



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 6, 2019

Council District 6

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

Opposition: None submitted
Support: None Submitted

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

Owner / Applicant: RM Chisholm Trail, LLC
Site Location: 5501 Columbus Trail Mapsco: 102M
Proposed Use: Amend required site plan for PD 471A
Companion Cases: ZC-17-123; ZC-16-132
Staff Recommendation: Approval

Background:

The subject area is located east of Chisholm Trail Parkway and south of Sycamore School Road, falls within the Summer Creek Mixed Use Growth Center. The area is currently developed with a Wal-Mart grocery store, as well as an apartment complex to the north and a single-family development to the south. The following uses are currently excluded from the PD: sexually oriented business, tattoo parlor, shooting ranges (indoor) and gambling facilities.

The site was previously approved with a site plan to add an indoor pet kennel use. There have been some changes to the site design, which requires an amendment to the site plan. Pet boarding kennels are typically considered first in industrial districts due to the potential noise from animals being boarded. The site plan for the indoor kennel indicates that no animals will be kept outdoors unsupervised at any time and provides for a group activity yard as well as single pet activity yards, which are for dogs that are unable to socialize with other dogs, for various reasons (i.e. unneutered, senior dogs, etc.). These activity areas will be supervised and no dogs will be kept outside overnight.

The property is adjacent to the new Chisholm Trail Parkway. As such, the councilmember expects the applicant to provide an aesthetically pleasing campus as viewed from the parkway. The fencing to the parkway shall be wrought iron with extensive trees and landscaping. No detached signage is permitted to the parkway and any attached signage shall be unilluminated. The applicant indicates no signage is planned on the east wall adjacent to the parkway.

Site Information:

Owner: RM Chisholm Trail, LLC
10 Lamar Blvd
Hattiesburg, MS 39405
Acreage: 1.15 ac.
Agent: Clay Cristy / Claymoore Engineering
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

- North PD 471 PD/F with exclusions / undeveloped
- East PD 471A PD/F with exclusions plus indoor pet kennel / undeveloped
- South PD 471A PD/F with exclusions plus indoor pet kennel / undeveloped
- West PD 471 PD/F with exclusions / undeveloped; Chisholm Trail

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 waivers are required.

Water Comments:

1. No private plumbing allowed to cross property line
2. Provide water/sewer exclusive easements through Miscellaneous Project process.

TPW Comments:

1. Special Needs Note – {Verify the line work along the western and southern boundary of the lot to ensure that no structures are located within the fire lane easement and/or the public access easements dedicated by FP-15-125.}
2. Sidewalk Note – Sidewalks should be considered within the public access easements to ensure sufficient access for pedestrians across the overall larger development to aid in pedestrian safety within the development.

Stormwater Comments: No comments at this time.

PARD Comments: No comments at this time.

Fire Comments: No comments at this time.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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-17-123 add indoor kennel use to PD 471A; effective 10/28/17 (subject site) PD471 from C, F and G to PD/F with exclusions; site plan waived and PD471A; site plan required; effective 1/28/03; subject area and PD823 from A-5 and C to PD/MU-1, site plan required; effective 9/10/08 (north of the subject property). Several site plans have been submitted and approved for various uses.

Platting History: FP-18-042 Summer Creek Station subject area.
FP-15-125 Summer Creek Station subject area.
FP-14-028 Summer Creek Station, subject property just to the east.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Summer Creek	Neighborhood Connector	Neighborhood Connector	No
McPherson	Neighborhood Connector	Neighborhood Connector	No
Chisolm Trail	Toll Road	Toll Road	No

Public Notification:

300 foot Legal Notifications were mailed on June 21, 2019.

The following organizations were notified: (June 17, 2019)

Organizations Notified	
Summer Creek South HA	Villages of Sunset Pointe HA*
Summer Creek Meadows HA	Summer Creek HA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Crowley ISD	

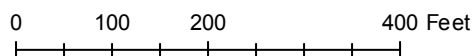
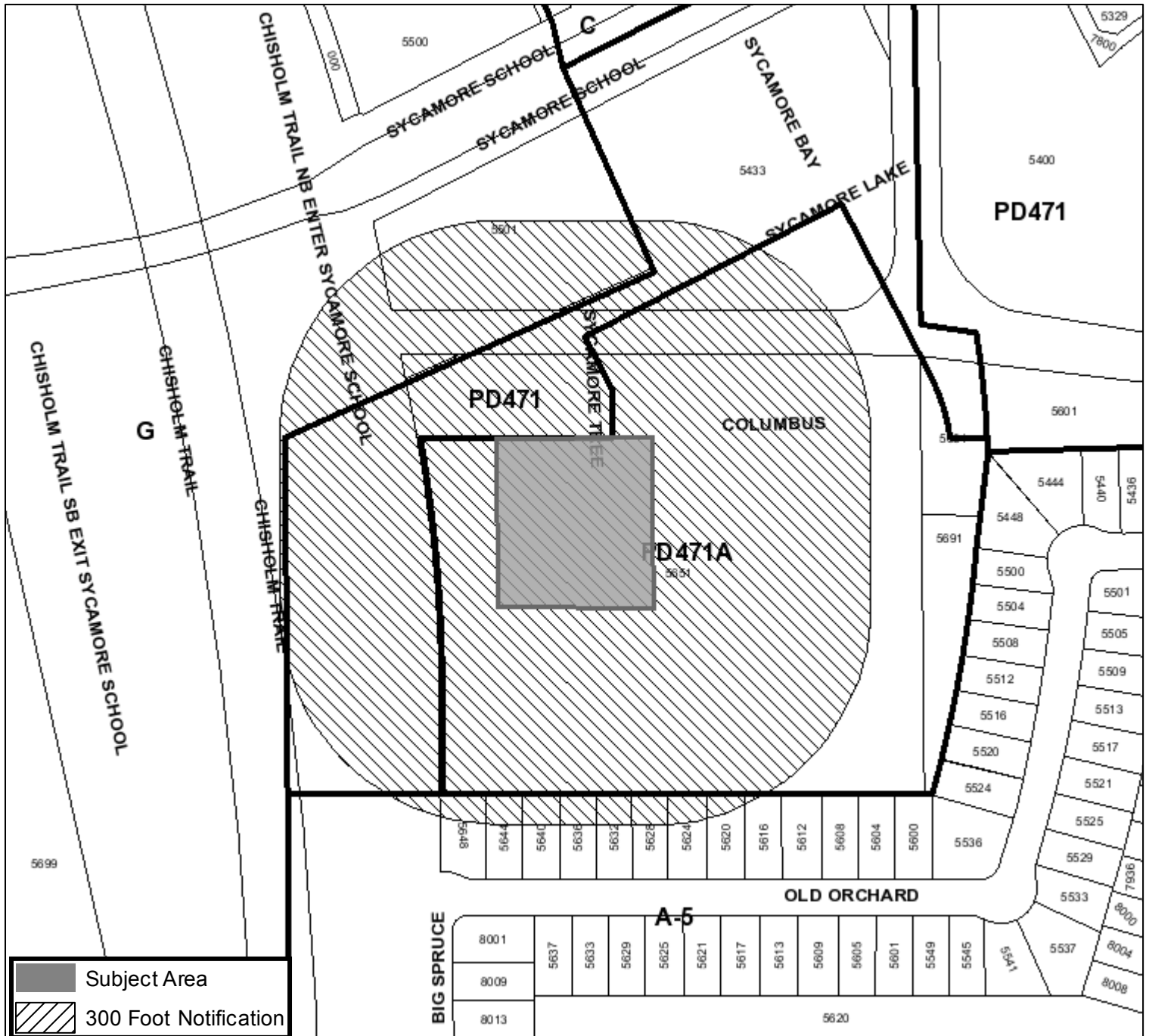
**Nearest registered neighborhood organization*

Attachments:

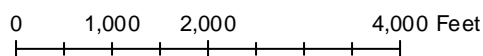
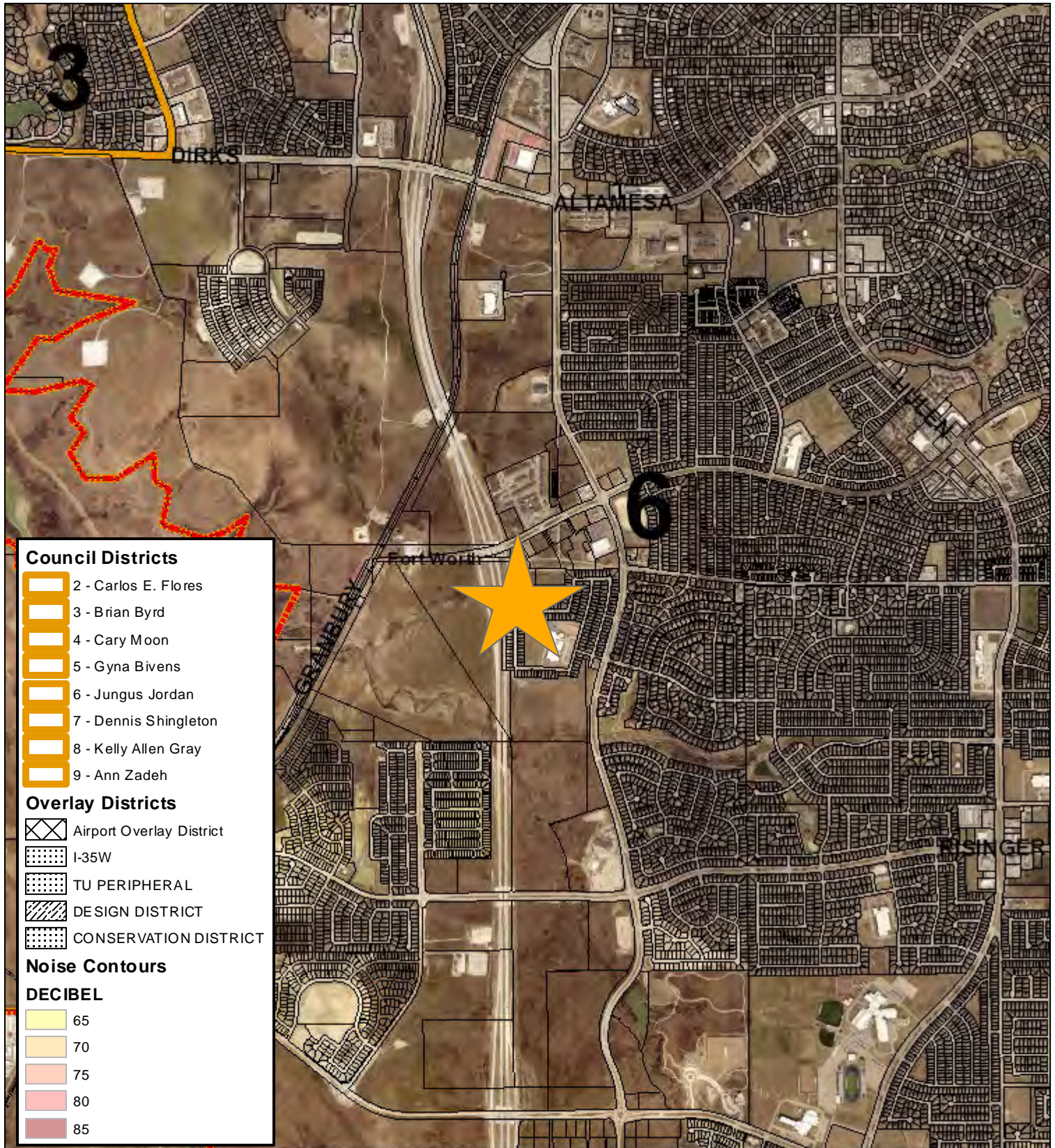
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan

Area Zoning Map

Applicant: RM Chisholm Trail LLC
 Address: 5501 Columbus Trail
 Zoning From: PD 471A
 Zoning To: Amend site plan to amend building and outdoor area square footages
 Acres: 1.14757663
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 7/10/2019
 Contact: 817-392-8043



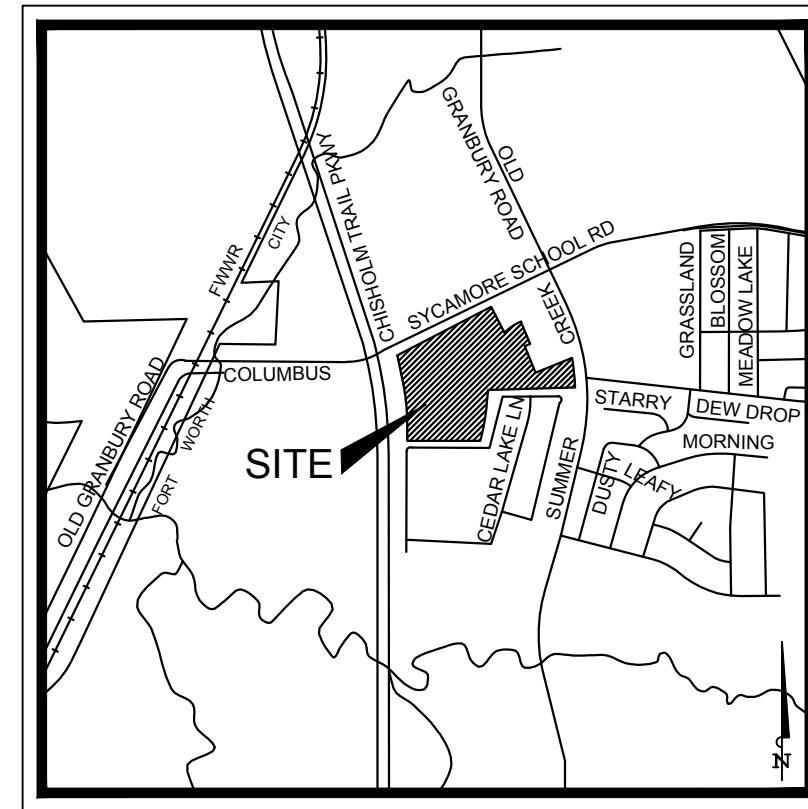
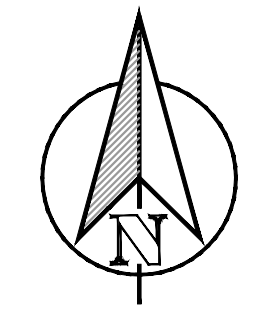
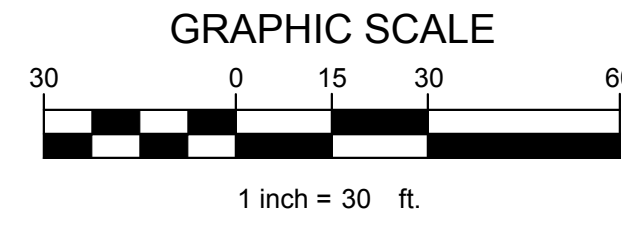
Area Map



NOTES:

1. PD-471 PLANNED DEVELOPMENT FOR USES IN THE "F" GENERAL COMMERCIAL DISTRICT, WITH THE ADDED USE OF INDOOR PET KENNEL, EXCLUDING TATTOO PARLOR, SEXUALLY ORIENTED BUSINESS, SHOOTING RANGE (INDOOR), GAMBLING FACILITY AND APWN SHOPS; SITE PLAN REQUIRED.
2. LANDSCAPING SHALL COMPLY WITH THE SECTION 6.302 LANDSCAPING AREAS WHICH AREN'T PAVED OR A SIDEWALK ARE TO BE LANDSCAPED.
4. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY AS REQUIRED
5. PAVEMENT TO BE CONCRETE
6. SITE PLAN SIGNAGE SHALL COMPLY WITH SECTION 6.400.

7. ALL PROPOSED BUILDINGS SHALL HAVE A MINIMUM OF 50% MASONRY FACADE, PER CITY ORDINANCE, INCLUDING TEXTURED CONCRETE TILT WALL
8. ANY PARKING LOT LIGHTING OR BUILDING LIGHTING WILL CONFORM TO THE LIGHTING CODE AND SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.
9. A CROSS PARKING AGREEMENT WILL BE PROVIDED FOR THE DEVELOPMENT.



VICINITY MAP
N.T.S.

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE STRIPPING

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE _____

**PET SUITES SUMMER CREEK
CHISOLM TRAIL
FORT WORTH, TX
SP-19-011**

APPLICANT/OWNER:

RM CHISOLM TRAIL LLC
10 LAMAR BLVD
HATTIESBURG, MS 39405
PH: 504-324-5504
CONTACT: BRAD MCCOY

ENGINEER:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76092
PH: 817.281.0572
CONTACT: CLAY CRISTY, P.E.

LEGAL DESCRIPTION:

LOT 8C BLOCK 13
SUMMER CREEK STATION

ZONING:

PD-471

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	CLC
DATE:	6/17/2019

SHEET

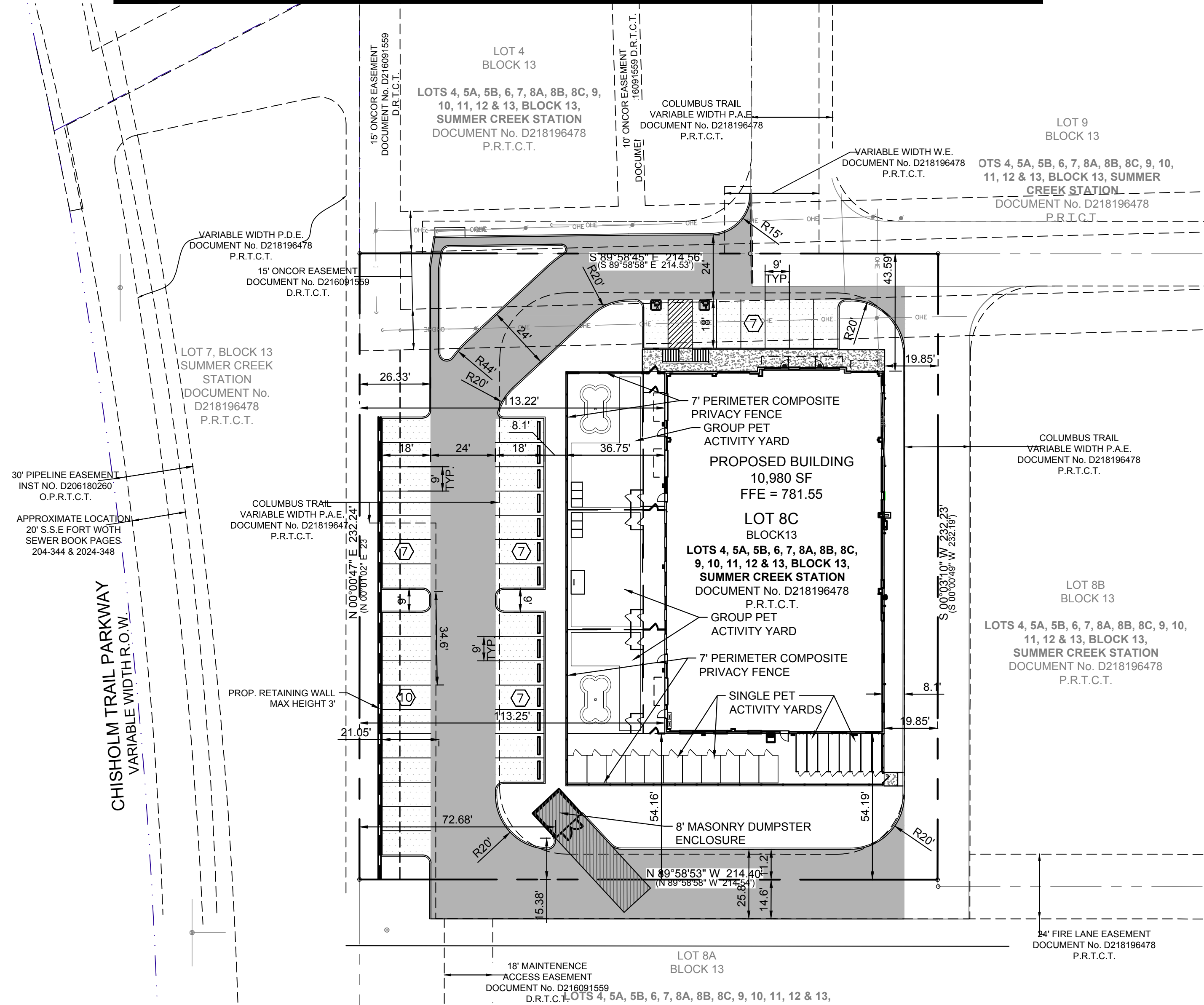
SP-1

File No. 2019-007

**PET SUITES
LOT 8C BLOCK 13
SUMMER CREEK STATION
CHISOLM TRAIL PARKWAY
FORT WORTH, TX**

**CITY SITE PLAN
SP-19-0011**

PLOTTED BY: CLAY CRISTY, P.E. 6/27/2019 2:09 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2019-007 RM - PET SUITES FORT WORTH SUMMER CREEK\CADD\SHEETS\CITY SITE PLAN.DWG
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SITE DATA TABLE

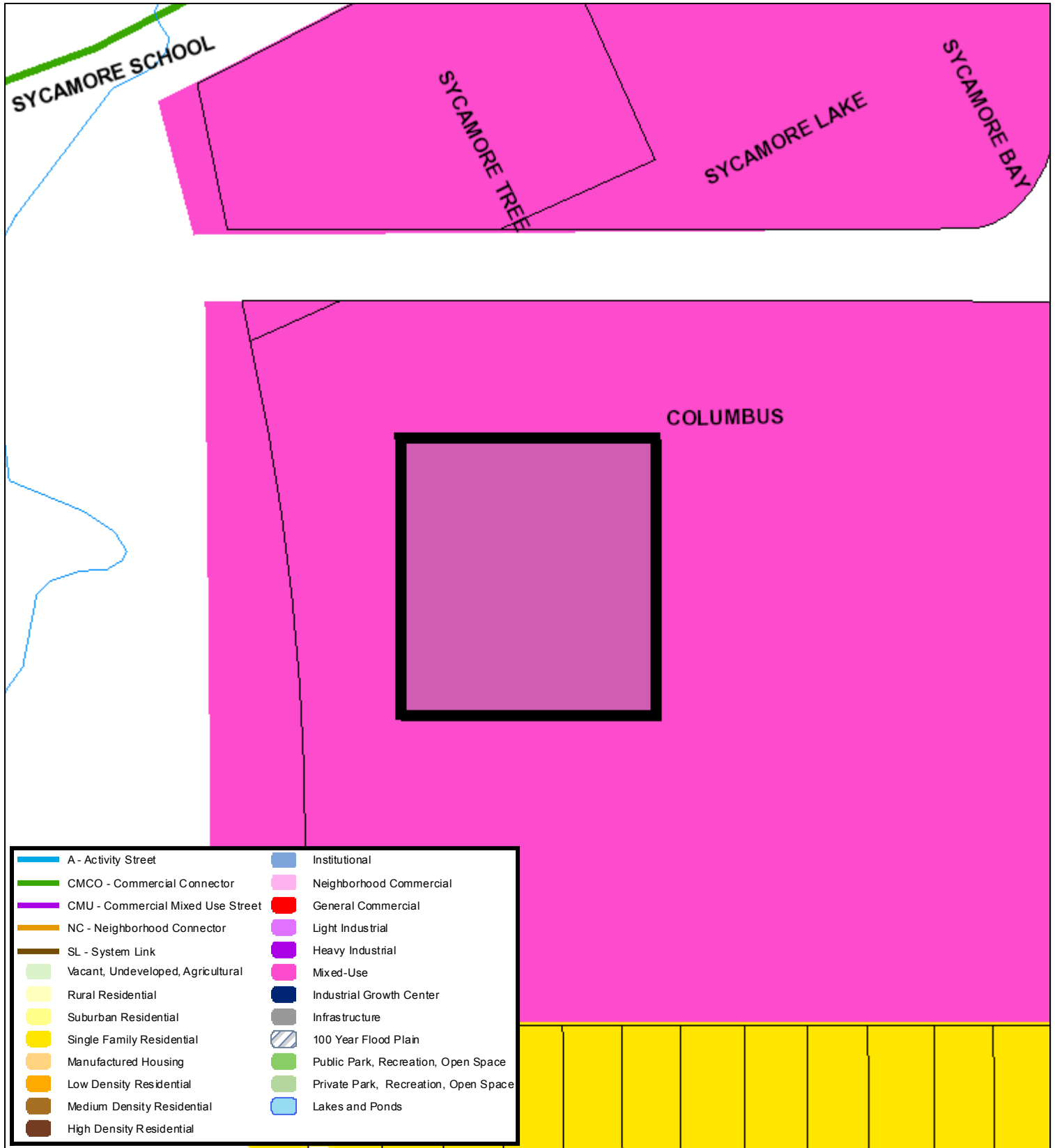
ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	PARKING PROVIDED	OUTDOOR PET EXERCISE YARDS
PD 471 A	1.14	49,809	10,685	22'	21.45%	38 (2 ADA)	7,112 SF

BENCHMARK:

1) "X" CUT SET IN A CONCRETE PAVEMENT NORTHEAST CORNER OF THE PROPERTY. ELEVATION= 781.22.

2) "X" CUT SET IN A CONCRETE PAVEMENT NORTHEAST CORNER OF THE PROPERTY. ELEVATION= 787.28.

Future Land Use



110 55 0 110 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 5, 2019.



Aerial Photo Map



0 70 140 280 Feet

