



Zoning Staff Report

Date: October 12, 2021

Case Number: SP-21-020

Council District: 3

Site Plan

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Denish Patel/ Chetan Patel

Site Location: 8337 West Freeway **Acreage:** 1.37

Request

Proposed Use: Amend Required Site Plan for PD163 to add a second hotel

Companion Case: ZC-93-095

Request: From: PD163/NASJRB Overlay
To: Amend existing PD site plan

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial**

Correspondence: NASJRB submitted letter stating no objection if sound attenuation measures are incorporated

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The site is located about a quarter-mile east of Las Vegas trail along the south side of West Freeway/I-30. It is in the northeast quadrant of Calmont Avenue and Laredo Drive. The site is zoned PD163 for “PD/FR” Planned Development/Restricted Commercial with site plan required. “FR” zoning is currently called General Commercial Restricted, but the PD, created in 1993, lists it as Restricted Commercial. The site is within the NASJRB Overlay District, the NASJRB Height Review Zone, and the Joint Reserve Base (65 dB) Noise Contour. Regarding the 65 dB Noise Contour, any necessary sound attenuation measures will be reviewed and enforced during the building permit process. The site is also within the Neighborhood Empowerment Zone (NEZ) Area Two.

PD163 includes two (2) lots. The western lot has a hotel on it, as shown in the required PD site plan signed in 1995; the eastern lot has been vacant. The applicant is now submitting a site plan to add a hotel to the eastern lot.

Surrounding Zoning and Land Uses

North PD163 / Freeway

East “E” Neighborhood Commercial / animal clinic

South “A-5” One-Family / Utilities

West Other half of PD163 / hotel, then “E” Neighborhood Commercial / hotel

Recent Zoning History

- ZC-14-102 Council Initiated Rezoning from Multiple Zoning Districts to Add Airport Overlay “AO” District; 13,728 acres including subject site; effective October 7, 2014__
- ZC-93-095 from “E” Neighborhood Commercial to “PD/FR” Planned Development/Restricted Commercial; site plan required; subject site; effective March 22, 1994

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.

The following organizations were notified: (emailed July 23, 2021)

Organizations Notified	
Western Hills North NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	White Settlement ISD

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

Development Impact Analysis

Site Plan Comments

Zoning

- The site plan as submitted is in general compliance with the Zoning Ordinance regulations.
- The site is adjacent to “A-5” One-Family zoning to the south; however, this “A-5” zoning is used for Utilities and not for residential use. Therefore, the minimum parking requirement, bufferyard, supplemental setback, etc. do not apply to PD163’s site plan.

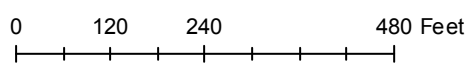
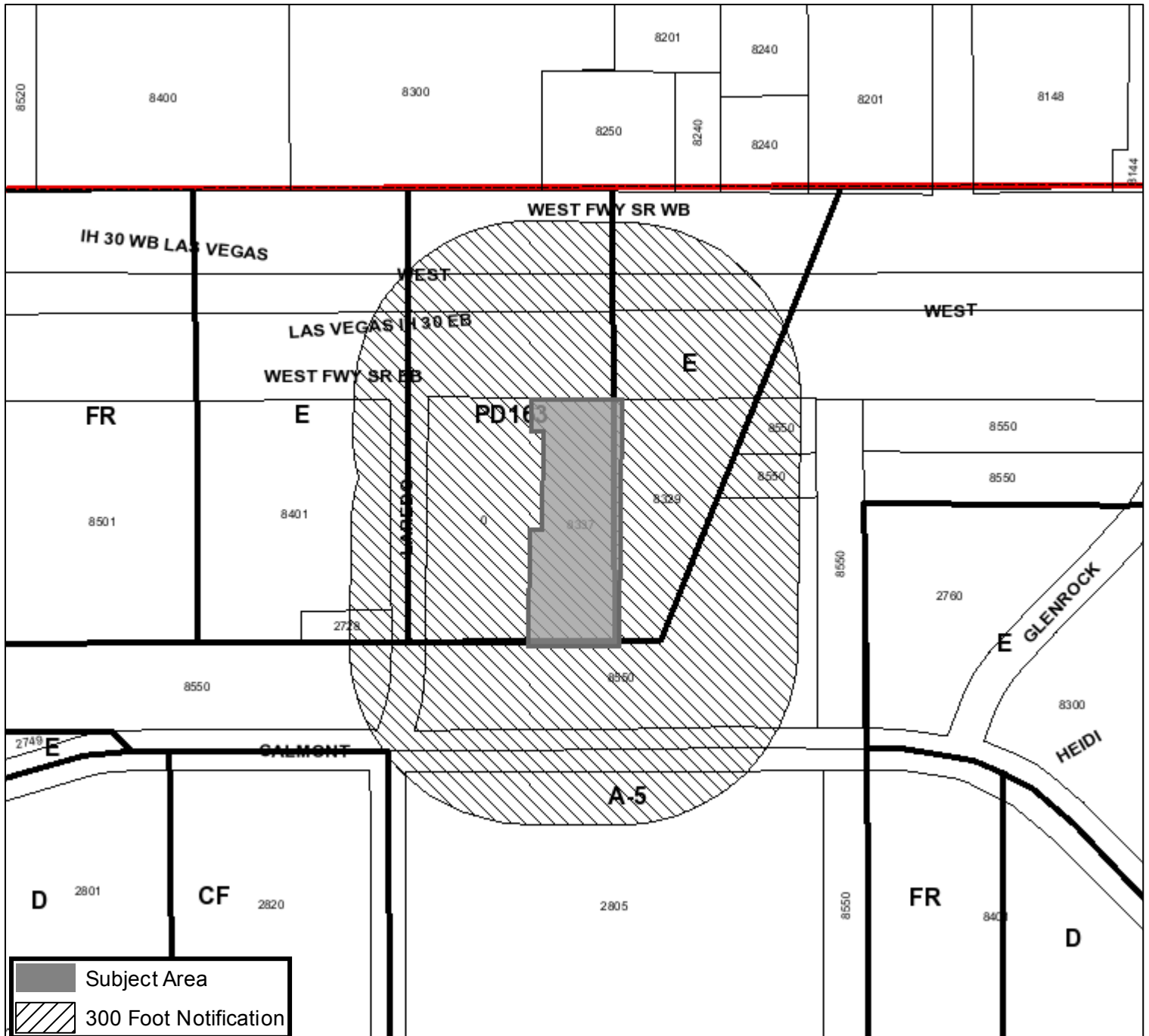
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



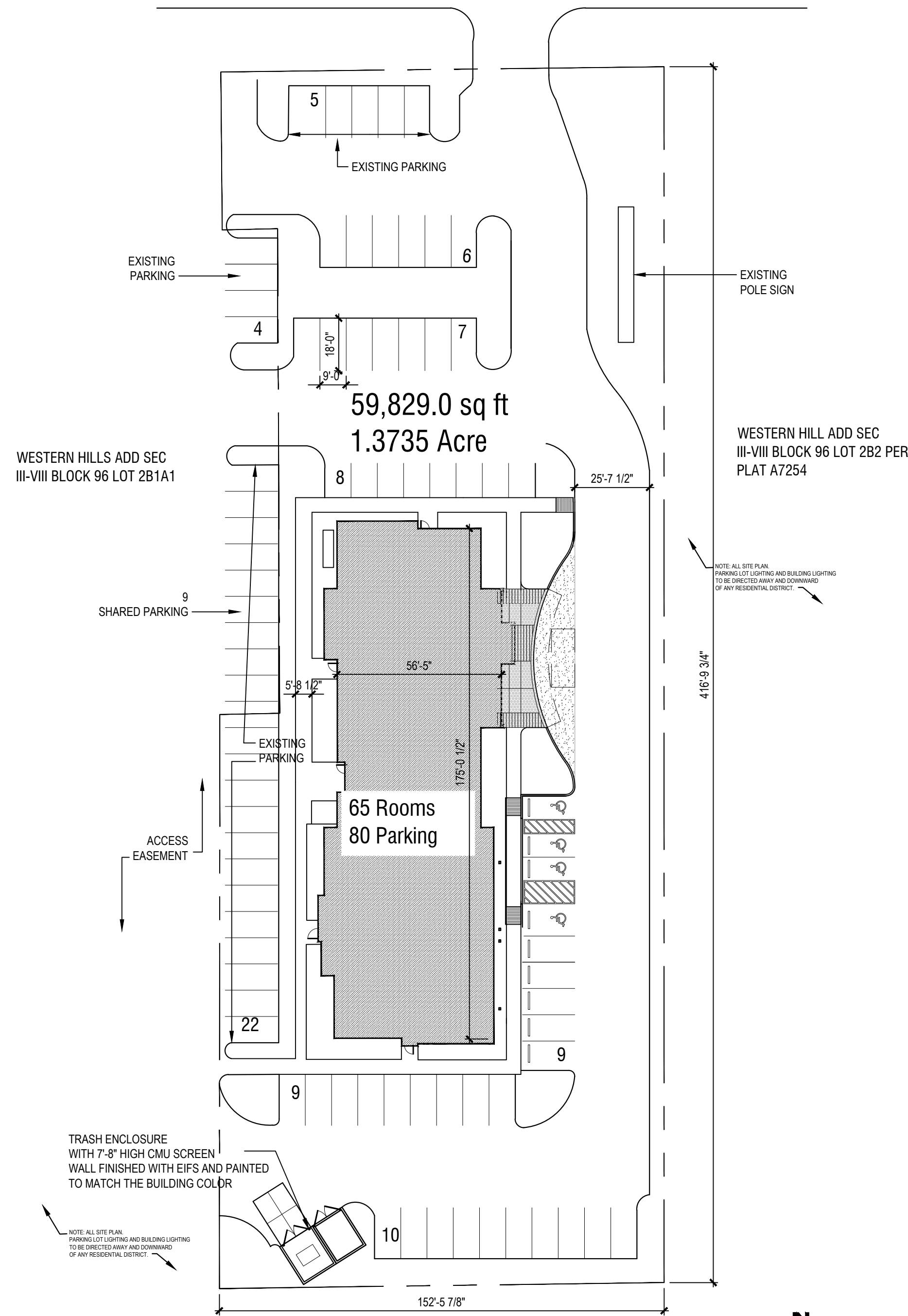
SP-21-020

Area Zoning Map

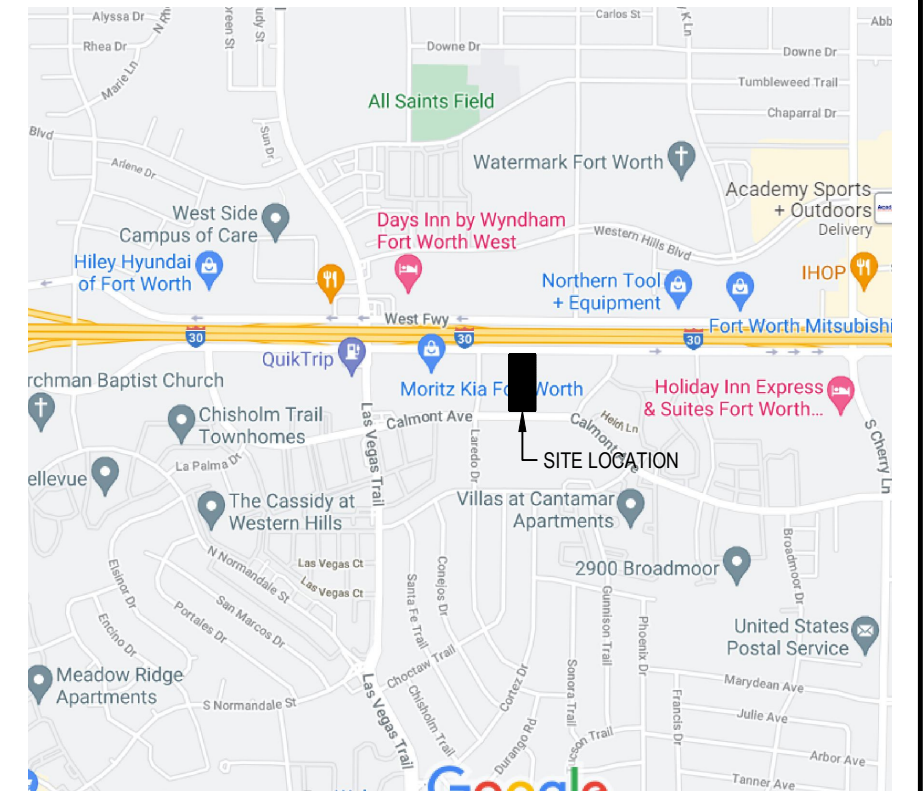
Applicant: Denish Patel
 Address: 8337 West Freeway
 Zoning From: PD 163
 Zoning To: Site Plan to add 2nd hotel
 Acres: 1.37358512
 Mapsco: 73F
 Sector/District: W.hills/Ridglea
 Commission Date: 8/11/2021
 Contact: 817-392-2806



West fwy East bound service rd



SITE PLAN
1/32" = 1'-0"



VICINITY MAP- NOT TO SCALE

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:

JAI AMBE INVESTMENTS 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

BEST WESTERN:

SITE PLAN SCALE= 1/32"=1'-0"
DOCUMENT DATED: 7/6/2021

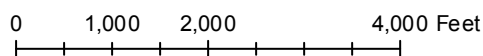
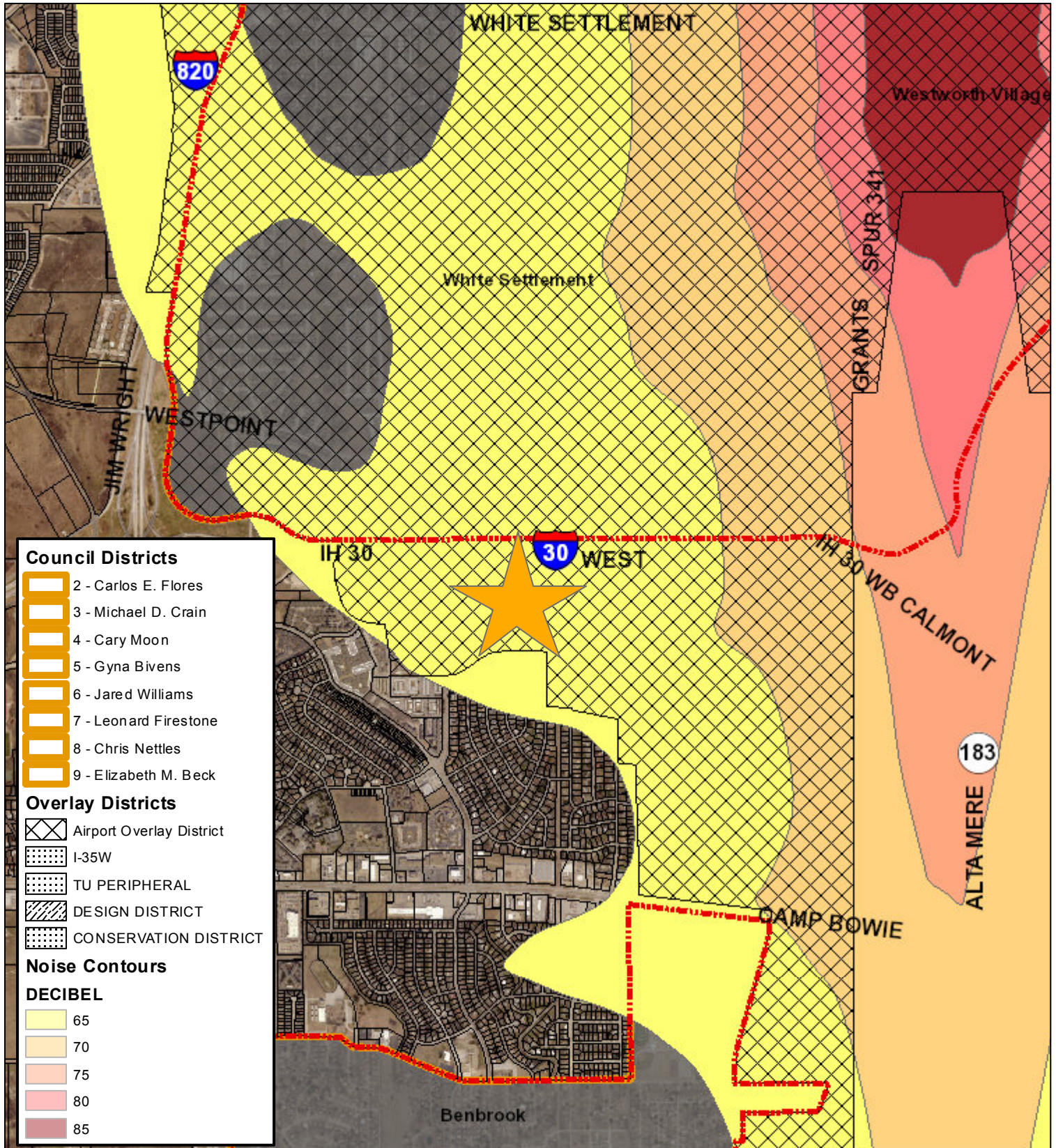
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

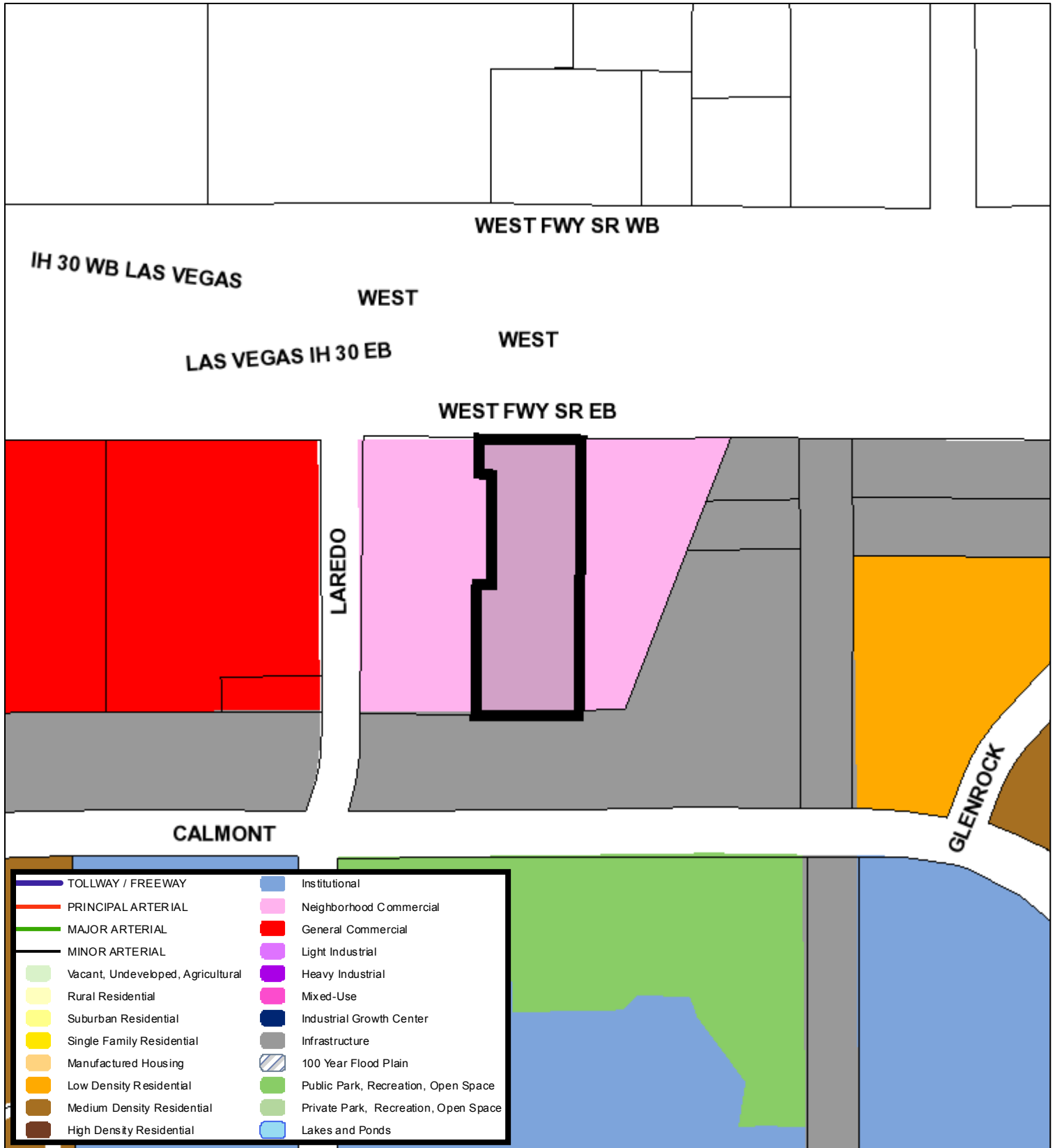
SP-21-020
SITE PLAN FOR PD163

GENERAL NOTES:	REQUIRED PARKING:	LEGAL DESCRIPTION OF SITE:								
<ol style="list-style-type: none"> ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE. ALL PROVIDED SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. 	<p>1 SPACE PER GUEST ROOM 5 SPACES PER 1000 SQ FT MEETING ROOM</p> <table border="0"> <tr> <td>1X65 GUEST ROOMS=</td> <td>65 SPACES</td> </tr> <tr> <td>250 SQ FT/1000 SQ FT MEETING ROOM=</td> <td>2 SPACES</td> </tr> <tr> <td>PUBLIC SEATING</td> <td>10 SPACES</td> </tr> <tr> <td>TOTAL REQUIRED=</td> <td>77 PARKING</td> </tr> </table>	1X65 GUEST ROOMS=	65 SPACES	250 SQ FT/1000 SQ FT MEETING ROOM=	2 SPACES	PUBLIC SEATING	10 SPACES	TOTAL REQUIRED=	77 PARKING	<p>BEING LOT 281A2 BLOCK 96 OF WESTERN HILLS ADDITION, AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN INSTRUMENT NO D210320142, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS</p>
1X65 GUEST ROOMS=	65 SPACES									
250 SQ FT/1000 SQ FT MEETING ROOM=	2 SPACES									
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TOTAL REQUIRED=	77 PARKING									

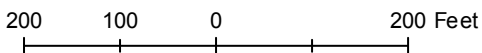
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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



0 125 250 500 Feet

