



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 1, 2016

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Weber Ridge, L. P.

Site Location: 9190 Tehama Ridge Parkway Mapsco: 21X,35B

Proposed Use: Hotel

Request: From: "G" Intensive Commercial/ I-35W Central Zone Overlay
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial /I-35W Central Zone Overlay plus hotel; site plan included,

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

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

Background:

The applicant is requesting a zoning change from "G" Intensive Commercial to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included. It falls within the I35W Central Zone Design Overlay which regulates parking location and landscaping. A PD is required because the property is within 1,000 feet of a residential zoning district.

The proposed site is located just west of I-35W and north of Presidio Vista Rd. The applicant intends to construct an Aloft hotel with five stories, 136 guest rooms and 138 parking spaces. To the south is the Presidio area with multiple large box and small stores, including Costco and Target. The hotel will be between the multifamily and single family residential developments; therefore traffic from the hotel would not be expected to affect the residential uses.

Requirement	G	Proposed PD
Front Yard	None required	Site shall comply with I-35 Overlay
Height	120 ft. (est. 10 stories)	Five stories
Parking	1 space per bedroom, 1 space per 4 patron seats, plus 5 spaces per 1,000 sq. ft. ballroom area	188 spaces provided, complies
Signage	Monument sign	Monument sign, complies

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.	Stucco and wood or metallic panel system, complies
--------------------------------	--	--

Site Information:

Owner: Weber Ridge L. P.
16000 Dallas Parkway, Suite 300
Dallas, Texas 75248

Agent: Claymoore Engineering/Matt Moore

Acreage: 4.40 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / vacant
East "G" Intensive Commercial / vacant
South "G" Intensive Commercial / under construction
West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-288, various zoning districts to "C" Medium Density Multifamily and "G" Intensive Commercial; effective 2/24/06 (subject area)

Platting History: FS-15-055 Presidio Main Event Addition, approved and recorded, subject area directly south

Site Plan Comments:

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

TPW Comments:

No comments have been made at this time.

Platting Comments:

No comments have been made at this time.

(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)
Presidio Vista	Residential	Minor Arterial	No
Tehama Ridge	Residential	Collector	No

Public Notification:

The following organizations were notified:

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

* Closest 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 are predominantly vacant. Several commercial uses exist or are proposed around this area.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as General Commercial. 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:

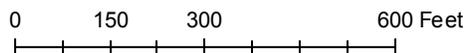
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



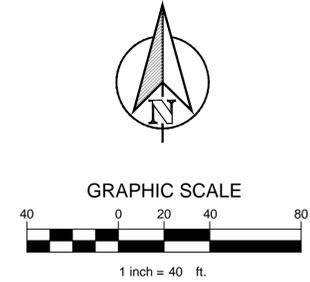
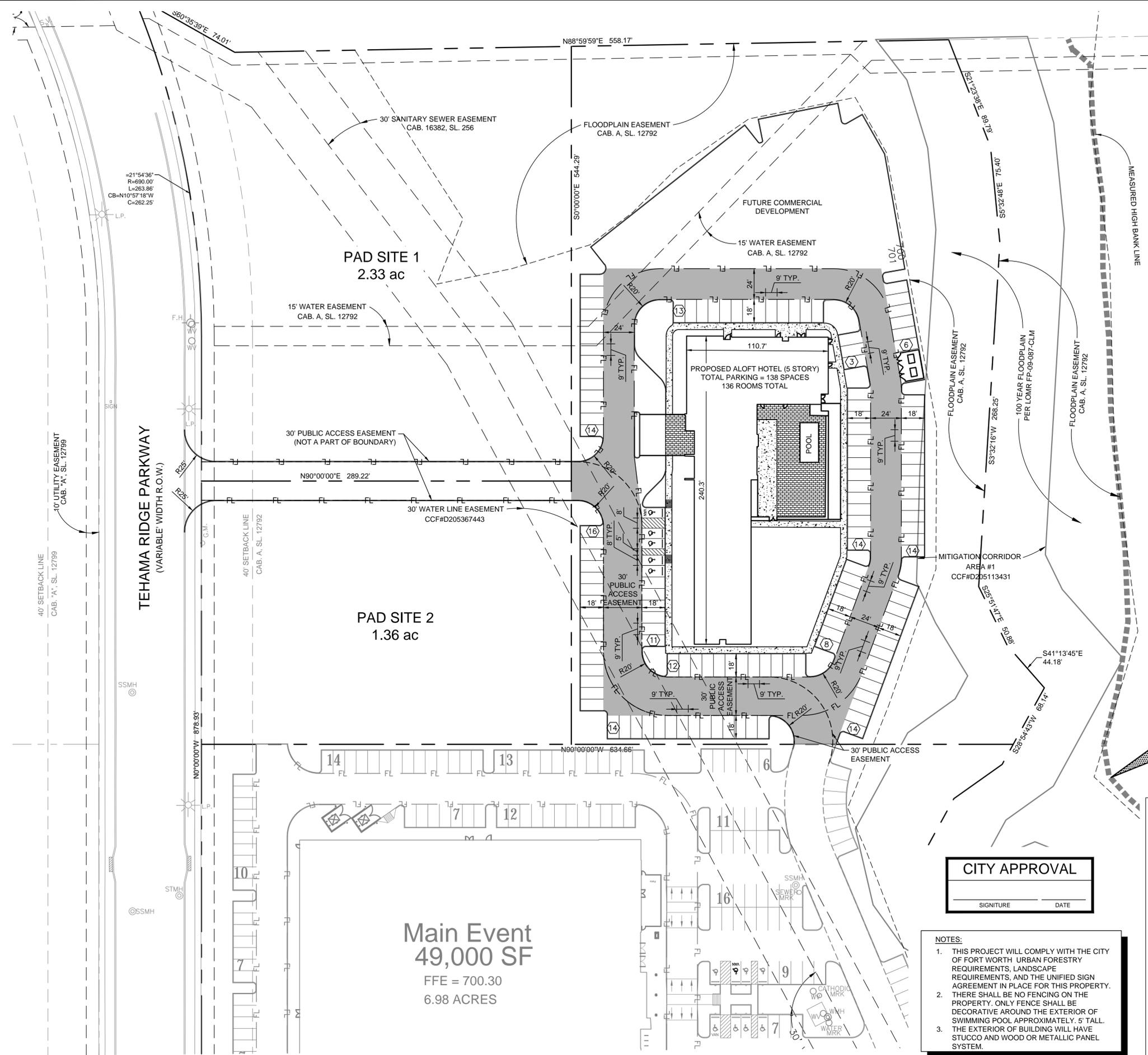
ZC-16-025

Area Zoning Map

Applicant: Weber Ridge, LP
 Address: 9190 Tehama Ridge Parkway
 Zoning From: G/I35 Overlay
 Zoning To: PD/G/I5 Overlay uses plus hotel
 Acres: 4.30238482
 Mapsco: 21X, 35B
 Sector/District: Far North
 Commission Date: 2/10/2016
 Contact: 817-392-2495



PLOTTED BY: JVALDEZ
 1/25/2016 8:41 AM
 PLOT DATE: C:\EGNITE\SHARED\PROJECTS\ALOFT\PROJECT\CADD\BASE\XSITE-VERSION-I.DWG
 LOCATION: C:\EGNITE\SHARED\PROJECTS\ALOFT\PROJECT\CADD\BASE\XSITE-VERSION-I.DWG
 LAST SAVED: 1/24/2016 10:31 AM



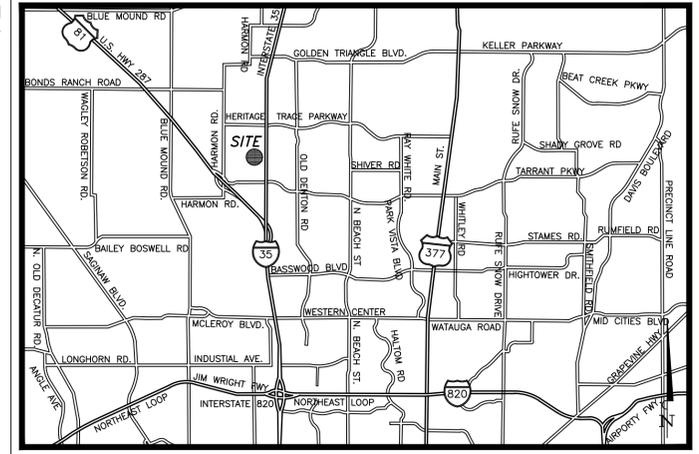
LEGEND	
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	MODERATE DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	PROPOSED FIRE LANE STRIPPING

SITE DATA	
TOTAL SITE AREA	4.14 AC
EX. ZONING	INTENSIVE COMMERCIAL (G)
BUILDING USE	HOTEL
PARKING TABLE	
STANDARD PARKING PROVIDED	133
HANDICAP PARKING PROVIDED	5
TOTAL PARKING	138

100 YEAR FLOODPLAIN PER GRAPHIC SCALE
 FIRM NO. 48439C0065K
 REVISED TO REFLECT LOMR
 CASE NO. 11-06-0198P
 EFFECTIVE MARCH 8, 2011

CITY APPROVAL
 SIGNATURE _____ DATE _____

- NOTES:**
- THIS PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH URBAN FORESTRY REQUIREMENTS, LANDSCAPE REQUIREMENTS, AND THE UNIFIED SIGN AGREEMENT IN PLACE FOR THIS PROPERTY.
 - THERE SHALL BE NO FENCING ON THE PROPERTY. ONLY FENCE SHALL BE DECORATIVE AROUND THE EXTERIOR OF SWIMMING POOL APPROXIMATELY 5' TALL. THE EXTERIOR OF BUILDING WILL HAVE STUCCO AND WOOD OR METALLIC PANEL SYSTEM.



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: MATT MOORE
 P.E. No. 21165 Date: 01/25/2016

**ALOFT HOTELS
 FORT WORTH, TEXAS**

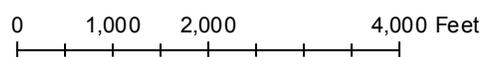
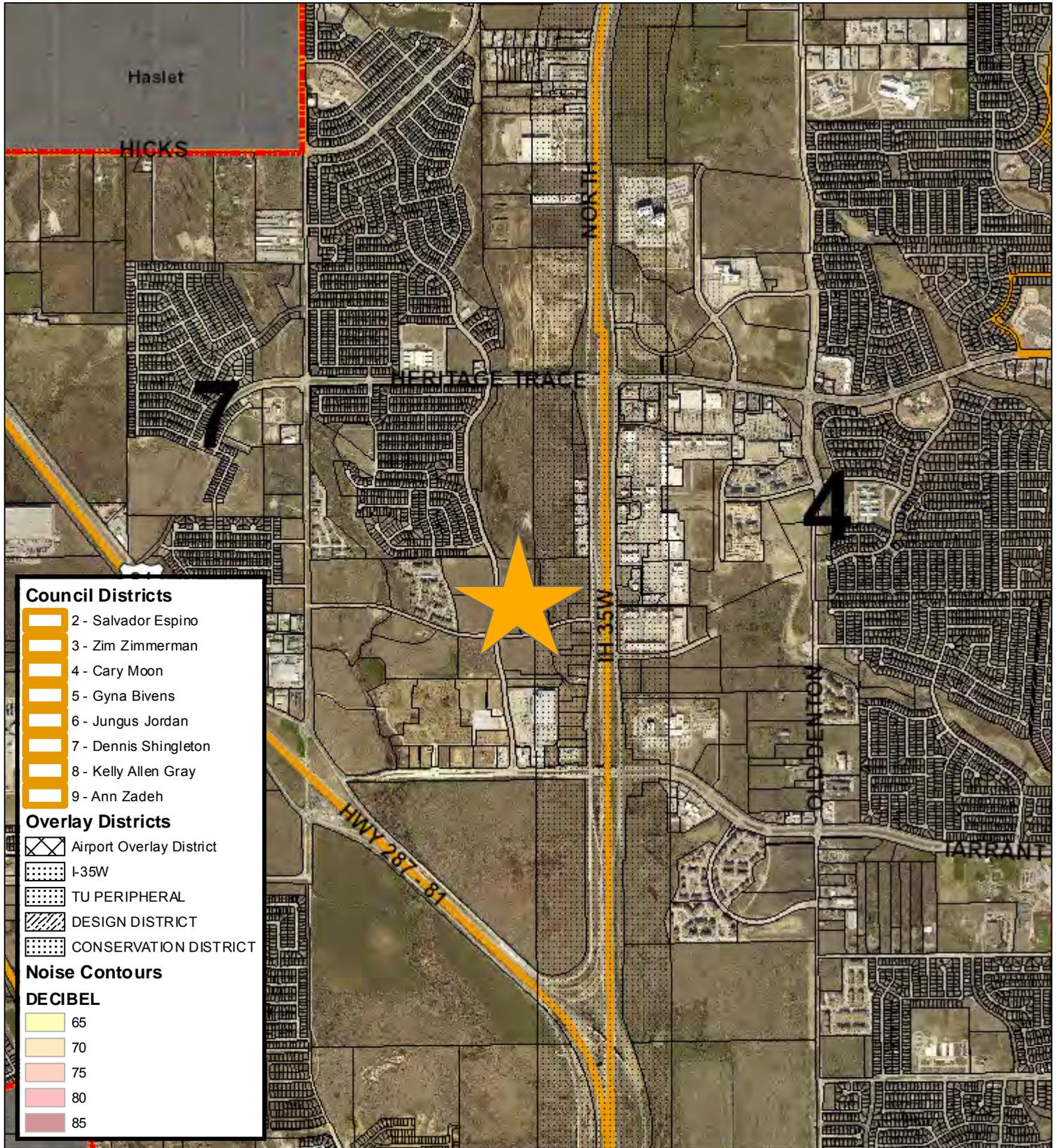
No.	DATE	REVISION	BY

ZONING SITE PLAN

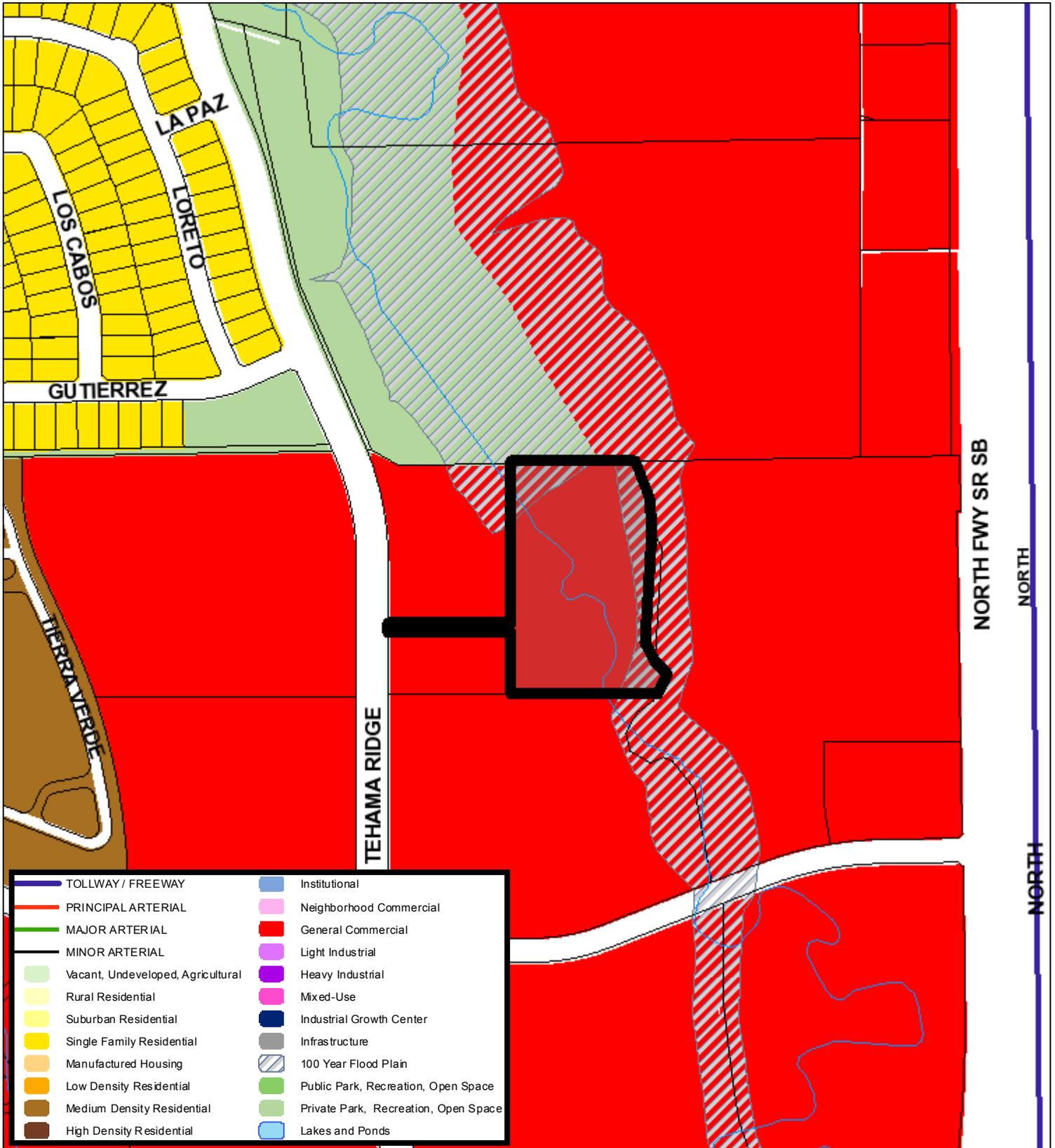
DESIGN: JEV
 DRAWN: CLC
 CHECKED: MAM
 DATE: 1/25/2016

SHEET
SP-1

Area Map



Future Land Use

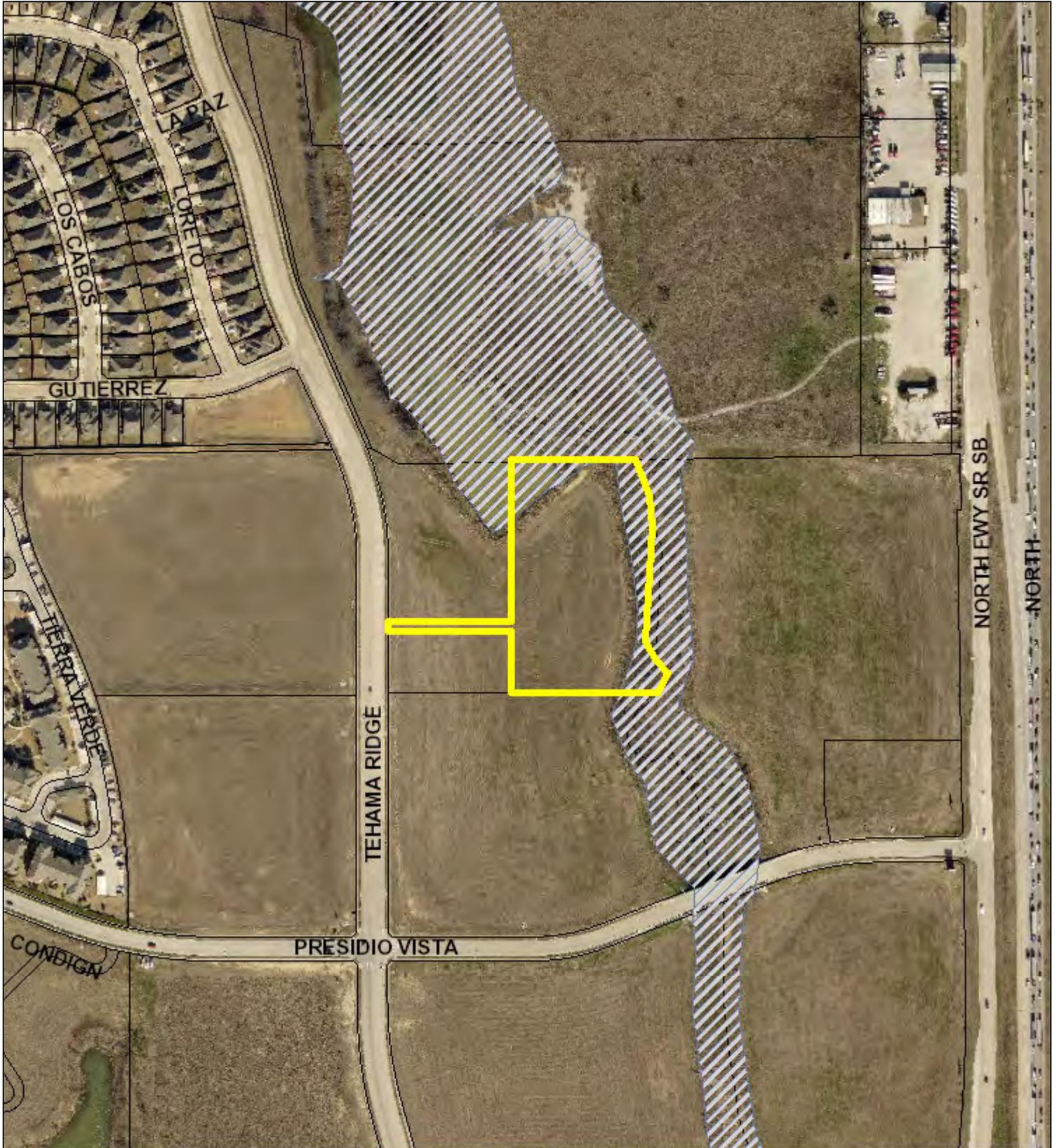


310 155 0 310 Feet

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



0 200 400 800 Feet



Mr. Flores asked Ms. Zitoon about ownership, mail and if she was aware of the neighborhood meeting that were held to change the zoning. Mr. Flores asked why not change to “ER” zoning. Ms. Zitoon said they had problems receiving their mail. They were aware of the neighborhood meetings but felt none were specific to this property. They do own other residential properties in the area. Ms. Zitoon said she is not concerned with the zoning category but wants to be able to sell the property for commercial use because it is not suitable for a single-family residence. Ms. Murphy explained “ER” is the lightest commercial district and includes mainly professional services, light retail, and no alcohol sales. Restaurants would be permitted by special exception. It is a neighborhood compatible district.

Mr. Zitoon said he wants to keep the zoning to what it was before which was “E”. If they limit the uses it will detract their ability for potential buyers. Mr. Flores said as a compromise he was looking at “ER” zoning since the building has been vacant for some time.

Ms. McDougall said she understands but this is a residential neighborhood and they have to protect the neighborhood.

Mr. Flores asked if they reached out to the neighborhood organizations. Mr. Zitoon said no but they did reach out to the neighbors.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request as Amended to “ER”, seconded by Ms. Runnels. The motion carried 8-1 with Ms. Conlin against.

9. ZC-16-025 Weber Ridge LP (CD 7) – 9190 Tehama Ridge Parkway (William McCowen Survey, Abstract No. 199, 4.30 Acres): from “G” Intensive Commercial/I-35 Overlay to “PD/G/I-35 Overlay” Planned Development for all uses in “G” Intensive Commercial/I-35 Overlay plus hotel; site plan included

Clay Christy, 1903 Central Drive, Suite 406, Bedford, Texas representing Weber Ridge LP explained to the Commissioners they are proposing a hotel use.

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

10. ZC-16-026 Patriot Bank/Green Bank N. A. (CD 7) 6000 Block Cromwell Marine Creek Road (A. S. Roberts Survey, Abstract 1262, 26.71 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Mark Wood, 6617 Precinct Line Road, Suite 200, N. Richland Hills, Texas explained to the Commissioners they are requesting to rezone from “E” to “A-5”. They have an adjoining property to the north already zoned “A-5” for single-family residential development. He explained deed restrictions from 1990 restricted the use for single-family only.