



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 7, 2015

**Council District** 5

**Zoning Commission Recommendation:**  
Approved by a vote of 8-0  
  
**Opposition:** 3 letters submitted  
**Support:** 1 letter submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** City of Fort Worth, Lodgestar Inc.

**Site Location:** 4200-4600 Block Highway 360 Mapsco: 56P

**Proposed Use:** Restaurants and Hotel Use

**Request:** From: "J" Medium Industrial  
To: "G" Intensive Commercial

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

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

**Background:**

The property is located on the southwest corner of Highway 360 and Center Station Drive. The applicant is proposing a zoning change from "J" Medium Industrial to "G" Intensive Commercial for restaurants and two hotel uses.

At a pre-development conference with the applicant it was proposed to build five pad sites for restaurant uses along Highway 360 and two parcels for hotels along Reggis Court. The hotels are proposed to be four to five stories, approximately 26,000 square feet each. The discussion came up to change the zoning to commercial because the requirements for industrial right-of-way (street) access are 100 ft.

The proposed development is located within a Mixed-Use Growth Center. A mixture of uses is encouraged within these areas in order to take advantage of the proximity to high employment areas and public transit. The site is also located within the DFW Airport Overlay which does not regulate the land use of the site but provides criteria for lighting, communication interference, signage, glare and other criteria.

**Site Information:**

Owner: City of Fort Worth  
1000 Throckmorton Street  
Fort Worth, TX 76102  
  
Applicant: Lodgestar Inc. (Rakesh Patel)  
6350 Overton Ridge Blvd  
Fort Worth, TX 75132  
  
Acreage: 13.17 acres  
Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

- North "J" Medium Industrial / vacant
- East "PD-758" PD/D with max front yard setback of 20 ft.; site plan approved / multifamily
- South "J" Medium Industrial / restaurant and vacant
- West "Neighborhood Commercial; "G" Intensive Commercial / Highway 360

**Recent Relevant Zoning and Platting History:**

- Zoning History: "PD-758" PD/D with max. front yard setback, 20 ft.; site plan approved; effective 05/01/07 (subject property to the east); "PD-749" PD/J plus hotel; site plan approved; effective 02/20/07 (subject property to the southeast)
- Platting History: FP-008-055 Centreport recorded 06/06/08 (subject property to the east).

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Highway 360	Tollway/Frwy	Tollway/Frwy	No
Reggis	Residential	Residential	No
Centre Station	Residential	Residential	No
Sovereign	Major Arterial	Major Arterial	No

**Public Notification:**

Organizations Notified	
Eastside Sector Alliance	Streams And Valleys Inc
DFW International Airport	East Fort Worth, Inc.
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

\* Denotes the closest registered neighborhood association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing five restaurant pad sites and two hotel pad sites. Surrounding land uses vary with multifamily to the east, restaurants and vacant land to the south, vacant to the north, and Highway 360 to the west. The site has access to 360 a tollway/freeway and Sovereign a major arterial, with close proximity to the Trinity Railway Express, which provides service to both Dallas and Fort Worth.

The proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property in the Centreport Mixed Use Growth Center. The requested zoning classification is appropriate for the land use designation. The proposed G zoning is consistent with the following Comprehensive Plan policies:

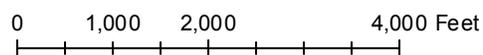
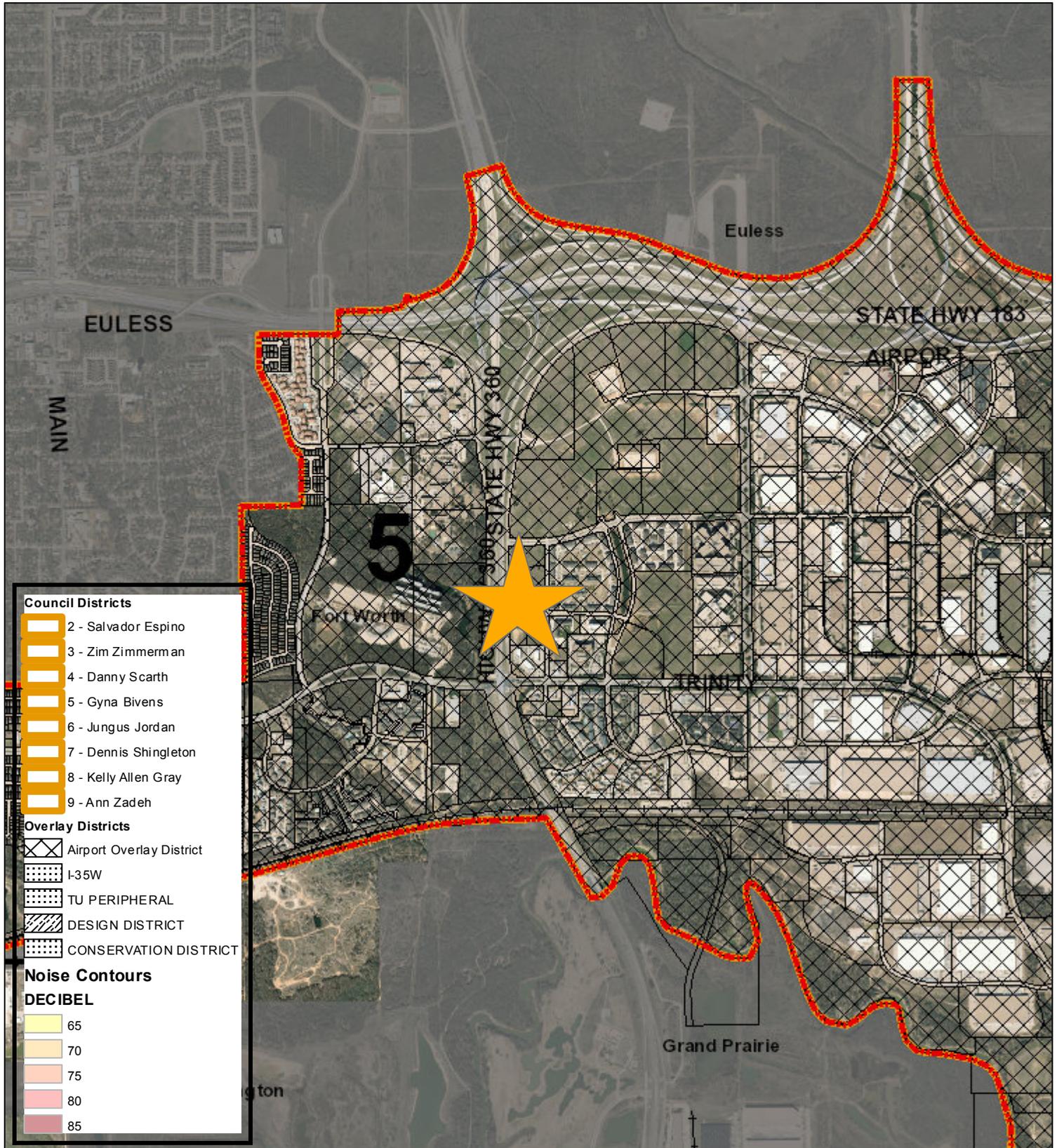
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)
- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages. (pg. 37)

Based on conformance with the future land use, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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

### Area Map

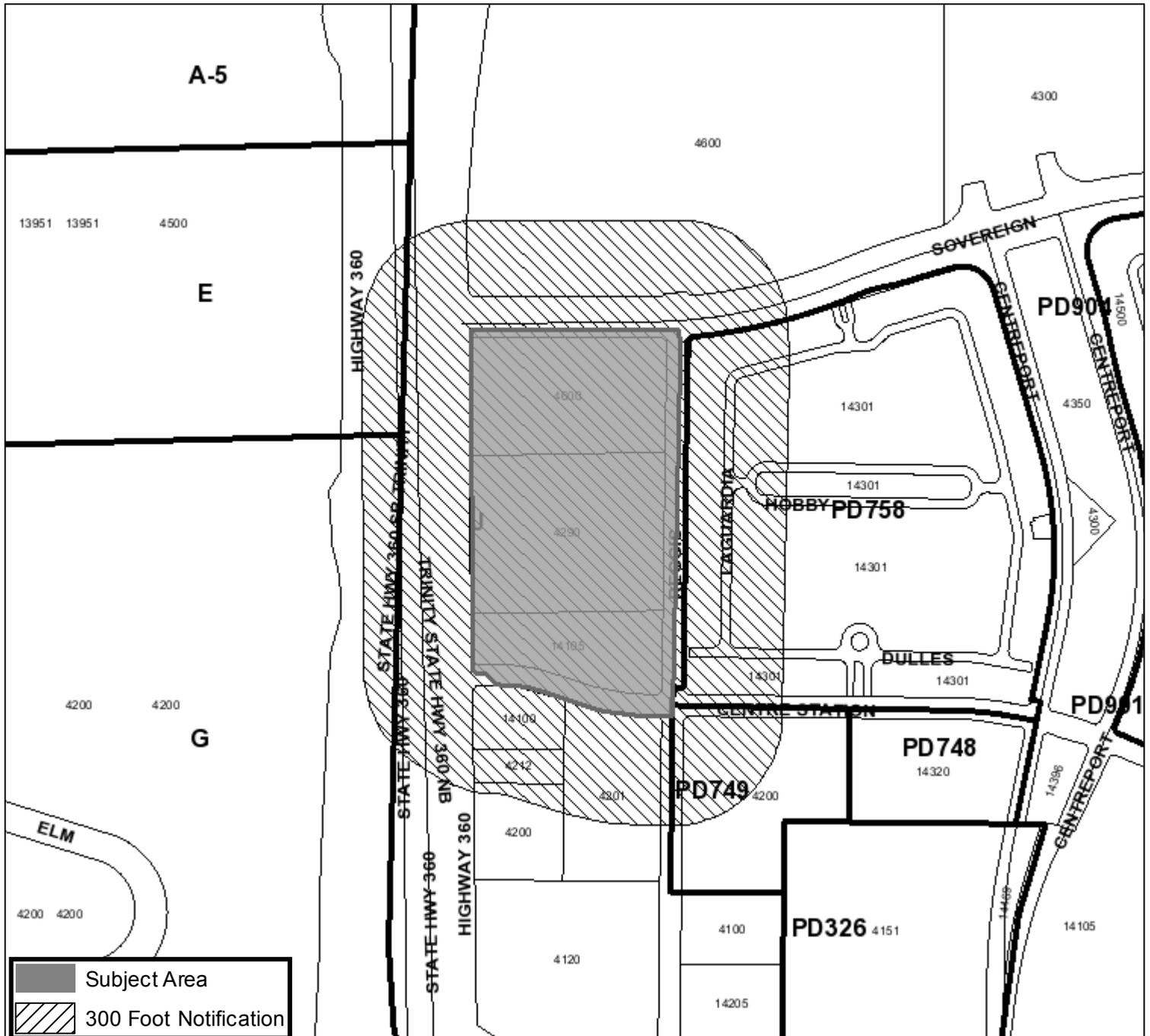




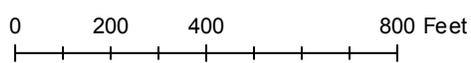
ZC-15-025

# Area Zoning Map

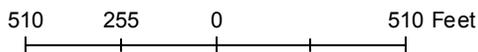
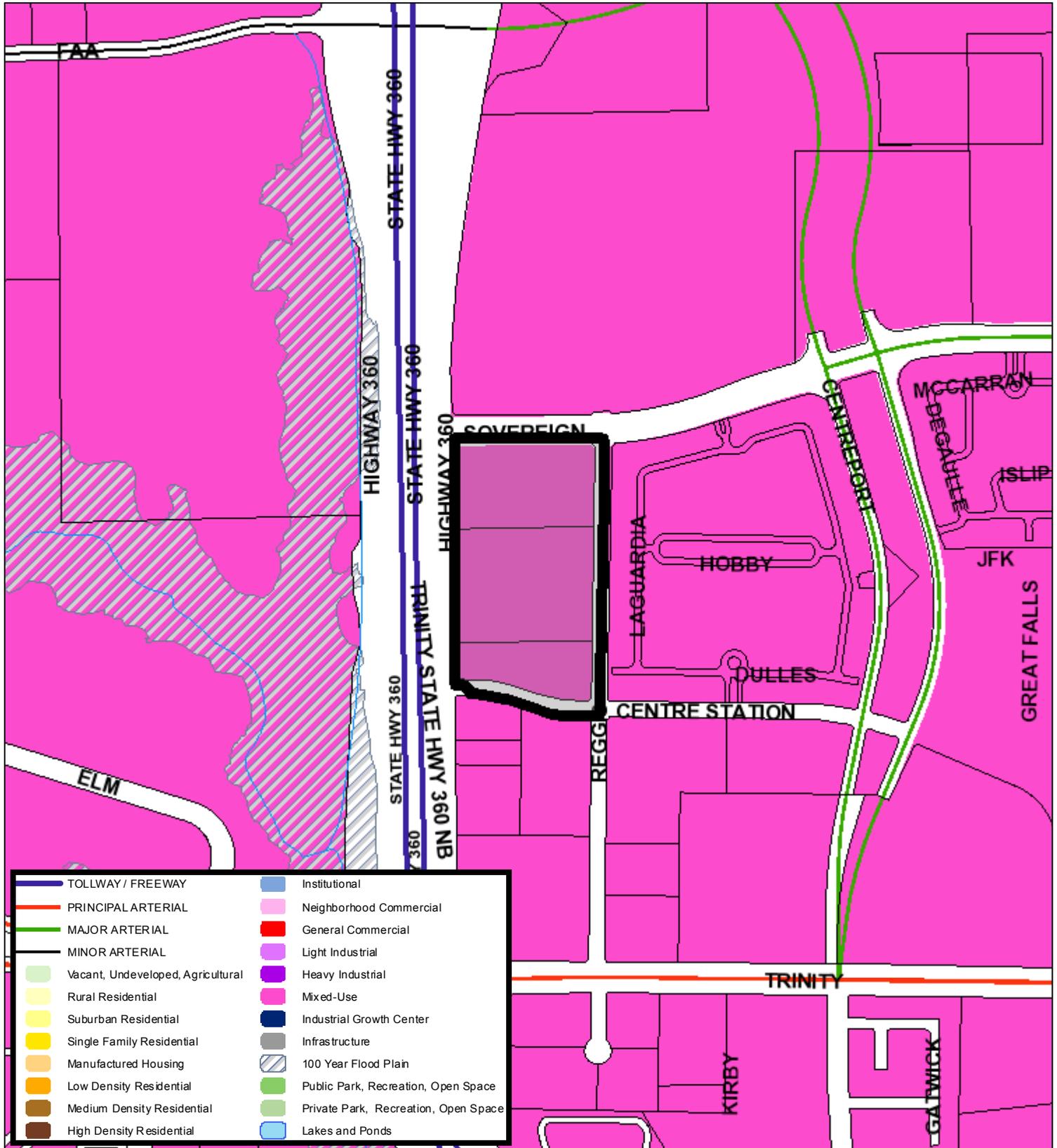
Applicant: City of Fort Worth, Lodgestar Inc.  
 Address: 4200-4600 blocks Highway 360  
 Zoning From: J  
 Zoning To: G  
 Acres: 13.17237128  
 Mapsco: 56P  
 Sector/District: Eastside  
 Commission Date: 3/11/2015  
 Contact: 817-392-2495



■ Subject Area  
 ▨ 300 Foot Notification



### 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 17, 2015.



## Aerial Photo Map



0 320 640 1,280 Feet



**5. ZC-15-023 Armando Hernandez (CD 8) – 1400 Campbell and 3600-3606 E. Rosedale (A S Hall Addition, Block 10, Lots 10 & 11 less row and Polytechnic Heights Addition, Block 23, Lot 12, 0.44 Acres): from “CF” Community Facilities to “E” Neighborhood Commercial**

Armando Hernandez, 2000 Watson Street, Fort Worth, Texas and the property owner explained to the Commissioners the request to rezone from CF to E is because of the difficulty to rent anything with CF zoning. He wants to rezone to E so he can have one of the properties used for his personal office and possibly a beauty salon in the other one. Mr. Hernandez said he would like the property on Campbell to be his office. Ms. Conlin said that would work

Ms. Conlin mentioned to Mr. Hernandez they would like to see E zoning along Rosedale and ER for the property on Campbell so that no alcohol can be sold on that property. Mr. Hernandez was agreeable.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request as Amended to E for 3600 and 3606 E. Rosedale and ER for 1400 Campbell, seconded by Mr. Flores. The motion carried unanimously 8-0.

**6. ZC-15-024 Fort Worth Area Habitat for Humanity (CD 5) – 5901 & 5909 Wilbarger and 4320 S. Cravens (Wilkes Estates, Block 1, Lots 7, 9, & 18, 0.87 Acres): from “E” Neighborhood Commercial to “A-5” One-Family**

Debbie Bingham, 6801 Winchester, Fort Worth, Texas representing Fort Worth Area Habitat for Humanity explained to the Commissioners they have a partnership agreement with Carver Heights East NA to build habitat homes and revitalize the neighborhood.

Mr. Genua asked if she has spoken with Mr. Thomas. Ms. Bingham said yes she tried to purchase some of his lots but he didn’t say why he was in opposition to building habitat homes.

Ms. McDougall asked if she has had any communication with the City of Arlington or Councilwoman Bivens in regards to this. Ms. Bingham said no.

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

<i>Document received for written correspondence</i>				ZC-15-024
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Ernest Thomas	Multiple properties	In	Opposition	Sent letter in

**7. ZC-15-025 City of Fort Worth/Lodgestar Investment (CD 5) 4200 and 4600 Blocks Highway 360 (Vincent J. Hutton Survey, Abstract #681, 13.17 Acres): from “J” Medium Industrial to “G” Intensive Commercial**

Rakesh Patel, 6805 Saucon Valley Drive, Fort Worth, Texas representing Lodgestar Investment explained to the Commissioners the request to rezone to G for fast food restaurants and two hotels on the property.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-15-025
Name	Address	In/Out 300 ft notification area	Position on case		Summary
DK Patel	1200 Walnut Hill	Out	Opposition		Sent letter in
Airport Hotels	South 4201 Reggis	In	Opposition to hotel development		Sent letter in
Four Holdings, LLC	Nine 4200 Reggis	In	Opposition to hotel development		Sent letter in
Cary Moon/Trinity 360	4212 Hwy 360	In		Support	Sent letter in

**8. ZC-15-026 City of Fort Worth/LC Centreport I, LLC (CD 5) 14105 Trinity Boulevard (D & R Leasing Addition, Block 1, Lot 1 metes and bounds, 15.17 Acres): from “J” Medium Industrial to “PD/D” Planned Development for all uses in “D” High Density Multifamily with maximum 27 units per acre, no minimum front yard setback and 35 feet maximum height; site plan included**

Kevin Crawley, 900 Jackson Street, Dallas, Texas representing the LLC Centreport I, LLC explained to the Commissioners the request to rezone to PD/D and to ask for three waivers: 27 units per acre instead of 24, a 15 ft. setback and 35 ft. height to the top of roof plate to allow for 10 ft. ceilings on all three floors.

Ms. McDougall wanted to make sure he is aware they are in the DFW Airport Overlay and all the requirements. Mr. Crawley said yes they are.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

**9. SP-15-001 Summer Sycamore I LTD (CD 6) 7500 Summer Creek Drive & 7424 Granbury Road (Lake Country Estates, Block 25, Lot 31, 33.48 Acres): from “PD-823” “PD/MU-1” for all uses in “MU-1” Low Intensity Mixed-Use; site plan required to Site Plan for PD-823 for multifamily and commercial uses**

Darren Cain, 1729 Carleton Avenue, Fort Worth, Texas representing Summer Sycamore I LTD explained to the Commissioners the request to ask for a 30 day continuance to continue to work with staff on a cohesive site plan.