



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-143

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Dev Surati / Basswood Investments LLC

Site Location: 3044 Clay Mountain Trail

Acreage: 2.2 acres

Request

Proposed Use: Hotel (within 1,000 feet of one-family zoning) and retail

Request: From: “I” Light Industrial

To: “PD/I” Planned Development for all uses in “I” Light Industrial plus hotel within 1,000 feet of a one-family zoning with development standards for reduced parking and increased building height; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The property is located southeast of the intersection of Interstate 35W North and Basswood Blvd. The applicant proposes to develop the site for a 4 story (65 feet) hotel containing 99 guest rooms. The site is 2.2 acres and currently undeveloped. The applicant is requesting to rezone from “I” Light Industrial to “PD/I” Planned Development with base “I” zoning plus hotel and retail use, with development standards for height and parking. A site plan has been submitted. The applicant’s narrative of the request is provided below:

We are proposing a 99 unit hotel and retail building on this lot. With I-35 running adjacent to the property it fits in with the current and future uses that run along the corridor. We will offer a nice and comfortable place to stay at an affordable cost for the surrounding area. Currently the zoning "Light Industrial" - I allows for a hotel/ motel use and retail. According to the city ordinance

5.116 HOTEL, MOTEL OR INN. (a) Location adjacent to residential district. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than "MU-2" high intensity mixed-use, a planned development district shall be created for such use.

For this reason we are kindly requesting a PD for the development.

Per the Non-Residential Use Table, a hotel use is allowed in “I” Light Industrial subject to the supplemental standard 5.116.

§ 5.116 HOTEL, MOTEL OR INN.

(a) *Location adjacent to residential district. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development district shall be created for such use. Provided however, this regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet.*

The subject property is within 1,000 feet from one-family zoning (Carriage Hills) across Sandshell Blvd to the east of the site. This residential community is within the 1,000-foot threshold; therefore, the applicant must apply for a Planned Development for the desired hotel use. The applicant also wants to construct a single story, 5,500 square foot retail building on the same tract on the western side of the property as depicted in the submitted site plan. The retail use is permitted within the current “I” zoning so the PD is being established for the hotel’s proximity to residential and consideration of development standards (waivers to base development requirements) as itemized below.

Planned Development zones or “PD’s” are associated with a Site Plan and must develop in accordance with the Site Plan that is approved by City Council. This proposed PD will meet or exceed all “I” Light Industrial standards, with the exception of reducing the required parking amount from 121 to 106 (15 spaces less than required by Ordinance) and increasing the building height from 3 stories/55 feet to 4 stories/65 feet.

Surrounding Zoning and Land Uses

North “I” Light Industrial with I-35W Overlay District / retail & restaurant
East “I” Light Industrial / Basswood Elementary
South “I” Light Industrial with I-35W Overlay District / Home Depot

Recent Zoning History

- ZC-10-190: Addition of I-35W Overlay District

Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.
The following organizations were emailed on September 29, 2023:

Organizations Notified	
Parkwood Hill Estates HOA	Park Glen NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Public Improvement District #6	Birdville ISD
Keller ISD	

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/I” Planned Development for all uses in “I” Light Industrial plus hotel. Planned Development zoning with a Site Plan is required for hotels which have one- or two-family residential zoning within 1,000 feet. While there is no residential zoning directly adjacent to the subject site, there is a developed “A-5” One Family Residential zoning approximately 720 feet to the east, meaning the hotel use must be within a Planned Development district instead of being allowed by right in the existing “I” zoning. The adjoining land to the south, west, and east are currently developed for commercial uses under the “I” zoning district. These uses consist of retail, big box retail, restaurant and an elementary school. The proposed hotel is an appropriate use at this location and would support the existing restaurants located in this block.

With the exception of the requested parking reduction and building height waiver, the proposed PD appears to meet or exceed all “I” Light Industrial development standards, and would be required to develop in accordance with the accompanying Site Plan. Any changes made to the Site Plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

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

Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan designates the subject property as future Mixed-Use on the Future Land Use [FLU] Map. Industrial zoning and/or uses are not supported by the Mixed-Use land use designation as depicted in the table below. However, all commercial zoning districts are included in the list of implementing zoning classifications that are acceptable within this FLU designation. As both hotel and retail use are commercial uses

rather than Industrial and this development is tied to a site plan (if approved), it is staff's opinion the proposed zoning of "PD-I" is **consistent** with the Comprehensive Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

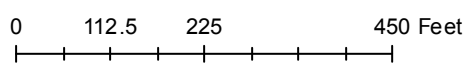
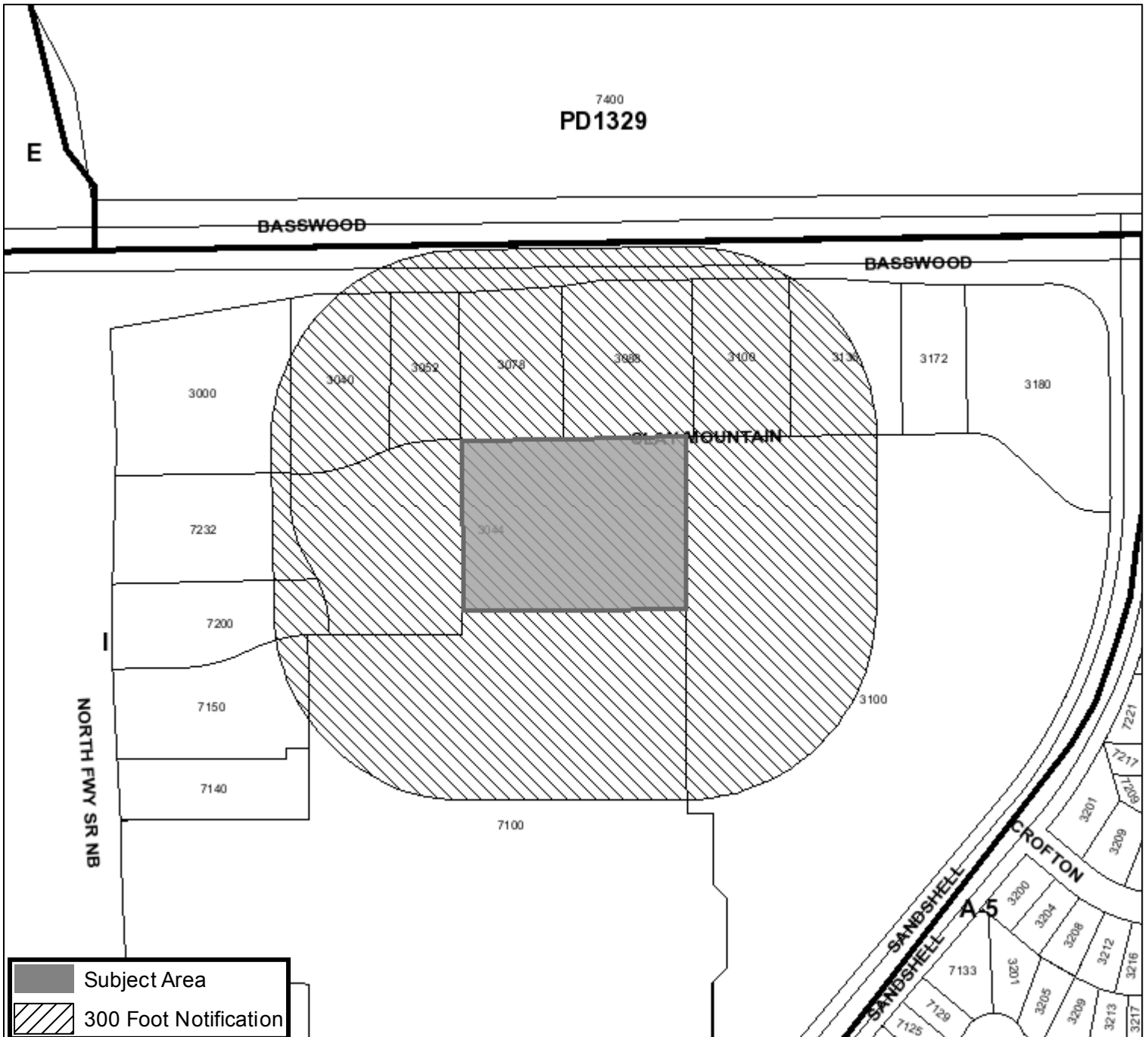
Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

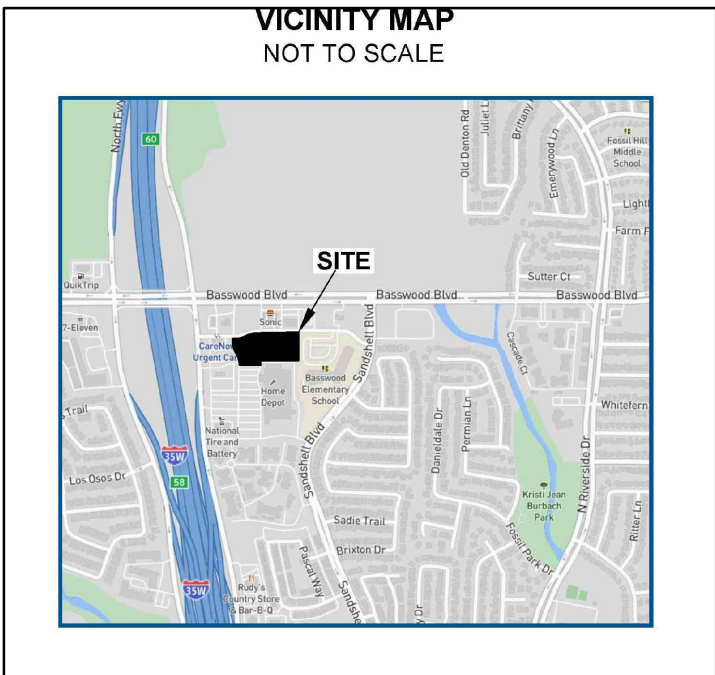
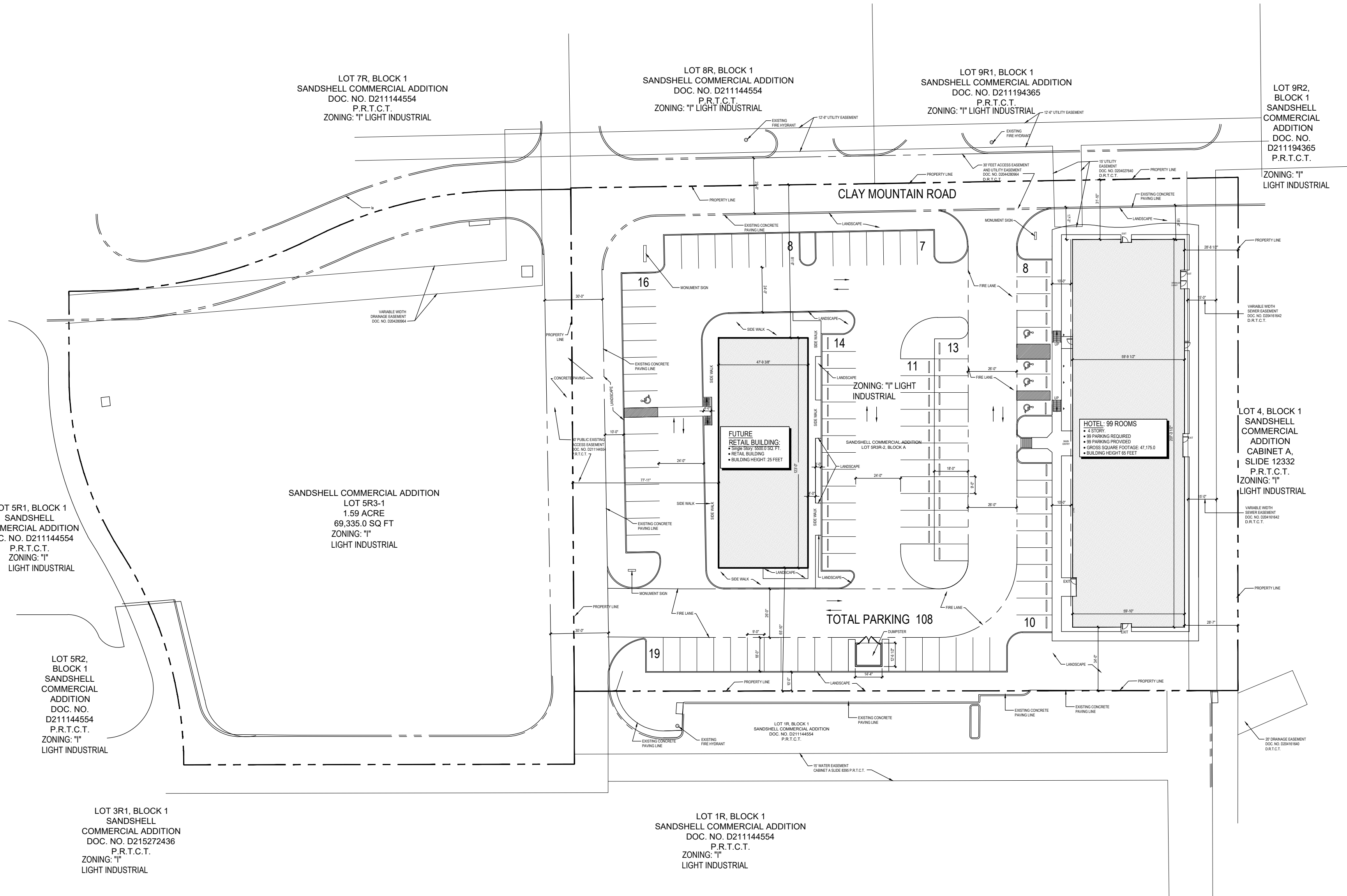
APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Area Zoning Map

Applicant: Basswood Investments LLC
 Address: 3044 Clay Mountain Trail
 Zoning From: I
 Zoning To: PD-G
 Acres: 2.19447217
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 10/11/2023
 Contact: null





EXTERIOR MATERIALS:
 BUILDING MATERIALS: EIFS, ALUMINUM STOREFRONT,
 PAVING: CONCRETE PAVEMENT PER GEO TECH REPORT,

PROJECT CONTACTS

OWNER:
 BASWOOD INVESTMENT LLC
 1400 N STEMMONS ST
 SANGER, TEXAS 76266
 ATTN: DEV PATEL
 EMAIL: DEV@NTXHOTELS.COM

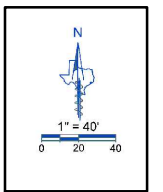
DEVELOPER:
 BASWOOD INVESTMENT LLC
 1400 N STEMMONS ST
 SANGER, TEXAS 76266
 ATTN: DEV SURATI
 ATTO: DEV@NTXHOTELS.COM
 PH. NO: 940 206 2001

ARCHITECT:
 BCI ARCHITECTS
 PM BOX 115
 5605 FM 423 %500
 FRISCO, TEXAS 75036
 BCIARCHITECTS@SBCGLOBAL.NET
 PH:214 244 1919

PROJECT MANAGER:
 RKPATEL DESIGN & PLANNING LLC
 4908 CARMEL PL
 COLLEYVILLE TEXAS 76048
 RKPATELDESIGN@GMAIL.COM
 PH: 682-365-0300

SURVEYOR:
 EAGLE SURVEYING, LLC
 222 S. ELM STREET # 200
 DENTON, TEXAS 76201
 PH: 940 222 3009

PROJECT:
HOTEL STUDIO 6 BY G6 & RETAIL SHELL SPACE
 SITE PLAN SCALE = 1" = 40'-0"
 DOCUMENT DATED: 09/05/2023



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. WE ARE REQUESTING WAIVER FOR BUILDING HEIGHT AND NUMBER OF STORY
7. WILL COMPLY WITH URBAN FORESTRY
8. WILL COMPLY WITH LANDSCAPING
9. WILL COMPLY WITH SIGNAGE

REQUIRED PARKING:

1 SPACE PER 1 GUEST ROOM	
1 SPACE 1X99 GUEST ROOMS	= 99 SPACES
4 SPACE PER 1000 SQ FT RETAIL- 5500 SQ FT RETAIL	22 SPACES
TOTAL REQUIRED=	121 SPACES
PARKING PROVIDED	106 SPACES

WE ARE REQUESTING WAIVER FOR 15 ADDITIONAL PARKING
 WE ARE REQUESTING BUILDING HEIGHT WAIVER TO 65 FEET AND 4 STORY

LEGAL DESCRIPTION OF SITE:

SANDSHELL COMMERCIAL ADDITION, LOT 5R3-2,
 2.22 ACRE, 93,636.0 T FT

 SITE ADDRESS:
 3044 CLAY MOUNTAIN TRIAL
 FORT WORTH TEXAS 76137

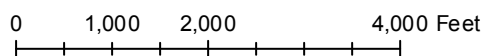
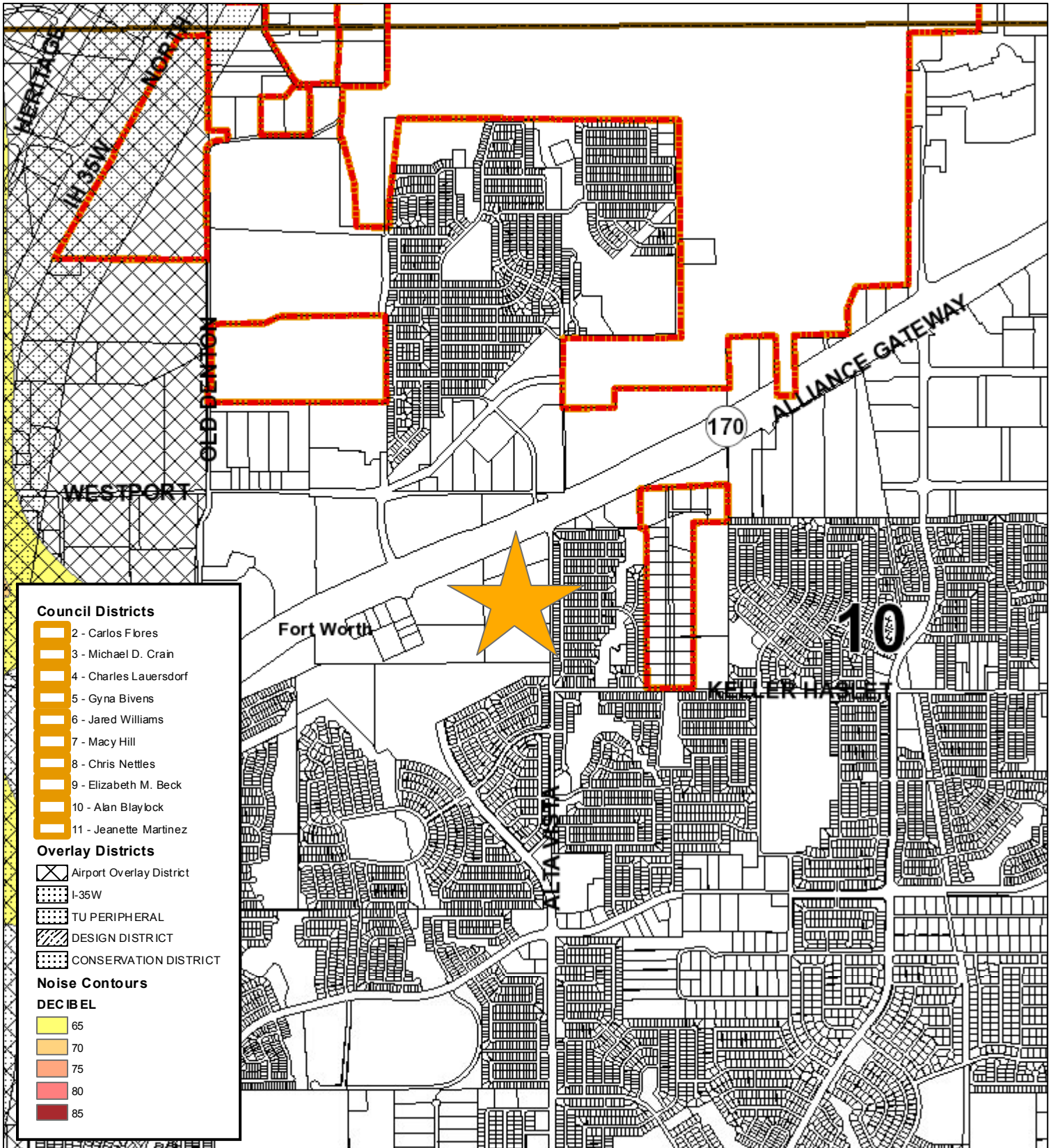
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

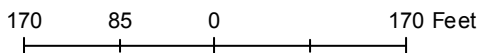
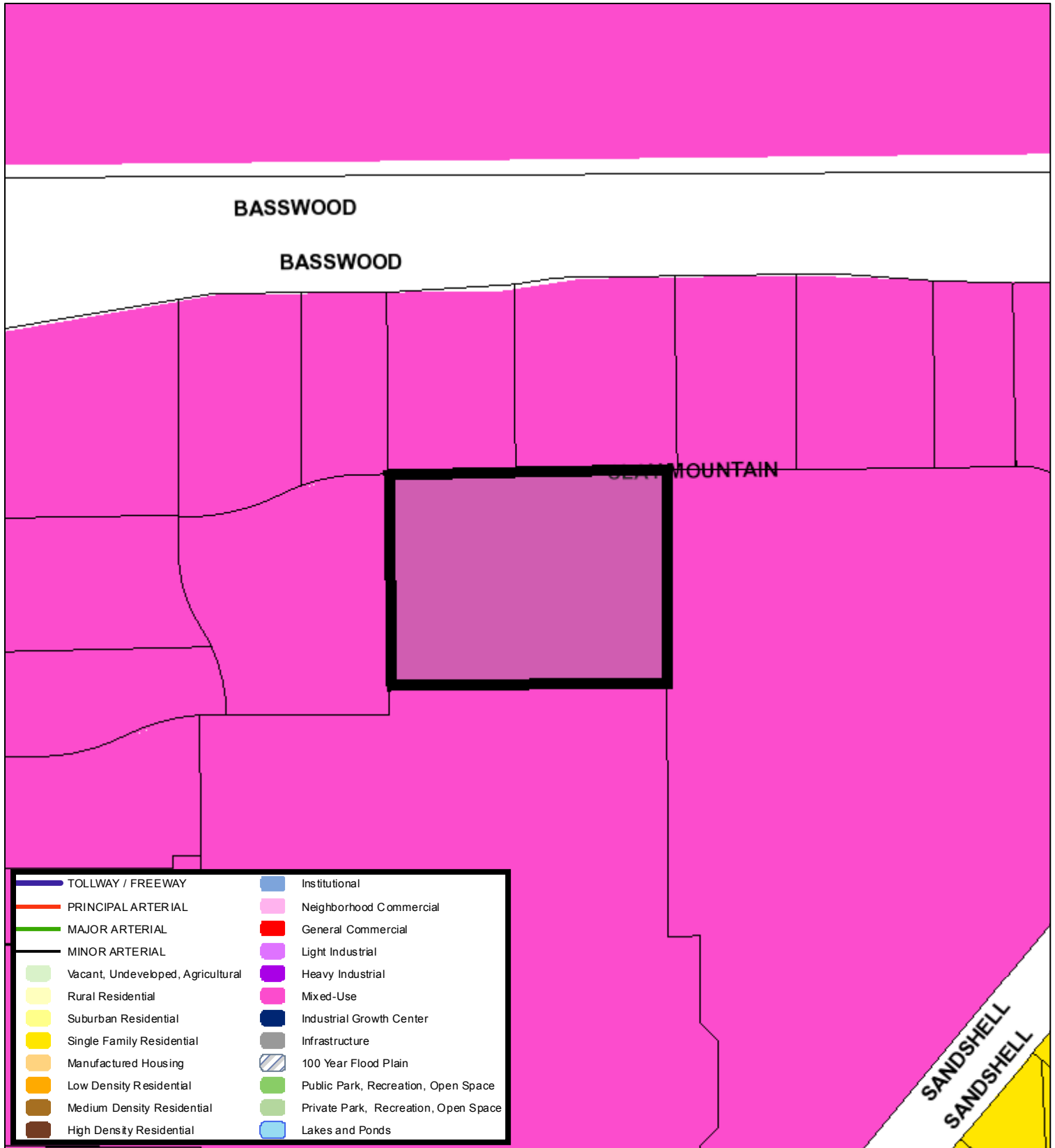
Waiver Requests

- Parking requirement waiver for 15 spots (6.200)
- Building height and stories waiver. 4 stories or 65 feet (4.1000)

Area Map



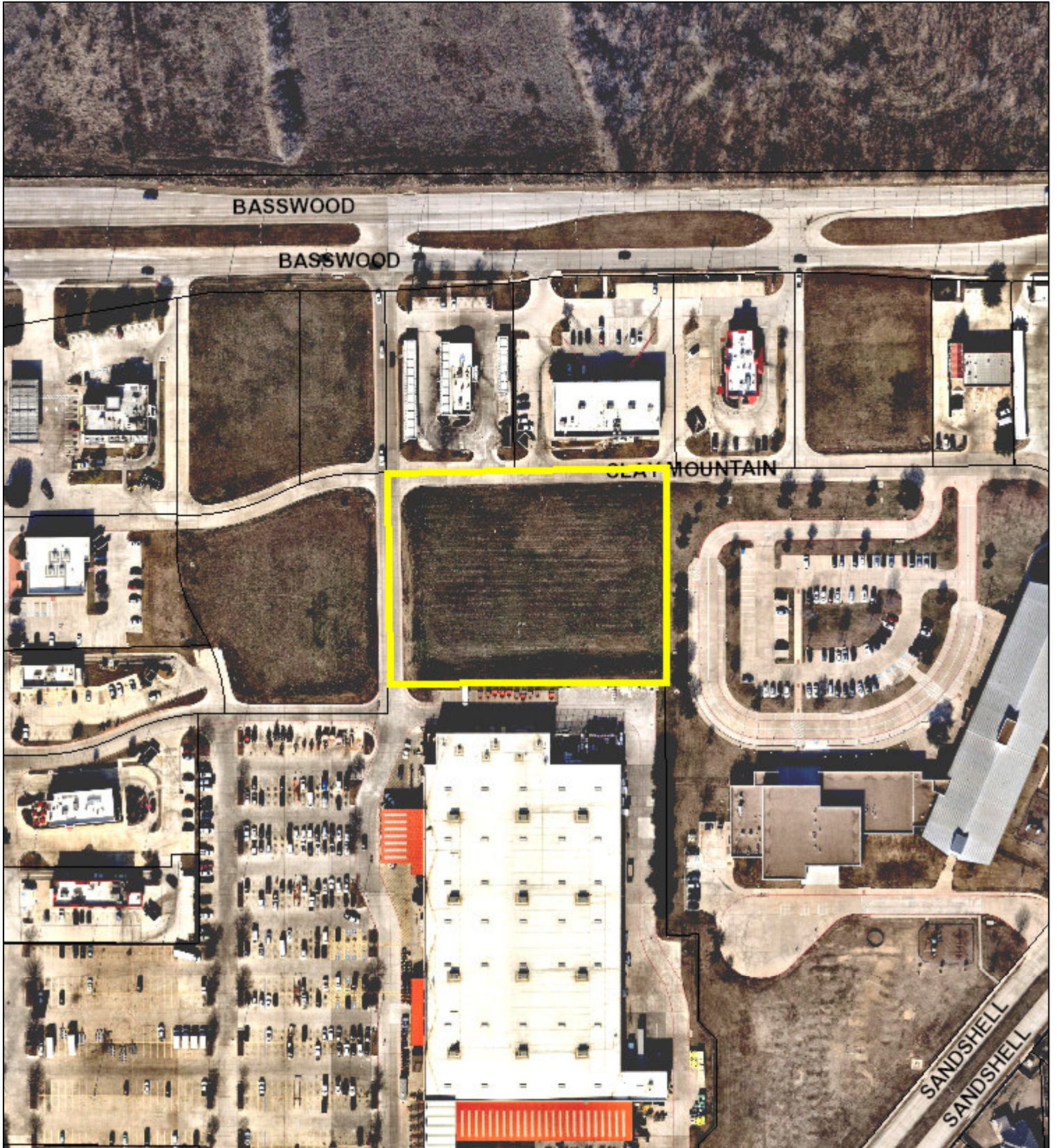
Future Land Use



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



0 105 210 420 Feet

