



**SITE PLAN AMENDMENT
STAFF REPORT**

Zoning Commission Meeting Date: September 15, 2015 **Council District** 9

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: Rosemont, Hemphill Corridor Task Force, Neighbors Working Together	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Firebrand Properties, LP

Site Location: 730 W. Seminary Drive Mapsco: 90M

Proposed Use: Amend Site Plan for PD 901 for drive through restaurant

Companion Cases: ZC-11-003/PD/901

Background:

The applicant is amending the site plan as required by PD-901 for the tract zoned "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding several uses; site plan required. The site is located on Seminary Drive just west of Hemphill Street.

The subject site was rezoned in 2011 to allow for the construction of a pharmacy. The applicant intends to construct the second phase of the development with a Burger King Restaurant. A permit has been submitted for the construction which was placed on hold pending the site plan. The surrounding area is primarily comprised of commercial uses with residential uses west and north of the site.

This case was continued from the August 12th meeting in order for the applicant to review the site plan again and meet with impacted neighborhoods to review revisions. Several neighborhood organizations were opposed to access from Travis Avenue. The applicant has since revised the site plan to eliminate the northern and southern drive along Travis, while providing new one-way access from Seminary. The proposed changes eliminate six (3) parking spaces, which will require a waiver. The applicant was encouraged to discuss the proposed changes with the surrounding neighborhood organizations and has gained preliminary acceptance.

The proposal has been reviewed by the TPW department, which offered the following comments regarding the proposed new layout:

- The proposed layout meets the TPW minimum standards from the driveway spacing
- The layout address the TPW concerns with an additional driveway with the existing grade differential
- The traffic circulation shown on the site shows multiple turning movement to reach the drive thru lanes and parking, thus presenting additional opportunities for collisions on site

- The elimination of the driveway on Travis forces vehicles to make the U-turn at Seminary Drive to return to Hemphill or cut across the adjacent CVS parking lot
- This arrangement presents the potential for increased traffic into the neighborhood as vehicles seek alternative to the U-turn or crossing the adjacent parking lot
- Should TPW continue review of not permitting U-turns at Travis and Seminary as discussed during the August meeting, this layout will increase the likelihood of vehicles turning into the neighborhood
- While we prefer the site plan presented at the August meeting, we will support the site plan presented with the above concerns noted
- We maintain that the site plan presented at the August meeting presents fewer both internal and external conflicts

Site Information:

Owner: Firebrand Properties, LP
 3318 Forest Ln.
 Dallas, TX 75234

Agent: Greg Guerin

Acreage: 2.60 acres

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
 East "PD/E" excluding several uses / CVS retail
 South "PD/E" excluding alcohol sales, with entry and exit signs, compliance with Section 6.301 Landscape Ordinance, site plan approved and attached as Exhibit B / juice shop
 West "B" Two-Family / single-family

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiency is:

1. 27 spaces are required and 24 provided, deficient 3 spaces (waiver is required)

Zoning Commission recommended the waiver.

Platting Comments

No comments have been submitted at this time.

Transportation/Public Works (TPW) site plan comments

See attached letter located in Zoning Commissioners correspondence.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-003; "PD/E" excluding several uses; site plan required; effective 02/28/11.
Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W Seminary Ave	Major Arterial	Major Arterial	No
Travis Ave.	Residential	Residential	No

Public Notification:

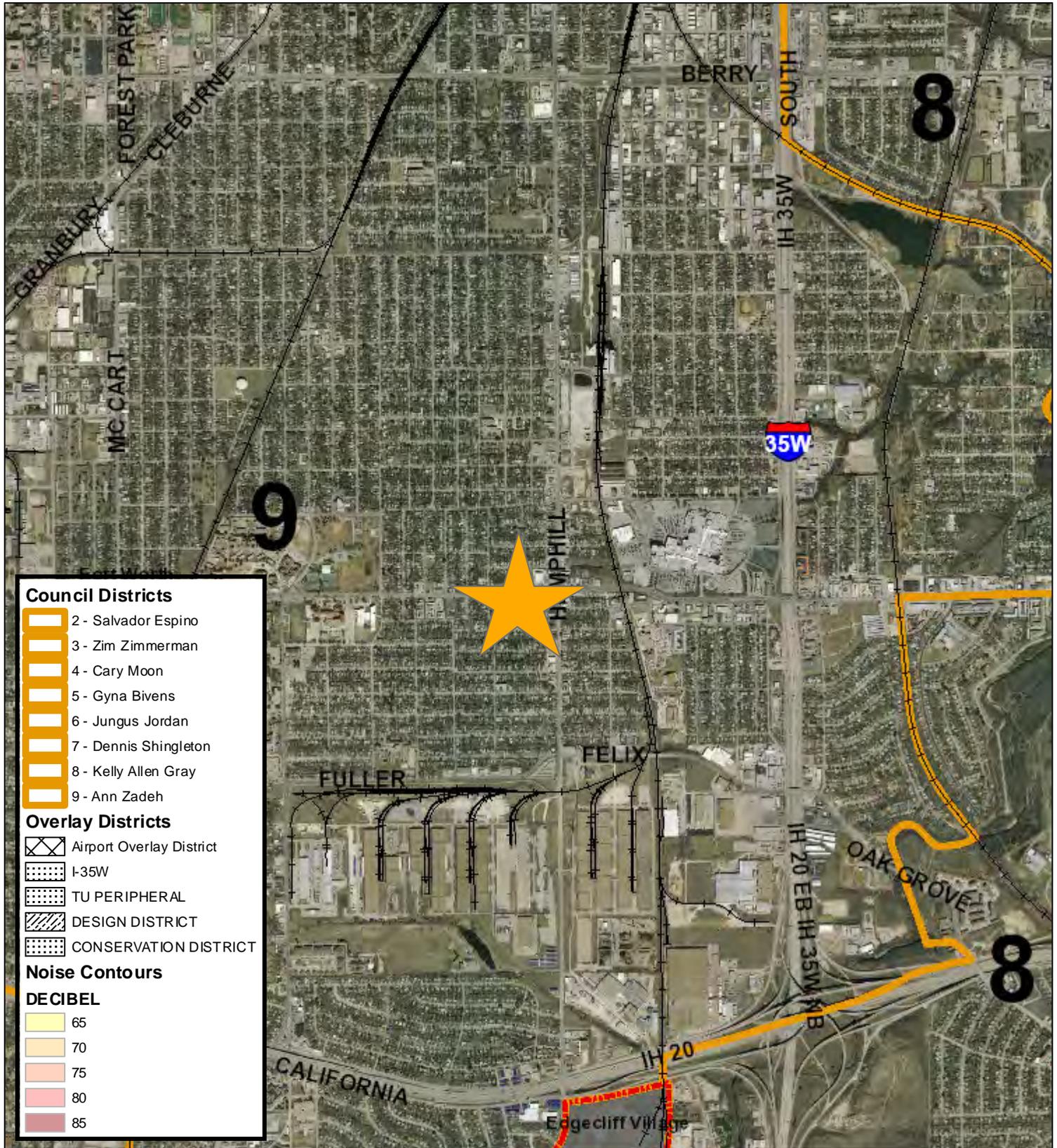
The following Neighborhood Associations were notified:

Organizations Notified	
Neighbors Working Together	Hemphill Corridor Task Force
Worth Heights NA	Trinity Habitat for Humanity
Rosemont NA	Streams And Valleys Inc

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

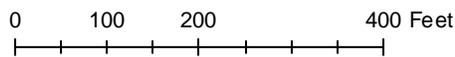
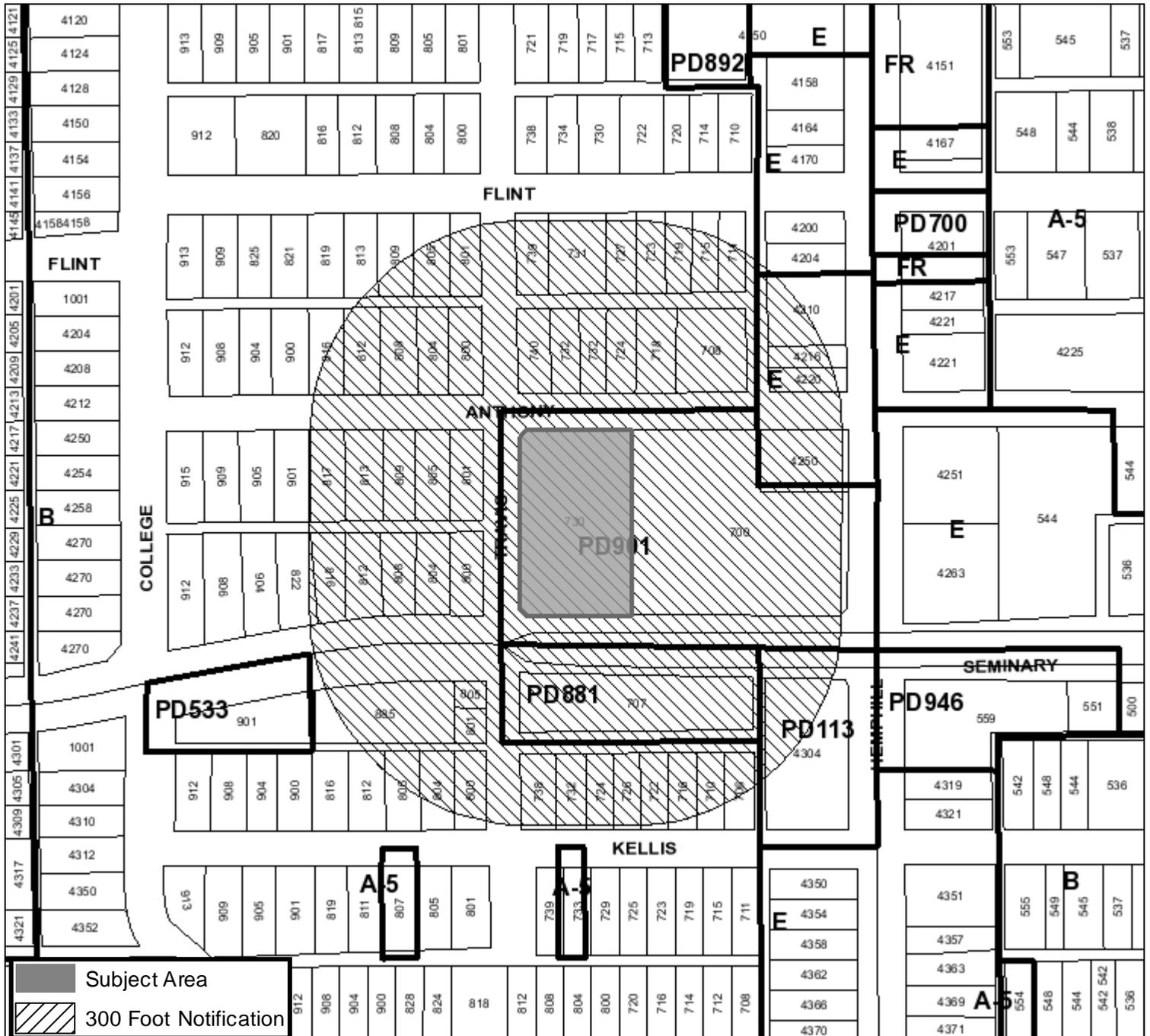
Area Map

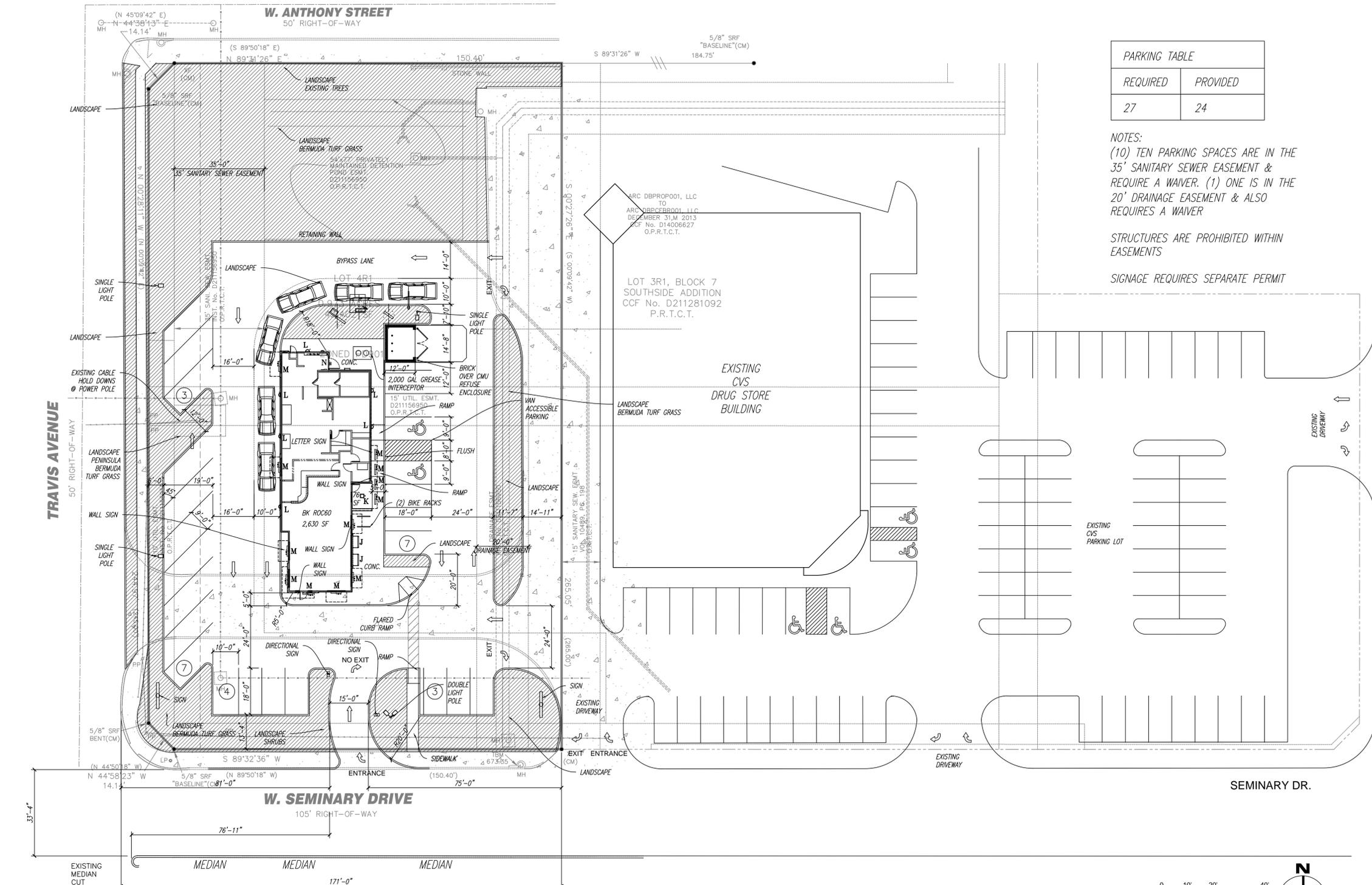




Area Zoning Map

Applicant: Firebrand Properties, LP
 Address: 730 W. Seminary Drive
 Zoning From: PD 901 for E uses
 Zoning To: Site Plan for PD 901 for drive through restaurant
 Acres: 0.97343706
 Mapsco: 90M
 Sector/District: Southside
 Commission Date: 7/8/2015
 Contact: 817-392-8043





PARKING TABLE	
REQUIRED	PROVIDED
27	24

NOTES:
 (10) TEN PARKING SPACES ARE IN THE 35' SANITARY SEWER EASEMENT & REQUIRE A WAIVER. (1) ONE IS IN THE 20' DRAINAGE EASEMENT & ALSO REQUIRES A WAIVER

STRUCTURES ARE PROHIBITED WITHIN EASEMENTS

SIGNAGE REQUIRES SEPARATE PERMIT

NO.	DATE	REVISION

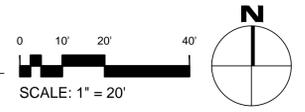


BURGER KING FRANCHISE
 FRES RESTAURANTS, LLC
 3318 FOREST LN.
 DALLAS, TX 75234
 CONTACT: ARMANDO PALACIOS
 APALACIOS@BURGERKING.COM
 (214) 551-0921



EAST STAR DESIGN
 P.O. BOX 53
 FORNEY, TX 75126 USA
 (214) 469-7176 (972) 200-7340
 www.EastStarDesign.com
 Architect@EastStarDesign.com

1 SITE PLAN
 SCALE: 1" = 20'-0"



EXTERIOR LIGHT FIXTURE SCHEDULE							
LED OPTIONS							
TYPE	MANUFACTURER	CATALOG NO.	WATTAGE	COLOR TEMP.	REMARKS	HEIGHT	
J	SECURITY	SL-LED-48-00-120-PS-ADJ	50	5000 K	4" LINEAR LED DESCRIPTION: GOOSE NECK EXTERIOR FIXTURE MARKED FOR HET LOCATION ***TO BE MOUNTED ON 12" ARM	13'-0"	
	OREE (RULO)-HERMITAGE	FLD-OL-N6-D4-07-D-1A-SV-350 w/ XA-WR95V	35	5700 K			
K	LSI	XSL2-S-LED-50-CW-120-WH1-OUT	62	5100 K	RECESSED SOFT LIGHT	9'-0"	
	SECURITY	851-43LED-FIP-OW-PS	42	5100 K			
L	OREE (RULO)-HERMITAGE	SFT-227-PS-NR-03-D-1A-SV-350	30	5700 K			
	LSI	SPW33-FT-LED-48-450-CW-IE-WSV	53	5300 K			
M	SECURITY	PW60-30LED-40-PS-MT (DOWN ONLY)	30				
	SECURITY	PW60-30LED-40-PS-MT (UP / DOWN)	30				
	OREE (RULO)-HERMITAGE	RS-30WLED-00-SV-120 (DOWN ONLY)	30	5300 K			
	OREE (RULO)-HERMITAGE	RS-30WLED-00-SV-120 (UP / DOWN)	30	5300 K			
N	KONTECHUSA	KON-W5-40-XX (DOWN ONLY)	40	5000 K			
	KONTECHUSA	KON-W5-40-XX (UP / DOWN)	60	5000 K			
N	KONTECHUSA	KON-DVP-182-14-JY	36	4500 K	TO BE USED AT AWNINGS ONLY	10'-0"	
	LSI	XGBM3-WT-LED-48-450-CW-IE-WSV	53	5300 K	WALL MOUNTED SECURITY LIGHT	9'-0"	
N	SECURITY	PW40-30U-SK-PS	69				
	OREE (RULO)-HERMITAGE	EWP103127	27	4000 K			

BUILDING LIGHTING FIXTURE TYPE	QUANTITY
J	2
K	1
L	6
M	12
N	1

SITE LIGHTING FIXTURE TYPE	QUANTITY	HEIGHT
SINGLE POLE	3	30'
DBL. POLE	1	30'

NOTES:
 LANDSCAPE TO COMPLY WITH CITY OF FORT WORTH STANDARDS SECTION 6.301, LANDSCAPING
 PROJECT TO COMPLY WITH CITY OF FORT WORTH URBAN FORESTRY
 PROJECT TO COMPLY WITH CITY OF FORT WORTH SIGNAGE STANDARDS

ZONING PD901
 PARKING REQUIRED CITY OF FORT WORTH RESTAURANTS 1 SPACE PER 100 SQUARE FEET

BK ROCCO 2,630 SQ. FT. INSIDE FACE OF SHEATHING
 76 SQ. FT. COVERED ENTRY
 BUILDING AREA PER IBC 2,706 SQ. FT.
 2,725 SQ. FT. OUTSIDE FACE OF STUD
 2,761 SQ. FT. FOUNDATION

DIRECTOR OF PLANNING & DEVELOPMENT

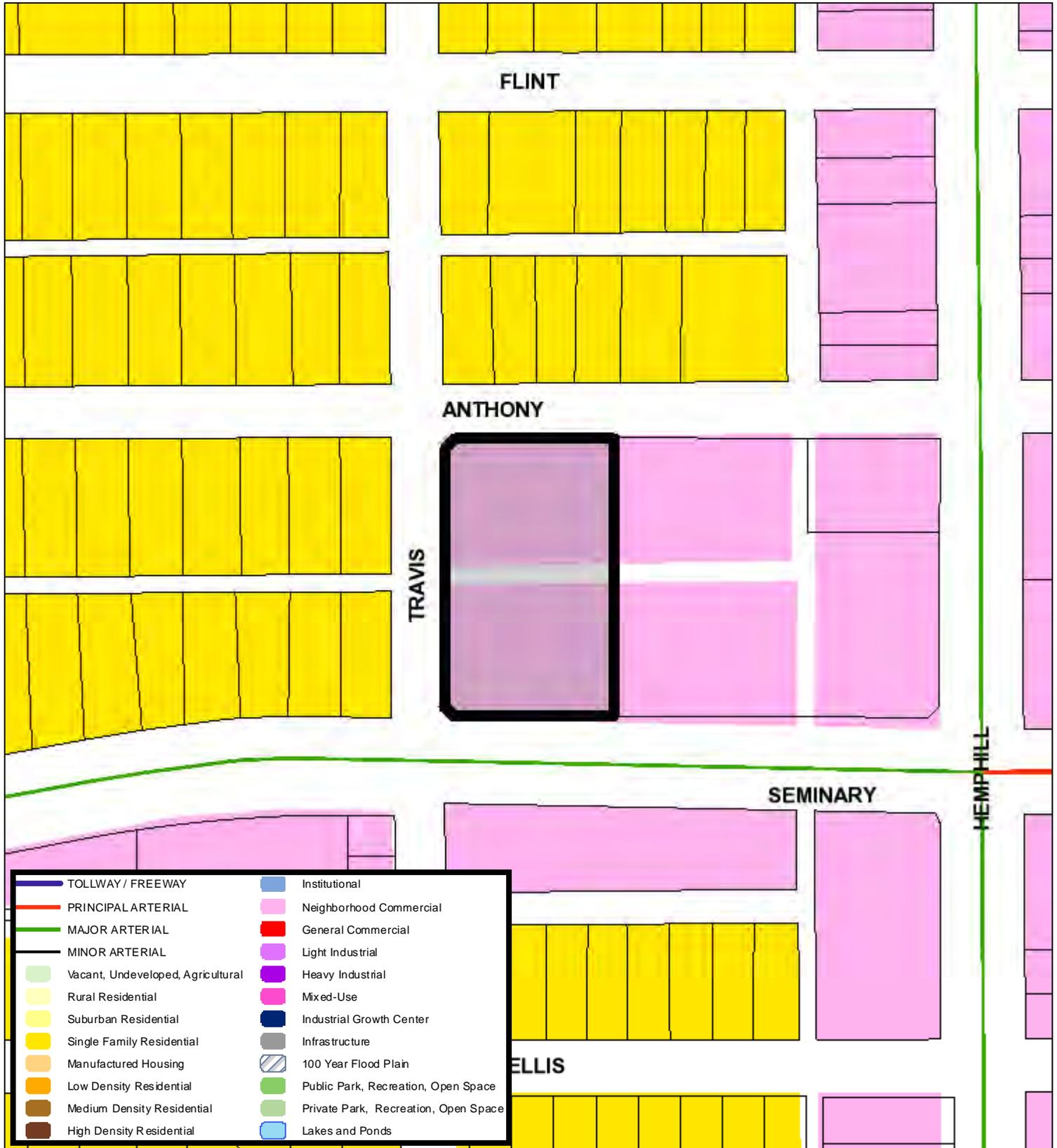
DATE

BURGER KING SEMINARY
 ZONING CASE# SP-15-008

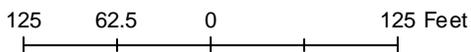
PROJECT # 15004
 AUG 25, 2015 - 11:20am
 ROC 20/20 IMAGE: JUNE, 2012 DESIGN RELEASE
BURGER KING RESTAURANT
SEMINARY
 703 W. SEMINARY DR.
 FORT WORTH, TX 76115



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 17, 2015.



Aerial Photo Map



0 80 160 320 Feet

