



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 3, 2015

**Council District** 5

**Zoning Commission Recommendation:**  
Denial by a vote of 9-0  
  
**Opposition:** Thirty letters submitted, Eight people spoke  
**Support:** None

Continued Yes  No   
Case Manager Lynn Jordan  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** **Cooks/Tarrant 11.7 JV**

**Site Location:** 7901 Ederville Road Mapsco:

**Proposed Use:** **Hotel**

**Request:** From: "G" Intensive Commercial  
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included

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

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Technical Inconsistency)**

**Background:**

The applicant is requesting a zoning change from G Intensive Commercial to PD/G Planned Development for G uses plus hotel. A PD is required because the property is within 1,000 feet of a residential district. The property is east of Cooks Lane, a principal arterial, and south of I-30 East Freeway, a tollway/freeway, and north of Ederville Road, a minor arterial.

At the Zoning Commission meeting, the applicant explained that the proposed hotel is a two story Scottish Inn and described it as an economy hotel. He said that the rooms will have interior access and individual window air conditioning units, not central units. Several representatives for neighborhood associations were at the meeting in opposition, Historic Randol Mill Valley Alliance, East Fort Worth Business Association, Cobblestone NA, Central Meadowbrook NA, Hollow Hills NA, Handley NA, Mallard Cove; Eastern Hills HOA, and Lowery Park HOA submitted letters.

The property is at the edge of a mixed use designated area and is located near I-30 and Eastchase. The hotel is likely intended to serve the entertainment district in the City of Arlington to the east that includes Cowboys Stadium. Typically a hotel in a mixed use area would provide more floors/rooms to serve the higher density area. The applicant is proposing a two story building with 45 guest rooms.

The property does not have frontage on I-30. It is currently platted as one lot with the adjacent convenience store and will have to be re-platted with its own lot and block if approved.

Requirement	G	Proposed PD
Front Yard	None required	Providing 18.6 ft.
Height	120 ft.	40 ft.
Parking	1 space per bedroom, 1 space per 4 patron seats, plus 5 spaces per 1,000 sq. ft. ballroom area	53 spaces provided, complies
Signage	Monument sign	Will comply. Plans for a wall sign on a tower on the north side visible from I-30
Exterior Construction Material	All buildings with metal siding facing a public street shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding materials.	Wood Siding
Bicycle parking	1 rack for every 40 spaces	Not required for lodging

**Site Information:**

Owner: Cooks/Tarrant 11.7 JV  
4305 MacArthur Avenue  
Dallas, Texas 75209

Agent: Hugo Monsanto

Acreage: 1.33 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:  
North "G" Intensive Commercial / convenience store  
East "G" Intensive Commercial / vacant  
South "E" Neighborhood Commercial / vacant  
West "PD-809" Planned Development / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: PD-809 approved by City Council 06/27/08 from E uses plus indoor amusement, burglar alarm and sales, express office, leather goods store, mini-warehouse, beer and wine sales for off-premise consumption, tire sales and service repair and automotive parts sales, excluding package store; subject area to the west

Platting History: None

**Site Plan Comments:**

The site plan as submitted is in general compliance with the zoning regulations.

**TPW comments:**

1. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

**Platting Comments:**

No comments have been made at the time of this report.

**(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.)**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Cooks Ln	Principal Arterial	Principal Arterial	No

Ederville Rd	Minor Arterial	Minor Arterial	No
I-30 East Frwy	Tollway/Frwy	Tollway/Frwy	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
John T White	Historic Randol's Mill Valley Alliance
Harmony Hills*	Streams & Valleys Inc
Cookes Meadow	East Fort Worth Inc.
Neighborhoods of East Fort Worth	Trinity Habitat for Humanity
East Fort Worth Business Association	East Fort Worth, Inc
Eastside Sector Alliance	Fort Worth ISD

closest neighborhood organization\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change "PD/G" Planned Development for G uses plus hotel; site plan included. Surrounding land uses are convenience store to the north, vacant to the east, south and west, single-family within the proximity.

With the surrounding zoning being predominantly vacant with commercial to the north, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is not consistent with the following Comprehensive Plan policies:

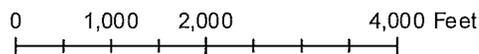
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps

Based on the lack of conformance with the future land use map and policies stated above the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

### Area Map

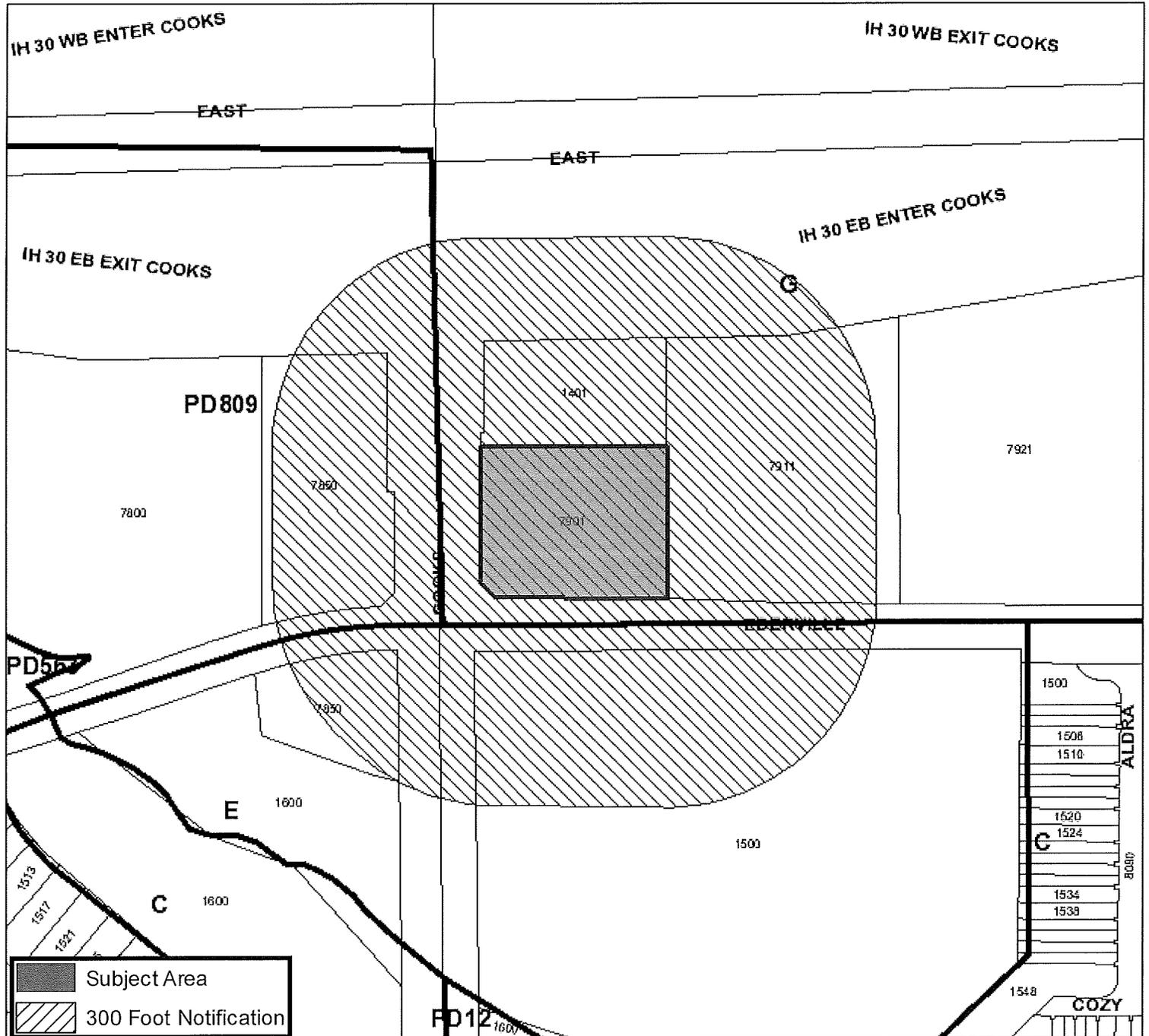




ZC-14-171

# Area Zoning Map

Applicant: Cooks/Tarrant 11.7 JV  
 Address: 7901 Ederville Rd  
 Zoning From: G  
 Zoning To: PD for all G uses plus hotel  
 Acres: 1.33752735  
 Mapsco: 67W  
 Sector/District: Eastside  
 Commission Date: 1/14/2015  
 Contact: 817-392-2495

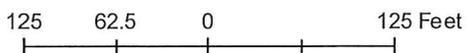
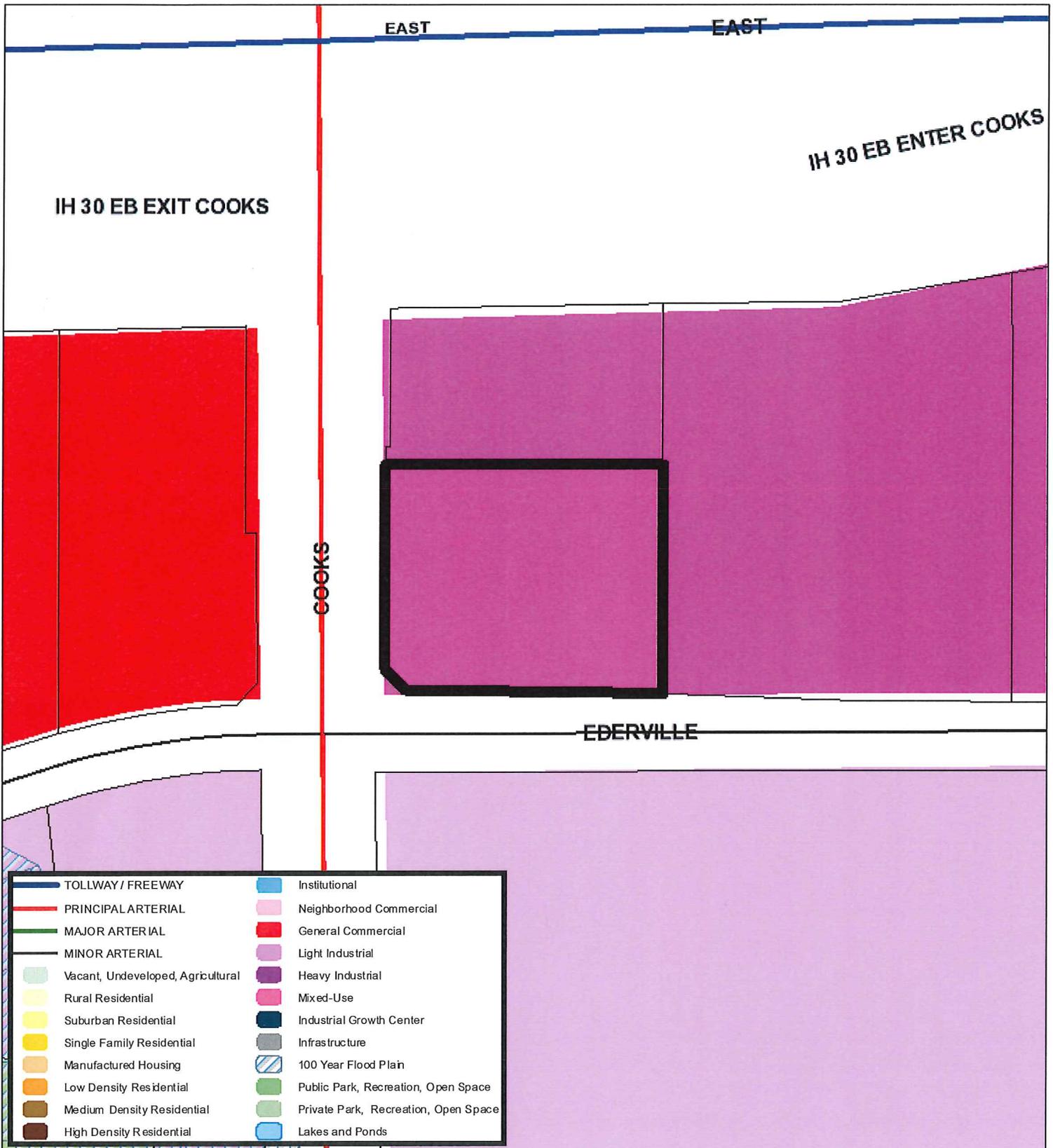


 Subject Area  
 300 Foot Notification

0 100 200 400 Feet



### Future Land Use



**Aerial Photo Map**



**2. ZC-14-167 Northwest Bible Church Inc. (CD 2) – 5025 Jacksboro Highway (Albright Arthur, Lots G, H, I, J, 3.28 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

J. R. Olmstead, 2315 Westbrook Avenue, Fort Worth, Texas representing Northwest Bible Church explained to the Commissioners the case was continued from the last meeting in order for them to meet with the neighborhood. He said they sent out letters to surrounding property owners and an email was sent out to North Beverly Hills NA and they received no comments at that time. Mr. Olmstead said he did receive an email from Mr. Martinez stating their concerns about commercial uses being undesirable to the neighborhood. He also mentioned there is E zoning within the North Beverly Hills boundary along Jacksboro Highway.

Mr. Flores mentioned the correspondence received, asked if he was present at the neighborhood meeting and did they voice their concerns. Mr. Olmstead said they made a presentation at the meeting. After he left, a member who stayed said there was no discussion about the presentation. Mr. Flores read an excerpt from an email received stating there appears to be a continued decline of members at the church which raises concerns that if the church were to close its doors, they would be left with a commercially zoned property. He also mentioned there are a number of uses permitted in E such as alcohol that could cause a concern and asked if there any other options discussed with the neighborhood. Mr. Olmstead said the only question asked was if they were planning on moving. They are asking for this zoning to keep them financially viable.

It was mentioned that the 2015 Comprehensive Plan is proposed to change all their property to commercial. Mr. Flores said that is a recommendation and has not been approved. Ms. Murphy mentioned the approval of the Comp Plan is scheduled for March 3, 2015.

Ms. McDougall mentioned the concerns she has on changing the zoning and the concerns of the neighborhood has if the church were to go away.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request as Amended to PD/A-5 plus funeral home; with site plan waived, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<b>ZC-14-167</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Tony Martinez/ North Beverly Hills NA	NA	Out	Opposition		Sent letter in

**3. ZC-14-171 Cooks/Tarrant 11.7 Joint Venture (CD 5) 7901 Ederville Road (T K Hamby Survey, Abstract 815, 1.33 Acres): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan included**

Hugo Monsanto, 200 South Rogers Street, Waxahachie, Texas representing Cooks/Tarrant 11.7 Joint Venture and the applicant explained to the Commissioners the case was continued from the

last month's meeting in order for the applicant to reach out to the neighborhood. He displayed some pictures of some of his hotels.

Ms. McDougall asked if he had reached out to the neighborhoods and if they know about the two other hotels proposed in the area. Mr. Monsanto said the developer did meet with a few groups from the neighborhood and he is pretty sure the applicant knows about the proposed hotels.

Bob Horton, 9104 Autumn Falls Drive, Fort Worth, Texas representing Historic Randol Mill Valley Alliance spoke in opposition. Mr. Horton provided a presentation and explained that the main objective is they do not need another hotel in this area. They would like to see more restaurants and grocery stores. It was mentioned the applicant did not reach out to the Alliance.

Sara Boepple, 7660 Blue Carriage Lane, Fort Worth, Texas representing Cobblestone NA spoke in opposition.

Jerry Martin, 8100 Shelton Road, Fort Worth, Texas spoke in opposition. The use does not serve the neighborhood.

Judy Taylor, 2604 Stark, Fort Worth, Texas representing Handley NA spoke in opposition. They are concerned with increased traffic coming into the neighborhood.

Gretchen Schwab, 2045 Castleview, Fort Worth, Texas representing Hollow Hills NA spoke in opposition. Ms. Schwab presented some pictures and mentioned she visited other hotels sites and spoke with Mr. Patel and his wife and told them if it was a brand name hotel they might be supportive, but that the hotel probably will be sold. Mr. Edmonds acknowledged Ms. Schwab's letter. Ms. McDougall wanted to thank her for showing up and paying attention to the neighborhood.

Jackie Barnd, 7249 Specklebelly, Fort Worth, Texas representing Mallard Cove spoke in opposition.

Mike Phipps, 4451 Normandy, Fort Worth, Texas representing Eastside Sector Alliance spoke in opposition. He received a letter from Dr. Paula Vastein with Cooks Meadow HA who are also in opposition asking him to speak on their behalf.

Charlee Haggan, 8228 Meadowbrook, Fort Worth, Texas with Hollow Hills spoke in opposition.

Scott Willingham, 737 Newport, Fort Worth, Texas representing Bentley Village Waterchase NA spoke in opposition. He said the applicant did not reach out to a lot of the neighborhoods.

In rebuttal, Mr. Monsanto said he respects their opinions.

Motion: Following brief discussion, Ms. McDougall recommended a Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-14-171
Name	Address	In/Out 300 ft	Position on case	Summary

		notification area			
Bob Horton/ Historic Randol Mill Valley Alliance	9104 Autumn Falls Dr	Out	Opposition		Spoke at hearing
Sara Boepple/ Cobblestone NA	7660 Blue Carriage Ln	Out	Opposition		Spoke at hearing
Jerry Martin	8100 Shelton	Out	Opposition		Spoke at hearing
Judy Taylor/ Handley NA	2604 Stark	Out	Opposition		Spoke at hearing
Gretchen Schwab/ Hollow Hills NA	2045 Castleview	Out	Opposition		Spoke at hearing
Jackie Barnd/ Mallard Cove	7249 Specklebelly	Out	Opposition		Spoke at hearing
Mike Phipps/ Eastside Sector Alliance	4451 Normandy	Out	Opposition		Spoke at hearing
Charlee Hagan	8228 Meadowbrook	Out	Opposition		Spoke at hearing
Scott Willingham/ Bentley Village Waterchase NA	737 Newport	Out	Opposition		Spoke at hearing
Douglas Henderson/ Eastside Sector Alliance	NA	Out	Opposition		Sent letter in
Sonya Milton/Cobblestone	1032 Fox River	Out	Opposition		Sent letter in
Jason Smith/ Lowery Park HOA	NA	Out	Opposition		Sent letter in
Laura Adams Cobblestone	NA	Out	Opposition		Sent letter in
Janet Kennedy/ Central Meadowbrook	NA	Out	Opposition		Sent letter in
Kris Reynolds/ Eastern Hills HOA	NA	Out	Opposition		Sent letter in
Michael & Barbara Shropshire	805 Shady Glen	Out	Opposition		Sent letter in
Bill & Jane Buehler	8721 Racquet Club	Out	Opposition		Sent letter in
Laura Rose	8004 Hidden Oaks	Out	Opposition		Sent letter in
Keith Boepple	7660 blue Carriage	Out	Opposition		Sent letter in
Dianne Tenorio	7551 Kurtz Ct	Out	Opposition		Sent letter in
Ted Legatski II/ Neighborhoods of East Ft. Worth	8033 Meadowbrook Dr	Out	Opposition		Sent letter in
Rakesh Chaubey	824 Woodridge Dr	Out	Opposition		Sent letter in
Lottie Fowler	NA	Out	Opposition		Sent letter in
Roxanne Conrad	817 Newport Rd	Out	Opposition		Sent letter in
Phil & Dana Schwartz	NA	Out	Opposition		Sent letter in
Kathleen Felker	NA	Out	Opposition		Sent letter in
Trish Hill	NA	Out	Opposition		Sent letter in

David Fulson	8101 John T White	Out	Opposition		Sent letter in
G. J. Martinez	505 Watson Ct	Out	Opposition		Sent letter in
NA	7512 Fresh Springs Rd	Out	Opposition		Sent letter in
Clara Moore	NA	Out	Opposition		Sent letter in
Shelley Mayo	7202 Randol Mill Rd	Out	Opposition		Sent letter in
Frank & Nancy Kipp	825 Sylvan Dr	Out	Opposition		Sent letter in
Ben Davis	NA	Out	Opposition		Sent letter in
Olivia Duke	NA	Out	Opposition		Sent letter in
Vennessa & Scott Carpenter	NA	Out	Opposition		Sent letter in
Jay Owen	821 Sylvan Dr	Out	Opposition		Sent letter in
Otho W Parker	1712 Rock View Ct	Out	Opposition		Sent letter in

**4. ZC-14-174 Jose Armando Valverde (CD 9) 601 E. Mason and 4012 South Freeway (J S Smith Addition, Block 12, Lots 12-14, 0.42 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted**

Jose Valverde, 702 Glendale Drive, Keller, Texas property owner explained to the Commissioners his presentation and mentioned they want to tear down the vacant building and build a new structure. He said they own the business next door and want to expand. The biggest challenge they have is parking for cars for sale and customers. They will use the lot for overflow and will be adding about 12 parking spaces. They do have an agreement with LeGran Plaza for some employee parking. Mr. Valverde said they have another location in Dallas and displayed how the new building would look. They are proposing about 35 cars to be on the lot.

Ms. Reed asked if he met with the neighborhood association and that they have received a letter in opposition from Worth Heights. Mr. Valverde said he did meet with Ms. Bargas and she had concerns about parking in the street. He said he did not get a chance to present his conceptual site plan and presentation to her.

Ms. McDougall asked on which property the lease was about to expire. Mr. Valverde said 4050 South Freeway and that he will not renew the lease.

Mr. Flores mentioned his 10 employees and asked how many parking spaces he is providing. Mr. Valverde said in his proposal he has nine spaces for customers and the employees will park at LeGran Plaza.

Ms. Burghdoff mentioned his parking being in the projected front yard and the building not being setback 35 ft. from the property line. Ms. Murphy stated the site plan is not part of a PD request.

<i>Document received for written correspondence</i>						<i>ZC-14-170</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>		<b>Summary</b>
Arnold Morse	9608 Paula	Santa	In	Opposition		Spoke at hearing
LB North	9622 Monica	Santa	In	Opposition		Spoke at hearing
Kenneth North	9612 Clara	Santa	Out	Opposition		Spoke at hearing
Harry Gonzales	9612 Monica	Santa	In	Opposition		Spoke at hearing
Elain Emerson	9621 Monica	Santa	In	Opposition		Spoke at hearing
Kevin Alexander	9617 Monica	Santa	In		Support	Spoke at hearing
David Hood/Margaret Robertson	9609 Clara	Santa	In	Opposition		Sent letter in
Jack Davis	3113 Jacinto	San	In	Opposition		Sent letter in
George Rutledge	3301 Jacinto	San	In	Opposition		Sent letter in
Guy Wood	9613 Paula	Santa	In	Opposition		Sent letter in
Lawrence Closner	9628 Paula	Santa	In	Opposition		Sent letter in
Graciela Rodriquez	9624 Paula	Santa	In	Opposition		Sent letter in
Carol Allen	9616 Paula	Santa	In	Opposition		Sent letter in
Federrico Cortez	9612 Paula	Santa	In	Opposition		Sent letter in
Joey Hankins	9607 Clara	Santa	In	Opposition		Sent letter in
Keith Kidwill	9616 Monica	Santa	In	Opposition		Sent letter in
Dovie Williams	9614 Monica	Santa	In	Opposition		Sent letter in
Gary Carpenter	9610 Monica	Santa	In	Opposition		Sent letter in
Jimmie Lane	9611 Monica	Santa	In	Opposition		Sent letter in
James Tillery	9624 Monica	Santa	In	Opposition		Sent letter in

**8. ZC-14-171 Cooks/Tarrant 11.7 Joint Venture (CD 5) 7901 Ederville Road (T K Hamby Survey, Abstract 815, 1.33 Acres): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan included**

Hugo Monsanto, 200 South Rogers Street, Waxahachie, Texas representing the property owner explained to the Commissioners they would like to build a Scottish Inn hotel.

Ms. McDougall asked several questions which included the name of the hotel, any others in the area, the amenities, access into the hotel, air conditioning setup, location and if any meeting

rooms will be available. Ronald Lohnes, 1726 Montreal Circle, Tucker, Georgia architect for the hotel said they have a hotel in Cresson. They also have two new hotels: one on the South Freeway that has been open for about two years and another in White Settlement that has been open for a few months. Mr. Lohnes said it is an economy hotel, the basics are continental breakfast, hair dryers and flat screen TV's. Access will be from the interior and there will be airc conditioning window units in each room. There will be a fitness room and lobby/breakfast area. The average room price is \$60.00 to \$70.00 a night. They have scaled back on how many rooms they build; 45 rooms are manageable for them. Mr. Lohnes said he is not familiar with the specifics of the site.

Gretchen Schwab, 2045 Castleview Drive, Fort Worth, Texas spoke in opposition. Ms. Schwab representing Hollow Hills NA is concerned about the G uses associated with the hotel and traffic. Ms. Burghdoff explained the area is already zoned for G Intensive Commercial uses and this zoning change request is to add a hotel use. Ms. Schwab is requesting the case be continued so they can meet with the neighborhood.

In rebuttal, Mr. Monsanto said they would have to get an extension on the contract if continued. Ms. McDougall asked if they reached out to the neighborhood. Mr. Monsanto said he did give the information to Mr. Patel but is not for sure if he reached out to them.

Ms. Conlin mentioned the close proximity to the freeway (I-30) however with a two story building it would be hard to see from the interstate. She asked what type of signage they are proposing. Mr. Monsanto said they are proposing a tower to extend up with their signage on it. They will also have a DOT sign on the freeway.

Ms. Moore asked how far the residential zoning is. Ms. Murphy estimated approximately 600 ft. to the southwest and another residential subdivision to the southeast.

Motion: Following brief discussion, Ms. McDougall recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-14-171</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gretchen Schwab	2045 Castleview Dr	Out		Opposition	Spoke at hearing

**9. ZC-14-172 Baldemar Martinez (CD 2) 2405-2409 NW 20<sup>th</sup> Street (Belmont Park Addition, Block 44, Lots 5 & 6, 0.38 Acres): from "A-5" One-Family to "E" Neighborhood Commercial**

Hestor Martinez, 2405 NW 20<sup>th</sup> Street, Fort Worth, Texas representing the Baldemar Martinez property explained to the Commissioners they are requesting to rezone to E for commercial type business for his father. Mr. Martinez said they spoke with the Far Greater Northside Historical NA and were in favor.