

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.	Stone Veneer and EFIS
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Site Information:

Owner: WGK Development, Inc.
8525 Ferndale, Suite 204
Dallas, Texas 75238

Agent: CR Bonilla, Bonilla Group

Acreage: 2.13 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / vacant, auto body shop, hotel
East "G" Intensive Commercial / I-35N
South "G" Intensive Commercial / vacant
West "C" Medium Density Multifamily / multifamily

Recent Relevant Zoning and Platting History:

Zoning History: PD-817 from G to PD/G plus hotel, site plan included; effective 8/30/08 (north of the subject property)

Platting History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. Add location of wall mounted lighting.
2. Provide location of sign (if larger than allowed, then provide the dimensions)
 - a. 10 percent of the façade (most likely doesn't meet attached signage)

Items noted above shall be reflected on the site plan or waivers are required,

TPW Comments:

1. Public Access Easement - Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access. Show the boundary of the proposed cross access easements as Old Denton Road Addition subdivision did not dedicate any access easements with the project.
2. Driveway location must not interfere with intersection function. The lot as shown does not have access to a public street/private street or public access easement. Show the location of the driveway(s) that connect to a public street, private street or public access easement.
3. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown.
4. ROW Dedication: Partial - Dedicate ½ of {80} ' ROW for {Old Denton Rd}
5. Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW.
6. Freeway ROW - Call out all freeway ROW. Show distance from property line to centerline of freeway. For a freeway having a variable ROW, call out the ROW as "Variable" and give the "Range" of the ROW. TXDOT approval required for proposed interchange.
7. Property Location - Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection.

8. TXDOT Permit - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW contingent upon TXDOT approval.
9. Private Utility Access Agreement - Submittal of an access agreement to TPW is required to allow vehicular traffic to cross private utility ROW or easement.
10. Sidewalks - 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:

FYI--The property must be platted prior to the issuance of a building permit. When platting this property the remainder of the tract to the south will have to be included as a separate lot on that plat. A preliminary plat for the entire tract owned by WGK Development Inc would need to be submitted and then this could be the first final plat from the preliminary plat, otherwise the entire remainder of the tract would need to be platted at the same time this portion is final platted.

(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)
North Freeway	Freeway	Freeway	No
Old Denton Rd	Collector	Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Northbrook NA	Trinity Habitat for Humanity
Fairway Bend HOA *	Streams & Valleys Inc
The Crossing of Fossil Creek HOA	Eagle Mountain-Saginaw ISD

* Site not located within a registered Neighborhood Organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included. Surrounding land uses vary with multifamily to the west, vacant land to the south, an auto body shop and hotel to the north, and I-35 to the west. Several commercial uses and a hotel are currently located north of the site.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg 39)
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)

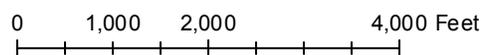
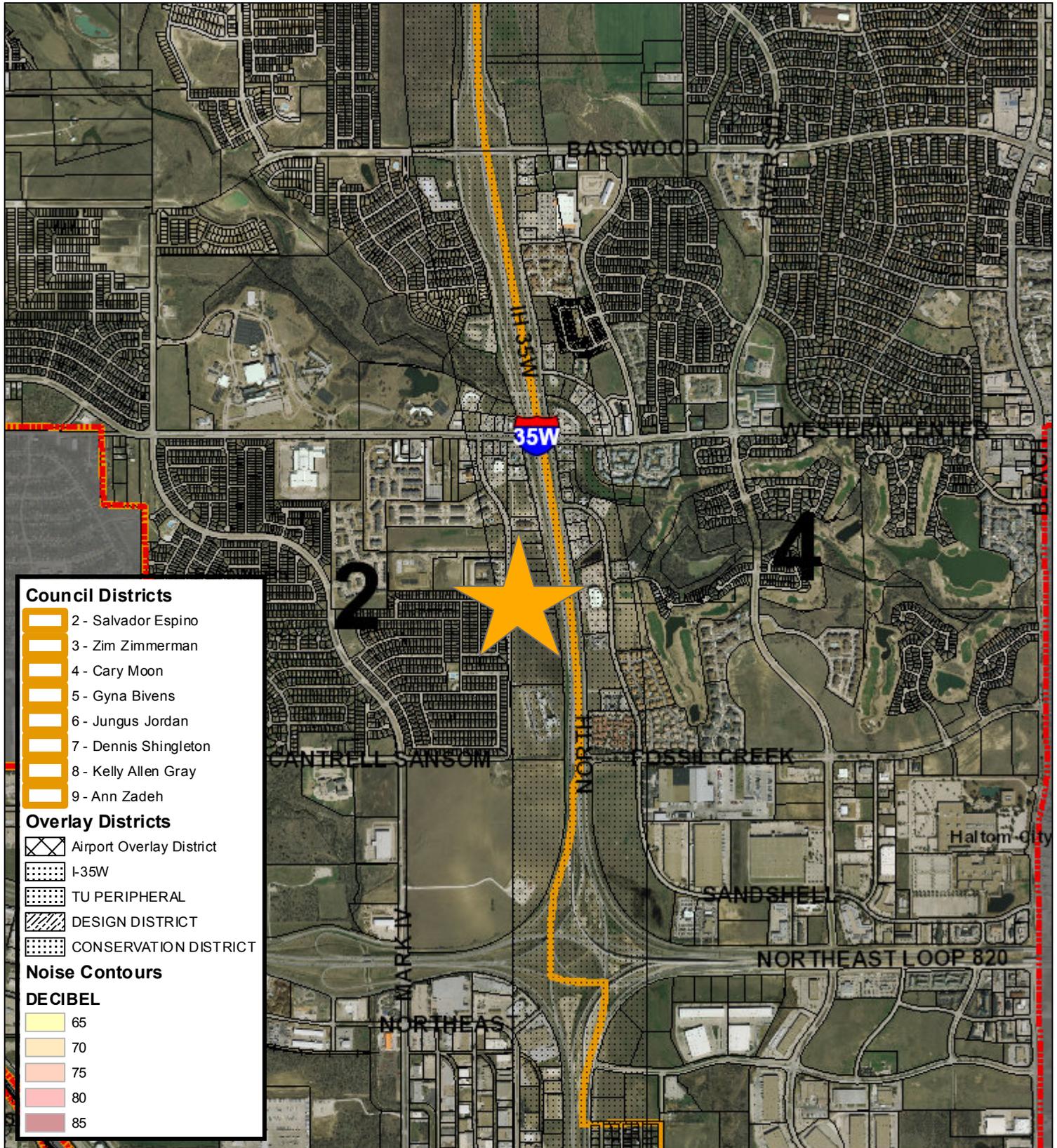
Based on the conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area

- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Area Map

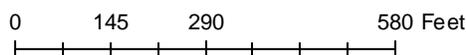
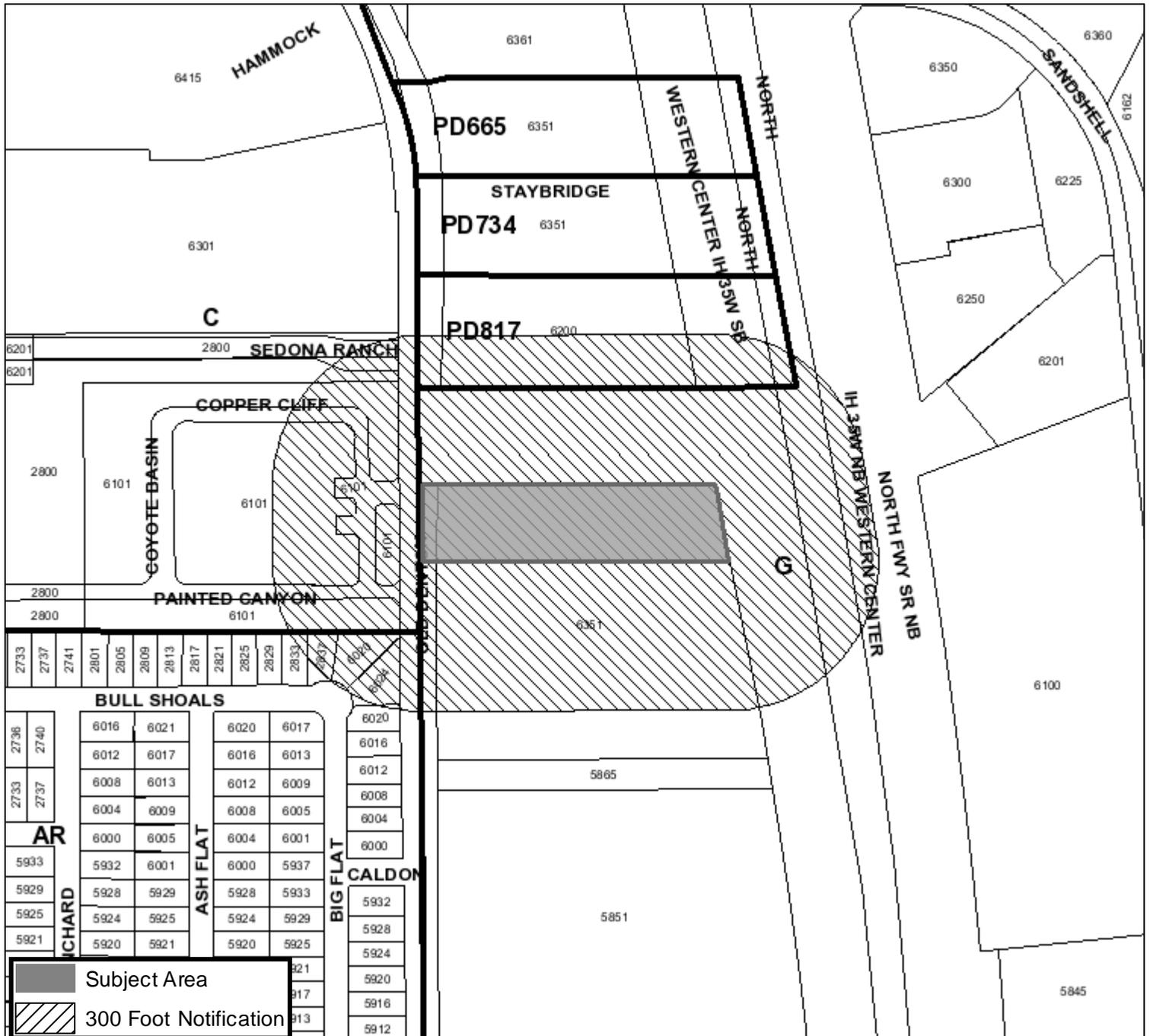


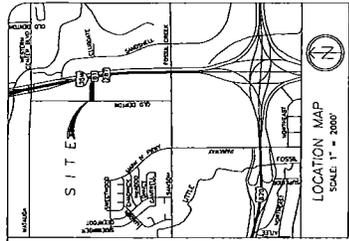


ZC-15-070

Area Zoning Map

Applicant: WGK Development, Inc.
 Address: 6300 block Old Denton Road
 Zoning From: G
 Zoning To: PD for G uses plus hotel
 Acres: 2.13518821
 Mapsco: 49C
 Sector/District: Far North
 Commission Date: 6/10/2015
 Contact: 817-392-8043





SCALE: 1" = 30'
 0 15 30 60
 ALL SEWAGE WILL CONFORM TO LOCAL CODE. ALL SEWAGE WILL CONFORM TO ARTICLE 4, "SEWER" OF THE CITY OF FORT WORTH, TEXAS. THIS PROJECT WILL COMPLY WITH SECTION 8.201, "Urban Forestry".
 L = PLANNING LIST LIGHT

INTERSTATE HIGHWAY 1-35W
 NORTH FREEWAY
 EDGE OF ASPHALT

DRAINAGE CASHEMERE
 A DRAINAGE CASHEMERE RUNNING FROM THE WEST SIDE TO THE EAST SIDE OF THE SUBJECT PROPERTY MAY BE REQUIRED TO CONVEY STORMWATER FROM OLD DENTON ROAD TO THE EXISTING TRUST FOUND DRAIN AT THE EAST END OF THE WATER MANAGEMENT PLAN.

EXTERIOR MATERIALS
 STONE VENEER AND EIFS (EXTERIOR INSULATION FINISH SYSTEM)
BUILDING SPACES
 MAIN SIGN 8'-0" WIDE x 10'-7" TALL MOUNTED TO THE BUILDING ON THE NORTH FACING TOWER ABOVE THE MAIN ENTRANCE.
BUILDING HEIGHT
 40 FEET
PARKING SPACES
 75 SPACES, INCLUDING 4 ADA ACCESSIBLE SPACES (ADA ACCESSIBLE SPACES BASED ON 1 SPACE PER HOTEL BEDROOM)
 4 ADA ACCESSIBLE SPACES (4 REQUIRED BASED ON 2% OF THE REQUIRED PARKING SPACES)
LANDSCAPING
 ALL LANDSCAPING TO COMPLY WITH THE CITY OF FORT WORTH LANDSCAPING AND URBAN FORESTRY REQUIREMENTS.

WESTERN CENTER ADDITION
 1.41 ACRES, 117,147 SQ. FT.
 LOT 7, BLOCK 1
 OLD DENTON ROAD ADDITION
 3,214,187.78 SQ. FT.
 LOT 1, BLOCK 1

MANOR PROPOSED TO ORIENT THE MAIN ENTRANCE ON THE NORTH FACE OF THE BUILDING AS SHOWN ON THE PLAN. THE PROPOSED EAST SIDE OF THE BUILDING HAS BEEN REDESIGNED WITH OTHER ACCESSIBLE SPACES AND OTHER WITH 1:1.5 OVERLAY REQUIREMENTS.

PRIMARY ILLUMINATED "SLEEP INN" SIGN TO BE CONSTRUCTED ALONG THE EAST SIDE OF THE BUILDING TO THE FRONT ENTRANCE. SIGN IS TO BE 10'-7" TALL.

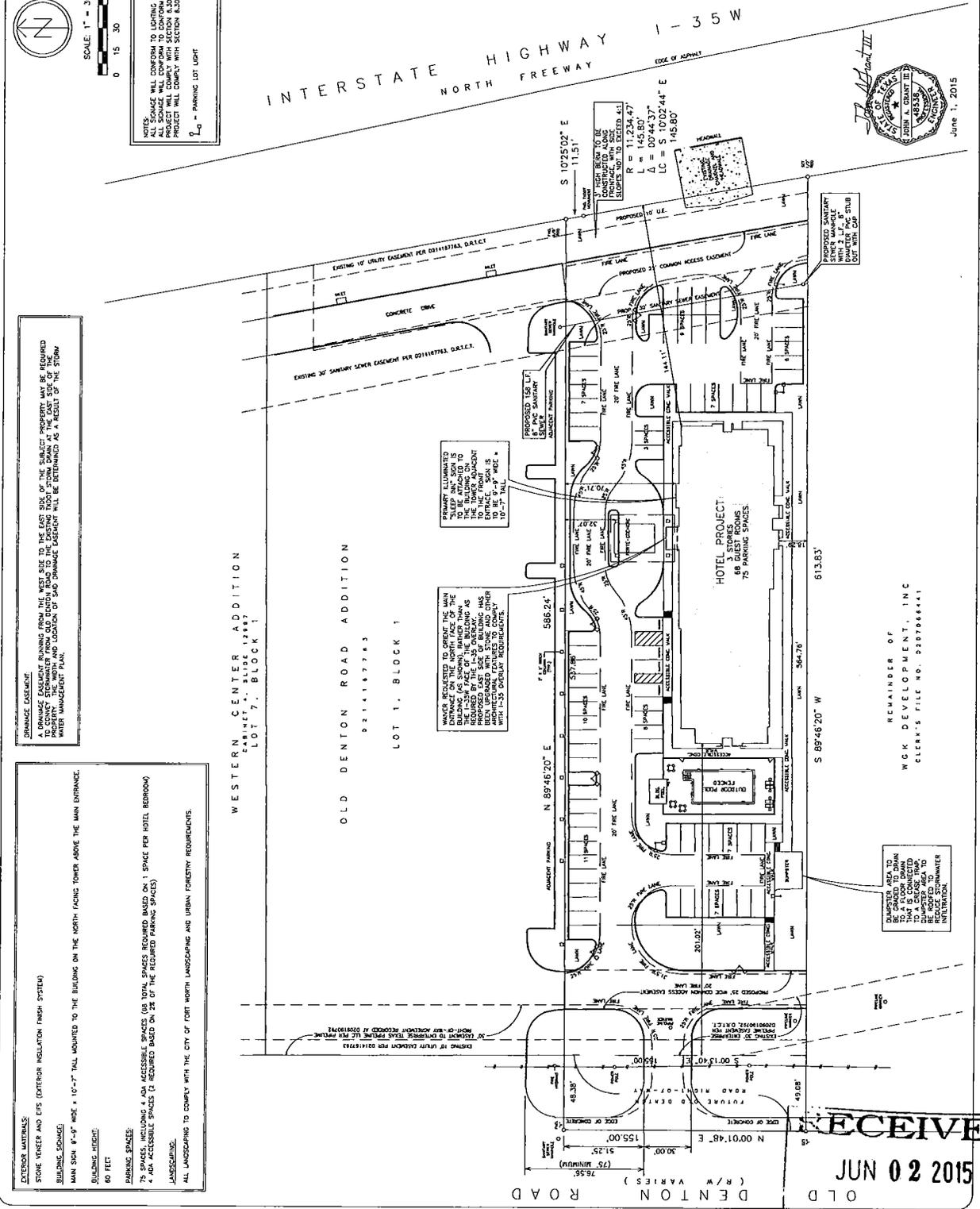
TRACT AREA
 81,034 Square Feet
 2,135 Acres
 PROPOSED PLANNED AREA
 85,461 Square Feet
 1,982 Acres

DIRECTOR OF PLANNING AND DEVELOPMENT
 DATE _____

FIRM REGISTRATION NO. F-4313
 CITY OF FORT WORTH
 SLEEP INN HOTEL
 ~6300 I-35W NORTH
 SITE PLAN
 ZONING CASE #: ZC-015-070
 GRANT ENGINEERING, INC.
 ENGINEERS SURVEYORS PLANNERS
 3244 HEMPHILL FORT WORTH, TEXAS 76110 817-923-3131
 DESIGNED BY: _____ JOB NO. _____
 CHECKED BY: _____ DATE: 5-11-15 10634 SHEET



June 1, 2015

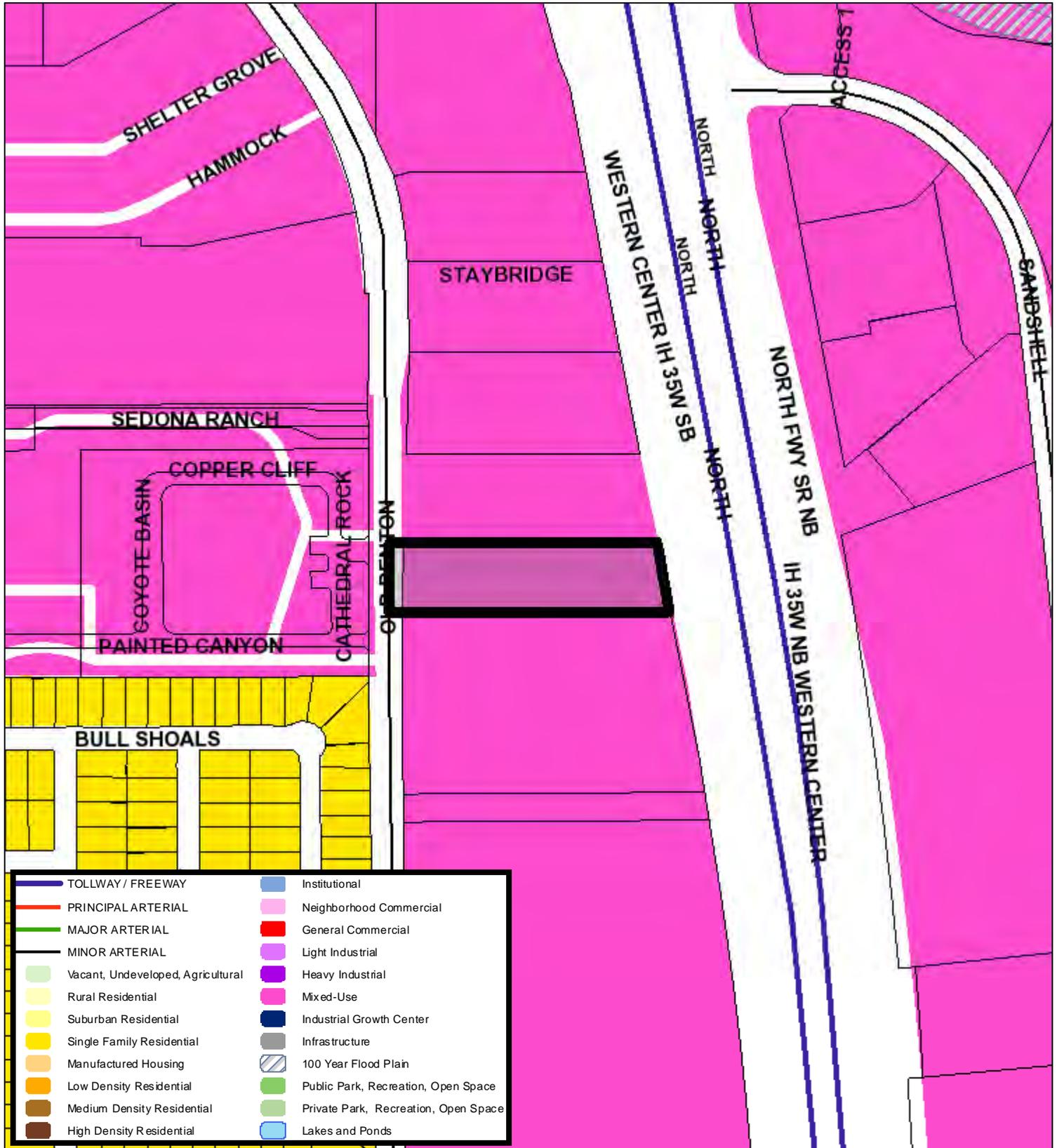


REMAINDER OF
 W&K DEVELOPMENT, INC
 CLERK'S FILE NO. 9287686441

REMOVED SIGN TO BE GRABED TO SIGN THAT IS CONNECTED TO ADJACENT SIGN TO BE REMOVED TO SIGNER INFLUENCE.

RECEIVED
 JUN 02 2015
 BY:

Future Land Use

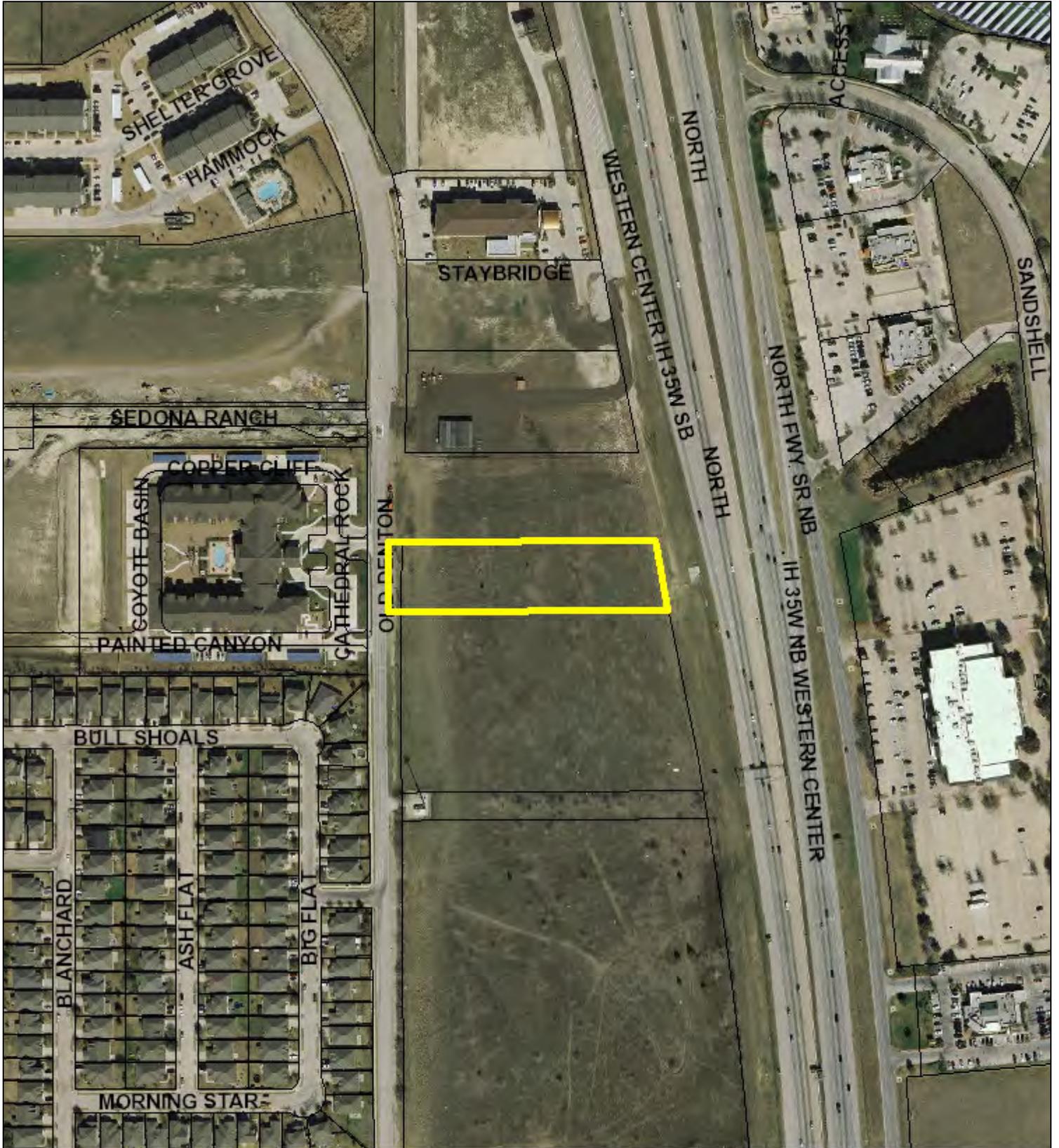


290 145 0 290 Feet

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 17, 2015.



Aerial Photo Map



0 185 370 740 Feet

