UTILIZE CITY OF FORT WORTH WATER AND SANITARY SEWER SYSTEMS.
- THE ENTIRE PROJECT LIES WITHIN THE CROWLEY E.D.
- BUILDING LINES WILL BE PER THE CITY OF FORT WORTH ZONING ORDINANCE.
- BASE LOTS LOCATIONS SHOWN ARE APPROXIMATE. EXACT LOCATION HAS NOT BEEN DETERMINED AT THIS TIME. THE CITY WILL BE DETERMINED ACCORDING TO PARS DEPARTMENT POLICY AS FUTURE DEVELOPMENT OCCURS.
- PLANNING HAS NOT BEEN DETERMINED AND IS NOT SHOWN. PHASING OF THE PROJECT WILL BE DETERMINED BY FUTURE MARKETING STUDIES GENERATED AND BY THE COMPLETION OF PROPOSED CITY INFRASTRUCTURE.
- ACCORDING TO COMMERCIAL LOTTING OF THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, INCORPORATED AREAS, PARCELS 202 OF 496, MAP NUMBER 4600039-2, MAP REVISION DATE: SEPTEMBER 22, 2009, THE PROJECT SITE IS IN A FLOOD HAZARD ZONE. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.

**LEGAL DESCRIPTION:**

TRACT A: (WEST OF SH 121-17, CHISHOLM TRAIL PARKWAY)  
 BEING A 44-ACRE TRACT OF LAND SITUATED IN THE 1, HEATH SURVEY, ABSTRACT NUMBER 841, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO APT TRACT 1A, TRACTS REQUIRED IN VOLUME 694, PAGE 745, DEED RECORDS OF TARRANT COUNTY, TEXAS.

TRACT B: (EAST OF SH 121-17, CHISHOLM TRAIL PARKWAY)  
 BEING A 24-ACRE TRACT OF LAND SITUATED IN THE 1, HEATH SURVEY, ABSTRACT NUMBER 841, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO APT TRACT 1A, TRACTS REQUIRED IN VOLUME 694, PAGE 745, DEED RECORDS OF TARRANT COUNTY, TEXAS.

**SITE DATA**

PROPOSED ZONING	LAND USE	GROSS A.C.	NET A.C.	NET A.C. (EXCLUDING TRACTS)	UNITS/AC	% USE	POP	UNITS (ON BASIS OF GROSS)
"G"	COMMERCIAL	6.4	6.0	-	10.0%	-	25,000 S.F.	
	TOWN CENTER	15.3	5.6	-	1.7%	-	25,000 S.F.	
	OFFICE	56.5	46.6	-	11.2%	-	27,500 S.F.	
	SUBTOTAL	78.2	58.2	-				
"H-2"	MIXED USE	52.3	50.9	50.9	11.8%	460	250,000 S.F. COMMERCIAL 100,000 S.F. OFFICE 1,000,000 S.F. MULTIFAMILY	
	TRACT 1	79.8	78.0	78.0	12.2%	1,140	1,200,000 S.F. OFFICE 375 MULTIFAMILY	
	TRACT 2	23.8	20.8	20.8	5.5%	80	40	
	TRACT 5	155.9	126.7	126.7	30.2%	1,480	250,000 S.F. OFFICE 1,200,000 S.F. OFFICE 230 TOWNHOMES 100,000 S.F. MULTIFAMILY	
	SUBTOTAL	359.8	326.4	326.4		3,760		
"H-5"	SINGLE FAMILY	51.0	51.0	51.0	11.8%	612	204	
	TRACT 3	24.0	24.0	24.0	5.5%	288	96	
	TRACT 4	41.8	41.8	41.8	9.7%	486	162	
	TRACT 6	85.6	85.2	85.2	19.3%	999	333	
	TRACT 7	5.1	4.8	4.8	1.1%	57	19	
	TRACT 8	6.4	6.4	6.4	1.6%	101	34	
	SUBTOTAL	213.9	213.2	213.2	46.3%	2,543	848	
"H-5"	PARK	7.5	5.5	-	1.3%	-	-	
	TRACT 9	24.4	24.4	-	7.3%	-	-	
	SUBTOTAL	31.9	30.9	-				
	TRACT 10	668	638.8	-	100%	4,233	900,000 S.F. COMMERCIAL 1,200,000 S.F. OFFICE 230 TOWNHOMES 410 UNITS MULTIFAMILY 410 UNITS SINGLE-FAMILY	
	TOTAL	668	638.8	638.8		10,000	3,760	

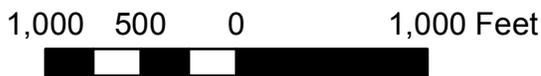
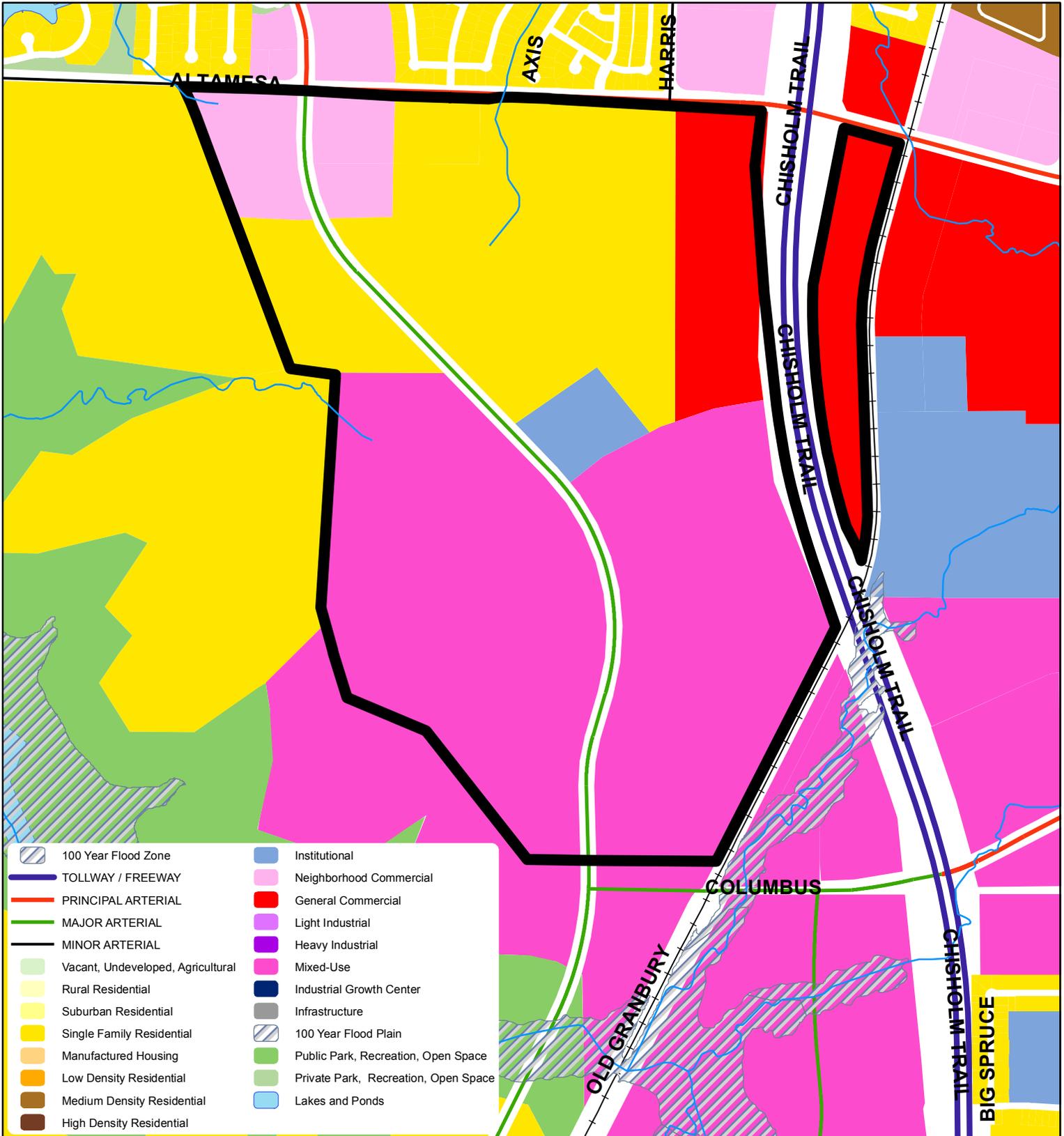
**NOTES:**

POPULATION FOR MIXED USE AND SINGLE-FAMILY ZONING BASED ON 2 PERSONS/UNIT.

SINGLE-FAMILY UNITS ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE. 3 PERSONS PER UNIT BASED ON THE CITY OF FORT WORTH ZONING ORDINANCE.

ACTUAL UNITS WILL BE BASED ON THE CITY OF FORT WORTH ZONING ORDINANCE AT A LATER DATE.

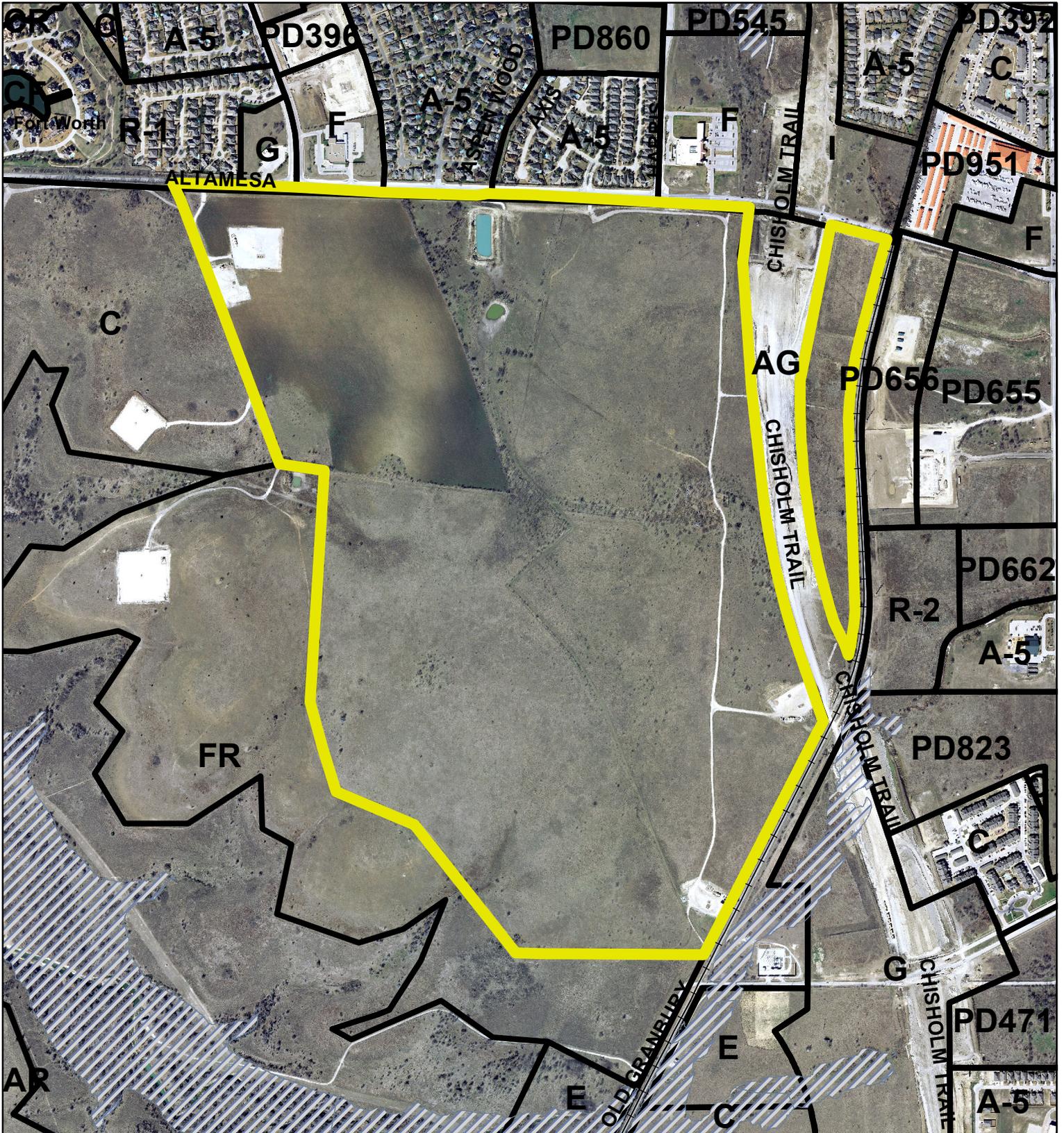
## Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.



## Aerial Photograph



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 18, 2014.



**XV. ZONING HEARING**

The City Council at its meeting of December 2, 2014, continued Zoning Docket ZC-14-103:

- 1. ZC-14-103 - (CD-ALL) - City of Fort Worth Planning & Development: Text Amendment: Urban Forestry; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of the City of Fort Worth (1986), by amending: Chapter 6, "Development Standards" of Article 3, "Landscaping, Buffers, and Urban Forestry" to revise Section 6.302 "Urban Forestry" Regulations Relating to Tree Coverage, Preservation, Planting and Maintenance; and Amend Chapter 9, "Definitions," Section 9.101, "Defined Terms" to Revise and add Definitions related to Urban Forestry (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**

Motion: Council Member Zimmerman made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-14-103 be continued to the February 3, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on November 21, 2014.

- 2. ZC-14-147 - (CD 6) - AM Pate, Jr. et al, 6500-6800 Block Dirks Road/Altamesa Boulevard; from: Unzoned to: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to PD/G and PD/MU-2)**

Mr. Tom Galbreath, 550 Bailey Avenue, Suite 400, completed a speaker card in support of Zoning Docket ZC-14-147 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-147 be continued to the January 27, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

		notification area		
Wanda Chang	NA	Out	Opposition	Sent letter in

**8. ZC-14-147 A. M. Pate Jr. etal (CD 6) – 6500-6800 Block Dirks Road/Altamesa Boulevard (W. Redfield Survey, Abstract No. 1348, 471.95 Acres): from Unzoned to “A-5” One-Family, “PD/G” Planned Development for all uses in “G” Intensive Commercial and “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use with exclusions and development standards; site plan waiver requested**

Tom Galbreath, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing A. M. Pate Jr., etal explained to the Commissioners the request and presented a power point presentation. Mr. Galbreath said they held a meeting with the neighborhood on November 5, 2014 to hear the concerns from about possible uses, lighting and height. They have amended their request based on that meeting to change two areas to PD for G and PD for MU-2, excluding uses with development standards. The slide indicated future land uses for the project with the lifestyle center at the northern boundary, apartments with parking garages below, then residential detached two story homes. There will be mixed use along the eastern side adjacent to the Tollway.

Ms. Reed asked about the lifestyle center. Mr. Galbreath said it is the idea where you can live, work and play; a true mixed-use.

Mark Brister, 7905 Vista Ridge Drive North, Fort Worth, Texas spoke in support as long as the changes were made to a PD.

Motion: Following brief discussion, Ms. Moore recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-14-147</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Terry Quail HOA	Jobe/Ridge 7162 White Tail Ct	In		Support	Sent letter in
Mark Brister	7905 Vista Ridge	In		Support	Spoke at hearing

**9. ZC-14-148 B.N.M. Properties (CD 7) – 8701 Old Decatur Road (Heirs of Benjamin Thomas Survey, Abstract No. 1497, 14.57 Acres): from “C” Medium Density Multifamily, “E” Neighborhood Commercial, and “PD-544” Planned Development for one-family residential with forty foot lots and five foot side yards to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus grocery store over 60,000 square feet; site plan included**