



# Zoning Staff Report

**Date:** November 14, 2023

**Case Number:** ZC-23-138

**Council District:** 4

## Zoning Map Amendment & Site Plan

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Tharaldson Family, Inc. / Chetan Patel & Jignesh Patel

**Site Location:** 2752 Citadel Spring Drive

**Acreage:** 3.52 acres

### Request

**Proposed Use:** Hotel

**Request:** From: “G” Intensive Commercial with I-35W Overlay District

To: “PD-G” Planned Development with I-35W Overlay District for all uses in “G” Intensive Commercial plus hotel within 1,000 feet of one- and two-family residential districts, with development standard for reduced parking; 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 subject site is located southwest of the intersection of Interstate 35W North and Heritage Trace Parkway in north Fort Worth, within Council District 4. The applicant intends to construct a five story, 181 guest room combination SpringHill Suites & TownePlace Suites hotel on 3.52 acres. The land is currently undeveloped and would be rezoned from the current “G” Intensive Commercial to a “PD-G” Planned Development for all uses in Intensive Commercial, plus hotel, Site Plan included.

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. The Site Plan for this PD appears to meet or exceed all “G” Intensive Commercial standards, with the exception of reducing the required parking amount from 224 spaces to 201 spaces (23 spaces less than required by Ordinance). A narrative composed by the applicant and included as part of their submittal package is included below:

Currently the property is zoned "G" I 35 overlay District and its a vacant land we intend to keep same zoning. We are proposing a dual Brand Hotel By Marriot Towneplace and Springhill Suites. We are proposing 181 room 5 story hotel with outdoor pool, Large outdoor patio, bar and meeting room 3300 to 3700 sq ft. We are requesting a PD since our lot is within 1000 feet of a single family residence zoning on north west side of the lot across Heritage Trace Parkway Blvd and another single family zoning on west side of lot across Tehama Ridge pkwy. We are proposing 5 story hotel with meeting room which is greatly need of such facility in north fort Worth with growing manufacturing industry, warehouses and several other future development that will coming in north Fort worth. Our hotel will be surrounded by several other upcoming commercial development and our proposed hotel is not close to or next to any residential development immediately.

Our lot is sitting almost 22 feet below Heritage Trace Parkway so our building will not be as visual to any residence also have a wide landscape area between our lot and Heritage Trace parkway.

We are meeting most of the required ordinance but we will requesting a waiver for parking requirement which has been mention in site plan. We are requesting waiver for 23 parking less than required

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial with I-35W Overlay District / retail  
East “G” Intensive Commercial with I-35W Overlay District / undeveloped  
South “G” Intensive Commercial with I-35W Overlay District / undeveloped  
West “G” Intensive Commercial / undeveloped

## Recent Zoning History

- None

## Public Notification

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

Organizations Notified	
North Fort Worth Alliance	Reata Meadows HOA
Tehama Ridge HOA*	Reata Ranch HOA
Streams & Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Northwest ISD
PV HOA	

\* Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a zoning change to “PD/G” Planned Development for all uses in “G” Intensive Commercial 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 limited amount of “A-5” One Family Residential zoning approximately 200 feet to the northwest, meaning the hotel use must be within a Planned Development district instead of being allowed by right in the existing “G” zoning. A majority of the land to the south, west, and east are currently undeveloped but are zoned for future commercial. Directly to the north is more commercial zoning with a small retail strip center. The proposed hotel is an appropriate use at this location.

With the exception of the requested parking reduction waiver, the proposed PD would meet or exceed all “G” Intensive Commercial 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 general commercial on the Future Land Use [FLU] Map. All commercial zoning districts are included in the list of implementing zoning classifications that are acceptable within this FLU designation. The proposed zoning of “PD-G” Planned Development – Intensive Commercial **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
<b>COMMERCIAL</b>		
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

## Site Plan Comments

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### **Zoning and Land Use**

Transmitted on 9/26/2023.

All comments sufficiently addressed as of 9/28/202.

- Add case reference ZC-23-138 to lower right corner.
- Signature line should be for "Director of Development Services"
- Remove proposed monument sign from plans (signage is permitted in a separate process).
- Add address "2752 Citadel Spring Drive" under the legal description.
- Confirm you have discussed your proposal with the City's Urban Forestry section and can meet or exceed their minimum requirements.
- Confirm you have discussed the I-35W overlay standards with the City's Preservation & Design section and can meet or exceed their requirements.
- Confirm that you are not seeking any development standards (aka 'waivers') from the "G" Intensive Commercial requirements found in Section 4.904 of the Zoning Ordinance, with the exception of the parking waiver.
- Add note that "This development will meet or exceed all "G" standards in Section 4.904 of the City of Fort Worth Zoning Ordinance, with the exception of the reduced parking".
- Remove general notes 6, 7, and 8 (redundant).
- Amend general notes 1 & 2 to say "conform" rather than "confirm".
- Amend general note 5 to say "We are requesting a development standard for reduced parking".
- Amend note at bottom of Required Parking section to read "We are requesting a development standard to reduce the required parking amount by 23 spaces".
- FYI note – waivers are formally called "development standards" in the Fort Worth Ordinance, so the terms refer to the same thing but need to use the formal language of "development standard(s)" instead of waiver(s) throughout.

### **Platting**

No response provided

### **Water**

Isabel Sierra. x6430

I am working with Water Planning group to ensure no updates to the approved water/sewer study is needed. I will update this condition once I have received an update.

### **Park and Recreation**

Workflow cleared by Lori Gordon, but no comments provided

### **Fire Department**

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplatting@fortworthtexas.gov)

Unless private hydrants are present on the lot, additional hydrant(s) will be required to meet the following:

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Maximum of 500 ft. hose lay distance to all points of building.

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

Fire Sprinkler Systems will be required.

## Section 903 Fire Protection and Life Safety Systems

Additional requirements apply if the floor level of the highest occupied floor is taller than 55' from the lowest level of Fire Department access.

Section 503.1.2 and 4 Buildings Greater than 55'

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

### **Building Plan Review**

No response provided

### **Transportation/Public Works Stormwater**

No response provided

### **Transportation/Public Works Engineering**

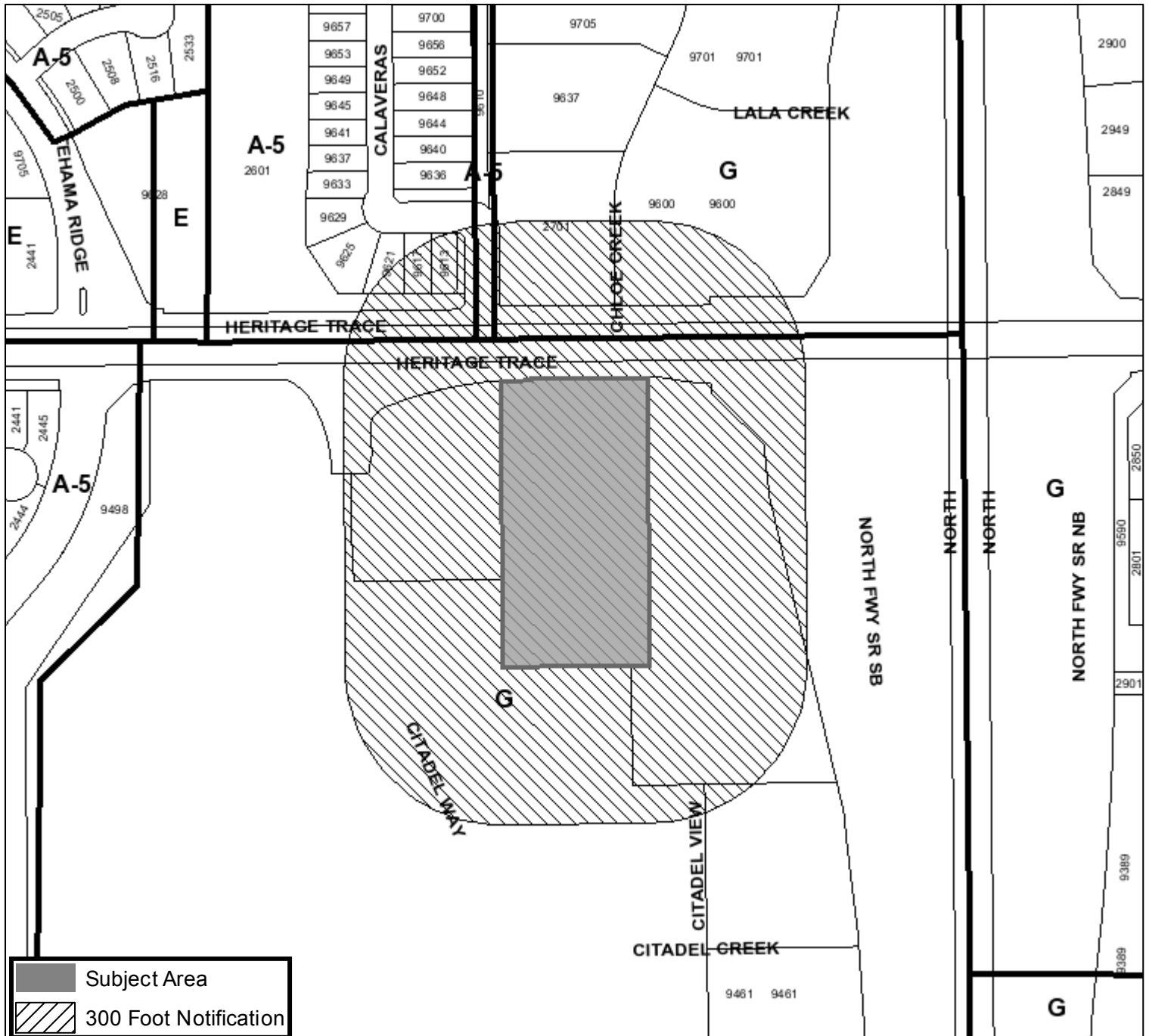
Workflow cleared by Armond Bryant, but no comments provided



*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review 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.)*

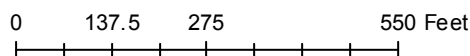


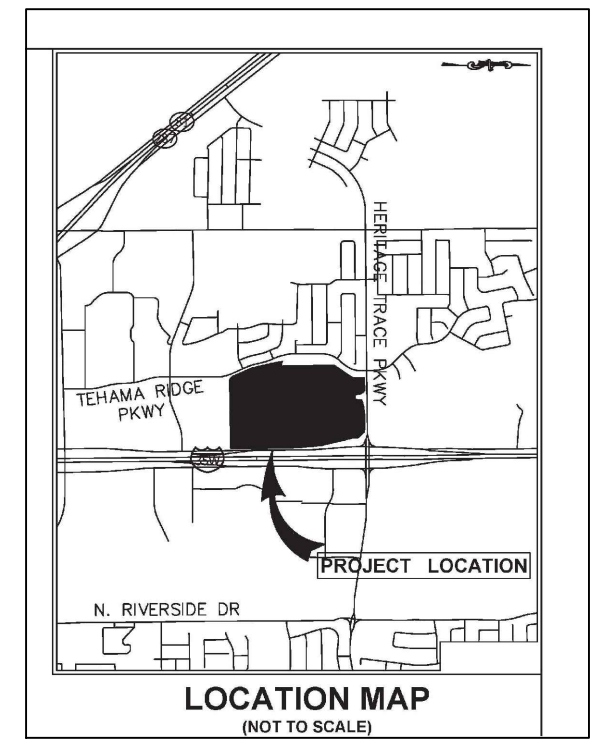
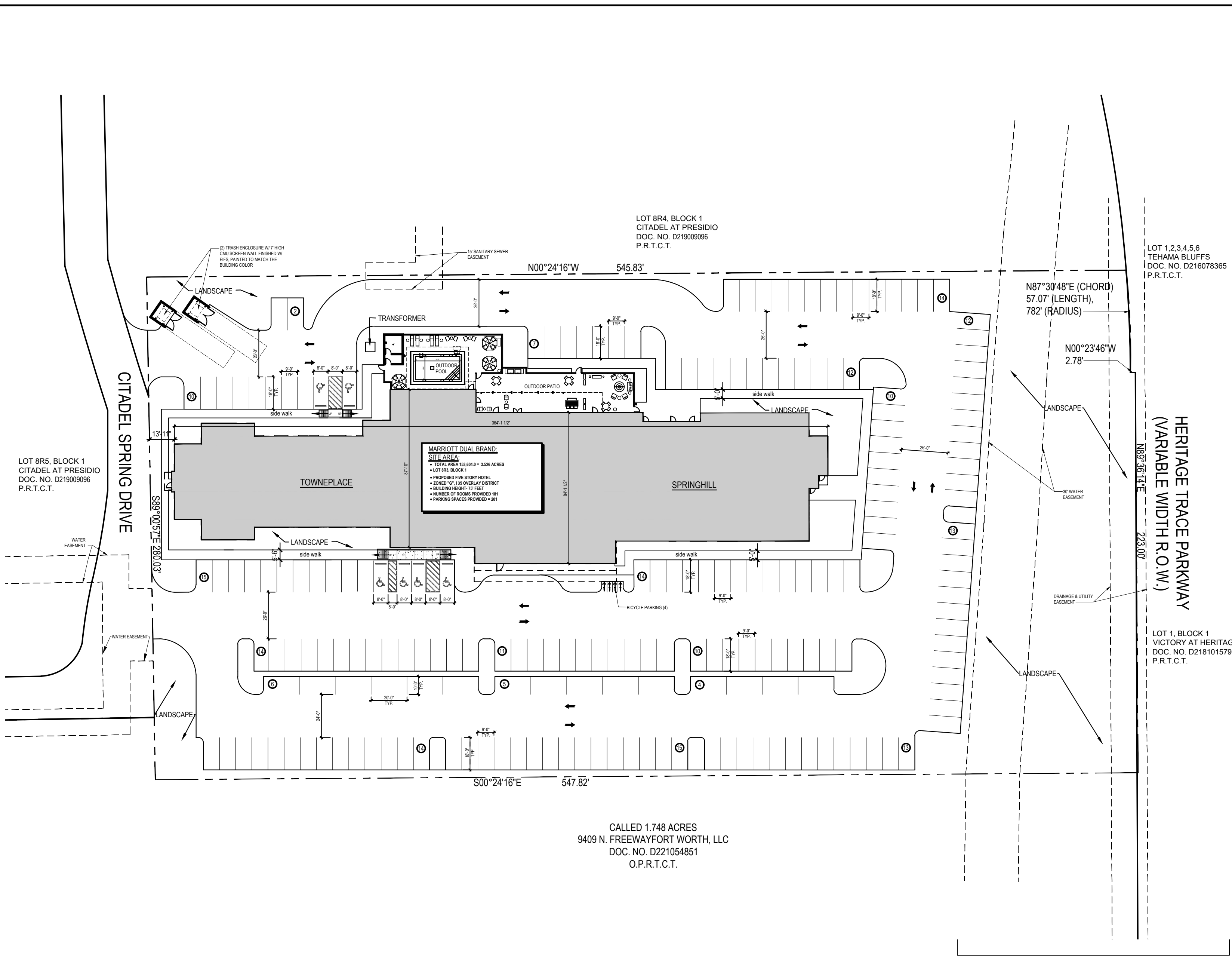
# Area Zoning Map

Applicant: Jignesh Patel  
 Address: 2752 Citadel Spring Drive  
 Zoning From: G  
 Zoning To: PD/G for hotel with waivers  
 Acres: 3.52493507  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 10/11/2023  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification





**EXTERIOR MATERIALS:**

**BUILDING MATERIALS:** EIFS, STONE CLADDING, ALUMINUM STOREFRONT, WOOD LOOK METAL, CEMENT FIBREBOARD WALL PANEL  
**PAVING:** CONCRETE PAVEMENT PER GEO TECH REPORT, BRICK PAVING AND STAMPED AND STAINED CONCRETE

**PROJECT CONTACTS**

**OWNER:**  
 THARALDSON FAMILY, INC.  
 C/O DIVERSIFIED REAL ESTATE GROUP  
 4225 DEAN MARTIN ROAD, SUITE J  
 LAS VEGAS, NV 89103  
 ATTN: DON CAPE  
 EMAIL: DCAPE@DIVERSIFIEDGROUP.COM

**DEVELOPER:**  
 AJNM HOSPITALITY, LLC  
 8345 WEST FREEWAY  
 FORT WORTH, TEXAS 76116  
 DENISH728@YAHOO.COM  
 PH: 817 244 9446

**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  
 COLLEVILLE TEXAS 76048  
 RKPATELDESIGN@GMAIL.COM  
 PH: 682-365-0300

**SURVEYOR:**  
 URBAN STRUCTURE  
 8140 WALNUT HILL LANE, SUITE 905  
 DALLAS, TEXAS 75231  
 PH: 214-295-5775

**TOWNE PLACE & SPRING HILL DUAL BRAND by MARRIOTT:**

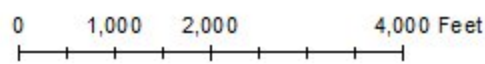
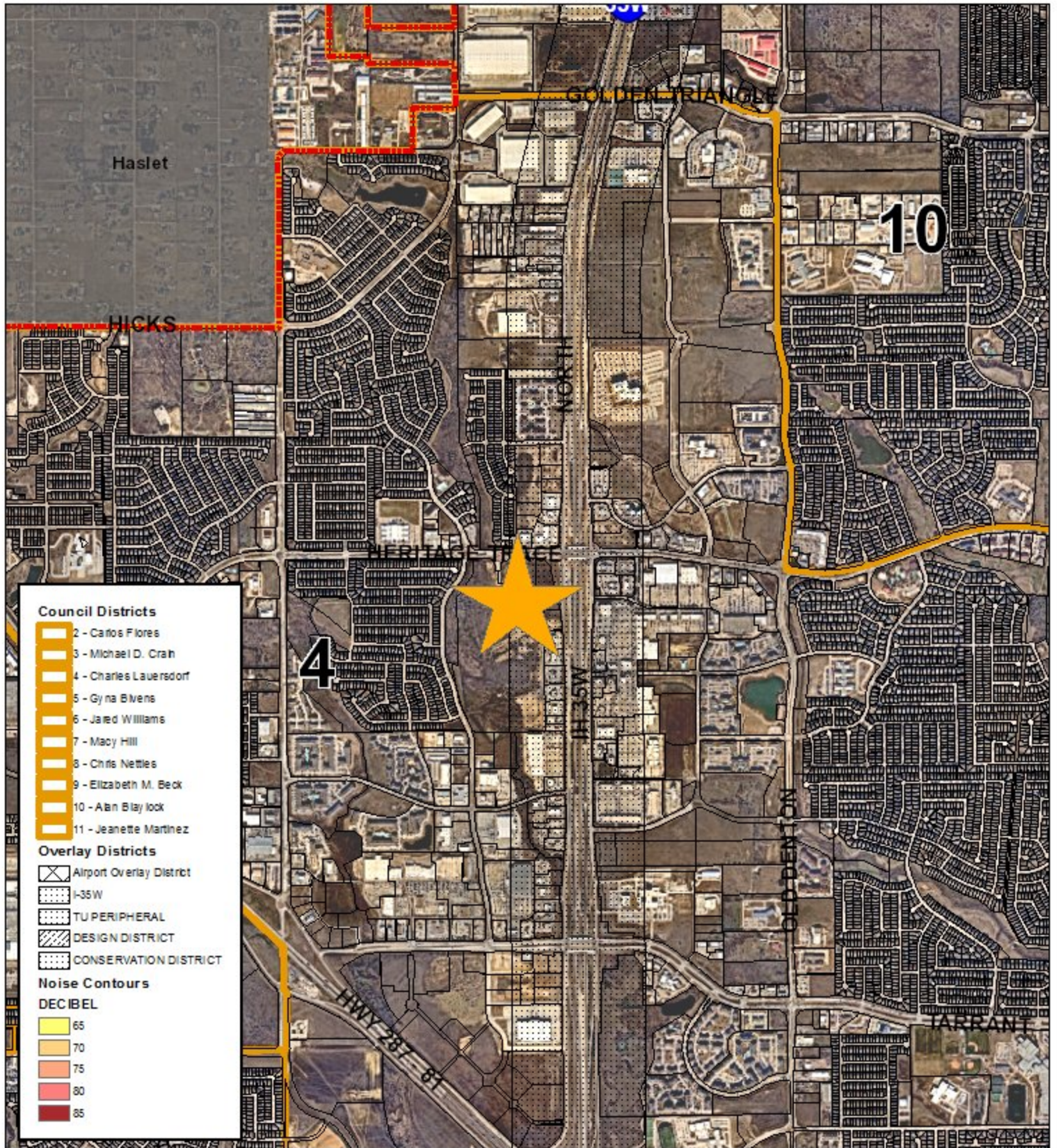
SITE PLAN SCALE = 1"=40'-0"  
 DOCUMENT DATED: 08/27/2023

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 DIRECTOR OF DEVELOPMENT SERVICES

\_\_\_\_\_  
 DATE

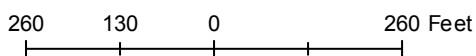
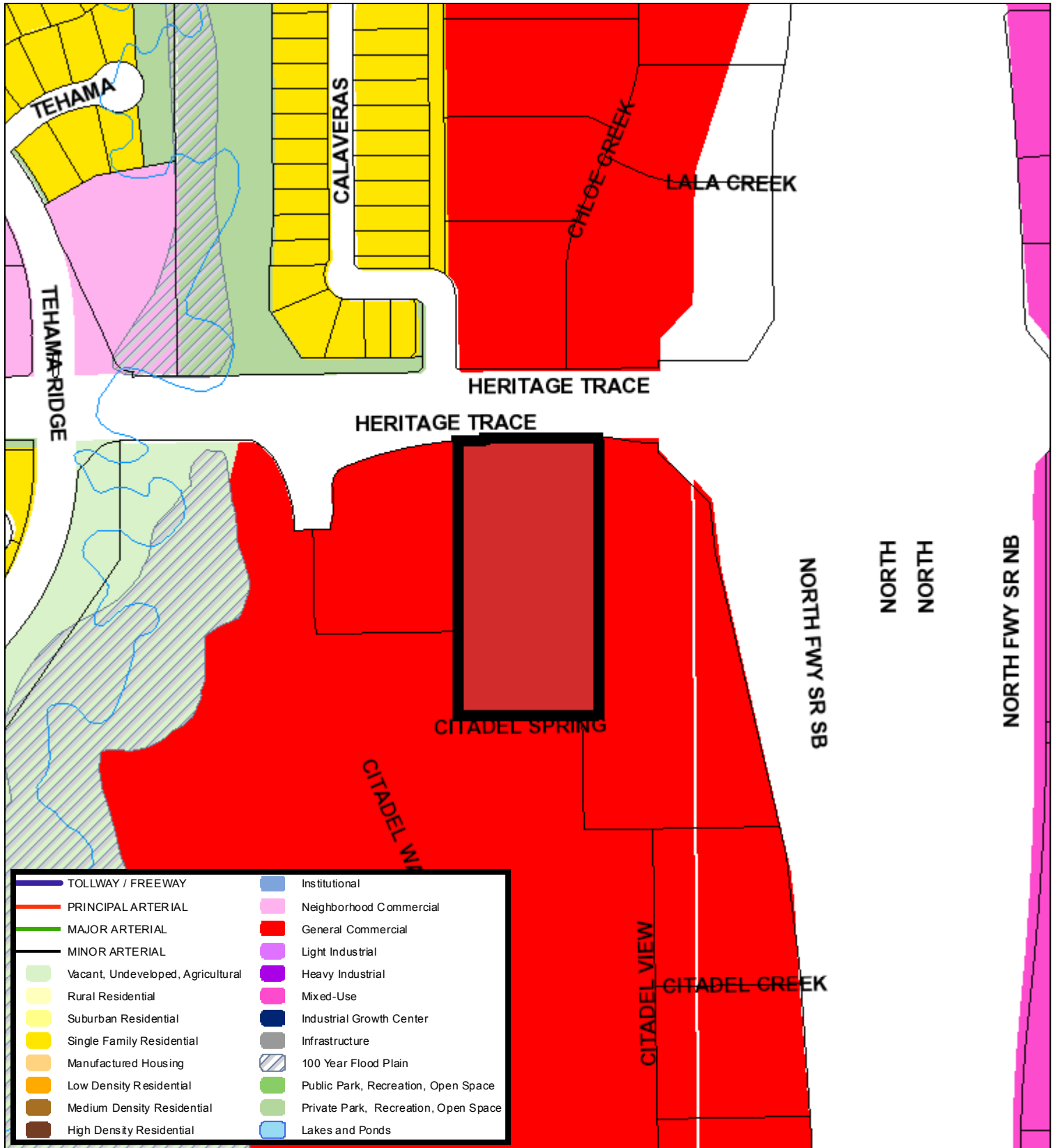
GENERAL NOTES:	REQUIRED PARKING:	LEGAL DESCRIPTION OF SITE:	CASE REFERENCE #:
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.	1 SPACE PER 1 GUEST ROOM	2752 CITADEL SPRING DRIVE, FORT WORTH, TX	<b>ZC-23-138</b>
2. ALL PROVIDED SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS	5 SPACES PER 1000 SQ FT MEETING ROOM		
3. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING	1 SPACE PER 4 PATRON	A REPLAT OF PORTION OF LOT 8, BLOCK 1 OF CITADEL AT PRESIDIO BEING LOT 8R3, BLOCK 1, RECORDED IN DOC, NO, D219009096, P.R.T.C.T CITY OF FORT WORTH, TARRANT COUNTY TEXAS	
4. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY	1X181 GUEST ROOMS= 181 SPACES		
5. WE ARE REQUESTING A DEVELOPMENT STANDARD FOR REDUCED PARKING	3500 SQ FT MEETING= 3500 SQ FT 18 SPACES		
6. LAND IS VACANT, NO TREES ON EXISITNG SITE	PUBLIC SEATING 25 SPACES		
7. THIS DEVELOPMENT WILL MEET OR EXCEED ALL "G" STANDARDS IN SECTION 4.904 OF THE CITY OF FORT WORTH ZONING ORDINANCE, WITH THE EXCEPTION OF THE REDUCED PARKING	TOTAL REQUIRED= 224 PARKING PARKING PROVIDED 201		
	WE ARE REQUESTING A DEVELOPMENT STANDARD TO REDUCE THE REQUIRED PARKING AMOUNT BY 23 SPACES		

### 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



0 165 330 660 Feet

