



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 9, 2013

**Council District** 3

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Conti Ridgmar, L.L.C

**Site Location:** 2600 South Cherry Lane Mapsco: 73G, L

**Proposed Use:** Holiday Inn Express motel

**Request:** From: "PD-930" Planned Development for all uses in "E" Neighborhood Commercial plus furniture upholstery, refinishing or resale; mini-warehouses; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes; carpet and rug cleaning; food processing (no slaughtering); furniture or cabinet repair or construction; manufacture of artificial flowers, ornaments, awnings, tents, bags, brooms or brushes, buttons and novelties, canvass products, clothing, suits, coats or dresses for wholesale trade, plastics; monument/marble works, finishing and carving only and stone monument works; paper box manufacture; pattern shop; rubber stamping, shearing/punching; rubber stamp manufacture; sheet metal shop, warehouse or bulk storage; wholesale bakery, produce market or wholesale house; wholesale office or sample room; production, manufacture and wholesale retail sales of candy and other confections; multi-tenant warehouse distribution facility; and sewing, embroidery, screen printing, and all uses to be located inside the building, and to include specialty crafting, forming, laminating and repair of acrylic sheets for aircraft windows; site plan waived

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus motel; site plan included

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

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

**Background:**

The proposed site is located on Cherry Lane near the corner of IH-30. The current PD zoning was placed on the property in March 2012 after purchase of the property by the owner and the intention for redevelopment. The applicant is proposing to change the eastern portion of the site to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus motel; site plan included.

The proposed re-zoning is located in the 70 and 65 DNL contours. Hotel uses are not ideal within 70 and 65 DNL noise contours. However, this can be mitigated with the proper sound attenuation within these noise contours and is required through the Building Code. Additionally, two hotels currently operate south of the site.

The applicant worked with the Western Hills North Neighborhood Association. The NA is supportive of the project but requested additional trees on the front toward Cherry Lane to screen the structure. The site plan provides the locations of these trees.

**Site Information:**

Owner: Conti Ridgmar, L.L.C  
 1905 Windsor Place  
 Fort Worth, TX 76110  
 Agent: Kevin Patel  
 Acreage: 2.1 acres  
 Comprehensive Plan Sector: Western Hills/Ridglea

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial; "PD-930" for various industrial uses / industrial, commercial  
 East "E" Neighborhood Commercial / retail, commercial, office, vacant  
 South "FR" General Commercial Restricted; "E" Neighborhood Commercial / vacant, commercial, hotel  
 West "PD-930" for various industrial uses / industrial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-12-015 PD-930 for E uses plus certain industrial type uses, approved by City Council 03/14/12 subject property.

Platting History: NA

**Site Plan Comments:**

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

**Transportation/Public Works (TPW) site plan comments**

No comments have been submitted at this time.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Cherry Lane	Minor Arterial	Minor Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Western Hills North	Fort Worth ISD
JRB NAS Committee	White Settlement ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing to change the existing zoning to PD/E plus hotel, site plan included. Surrounding land uses vary; with industrial to the north and west, hotel just south, and commercial to north and east. Hotel uses are not ideal within 70 and 65 DNL noise contours. However, this can be mitigated with the proper sound attenuation within these noise contours.

Due to the existing commercial and industrial uses and proximity to a major freeway; the proposed zoning is **compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as general commercial. Hotels are appropriate within general commercial designated areas. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (Pg. 39)
- Promote appropriate development and redevelopment within central city commercial districts and neighborhoods (Pg. 39).

The zoning change request **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

## Location Map



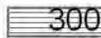
2,000 1,000 0 2,000 Feet

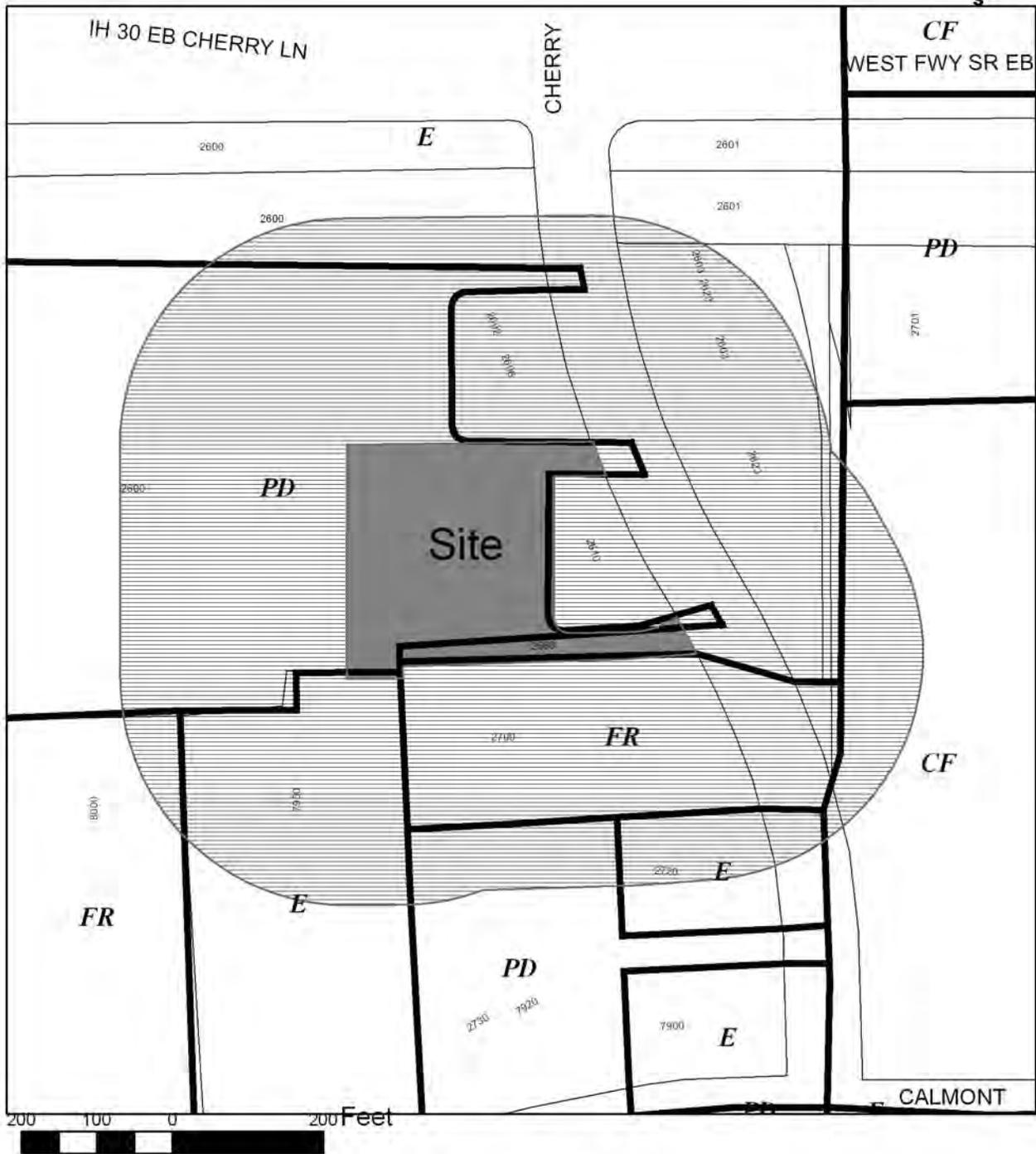


## Area Zoning Map

Applicant: Conti Ridgmar  
 Address: 2600 South Cherry Lane  
 Zoning From: PD 930  
 Zoning To: PD for E uses plus motel  
 Acres: 2.1  
 Mapsco: 73GL  
 Sector/District: W.Hills/Ridglea  
 Commission Date: 06/12/2013  
 Contact: 817-392-8043

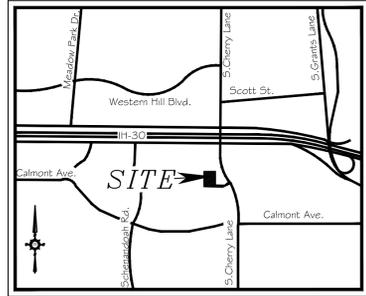
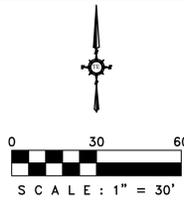


 300 Ft. Notification Buffer

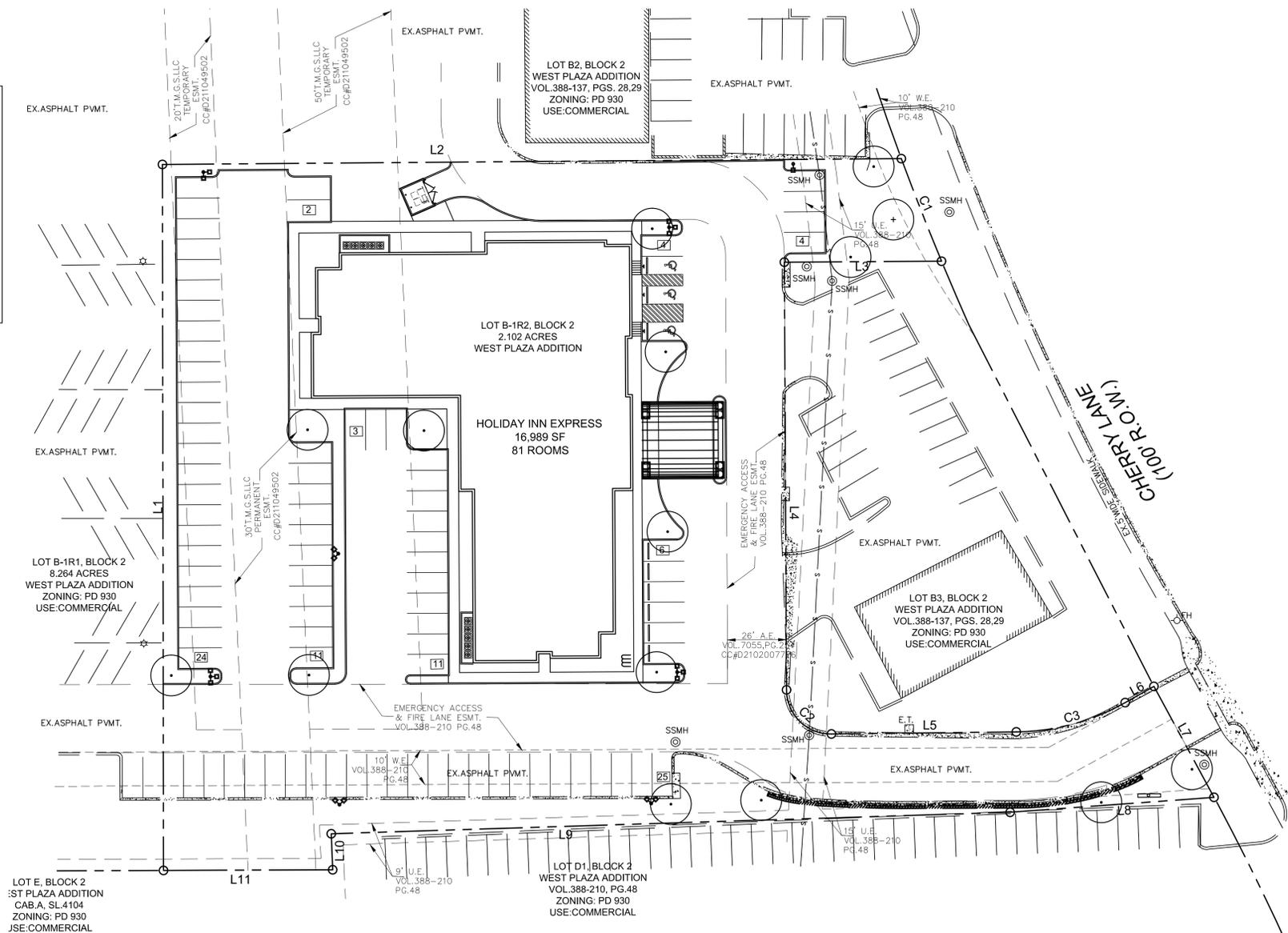


# HOLIDAY INN EXPRESS DEVELOPMENT

2.102 ACRES LAND OUT OF LOT B-1R, BLOCK 2,  
WEST PLAZA ADDITION,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

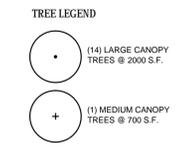


VICINITY MAP  
N.T.S.



NUMBER OF LOTS	1
EXISTING ZONING	PD 930
PROPOSED ZONING	"PD/E" NEIGHBORHOOD COMMERCIAL
PROPOSED USE	MOTEL
GROSS ACREAGE	2.102 ACRES OR 91,548 SQ.FT
PROPOSED BLDG. AREAS	16,989 SQ.FT.
NUMBER OF STORIES	3 STORIES
PROPOSED BLDG. HEIGHT	45'-00"
REQUIRED PARKING (1/1 PER ROOM)	81
PROVIDED PARKING	90
PERCENTAGE OF SITE COVERAGE	18.55%
IMPERVIOUS COVERAGE	75,467 S.F. OR 82.43%
OPEN SPACE/LANDSCAPE AREA	16,081 S.F. OR 17.57%

AREA OF EXISTING PROTECTED TREE CANOPY RETAINED	Square Feet	Acres
PLANTING		
(14) LARGE CANOPY TREES @ 2000 S.F.	28,000 S.F.	.64 acres
(1) MEDIUM CANOPY TREES @ 700 S.F.	700 S.F.	.02 acres
(0) SMALL CANOPY TREES @ 100 S.F.	0 S.F.	0 acres
TOTAL PRESERVATION AND PLANTING	28,700 S.F.	.66 acres



<b>OWNER</b> CONTI RIDGMAR LLC 1905 WINDSOR PLAZA FORT WORTH, TEXAS 76110 TEL: 817.926.2067	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1503 ASTORIA DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271	<b>SURVEYOR</b> FULTON SURVEYING, INC 115 ST. LOUIS AVENUE FORT WORTH, TEXAS 76104 CONTACT: SUE, RPLS TEL: 817-335-3625
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**smr**  
landscape architects, inc.  
1708 N. Griffin Street  
Dallas, Texas 75202  
Tel: 214.871.0083  
Fax: 214.871.0545  
Email: smr@smr-la.com

DIRECTOR OF PLANNING & DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SITE PLAN**  
LOT B-1R2, BLOCK 2  
WEST PLAZA ADDITION  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
ZONING CASE# \_\_\_\_\_

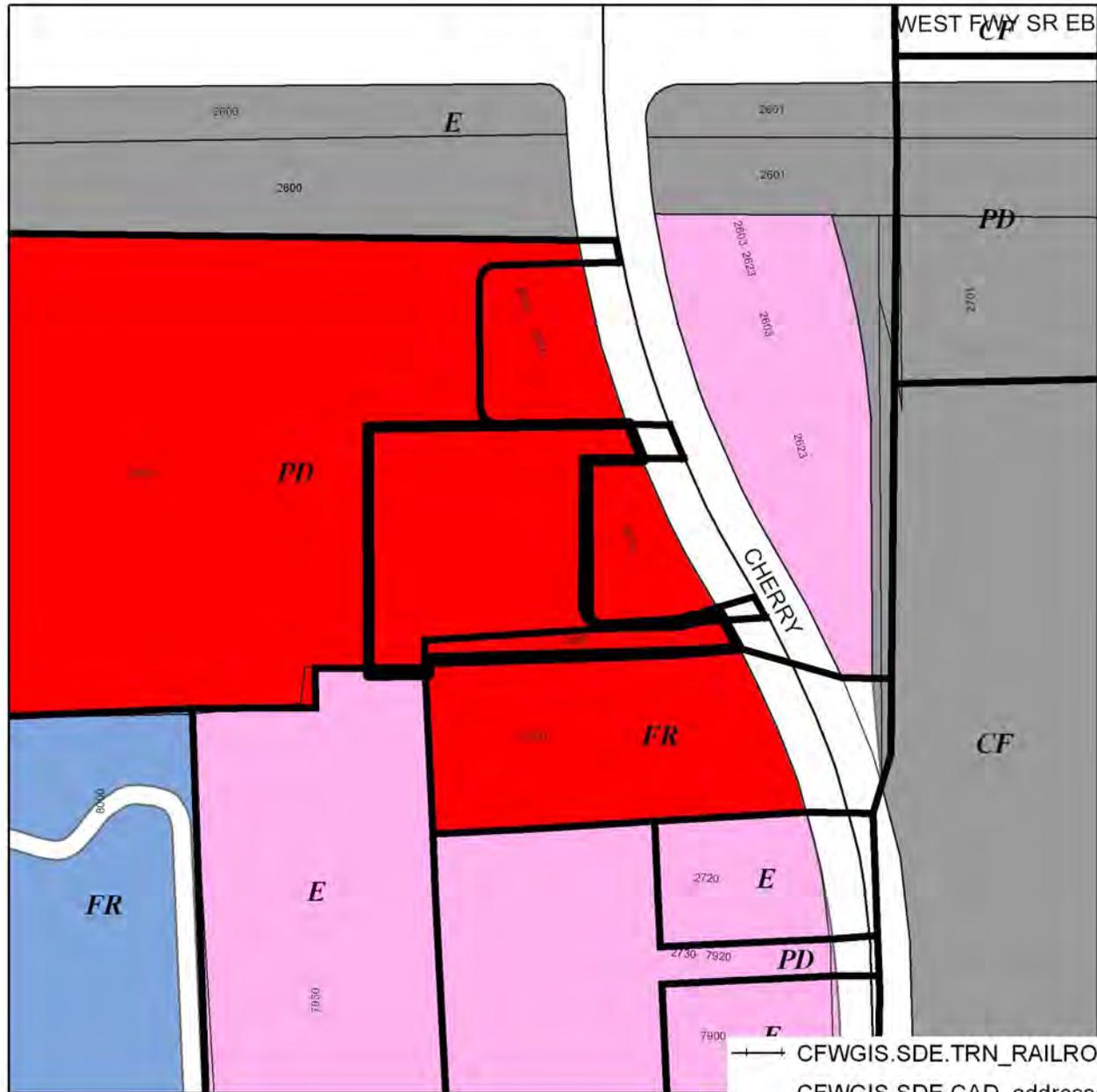
**TRIANGLE ENGINEERING, LLC.**  
TX PE FIRM # 11525  
1503 ASTORIA DRIVE, ALLEN, TX 75013  
PHONE: 214-609-9271

BY	DESCRIPTION
KP	1ST ZONING & SITE PLAN SUBMITTAL
KP	FOR REZONING P&Z

No.	DATE	DESCRIPTION
1	05/13/2013	1ST ZONING & SITE PLAN SUBMITTAL
2	06/03/2013	FOR REZONING P&Z

**HOLIDAY INN EXPRESS**  
**SWC OF SOUTH CHERRY LANE**  
**& IH 30**  
**FORT WORTH, TEXAS**

<b>LANDSCAPE PLAN</b>	
PROJECT No: 13-009	DATE: 06/03/2013
DRAWN BY: CT	CHECKED BY: CT
SHEET #	REVISION #
<b>1</b>	

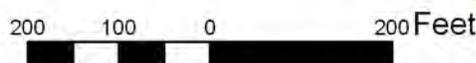


CFWGIS.SDE. TRN\_RAILROADS  
 CFWGIS.SDE.CAD\_addresses

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

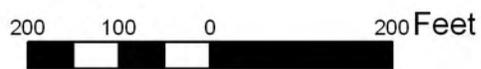
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011



## Aerial Photo Map



**9. ZC-13-079 Conti Ridgmar (CD 3)- 2600 Cherry Lane (West Plaza Addition, Block 2, Lot B-1R, 02.10 Acres): from “PD-930” Planned Development for all uses in “E” Neighborhood Commercial plus furniture upholstery, refinishing or resale, mini-warehouses, assembly of pre-manufactured parts, except for vehicles, trailers, airplanes, or mobile homes; carpet and rug cleaning, food processing (no slaughtering), furniture or cabinet repair or construction, manufacture of artificial flowers, ornaments, awnings, tents, bags, brooms or brushes, button and novelties canvass products, clothing, suits, coats or dresses for wholesale trade, plastics, monument/marble works, finishing or carving only and stone monument works, paper box manufacture, pattern shop, rubber stamping, shearing/punching, rubber stamp manufacture, sheet metal shop, warehouse or bulk storage, wholesale bakery, produce market or wholesale house, wholesale office or sample room, production, manufacture and wholesale retail sales of candy and other confections, multi-tenant warehouse distribution facility, and sewing, embroidery, screen printing, and all uses to be located inside the building, and to include specialty crafting, forming, laminating and repair of acrylic sheets for aircraft windows; site plan waived to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus motel; site plan included**

Kevin Patel, 1503 Astoria Drive, Allen, Texas representing Conti Ridgmar explained to the Commissioners they are requesting a zoning change to PD/E plus a motel.

Mr. West asked if he had any contact with the neighborhood association. Mr. Patel said he sent a copy of the site plan to Barry Hudson with Western Hills NA and they had concerns with the number of trees proposed. Mr. Patel said they added additional trees and the neighborhood is in support. Mr. West read into the record a letter received from the Western Hills North NA in support with a minimum of 10 large canopy trees and one medium canopy tree to be planted in front of the hotel. Mr. West asked if that was on the revised site plan they received in their packet. Mr. Patel said yes they did make the changes.

Mr. West also asked to display the map indicating the flight path for NASJRB and noted concerns about certain uses such as a motel within the flight path. He asked Mr. Patel if he was aware of the additional requirements for sound proofing since he is in the noise area and that he is not directly in the flight path. Mr. Patel said he was aware.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 8-0.

**10. ZC-13-080 Larry Martin (CD 6)- 7833 Summer Creek Drive (Summer Creek Business Park Addition, Block 1, Lot 1B, 0.60 Acres): from “PD-246A” Planned Development for all uses in “E” Neighborhood Commercial with conditions and limited to day care use during the day only; site plan waived to “PD-246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan included**

Jeff Davis, 550 Bailey Avenue, Suite 400, Fort Worth, Texas, Fort Worth, representing Larry Martin explained to the Commissioners their current site is limited to a day care use only. He explained the property was subdivided in 2010 and Mr. Martin wants to rezone to PD246 Planned Development for E uses excluding tattoo and massage parlor in order to construct a one