

Description: Butts, George N Survey, Abstract 117, Tract 22E, 22F, 22G

ZC-10-131 2933 Crenshaw Avenue 0.16 acres

Zoning Change:

From: "B" Two-Family

To: "A-5" One-Family

Description: Burchill Addition 2nd Filling, Block 8, Lot 2

ZC-10-132 2701 Bideker Avenue 0.24 acres

Zoning Change:

From: "I" Light Industrial

To: "ER" Neighborhood Commercial Restricted

Description: Wesleyan Hills Addition, Block 9, Lot 9 Less E 60'9" S 55'

ZC-10-144 1001 South Freeway

Zoning Change:

From: "PD-863" Planned Development for "E" Neighborhood Commercial minus certain uses and with development standards; site plan required

To: Amend "PD-863" Planned Development for all uses in "E" Neighborhood Commercial with development standards, for Block 3, Lot 13R only; site plan approved and attached as Exhibit C.

Description: WJ Boaz Subdivision of Evans South Addition, Block 3, Lot 13R

SECTION 2.

That the zoning regulations and districts, as herein established, have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to provide adequate light and air; to prevent



APPLICATION TO AMEND THE ZONING ORDINANCE

City of Fort Worth, Texas.....Planning & Development Department.....Zoning Applications Section

(Must be a complete application for acceptance)

Rev. 09.18.09

PROPERTY OWNER City of Fort Worth 40 Housing + Economic Development Dept.
Mailing Address 1000 Throckmorton Telephone (817) 392-2639
City Fort Worth State TX Zip 76102 Email / Fax dolores.garza@fortworthgov.org

APPLICANT / AGENT

Mailing Address _____ Telephone () _____ Cell () _____
City _____ State _____ Zip _____ Email / Fax _____
OTHER CONTACT Name _____ Phone _____

PURPOSE OF PROPOSAL

- ☒ Amend the ZONING MAP to change the zoning district boundaries on the following parcel(s):

Lot / Tract No.	Lot / Tract No.	Lot / Tract No.	Lot / Tract No.
From <u>PD/E</u>	From <u>plus dev. standards</u>	From <u>site plan</u>	From <u>reg.</u>
To <u>PD/MU-1</u>	To <u>plus dev. standards</u>	To <u>site plan</u>	To <u>included</u>

- ☒ If establishing a Planned Development District (PD):

Name of Proposed Project EvRo Jack-in-the-Box "EvRoJIB"

- ☒ Site Plan Included (Approval of a site plan does not waive health and safety standards.)

- ☐ Site Plan Waiver Requested Reason Site Plan not provided: _____

(Note: Site plans submitted as part of new PD zoning change requests will be processed under one zoning case number.)

PROPERTY DESCRIPTION

- ☒ Location address (if applicable): 1001 S. Freeway

☒ **Certified Legal Description:** A Registered Texas Surveyor's **certified metes and bounds** legal description is required. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. If it is within a recorded subdivision, provide a **copy of the plat** with the subdivision name and recording information. The boundary description of each parcel to be re-zoned shall be furnished on 8 1/2" x 11" paper, bearing the surveyor's name, seal and date. Any partial or non-surveyed parcel or tract, extracted from a recorded deed, will require a certified legal description as noted above.

- ☐ **CD:** containing a **certified Metes & Bounds Legal Description**, of that noted above, including case exhibit drawings, shall be formatted with Microsoft Windows 2000.

- ☒ **Property to be re-zoned is currently subdivided**, and described below: (provide copy of plat)

Subdivision Name WJ BOAZ'S SUBDIVISION OF EVANS SOUTH ADDITION

Block 1321R Lot(s) _____; Block _____ Lot(s) 1321R; Block _____ Lot(s) _____

- ☒ **Total net land area** 1.320 +/- (acres /or square feet)

- ☒ **Sketch Drawing of Area to be Re-Zoned, including Location Map** (8 1/2" x 11")

2C-10-144-



Case Number **ZC-10-144**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 14, 2010

Council District 8

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: None

Continued	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>			
Surplus	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Council Initiated	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Owner / Applicant: City of Fort Worth Housing & Economic Development

Site Location: 1001 South Freeway Mapsco: 77K

Proposed Use: Restaurant

Request: From: PD 863 "PD/E" Planned Development for "E" Neighborhood Commercial minus certain uses and with development standards; site plan required

To: Amend "PD-863" Planned Development for "E" uses with development standards, for Block 3, Lot 13R only; site plan included

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

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

Background:

The proposed restaurant is part of a larger redevelopment effort through the City's Department of Housing and Economic Development. It is one block away from the reconstructed part of Evans Avenue and near the new Shamblee Library and new Public Health Building.

The area was rezoned in December 2009 to PD/E for the tracts fronting IH-35W and PD/MU1 for the tracts east of Missouri St. within the Urban Village. A site plan is required upon development of any tract.

The applicant is requesting to amend the language of the development standards for Lot 13R. The amendment will allow the building to face the access road to IH-35W, signs to be within the 20 ft setback, and a reduction of the amount of required fenestration (see Table 1 below).

This case is scheduled to be heard by the City Council on September 14, 2010.

Table 1

Zoning Standard	Current PD/E Zoning	Proposed PD/E Zoning For Block 3, Lot 13R
Parking and Driveways	Parking in the freeway blocks shall be located toward the service road.	Remove requirement
Fenestration	Building facades fronting on publicly accessible streets, including IH-35, or other public spaces shall have openings and transparent glazing that together constitute not less than 25 percent of the façade.	Reduce requirement to accommodate building needs to: a. 0-5 percent of the north facing façade b. 15-20 percent of the east facing facade c. 10-15 percent of the south facing façade d. 15-20 percent of the west facing facade
Signs	Signs prohibited within 20 ft front yard setback	1. Freeway sign along the IH-35W access road is permitted to be within the 20 ft required setback. 2. Monument sign along Missouri Street is permitted to be within the 20 ft required setback.

Site Information:

Owner: City of Fort Worth, Department of Housing and Economic Development
1000 Throckmorton
Fort Worth, TX 76102

Acreage: 0.94 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "PD/E" Planned Development for "E" Neighborhood Commercial minus certain uses / vacant
East "PD/MU-1" Planned Development for Low Intensity Mixed-Use / commercial
South "PD/E" Planned Development for "E" Neighborhood Commercial minus certain uses / vacant
West "NS-T4" Near Southside T-4 (General Urban Zone) / IH-35W ROW

Public Notification:

The following Neighborhood Associations were notified:

Historic Southside NA
Hillside Morningside NA
Fort Worth South, Inc.
Southside Preservation Association
East Fort Worth Business Association
Near Southeast CDC

Morningside/Hillside Crime Watch
NUP-Neighborhood Unification Project
Southeast Fort Worth Inc/
United Communities Association
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-074, Rezoning of Evans/Rosedale Urban Village, approved 12/8/2009.

Platting History: None

Development Impact Analysis:

1. **Land Use Compatibility**

Surrounding uses are primarily vacant with existing development located to the east on Evans Avenue, which is the core of the Urban Village. The revised PD standards are intended to conform to the comprehensive approach established in the Evans Avenue Urban Design Guidelines.

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

2. **Comprehensive Plan Consistency**

The 2010 Comprehensive Plan designates the site as Mixed-Use Growth Center. The proposed zoning change conforms to the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing planned street infrastructure (pg. 38).
- Locate commercial and institutional uses adjacent to arterial streets, preferably at intersection of other arterials and highways

Based on conformance with the future land use map and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

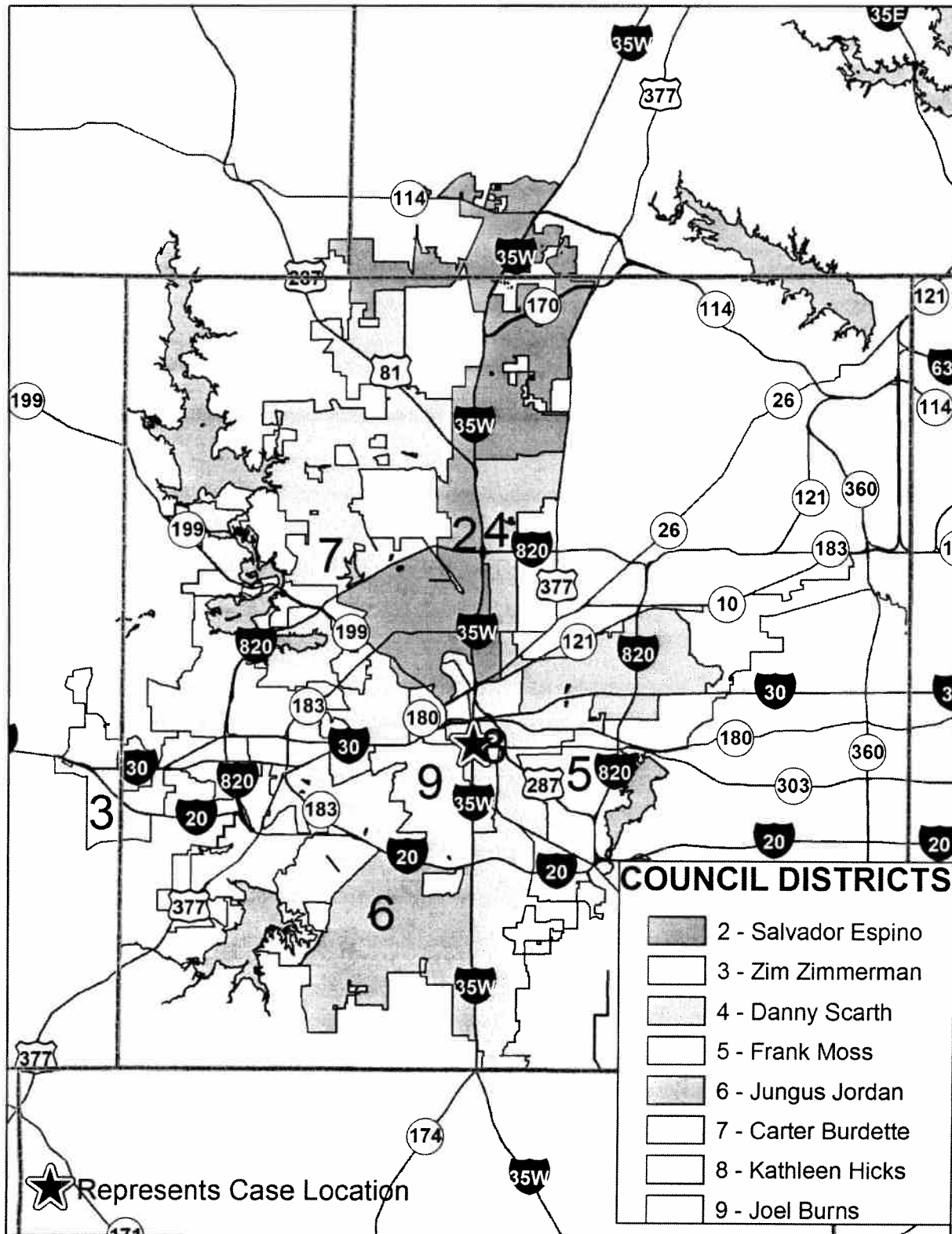
Attachments:

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

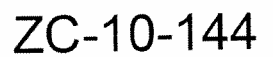


ZC-10-144

Location Map

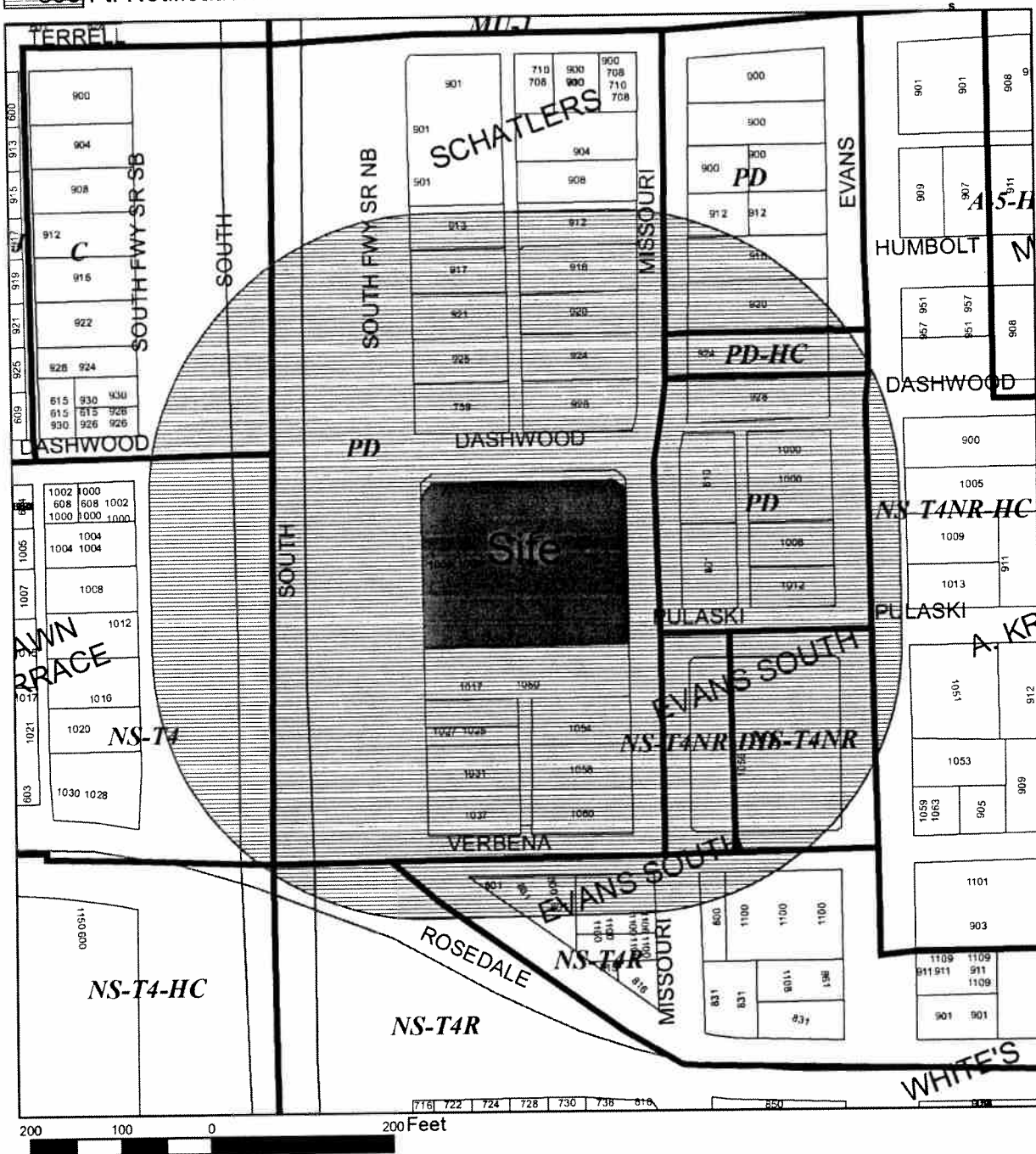


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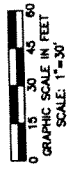


Applicant:	City of Fort Worth Housing & Economic Development
Address:	1001 South Freeway
Zoning From:	PD 863 for E uses with Development Standards
Zoning To:	Amend PD for MU-1 with Development Standards
Acres:	0.94
Mapsc0:	77K
Sector/District:	Southside
Commission Date:	09/08/2010
Contact:	817-392-2639

 300 Ft. Notification Buffer

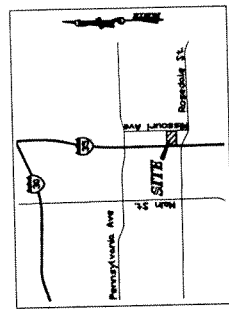


ZC-10-144



LEGEND

- GRASS/LANDSCAPING
- SITE LIGHTS
- EXTERIOR PHONE TABLES
- MONUMENT
- CLEARANCE BOARD
- RASH ENCLOSURE

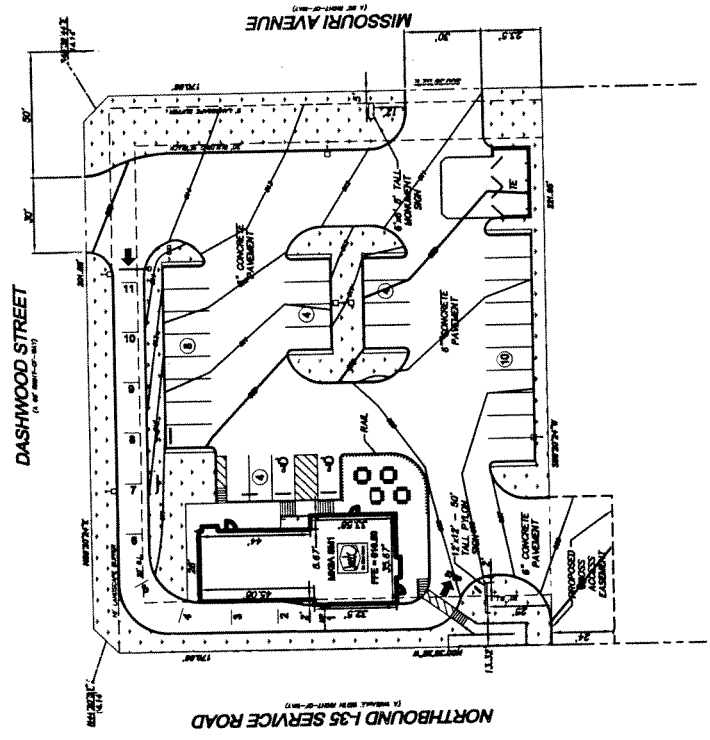


SITE DATA

LOT AREA	30,880 SF; 0.818 AC
LAND USE	RESTAURANT WITH DRIVE-IN
GROSS FLOOR AREA	2,370 SF
OUTDOOR PATIO AREA	600 SF
NUMBER OF STORES	1 STORY
BUILDING HEIGHT	24'-0"
EXTERIOR MATERIALS	STUCCO, METAL CONCRETE
EXISTING ZONING	PD MALL
PROPOSED ZONING	PD MALL WITH SITE PLAN
REQUIRED OPEN SPACE	10% OF SITE (2,388 SF)
PROVIDED OPEN SPACE	24.8% OF SITE (7,688 SF)

PARKING REQUIREMENTS

- 1/100 SF BUILDING AREA = 24 PARKING SPACES
- 1/100 SF PATIO AREA = 6 PARKING SPACES
- TOTAL PARKING = 30 PARKING SPACES REQUIRED
- PARKING PROVIDED = 30 PARKING SPACES



- SITE PLAN NOTES:**
- PROJECT WILL COMPLY WITH ARTICLE 4, ZONING.
 - PROJECT WILL COMPLY WITH PD MALL ARCHITECTURAL STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - A. EXTERIOR MATERIALS SHALL BE STUCCO OR METAL CONCRETE.
 - B. BUILDING HEIGHT SHALL NOT EXCEED 24 FEET.
 - C. EAST ELEVATION (PARKING LOT SIDE) 17% PROVIDED.
 - D. SOUTH ELEVATION (DRIVE-IN SIDE) 18% PROVIDED.
 - PROJECT WILL COMPLY WITH SCHEDULING REQUIREMENTS FOR PARKING LOTS.
 - PROJECT WILL COMPLY WITH PD MALL.
 - PROJECT WILL COMPLY WITH PD MALL, INCLUDING ZONES, AND GRASS AND MECHANICAL EQUIPMENT SHALL BE LOCATED BEHIND BUILDINGS AND SCREENED FROM VIEW OF LOCAL STREETS AND ADJACENT WATS.

EXHIBIT 2

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

LEGAL DESCRIPTION

LOT 13R, BLOCK 3
JACK IN THE BOX
EVANS SOUTH FREEWAY
1001 SOUTH FREEWAY
FORT WORTH, TEXAS
DATE: 1/1/2010

PROPERTY OWNER

CITY OF FORT WORTH
1001 WINDOMER STREET
FORT WORTH, TEXAS 76102
PHONE: (817) 382-7625

SUBJECT

MARK A. HANSEN, PLS
CITY OF FORT WORTH
1001 WINDOMER STREET
FORT WORTH, TEXAS 76102
PHONE: (817) 382-7625

ZONING SITE PLAN FOR

JACK IN THE BOX
LOT 13R, BLOCK 3
EVANS SOUTH FREEWAY
1001 SOUTH FREEWAY
FORT WORTH, TEXAS

**Planned Development District - PD 863
Development Standards**

ZC-10-144

Site Plan Required

Proposed amendments 9/8/2010

FREEWAY BLOCKS

Schlaters Subdivision: Block 1, Lots 1-16

Evans South Addition: Block 3, Lots 17R, 18-23

Uses

“PD/E” Planned Development for “E” Neighborhood Commercial uses, excluding:

- community homes
- group homes
- ambulance dispatch station
- liquor or package store
- mortuary or funeral home

Parking And Driveways

1. The number of parking spaces shall not exceed 100% of the total prescribed by Section 6.201 of the City of Fort Worth Zoning Ordinance.
2. Parking in the freeway blocks shall be located toward the I-35 service road.
 - a. Buildings, landscaping treatments, and/or walls shall screen views of parking lots from Missouri street. Height of fences shall be four-foot open design consisting of wrought-iron, tubular steel, picket or similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50 percent density.
 - b. Trash disposal areas, loading zones, and ground mechanical equipment shall be located behind buildings and screened from views from local streets and pedestrian ways. Height of walls shall be at least six feet and shall completely conceal the disposal area. The trash enclosure shall be designed with materials and colors compatible with the main structures on the site.

Architectural Standards

1. Roofs
 - a. Parapets or other screening elements of sufficient height shall conceal mechanical equipment from street-level views.
2. Facades

The following standards apply to building massing and facades facing publicly accessible or other public space (excluding alleys).

Façade variation - Buildings shall, at a minimum, incorporate:

 - a. Expression of building elements, such as;
 - Structure frame (columns and pilasters)
 - Floor/roof delineation (banding, coursing and foundation articulation)
 - Foundation
 - b. Variations in materials, material pattern or color
3. Building Materials

- a. New building facades facing public areas (except alleys) shall conform to the materials listed below.

i. Primary materials

- Brick
- Stone or stone veneer with cavity wall construction
- Stucco
- EIFS (Exterior Insulation and Finish System) above 12 feet
- Glass and Aluminum Glazing System
- Metal Panels-individual or Storefront System
- Concrete-finish should be at an architectural level.
- Wood
- Cement composite board (not simulating wood)
- Tile-terra cotta, porcelain or ceramic

ii. Limited Accent and Trim Materials

- All primary materials listed above
- Metal-galvanized, painted, or ornamental
- Pre-cast masonry (trim and cornice only)
- EIFS
- Concrete fiber simulated wood siding

iii. Inappropriate materials

- Vinyl or aluminum siding
- Mirrored glass

4. Fenestration (all buildings)

Building facades fronting on publicly accessible streets, including IH-35, or other public spaces shall have openings and transparent glazing that together constitute not less than 25 percent of the façade.

5. Multiple story transparency

For all ground floor non-residential uses located along publicly accessible streets and other public spaces, at least 40 percent of the wall area between 2 and 12 feet shall consist of doors and transparent glazing.

Facades that are oriented to publicly accessible streets or other public spaces shall include a clear delineation between the first or second floor level and upper levels with a canopy, balcony, arcade, or other architectural features.

Signs

Signs shall conform to the dimensional regulations set forth in Chapter 6, Article 4 of the Zoning Ordinance.

Landscaping

1. All landscaping shall comply with Section 6.301.
2. Part of required landscaping shall be used to screen the parking area fronting Missouri Street.

Urban Forestry

All landscaping shall comply with Section 6.302.

FREEWAY BLOCKS

Evans South Addition: Block 3, Lot 13R

Uses

"PD/E" Planned Development for "E" Neighborhood Commercial uses, excluding:

- community homes
- group homes
- ambulance dispatch station
- liquor or package store
- mortuary or funeral home

Parking And Driveways

1. The number of parking spaces shall not exceed 100% of the total prescribed by Section 6.201 of the City of Fort Worth Zoning Ordinance.
2. ~~Parking in the freeway blocks shall be located toward the I-35 service road.~~
 - a. Buildings, landscaping treatments, and/or walls shall screen views of parking lots from Missouri street. Height of fences shall be four-foot open design consisting of wrought-iron, tubular steel, picket or similar type material designed for fencing (excluding chain link) that does not obscure visibility and is no greater than 50 percent density.
 - b. Trash disposal areas, loading zones, and ground mechanical equipment shall be located behind buildings and screened from views from local streets and pedestrian ways. Height of walls shall be at least six feet and shall completely conceal the disposal area. The trash enclosure shall be designed with materials and colors compatible with the main structures on the site.

Architectural Standards

1. Roofs
 - a. Parapets or other screening elements of sufficient height shall conceal mechanical equipment from street-level views.
2. Facades

The following standards apply to building massing and facades facing publicly accessible or other public space (excluding alleys).

Façade variation - Buildings shall, at a minimum, incorporate:

- a. Expression of building elements, such as;
 - Structure frame (columns and pilasters)
 - Floor/roof delineation (banding, coursing and foundation articulation)
 - Foundation
 - b. Variations in materials, material pattern or color
3. Building Materials
 - a. New building facades facing public areas (except alleys) shall conform to the materials listed below.
 - i. Primary materials
 - Brick
 - Stone or stone veneer with cavity wall construction
 - Stucco
 - EIFS (Exterior Insulation and Finish System) above 12 feet
 - Glass and Aluminum Glazing System

- Metal Panels-individual or Storefront System
 - Concrete-finish should be at an architectural level.
 - Wood
 - Cement composite board (not simulating wood)
 - Tile-terra cotta, porcelain or ceramic
 - ii. Limited Accent and Trim Materials
 - All primary materials listed above
 - Metal-galvanized, painted, or ornamental
 - Pre-cast masonry (trim and cornice only)
 - EIFS
 - Concrete fiber simulated wood siding
 - iii. Inappropriate materials
 - Vinyl or aluminum siding
 - Mirrored glass
4. Fenestration (all buildings)
 Building facades fronting on publicly accessible streets, including IH-35, or other public spaces shall have openings and transparent glazing that together constitute not less than 25 percent of the façade.
- a. 0-5 percent of the north facing façade
 - b. 15-20 percent of the east facing facade
 - c. 10-15 percent of the south facing façade
 - d. 15-20 percent of the west facing facade
5. Multiple story transparency
 For all ground floor non-residential uses located along publicly accessible streets and other public spaces, at least 40 percent of the wall area between 2 and 12 feet shall consist of doors and transparent glazing.

Facades that are oriented to publicly accessible streets or other public spaces shall include a clear delineation between the first or second floor level and upper levels with a canopy, balcony, arcade, or other architectural features.

6. The primary building may encroach up to 5 ft. in the 20 ft. front setback.

Signs

Signs shall conform to the dimensional regulations set forth in Chapter 6, Article 4 of the Zoning Ordinance.

1. One Freeway sign along the IH-35W access road is permitted within the 20 ft required setback.
2. One Monument sign along Missouri Street is permitted within the 20 ft. required setback.

Landscaping

1. All landscaping shall comply with Section 6.301.
2. Part of required landscaping shall be used to screen the parking area fronting Missouri Street.

Urban Forestry

All landscaping shall comply with Section 6.302.

EVANS AVENUE BLOCKS

Schlatters Subdivision: Block 1, Lots 1-16
Evans South Addition: Block 3, Lots 13-28

Uses

"PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed-Use", excluding:

- community homes
- group homes
- ambulance dispatch station
- liquor or package store
- mortuary or funeral home
- retail auto parts supply

Parking And Driveways

Businesses with Evans Avenue frontage shall be primarily oriented toward the street.

1. The number of parking spaces shall not exceed 100% of the total prescribed by Section 6.201 of the City of Fort Worth Zoning Ordinance.
2. Parking lots in the Evans Avenue blocks
 - a. Buildings, landscaping treatments, and/or walls shall screen views of parking lots from Missouri street.
 - b. Clearly visible pedestrian access points should be provided at regular intervals between freeway blocks.
 - c. Trash disposal areas shall be located behind buildings and screened from views from local streets and pedestrian ways. Height of walls shall be at least six feet and shall completely conceal the disposal area. The trash enclosure shall be designed with materials and colors compatible with the main structures on the site.
 - d. For any development with street frontage: A continuous sidewalk shall be constructed along property lines that are adjacent to street ROW. Street trees are required along the sidewalks every 40 feet. Pedestrian access shall be provided between sidewalk, on site parking, and building entrances. Pedestrian access points should include landscaping, walkways, and decorative pavement.
 - e. Driveway locations-Primary driveway access shall be along Missouri Street.

Architectural Standards

1. Roofs
 - a. Parapets or other screening elements of sufficient height shall conceal mechanical equipment from street-level views.
2. Facades

The following standards apply to building massing and facades facing publicly accessible or other public space (excluding alleys).

Façade variation - Buildings shall at a minimum, incorporate:

 - a. Expression of building elements, such as;
 - Structure frame (columns and pilasters)
 - Floor/roof delineation (banding, coursing and foundation articulation)
 - Foundation
 - b. Façade articulation through the use of recessed or projecting elements
 - c. Variations in materials, material pattern or color
3. Building Materials

- a. New building facades facing public areas (except alleys) shall conform to the materials listed below.

i. Primary materials

- Brick
- Stone or stone veneer with cavity wall construction
- Stucco
- EIFS (Exterior Insulation and Finish System) above 12 feet
- Glass and Aluminum Glazing System
- Metal Panels-individual or Storefront System
- Concrete-finish should be at an architectural level.
- Wood
- Cement composite board (not simulating wood)
- Tile-terra cotta, porcelain or ceramic

ii. Limited Accent and Trim Materials

- All primary materials listed above
- Metal-galvanized, painted, or ornamental
- Pre-cast masonry (trim and cornice only)
- EIFS
- Concrete fiber simulated wood siding

iii. Inappropriate materials

- Vinyl or aluminum siding
- Mirrored glass

4. Fenestration (all buildings)

Building facades fronting on publicly accessible streets or other public spaces shall have openings and transparent glazing that together constitute not less than 25 percent of the façade.

5. Ground floor transparency

For all ground floor non-residential uses located along publicly accessible streets and other public spaces, at least 40 percent of the wall area between 2 and 12 feet shall consist of doors and transparent glazing.

Facades that are oriented to publicly accessible streets or other public spaces shall include a clear delineation between the first or second floor level and upper levels with a canopy, balcony, arcade, or other architectural features.

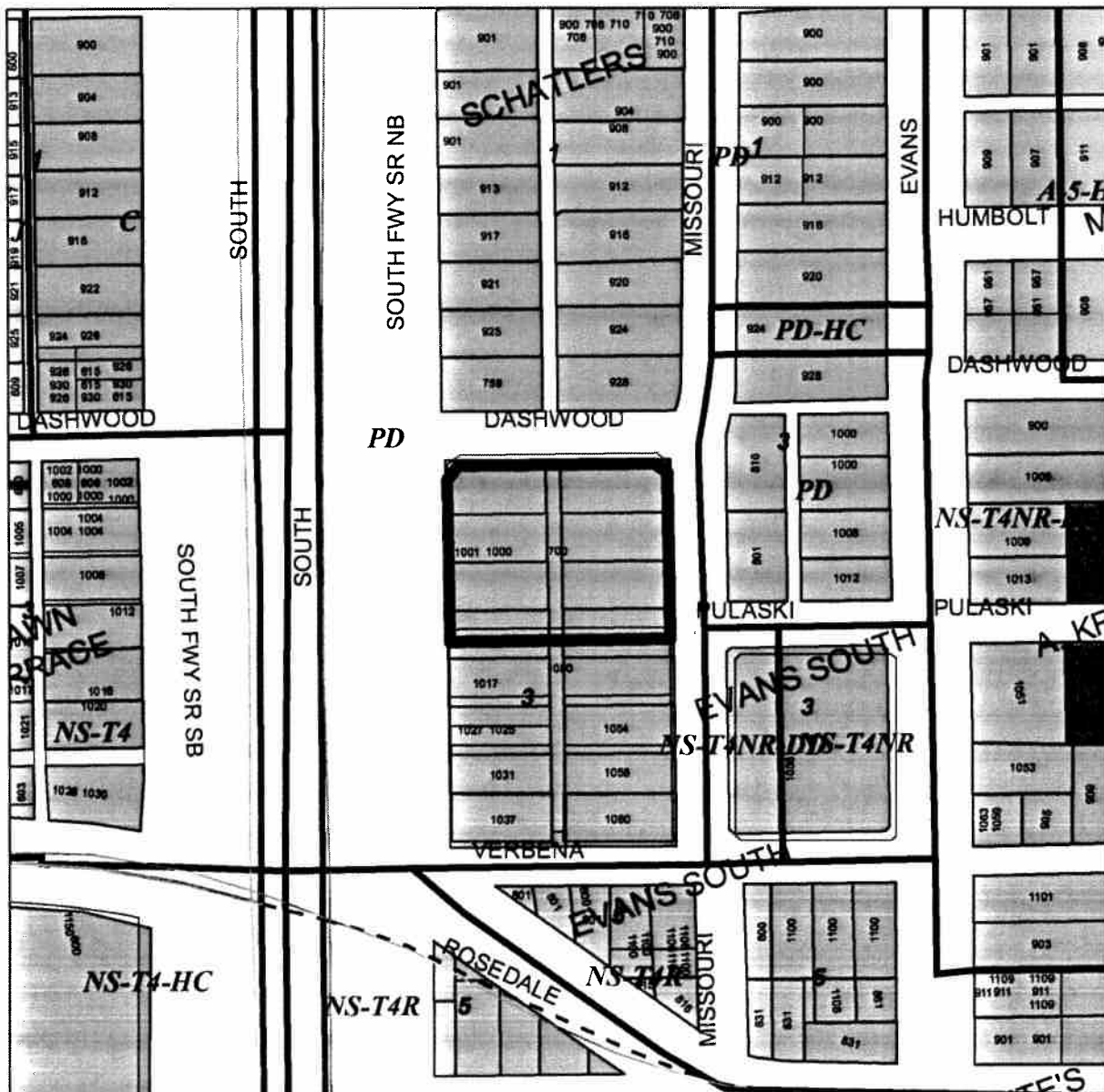
Signs

































1. Signs shall conform to the basic dimensional regulations set forth in Chapter 6, Article 4 of the Zoning Ordinance.
2. Electronic changeable copy signs are prohibited.

Landscaping and Urban Forestry

1. All landscaping shall comply with Section 6.301
2. All landscaping shall comply with Section 6.302

ZC-10-144



- | | | | | | |
|---|-----------------------------------|---|--------------------------|--|-----------------------------|
|  | Vacant, Undeveloped, Agricultural |  | Neighborhood Commercial |  | CFWGIS.SDE.TRN_RAILROADS |
|  | Rural Residential |  | General Commercial |  | CFWGIS.SDE.CAD_addresses |
|  | Suburban Residential |  | Light Industrial |  | Freeways/Toll Roads |
|  | Single Family Residential |  | Heavy Industrial |  | Proposed Freeway/Toll Road |
|  | Manufactured Housing |  | Mixed-Use Growth Center |  | Principal Arterial |
|  | Low Density Residential |  | Industrial Growth Center |  | Proposed Principal Arterial |
|  | Medium Density Residential |  | Infrastructure |  | Major Arterial |
|  | High Density Residential |  | Lakes and Ponds |  | Proposed Major Arterial |
|  | Institutional |  | Public Park, Open Space |  | Minor Arterial |
|  | |  | Private Park, Open Space |  | Proposed Minor Arterial |
| | |  | |  | Flood Plain |

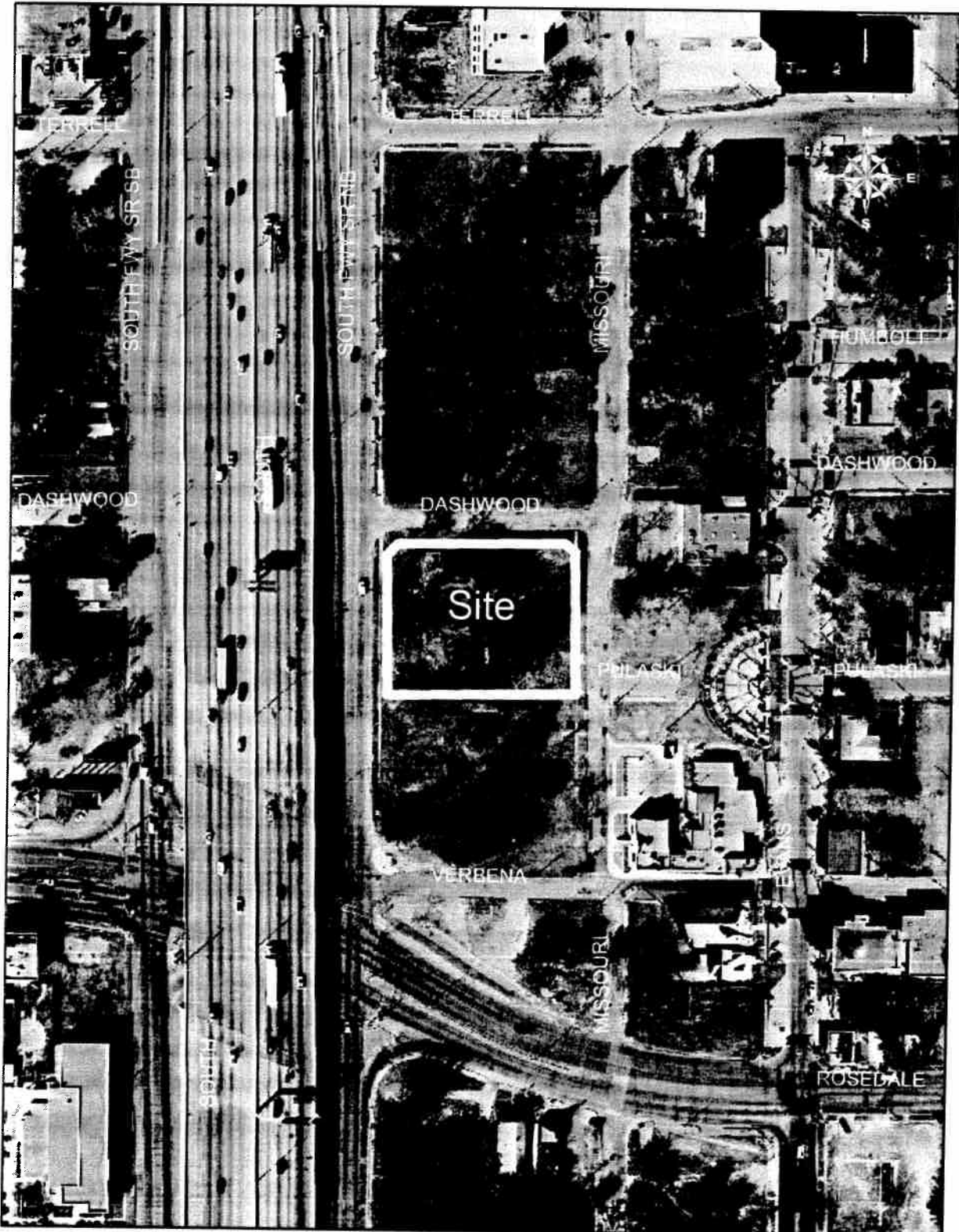
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on February 23, 2010

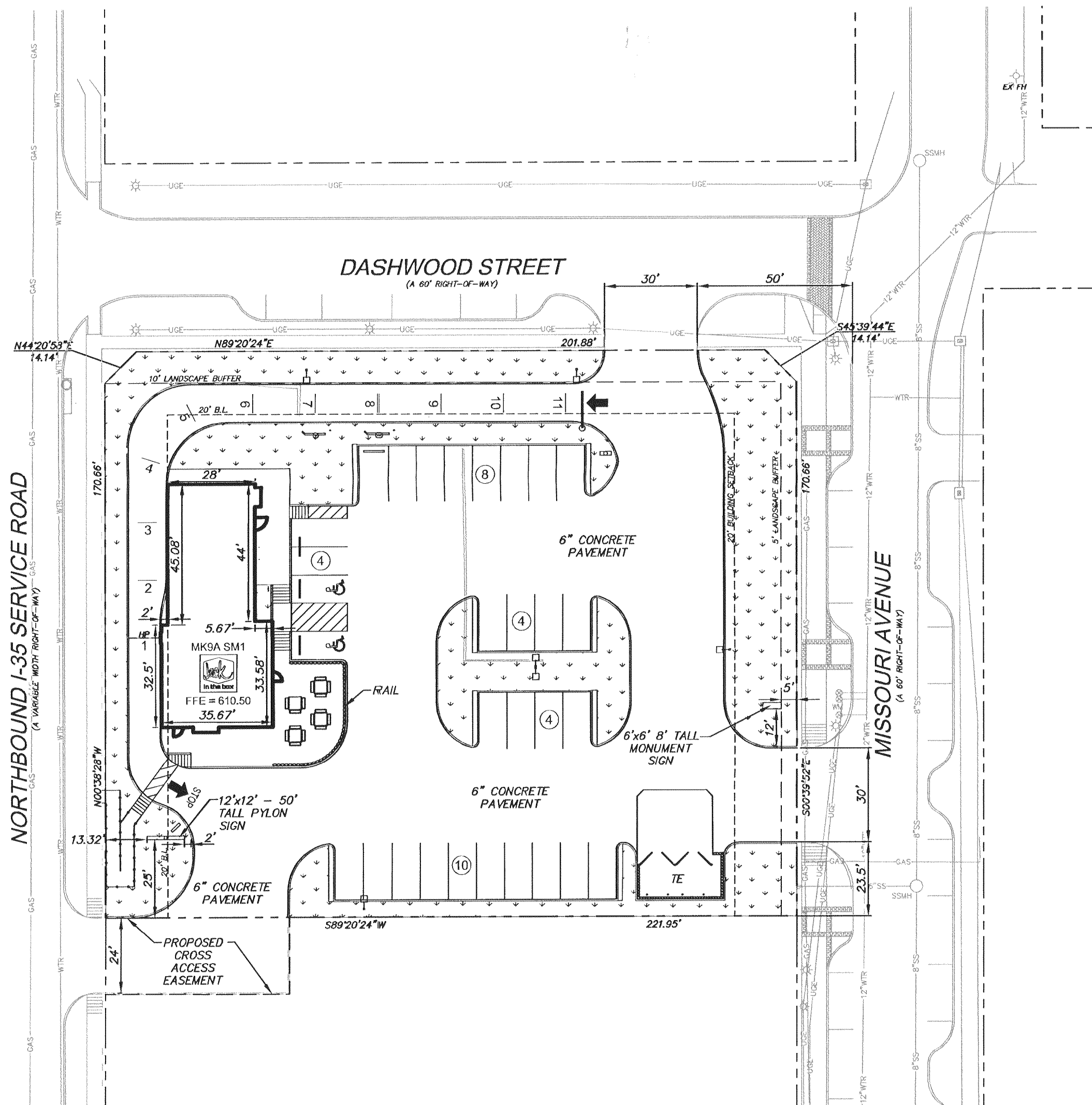




ZC-10-144

Aerial Photo Map





SURVEYOR

HANS K. HANSEN, RPLS
CITY OF FORT WORTH
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102

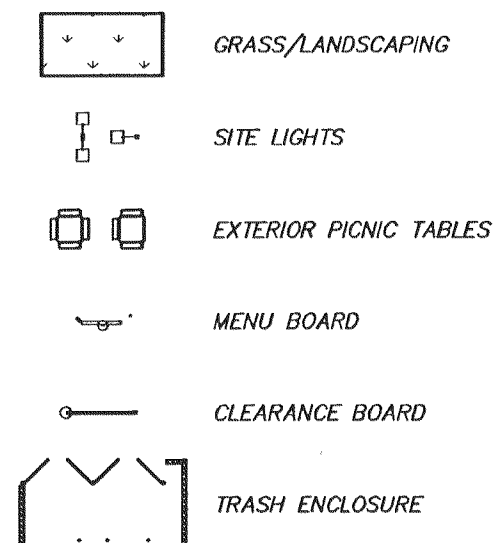
PROPERTY OWNER

CITY OF FORT WORTH
1000 THROCKMORTON STREET
FORT WORTH, TEXAS 76102
PHONE: (817) 392-7925

LEGAL DESCRIPTION

LOT 13R, BLOCK 3
EVANS SOUTH ADDITION
DOCUMENT NO. D210074802
DATE: 4/1/2010

LEGEND

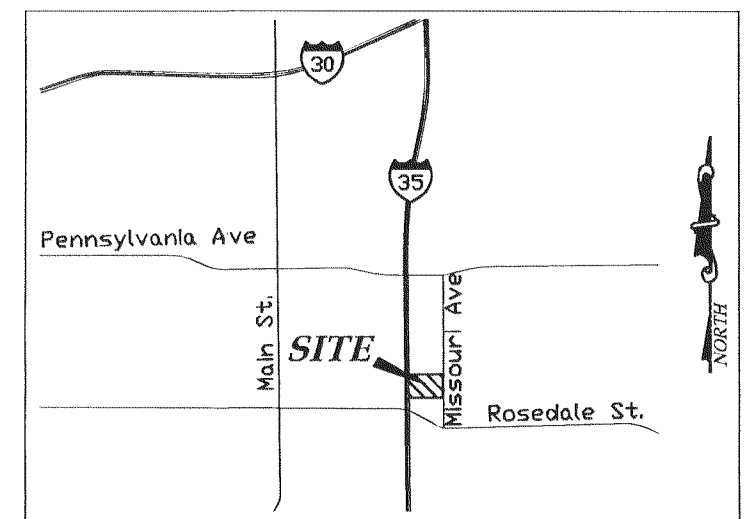
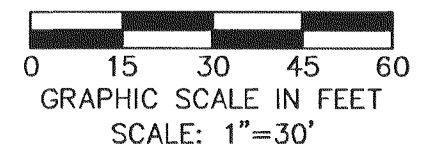


SITE DATA

LOT AREA	39,990 SF; 0.918 AC
LAND USE	RESTAURANT WITH DRIVE-THRU
GROSS FLOOR AREA	2,370 SF
OUTDOOR PATIO AREA	600 SF
NUMBER OF STORIES	1 STORY
BUILDING HEIGHT	24'-6"
EXTERIOR MATERIALS	STUCCO, METAL, CONCRETE
EXISTING ZONING	PD 863/E
PROPOSED ZONING	PD 863/E WITH SITE PLAN

PARKING REQUIREMENTS

1/100 SF BUILDING AREA =	24 PARKING SPACES
1/100 SF PATIO AREA =	6 PARKING SPACES
TOTAL PARKING =	30 PARKING SPACES REQUIRED
PARKING PROVIDED =	30 PARKING SPACES



VICINITY MAP
N.T.S.

SITE PLAN ZONING NOTES:

- PROJECT WILL COMPLY WITH 6.301, LANDSCAPING AND FORESTRY
- PROJECT WILL COMPLY WITH ARTICLE 4, SIGNS.
- PROJECT WILL COMPLY WITH PD 863 ARCHITECTURAL STANDARDS WITH THE FOLLOWING EXCEPTIONS:
A. FENESTRATION
NORTH ELEVATION (ROAD) <1% PROVIDED
EAST ELEVATION (PARKING LOT SIDE) 17% PROVIDED
SOUTH ELEVATION 14% PROVIDED
WEST ELEVATION (DRIVE-THRU SIDE) 16% PROVIDED
- SITE COMPLIES WITH SCREENING TREATMENTS FOR PARKING LOTS IN COMPLIANCE WITH PD 863.
- SITE WILL COMPLY WITH PD 863, LOADING ZONES, AND GROUND MECHANICAL EQUIPMENT SHALL BE LOCATED BEHIND BUILDINGS AND SCREENED FROM VIEWS OF LOCAL STREETS, AND PEDESTRIAN WAYS.

[Signature]
DIRECTOR OF PLANNING AND DEVELOPMENT

10/4/10
DATE

**ZONING SITE PLAN
FOR
JACK IN THE BOX
LOT 13R, BLOCK 3
EVANS SOUTH ADDITION
1001 SOUTH FREEWAY
FORT WORTH, TEXAS**