



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 18, 2020

**Council District** 4

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Service Plus Automotive Maintenance

**Site Location:** 3401 N. Tarrant Parkway      Acreage: 0.82

**Proposed Use:** Coffee Shop with Drive-Thru

**Companion Cases:** ZC-16-181

**Staff Recommendation:** Approval

**Background:**  
 The proposed site is located on the north side of Tarrant Parkway and west of Riverside Drive, less than a half mile east of IH35. The applicant would like to amend the site plan of "PD 985" to add a coffee shop with drive-thru. The PD was previously amended in 2016 to add a car wash as an allowed use. The car wash was never developed.

The site plan provides for an 862 square foot building with a drive thru lane. The site is showing 12 parking spaces.

**Site Information:**  
Surrounding Zoning and Land Uses:  
 North "AG" Agricultural / vacant  
 East "E" Neighborhood Commercial / commercial  
 South "E" Neighborhood Commercial / vacant  
 West "G" Intensive Commercial / vacant

Zoning History: ZC-16-181 Amend PD 985; effective 1/13/17; subject site

**Site Plan Comments:**  
 The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

**(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.)**

**Public Notification:**  
 300 foot Legal Notifications were mailed on July 24, 2020.  
 The following organizations were notified: (emailed July 22, 2020)

<b>Organizations Notified</b>	
North Fort Worth Alliance	Arcadia Park Estates HOA*
Manor Hill at Alliance HOA	Summerfields NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Northwest ISD

\*Closest Neighborhood Association

***Attachments:***

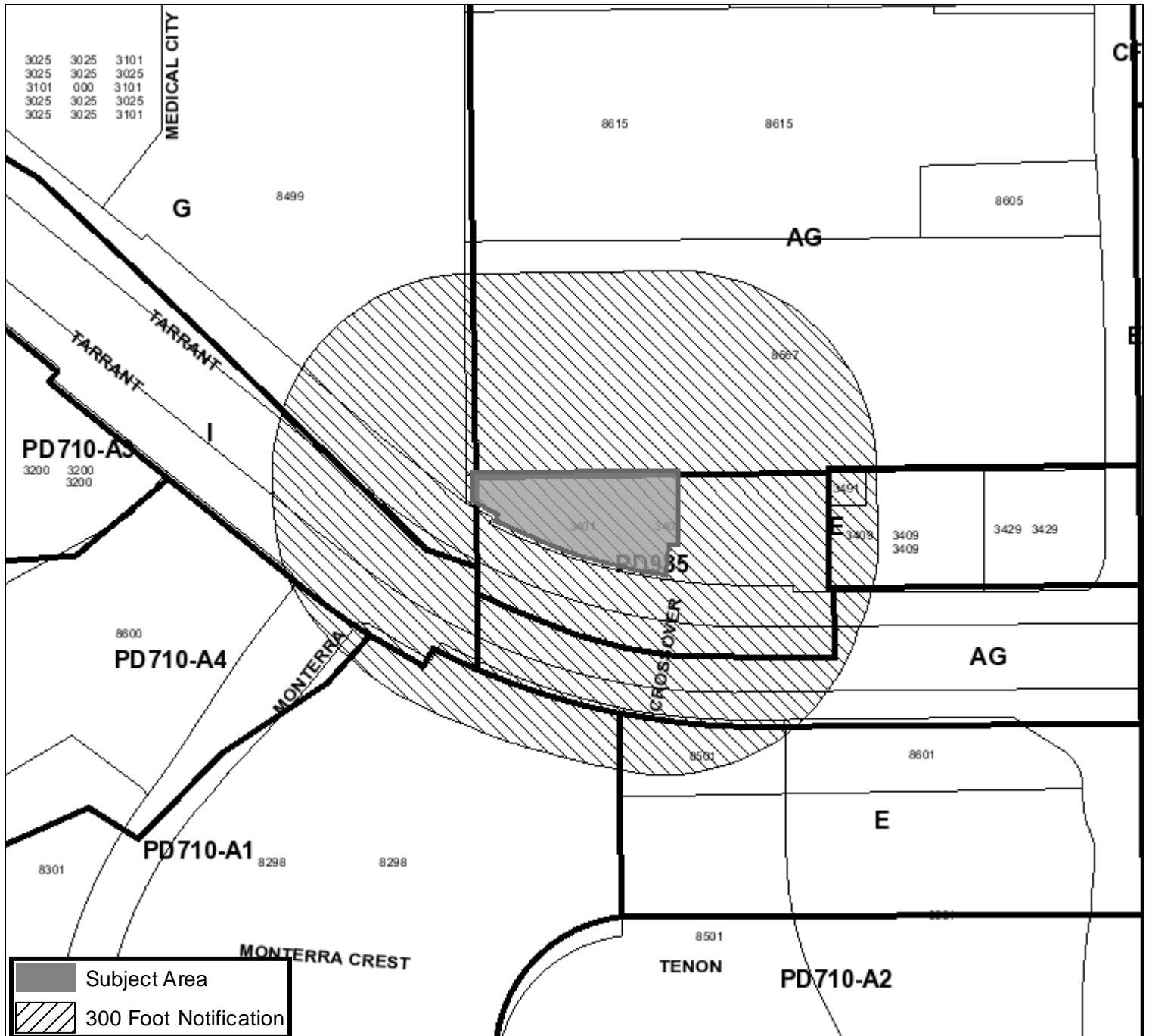
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



SP-20-018

# Area Zoning Map

Applicant: Service Plus Automotive Maintenance  
 Address: 3401 N. Tarrant Parkway  
 Zoning From: PD 985  
 Zoning To: Site plan for drive-thru restaurant  
 Acres: 0.82133909  
 Mapsco: 35G  
 Sector/District: Far North  
 Commission Date: 8/12/2020  
 Contact: 817-392-8043

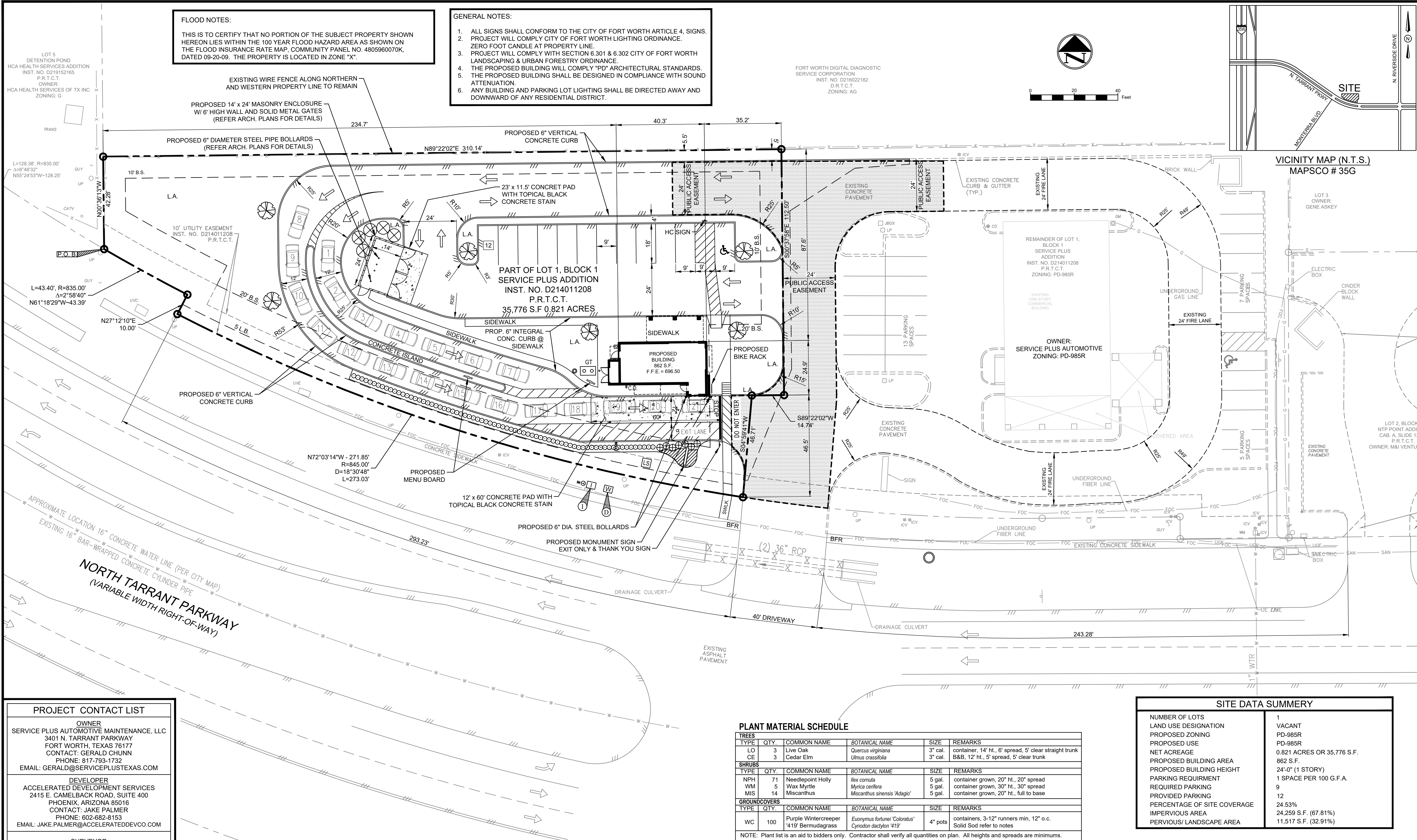
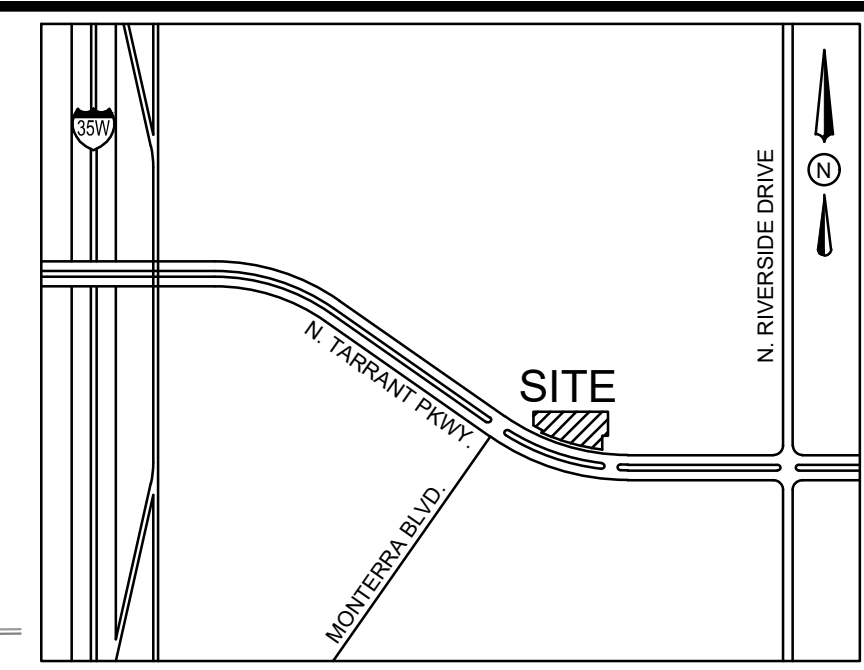
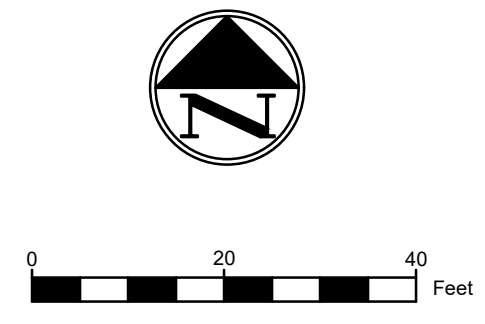


0 105 210 420 Feet

**FLOOD NOTES:**  
 THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4805960070K, DATED 09-20-09. THE PROPERTY IS LOCATED IN ZONE "X".

**GENERAL NOTES:**  
 1. ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.  
 2. PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE.  
 3. ZERO FOOT CANDLE AT PROPERTY LINE.  
 4. PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.  
 5. THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.  
 6. THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.  
 7. ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

FORT WORTH DIGITAL DIAGNOSTIC SERVICE CORPORATION  
 INST. NO. D216022182  
 D.P.T.C.T.  
 ZONING: AG



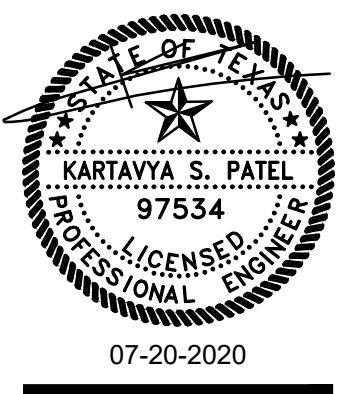
VICINITY MAP (N.T.S.)  
 MAPSCO # 35G



TX PE FIRM #11525  
**TRIANGLE ENGINEERING LLC**  
 1784 W. McHammet Drive, Suite 110, Allen, TX 75013  
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1784 W. McHammet Drive, Suite 110, Allen, TX 75013  
 Planning | Civil Engineering | Construction Management



NO.	DATE	DESCRIPTION
1	07-20-2020	1st CITY SUBMITTAL



**PROJECT CONTACT LIST**

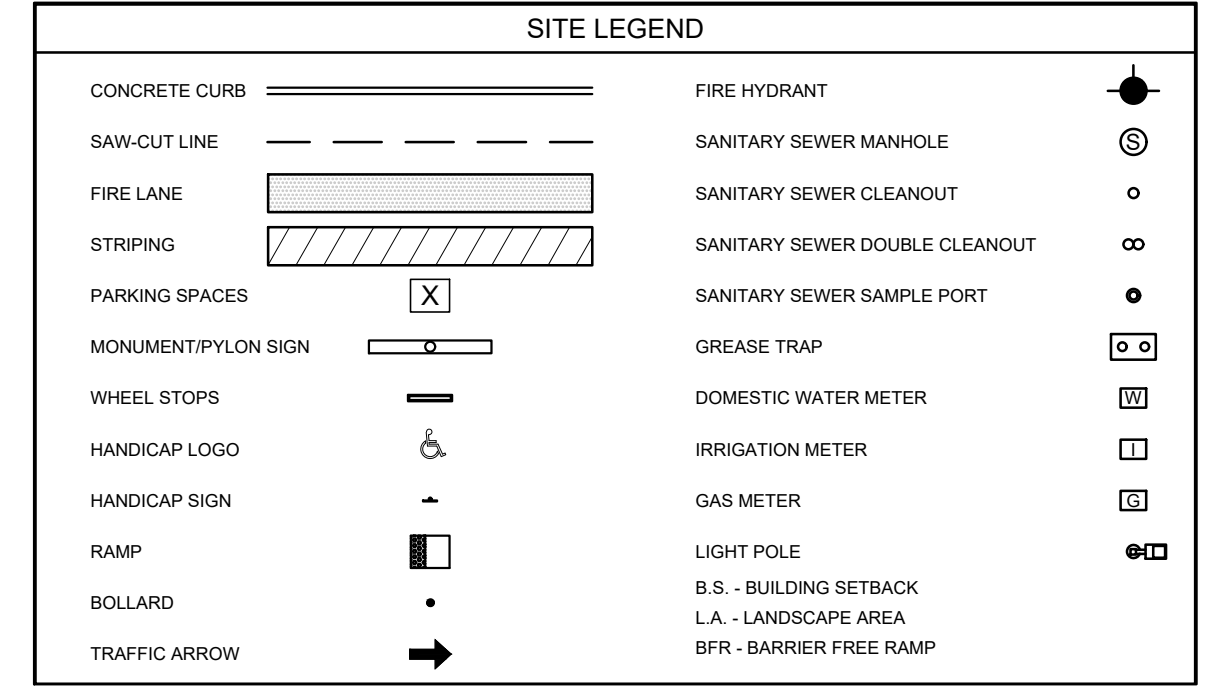
**OWNER**  
 SERVICE PLUS AUTOMOTIVE MAINTENANCE, LLC  
 3401 N. TARRANT PARKWAY  
 FORT WORTH, TEXAS 76177  
 CONTACT: GERALD CHUNN  
 PHONE: 817-793-1732  
 EMAIL: GERALD@SERVICEPLUSTEXAS.COM

**DEVELOPER**  
 ACCELERATED DEVELOPMENT SERVICES  
 2415 E. CAMELBACK ROAD, SUITE 400  
 PHOENIX, ARIZONA 85016  
 CONTACT: JAKE PALMER  
 PHONE: 602-682-8153  
 EMAIL: JAKE.PALMER@ACCELERATEDDEVCO.COM

**SURVEYOR**  
 ARTHUR LAND SURVEYING  
 220 ELM STREET, SUITE 200  
 LEWISVILLE, TEXAS 75057  
 CONTACT: THOMAS W. MAUK  
 PHONE: 214-217-2544

**ENGINEER**  
 TRIANGLE ENGINEERING LLC  
 1784 W. MCDERMOTT DRIVE, SUITE 110  
 ALLEN, TEXAS 75013  
 CONTACT: KEVIN PATEL  
 PHONE: (469) 331-8566  
 EMAIL: KPATEL@TRIANGLE-ENGR.COM

**ARCHITECT**  
 ARMET DAVIS NEWLOVE & ASSOCIATES  
 1330 OLYMPIC BOULEVARD  
 SANTA MONICA, CA. 90404  
 CONTACT: PAUL DEPPE  
 PHONE: 310-452-5533 x203  
 EMAIL: DEPPE@ADNARCH.COM



**SITE GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES	LO	3	Live Oak	Quercus virginiana	3" cal.	container, 14" ht., 6' spread, 5' clear straight trunk
	CE	3	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 12" ht., 5' spread, 5' clear trunk
SHRUBS	NPH	71	Needlepoint Holly	Ilex cornuta	5 gal.	container grown, 20" ht., 20" spread
	WM	5	Wax Myrtle	Myrica cerifera	5 gal.	container grown, 30" ht., 30" spread
	MIS	14	Miscanthus	Miscanthus sinensis 'Adagio'	5 gal.	container grown, 20" ht., full to base
GROUNDCOVERS	WC	100	Purple Wintercreeper	Euonymus fortunei 'Coloratus'	4" pots	containers, 3-12" runners min, 12" o.c.
			'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

**SITE DATA SUMMARY**

NUMBER OF LOTS	1
LAND USE DESIGNATION	VACANT
PROPOSED ZONING	PD-985R
PROPOSED USE	PD-985R
NET ACREAGE	0.821 ACRES OR 35,776 S.F.
PROPOSED BUILDING AREA	862 S.F.
PROPOSED BUILDING HEIGHT	24'-0" (1 STORY)
PARKING REQUIREMENT	1 SPACE PER 100 G.F.A.
REQUIRED PARKING	9
PROVIDED PARKING	12
PERCENTAGE OF SITE COVERAGE	24.53%
IMPERVIOUS AREA	24,259 S.F. (67.81%)
PERVIOUS/ LANDSCAPE AREA	11,517 S.F. (32.91%)

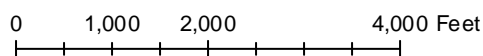
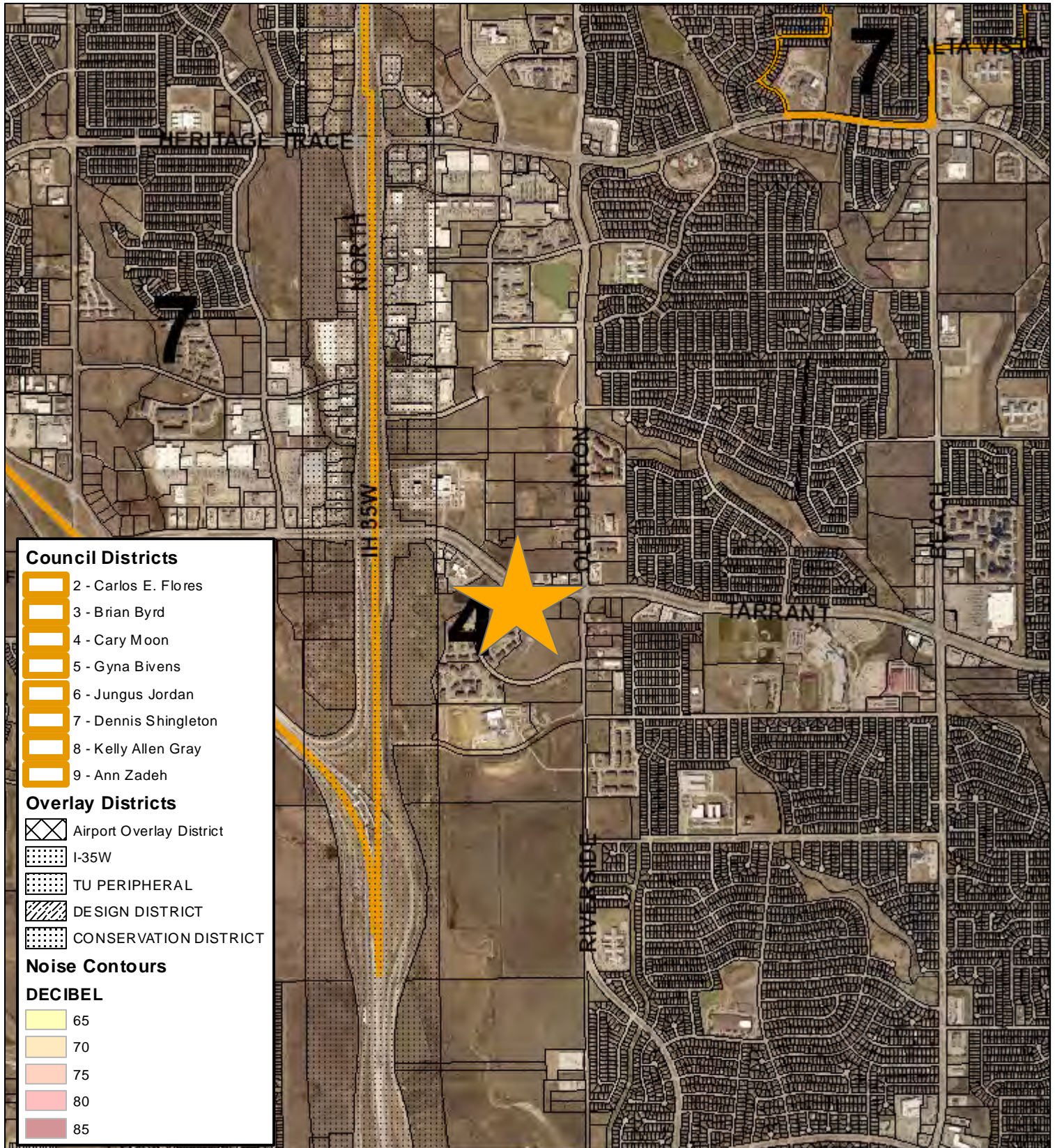
DIRECTOR OF PLANNING & DEVELOPMENT  
**SITE PLAN**  
 0.821 AC. PART OF LOT 1, BLOCK 1  
 SERVICE PLUS ADDITION  
 CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS  
 ZONING CASE No. SP-20-018

**SITE PLAN**  
 DUTCH BROS COFFEE  
 N. TARRANT PARKWAY  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS 76177

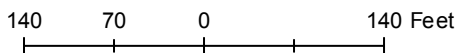
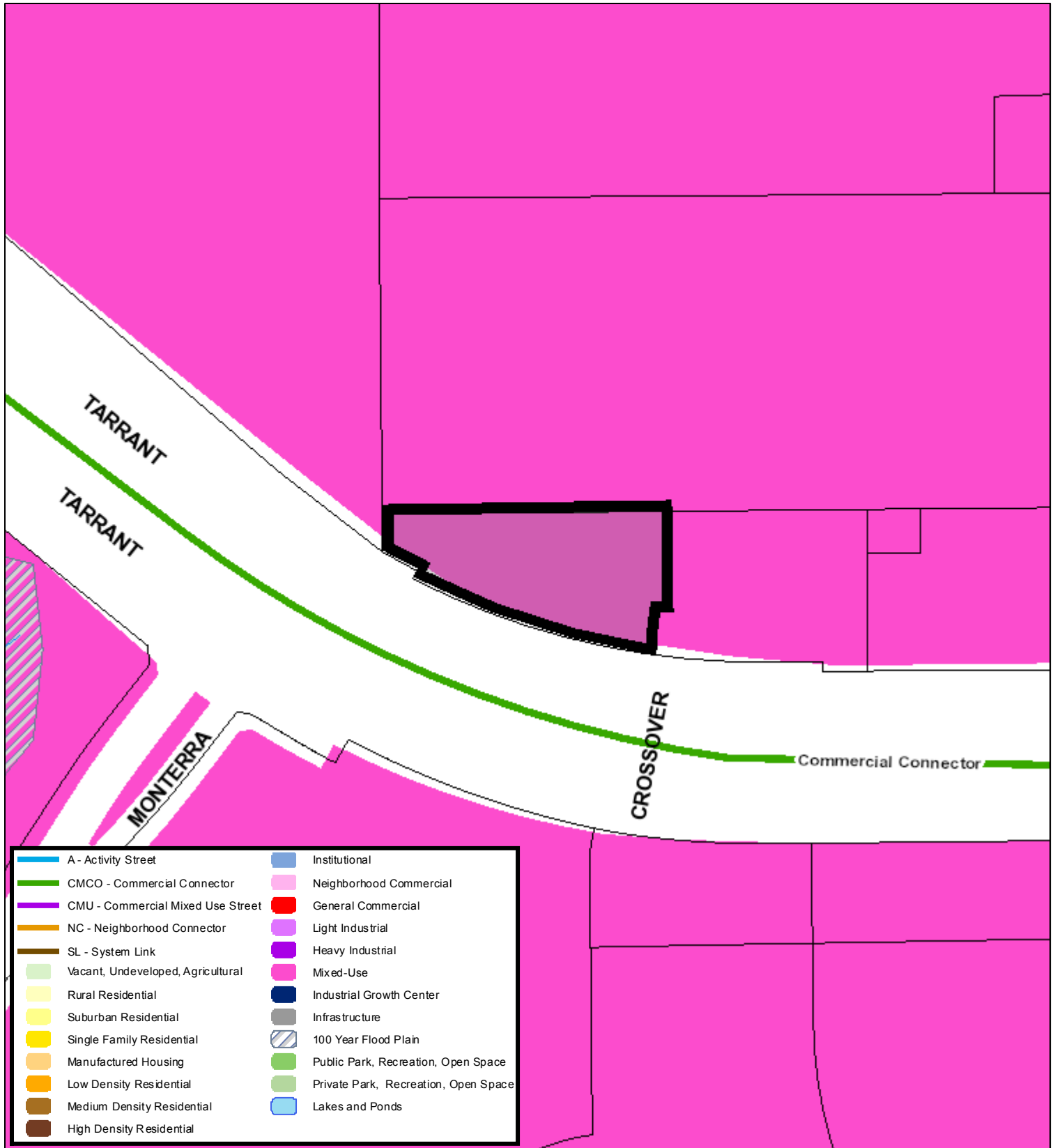
DATE	PROJECT
06/10/2020	039-20
DESIGN	DRAWN
KP	MLM

SHEET #  
**PDSP**

## Area Map



### 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 95 190 380 Feet

