



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 5, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: One letter submitted

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

Owner / Applicant: Fort Worth TCU Lodging, LLC

Site Location: 3450-3479 (odds) Lovell Avenue, 3450-3478 (evens) W. Vickery Boulevard
Mapsc0: 76J

Proposed Use: Hotel

Request: From: "J" Medium Industrial

To: "PD/J" Planned Development for all uses in "J" Medium Industrial 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 "J" Medium Industrial to "PD/J" Planned Development for all uses in "J" Medium Industrial plus hotel; site plan included. The property is located south of Lovell and north of W. Vickery both minor arterials with access to Chisholm Trail Parkway. A PD is required because the property is within 1,000 feet of a residential zoning district.

The applicant intends to construct a Marriott hotel with five stories, 128 guest rooms and 128 parking spaces.

Requirement	J	Proposed PD
Front Yard	None required	Complies
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	128 spaces provided, not within 250 ft. of A-5 or B zoning, 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, cast stone stone veneer tile veneer Complies
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Site Information:

Owner: Fort Worth TCU Lodging, LLC
1212 Corporate Drive, Suite 350
Dallas, Texas 75038

Agent: Piyush Patel

Acreage: 1.81 acres

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "J" Medium Industrial / vacant structures
East "J" Medium Industrial / vacant, Chisholm Trail
South "K" Heavy Industrial / Chisholm Trail
West "J" Medium Industrial / commercial offices

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

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)
Lovell Ave	Minor	Minor Arterial	No
W. Vickery	Minor Arterial	Minor Arterial	No
Chisholm Trail	Tollway/Freeway	Tollway/Freeway	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Westside Alliance	Trinity Habitat for Humanity
Arlington Heights NA	Streams & Valleys Inc
Alamo Heights NA*	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

* Closest registered Neighborhood Organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/J” Planned Development for all uses in “J” Medium Industrial plus hotel; site plan included. Surrounding land uses consist of vacant structures to the north, Chisholm Trail to the east and south, commercial offices to the west.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Light Industrial. Commercial uses are allowed in Light Industrial areas. The requested zoning change is consistent with the following Comprehensive Plan policies:

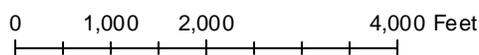
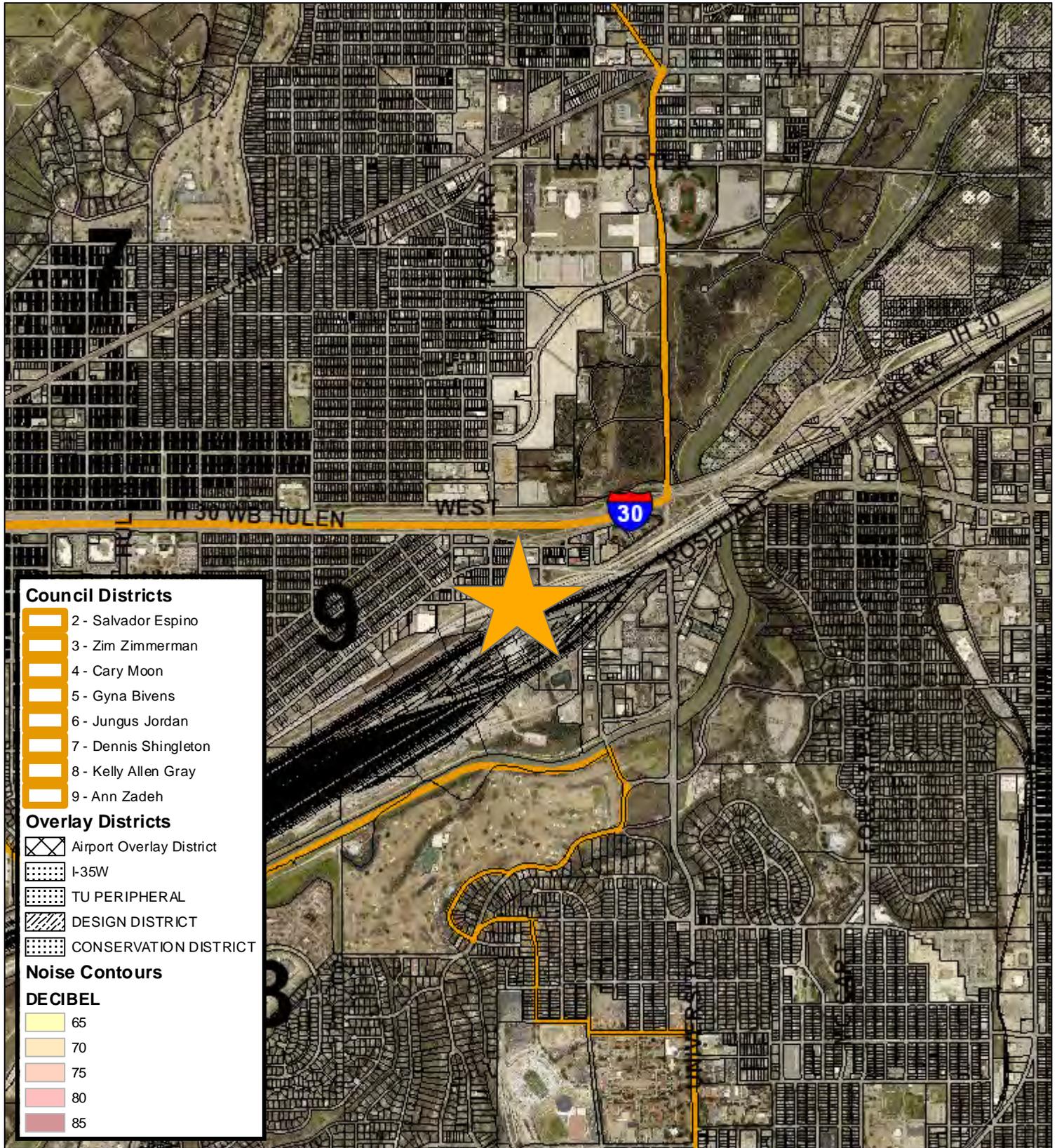
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail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

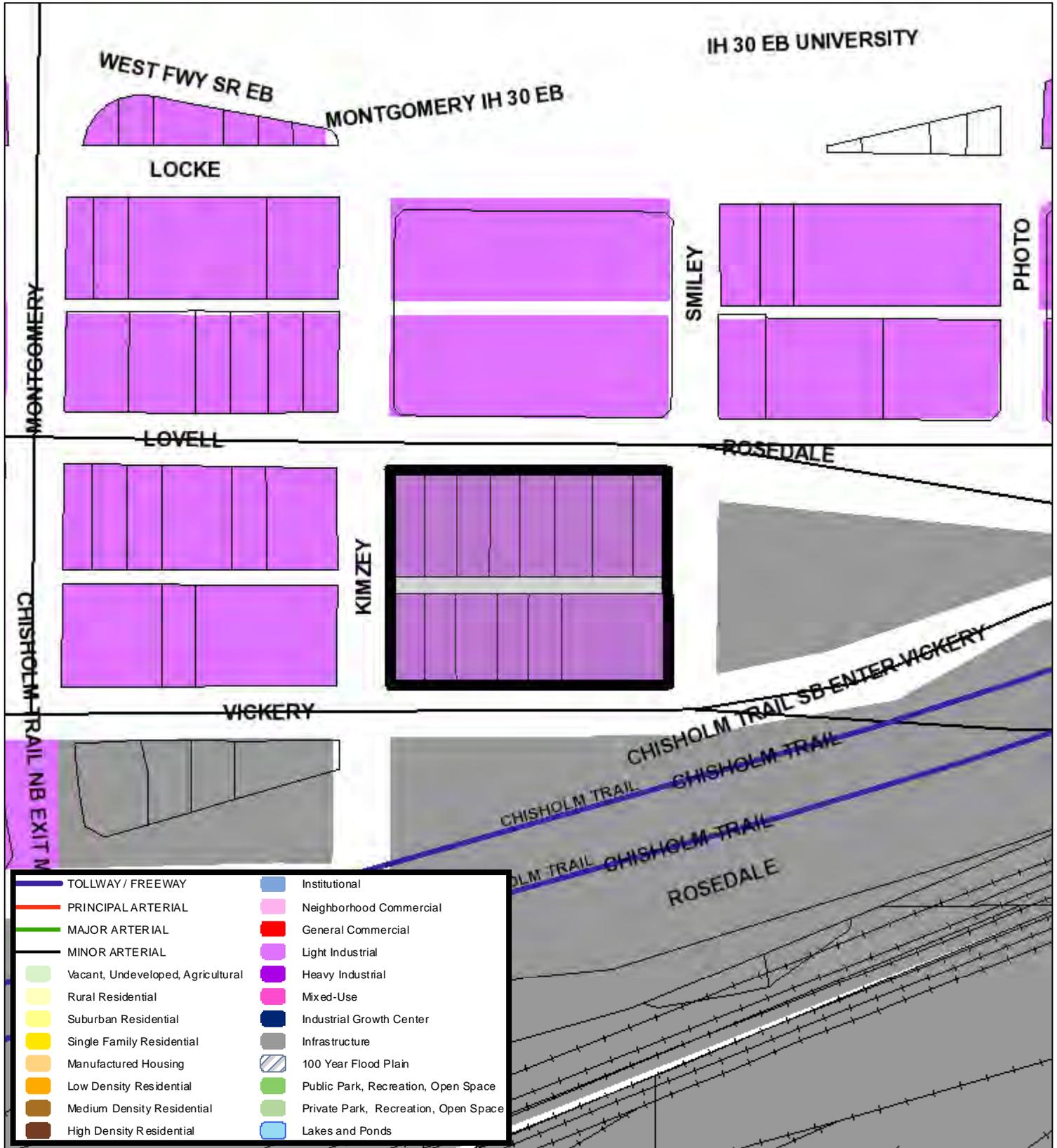
Attachments:

- 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



Future Land Use



150 75 0 150 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 95 190 380 Feet

