



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
January 14, 2020

Council District 4

Zoning Commission Recommendation:

Approval by a vote of 8-0

Opposition: Santa Fe Enclave, two letters, two notices submitted

Support: Carrington Court HOA, two letter, one notice submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **AJNM Investment LLC**

Site Location: 6828 North Freeway Acreage: 1.95

Proposed Use: **Hotel**

Request: From: "G" Intensive Commercial / I-35 Overlay

To: PD/G Planned Development for all uses in "G" Intensive Commercial plus hotel / I-35W Overlay; site plan included

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

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

Staff Recommendation: **Approval**

Background:

The applicant is requesting a zoning change from "G" Intensive Commercial to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included. The property is located just north of Fossil Bluff along I-35 frontage. A hotel is allowed by right in "G" however the PD is required per Sect. 5.116A because the proposed use is within 1,000 feet of an A-5 district. A waiver to the parking requirement is being requested.

The site was previously approved for a hotel use in 2008 and rezoned to G in 2014.

The applicant intends to construct a hotel with four stories, 101 guest rooms and 117 parking spaces.

Requirement	G	Proposed PD/G
Front Yard	None required	Complies
Height	120 ft. (est. 10 stories)	Four stories (Complies)
Parking	1 space per bedroom, 1 space per 4 patron seats, plus 5 spaces per 1,000 sq. ft. ballroom area	145 required/117 spaces provided (Waiver recommended)

Exterior Construction Material	All buildings with metal siding facing a public street shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding materials.	Brick Veneer, Aluminum store front and aluminum siding (Complies)
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Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / multifamily
- East PD 736 / attached townhomes
- South "G" Intensive Commercial / restaurant
- West "G" Intensive Commercial / I-35 Freeway

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-202 PD 736 Planned Development for R2 with rear entry garages, effective date 12/19/06; (subject property to the east)
 ZC-14-141 from PD 823 Planned Development for all uses in G plus hotel; site plan approved to G Intensive Commercial; effective date 11/18/14; (subject site and south)

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Parking required is 145 spaces, site plan indicates 117 spaces. **(Waiver recommended)**

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, 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.)

Public Notification:

300 foot Legal Notifications were mailed on November 23, 2019.
 The following organizations were notified: (emailed November 22, 2019)

Organizations Notified	
Carriage Hills HOA	Carrington Court HOA*
Santa Fe Enclave HOA	Fairway Bend HOA
Trinity Habitat for Humanity	Streams and Valleys Inc.
Keller ISD	Eagle Mountain-Saginaw ISD

*Closest registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included. Surrounding land uses consist of multifamily to the north, single family to the east, commercial to the south and I-35 to the west. The residential A-5 zoning that triggered the PD is located just to the east of the site.

The proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency - Far North

The 2019 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development

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

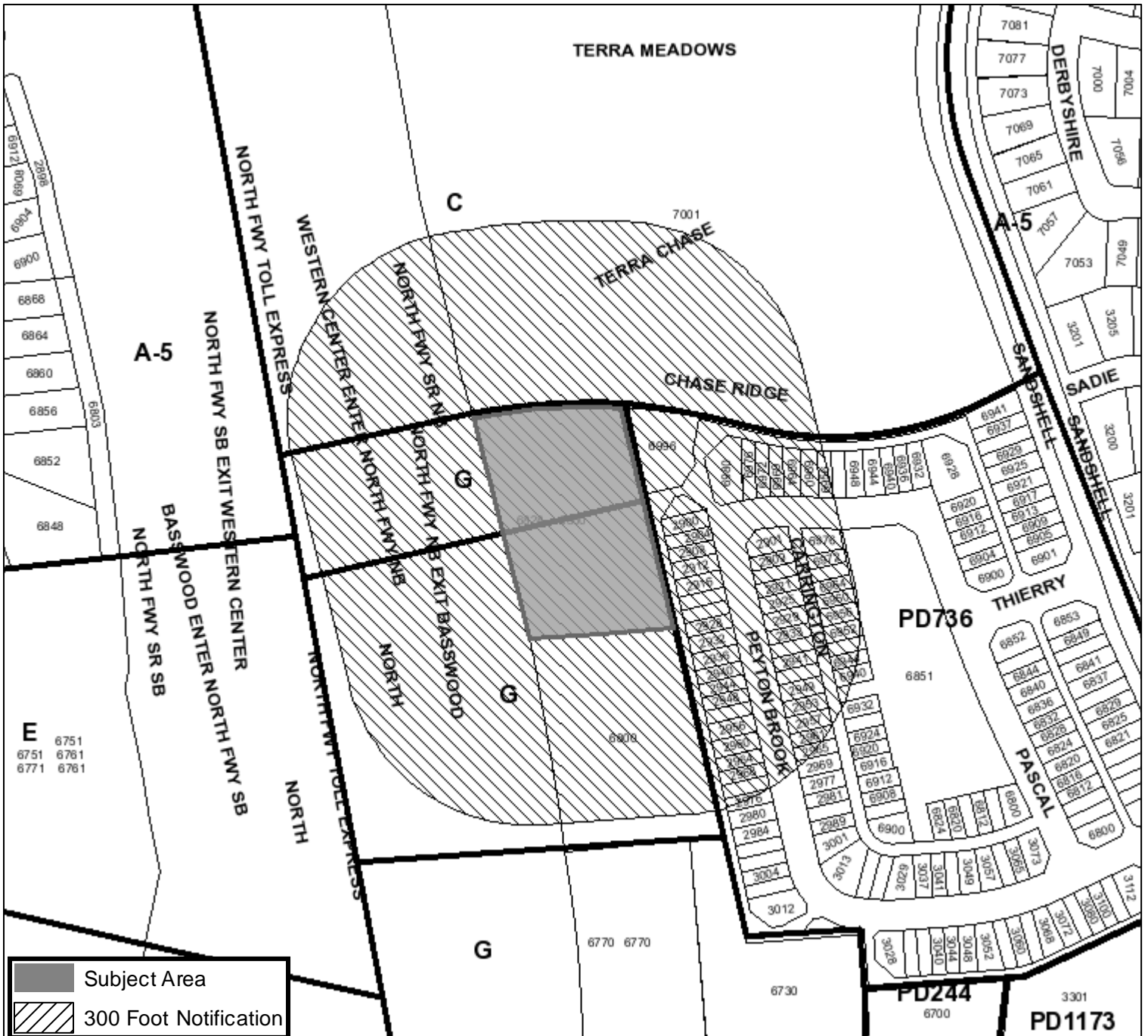
Attachments:



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

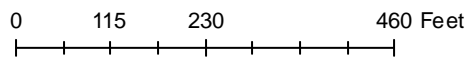


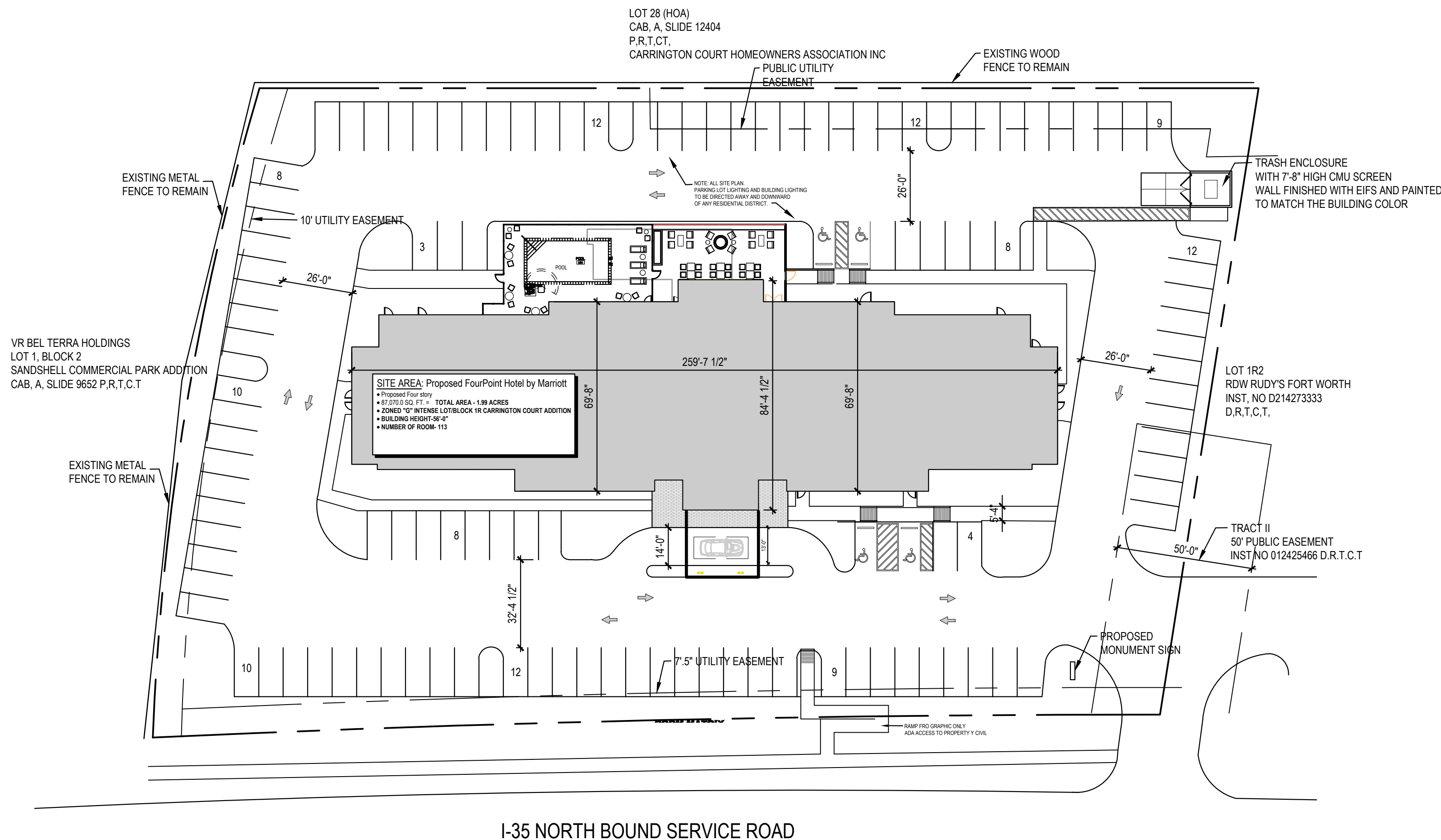
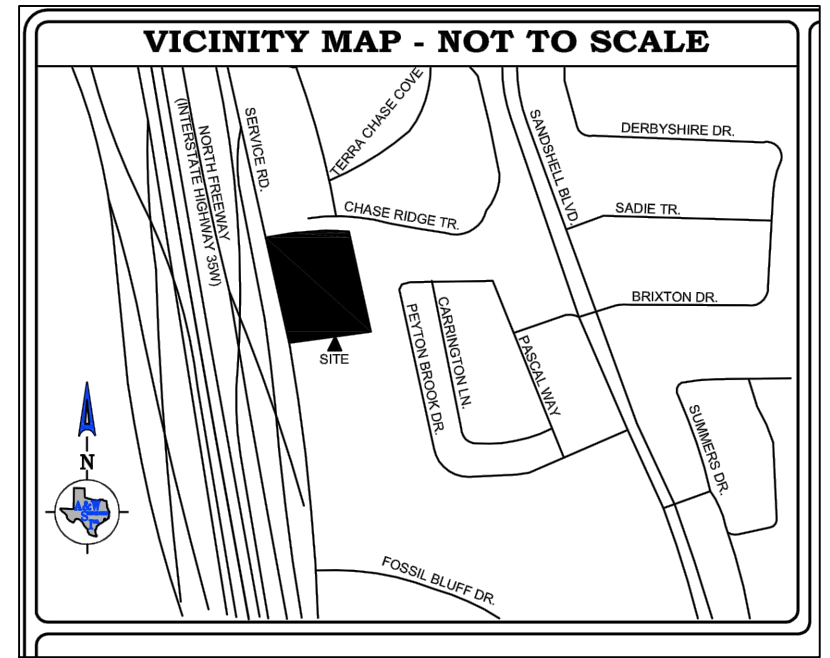
Area Zoning Map

Applicant: AJNM Investment LLC
 Address: 6828 North Freeway
 Zoning From: G with I-35W South Zone Overlay
 Zoning To: PD for G uses plus hotel with I-35W South Zone Overlay
 Acres: 1.94831295
 Mapsco: 35U
 Sector/District: Far North
 Commission Date: 12/11/2019
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification





EXTERIOR MATERIALS:

BUILDING MATERIALS: EIFS, BRICK VENEER, ALUMINUM STORE FRONT AND ALUMINUM SIDING

PAVING: CONCRETE PAVEMENT PER GEO TECH REPORT, BRICK PAVING AND STAMPED AND STAINED CONCRETE

PROJECT CONTACTS

DEVELOPER/OWNER:

AJNM INVESTMENT LLC
8354 WEST FWY
FORT WORTH, TEXAS 76116
DENISH728@YAHOO.COM
PH: 817 244 9446

ARCHITECT:

BCI ARCHITECTS
BENJAMIN CORTEZ
FRISCO, TEXAS

PROJECT MANAGER:

RKPATEL DESIGN & PLANNING LLC
5544 GREENVIEW COURT
NORTH RICHLAND HILLS, TEXAS 76148
RKPATELDESIGN@GMAIL.COM
PH: 682 365 0300

SURVEYOR:

A&W SURVEYOR
P.O BOX 870029, MESQUITE,
TEXAS 75187
PH: 972 681 4975

FOUR POINT BY MARRIOTT:

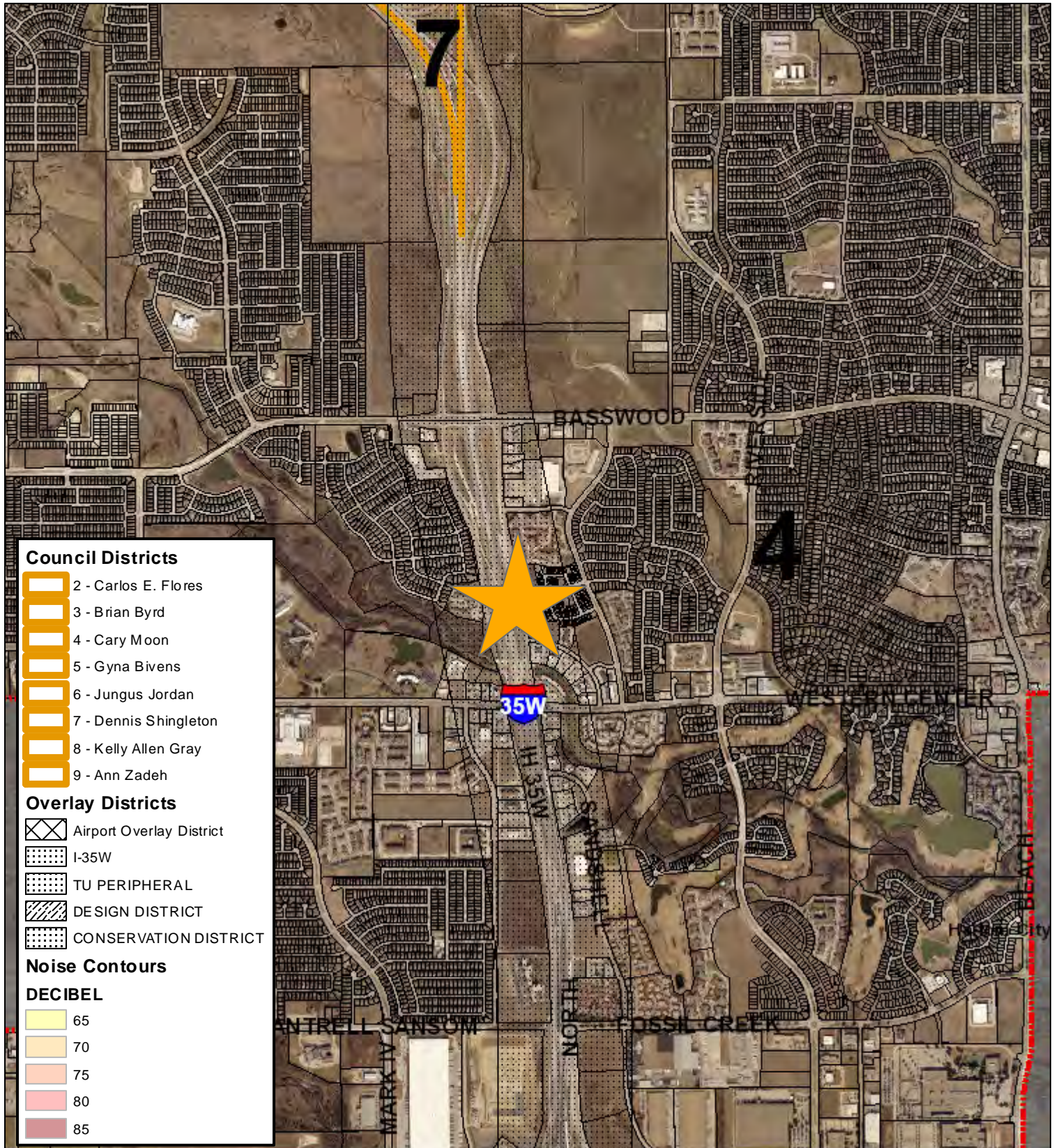
SITE PLAN SCALE= 1/32"=1'-0"
DOCUMENT DATED: 9/6/2019

DIRECTOR OF PLANNING AND DEVELOPMENT









DATE

GENERAL NOTES:	REQUIRED PARKING:	LEGAL DESCRIPTION OF SITE:
1. ALL PROVIDED LIGHTING WILL CONFIRM TO LIGHTING CODE.	1 SPACE PER GUEST ROOM	BEING LOT 1R1, BLOCK 1R1 OF CARRINGTON COURT ADDITION, AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO PLAT THEROOF RECORDED IN INSTRUMENT NO D21425966, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
2. ALL PROVIDED SIGNAGE WILL CONFIRM TO ARTICLE 4, SIGNS	5 SPACES PER 1000 SQ FT MEETING ROOM	
3. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING	1X113 GUEST ROOMS= 113 SPACES	
4. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY	1300 SQ FT/1000 SQ FT MEETING ROOM= 7 SPACES	
5. WE ARE REQUESTING WAIVER FOR PARKING	PUBLIC SEATING 25 SPACES	
6. WILL COMPLY WITH URBAN FORESTRY	TOTAL REQUIRED= 145 PARKING	
7. WILL COMPLY WITH LANDSCAPING	PARKING PROVIDED 117	
8. WILL COMPLY WITH SIGNAGE	WE ARE REQUESTING WAIVER FOR 28 ADDITIONAL PARKING	






Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

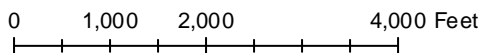
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

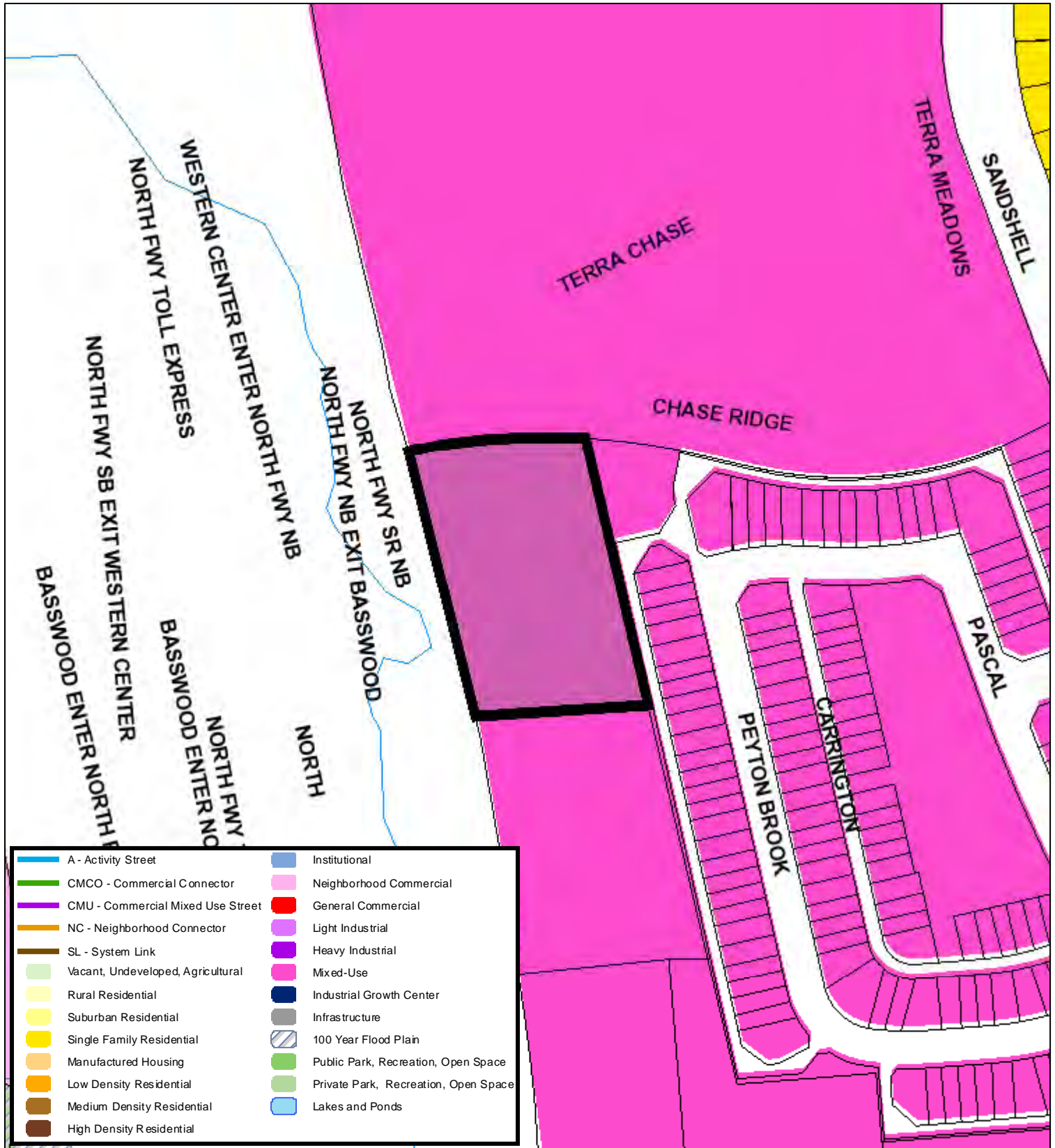
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



175 87.5 0 175 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



0 112.5 225 450 Feet



**21. ~~SP-19-019 Summer Creek Station LLC (CD 6) – 5421 Sycamore School Rd. (1.29 ac.)~~
~~Request: Approval of site plan for PD 471~~**

~~Clay Christy, 1903 Central Dr Bedford, TX, appeared before the Commission in support of SP-19-019.~~

~~Motion: Commissioner Runnels made a motion, seconded by Commissioner Gober, that SP-19-019 be Approved. Motion passed 8-0.~~

22. ~~ZC-19-197 Mantacare Holdings LLC/Jason Eggenburger (CD 9) – 1015-1023 (odds) Lipscomb St. (0.35 ac.) From: “NS-T4N” Near Southside-General Urban-Neighborhood Zone To: “NS-T4” Near Southside-General Urban~~

~~Jason Eggenberger, 2104 Fairmount Ave, appeared before the Commission in support of ZC-19-197.~~

~~Motion: Commissioner Miller made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-197 be Approved. Motion passed 8-0.~~

23. ~~ZC-19-198 AJNM Investment LLC (CD 4) – 6828 North Freeway (1.95 ac.) From: G Intensive Commercial/I-35 Overlay To: PD/G Planned Development for all uses in “G” Intensive Commercial plus hotel/I-35W Overlay~~

~~Chetan Patel, 5544 Greenview Ct NRH, TX, appeared before the Commission in support of ZC-19-198.~~

~~The following correspondence was submitted in opposition of ZC-19-198:~~

~~Santa Fe Enclave~~

~~2 notices~~

~~2 letters~~

~~The following correspondence was submitted in support of ZC-19-198:~~

~~1 notice~~

~~2 letters~~

~~Motion: Commissioner Gober made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-198 be Approved. Motion passed 8-0.~~

**Meeting adjourned: 4:02 p.m.
12/11/19**