



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 15, 2019

**Council District** 4

|   |                   |                    |             |
|---|-------------------|--------------------|-------------|
| <b>Zoning Commission Recommendation:</b><br>Approval by a vote of 8-0<br><br><b>Opposition:</b> Six letters submitted<br><b>Support:</b> None 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.

This case is expected to be heard by the City Council October 15, 2019.

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,<br>1 space per 4 patron seats, plus 5 spaces per<br>1,000 sq. ft. ballroom area   | 145 required/117 spaces<br>provided<br><b>(Waiver required)</b>         |
| Exterior<br>Construction<br>Material | All buildings with metal siding facing a public<br>street shall have at least two exterior<br>architectural features for articulation, such as<br>front porches, gables, awnings, or other<br>exterior siding materials. | Brick Veneer, Aluminum store<br>front and aluminum siding<br>(Complies) |

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 required)**

**(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 September 19, 2019.  
The following organizations were notified: (emailed September 17, 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

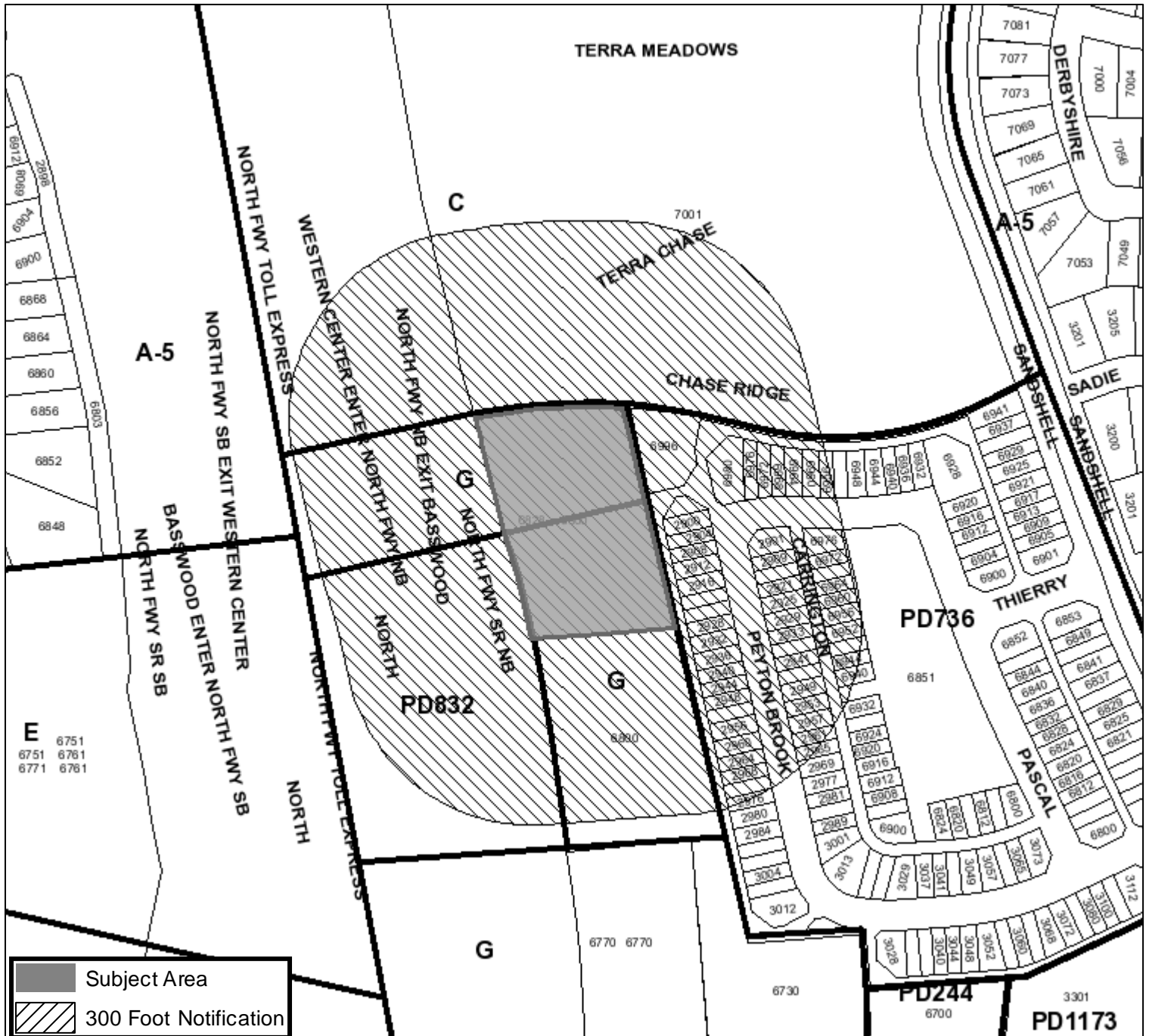
Based on the conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.



***Attachments:***

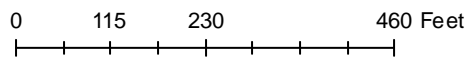
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph

### 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: 1.95126087  
 Mapsco: 35U  
 Sector/District: Far North  
 Commission Date: 10/9/2019  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



LOT 28 (HOA)  
 CAB, A, SLIDE 12404  
 P.R.T.C.T.  
 CARRINGTON COURT HOMEOWNERS ASSOCIATION INC

EXISTING WOOD FENCE TO REMAIN

PUBLIC UTILITY EASEMENT

EXISTING METAL FENCE TO REMAIN

10' UTILITY EASEMENT

NOTE: ALL SITE PLAN PARKING LOT LIGHTING AND BUILDING LIGHTING TO BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

TRASH ENCLOSURE WITH 7'-8" HIGH CMU SCREEN WALL FINISHED WITH EIFS AND PAINTED TO MATCH THE BUILDING COLOR

VR BEL TERRA HOLDINGS  
 LOT 1, BLOCK 2  
 SANDSHELL COMMERCIAL PARK ADDITION  
 CAB, A, SLIDE 9652 P.R.T.C.T.

EXISTING METAL FENCE TO REMAIN

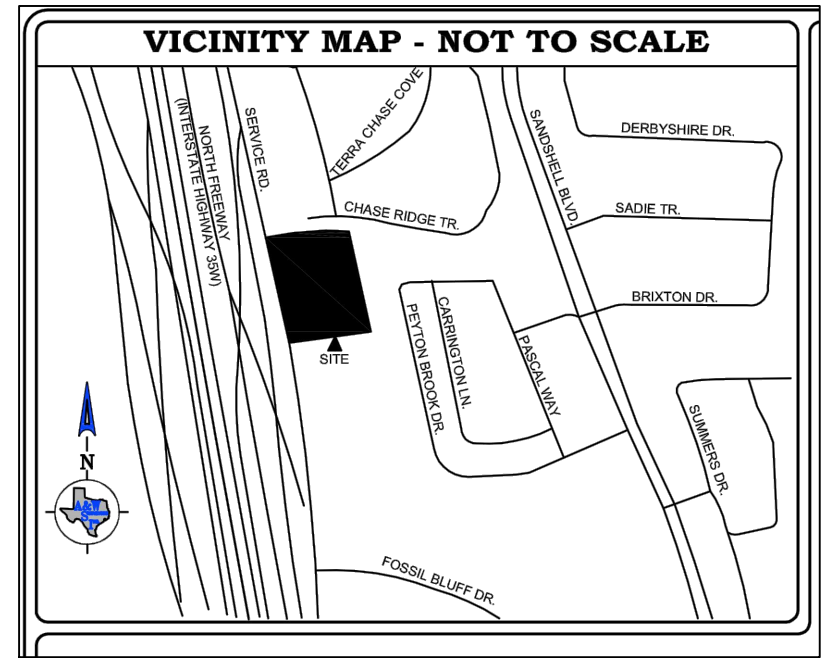
**SITE AREA:** Proposed FourPoint Hotel by Marriott  
 • Proposed Four story  
 • 87,070.0 SQ. FT. TOTAL AREA - 1.99 ACRES  
 • ZONED "G" INTENSE LOT/BLOCK 1R CARRINGTON COURT ADDITION  
 • BUILDING HEIGHT - 56'-0"  
 • NUMBER OF ROOM - 113

LOT 1R2  
 RDW RUDY'S FORT WORTH  
 INST, NO D214273333  
 D.R.T.C.T.

TRACT II  
 50' PUBLIC EASEMENT  
 INST NO 012425466 D.R.T.C.T.

PROPOSED MONUMENT SIGN

I-35 NORTH BOUND SERVICE ROAD



**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:**

1. ALL PROVIDED LIGHTING WILL CONFIRM TO LIGHTING CODE.
2. ALL PROVIDED SIGNAGE WILL CONFIRM TO ARTICLE 4, SIGNS
3. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING
4. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
5. WE ARE REQUESTING WAIVER FOR PARKING
6. WILL COMPLY WITH URBAN FORESTRY
7. WILL COMPLY WITH LANDSCAPING
8. WILL COMPLY WITH SIGNAGE

**REQUIRED PARKING:**

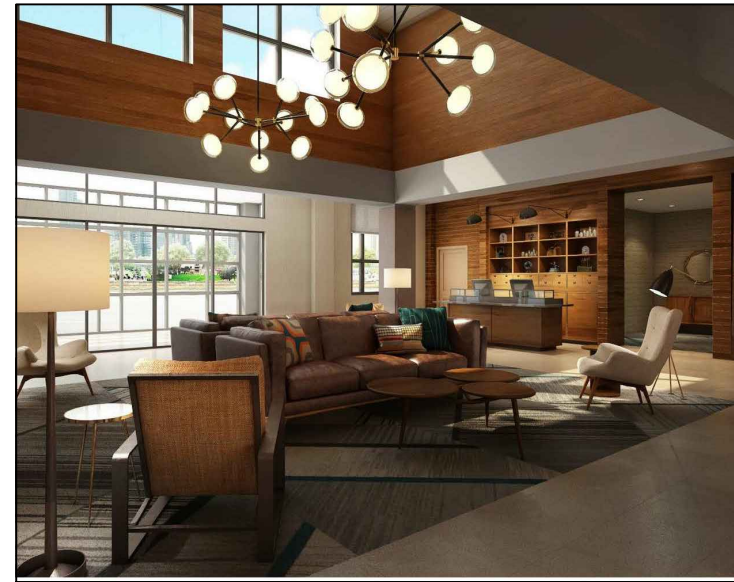
|  |             |
|--|-------------|
| 1 SPACE PER GUEST ROOM                             |             |
| 5 SPACES PER 1000 SQ FT MEETING ROOM               |             |
| 1X113 GUEST ROOMS=                                 | 113 SPACES  |
| 1300 SQ FT/1000 SQ FT MEETING ROOM=                | 7 SPACES    |
| PUBLIC SEATING                                     | 25 SPACES   |
| TOTAL REQUIRED=                                    | 145 PARKING |
| PARKING PROVIDED 117                               |             |
| WE ARE REQUESTING WAIVER FOR 28 ADDITIONAL PARKING |             |

**LEGAL DESCRIPTION OF SITE:**

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



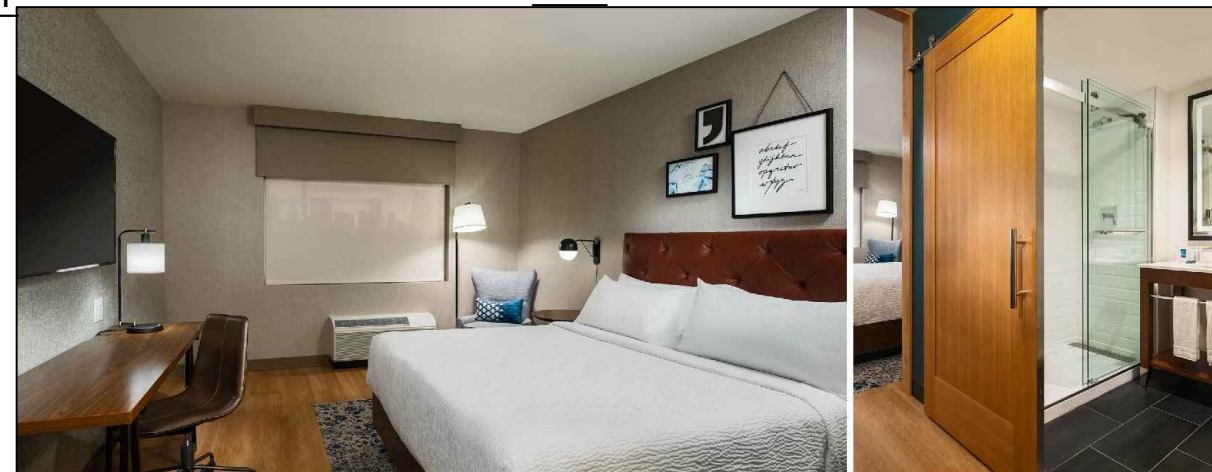
PROTOTYPICAL EXTERIOR VIEW



FRONT LOBBY



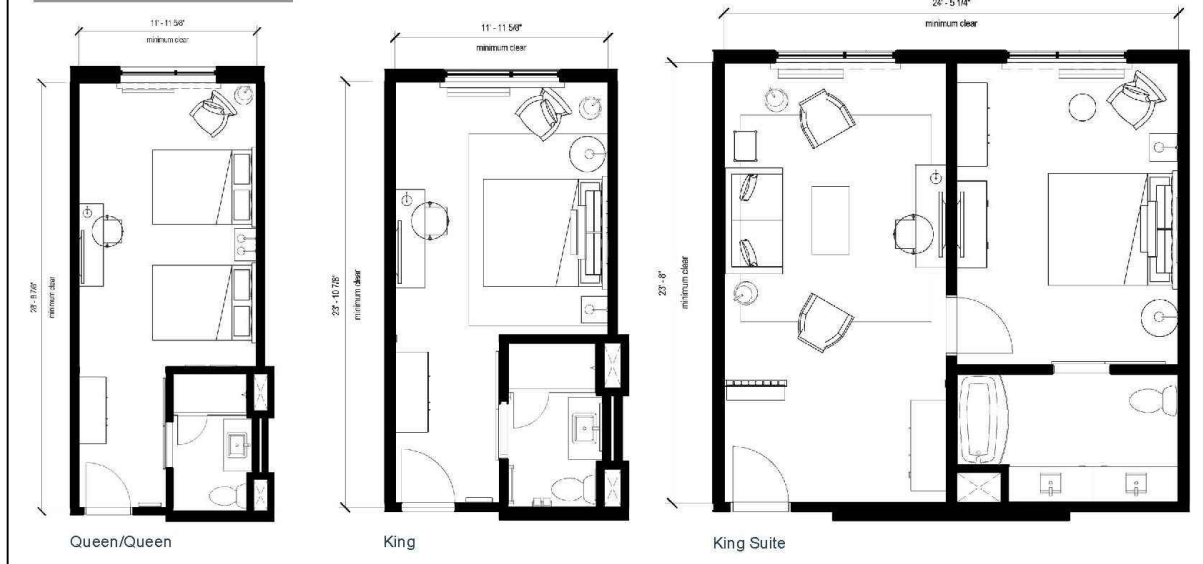
BAR



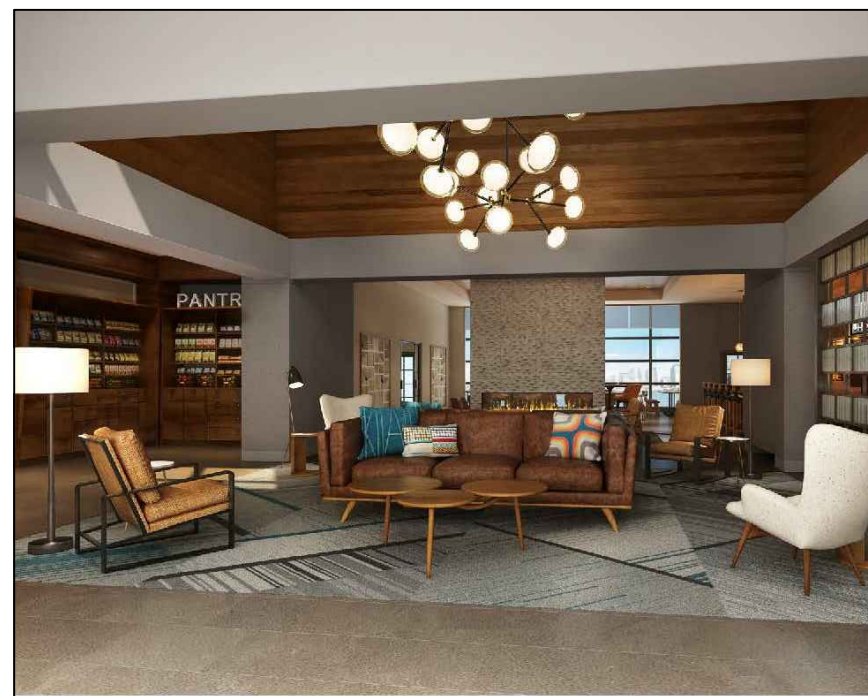
**TYPICAL UNIT MIX**

|             |        |
|-------------|--------|
| King        | 60-65% |
| Queen/Queen | 35-40% |
| Suites      | 1-2%   |

Data is based on a Gen 4, 121-room prototype.



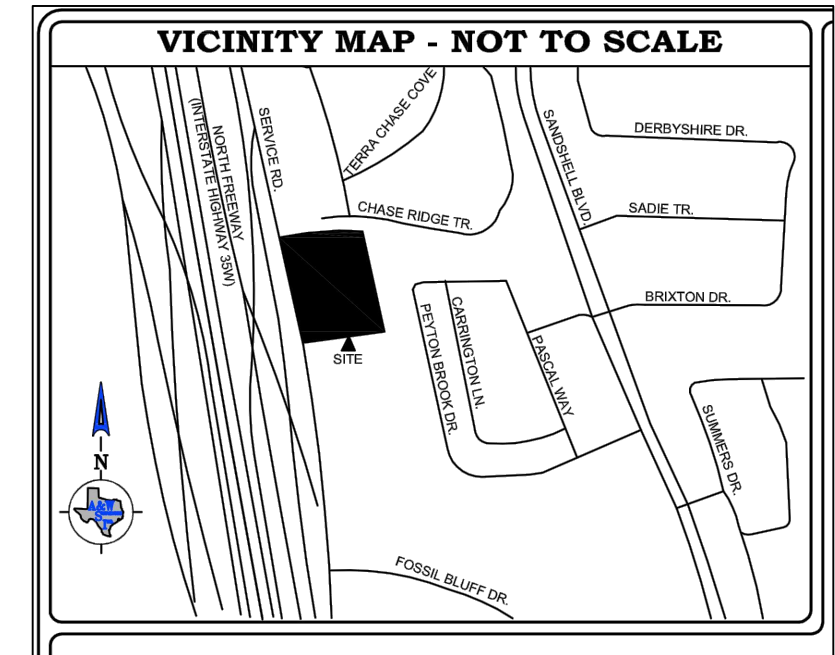
TYPICAL GUEST ROOMS



LOBBY



BREAKFAST AREA



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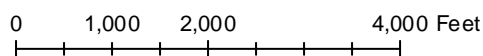
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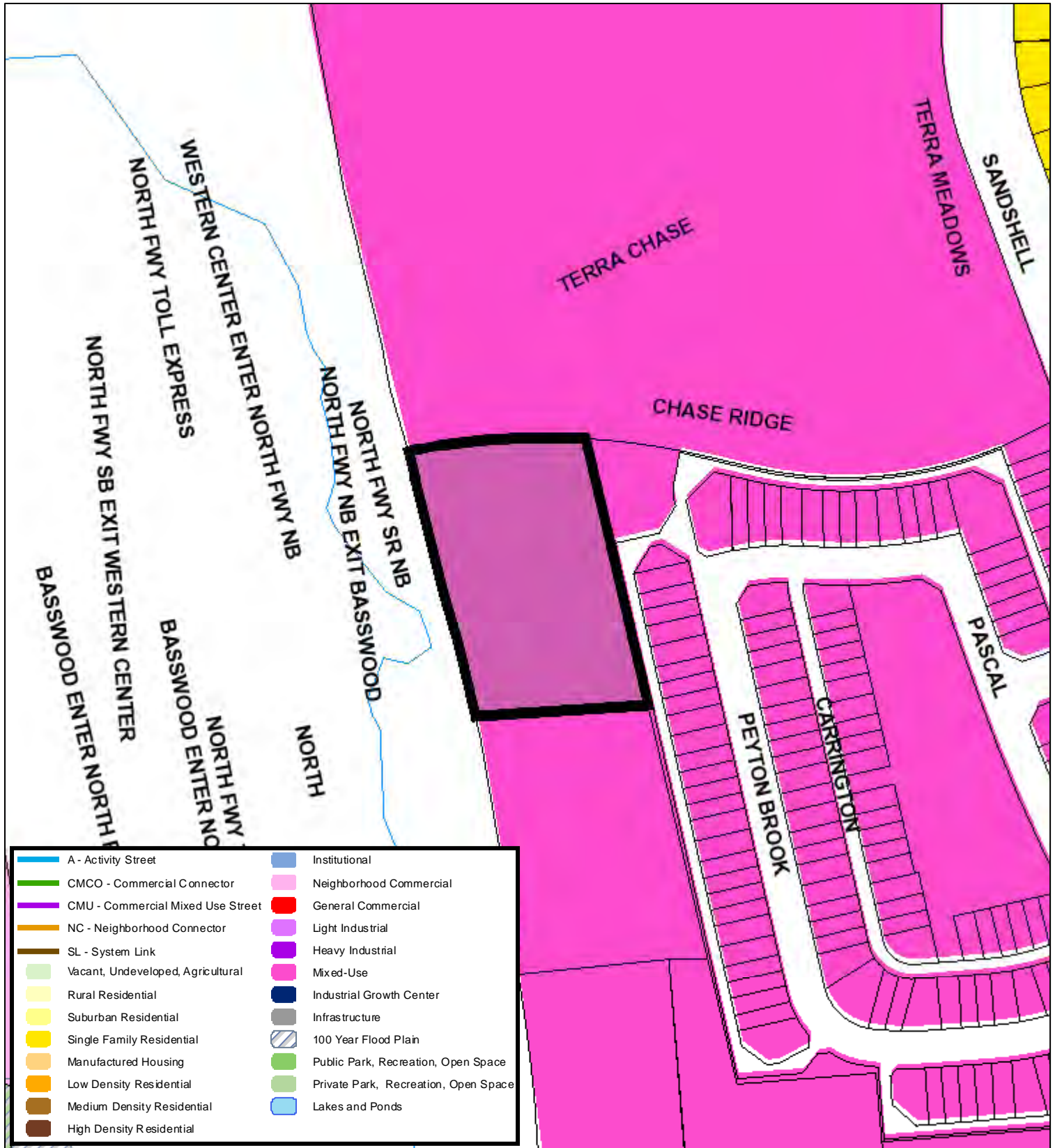
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### Area Map



### 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

