



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 7

| | | |
|---|-------------------|---------------------|
| Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: 3 letters submitted Support: None submitted | 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: Brandon Baudin

Site Location: 516 W. Bonds Ranch Road Mapsco: 20N

Proposed Use: Amended site plan for PD 911 to add animal medical clinic

Companion Cases: ZC-11-058/PD-911

Background:

The applicant is amending the site plan as required by PD-911 to expand and add an animal medical clinic. The applicant is proposing to divide the property into two lots. All parking must be on the lot proposed for the animal medical clinic.

The proposed site is located north of W. Bonds Ranch Road, a proposed major arterial. The previously approved site plan included a single-family residence with a farmers market. If the zoning case is approved, the property will have to be platted in order to obtain a building permit.

Site Information:

Owner: Brandon Baudin
51352 140th Street
Byars, Ok 74831

Acreage: 3.84
Comprehensive Plan Sector: Far Northwest
Agent: Kaye Wigginton

Surrounding Zoning and Land Uses:
North "A-5" One-Family / Single-Family
East "A-5" One-Family / Church Facility
South "A-5" One-Family / Single-Family
West "A-5" One-Family / Single-Family

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The applicant is requesting a waiver for the following item:

1. The proposed sign is located within the 20 ft. front yard setback in which no permanent structures are permitted. *(waiver is required)*
2. Site plan indicates 51 parking spaces. The maximum allowed is 35 spaces, additional tree planting will be required; one for every additional ten spaces.
3. Will there be any pole lighting in the parking lot?
4. How will access be provided to the single-family structure?
5. Indicate the type of fencing along the front property line and height.

Zoning Commission recommended a waiver to item # 1 noted above.

Transportation/Public Works (TPW) site plan comments

1. {If the lot is platted into two separate lots, each lot is required to have independent access. As shown Lot 1 does not have independent access outside of the driveway shown on Lot 2.}
2. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat.
3. Public Access Easement - Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access

TPW comments cannot be waived through the zoning process. Please contact TPW for additional questions related to this project.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-058; Approved by City Council 8/11/11 from E to PD/E plus site plan

Platting History: none

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|----------------|----------------|------------------------------------|
| W. Bonds Ranch | Two-way County | Major Arterial | No |

Public Notification:

The following Neighborhood Associations were notified:

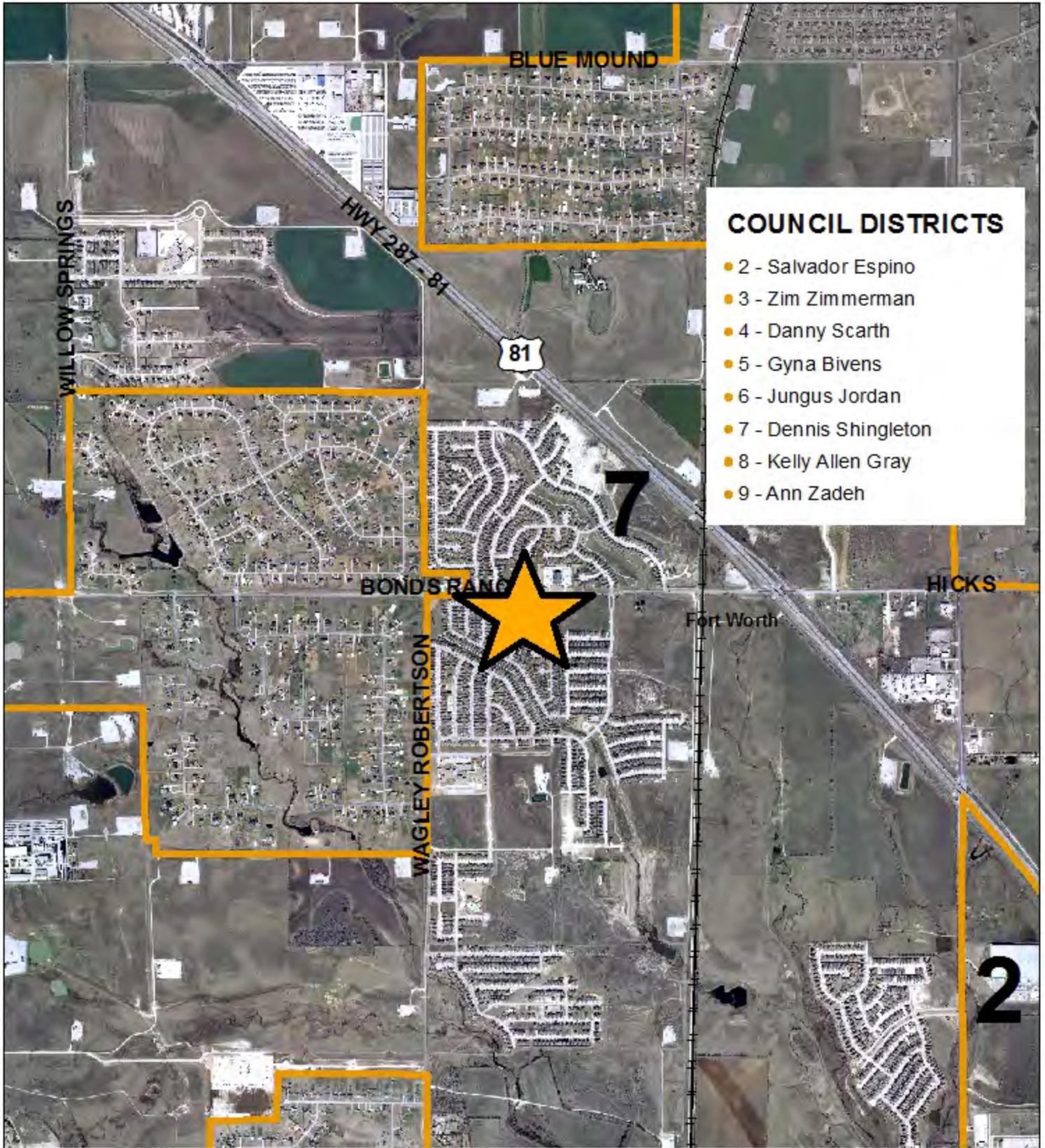
| Organizations Notified | |
|------------------------|---|
| Van Zandt Farms | The Trails of Fossil Creek |
| Fossil Hill Estates | Fossil Creek Estates |
| Dorado Ranch* | Northwest Fort Worth Community Alliance |
| Northwest ISD | |

*within this neighborhood organization

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

Location Map



- ### COUNCIL DISTRICTS
- 2 - Salvador Espino
 - 3 - Zim Zimmerman
 - 4 - Danny Scarth
 - 5 - Gyna Bivens
 - 6 - Jungus Jordan
 - 7 - Dennis Shingleton
 - 8 - Kelly Allen Gray
 - 9 - Ann Zadeh



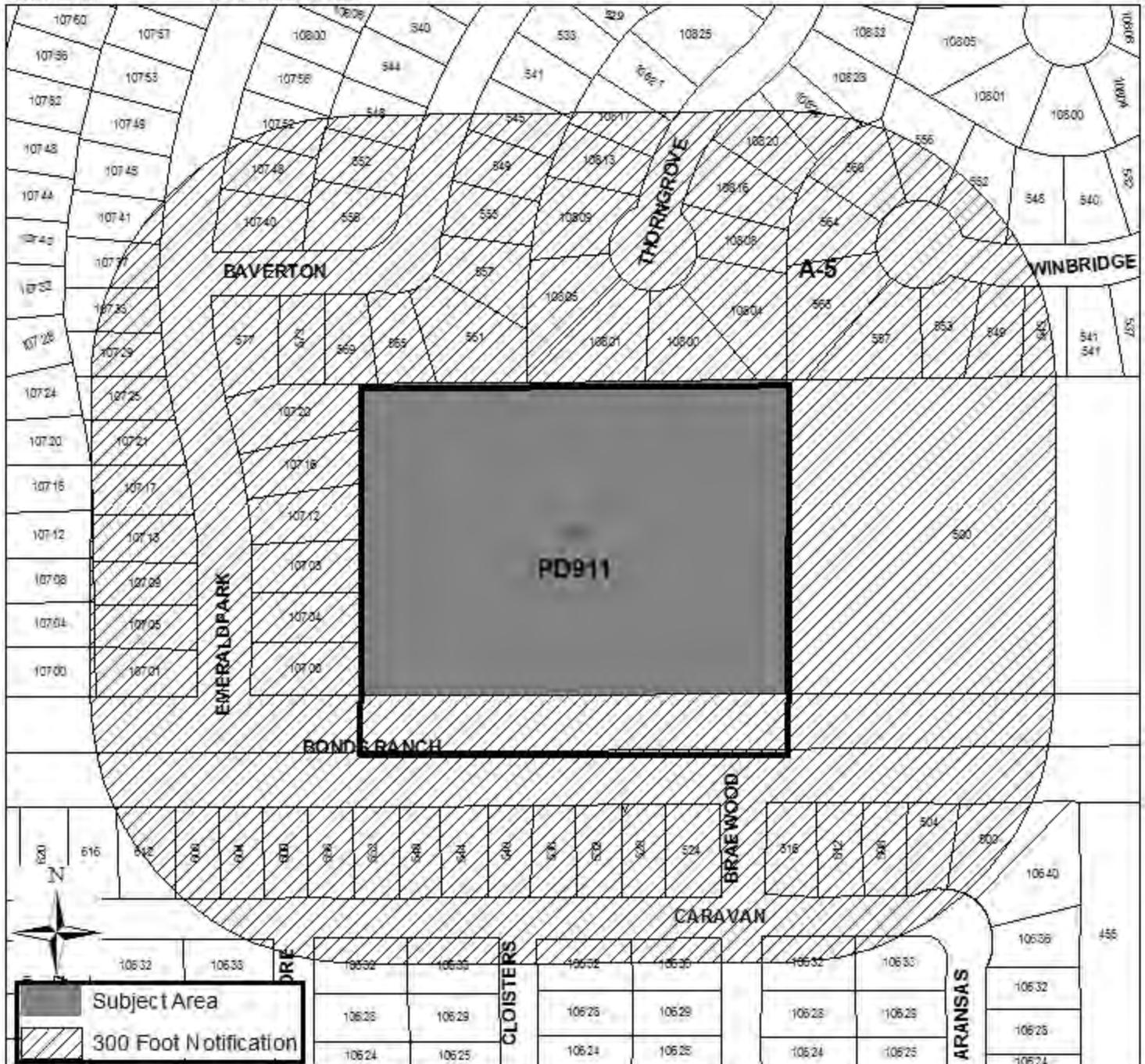
2,000 1,000 0 2,000 Feet

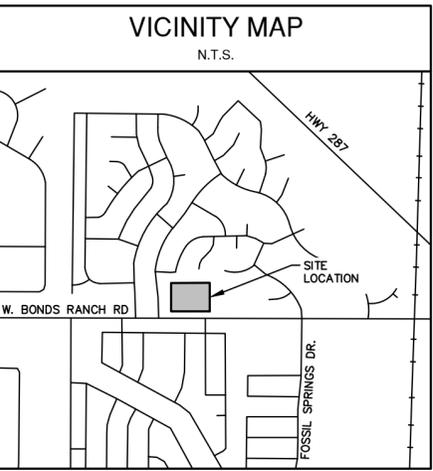
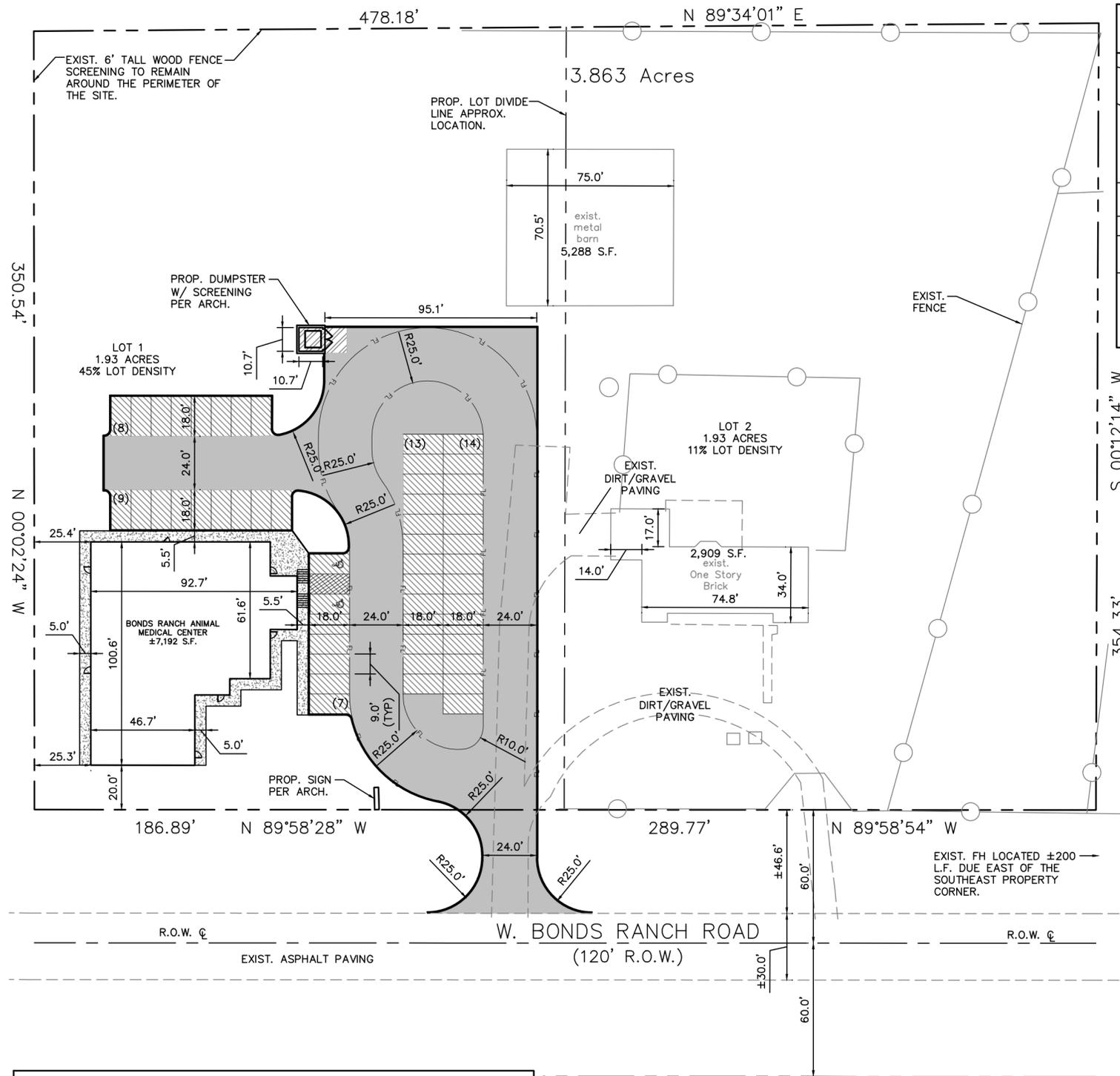


SP-14-008

Area Zoning Map

Applicant: Brandon Baudoin
 Address: 516 W. Bonds Ranch Road
 Zoning From: PD 911 for E uses plus one family residence & farmers' market
 Zoning To: Site Plan for PD 911 adding animal medical center
 Acres: 3.831024
 Mapsco: 20N
 Sector/District: Far Northwest
 Commission Date: 09/10/2014
 Contact: 817-392-2495





DRAWING LEGEND

| | |
|------------------|---|
| | PROPERTY LINE |
| | ADJOINING PROPERTY LINE |
| | PROP. EDGE OF PAVEMENT |
| | CURB LINE |
| | EXIST. BLDG. LINE |
| | PROP. STRIPING |
| | EASEMENT/SETBACK LINES |
| | PROP. FIRE LANE |
| (10) | PARKING COUNT LABEL |
| | PROP. CONCRETE SURFACE (SIDEWALK OR PAD) |
| | PROP. DUMPSTER CONCRETE PAVING PER DETAIL THIS SET. |
| | PROP. REGULAR DUTY CONCRETE PAVING PER DETAIL THIS SET. |
| | PROP. MEDIUM DUTY CONCRETE PAVING PER DETAIL THIS SET. |
| EXIST. PROP. BFR | EXISTING PROPOSED BARRIER FREE RAMP |
| RW | RETAINING WALL |
| TYP. | TYPICAL |
| HC | HANDICAP |
| T.A.S. | TEXAS ACCESSIBILITY STANDARDS |

- #### PLANNING NOTES:
- ALL LANDSCAPING WILL CONFORM TO "SECTION 6.300-6.302 ARTICLE 3 LANDSCAPING, BUFFERS AND URBAN FORESTRY" OF THE CITY ZONING ORDINANCE. AN ATTRACTIVE BARRIER/BUFFER WILL BE PROVIDED AT THE LOT LINES OF ALL RESIDENTIAL ADJACENCY.
 - SITE LIGHTING WILL BE SIMILAR TO NEIGHBORING COMMERCIAL PROPERTIES AND WILL NOT BE DIRECTED TOWARDS OR BE AN ISSUE FOR ADJACENT PROPERTIES.
 - THE SIGN WILL BE A MONUMENT SIGN AND WILL CONFORM TO "SECTION 6.400-6.415 ARTICLE 4 SIGNS" OF THE CITY ZONING ORDINANCE. THE SIGN LOCATION SHOWN ON THIS PLAN IS LOCATED WITHIN THE 20' SETBACK TO LINE UP WITH NEIGHBORING PROPERTIES FOR WHICH A WAIVER FROM THE CITY WILL BE PURSUED.
 - THE ROOF MATERIAL ON THE PROP. STRUCTURE WILL BE COMPOSITE OR METAL, DEPENDING ON FUNDS AVAILABLE AT THE TIME.
 - THERE WILL BE NO OUTDOOR RUNS OR KENNELS AS PART OF THIS DEVELOPMENT.
 - THE SUBJECT BUSINESS IS NOT BEING RELOCATED FROM ANOTHER SITE.
 - THE EXIST. METAL BARN NEAR THE BACK, CENTER OF THE LOT WILL BE USED FOR STORAGE IF ANYTHING.
 - THE SINGLE FAMILY RESIDENCE WILL REMAIN.

- #### SITE & PAVING NOTES:
- ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
 - ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
 - ALL CURVE RADII ARE 3.0'R UNLESS NOTED OTHERWISE ON THE PLAN.
 - RE: ARCH PLANS FOR EXACT BUILDING DIMENSIONS.
 - UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
 - IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
 - SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
 - RE: ARCH PLANS FOR PROPOSED DUMPSTER AND SCREENING DETAILS.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGN IN THE CITY'S ORDINANCE.
 - PROJECT LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING OF THE CITY'S ORDINANCE.

SITE INFORMATION

| | |
|--|---|
| SITE AREA | 3.863 ACRES |
| ZONING (EXIST. & PROP.) | PD-911 |
| IMPERVIOUS COVER | 0.52 ACRES, ±22,730 S.F. |
| BUILDING AREA (VERIFY WITH ARCH) | ±7,000 S.F. |
| PARKING REQUIRED (1 PER DR. + 1 PER 4 EMPLOYEES + 4 SPACES PER 1,000 S.F.) | TBD SPACES |
| PARKING PROVIDED | 51 SPACES (INCLUDING H.C. AND COMPACT) |
| HANDICAP SPACES PROVIDED | 2 SPACES AS REQUIRED PER A.D.A./T.A.S. REQUIREMENTS |

NOTE TO CONTRACTOR

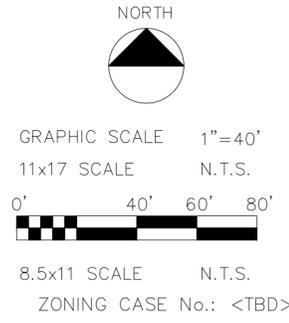
CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

LPSE Lobsinger & Potts Structural Engineering, Inc
1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092
817.488.9933 Fax 817.488.9937 Firm Reg. # 7290

OWNER/DEVELOPER:
KAYE WIGGINTON
5328 ALTA LOMA DR.
FORT WORTH, TX 76244
(817) 312-9643

PRELIMINARY
THIS DOCUMENT IS FOR REVIEW ONLY AND MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.
JUSTIN S. BRAMMER, P.E.
LICENSE NO. 103431
DATE: SEPTEMBER 2, 2014

SITE PLAN EXHIBIT FOR:
BONDS RANCH ANIMAL MEDICAL CENTER



BENCHMARKS

1. TBD PER PROJECT SURVEY.

DIRECTOR OF PLANNING & DEVELOPMENT

DATE

LPSE
Lobsinger & Potts Structural Engineering, Inc
1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092
817.488.9933 Firm Reg. #7290

BONDS RANCH ANIMAL MEDICAL CLINIC
516 BOND RANCH ROAD; TARRANT COUNTY, TX

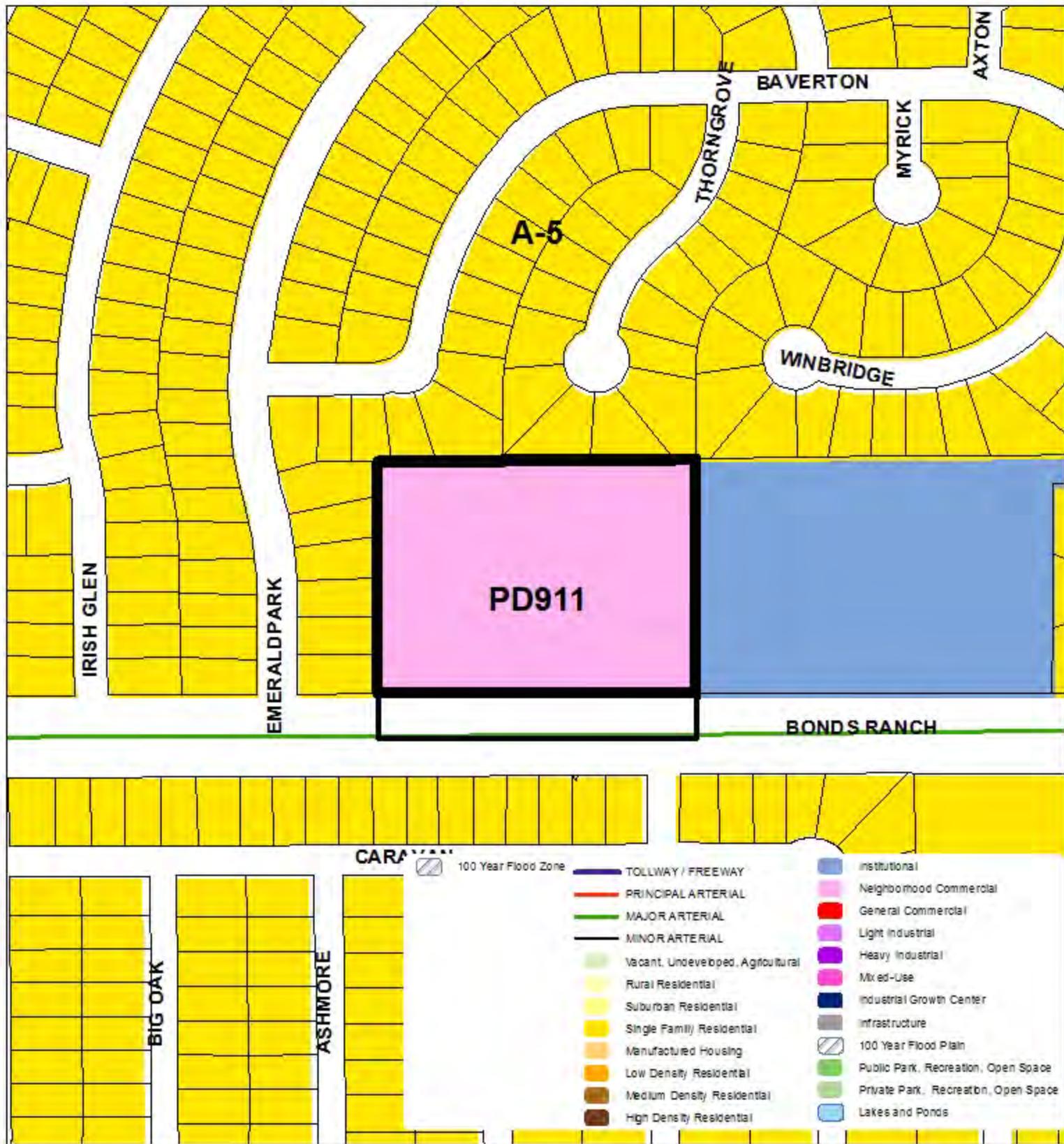
PRELIMINARY SITE LAYOUT

PROJECT # _____
ISSUED FOR _____
DATE 9/2/2014

SHEET
EXH-1



Future Land Use

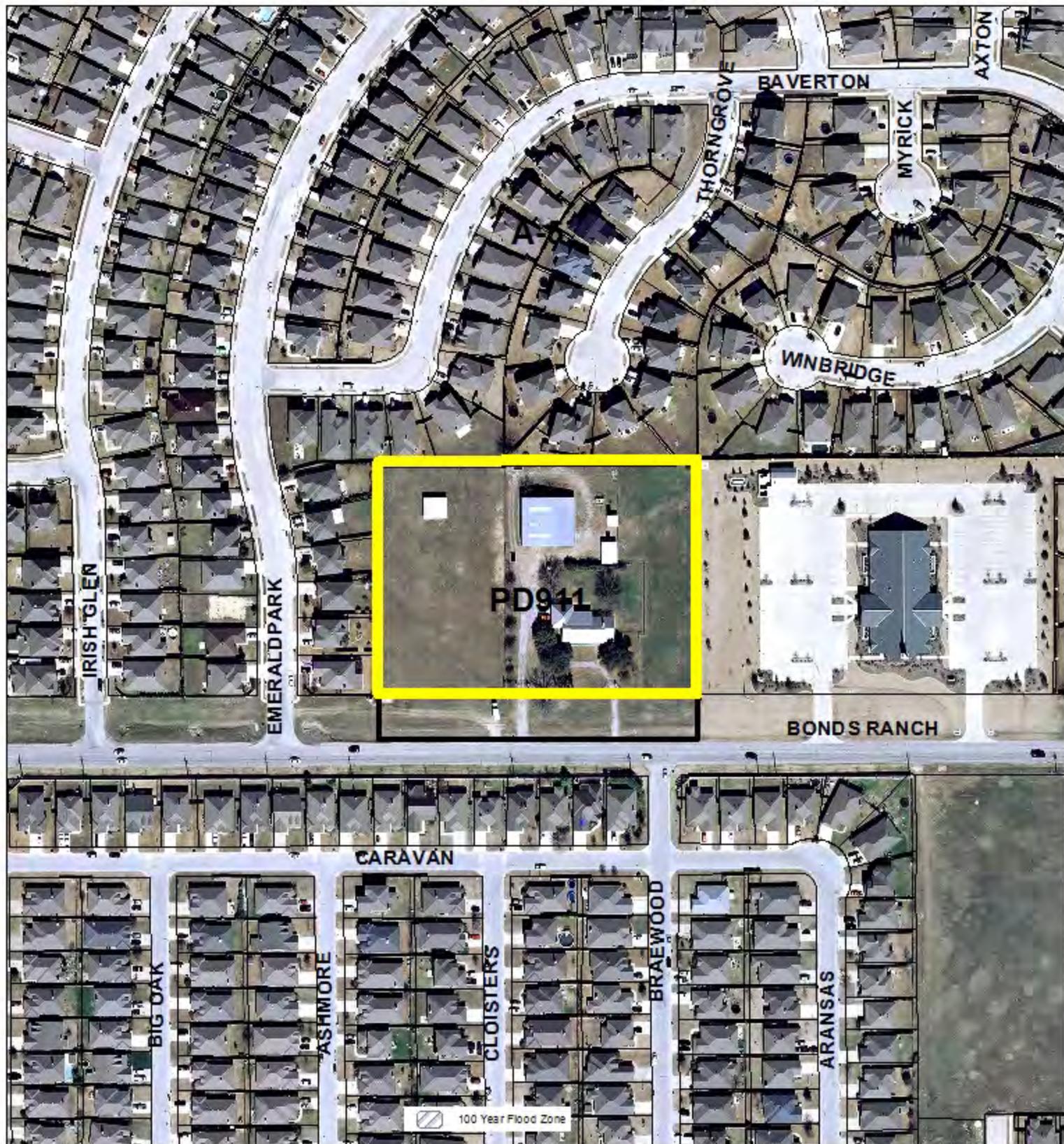


200 100 0 200 Feet

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



200 100 0 200 Feet

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.



indicates 12 parking spaces and has converted one of the fourplexes into a duplex to allow for the additional parking.

Ms. Conlin thanked him for taking on this project. She said the property has been a Code Compliance problem for a long time. Ms. Conlin asked if he planned on managing the units and asked that the landscaping be maintained. Mr. Jacobson said he planned on managing the units. Mr. Jacobson said he would be requesting a waiver to the parking requirement. Ms. Conlin mentioned it was not a request in the staff report. Ms. Murphy explained it was not needed based on the change of one lot going back to a duplex.

Ms. Burghdoff mentioned the change for the one lot back to a duplex would be consistent with the Comprehensive Plan.

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

| <i>Document received for written correspondence</i> | | | | <i>ZC-14-108</i> | | |
|--|-------------------------|---|-----------|-------------------------|--|----------------|
| Name | Address | In/Out 300 notification area | ft | Position on case | | Summary |
| Rita Vinson/ Neighborhoods of East Fort Worth | 6216 Dovenshire Terr | Out | | Support | | Sent letter in |

9. ZC-14-109 HDMM Investments, LLC (CD 7) – 2310 Avondale Haslet Road (B. R. Lacey Survey, Abstract No. 990, 2.49 Acres): from “Unzoned” to “E” Neighborhood Commercial

Gene Capps, 4550 SH 360, Suite 180, Grapevine, Texas representing HDMM Investments explained to the Commissioners they are requesting to annex the property into the City for a medical use and office facility.

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

10. SP-14-008 Brandon Baudin (CD 7) – 516 W Bonds Ranch Road (Henry Robertson Survey, Abstract No. 1259, Tracts 6E2B & 6F2B, 3.83 Acres): Amended site plan for “PD-911” Planned Development for “E” Neighborhood Commercial uses plus one-family residential to allow products consistent with a farmers market to be conducted by the resident only on tables in certain locations, parking provided on improved surfaces to add an animal medical clinic

John Wigginton, 5328 Alta Loma Drive, Keller, Texas property owner explained to the Commissioners they are requesting to amend the zoning to add a small animal clinic. Mr. Wigginton said they contacted the Dorado Ranch HOA and Fossil Hill Estates, the only question

raised asked if there were going to be outdoor kennels. Mr. Genua wanted to state for the record if there will be outdoor kennels. Mr. Wigginton said there will be no outdoor kennels.

Mr. Edmonds asked if there will be an outside exercise area and how will it be used. Mr. Wigginton said there will be a side lawn area where the dogs will be walked. The dogs will only be walked during business hours usually from 7 am to 9 or 10 pm. Mr. Edmonds asked staff for clarification on outdoor kennels and are they permitted. Ms. Burghdoff said they are not permitted in commercial districts. Mr. Wigginton said they will be let out on a leash.

Mr. Flores asked if there will be any pole lighting. Mr. Wigginton said there will be and the lighting will be similar to the church lighting down the street and it will be directed downward as to not cause any nuisance. Mr. Flores also asked about access to the existing single-family structure. Mr. Wigginton said they have to go through the platting process and will have to add a separate entrance for the residence.

Ms. Reed asked if the dogs will be walked on a one on one basis. Mr. Wigginton said yes they will.

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

| <i>Document received for written correspondence</i> | | | | <i>SP-14-008</i> | |
|---|------------------|---|-------------------------|------------------|----------------|
| Name | Address | In/Out 300 notification area | Position on case | | Summary |
| Freida Ford | 10809 Thorngrove | In | Opposition | | Sent letter in |
| Garland Watson | 516 Caravan | In | Opposition | | Sent letter in |
| Joyce and Robert Warren | 10716 Irish Glen | Out | Opposition | | Sent letter in |
| Jeff Hughes | 10805 Thorngrove | In | Opposition | | Sent letter in |

11. ZC-14-111 Optical Specialists (CD 9) – 1204 High Street (Shaw Clark Addition, Block A, 0.17 Acres): from “ER” Neighborhood Commercial Restricted to “A-5” One-Family

Brett Valderus, 6841 Virginia Parkway, McKinney, Texas representing the property owner explained to the Commissioners they are requesting A-5 zoning to build a single-family residence.

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

12. ZC-14-112 Christ’s Haven For Children, Inc. (CD 7) – 5200 Block W. Caylor Road (Jose Chirino Survey, Abstract No. 265, 2.41 Acres): from “CF” Community Facilities to “A-7.5” One-Family