

Zoning Staff Report

Date: September 12, 2023 Case Number: SP-23-004 Council District: 8

Site Plan

Case Manager: Stephen Murray

Owner / Applicant: ACH Landowner II

Site Location: 3117 Grayson Street Acreage: 3.3

Request

Proposed Use: Assisted Living/Care house facility

Companion Case: ZC-13-042/PD 915: "PD/ER" Planned Development for Neighborhood Commercial

Restricted uses plus assisted living facility, nursing home with full medical services, and

massage therapy and spa with development standards on file in the Planning &

Development Department; site plan

Request: To: Revise site plan for PD 915 "PD/ER" Planned Development for Neighborhood

Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards to add 6,000 square

foot building; site plan included

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 7-0

Table of Contents

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
 - a. Site Plan Comments

- 6. Zoning Map with 300 ft. Notification Area
- 7. Site Plan
- 8. Area Map
- 9. Future Land Use Map
- 10. Aerial Photograph

Project Description and Background

The subject property is located on the corner of Grayson Street and Wichita Street. The current zoning for the property is PD 915: "PD/ER" Planned Development for Neighborhood Commercial Restricted uses plus assisted living facility, nursing home with full medical services, and massage therapy and spa with development standards, site plan required. The applicant would like to add on to the existing child and family services facility and construct a new 6,901 sf building. The site plan as presented complies with standards.

Surrounding Zoning and Land Uses

North "PD-SU-DD" for all uses in "CF"; the maximum height of any structure may be up to but shall not exceed 75'; tower structures or steeples may not exceed this height as per city ordinance school/community facility

East "B" Two-Family / residential

South PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards in conformance with Section 4.201, Zoning Ordinance, and as amended, except as noted for those development standards described in Exhibit H, attached and on file with the Development Services Department, site plan submittal deferred /vacant

West "PD/CF" Planned Development for all uses in "CF" Community Facilities plus care house/group home and offices with development standards / community facility

Recent Zoning History

None

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.

The following organizations were notified: (emailed June 29, 2023)

Organizations Notified	
United Communities Assoc. of South Fort Worth	East Fort Worth, Inc.
Glen Park NA	Streams and Valleys Inc
Glencrest Civic League NA	Trinity Habitat for Humanity
The New Mitchell Boulevard NA*	FWISD

^{*}Located within this Neighborhood Organization

Development Impact Analysis

Site Plan Comments

The site plan as submitted is consistent with Zoning requirements.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Applicant: Area Zoning Map

Applicant: Scott Gibson/ ACH Child And Family Services

Address: 3117 Grayson Street

Zoning From: PD/ER

Zoning To: Ammend Site Plan

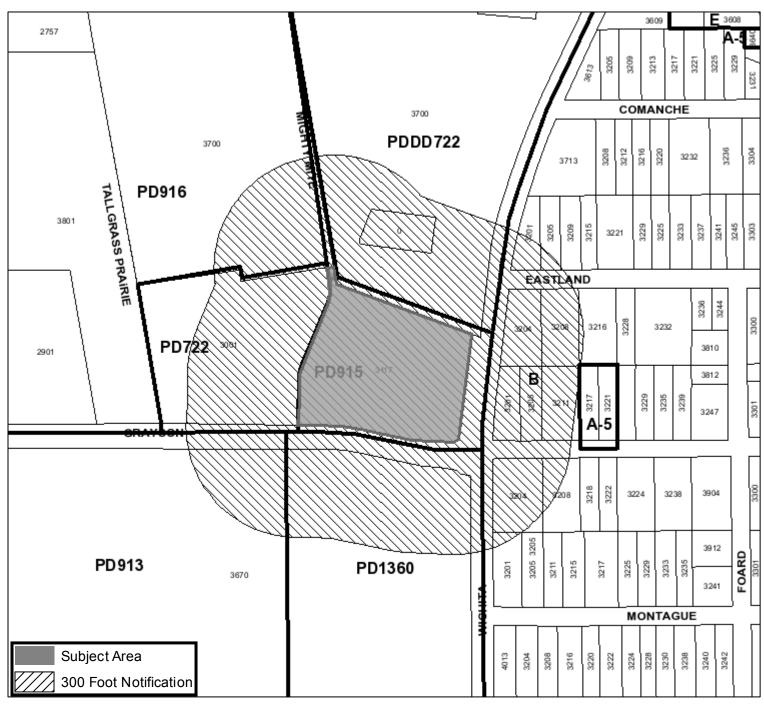
Acres: 3.33439065

Mapsco: Text

Sector/District: Southeast Commission Date: 7/12/2023

Contact: null





BUILDING DATA FOR COTTAGE #1

Gross Floor Area = 5.526 SF Number of Stories = 1 Building Height = ± 20

Exterior Construction Materials: asphalt shingle roof, brick siding

BUILDING DATA FOR COTTAGE #2

Gross Floor Area = 5.018 SF Number of Stories = 1Building Height = ± 20

Exterior Construction Materials: asphalt shingle roof, brick siding

BUILDING DATA FOR MILK BARN

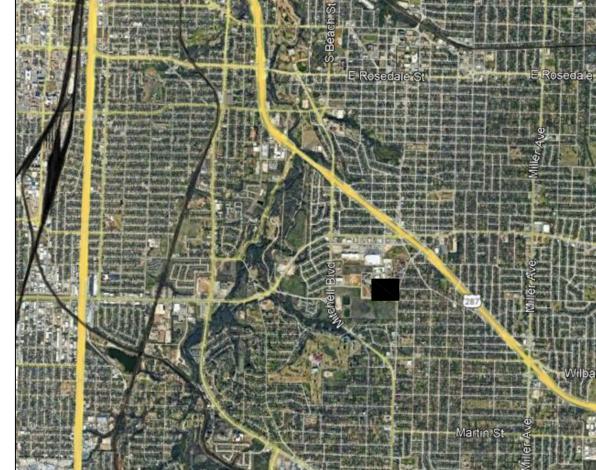
Gross Floor Area = 2.944 SF Number of Stories = 1Building Height = ± 16

Exterior Construction Materials: asphalt shingle roof, brick siding

BUILDING DATA FOR CARE HOUSE

Gross Floor Area = 7,260 SF Number of Stories = 1Building Height = $20'-6 \frac{1}{2}$ "

Exterior Construction Materials: asphalt shingle roof, brick siding



VICINITY MAP

N.T.S.

by date

revision

OWNER/APPLICANT: ACH CHILD AND FAMILY SERVICES

15' SWB TELEPHONE CO. ESMT.
CC #D212155696
15' ONCOR ELECTRIC DELIVERY CO. ESMT.
CC #D212174139

Zoning/Use: PD 722 ACH Campus

5' UTILITY EASEMENT -CC# D212139528

WICHITA CAMPUS 3712 WICHITA STREET FORT WORTH, TEXAS 76119

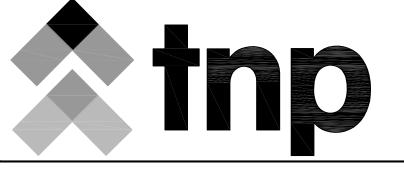
PREPARED BY:

Zoning/Use: PD 913 Vacant

TEAGUE NALL & PERKINS, INC. 5237 N. RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 940.383.4177 CONTACT: SCOTT A. GIBSON, P.E.

DATE PREPARED: JUNE 2023

1" = 40' N/A date May 2023



PD ZONING SUMMARY

SITE INFORMATION

3.338 Ac.

PD915

ASSISTED LIVING FACILITY

3117 GRAYSON ST.

FORT WORTH, TEXAS

76119

PROPOSED

CARE HOUSE

Zoning/Use: PD 1360 Vacant

SITE PLAN

ACH CHILD AND FAMILY SERVICES

WICHITA CAMPUS

Zoning/Use: PD 722 ACH Campus

AREA

PUBLIC ACCESS EASEMENT

EXISTING

COTTAGE #1

ZONING TYPE

EXISTING LAND USE

EXISTING ADDRESS:

COTTAGE #2

FORT WORTH, TEXAS

Denton, Texas 76210 940.383.4177 ph 940.383.8026 fx

www.tnpinc.com TBPE: F-230; TBPLS: 10011600, 10011601, 10194381 **GBPE No. PEF007431; TBAE No. BR 2673**

This document is for interim review and is not intended for construction, bidding or permit

SCOTT A. GIBSON , P.E. Date: June 5, 2023

ACH Child & Family Services Care House Addition

City of Fort Worth, Texas

PD SITE PLAN

SITE PLAN NOTES

- ALL LIGHTING SHALL CONFORM TO THE PD 915 ZONING AND THE LIGHTING CODE.
- 2. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS & CITY'S LIGHTING CODE.
- 3. LANDSCAPING SHALL COMPLY WITH SECTION 6.301.

ST BEET

WIEHITA Variable Wish

Zoning/Uee: B Single-Family Recidential

- 4. LANDSCAPING SHALL COMPLY WITH SECTION 6.302. URBAN FORESTRY REQUIREMENTS.
- 5. ALL OPEN SPACE AREAS ARE GRASS, UNLESS PAVING IS INDICATED.

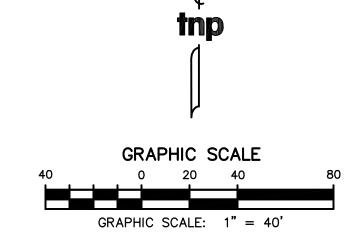
BUILDING/PARKING DATA

Planned Use: Care House

20,389 SF 13,488 SF Building Area: Existing Building: Proposed Building: 7,260 SF

Required Parking: Not Applicable. Lot is separated from adjacent subdivision by utility use. No direct access.

PARKING PROVIDED: Existing Vehicle Parking: Existing Handicap Parking: Proposed Vehicle Parking: Proposed Handicap Parking: TOTAL PARKING:



LEGEND CONCRETE PAVEMENT ASPHALT PAVEMENT CRUSHED GRAVEL CONCRETE FLATWORK EXIST. TREES NEW TREES NEW TREES

DIRECTOR OF DEVELOPMENT SERVICES DATE

SITE PLAN FOR

ACH CHILD AND FAMILY **SERVICES**

LOT 4R2, BLOCK 1 BEING A REPLAT OF LOT 4, BLOCK 1, MASON HEIGHTS ADDITION COUNTY CLERK'S FILE NO. D215125841 3.338 ACRES OUT OF THE J. JUSTICE SURVEY, ABSTRACT No. 859

> TOTAL ACREAGE: 3.338 AC. JULY 2023

SITE PLAN NUMBER: SP-23-004

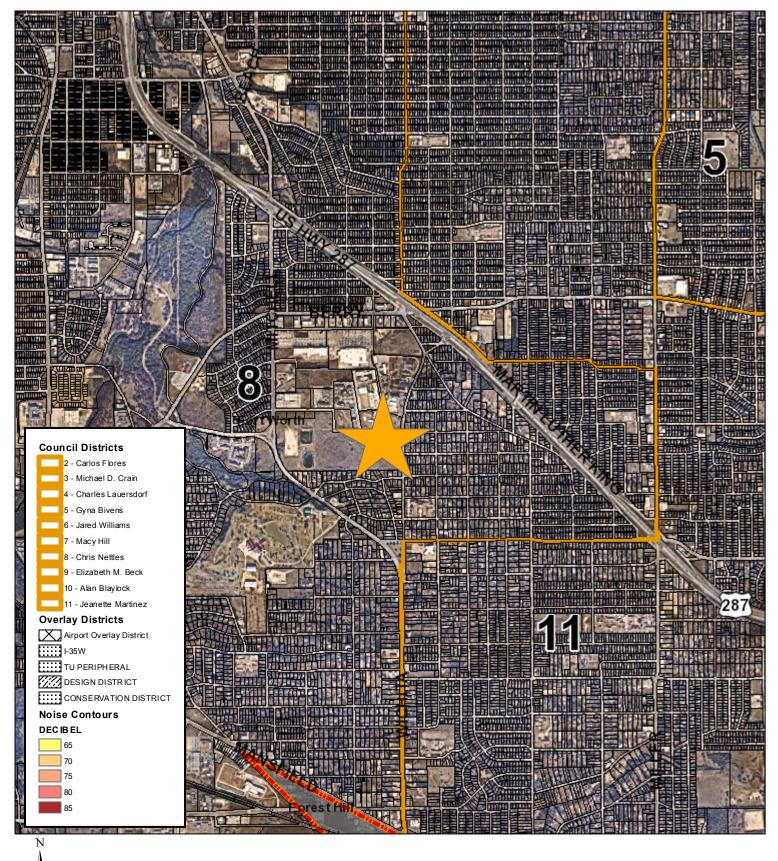
teague nall and perkins, inc 3200 S. Interstate 35E, Suite 1129

ASPHALT PAVEMENT

Tx. Reg. # ____89290

ACH 22214





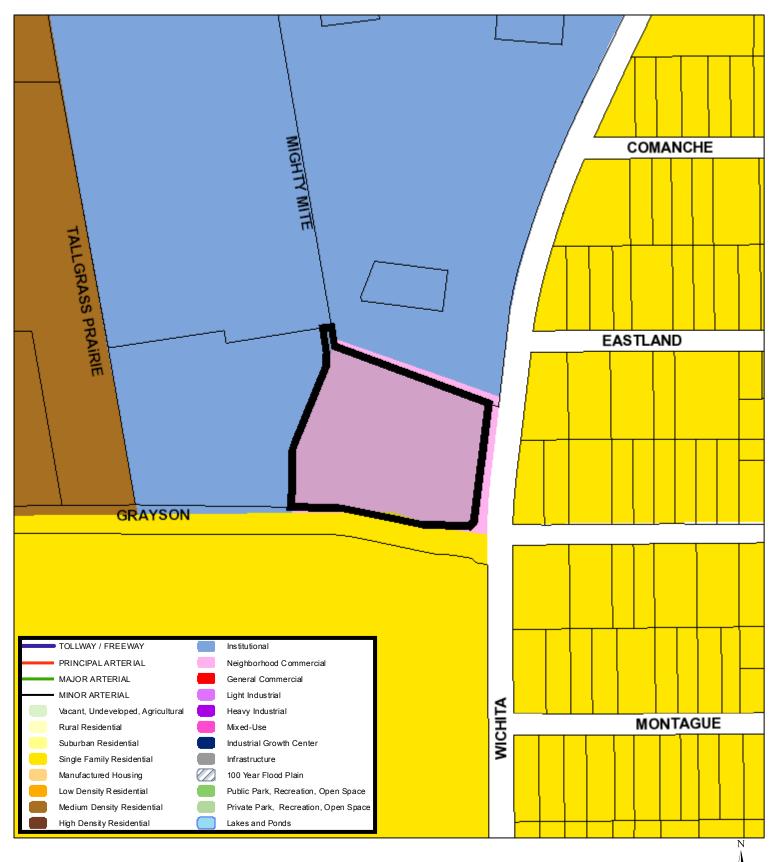
4,000 Feet

2,000

1,000



Future Land Use





Aerial Photo Map



