



Zoning Staff Report

Date: November 8, 2022

Case Number: SP-22-020
(ZC-22-154)

Council District: 6

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Kroger Texas, LP/SBL Architecture Contact Cliff Spruill

Site Location: SE Corner of Granbury Rd. and Mesa Springs Dr.

Acreage: 6.42 acres

Request

Proposed Use: Medical Clinic

Request: From: “PD 655” PD/SU for all uses in "F" excluding SOB, tattoo parlor, pool hall, bar, tavern, cocktail lounge unless w a restaurant. No detached pole signs. No wooden wall or fence to be constructed adjacent to residential property

To: Amend “PD 655R” to add Medical Clinic use.

Recommendation

Staff Recommendation: **Approval**

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

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. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located at the southeast corner of Granbury Rd. and Mesa Springs Dr. This site was included in a 94-acre rezoning approved in 2005 that created Planned Developments “PD655” and “PD656.”

The site is within Planned Development district “PD655”. This district allows uses in “F” General Commercial with exclusions and development standards.

The applicant is proposing to add a medical clinic facility on the subject property, which is allowed under the current zoning.

The site plan depicts 40,000 square feet of medical office building single-story in height. The site will access Granbury Rd. and Mesa Springs Drive. 224 parking spaces are being provided, including ADA parking to meet minimum ordinance requirements.

The site plan complies with all requirements for “F” Neighborhood Commercial zoning, and no waivers or specific development standards are being requested.

Lots to the north and the south are currently vacant. Property immediately to the west is developed with a psychiatric hospital, and the property to the east across from Granbury Rd. is zoned “A-5” One-Family and is developed with single-family dwellings.

Surrounding Zoning and Land Uses

North “PD 655/F” and “PD/D 1264” / vacant
East “A-5” One-family residential /vacant
South “PD-I 656” Planned Development / vacant
West “PD 710-A1” / Mesa Springs Psychiatric Hospital

Recent Zoning History

- ZC-19-119 Zoning from PD 655 & PD 656 to PD for D uses plus cottage community (withdrawn)
- SP-17-003 Amend site plan for PD 655, PD 656 to expand buildings

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were notified: (emailed September 30, 2022)

Organizations Notified	
Ridgeview Estates HOA*	Park Palisades HA
Streams and Valleys Inc	Fort Worth ISD
Summer Creek Meadows HA	District 6 Alliance
Trinity Habitat for Humanity	Crowley ISD

* This Neighborhood Association is located closest to the subject property

Site Plan Comments

Zoning and Land Use

- Land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site are required.
- Please update the Zoning case number to ZC-22-154.

Fire Department

FYI COMMENTS:

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

- FYI: Additional hydrants will be required to accommodate the following:
- 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and
- 500 ft. hose lay distance to all points of building.
- Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:
- 150 ft. for a standpipe system, and/or a sprinkler system.
- IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

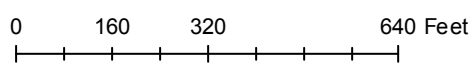
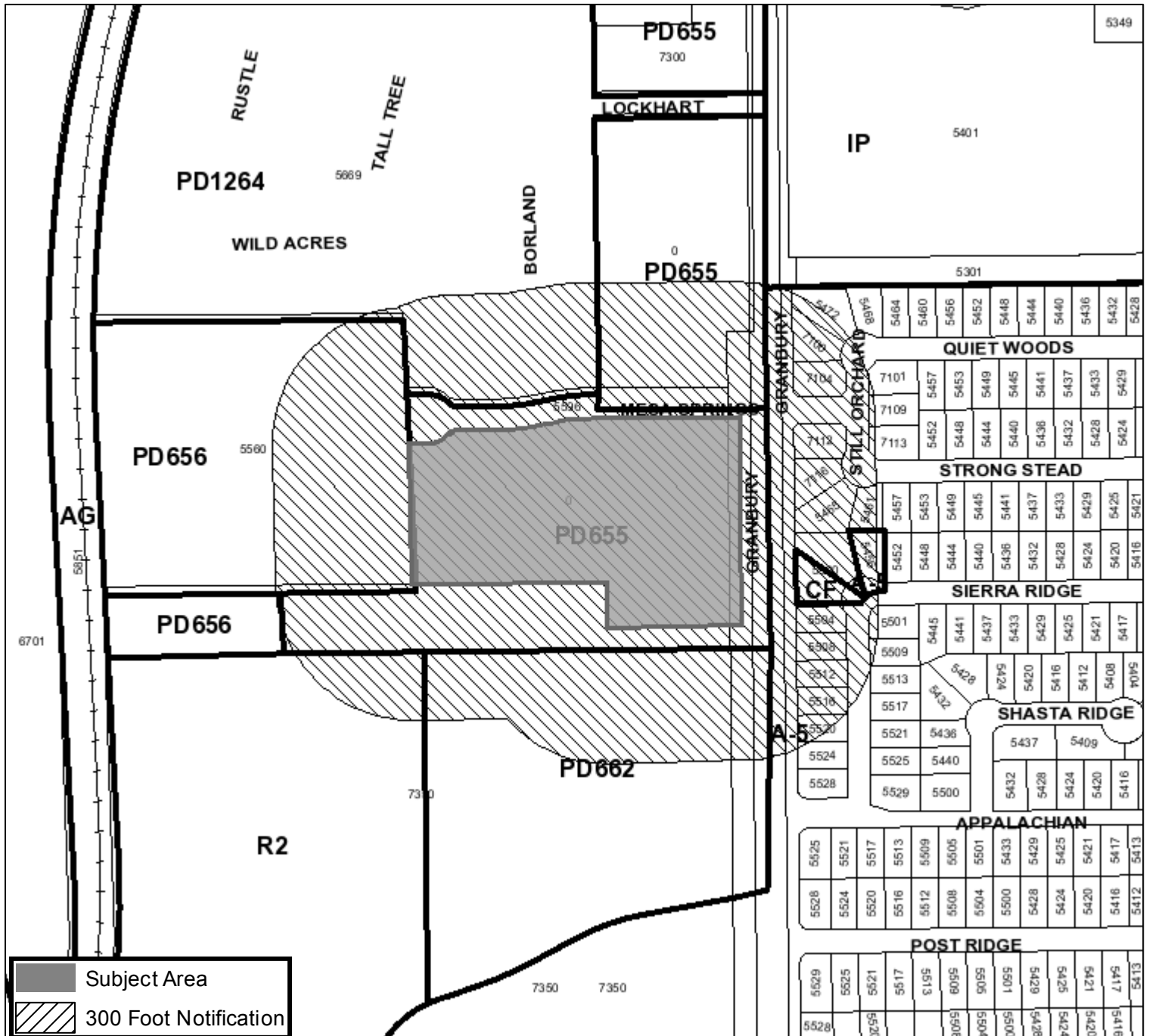
It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

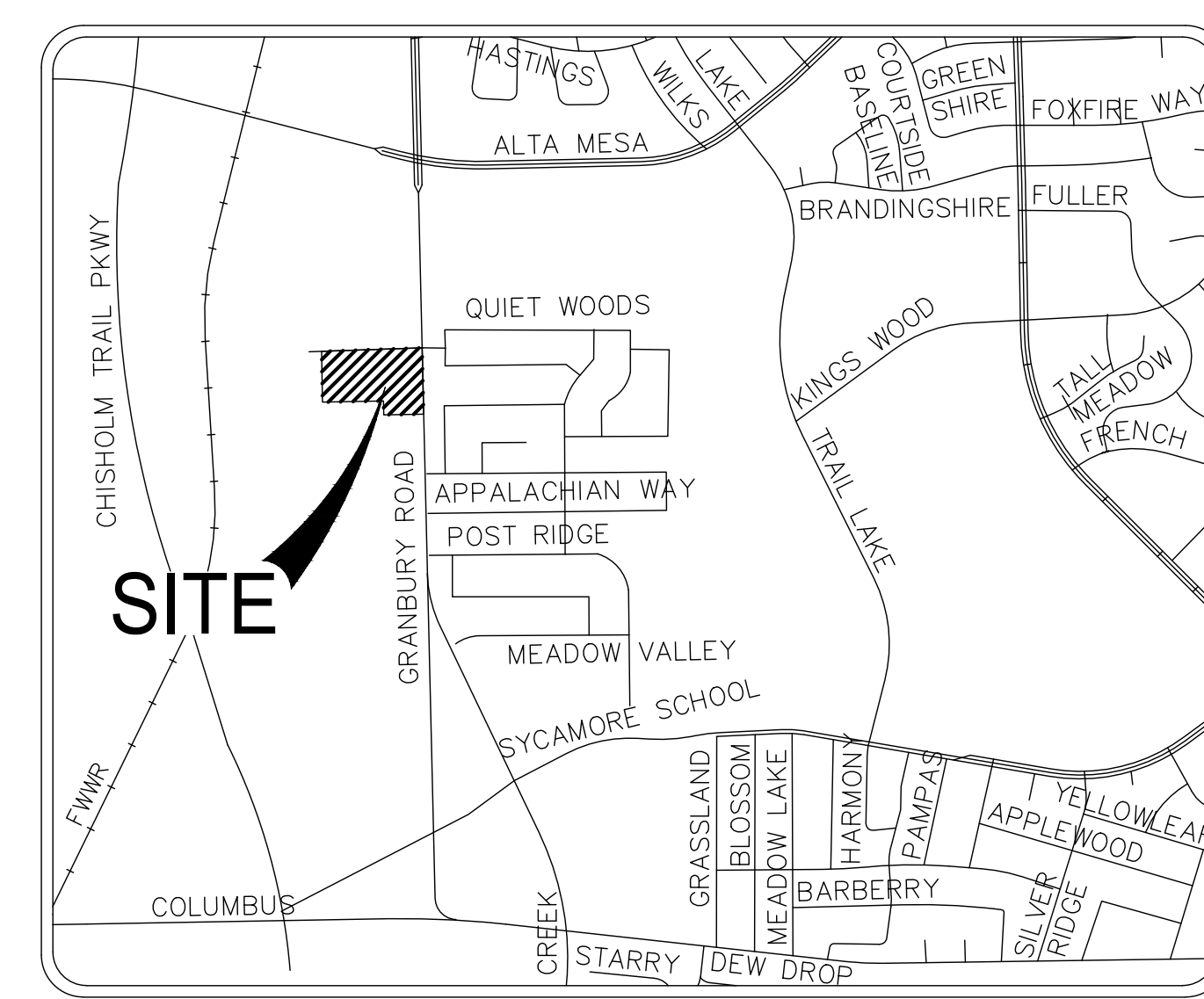
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

Applicant: Kroger Texas LP
 Address: Southeast Corner of Granbury Road. and Mesa Springs Drive
 Zoning From: PD 655 F
 Zoning To: Amend Site plan to include medical clinic
 Acres: 6.53131384
 Mapsco: 102H
 Sector/District: Wedgwood
 Commission Date: 10/12/2022
 Contact: null



PARKING ANALYSIS			
	# of Employees	# Parking Space Needed	Minimum Parking Requirements
Doctors	16 (15 urgent care/ clinic doctors plus 1 eye doctor)	16	1 Space per Doctor
Extra Provider Workstations	2	2	1 Space per Doctor
Employees	83	21	1 Space per 4 employees
Social Workers/ LPC	7	2	1 Space per 4 employees
Gross Floor Area (SF)	39,600	159	1 Space per 250 square feet of gross floor area
Total Minimum Parking Required:		200	
Required Minimum Number of Accessible Parking Spaces		6	
Required Minimum Number of Van Accessible Parking Spaces		1	
Total Parking Available:		219	
Number of Accessible Parking Spaces		8	
Number of Van Accessible Parking Spaces		2	



SBL Architecture
SBL Architecture, Inc. 1810 Sterling Barnett Lane, Inc.

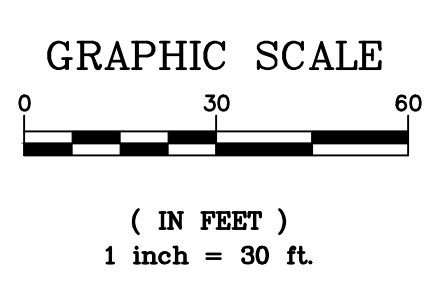
PROJECT TEAM
ARCHITECT: SBL ARCHITECTURE, INC. TEL: (817) 792-2100
CIVIL: JQ INFRASTRUCTURE, LLC TEL: (972) 392-7340
STRUCTURAL: JQ INFRASTRUCTURE, LLC TEL: (972) 392-7340
M.E.P.: KAI ENTERPRISES TEL: (972) 761-1193
EQUIPMENT PLANNER: COVALIS TEL: (972) 392-7340
INTERIOR DESIGN: SBL ARCHITECTURE, INC. TEL: (817) 792-2100
TECHNOLOGY: TCI ENGINEERING SOLUTIONS, INC. TEL: (855) 123-4567

LOT 1, BLK. A
AVILLA TRAILS
INST. #D220334008
P.R.T.C.T.

KROGER TEXAS L.P.,
an Ohio limited partnership
INST. #D217030190
D.R.T.C.T.
(TRACT 1)

ZONING CLASSIFICATION: PD 1264
LAND USE: MULTI-FAMILY

ZONING CLASSIFICATION: PD 655
LAND USE: VACANT



Site Plan Legend

- PROPOSED BUILDING
- PROPERTY LINE
- UTILITY EASEMENT
-
- FIRE LANE
-
-
-
- LANDSCAPE AREA (GRASS)

General Notes:

- THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

ENGINEER:
JQ INFRASTRUCTURE, LLC - OVI SIPOS
100 GLASS STREET, SUITE 201
DALLAS, TEXAS 75207
OSIPOS@JQENG.COM
(214)623-5872

ARCHITECT:
SBL ARCHITECTURE - CLIFF SPRUILL
1000 BALLPARK WAY, SUITE 200
ARLINGTON, TEXAS 76011
CSPRUILL@SBLINC.COM
(817)792-2100

SURVEYOR:
TEAQUE NALL & PERKINS INC. - SCOTT GIBSON
5237 N. RIVERSIDE DR. SUITE 100
FORT WORTH, TEXAS 76137
SGIBSON@TNPINPINC.COM
(817)665-7158

DEVELOPER/OWNER:
KROGER TEXAS, LP
1014 VINE STREET
CINCINNATI, OH 45202
(513)762-4621

BENCHMARKS:

A "BOX-CUT" WITH "X" LOCATED ON THE WEST SIDE OF A CONCRETE LIGHTPOLE BASE IN MEDIAN, SOUTHSIDE OF INTERSECTION BETWEEN GRANBURY RD. AND MESA SPRINGS DR. APPROX. 20' SOUTH OF MEDIAN NOSE.
ELEV=807.31
N:6918359.11
E:2304378.03

A "BOX-CUT" WITH "X" LOCATED ON THE SOUTHEAST CORNER OF A LARGE CONCRETE CABINET CONCRETE SLAB. APPROX. 68' SOUTHWEST OF THE SOUTHWEST CORNER OF THE PARKING LOT OF MESA SPRINGS.
ELEV=790.47
N:6918029.57
E:2303625.06

A "BOX-CUT" WITH "X" LOCATED ON THE EAST EDGE ON SIDEWALK AND WEST OF GRANBURY RD. SOUTH APPROX. 500.0' TO ENTRANCE OF MESA SPRINGS DR.
ELEV=808.03
N:6917918.06
E:2304334.46

DIRECTOR OF DEVELOPMENT SERVICES DATE:

**JPS HEALTH NETWORK
MEDICAL HOME SOUTHWEST**
ZONING CASE NUMBER: PENDING

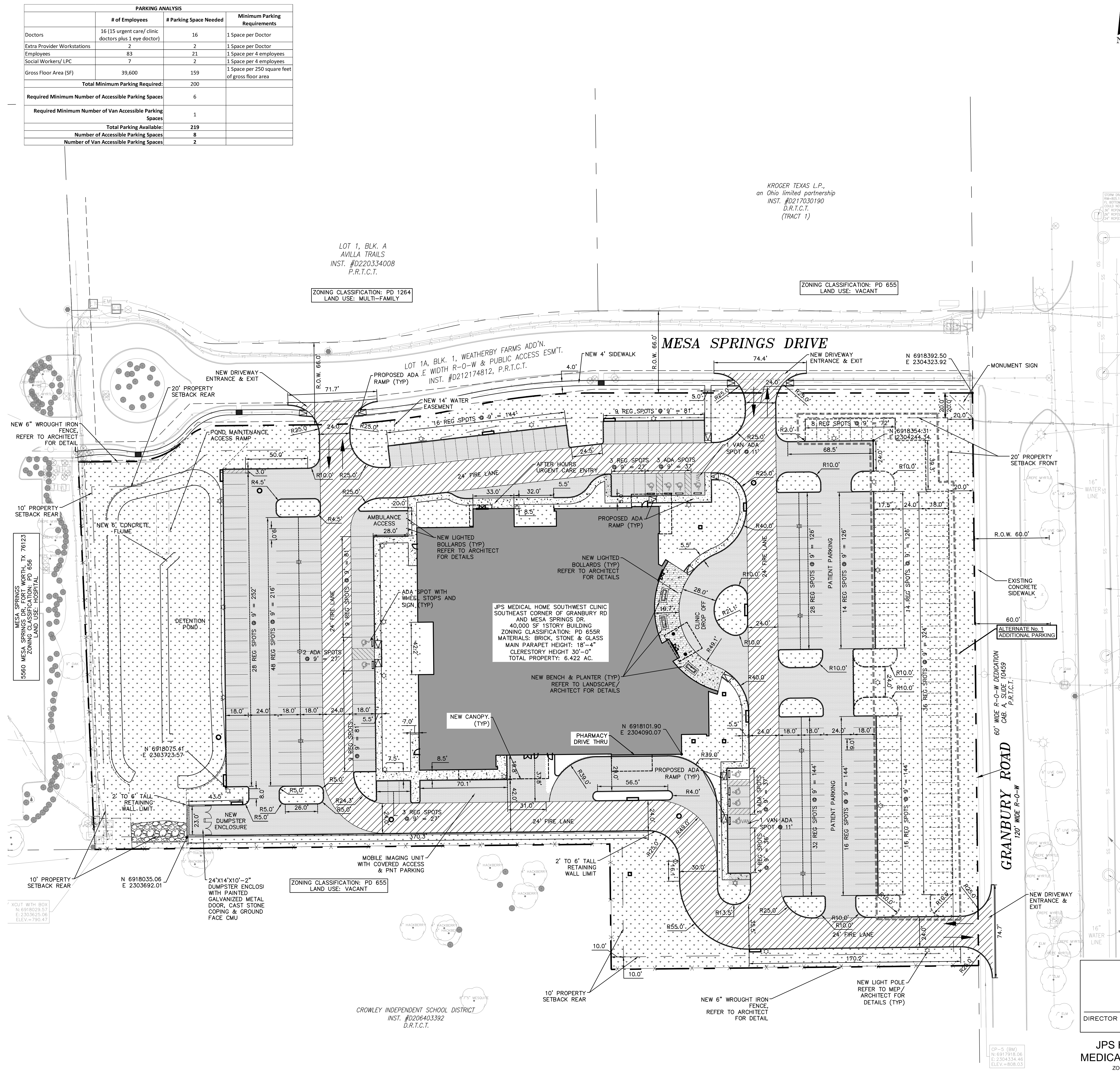
shaping the built environment

JQ INFRASTRUCTURE, LLC
180 GALLSFREET, SUITE 300
DALLAS, TEXAS 75201
972.392.7340
PROJECT NO: 4220148

INTERIM REVIEW DOCUMENTS

NOT VALID FOR RECORD FILING OR SUBSTITUTION

OWNER: M. SIPOS
TRAC# 480787898 No. 111707
DATE: 10-08-2022



**JPS HEALTH NETWORK
MEDICAL HOME SOUTHWEST**
PD Permit
FORT WORTH, TEXAS

REVISIONS

**ENGINEERING
SITE PLAN - PD
PERMIT**

PROJECT NO:
P30481.01

ISSUE DATE:
10.05.2022

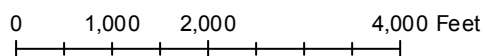
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INTERIM REVIEW DOCUMENTS

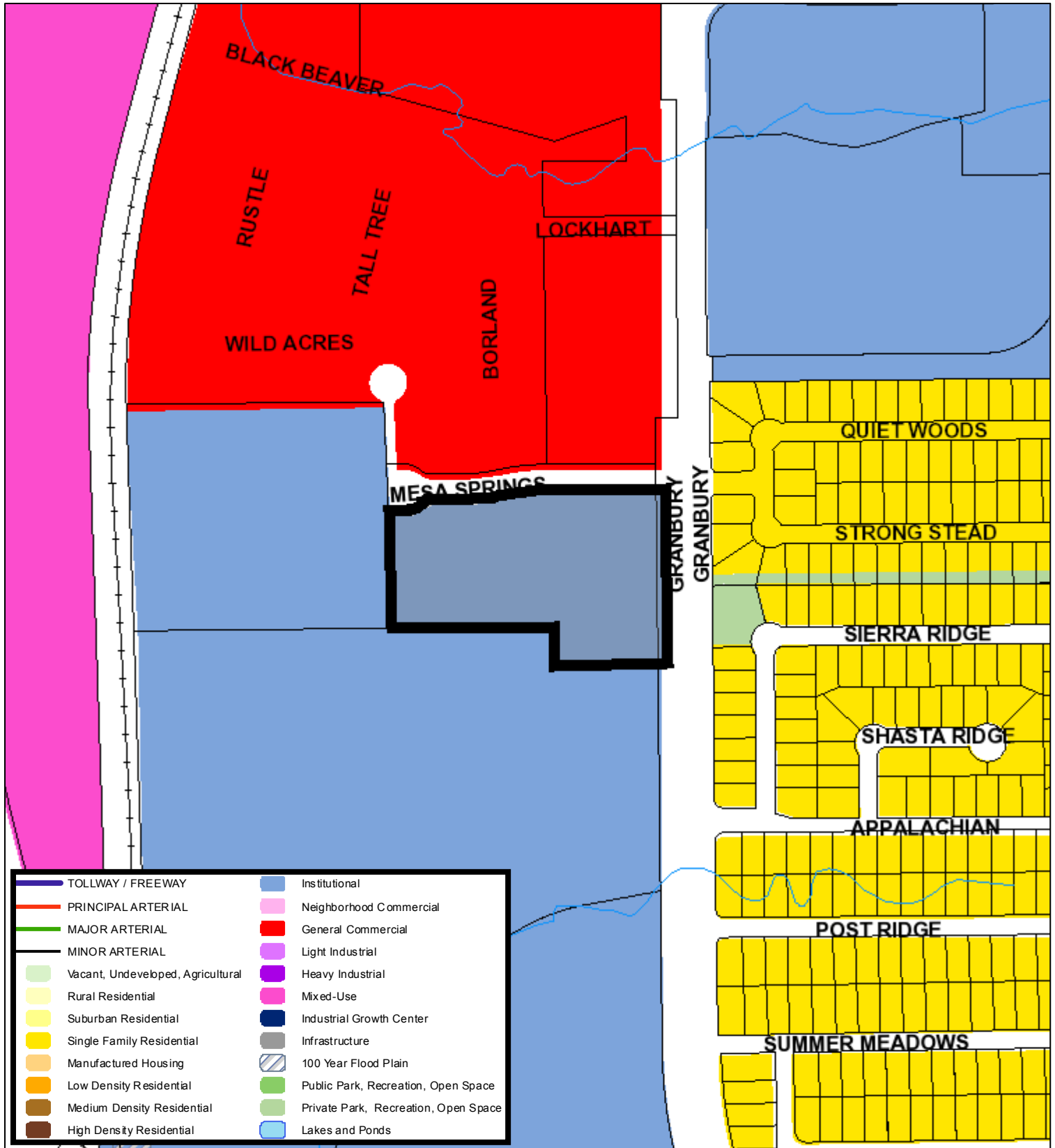
NOT VALID FOR RECORD FILING OR SUBSTITUTION

OWNER: M. SIPOS
TRAC# 480787898 No. 111707
DATE: 10-08-2022

Area Map



Future Land Use



350 175 0 350 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 6, 2018.



Aerial Photo Map



0 225 450 900 Feet

