



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2018

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None
Support: None

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Pate Ranch Land, LP, Pate Ranch Commercial LP

Site Location: 7400 - 7500 blocks Chisholm Trail Parkway Mapsco: 102G

Proposed Use: School

Request: From: "PD 1064" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding: community home, group home I & II, probation or parole office, electric power substation, telecommunications tower (allow stealth towers & antennas on buildings), baseball/softball facility (commercial), massage parlor (allow massage therapy), mortuary or funeral home, newspaper distribution center, pawn shop, tattoo parlor, taxidermist shop, automotive repair, paint & body shop, recreational vehicle (RV) sales/service, assaying, assembly of pre-manufactured parts, except for vehicle, trailers, airplanes or mobile homes, bottling works, milk or soft drinks, food processing (no slaughtering), manufacture of artificial flowers, ornaments, awning, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade, monument/marble works, finishing and carving only, monument works, stone, paper box manufacturing, pattern shop, printing, lithographing, book-binding, newspaper or publishing, rubber stamping, shearing/punching, sheet metal shop, welding shop, custom work (not structural), airport, aviation field, or landing area (allow helistop), railroad roundhouse or railroad car repair shop, recycling collection facility, storage outside (display outside allowed), trailer, portable, sales, construction or storage, site plan required

To: PD/CF Planned Development for all uses in "CF" Community Facilities, site plan included for a school

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

Comprehensive Plan Consistency: Requested change is **consistent**.

Staff Recommendation: **Approval**

Background:

The property is located south of Altamesa Boulevard, west of Chisholm Trail Parkway on the eastern side of future Harris Parkway. The applicant is proposing a zoning change in order to develop a school. The

development was not able to meet the MU-2 regulations including setbacks and parking, and chose to rezone to CF to allow the current form.

This property is a deep lot in a developing area. A senior apartment complex is planned directly to the north. Harris Parkway is currently under construction, which when completed, will connect from Altamesa Boulevard to Bryant Irvin Road. The site plan shows their temporary second point of access while the road is being constructed.

Site Information:

Owner:	Pate Ranch Land, LP, Pate Ranch Commercial LP 10210 N Central Expressway Dallas, TX 75231
Agent	Brian Nelson / HKS Architects
Acreage:	12.66 ac.
Comprehensive Plan Sector:	Far Southwest

Surrounding Zoning and Land Uses:

North	"PD 1064" / undeveloped
East	"AG Agricultural / Chisholm Trail Parkway
South	"PD 1064" / undeveloped
West	"A-5" One Family / undeveloped

Site Plan Comments:

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

Platting site plan comments:

The Fire Apparatus Access indicated to the northwest corner of the site will only provide one point of access while Harris Parkway is under construction.

No final plat for this property can be recorded until the infrastructure including water, sewer and Harris Parkway has been platted, constructed and accepted by the City of Fort Worth.

FYI--The note about the gates needs to include that they will be designed to meet TPW Gating Design Standards. This will ensure there is adequate stacking outside the right-of-way, escape lanes and space to turnaround for those who cannot get in the gate.

TPW site plan comments:

Submit a Traffic Impact Study (TIS) for TPW approval. It will be a hold on the plat that a school study will need to be accepted.

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.

TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.

Label Plat - Show Case Number on the plat. (But not as part of title block).

Water site plan comments:

No comments at this time

Fire site plan comments:

No comments at this time

PARD site plan comments:

No comments at this time

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, 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.)

Recent Relevant Zoning and Platting History:

Zoning History: ZC-18-146 from A-5 to PD/CR; (west of site)
ZC-18-141 from PD 1064 to PD/D; (north of site)
ZC-14-147 from unzoned to PD/G; PD/MU-2; MU-2; A-5; effective 12/1/15 (subject site and surrounding property)
ZC-13-095 from unzoned to A-5 and E; effective 8/31/13 (property to the east and southeast of the site)

Platting History: PP-12-034

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Altamesa Blvd	Neighborhood Connector	Neighborhood Connector	No
Chisolm Trail Parkway	Tollway	Tollway	No
Future Harris Parkway	Collector	Collector	No

Bus route: The nearest bus stop is over a mile away on the east side of Chisholm Trail on Altamesa.

Public Notification:

300 foot Legal Notifications were mailed on October 26, 2018.

The following organizations were notified: (emailed October 15, 2018)

Organizations Notified	
Summer Creek Meadows HA	Park Palisades HA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Crowley ISD	

**Nearest registered neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/CF” Planned Development for “CF” Community Facilities for a school. Surrounding land uses consist of the undeveloped single family zoned land to the west, undeveloped mixed-use zoned property to the north and south, and Chisholm Trail Parkway to the east.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Mixed-Use, reflecting the current zoning. The below Comprehensive Plan policies and Economic Development Plan strategies apply to this proposal:

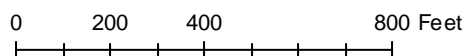
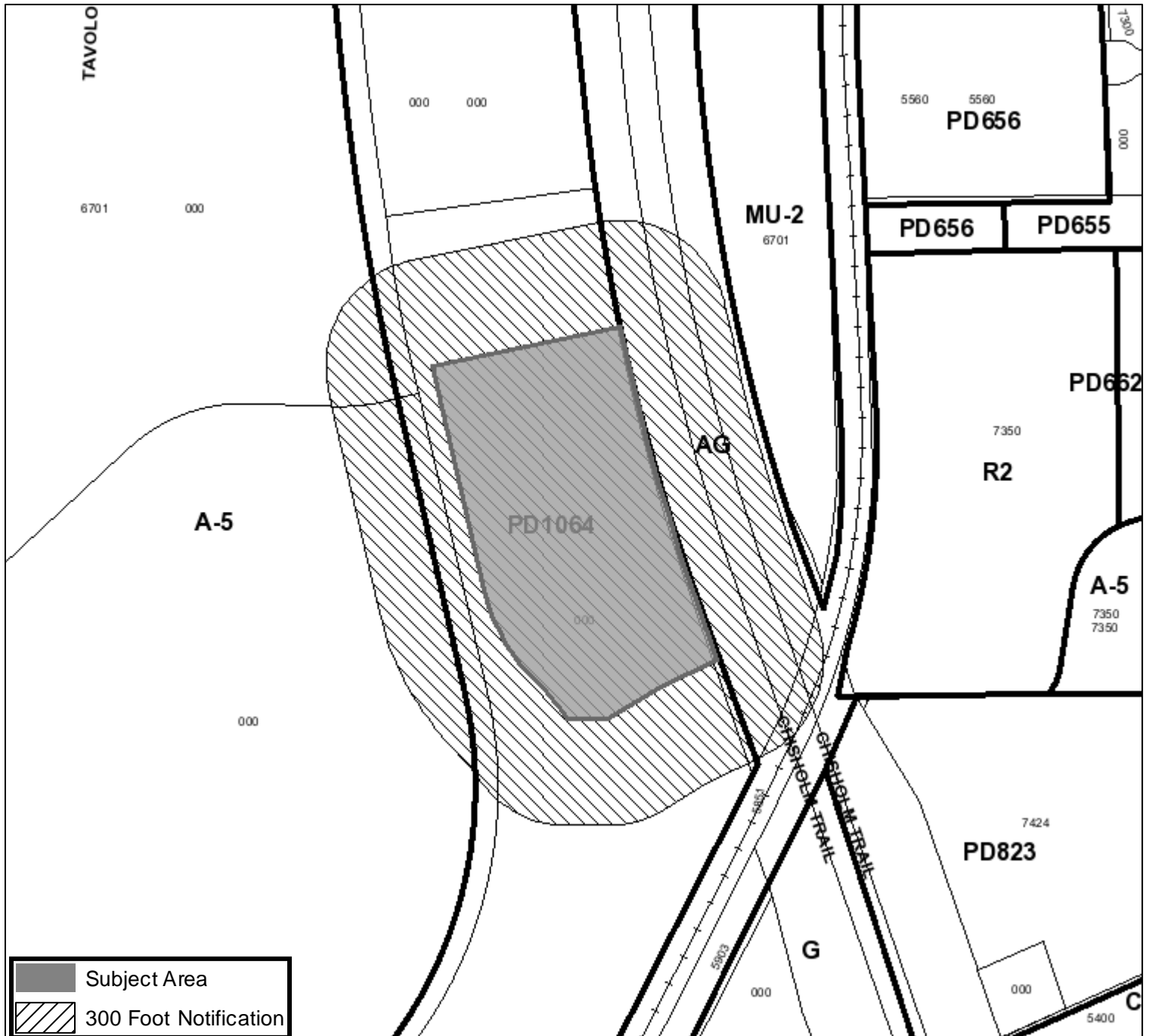
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes from November 14, 2018 Zoning Commission hearing

Area Zoning Map

Applicant: Pate Ranch Commercial & Pate Ranch Land LP
 Address: 7400 - 7500 blocks of Chisholm Trail Parkway
 Zoning From: PD 1064 for certain MU-2 uses
 Zoning To: PD for CF uses, including site plan for school
 Acres: 12.6593021
 Mapsco: 102G
 Sector/District: Far Southwest
 Commission Date: 11/14/2018
 Contact: 817-392-8043



Area Map



ARCHITECT
 HKS, INC.
 350 NORTH SAINT PAUL, SUITE 100
 DALLAS, TX 75201
 PH 214-969-3197

OWNER
 PATE RANCH COMMERCIAL, LP,
 PATE RANCH LAND LP
 10210 N CENTRAL EXPY SUITE 300
 DALLAS, TX 75251

TENANT
 GREAT HEARTS TEXAS
 824 BROADWAY STREET, SUITE 101
 SAN ANTONIO, TX 78215

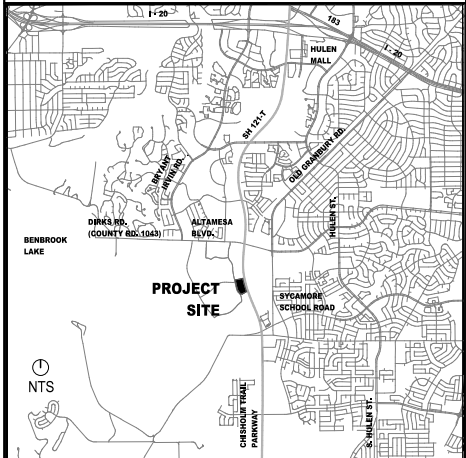
PROJECT MANAGER
 PROJECT MANAGEMENT SERVICES, INC
 900 CLARENCE BOHLS LANE
 PFLUGERVILLE, TX 78660

GREAT HEARTS - TAVOLO FT WORTH, TEXAS

ZONING CASE NUMBER
 ZC-18-171

DATE
10/19/18

KEY PLAN

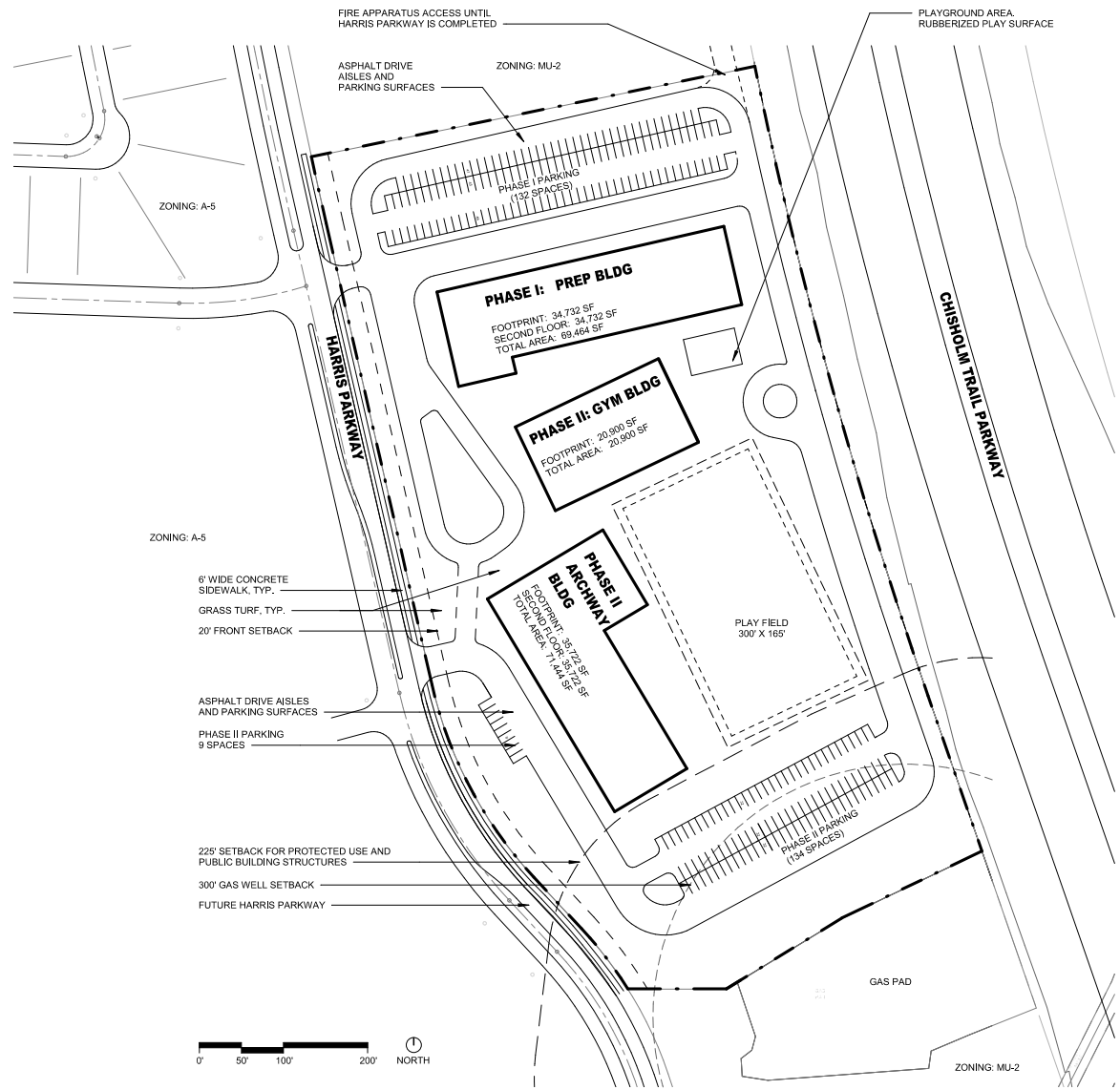


SITE PLAN SCOPE NOTES

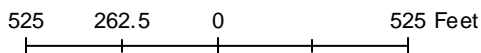
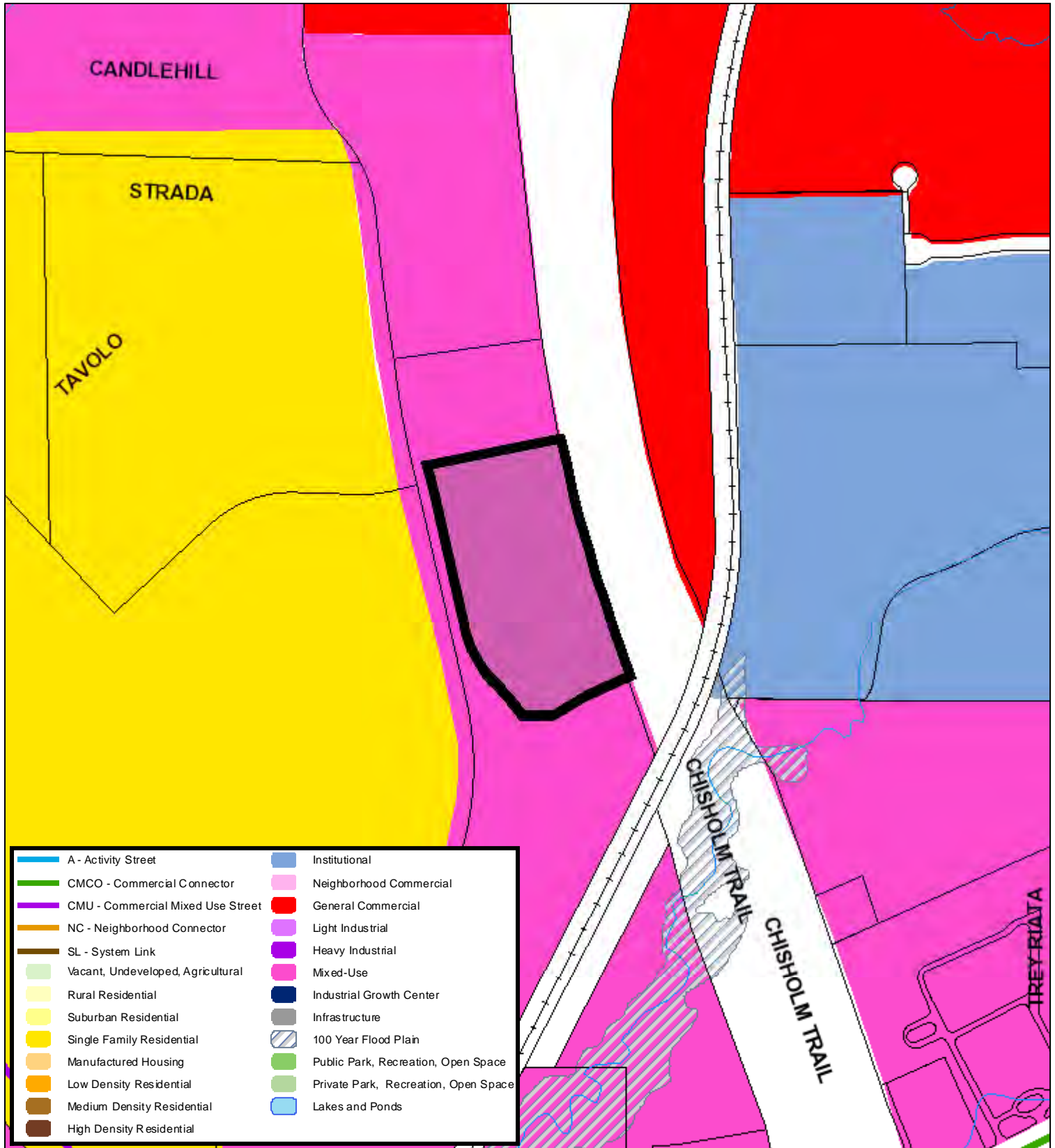
- LEGAL DESCRIPTION:
 TRACT B-2 PATE RANCH
 COMMERCIAL LP C.C.D. NUMBER D215248527 D.R.T.C.T.
 12.659 ACRES
- ZONING CASE # ZC-18-171 - ZONING - PD 1064
 - CURRENT ZONING - PD MU-2 - PROPOSED ZONING - PD-CF
- NO PREVIOUSLY EXISTING STRUCTURES ON SITE
- PHASE 1 CONSTRUCTION TO FINISH AUGUST 2020
 - PHASE 2 CONSTRUCTION TO FINISH 2023 (SEPARATE CONSTRUCTION PERMIT)
- NEW STRUCTURES TO BE PUBLIC EDUCATION FACILITY
 - 2 STORY STRUCTURE
 - 35' MAX BUILDING HEIGHT
- PHASE 1 BUILDING FOOTPRINT (FIRST FLOOR) - 34,732 SF
 - PHASE 1 SECOND FLOOR - 34,732 SF
 - PHASE 1 TOTAL AREA - 69,464 SF
- PHASE 2 BUILDING FOOTPRINT (FIRST FLOOR) - 35,722 SF
 - PHASE 2 SECOND FLOOR - 35,722 SF
 - PHASE 2 TOTAL AREA - 71,444 SF
- PHASE 2 GYM BUILDING FOOTPRINT (FIRST FLOOR) - 20,900 SF
- BUILDING FOOTPRINT AT FULL BUILDOUT - 91,354 SF
 - TOTAL BUILDING AREA AT FULL BUILDOUT - 161,808 SF
- PARKING REQUIREMENTS:
 - ELEMENTARY/JR HIGH: 44 CLASSROOMS x 2.5 SPACES/CLASSROOM = 110 SPACES
 - HIGH SCHOOL: 224 STUDENTS x 1 SPACE/2 STUDENTS = 112 SPACES
 - GYM (250 SEATS): 250 SEATS x 1 SPACES SEATS = 50 SPACES (MAY BE DOUBLE COUNTED PER CODE)
 - TOTAL PARKING REQUIRED: 222 SPACES
- 237 PARKING SPACES PROVIDED (PHASE 1 - 132, PHASE 2 - 105)
 - PHASE 1 TO INCLUDE ELEMENTARY AND JR HIGH
 - PHASE 2 TO INCLUDE JR HIGH AND HIGH SCHOOL
- SITE SCREENING TO COMPLY WITH ALL CODE STANDARDS APPLICABLE TO THIS SITE
- SITE LIGHTING TO COMPLY WITH ALL CODE STANDARDS APPLICABLE TO THIS SITE
- ALL SITE LIGHTING WILL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT
- PROJECT SHALL COMPLY WITH SECTION 6.301, LANDSCAPING
- PROJECT SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY
- ALL SIGNAGE TO CONFORM TO ARTICLE 4
- ALL DRIVES AND PARKING ISLES TO BE 24'-0" WIDE UNLESS NOTED OTHERWISE ON PLAN
- ALL SITE PAVING TO BE ASPHALT UNLESS NOTED OTHERWISE ON PLAN

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE



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 6, 2018.



Aerial Photo Map



0 325 650 1,300 Feet

