



**SITE PLAN AMENDMENT  
STAFF REPORT**

**City Council Meeting Date:**  
March 4, 2014

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** none

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

**Owner / Applicant:** Ashmi LLC and Mithui LLC

**Site Location:** 6105 Old Denton Road Mapsco: 35X

**Proposed Use:** Amend PD-788 site plan to change the size and location of the hotel

**Companion Cases:** ZC-07-140/PD-788/SP-07-047

**Background:**

The zoning was approved on 10/2/07 for "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel. The applicant is proposing to increase the size, location, number of parking spaces, and number of rooms from their existing site plan.

At the Zoning Commission meeting the applicant mentioned they are seeking an upscale hotel franchise which requires larger rooms; the reason for the request to increase the building size and change the orientation.

The following table describes the differences in the most recently approved and proposed site plan:

Building	SP-07-047	SP-14-002
Location	Building on the west side of the site facing I-35	Centrally located within the overall site, entrance facing north
Size	41,386 s.f.	55,136 s.f.
Parking Spaces	81	95
Number of rooms	69	90

**Site Information:**

Owner: Thakor Panchal  
2118 Woodland Hills Ln.  
Weatherford, TX 76087  
Agent: Norman Patten  
Acreage: 1.72  
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "PD/G" Planned Development for "G" Intensive Commercial, plus hotel.  
 Maximum height of pole sign not to exceed 44 feet, site plan approved./ hotel  
 East "G" Intensive Commercial / gym, commercial  
 South "C" Medium Density Multifamily / multifamily  
 West "G" Intensive Commercial / vacant

**Site Plan Comments:**

The site plan is in general compliance with the zoning regulations.

**Transportation/Public Works**

- Sidewalks shall be required for all streets as per City of Fort Worth Standards.
- Driveway location must not interfere with intersection function. ENTIRE DRIVEWAY HAS TO BE INSIDE THE PROPERTY AND SHOW DIMENSION TO EXISTING DRIVEWAY, MOVE THE DRIVEWAY TO THE SOUTH
- 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.
- Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit."

**TPW comments cannot be waived through the zoning process. Please contact TPW for additional questions related to this project.**

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-140 approved 12/2/07 for "PD/G" for all uses in G. plus hotel, maximum height of pole sign not to exceed 44 ft. Site plan approved (SP-07-047); approved 10/2/07.  
 SP-07-047, approved 10/2/07.

Platting History: none

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Old Denton Road	Minor Arterial	Minor Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

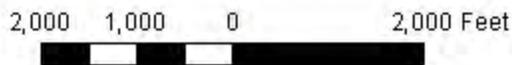
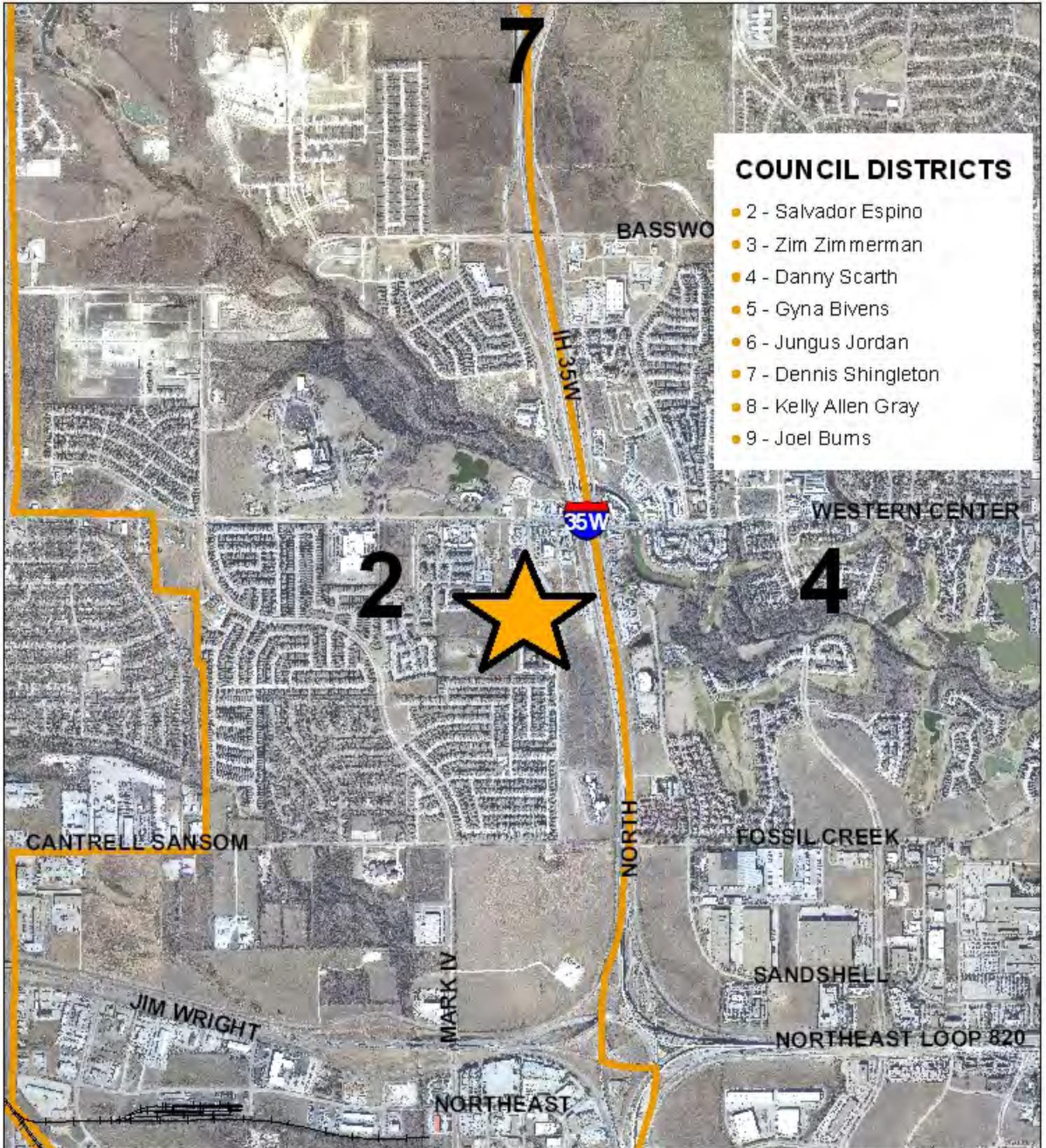
Organizations Notified	
Fairway Bend	Eagle Mt-Saginaw ISD
Northbrook NA*	

\*Located within this NA

**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











## Aerial Photo Map



Stephanie and James Connelly	6750 Works	In		Opposition	Spoke at hearing
Doug Henderson/ EFWBA	NA		Support		Sent letter in
Ramiro Ramos	1550 Milam	Out	Support		Sent letter in
Kyev Tatum/ Harmony Hills NA	NA		Support		Sent letter in
William C Jennings	6737 Brentwood Stair	Out		Opposition	Sent letter in
Pete Flores	6800 Works	In		Opposition	

**10. SP-14-002 Ashmi LLC and Mithui LLC (CD 2) – 6105 Old Denton Road (Western Crossing Addition, Block 2, Lot 1-R, 1.73 Acres): to Amend “PD-788” site plan to increase the building size and location**

Norman Patton, 413 Cedar Street, Cedar Hill, Texas representing Ashmi & Mithui LLC. explained to the Commissioners the owner had a previously approved site plan and wants to change the layout configuration of the hotel.

Mr. West asked Mr. Patton if he has had any contact with the neighborhood. Mr. Patton said no.

Mr. Flores asked the applicant why the change in the layout. Mr. Patton said the hotel business revolves around the different type hotel franchises available. The owner wants to use a different type of franchise that would be beneficial to him for the area. They are proposing a Hyatt Hotel. Mr. Flores mentioned District 2 Alliance did meet on this and sent a letter of support in.

Motion: Following brief discussion, Mr. Flores recommended approval of the request, seconded by Mr. West. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<i>SP-14-002</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Ron Shearer/ Inter-District 2 Alliance	NA		Support		Sent letter in

**11. ZC-14-016 Kenneth Smith (CD 5) – 8636 Meadowbrook Drive (William Welch Survey, Abstract No. 1668, 7.36 Acres): from “E” Neighborhood Commercial to “A-5” One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested the case be withdrawn.

Motion: Following brief discussion, Ms. McDougall recommended Denial Without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<i>ZC-14-016</i>
Name	Address	In/Out 300 ft	Position on case		Summary