



# Zoning Staff Report

**Date:** February 8, 2022

**Case Number:** ZC-21-207

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** UV Towne Crossing, LP / Urban Structure

**Site Location:** 9000 block Tehama Ridge Parkway

**Acres:** 1.87 acres

### Request

**Proposed Use:** Hotel

**Request:** From: “G” Intensive Commercial District

To: “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan included.

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Denial with Prejudice by a vote of 8-0**

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## Project Description and Background

The subject property is located along the west side of Tehama Ridge Parkway, just north of its intersection with Presidio Vista Drive. The site is currently vacant and is zoned “G” Intensive Commercial. The applicant is requesting Planned Development (PD) zoning for this site in order to add hotel as an allowed land use. A PD is required for any new hotel use that is within 1,000 feet of a one or two-family district, per Section 5.116 of the Zoning Ordinance. This section also establishes the following criteria for any planned development hotel use:

1. Ingress/egress should be taken from the major street furthest from the residential district;
2. No screening fence shall be erected along the perimeter of the hotel property adjacent to a street, alley or right-of-way; provided, however that a screening fence shall be permitted around swimming pools, tennis courts and other recreational facilities; and a screening fence shall be permitted along property lines adjacent to other lots;
3. Incidental businesses may be conducted within the hotel, provided that the principal entrance to the business shall be from the inside of the building;
4. A secondary entrance to the hotel may be provided from a court or from the principal frontage but from no other street and shall not face any residential district. Exception: Emergency egress only when required by the building code and only when no other emergency egress can be designed; and
5. Any other conditions required by the city council as a condition of site plan approval.

The attached site plan depicts a new four-story hotel that meets the ordinance requirements above, as well as development requirements for the “G” Intensive Commercial District. No development standards or waivers are being requested for this project. The nearest single-family property is approximately 400 feet north of this site.

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / automotive repair and parts supply  
East “G” Intensive Commercial / restaurant and indoor amusement  
South “G” Intensive Commercial / restaurant and retail  
West “PD 1142” for all uses in “G” Intensive Commercial plus mini-warehouse / mini-warehouse

## Recent Zoning History

- ZC-17-091: PD 1142 for “G” Intensive Commercial uses plus mini-warehouse on property to the west

## Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.  
The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
North Fort Worth Alliance	Reata Meadows HOA*
Reata Ranch HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	Eagle-Mountain-Saginaw ISD

\* This Neighborhood Association is located closest to the subject property

# Development Impact Analysis

## Land Use Compatibility

The applicant is requesting to rezone this property from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel. All surrounding properties are zoned for commercial use and have been developed with various retail, restaurant, and entertainment uses over the last five years. The nearest single-family residential property is located 400 feet north of this site.

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

## Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. While “G” Intensive Commercial District is not specifically listed under this designation, the proposed hotel use meets the intention of providing retail, services, and mixed uses for a larger market area.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

No change is proposed to the existing “G” zoning on this site other than the addition of hotel as an allowed land use. In addition, the proposed zoning aligns with the following policies of the Comprehensive Plan:

- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

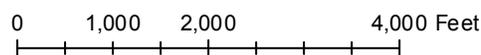
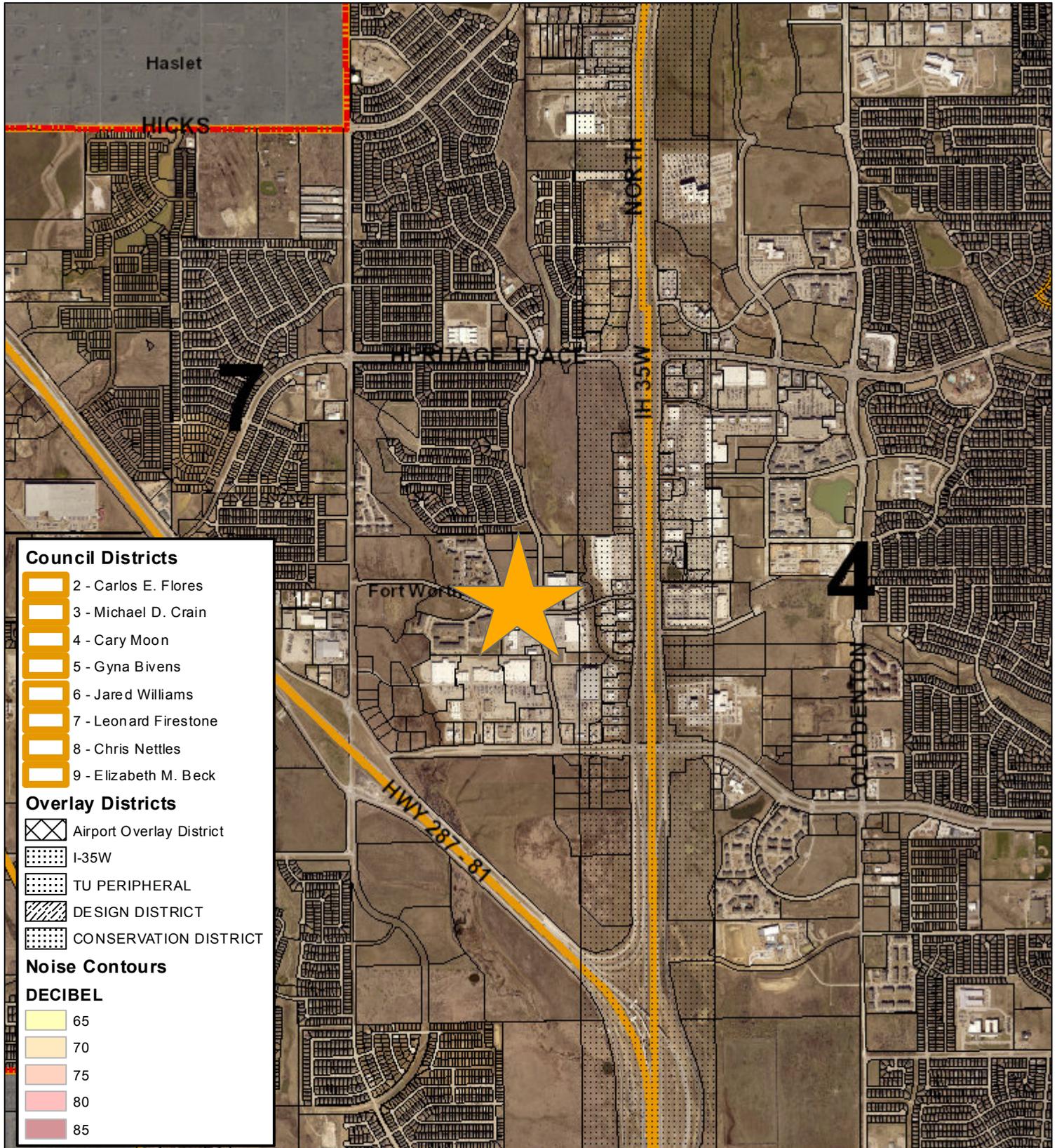
## Site Plan Comments

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

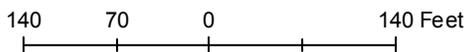
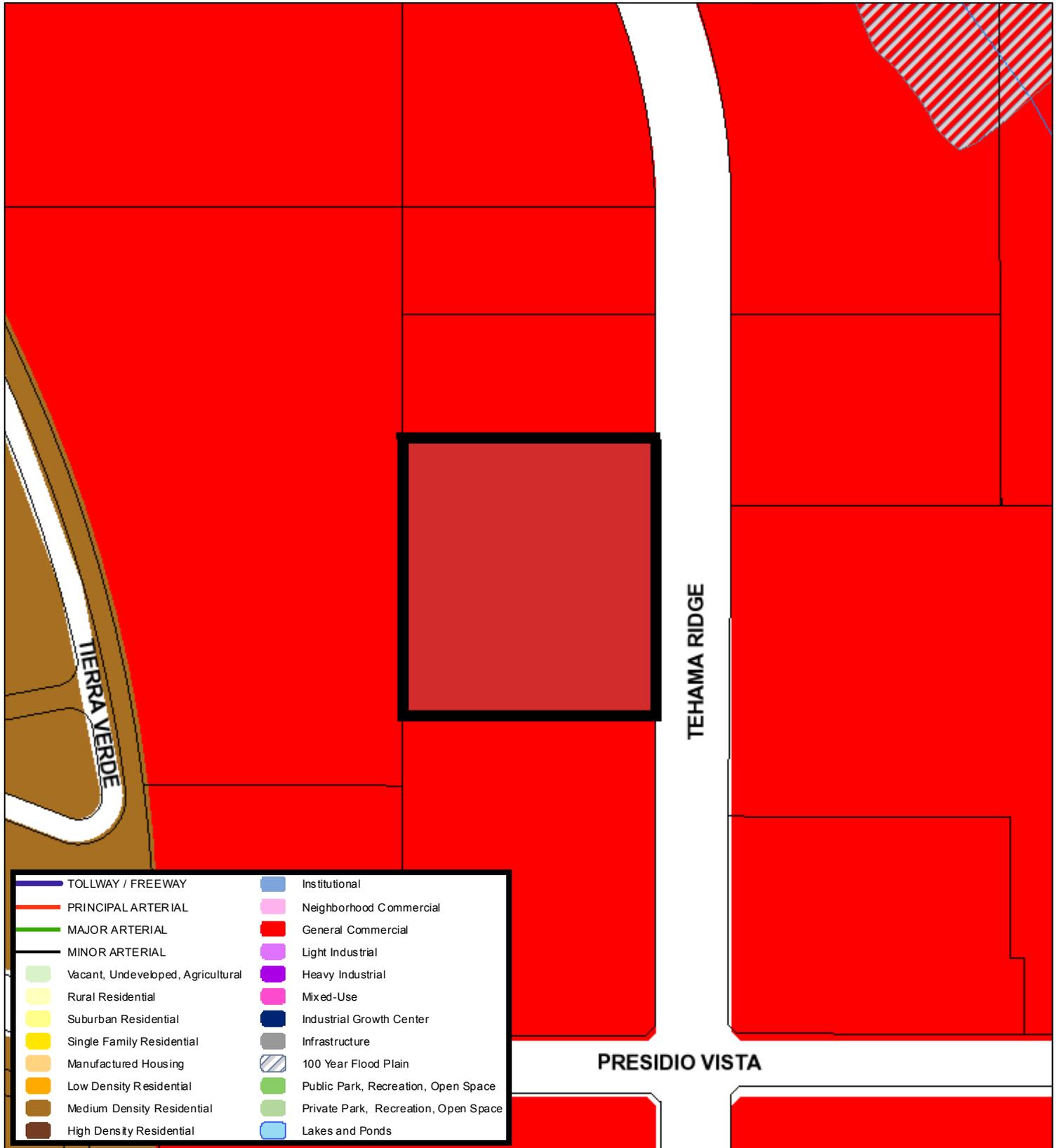
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



## 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 90 180 360 Feet

