



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
August 2, 2016

Council District 6

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	Stephen Murray	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: A M Pate/Pate Ranch Retail, LP

Site Location: 6701 Dirks Road/Alta Mesa at Chisholm Trail Parkway
Mapsco: 102C

Proposed Use: Site Plan for Grocery Store

To: Provide Site Plan for PD 1063 "PD/G" Planned Development for all uses in "G" Intensive Commercial excluding: probation or parole office, electric power substation, telecommunications tower (allow stealth towers & antennas on buildings), amusement outdoor, massage parlor (allow massage therapy), theater, drive-in, recreational vehicle park, feed store- no processing/milling, mortuary or funeral home, newspaper distribution center, pawn shop, tattoo parlor, taxidermist shop, automotive repair, paint & body shop, vehicle sales or repair, including automobiles, motorcycles, boats or trailers, airport, aviation field or landing area (allow helistop), recycling collection facility, batch plant, concrete or asphalt (temporary), trailer, portable; sales, construction or storage. Maximum height of five stories or 60 feet. Commercial lighting to be designed and constructed to not be obtrusive to the adjacent A-5 single-family residential zoning to the north; site plan required

Companion Cases: ZC-14-147/PD-1063 & 1064

Background:

The proposed site is located on the corner of Altamesa Blvd. and the Chisholm Trail Parkway. The applicant is proposing to construct a Kroger on the site and is required, as part of the PD, to provide a site plan for approval. The zoning for the site was approved in 2015 and went from unzoned to A-5, PD/G excluding certain uses with a maximum of five stories or 60 ft. and PD MU-2 excluding certain uses, site plan required. The proposed site plan is the first for the overall development and located within PD/G portion of the overall site.

Site Information:

Owner:	Pate Ranch Retail, LP 10210 N Central Expressway STE. 300 Dallas, TX 75231
Agent:	Claymoore Engineering
Acreage:	14.8 acres

Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:

- North "PD/G" Planned Development for Intensive Commercial excluding certain uses, site plan required/ vacant
- East "AG" Agricultural / Chisolm Trail Pkwy
- South PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards, site plan required / vacant
- West "PD/G" Planned Development for Intensive Commercial excluding certain uses, site plan required/ vacant

Site Plan Comments:

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

Compliance with the item noted above shall be reflected on the site plan or a waiver may be required

Transportation/Public Works (TPW) site plan comments

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

1. Remove median opening that does not have a driveway located adjacent to it. Construction plans had also requested this median opening be removed
2. Label all public access easements
3. Street Names (Ch. 31-106-8) - All streets shall be named to provide continuity with existing streets. Acceptable names shall be provided for both public and private streets, as approved by the City of Fort Worth Fire Department. Street names are to be approved by fire prior to the approval of the CFA in order for the street name signs to be installed.
4. Public Access Easement (Ch. 31-106.i) - 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. The public access easements serving Lots 3-5 shown on the preliminary plat is not reflected on this final plat.
5. 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.
6. Temporary Turnaround - Temporary turnaround(s) required and should be located within the proposed platted area, or TPW will require a letter of acceptance from the adjacent property owner in addition to being platted as an easement.
7. CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.
8. ROW Dedication - {Show the portion of Altamesa Boulevard constructed via city project and acquired by the city as being dedicated by this plat}
9. Interstate Access - Place a note on the final plat that states: "Direct access to Chisholm Trail Parkway is restricted to those locations that have been reviewed and approved by NTTA."
10. CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.

Platting Comments

NA

Comments made by Platting, TPW, Water and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-147, 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 required, effective 11/3/15

Platting History: PP-16-003 Tavolo Park Addition

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Altamesa Blvd	Neighborhood Connector	Neighborhood Connector

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
District 6 Alliance	Trinity Habitat for Humanity
Park Palisades HA	Streams And Valleys Inc
Quail Ridge Estates Phase II HOA	Crowley ISD

**Not located within the confines of a registered neighborhood organization*

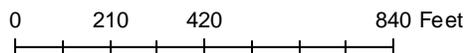
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan



Area Zoning Map

Applicant: A M Pate/Pate Ranch Retail, LP
 Address: 6701 Dirks Road/Altamesa
 Zoning From: PD 1063
 Zoning To: Site Plan for PD 1063 for grocery store
 Acres: 14.83338847
 Mapsco: 102C
 Sector/District: Far Southwest
 Commission Date: 7/13/2016
 Contact: 817-392-8043



SP-16-00-25

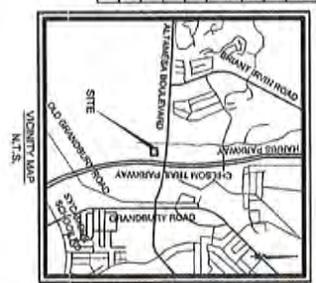
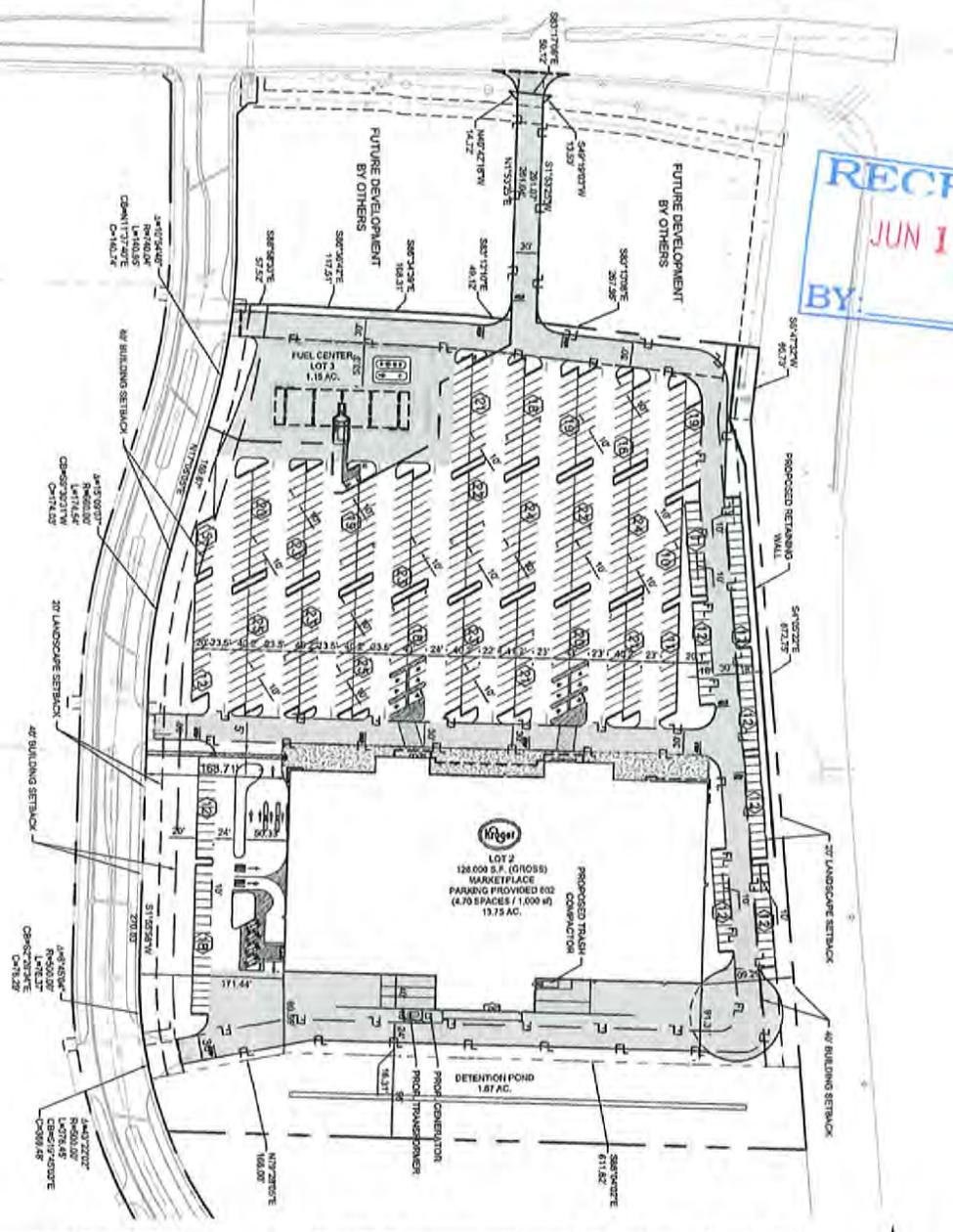
RECEIVED
JUN 18 2016
BY:

PARKING INFORMATION	
REQUIRED PARKING (1 SPACE PER 250 SF)	512 SPACES (13 AIA)
PROPOSED PARKING SPACES	602 SPACES (13 AIA)

DEVELOPMENT DETAILS	
EXISTING ZONING	PD-10-63 (G)
PROPOSED ZONING	PD-10-63 (G)
TOTAL BUILDING AREA	128,000 SF
MAX BUILDING HEIGHT	33.5 FT

IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	716,931 SF (16.48 AC)
EXISTING IMPERVIOUS AREA	0 SF (0 AC)
EXISTING IMPERVIOUS PERCENTAGE	0%
PROPOSED IMPERVIOUS AREA ADDED	606,389 SF (13.92 AC)
TOTAL IMPERVIOUS AREA	606,389 SF (13.92 AC)
TOTAL IMPERVIOUS PERCENTAGE	84.56%

SETBACK TABLE	
BUILDING	30 FEET
FRONT	16 FEET
REAR	40 FEET
SIDE	20 FEET
LANDSCAPE	5 FEET
FRONT REAR	5 FEET
SIDE	5 FEET



LEGEND	
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	MEDIUM DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	PROPOSED FRIE LANE STRIPING
[Symbol]	CONCRETE STEP-OUT

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE _____

KROGER SW 556 ALTAMESA
BOULEVARD AND CHILSON TRAIL
PARKWAY FORT WORTH, TARRANT
COUNTY, TX

APPLICATION NUMBER: 150104
150104 N. CENTRAL EXPRESSWAY STE. 300
DALLAS, TEXAS 75251
PH: 872.285.4100

CONTACT: JULIAN HAWES, JR.
ENGINEER:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76092
PH: 817.281.0572

CONTRACT: CLAY CRISTY, P.E.
LEGAL DESCRIPTION:
LOT 2 & 3 BLOCK 1 TAYALO PARK
ADDITION

ZONING: PD-10-63 (G)

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76092

PH: 817.281.0572

**KROGER SW 556
ALTAMESA BLVD AND
CHISHOLM TRAIL PKWY
FORT WORTH, TX**

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES
CLAYMOORE ENGINEERING
CONDUCTING AND PLACING CHECKS
DATE: 6/13/2016

DATE: 6/13/2016

SUBMITTAL: 1

CITY SITE PLAN

SP-1

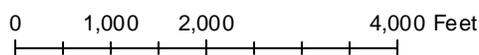
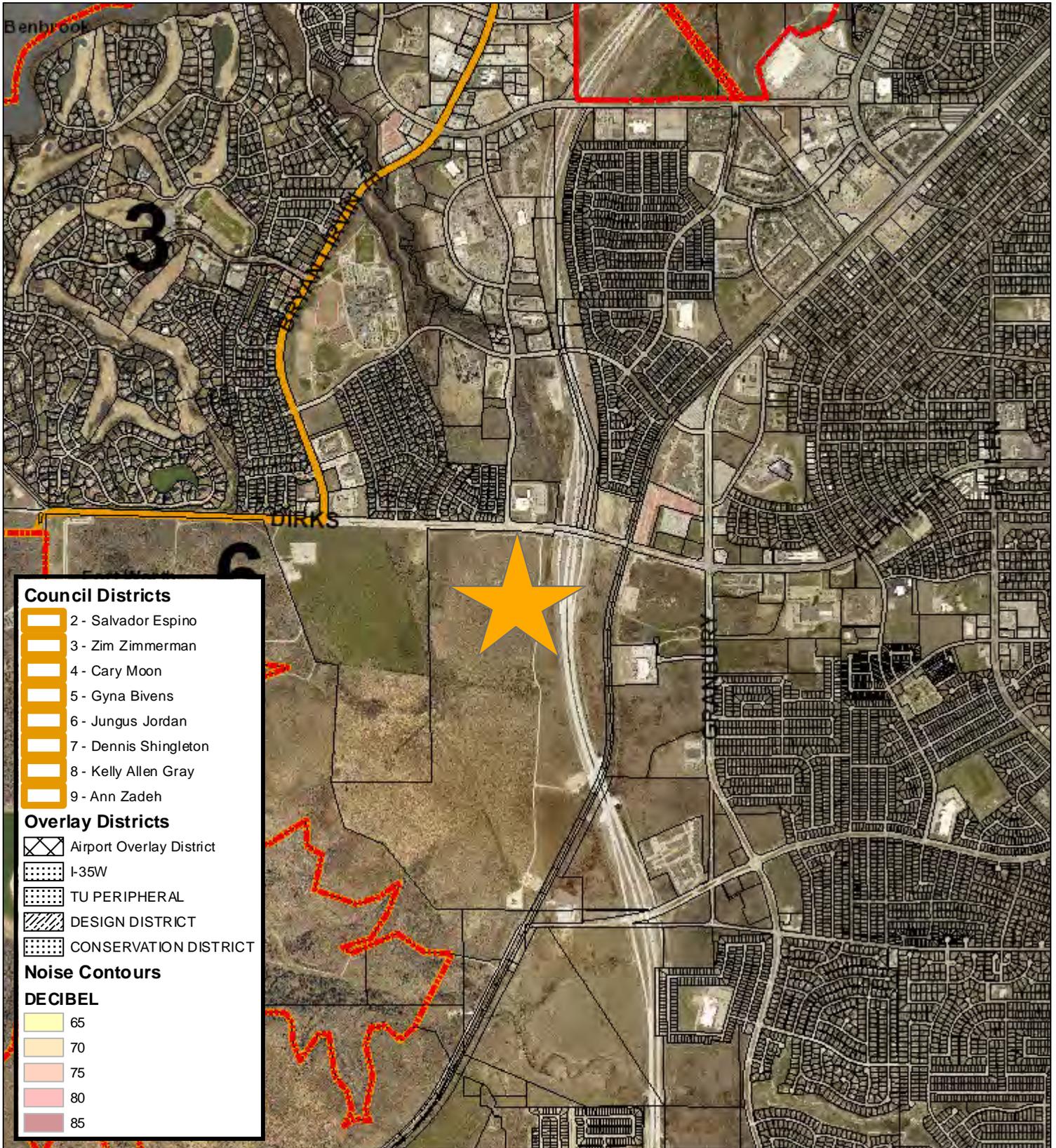
DATE: 6/13/2016

DATE: 4/22/2015

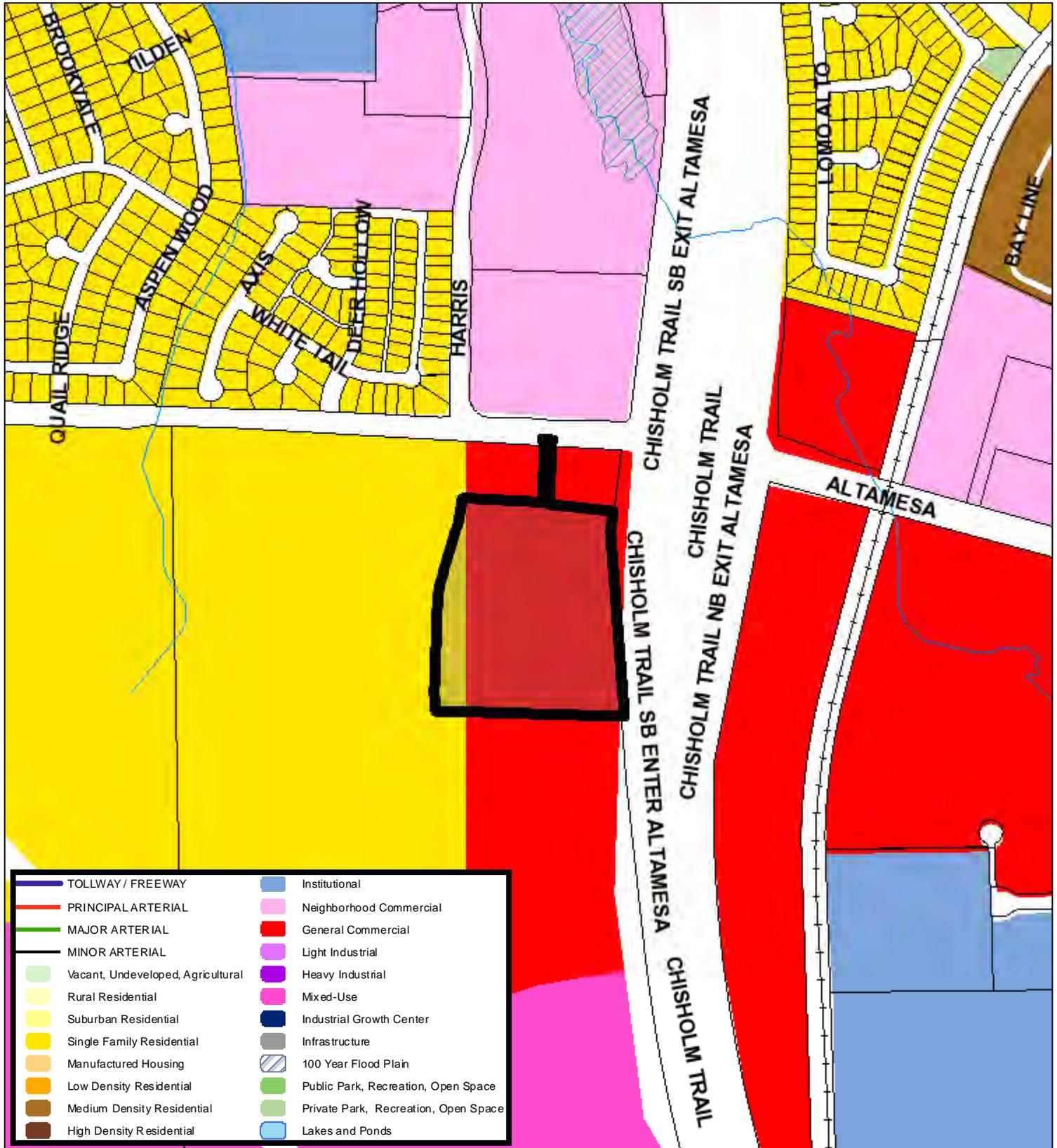
SHEET: 1

DATE: 2015-138

Area Map



Future Land Use



550 275 0 550 Feet

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



0 350 700 1,400 Feet



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

<i>Document received for written correspondence</i>					ZC-16-126
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Rob Wiggins	NA	Out		Support	Sent letter in

10. ZC-16-127 Silver Bay Group LLC (CD 4) – 5801 N. Beach Street (Portion of Lot A, Block 2, The Fairways at Fossil Creek, 1.57 Acres): from “G” Intensive Commercial to “E” Neighborhood Commercial

Ms. Murphy stated the applicant has requested a continuance.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

11. SP-16-009 AM Pate/Pate Ranch Retail LP (CD 6) – 6701 Dirks Road/Alta Mesa at Chisholm Trail Parkway (J. Heath Survey, Abstract No. 641, 14.83 Acres): Provide Site Plan for PD 1063 “PD/G” Planned Development for all uses in "G" Intensive Commercial excluding: probation or parole office, electric power substation, telecommunications tower (allow stealth towers & antennas on buildings), amusement outdoor, massage parlor (allow massage therapy), theater, drive-in, recreational vehicle park, feed store- no processing/milling, mortuary or funeral home, newspaper distribution center, pawn shop, tattoo parlor, taxidermist shop, automotive repair, paint & body shop, vehicle sales or repair, including automobiles, motorcycles, boats or trailers, airport, aviation field or landing area (allow helistop), recycling collection facility, batch plant, concrete or asphalt (temporary), trailer, portable; sales, construction or storage. Maximum height of five stories or 60 feet. Commercial lighting to be designed and constructed to not be obtrusive to the adjacent A-5 single-family residential zoning to the north; site plan required

Clay Cristy, 2328 Lotus Avenue, Fort Worth, Texas representing AM Pate/Pate Ranch Retail explained to the Commissioners the site plan is required from a previously approved zoning case. They are proposing a Kroger grocery store with fueling center. Mr. Cristy explained the one of the drive throughs is for a standard pharmacy pick up and the other is for on-line grocery shopping quick pick up.

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

<i>Document received for written correspondence</i>					SP-16-009
Name	Address	In/Out 300 notification area	ft	Position on case	Summary

Jackie w/Kroger	Kredal Pkwy	751 Freeport	Out			Present did not speak
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12. ZC-16-129 City of Fort Worth Planning and Development: Urban Agriculture (CD ALL) Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (2015), by Amending;

- Use tables in Chapter 4, “District Regulations”, Articles 6, 8 and 12 to add “Urban Agriculture” and “Community Gardens” as a permitted use in all districts;
- Chapter 5, “Supplemental Use Standards”, to add Section 5.146 “Urban Agriculture and Community Gardens” providing development standards for Urban Agriculture, Community Gardens and related uses; and
- Chapter 9, “Definitions” to add definitions related to Urban Agriculture and Community Gardens

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases/>

Jocelyn Murphy explained to the Commissioners the text amendment.

Maggi Arendsee with Metro Beekeepers Association spoke in support. Mr. Flores asked if they were insured or bonded in case there were any issues with the bees. Ms. Arendsee said it would be up to each individual beekeeper as to whether or not they are insured; she doesn’t believe the State of Texas has any requirements.

Brandy O’Quinn with the Blue Zones project spoke in support. Ms. O’Quinn stated this was a community effort and as a Blue Zones project we need to make sure the healthy choice is an easy choice. We need to provide access for fresh produce for all the residents in Fort Worth.

Amy Meade spoke in support.

Michael Brooks with USDA representing NRCS spoke in support.

Fred Hall with A&M County Agriculture, a resource agent, spoke in support. Mr. Flores asked Mr. Hall about chemical applications. Mr. Hall said they have two separate classes of chemistry. Non restricted are the chemicals you can purchase locally at farm and garden stores likes Lowes, Home Depot. They also have restricted use products which are sometimes the same product but at a different grade. You do have to have some kind of a license to dispense them.

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

<i>Document received for written correspondence</i>					ZC-16-129
Name	Address	In/Out 300 notification area	Position on case		Summary
Maggi Arendsee/ Metro Beekeepers	1928 Kensington	Out		Support	Spoke at hearing