



Zoning Staff Report

Date: October 21, 2025

Case Number: ZC-25-140

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: Lynn Jordan

Owner / Applicant: South Tarrant LP / Anap Lodging LLC / Arpan Patel / Jim Riffel

Site Location: SW Corner of McPherson & I-35; 10824 South Freeway

Acreage: 2.37 acres

Request

Proposed Use: Hotel

Request: From: "I" Light Industrial
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel within 1000 ft of a One or Two-Family district; site plan included.

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

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Project Description and Background

The subject property, approximately 2.37 acres in size, is located at the SW corner of I-35 and McPherson. Currently this site is vacant with access to I-35 and a public access easement at the rear of the property. The surrounding area includes a mix of commercial retail, industrial and residential uses. The property is currently zoned “I” (Light Industrial), with surrounding zoning classifications including “E,” (Neighborhood Commercial) “F” (General Commercial), “A-5” (One-Family Residential), and “I” (Light Industrial).

The applicant’s original request was for PD/I with a waiver to the height standard. Staff talked with the applicant about downzoning to eliminate some of the industrial uses that could potentially be permitted by right. By requesting “PD/G” the applicant would not need a waiver to the height requirement proposed.

The applicant proposes the development of a 105-room hotel. The building would feature parking on the ground floor with a maximum height of 5 stories (61.5 feet). In the applicant’s description below it is mentioned the windows will be no taller than the 4th floor with no rear access towards the west side of the building. Along the street frontage, the building would be limited to two stories, stepping up in height toward the rear of the property.

A site plan has been included with this application, as required for Planned Developments (PD). Per Ordinance 4.301.b ([‘Site Plan Requirements’](#)), a site plan is necessary to ensure zoning compliance and appropriate integration with the surrounding neighborhood. It also illustrates the potential impact of the proposed rezoning.

Applicant’s Description

Page 4 of 7- Detailed Project Description

City of Fort Worth – Zoning Change Application for SFW Hospitality LLC/Arpan Patel

My name is Arpan Patel and I am a resident of the great city of Fort Worth - born and raised and have moved on to own several businesses in the city with over 30 years of experience in hotel management.

We are a small father and son entity, with great pride in our Fort Worth roots and we are working on bringing a hotel to the south Fort Worth community! Currently, we are considering the area at the southwest corner of McPherson and I-35, between the Taco Bell and Caliber Collision and excitingly, a future McDonald’s restaurant and other potential businesses would also partner with our development to offer additional resources to the community! The current owners of the land are in the midst of a zoning change, so I thought it would be a good opportunity to request a PD/zoning change to request a waiver addition addressing the height and proximity to single family housing. For additional detail, though the building itself will measure taller than 55 feet, the tallest windows (4th floor windows) will be positioned significantly lower than 55 feet.

We are looking for the zoning and add a waiver for the height and proximity to single family. Additionally, the east side of the property, which faces the housing area, will not have a main entrance. Separating our building from the hiding area will be trees, vacant land, a street and our parking lot.

Subject property facing west



Subject property to the north of the site



Subject property to the south



A wide, straight concrete road stretches into the distance under a clear blue sky. The road is flanked by green grass and trees. A small building is visible in the far distance.

[illegible]

Surrounding Zoning and Land Uses

North: “I” Light Industrial / Restaurant
East: “I” Light Industrial / I-35 South Freeway
South: “I” Light Industrial / Auto Repair Facility
West: “I” Light Industrial & “A-5” One-Family Residential / vacant land & single-family

Recent Zoning History

No Zoning cases in the past 20 years

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on August 29, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on August 29, 2025:

Organizations Notified	
The Parks of Deer Creek*	Risinger Deer Creek
Trinity Habitat for Humanity	Streams and Valley's Inc
Burleson ISD	Crowley ISD

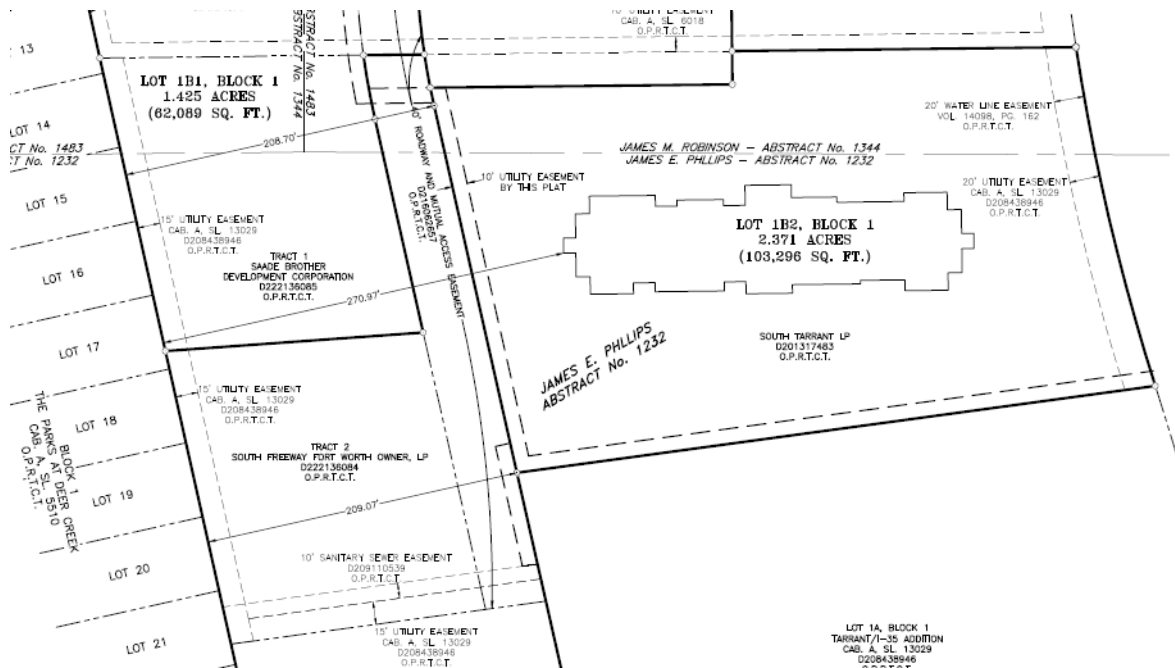
* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The adjacent properties are all industrial zoned, making the proposed land use generally consistent with the surrounding area. Additionally, the single-family subdivision to the west is approximately 270 feet away from the proposed building, see exhibit below.

Given the nature of the proposed use, proximity to I-35 and the applicant's efforts to include protective measures, the proposed zoning **is compatible** with the surrounding land uses.



Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as General Commercial, as indicated on the Future Land Use (FLU) Map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
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

The rezoning request to “PD/G” Planned Development for all uses permitted in “G” Intensive Commercial, plus a hotel within 1,000 ft. of a One or Two-Family District, is consistent with the Future Land Use (FLU) designation, as “G” is listed among the approved zoning districts under this designation.

The Comprehensive Plan supports locating large-scale commercial uses adjacent to arterial streets, where access and visibility are optimal. A hotel at this location is appropriate due to its proximity to key destinations, including I-35 South Freeway. This proposal aligns with the intent of the FLU category by promoting commercial development that serves both local and regional needs. Additionally, the Comprehensive Plan emphasizes the importance of expanding suitable commercial uses in this area to support economic growth and meet demand objectives clearly reflected in the Future Land Use (FLU) map, which designates this area for development.

- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*
- *Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.*

Based on conformance with the policies stated above, the proposed zoning is **consistent** (*Technical Inconsistency*) with the Comprehensive Plan FLU Map and Policies.

Site Plan Comments

Zoning and Land Use

The following comments need to be addressed on the site plan.

- *~~Note location of the sign on the site plan, in general notes type of sign, how tall. Maximum height for monument sign is 8 ft. revise language, or a waiver would be needed for the 15 ft. height.~~
- * ~~Add zoning case number in the lower right hand corner.~~
- * ~~Provide a bold heavy line around the subject property being rezoned.~~
- * ~~Add to general notes any building or parking lot lighting shall not trespass off property.~~
- * ~~Provide the width of the drive approaches on the site plan~~
- * ~~Update parking table to reflect any conference rooms. The parking count for that is 5 spaces per 1,000 sq. ft.~~
- * ~~The site plan needs to indicate 5 bike racks as required by ordinance, provide in your notes table.~~
- * ~~Indicate the distance from the single family district to the west.~~

(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.)

Fire Department

One point of access is provided, as required by Fire Code.

Fire lanes are of adequate width and provide required building hose lay to the building and fire control room.

An additional hydrant is required to provide hose lay to the FDC within 150' from a marked fire lane or public street.

Sections 507.5.1 (2) and (3) Hydrants
Section 503 Fire Lanes
Section 503.1.1 Buildings and Facilities

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 always meet all minimum fire code requirements.

TPW Engineering

1. Highly recommend talking to TxDOT regarding driveway location sooner rather than later, if that has not occurred already
2. Parking lot design is slightly problematic in the southeast corner of the lot

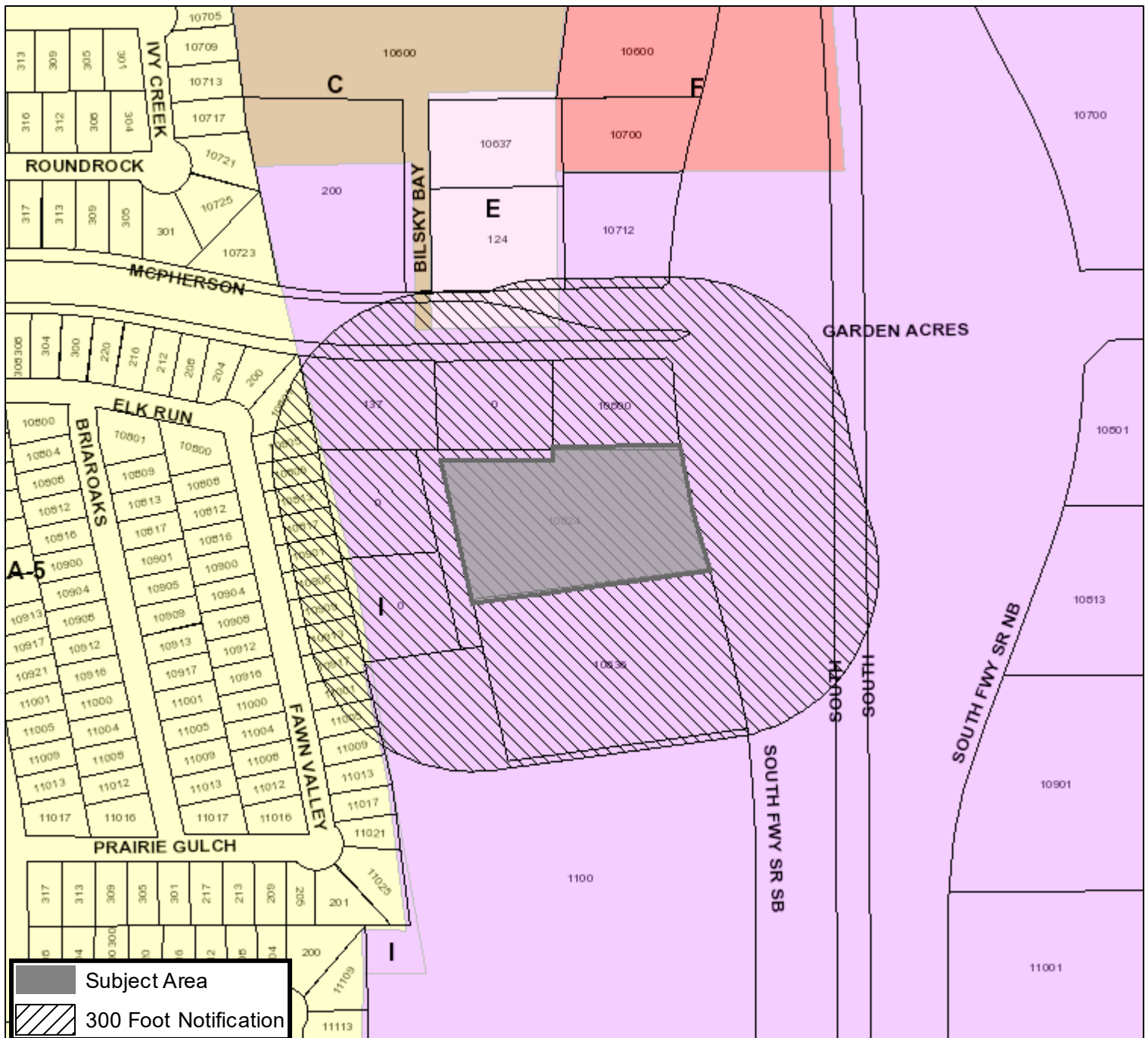




ZC-25-140

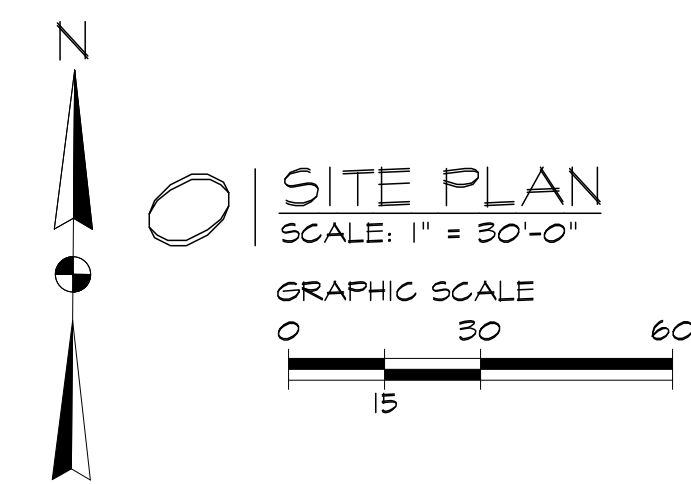
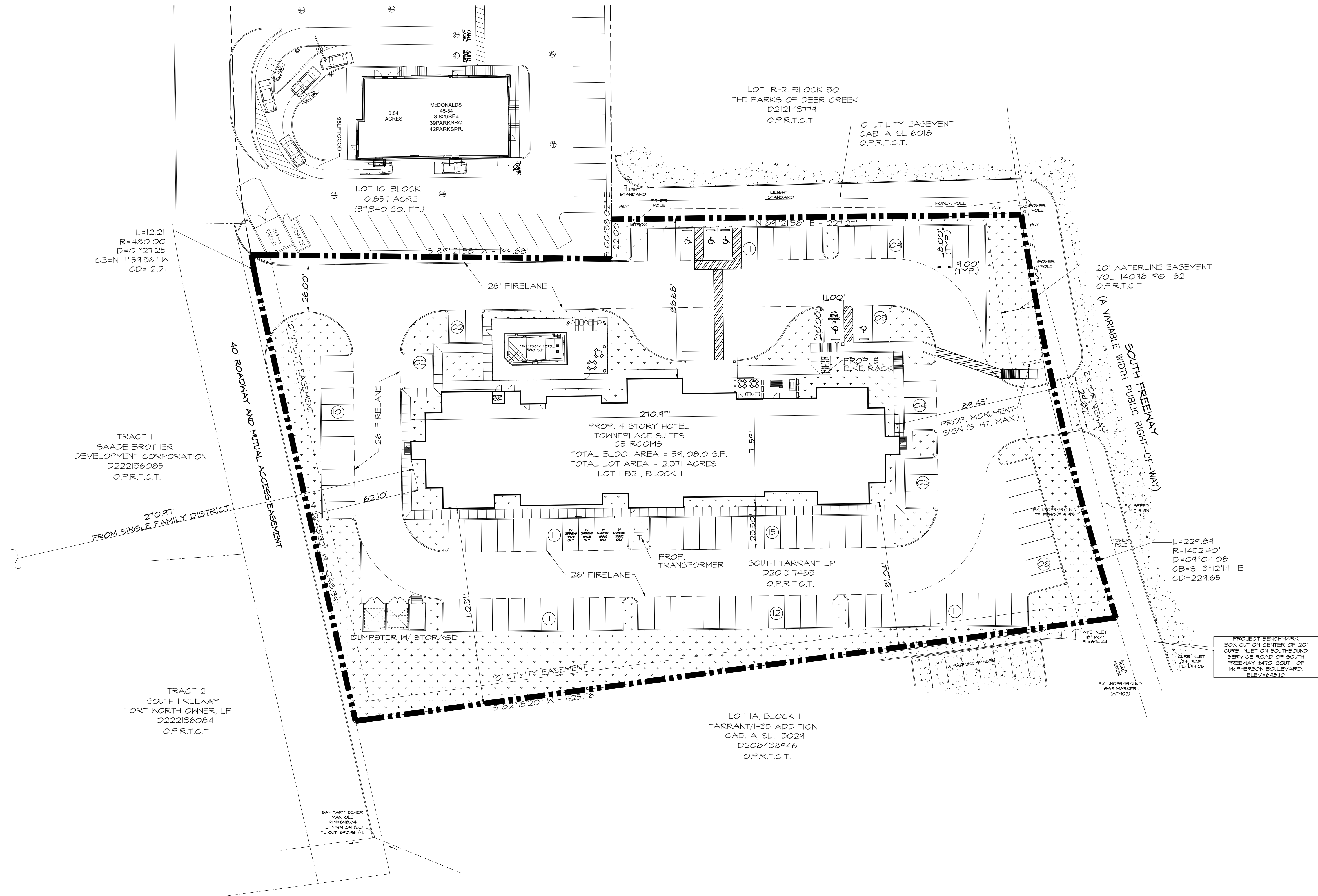
Area Zoning Map

Applicant: South Tarrant LP /Jim Ryffel
Address: 10824 South Freeway
Zoning From: I
Zoning To: PD for G uses plus hotel within 1,000 feet of residential
Acres: 2.371
Mapsc0: Text
Sector/District: Far South
Commission Date: 9/10/2025
Contact: 817-392-7869



0 125 250 500 Feet

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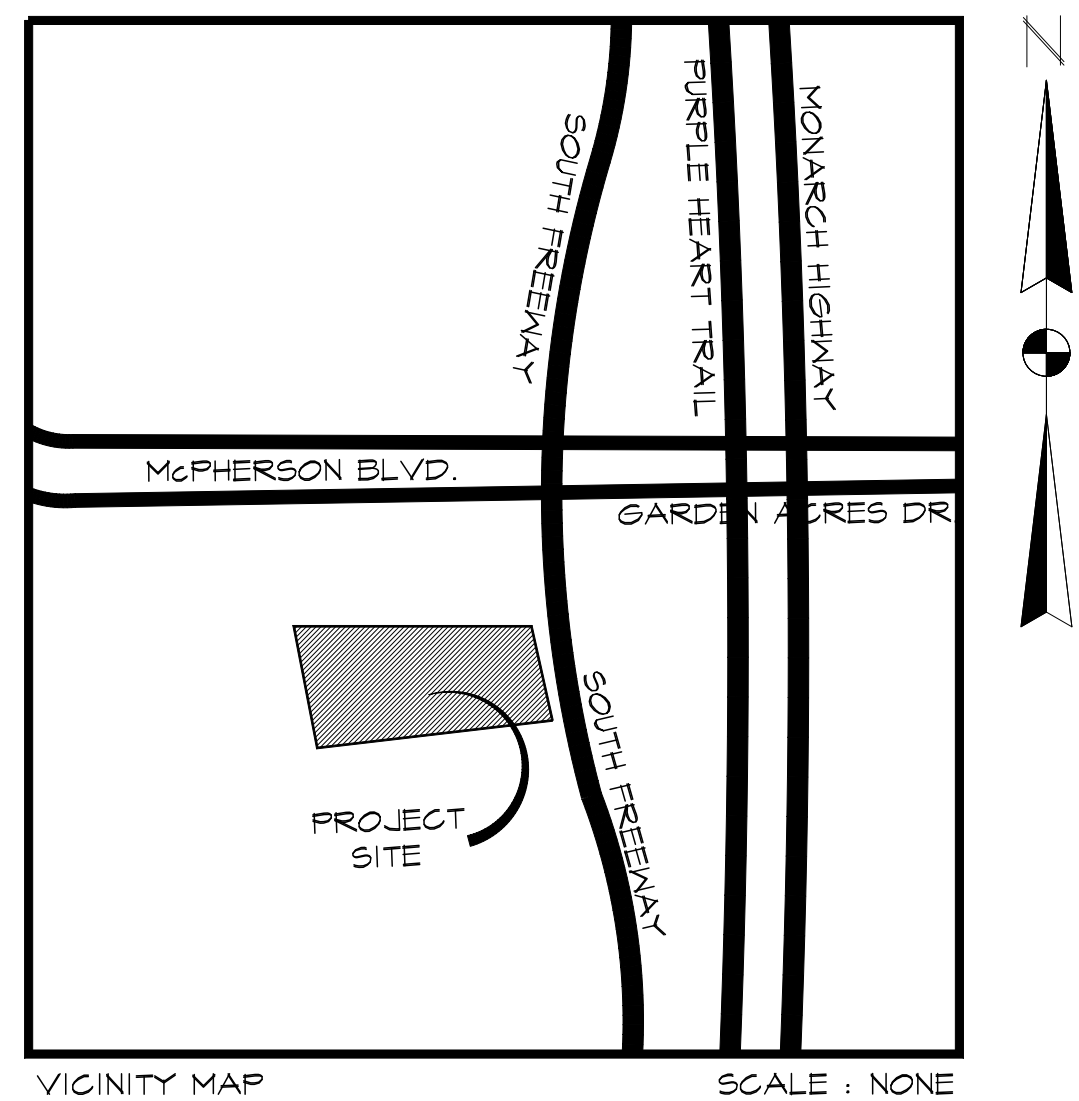


SITE INFORMATION:	
	PROPOSED 4 STORY HOTEL
ZONING	"I" LIGHT INDUSTRIAL
LOT AREA	2.371 ACRES
TOTAL BLDG. AREA	59,104 S.F.
BUILDING FOOTPRINT	15,29 S.F.
TOTAL BLDG. HEIGHT	61.56 FT.
PARKING REQUIRED	1 SPACE/RM. UNIT = 105 SPACES
PARKING FURNISHED	112 SPACES (5 E.V. PARKING SPACES)
HC PARKING REQUIRED	5 SPACES (1 VAN)
HC PARKING PROVIDED	5 SPACES (2 VAN ACCESSIBLE)
BIKE RACK	5 SPACES

FIRE CODE NOTES :

THIS PROJECT WILL COMPLY WITH AND MEET ALL FIRE AND LIFE SAFETY STANDARDS AS REQUIRED BY CITY OF FORT WORTH

- GENERAL NOTES:
1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 5. ANY BUILDING OR PARKING LOT LIGHTING SHALL NOT TRESPASS OFF PROPERTY.



Director of Development Services Date:

SITE PLAN TOWNEPLACE — SUITES® — BY MARRIOTT

SOUTH FREEWAY
CITY OF FORT WORTH, TEXAS

PROJECT DATE:
052423

REVISION DATE:
082925

LEGAL DESCRIPTION:
LOT 1B2, BLOCK 1
TARRANT 1-35 ADDITION

ZONING CASE NUMBER: ZC-25-140

ARCHITECT:
ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS

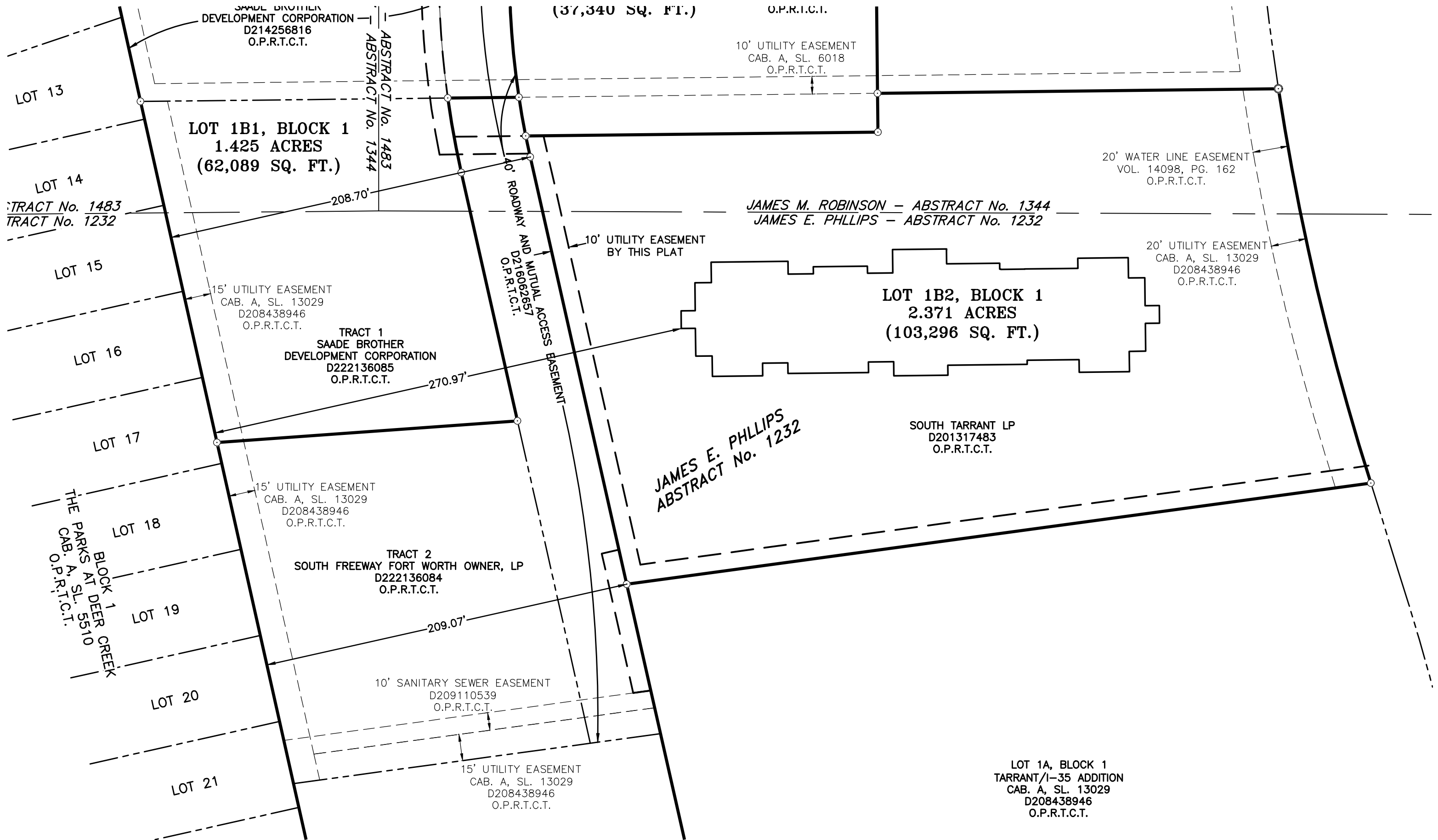
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: addrdesignllc@addrdesigns.com
POR: JOHN C. SARGENT

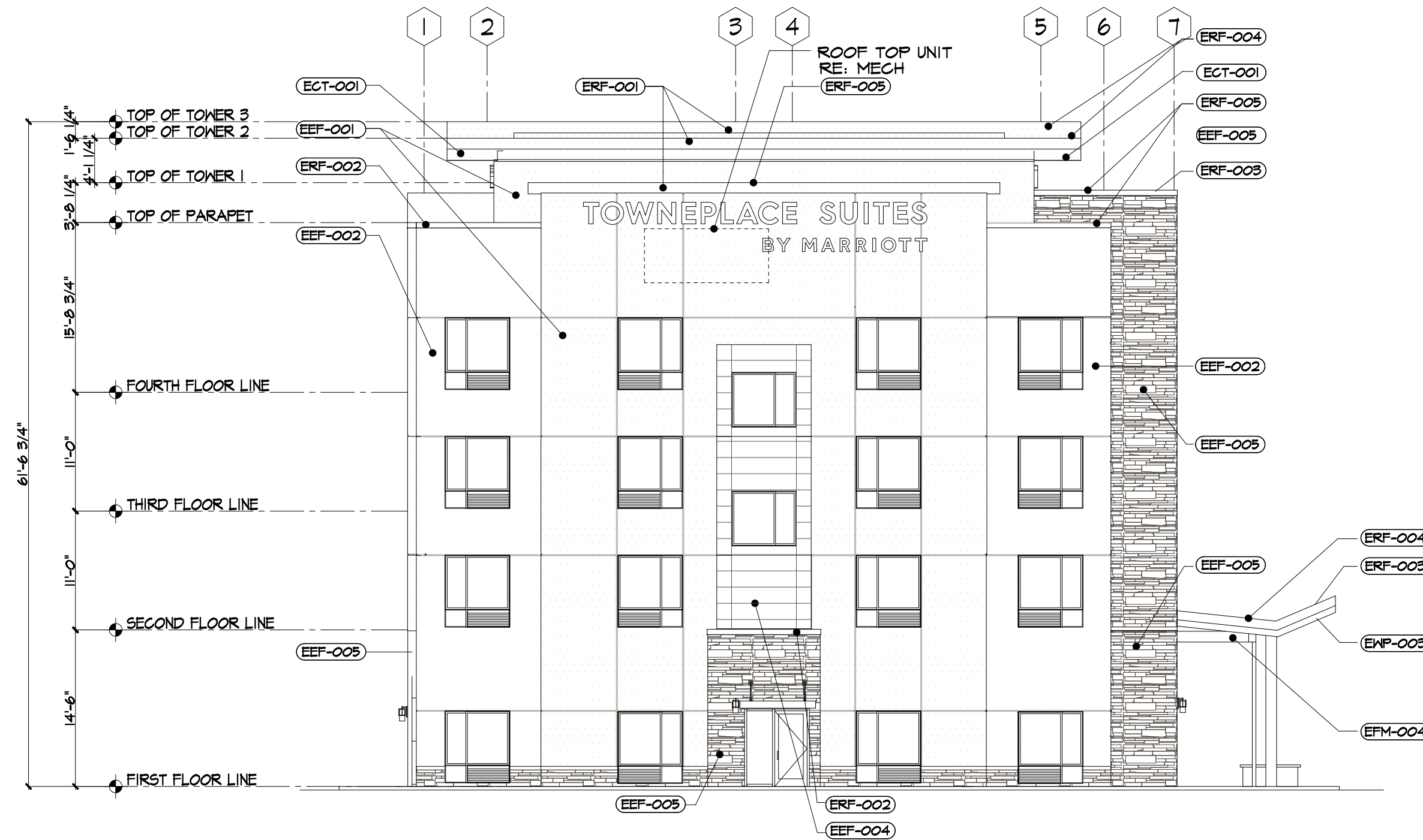
OWNER/DEVELOPER:
SFW Hospitality LLC

4705 E. Belknap Street
Fort Worth Tx. 76117

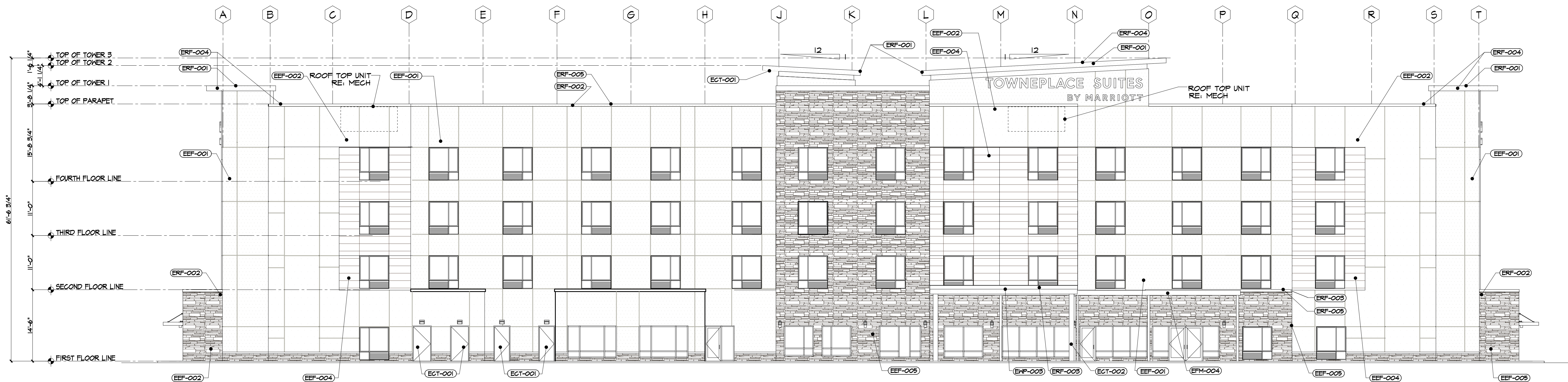
SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL: (817) 928-9211
FAX: (817) 928-9247
P.O. BOX 11374 • 3808 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: survey@britain-crawford.com
WEBSITE: www.britain-crawford.com
FIRM CERTIFICATION# 1019000





02 LEFT ELEVATION
SCALE: 3/32"=1'-0"



01 FRONT ELEVATION
SCALE: 3/32"=1'-0"

NOTES:

- * ALL STUCCO INSTALLATIONS TO COMPLY WITH ASTM C1063
- * MAXIMUM WALL PANEL AREA = 144 sq. ft.
- * MAXIMUM DISTANCE BETWEEN JOINTS = 18 ft.
- * MINIMUM LENGTH TO WIDTH RATIO = 2.5 TO 1
- * NO INCREASE ALLOWED UNLESS APPROVED BY ARCHITECT.

EXTERIOR FINISH INDEX

	(EEF-001)	STUCCO-1 SN 6232 - MISTY
	(EEF-002)	STUCCO-2 SN TOTT - ORIGINAL WHITE
	(EEF-004)	STUCCO-4 SN 2806 - ROCKWOOD
	(EEF-005)	STONE-5 CORONADO STONE -OLD COUNTRY LEDGE - HURON
	(ENF-003)	METAL SOFFIT PANEL @ PORTE COCHERE SN TOTT - ORIGINAL WHITE
	(ERF-001)	ALUMINUM COPING - COLOR TO MATCH ADJACENT SURFACE
	(ERF-002)	ALUMINUM COPING - COLOR TO MATCH ADJACENT SURFACE
	(ERF-003)	ALUMINUM COPING - COLOR TO MATCH ADJACENT SURFACE
	(ERF-004)	MEMBRANE ROOFING - SLOPED SN 6236 - GRAY HARBOR
	(ERF-005)	MEMBRANE ROOFING SN 6236 - GRAY HARBOR
	(ECT-002)	PAINTED SURFACE @ PORTE COCHERE COLUMNS SN TOTT - ORIGINAL WHITE

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
092823
REVISION DATE:
042624

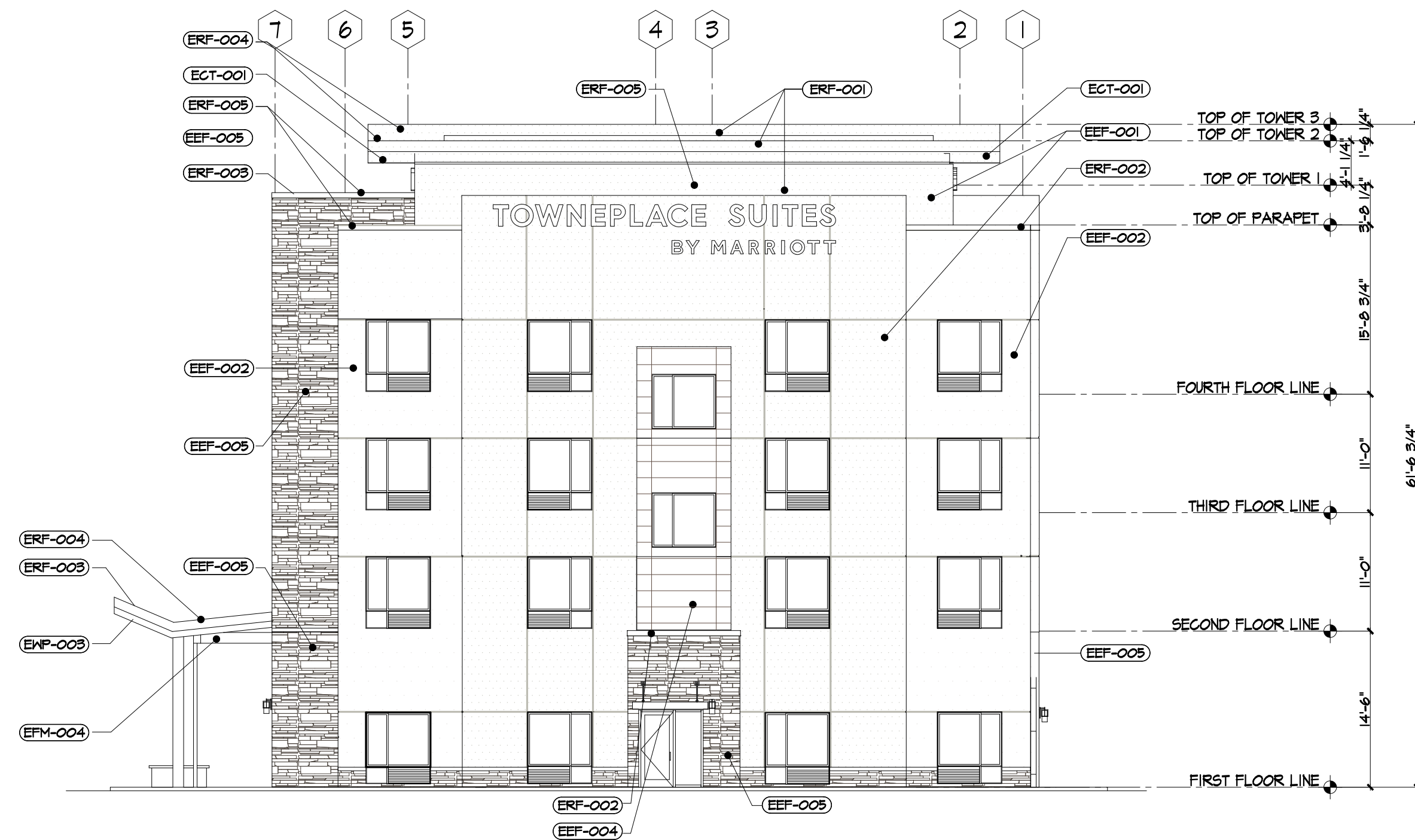
SFW Hospitality LLC
4705 E. Belknap Street
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TOWNEPLACE
SUITES®
BY MARRIOTT
SOUTH FREEWAY
CITY OF FORT WORTH
TEXAS

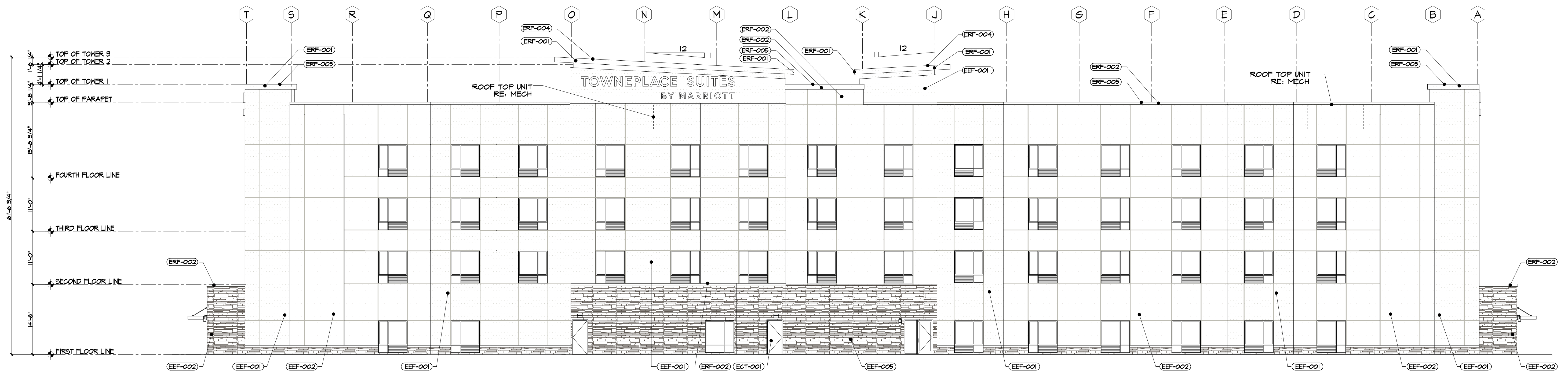
ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdsgnslc@adrdsgns.com
POR: JOHN C. SARGENT

JOB NUMBER:
FMT - 23753

SHEET NUMBER
A-201



02 RIGHT ELEVATION
SCALE: 3/32"=1'-0"



01 REAR ELEVATION
SCALE: 3/32"=1'-0"

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PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
092823
REVISION DATE:
042624

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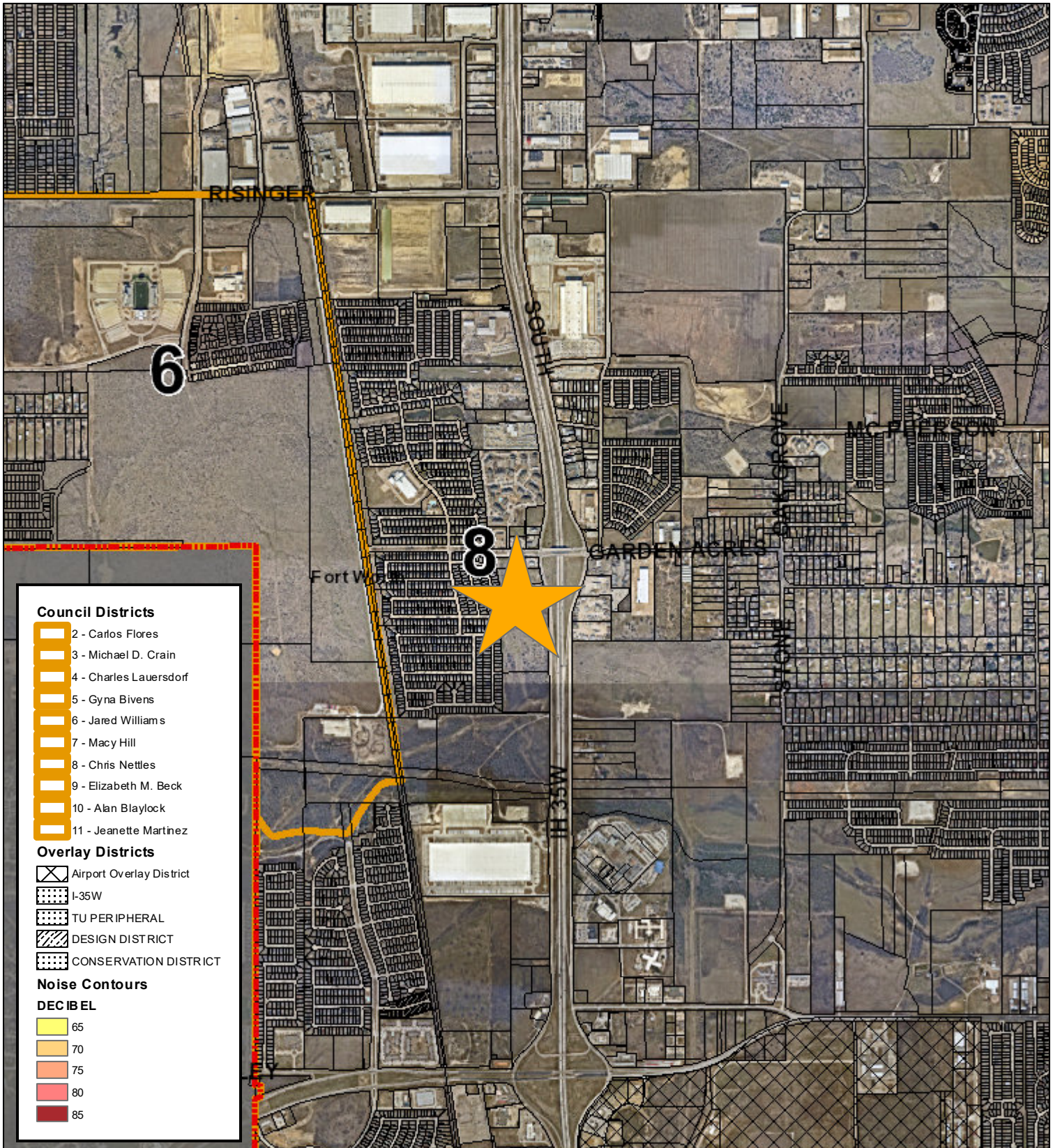
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SHEET NUMBER
A-202



ZC-25-140

Area Map

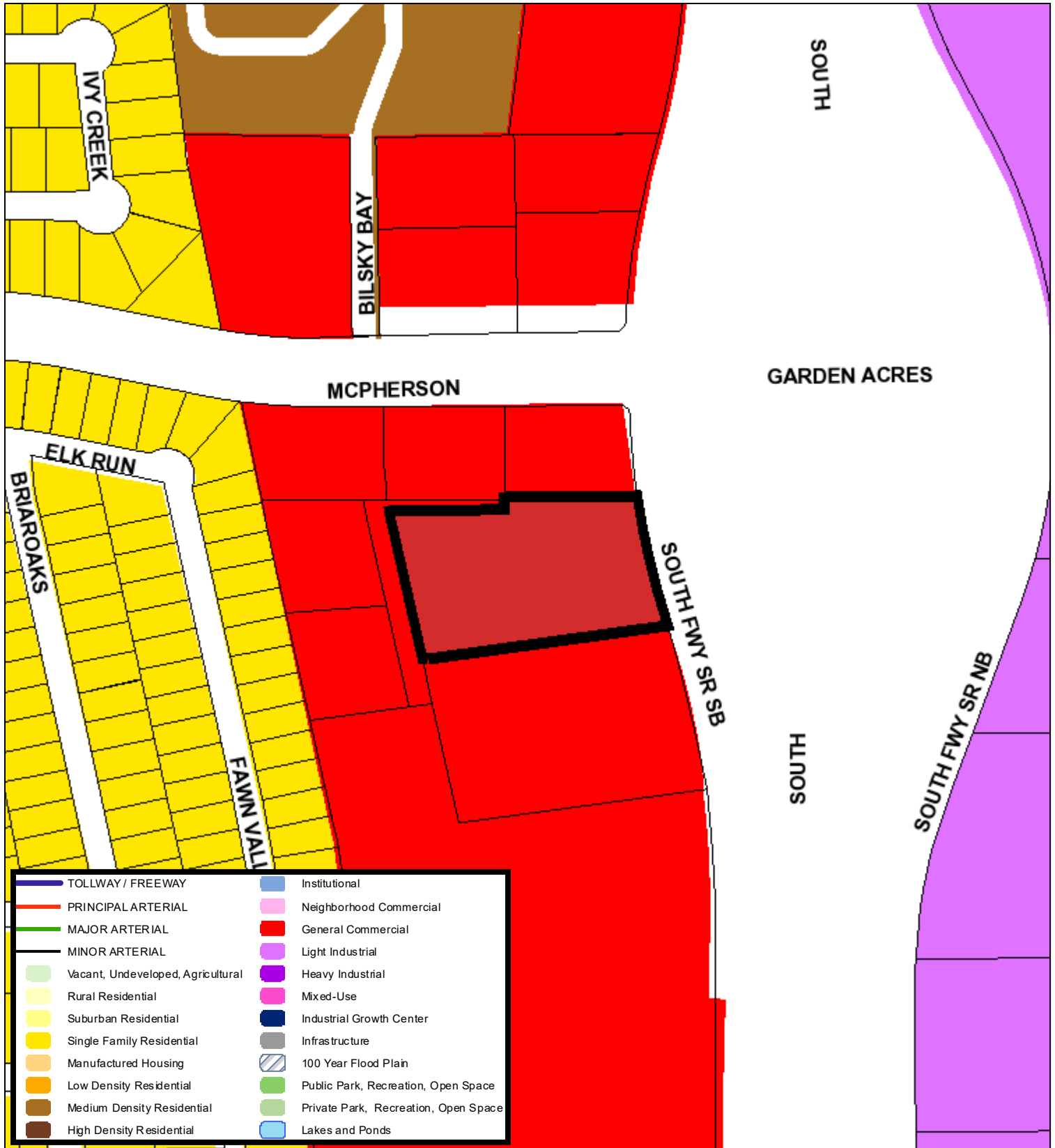


0 1,000 2,000 4,000 Feet



ZC-25-140

Future Land Use



230 115 0 230 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 6, 2018.





ZC-25-140

Aerial Photo Map



0 145 290 580 Feet

