



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 5, 2018

Council District 3

Zoning Commission Recommendation:
Denial by a vote of 6-3

Opposition: Riverhills HOA, 2 people spoke; 23 letters;
petition with 71 signatures

Support: 2 people spoke; 20 letters

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: FW Waterside Commercial

Site Location: 5825 Arborlawn Drive

Mapsc0: 88C/D

Proposed Use: Hotel

Request: From: "PD 999A" Planned Development for all uses in "G" Intensive Commercial plus brewpub, a maximum height of five stories, excluding massage parlors, tattoo parlors, and auto uses; site plan approved

To: Amend "PD 999A" to add hotel; site plan included and limit Lot O to two (2) stories, and Amend PD 999 to limit the overall number of hotels to two and max. hotel rooms to 250

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change to amend PD 999A to add a hotel use, site plan included. The property is located on the south side of Arborlawn Drive near the center of the new Waterside Development.

The applicant intends to construct a hotel with four stories on the east end and five stories on the west end with 119 guest rooms and 56 parking spaces. No waivers are necessary for the use; approval for the hotel use is required per Section 5.116A of the Zoning Ordinance because the proposed use is within 1,000 feet of an "A-5" One-Family zoning district.

PD 999 PD/MU-2 includes the Waterside Development between Bryant Irvin and the Trinity River. A mix of uses with multifamily, retail, restaurants and offices are planned within the overall development. PD 999A consists of the shopping center developed by Trademark with Whole Foods as the anchor which was constructed along Bryant Irvin Rd., while multifamily, small restaurants and retail, are planned or have been constructed on the west side near the river.

At the previous Zoning Commission meeting, the applicant explained that the proposed hotel is in the middle of the new Waterside development and is 720 feet away from the One Family district to the east. Due to the topography, the hotel will be set down 25 feet below Arborlawn, reducing the impact of the building to the residential area. Several people spoke in opposition. Primary concerns included the

change from the originally agreed upon plan, the ability to also have hotels in the MU-2 area and the concern for more than one hotel, and general traffic concerns.

The amended application includes the proposals provided below and as provided to the area neighborhood.

	Current PD Regulations	Proposed PD Regulations
Lot Block	Approval needed to add hotels within 1000 ft. of "A" or "B" districts	Amend PD to add hotel use with site plan for hotel; max. 119 rooms
PD 999A PD/G Lot 1 Block O (fronting Arborlawn)	Maximum height 5 stories	Maximum height 2 stories
PD 999 PD/MU-2 Unplatted Oxbow tract	Hotels permitted in MU-2 by right; No limit on hotel rooms	No hotel permitted in oxbow tract Max. 2 hotels and max. 250 hotel rooms (including proposed hotel)

During the May Zoning Commission hearing the applicant gave a presentation over the proposed project. He stated they have taken all of the concerns from homeowners, the HOA, and zoning commission into consideration, which is why they amended their request to include other portions of the overall development site. He stated the hotel company is interested in this location because of the walkability to the nearby restaurants and retail uses. The applicant also stated the hotel use will generate 54% less traffic than the three restaurants that were planned to be developed in the area of the proposed hotel.

The opposition stated the 2014 zoning case was a collaborative effort and they would like to keep it stat way, and do not want to change the previously agreed upon conditions. Homeowners in Riverhills prefer the locations where hotels are currently allowed. Concerns were also raised regarding the impact the development of the hotel would have on their property values.

Site Information:

Owner: FW Waterside Commercial
1701 River Run, Suite 500
Fort Worth, Texas 76107
Agent: Bob Riley/Half Associates
Acreage: 18.69 acres
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North PD 999 "PD/MU-2" and PD 999A "PD/G" / commercial
East "E" Neighborhood Commercial / gas wells
South PD 999 "PD/MU-2" / multifamily (under construction)
West "A-5" One-Family / Oncor easement

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-103; From PD 999 to Amend PD 999 to add auto sales, denied (west of subject property)
ZC-13-143; "OM", "C", "E", and "G" to PD 999/PD999A, effective 3/11/14 (subject site and surrounding)
Platting History: PP-14-008 Waterside Addition, approved by Plan Commission 6/24/14
FP-14-054 Waterside Addition, subject site and surrounding

Site Plan Comments:

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

Fire Comments:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code. The City of Fort Worth also has adopted amendments to this code. The City of Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/

PARD Comments:

This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. Please contact the PARD to confirm the number of residential units to be constructed, so that the appropriate amount of fees can be confirmed prior to you attempting to acquire a building permit. There is a required \$500.00 PDP fee due for each new residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PDP fees have been paid.

TPW Comments:

1. Special Needs Note – (Check with zoning on the parking along Arborlawn Drive)
2. Special Needs Note – (TPW might need to see the vehicle stacking for the drop off area)
3. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Show all sidewalks the min are 5'.

Platting Comments:

No comment.

Water Comments:

No comment.

(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)
Arborlawn Drive	Neighborhood Connector	Neighborhood Connector	No
Bryant Irvin	Commercial Connector	Commercial Connector	No

Public Notification:

300 foot Legal Notifications were mailed on April 24, 2018.

The following organizations were notified: (emailed April 16, 2018)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Riverhills HOA*
River Park Place HOA	Riverwood HA
Tarrant Regional Water District	Clearfork
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*Nearest registered neighborhood association

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 consist of commercial uses belonging to the same development to the north, a gas well site to the east, multifamily currently under construction to the south, and an Oncor easement to the west. The residential “A-5” zoning that triggered the PD is located to the east of the site, across Bryant Irvin Road.

The applicant is also proposing to limit the number of hotels and hotel rooms as well as limit the building height near the residential uses to the east in order to ensure that the development is compatible with the area and built as intended.

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

2. Comprehensive Plan Consistency

The 2018 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.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways

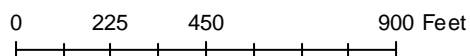
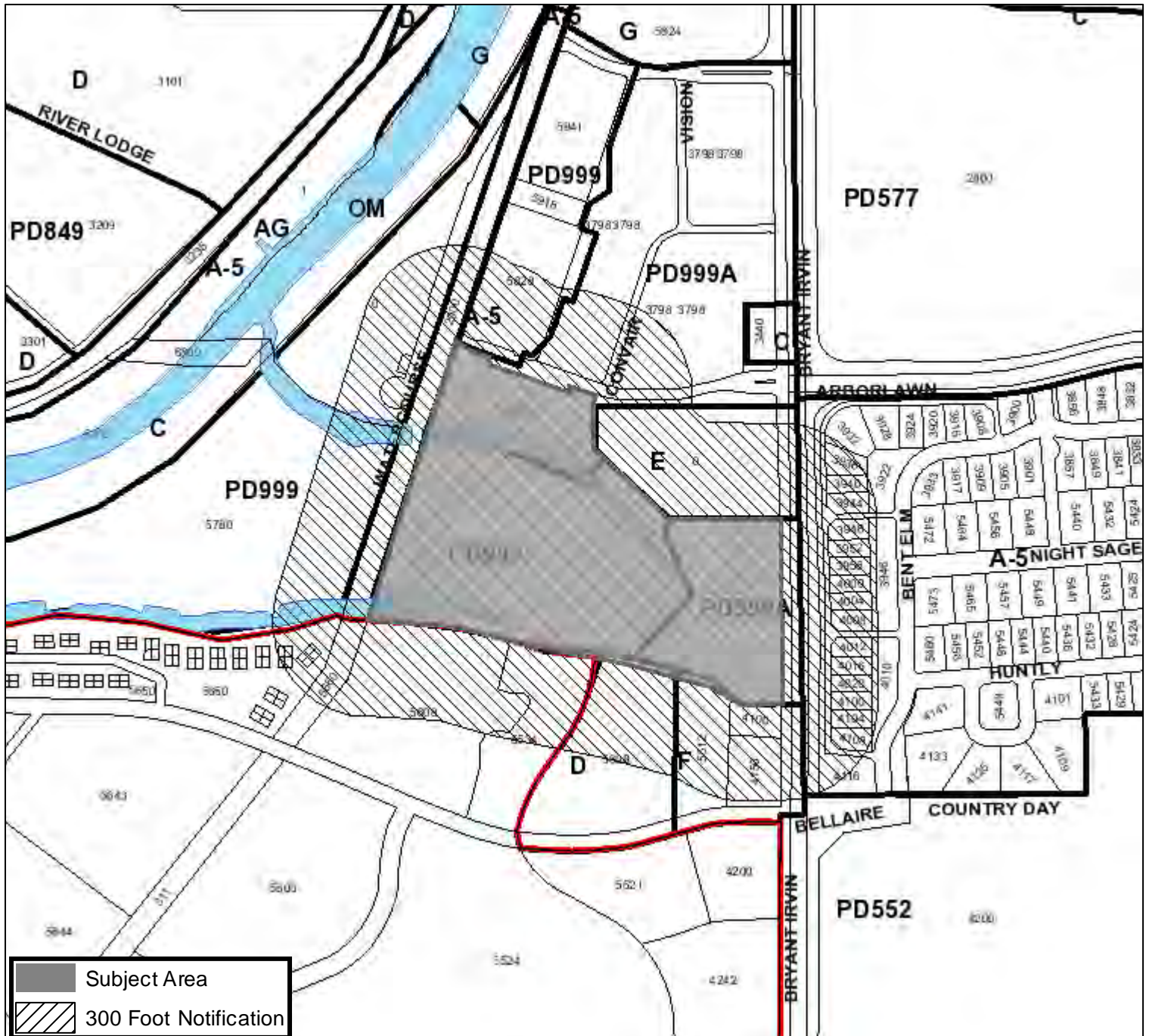
Based on the conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

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 Zoning Map

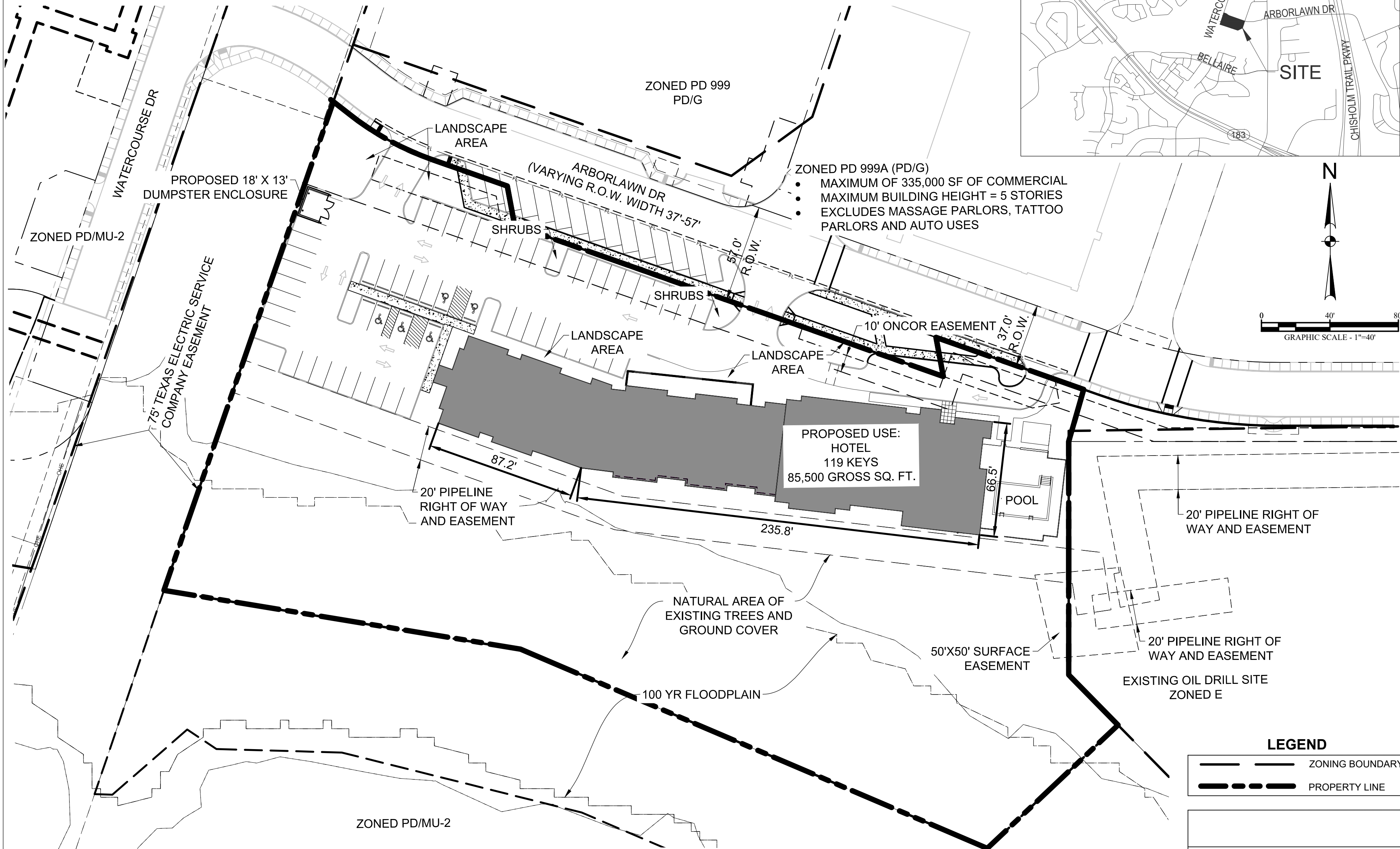
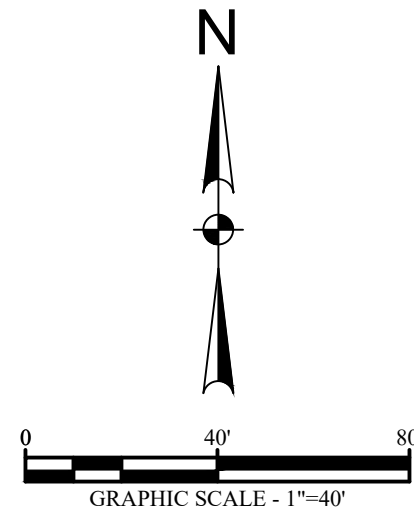
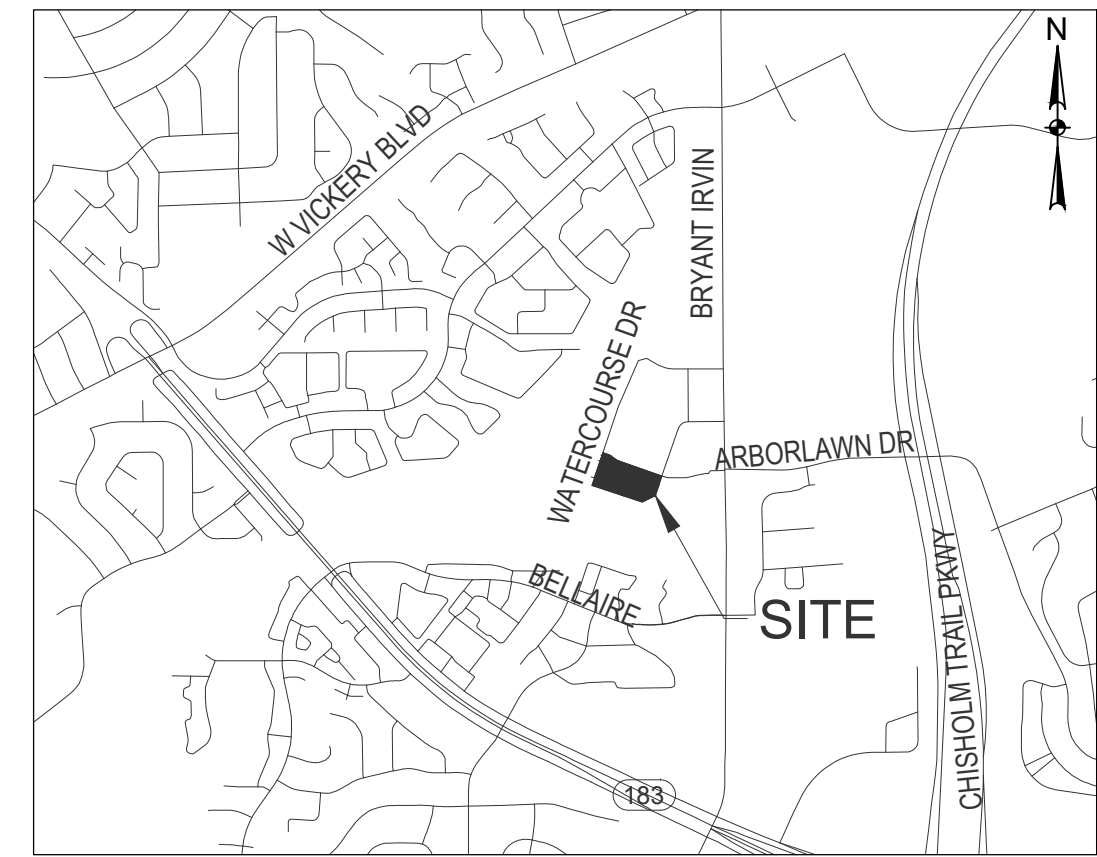
Applicant: FW Waterside Commercial
 Address: 5825 Arborlawn Dr. & 3400 Blk Bryant Irvin Rd.
 Zoning From: PD 999A for G uses
 Zoning To: Amend PD999 & 999A to add hotel, max.2 hotels in Zone 4 & limit # stories to 2 Zone 1 so
 Acres: 18.68814253
 Mapsco: 88CD
 Sector/District: TCU/W.cliff
 Commission Date: 5/9/2018
 Contact: 817-392-8043



NOTES:

- ALL LIGHTING WILL CONFORM TO CITY OF FORT WORTH LIGHTING CODE. NO LIGHT FIXTURES WILL BE PLACED ON THE EAST ELEVATION ABOVE THE SECOND FLOOR THAT CAN BE SEEN DIRECTLY FROM THE RIVER HILLS RESIDENTIAL DEVELOPMENT.
- ALL SIGNS WILL CONFORM TO CITY OF FORT WORTH SIGN CODE (ARTICLE 4, SIGNS). NO ATTACHED SIGNAGE WILL BE PLACE ON THE EAST ELEVATION OF THE HOTEL BUILDING. NO DETACH SIGN OTHER THAN THE WATERSIDE DEVELOPMENT MULTI-TENANT SIGN AND LOW DIRECTIONAL SIGNAGE MARKING DRIVEWAY ENTRANCES WILL BE ALLOWED FOR THE HOTEL DEVELOPMENT.
- THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING OF THE FORT WORTH ZONING ORDINANCE. UPON DETERMINATION OF THE REQUIRED LANDSCAPING, THE HOTEL WILL MEET OR EXCEED THE REQUIRED LANDSCAPING CALLED FOR IN THE SECTION CITED ABOVE.
- THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY OF THE FORT WORTH ZONING ORDINANCE.
- THE PRIMARY ENTRANCE TO THE HOTEL WILL BE FROM THE ARBOR LAWN FRONTAGE. ANY SECONDARY ENTRANCES WILL BE LIMITED TO HOTEL GUESTS AND WILL COMPLY WITH CITY OF FORT WORTH FIRE AND BUILDING CODES
- THE EXTERIOR OF THE HOTEL WILL BE CONSISTENT WITH THE ARCHITECTURAL MATERIALS OF THE EXISTING COMMERCIAL AND MULTI-FAMILY IMPROVEMENTS IN WATERSIDE. THE BUILDING WILL BE CONSTRUCTED OF STONE, MASONRY AND/OR STUCCO ON ALL ELEVATIONS.

VICINITY MAP



- PARKING:**
- 56 PARKING SPACES ON SITE
 - CONCRETE PAVEMENT
- BUILDING HEIGHT INFO:**
- EAST END:**
- 4 STORIES
 - 50' HEIGHT ABOVE GRADE
- WEST END:**
- 5 STORIES
 - 60' HEIGHT ABOVE GRADE

ZONING CONSULTANT:
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 P: 817.360.0152 (C)
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 GARY BRINK AND ASSOCIATES
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SURVEYOR:
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 DALLAS, TX 75251
 P: 972.770.1300
 CONTACT: J. ANDY DOBBS, RPLS

OWNER:
 FW WATERSIDE COMMERCIAL LLC
 1701 RIVER RUN, SUITE 500
 FORT WORTH, TX 76107
 P: 817.810.5323
 CONTACT: R. FREMON BAKER, SR.V.P

LEGEND

	ZONING BOUNDARY
	PROPERTY LINE

Revision No.	Date	Description

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

WATERSIDE SITE PLAN
 LOT 1 BLOCK F
 PLAT NO. D21469853
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 ZONING CASE NO. ZC-18-038

WATERSIDE
 FORT WORTH, TEXAS

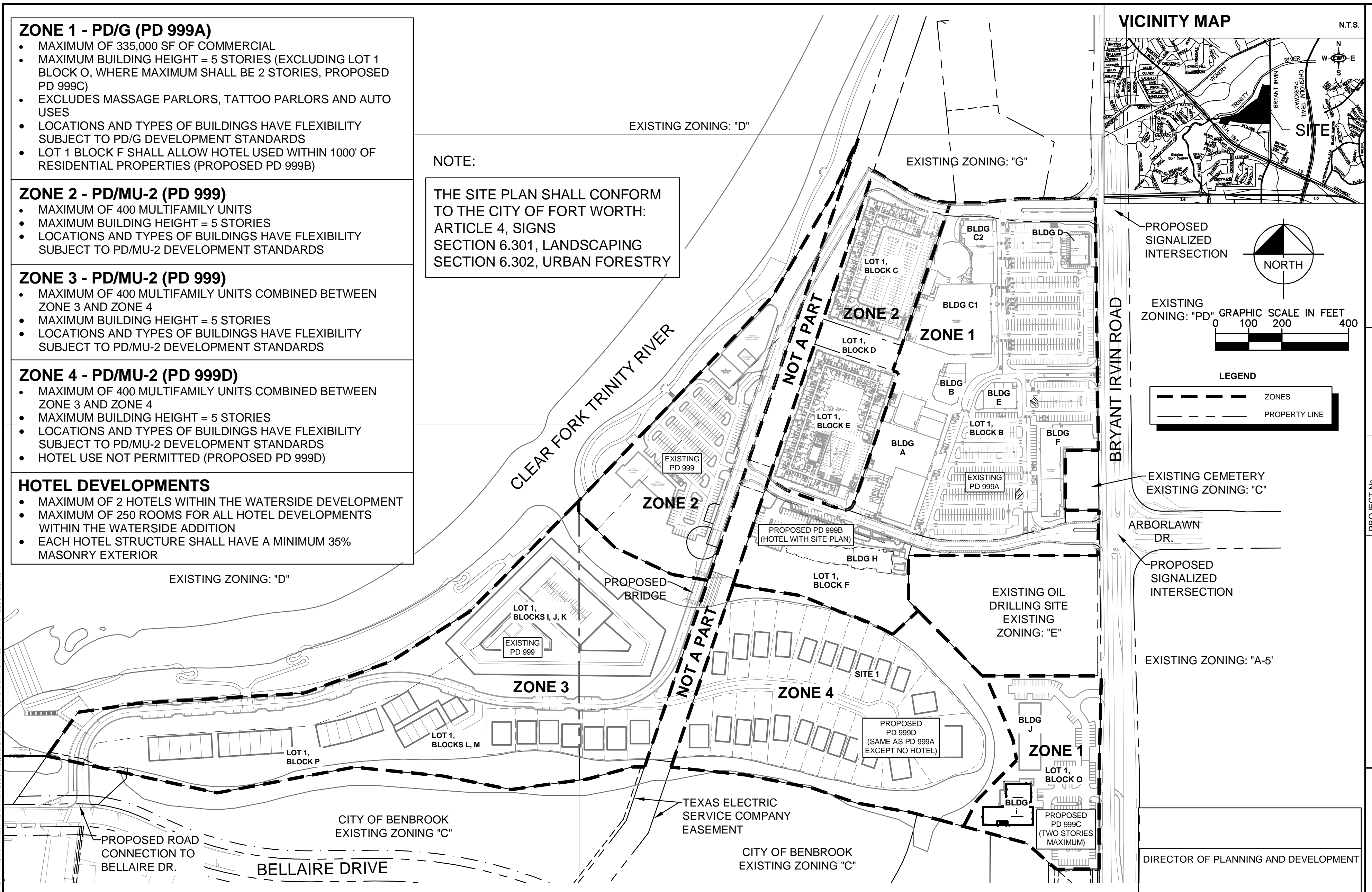
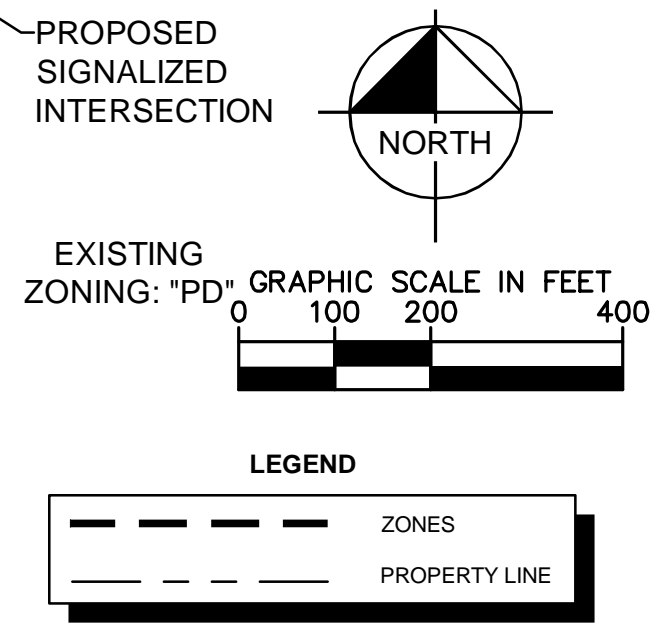
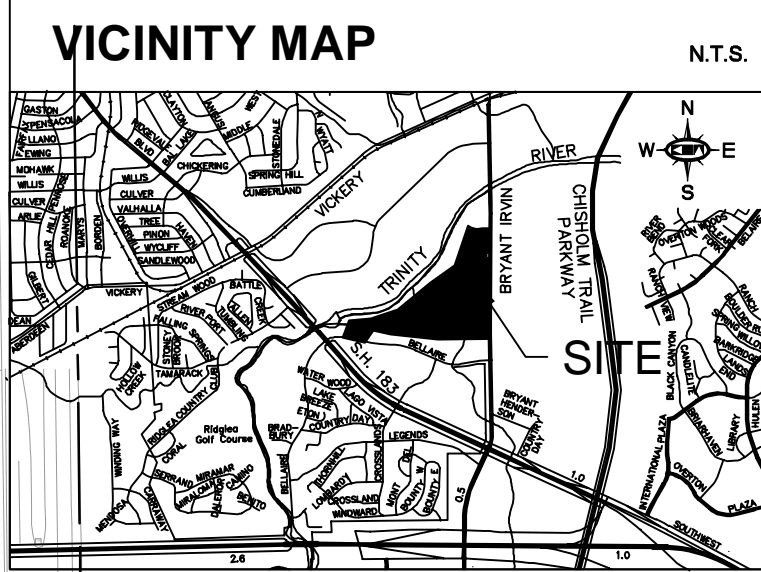


Project No.:	33806
Issued:	02/12/2018
Drawn By:	MW
Checked By:	CRH
Scale:	AS NOTED
Sheet Title	SITE PLAN

1	Sheet Number
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- ZONE 1 - PD/G (PD 999A)**
- MAXIMUM OF 335,000 SF OF COMMERCIAL
 - MAXIMUM BUILDING HEIGHT = 5 STORIES (EXCLUDING LOT 1 BLOCK O, WHERE MAXIMUM SHALL BE 2 STORIES, PROPOSED PD 999C)
 - EXCLUDES MASSAGE PARLORS, TATTOO PARLORS AND AUTO USES
 - LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/G DEVELOPMENT STANDARDS
 - LOT 1 BLOCK F SHALL ALLOW HOTEL USED WITHIN 1000' OF RESIDENTIAL PROPERTIES (PROPOSED PD 999B)
- ZONE 2 - PD/MU-2 (PD 999)**
- MAXIMUM OF 400 MULTIFAMILY UNITS
 - MAXIMUM BUILDING HEIGHT = 5 STORIES
 - LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/MU-2 DEVELOPMENT STANDARDS
- ZONE 3 - PD/MU-2 (PD 999)**
- MAXIMUM OF 400 MULTIFAMILY UNITS COMBINED BETWEEN ZONE 3 AND ZONE 4
 - MAXIMUM BUILDING HEIGHT = 5 STORIES
 - LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/MU-2 DEVELOPMENT STANDARDS
- ZONE 4 - PD/MU-2 (PD 999D)**
- MAXIMUM OF 400 MULTIFAMILY UNITS COMBINED BETWEEN ZONE 3 AND ZONE 4
 - MAXIMUM BUILDING HEIGHT = 5 STORIES
 - LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/MU-2 DEVELOPMENT STANDARDS
 - HOTEL USE NOT PERMITTED (PROPOSED PD 999D)
- HOTEL DEVELOPMENTS**
- MAXIMUM OF 2 HOTELS WITHIN THE WATERSIDE DEVELOPMENT
 - MAXIMUM OF 250 ROOMS FOR ALL HOTEL DEVELOPMENTS WITHIN THE WATERSIDE ADDITION
 - EACH HOTEL STRUCTURE SHALL HAVE A MINIMUM 35% MASONRY EXTERIOR

NOTE:
THE SITE PLAN SHALL CONFORM TO THE CITY OF FORT WORTH: ARTICLE 4, SIGNS SECTION 6.301, LANDSCAPING SECTION 6.302, URBAN FORESTRY



	ALLOWED	PROVIDED
ZONE 1		
BUILDING A	-	55,531 S.F.
BUILDING B	-	9,135 S.F.
BUILDING C1	-	47,759 S.F.
BUILDING C2	-	14,782 S.F.
BUILDING D	-	5,147 S.F.
BUILDING E	-	7,522 S.F.
BUILDING F	-	24,645 S.F.
BUILDING H	-	100,000 S.F.
BUILDING I	-	30,000 S.F.
BUILDING J	-	40,479 SF
ZONE 1 TOTAL	335,000 S.F.	335,000 S.F.
ZONE 2	400 UNITS	400 UNITS
ZONE 3 & 4	400 UNITS	400 UNITS

Kimley»Horn

801 Cherry Street, Ste. 950 Fort Worth, Texas 76102 FIRM #F-928 Tel. No. (817) 335-6511 Fax No. (817) 335-5070

Scale	Drawn by	Checked by	Date	Project No.
1" = 200'	HRM/HM	HM	1/10/18	061171046

DEVELOPER:
FW WATERSIDE COMMERCIAL LLC.

SURVEYOR:
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Fort Worth, TX 76102
Ph: 817.335.6511
Fax: 817.335-5070
Contact: Paul Ward, RPLS

ENGINEER:
Kimley-Horn and Associates, Inc.
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Fort Worth, TX 76102
Ph: 817.335.6511
Fax: 817.335-5070
Contact: Hugo Morales, P.E.

SITE PLAN
LOT 1 BLOCK O, LOT 1, BLOCK F, AND SITE 1
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

DIRECTOR OF PLANNING AND DEVELOPMENT
DATE

Kimley»Horn

801 CHERRY STREET, SUITE 950, FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT NO.	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
061171046	JANUARY 2018	AS SHOWN	KHA	KHA	KHA

WATERSIDE TRADEMARK PROPERTY COMPANY
CITY OF FORT WORTH, TEXAS

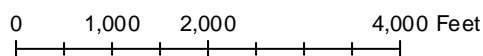
SITE PLAN

SHEET NUMBER
SP-1

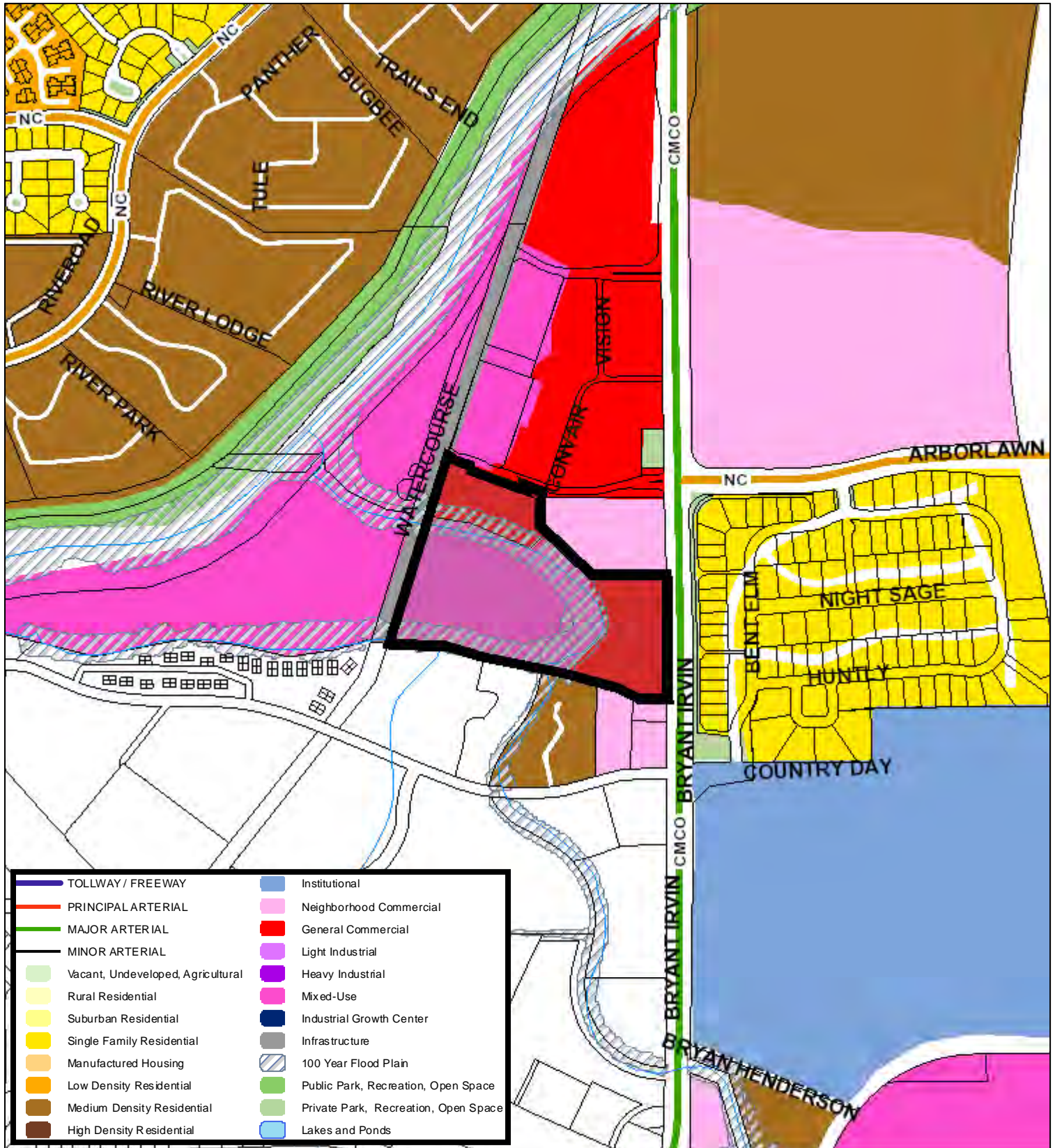
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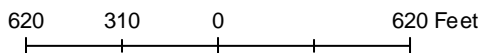
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 6, 2018.



Aerial Photo Map



0 385 770 1,540 Feet



+DRAFT
City of Fort Worth, Texas
Zoning Commission
May 9, 2018 – Meeting Minutes

Present:

Will Northern, Chair, District 1
Wanda Conlin, Vice Chair, District 8
Jennifer Trevino, District 2
Beth Welch, District 3
Jesse Gober, District 4
Rafael McDonnell, District 5
Sandra Runnels, District 6
John Aughinbaugh, District 7
Kevin Buchanan, District 9

Staff Members Present:

Dana Burghdoff, Assistant Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Laura Evans, Planner
Mirian Spencer, Sr. Transportation Planner
Melinda Ramos, Sr. Assistant City Attorney
Tyler Wallach, Assistant City Attorney II

Absent:

None

Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

I. Minutes

The Commission, on a motion by Mr. Aughinbaugh, seconded by Mr. Buchanan, with a vote of 9-0 approved the Zoning Commission minutes of the March 14, 2018 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-18-038 FW Waterside Commercial (CD 3) – 5825 Arborlawn Dr. (Waterside Addition Block F Lot 1, 2.97 ac.) From: “PD 999A” Planned Development for all uses in “G” Intensive Commercial plus brewpub, a maximum height of five stories, excluding massage parlors, tattoo parlors, and auto uses; site plan approved To: Amend “PD 999A” to add hotel, site plan included

Terry Montesi, 2101 Bradford Park, gave a brief presentation over the project. He explained the proposed hotel is 720 ft. away from the nearest A-5 zoning district. He stated they have taken all of the concerns from homeowners, the HOA, and zoning commission into consideration, which is why they amended their request to include other portions of the overall development site. These items included: limiting the height of the lot across from Riverhills on Bryant Irvin, limiting the total number of hotel rooms allowed to 250, limiting the maximum number of hotels to 2, and prohibiting a hotel to be developed in the “oxbow”. He stated the hotel company is interested in this location because of the walkability to the nearby restaurants and retail uses. He also stated that currently they could build a hotel 200 ft. closer to the neighborhood.

He stated the economic impact of the project is consistent with the city's economic development plan. He also stated the hotel use will generate 54% less traffic than the three restaurants that were planned to be developed in the area of the proposed hotel. It is planned to be 4-5 stories tall with 119 rooms.

Mike Sanborn, 3920 Bent Elm, spoke in support. He said he was unaware of the facts of the case until he went to the informational meeting on Monday and thinks the neighborhood is not well-informed regarding the zoning case. He also believes there was pressure for people to sign the opposition petition. He stated it is important to limit the hotel and limit the height across from Bryant Irvin.

Brent Dobbs, 3824 Bent Elm, spoke in support. He stated he agrees with the previous speaker and believes the information he received in the mail was hard to decipher. He believes a lot of what is going on is personal and competitive.

Misty Ventura, 4407 Biscayne, Dallas, TX, representing the Riverhills HOA spoke in opposition. She stated they support quality development that adds value to the tax base. She turned in a petition which, including previous signatures, totaled 71 signatures in opposition. She stated the 2014 zoning case was a collaborative effort and they would like to keep it that way. Ms. Ventura also said that there are other hotel opportunities in the development and the masonry requirement only applies to the current hotel. She stated the area where they are proposing the height limit to two stories is already under construction. She also stated the homeowners prefer the hotel location in the oxbow. She said no one is discouraging development.

Austin Reilly, 5429 Huntly Dr, spoke in opposition. He said he did not receive an information packet or email from the developer, and believes a lot of the information out there created confusion. He supports quality development, but does not support opening up a PD that was carefully negotiated in 2014. He was also concerned with the impact a limited service hotel would have on his home.

Blake Jordan, 5449 Night Sage, spoke in opposition. He went over the timeline of zoning cases of the property. He supports hotels in areas that currently allow them.

During the rebuttal, Mr. Montesi stated that he/Trademark was not invited to the HOA meetings, but they held their own meeting and 12 homeowners came. He mentioned that Mr. Dobbs was called three times to sign the opposition petition and Mr. Sanborn's wife had a 20 minute discussion about the case with someone on their porch. He stated this is a very competitive situation.

Motion: Following brief discussion, Ms. Welch recommended denial of the request, seconded by Mr. McDonnell. The motion passed 6-3 with Mr. Gober, Mr. McDonnell, and Mr. Buchanan voting against.

<i>Document received for written correspondence</i>				ZC-18-038	
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Terry Montesi	2101 Bradford Park		Support		Representing applicant; spoke at the hearing

Tom Krampitz	807 N Oak Cliff, Dallas, TX		Support		Did not speak
R. Fremon Baker	8332 Ashbriar		Support		Did not speak
Kelly O'Keefe	12011 Rachel Lea Ln		Support		Did not speak
Bob Riley	4117 Walnut Creek Ct		Support		Did not speak
Brent Dobbs	3824 Bent Elm		Support		Spoke at the hearing; sent letter
Mike Sanborn	3920 Bent Elm		Support		Spoke at the hearing
Misty Ventura	4407 Biscayne, Dallas, TX			Opposition	Representing Riverhills HOA
Melissa Lindelow	5437 Collinswood			Did not speak	Representing Riverhills HOA
Austin Reilly	5429 Huntly Dr			Opposition	Spoke at the hearing
C. Blake Jordan	5449 Night Sage			Opposition	Spoke at the hearing
Barry Perkel			Support		Sent letter
Dr. Roni Bumpas	3523 Dorothy Ln		Support		Sent letter
Marcus Paslay (Piatello Italian Kitchen)			Support		Sent letter
Coye Morgenweck	3944 Bent Elm	in		Opposition	Sent letter
Rod & Nola Graham	3908 Bent Elm			Opposition	Sent letter
Riverhills HOA				Opposition	Sent letter
Cecile Montgomery	4751 Overton Woods Dr			Opposition	Sent letter
Craig P Barbolla	4950 Riverbend Ct			Opposition	Sent letter
Matt R. Optiz	3405 Rustwood Ct			Opposition	Sent letter
Ashley Mooring	4016 Bent Elm	in		Opposition	Sent letter
Kacey Comelius	3916 Bishops Flower Rd			Opposition	Sent letter
Jarod Cox	6809 Dwight St		Support		Sent letter
Charles Snow	5424 Huntly Dr		Support		
G.M. Heinzelmann			Support		Sent letter
Kint Kelly			Support		Sent letter
Karina Hargrove	3824 Bent Elm		Support		Sent letter
Sanford Finkelstein			Support		Sent letter
Various	Various			Opposition	Petition with 66 signatures
Danny & Jessica Matthew	3956 Bent Elm	in		Opposition	Sent letter
Andrea & Fred Carrington	3933 Bent Elm			Opposition	Sent letter

Russell & Rebecca English	3932 Bent Elm			Opposition	Sent letter
Kevin & Carrie Valadez	3948 Bent Elm	in		Opposition	Sent letter
Fred L. Spradley	4008 Bent Elm	in		Opposition	Sent letter

2. ZC-18-056 Oneta & Terry Henry (CD 7) – 12400-12600 Blocks Private Road 4716 (James Smith Survey Abstract No. 1149, 25.4 acres) From: “FR” General Commercial Restricted, “I” Light Industrial To: “K” Heavy Industrial

Doug Johnson, 4090 Deep Valley, Dallas, TX, stated the site is west of the Texas Motor Speedway. He also stated they have amended their application and are now asking for “I” Light Industrial zoning instead of “K” Heavy Industrial. Mr. Johnson gave a brief presentation that showed the site and some proposed uses and its layout at its ultimate development. He stated that there have been concerns with cut through traffic in TMS and that they are working with Texas Motor Speedway and the City of Fort Worth to address those concerns and access issues.

Rob Ramage, 3411 Pine Tree Circle, Farmers Branch, TX, representing Texas Motor Speedway, spoke in opposition. They are concerned about preserving their economic impact and business. He stated they support development and developers, but they have concerns with heavy trucks driving on the outer ring road. He stated the road cannot support daily 18-wheeler traffic, and asked for a PD that limits the access of the ring road to Texas Motor Speedway.

During the rebuttal Mr. Johnson stated that he believes that because it is a public street, the City of Fort Worth should help come up with a solution. He also stated that this is a zoning case and not a traffic issue.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, as amended for “I” Light Industrial, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-18-056
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Doug Johnson	4090 Deep Valley, Dallas, TX		Support		Representing applicant
Rob Ramage	3411 Pine Tree Circle, Farmers Branch, TX			Opposition	Representing Texas Motor Speedway

3. ZC-18-062 Penco Trust For Kenneth Smith (CD 5) – 8636 Meadowbrook Dr (William Welch Survey, Abstract Number 1668, 3.74 acres) From: “E” Neighborhood Commercial To: “A-5” One Family

Michael Salcedo, 3451 Oak Tree Ln, Midlothian, TX, representing the applicant stated they will be keeping the northern portion of the property zoned “E” for future commercial development, but are rezoning a portion of “E” zoned property to “A-5” to development a small single family

+DRAFT
City of Fort Worth, Texas
Zoning Commission
April 11, 2018 – Meeting Minutes

Present:

Will Northern, Chair, District 1
Wanda Conlin, Vice Chair, District 8
Jennifer Trevino, District 2
Beth Welch, District 3
Jesse Gober, District 4
Rafael McDonnell, District 5
Sandra Runnels, District 6
John Aughinbaugh, District 7
Kevin Buchanan, District 9

Staff Members Present:

Dana Burghdoff, Assistant Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Laura Evans, Planner
Mirian Spencer, Sr. Transportation Planner
Melinda Ramos, Sr. Assistant City Attorney
Tyler Wallach, Assistant City Attorney II

Absent:

None

Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

I. Minutes

The Commission, on a motion by Mr. Gober, seconded by Ms. Welch, with a vote of 8-0 approved the Zoning Commission minutes of the March 14, 2018 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-18-038 FW Waterside Commercial (CD 3) – 5825 Arborlawn Dr. (Waterside Addition Block F Lot 1, 2.97 ac.) From: “PD 999A” Planned Development for all uses in “G” Intensive Commercial plus brewpub, a maximum height of five stories, excluding massage parlors, tattoo parlors, and auto uses; site plan approved To: Amend “PD 999A” to add hotel, site plan included

Bob Riley, 4117 Walnut Creek Ct., gave a brief overview of their amended application to be processed which includes restricting the number of hotels and development standards, and requested a 30-day continuance in order for the new request be renoticed.

Melissa Lindelow, 5437 Collinswood, representing Riverhills HOA, gave a brief presentation over the history of the previous zoning cases in the area as well as the time line of the current application. She also discussed the issues they have with the current application, which includes the location of the proposed hotel and the number of allowed hotels.

Terry Montesi, 2101 Bradford Park, stated there are currently two sites where they can put hotels now, and one is 200 feet closer to the residential area. There has never been any intention to

build three hotels. He handed in a copy of the new amendments and discussed the neighborhood outreach they have done since the last hearing, and that the new proposal has not been sent out to the entire neighborhood.

Motion: Following brief discussion, Ms. Welch recommended a 30 Day Continuance of the request, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-18-038
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Bob Riley	4117 Walnut Creek Ct		Support		Representing applicant
Melissa Lindelow	5437 Collinswood			Opposition	Representing Riverhills HOA
Terry Montesi	2101 Bradford Park		Support		Spoke at the hearing
Jeff Davis			Support		Sent letter
Drew Jamison			Support		Sent letter

IV. New Cases

~~**2. ZC-18-028 Crimson Ridge Land Partners LLC (CD 8) - Generally bounded by S. Race St, Shelby Rd, and the proposed extensions of Wichita St. (Shelby County School Land Survey, Abstract Number 1375, 22.9 acres) From: "R2" Townhouse/Cluster To: "D" High Density Multifamily**~~

~~Barry Hudson, 3012 Gunnison Trail, stated the request is an extension of nearby existing zoning. The owner is working with the adjacent property owner for a connection to Shelby Rd. He said the City Council recently approved an incentive associated with the zoning case.~~

~~Ray Richardson, 604 Windsor, Everman, TX, Mayor of Everman, spoke in opposition. He stated the roads cannot handle all of the development happening near Everman. He also stated concerns with crimes rates related to low-income housing and the increase of students in the school district.~~

~~During the rebuttal Mr. Hudson stated most of Shelby Road is in Fort Worth, and that the developer will be fixing or constructing roads, and a TIA will be required at platting.~~

~~Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Auginbaugh. The motion passed unanimously 9-0.~~

<i>Document received for written correspondence</i>					ZC-18-028
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Barry Hudson	3012 Gunnison Trail		Support		Representing applicant

River District NS			Support		Sent letter
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13. ZC-18-038 FW WATERSIDE COMMERCIAL (CD 3) – 5825 Arborlawn Dr. (Waterside Addition Block F Lot 1, 2.97 ac.) From: “PD 999A” Planned Development for all uses in “G” Intensive Commercial plus brewpub, a maximum height of five stories, excluding massage parlors, tattoo parlors, and auto uses; site plan approved To: Amend “PD 999A” to add hotel, site plan included

Bob Riley, representing the applicant, gave a brief presentation over the proposed project, as well as the surrounding existing development. He also turned in eight letters of support. He also spoke about the community outreach history attached to the case. He believes they addressed all of the issues that had come up during the process.

Melissa Lindelow, representing the Riverhills HOA, turned in a petition in opposition with 48 signatures. She stated there are eight homes within 1,000 feet of the hotel. They are opposed to a limited service, extended stay hotel, and are worried they are asking for an additional hotel than what is already allowed. She wants to protect the residential uses.

Lars Berg, spoke in opposition. He stated the original redevelopment did not include 3 hotels and feels this is a bait and switch. He thinks a limited service hotel should not be allowed. He believes that after multifamily and townhomes are developed, this area would be great for offices or restaurants.

Austin Reilly, spoke in opposition. He believes the use is too close and the zoning is already in place in other locations. He is concerned about the building materials and preservation of value.

During the rebuttal, Mr. Riley stated there is not a proposal for 3 hotels. In the meetings they showed exhibits where a hotel could go based on the zoning. He also stated that they currently could build a hotel by right 400 feet away from the residential district.

Barry Perkel, the proposed developer of the hotel, spoke during the rebuttal. He stated they did the two hotels at Midtown on Rosedale and this would be the third hotel in Fort Worth they would develop, which would bring their investment in the city to over \$100,000,000. He also stated they want the people who stay at their hotels to have walkable and unique hotel experiences.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Buchanan. The motion failed 3-4 with Northern, Mc Dougall, Runnels, and Conlin voting against.

<i>Document received for written correspondence</i>					ZC-18-038
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Bob Riley	4117 Walnut Creek Ct		Support		Representing applicant
Melissa Lindelow	5437 Collinswood			Opposition	Representing Riverhills HOA

Lars Berg	3832 Aviemorg			Opposition	Spoke at hearing
Austin Reilly	5429 Huntly Dr			Opposition	Spoke at hearing
Barry Perkel	8333 Commerce St		Support		Spoke at hearing
Terry Montesi	2101 Bradford Park		Support		Did not speak
R. Fremon Baker	8332 Ashbriar		Support		Did not speak
Marc Rogers	1101 Clara		Support		Did not speak
Tom Krampitz	807 N Oak Cliff, Dallas, TX		Support		Did not speak
David Parker	6212 Curzon Ave		Support		Did not speak
Riverhills HOA				Opposition	Sent letter
Acme Brick Co.	3024 Acme Brick Plaza		Support		Sent letter
Transwestern Development Co.			Support		Sent letter
Caro Andreani			Support		Sent letter
CERA			Support		Sent letter
Quang & Katherine Le			Support		Sent letter
JD Smith			Support		Sent letter
Julie King			Support		Sent letter
Harold Muckleroy, Jr.			Support		Sent letter
SL4/Wood Waterside, LP				Opposition	Sent letter
Ashley Mooring	4016 Bent Elm Ln			Opposition	Sent letter
Lan Le	5465 Night Sage Ln			Opposition	Sent letter
Kagen Elenburg	3817 Bent Elm Ln			Opposition	Sent letter
Rod & Nola Jean Graham	3908 Bent Elm Ln			Opposition	Sent letter
Luiz & Kendra Dias	3928 Bent Elm Ln			Opposition	Sent letter
Vanessa & Michael LaGatta	5448 Night Sage Ln			Opposition	Sent letter
Sylvia & Joe Acala	4101 Cloudveil Terrace			Opposition	Sent letter
Coye Morgenweck	3944 Bent Elm Ln			Opposition	Sent letter
Katie Nethery	3905 Bent Elm Ln			Opposition	Sent letter
Ann Wright	4012 Bent Elm Ln			Opposition	Sent letter
Fred Spradley	4008 Bent Elm Ln			Opposition	Sent letter