



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 3

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: One letter submitted; Western Hills North	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Stephen Murray</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: Jaiambe Maa Investment, LLC

Site Location: 2600 South Cherry Lane Mapsco: 78X

Proposed Use: Amended site plan for PD 984 to expand the height of the motel

Companion Cases: ZC-13-079/PD-984

Background:

The applicant is amending the site plan as required by PD-984 for the tract zoned "PD/E" Planned Development for "E" Neighborhood Commercial plus motel; site plan required. The applicant intends to increase the height of the motel and number of parking spaces within the development which exceeded the parameters for a minor administrative amendment.

Several easements run through the property. Structures and required parking are prohibited within these easements. The previous site plan contained structures and parking in easements. The proposed amended site plan removes these structures from the easements but also increases the height and size of the building. The parking can remain; however, it could be removed or eliminated at any time for work within the easement. The site is not located within 250 ft. of a One or Two-Family zoning district and therefore has no minimum parking requirements.

The proposed site is within the 70 and 65 DNL contours. The long-term preference is to minimize incompatible land uses in this area that are considered potentially hazardous to the overall mission of the Joint Reserve Base. Motel uses are not ideal within 70 and 65 DNL noise contours. However, noise can be mitigated with the proper sound attenuation within these noise contours and is required through the Energy Code. Additionally, two motels currently operate south of the site.

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

	PD 984	SP-14-009
Motel Height	45 ft., 3 stories	46'6", 4 stories
Motel Size	16,989 sf	12,960 sf
Parking spaces	90	120 (numerous parking spaces located within easements)

Number of Rooms	81	81
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Site Information:

Owner: Jaiambe Maa Investments LLC.
8345 West Frwy
Fort Worth, TX 76116

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, motel
West "PD-930" for various industrial uses / industrial

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. The applicant is requesting a waiver for item #1. Compliance with the remaining items cannot be waived through the zoning process:

1. Maximum height in "E" is 45 ft.
 - a. The proposed height is 46'-6"
2. Required parking cannot be counted within easements (Site does not have minimum parking standards because it is not within 250 ft. of a One or Two-Family District)
 - a. Revise parking to show the number of parking spaces actually provided that are not located within the easement
 - b. Flatwork is permitted and the parking spaces can be used, unless the operator of the easement needs access
3. No permanent structures over, encroaching sewer line, water line and their easements. Including trees, light poles and retaining walls.
4. Show all easements as reflected on the plat recorded in Document number D214135938. The emergency access easements you have shown are actually 26 foot wide Public Access Easements.
5. There is an existing 15 foot drainage easement that comes in at the northern boundary in the same location as the dumpster, therefore the dumpster will have to be relocated so that it is no longer in an easement.
6. The proposed monument sign location along Cherry Drive is located within an existing 9 foot utility easement; therefore the sign will have to be relocated outside of the easement.
7. Confirm with the Fire Department if the turning radii if you choose to use the public access easements as fire lanes, then the turning radii should be 25 foot inside radius and 45 foot outside radius at a minimum

Compliance with the items noted above shall be reflected on the site plan.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-079; from PD 930 for all uses in "E" plus various industrial uses to PD/E, plus motel, site plan included; approved 7/9/13.

Platting History: none

Transportation/Access

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

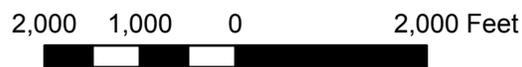
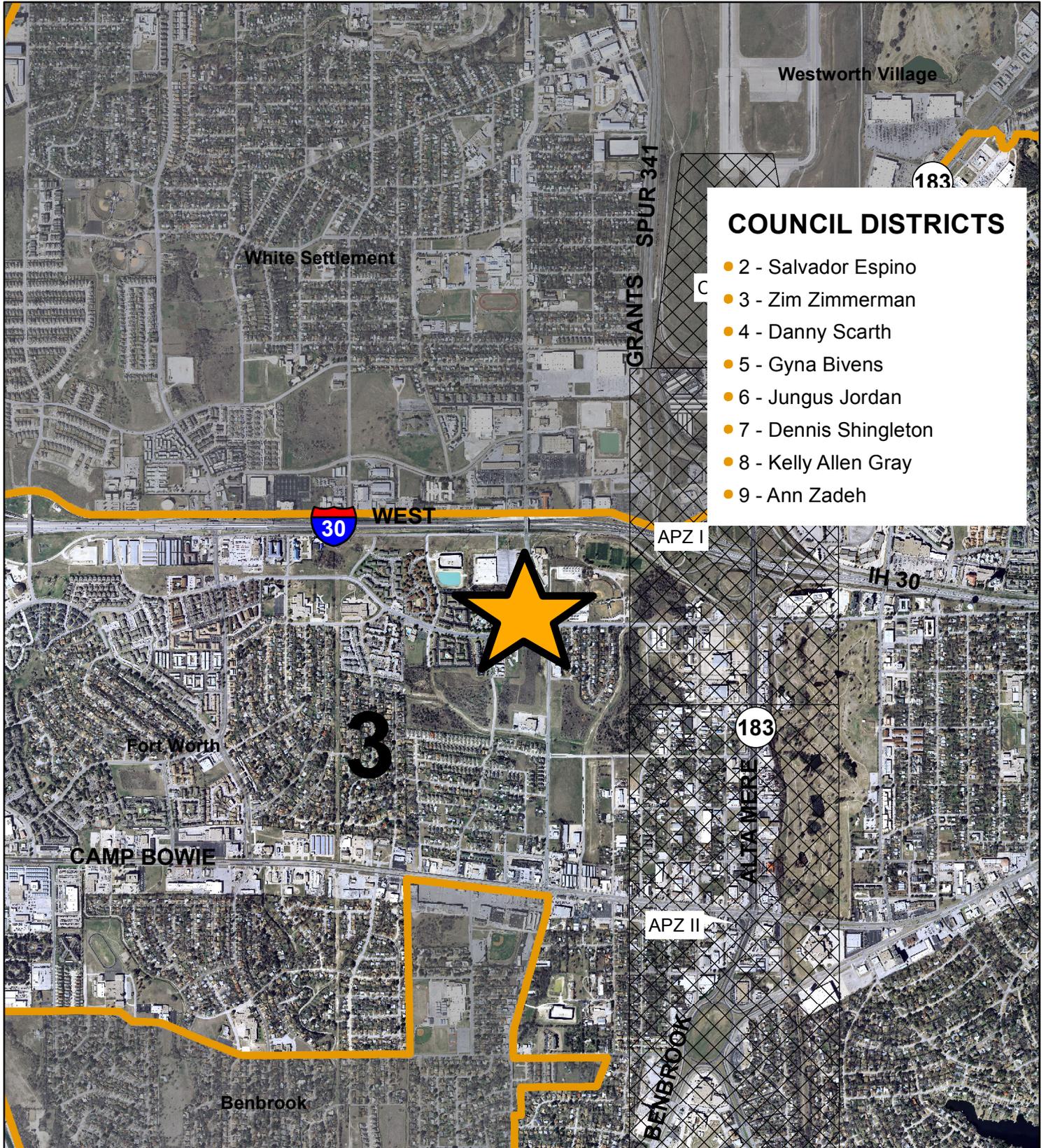
The following Neighborhood Associations were notified:

Organizations Notified	
Western Hills North	Fort Worth ISD
JRB NAS Committee	White Settlement ISD
Trinity Habitat for Humanity	Streams & Valleys, Inc

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan

Location Map

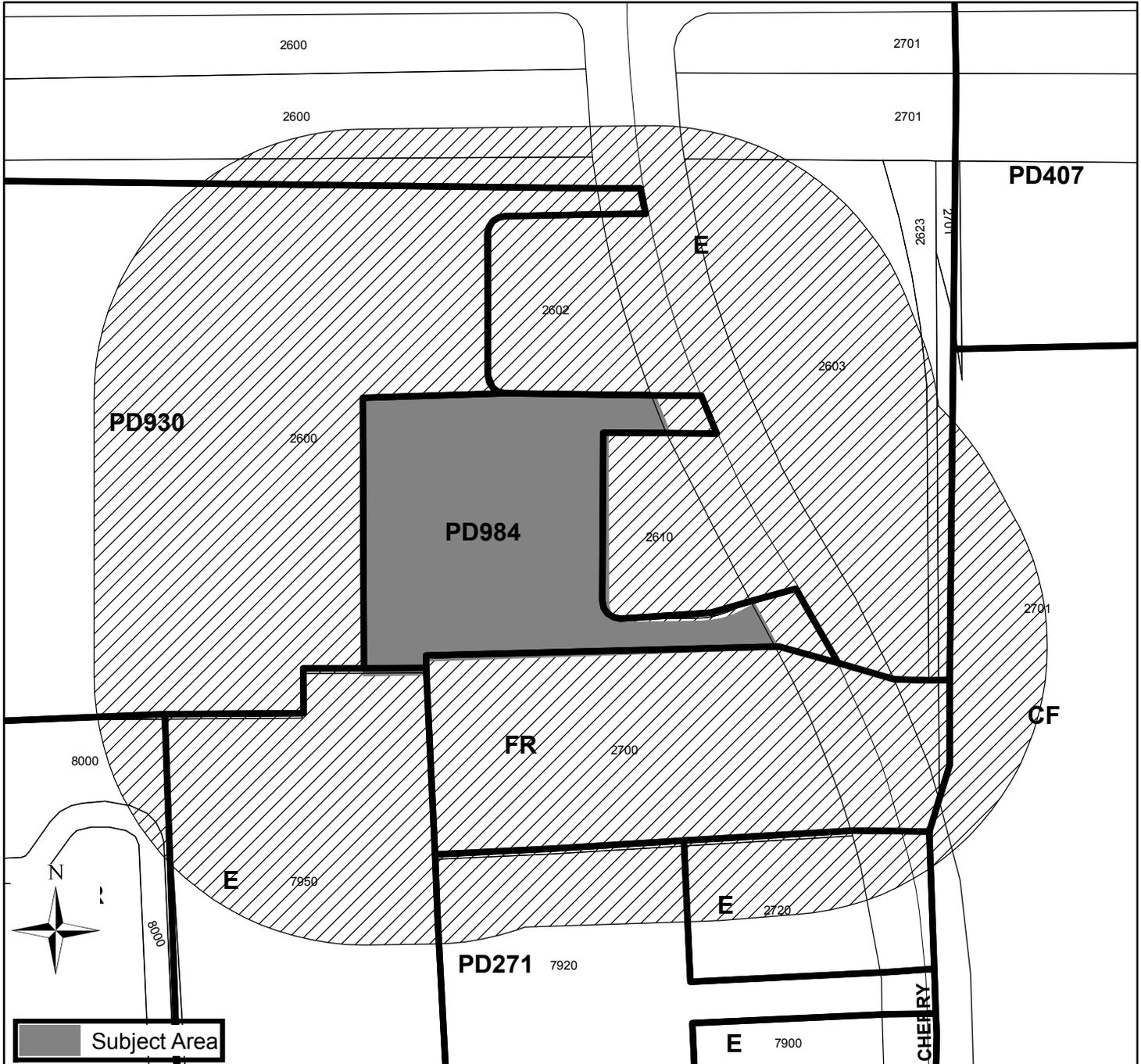




SP-14-009

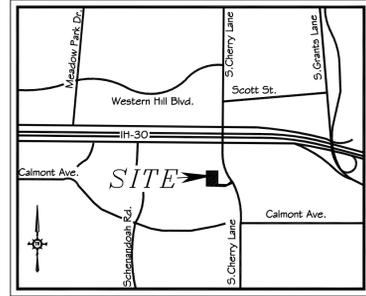
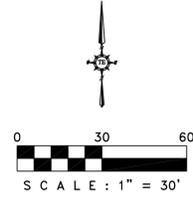
Area Zoning Map

Applicant: Jaiambe Maa Investment, LLC
Address: 2600 South Cherry Lane
Zoning From: PD 984 for E uses plus motel
Zoning To: Amend Site Plan for PD 984
Acres: 2.101026
Mapsc0: 73GL
Sector/District: W.Hills/Ridglea
Commission Date: 10/08/2014
Contact: 817-392-8043

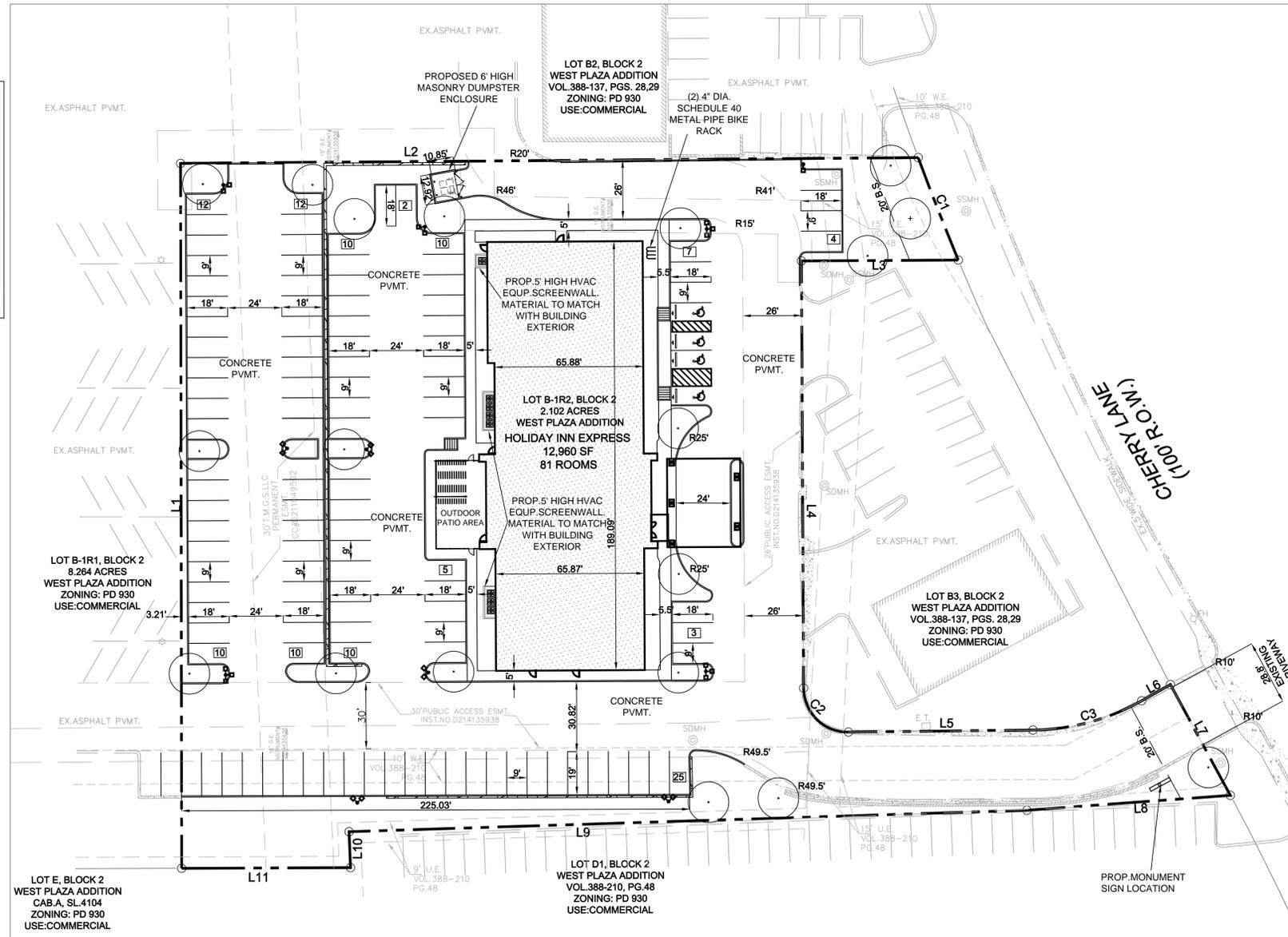


HOLIDAY INN EXPRESS DEVELOPMENT

2.102 ACRES LAND OF LOT B-1R2, BLOCK 2,
WEST PLAZA ADDITION,
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



VICINITY MAP
N.T.S.



GENERAL NOTES

- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
- PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE.
- PROJECT WILL COMPLY WITH SECTION 6.301 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
- THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.
- THE PROPOSED BUILDING SHALL BE DESIGN IN COMPLIANCE WITH SOUND ATTENUATION.

SITE DATA SUMMARY CHART

NUMBER OF LOTS	1
EXISTING ZONING	"PD/E" NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING	"PD/E" NEIGHBORHOOD COMMERCIAL
PROPOSED USE	MOTEL
GROSS ACREAGE	2.102 ACRES OR 91,548 SQ.FT
PROPOSED BLDG. AREAS	12,960 SQ.FT.
NUMBER OF STORIES	4 STORIES
PROPOSED BLDG. HEIGHT	46'-6"
REQUIRED PARKING (1/ PER ROOM)	81
PROVIDED PARKING (OUTSIDE ESMT.)	69
PROVIDED PARKING (INSIDE ESMT.)	51
TOTAL PARKING PROVIDED	120
PERCENTAGE OF SITE COVERAGE	14.16%
IMPERVIOUS COVERAGE	76,126 S.F. OR 83.15%
OPEN SPACE/LANDSCAPE AREA	15,422S.F. OR 16.85%

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
ACCESS EASEMENT	A.E.
GAS EASEMENT	T.M.G.S.
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.B.
PRESSURE REDUCING VALVE	PRV
PROPOSED FIRE LANE	

TRIANGLE ENGINEERING, LLC.
TYPE FIRM # 11525
1509 ASTORIA DRIVE, ALLEN, TX 75013
PHONE: 214-609-9271

No.	DATE	DESCRIPTION
1	09/04/2014	1ST ZONING & SITE PLAN SUBMITTAL

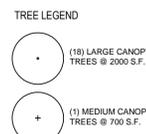
09/04/2014

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

SITE PLAN	PROJECT No: 13-009	DATE: 05/12/2013	DRAWN BY: KP	CHECKED BY: KP
SHEET #	REVISION #			
3				

TREE CANOPY CALCULATIONS

	Square Feet	Acres
AREA OF EXISTING PROTECTED TREE CANOPY RETAINED	0	0 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



LEGEND

EXISTING BOUNDARY	
PROPOSED BOUNDARY	
PROPOSED CURB	
PROPOSED SAW-CUT	
PROPOSED AREA LIGHT	
PROPOSED HANDICAP SIGN	
PROPOSED HANDICAP LOGO	
MONUMENT SIGN	
PROP. HANDICAP SIGN	
WHEEL STOPS	

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 00°05'20" W	310.81'
L2	N 89°33'00" E	326.65'
L3	S 89°39'10" W	69.19'
L4	S 00°17'26" E	187.73'
L5	N 89°21'25" E	82.29'
L6	N 60°36'56" E	15.09'
L7	S 28°32'20" E	55.61'
L8	S 85°49'24" W	90.36'
L9	S 88°11'34" W	300.26'
L10	S 02°18'03" E	15.86'
L11	S 89°46'46" W	74.79'

BOUNDARY LINE CURVE DATA

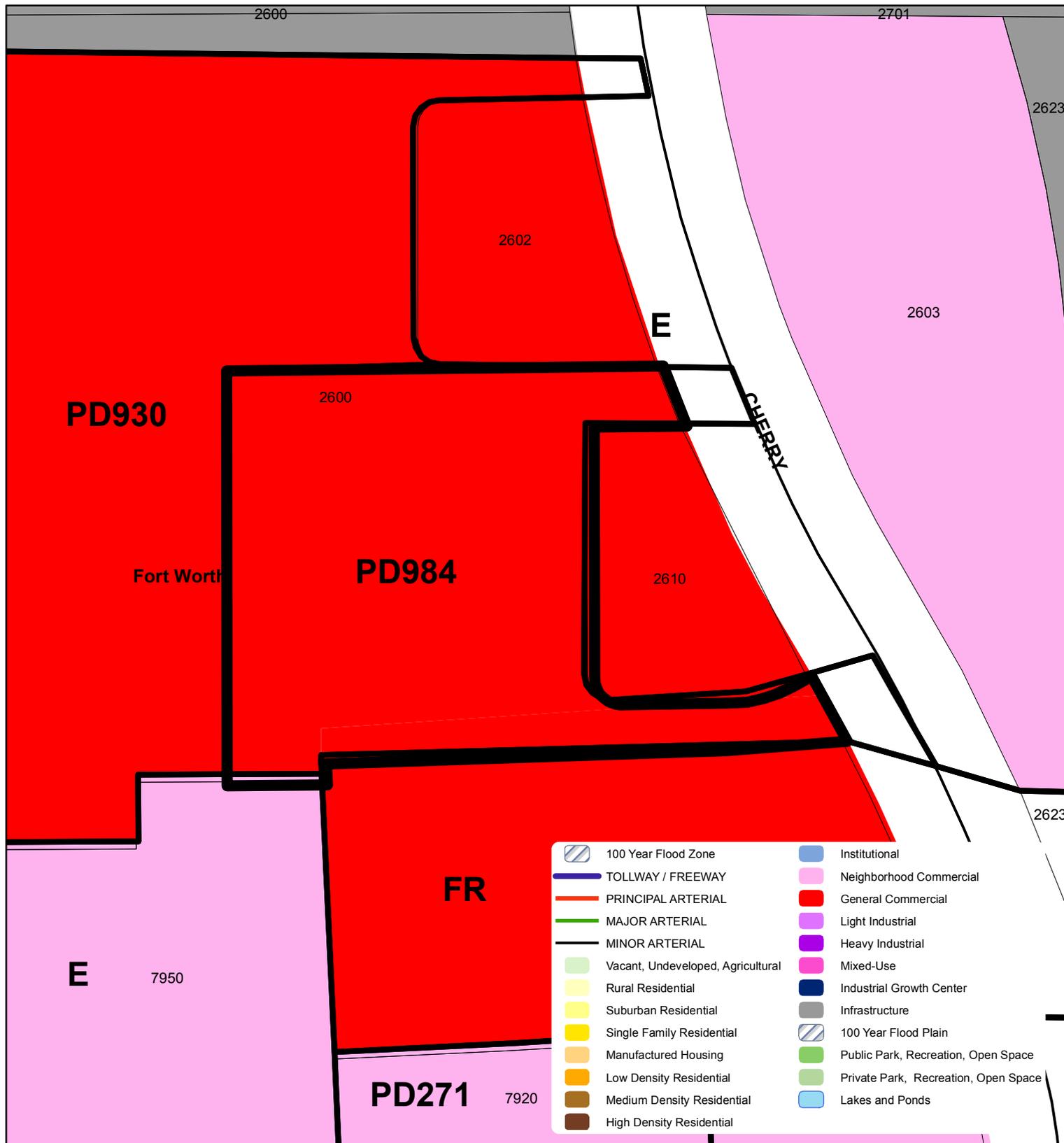
CURVE NO.	RADIUS	ARC
C1	45.50'	0.68'
C2	19.50'	30.60'
C3	100.00'	49.55'

OWNER	ENGINEER	SURVEYOR
JAIAMBE MAA INVESTMENT LLC 8345 WEST FWY FORT WORTH, TEXAS 76116 CONTACT: DENNIS PATEL TEL: 817.244.9446	TRIANGLE ENGINEERING LLC 1503 ASTORIA DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271	FULTON SURVEYING, INC 115 ST. LOUIS AVENUE FORT WORTH, TEXAS 76104 CONTACT: SUE, RPLS TEL: 817-335-3625

DIRECTOR OF PLANNING & DEVELOPMENT _____ DATE _____

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

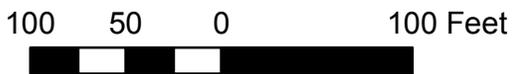
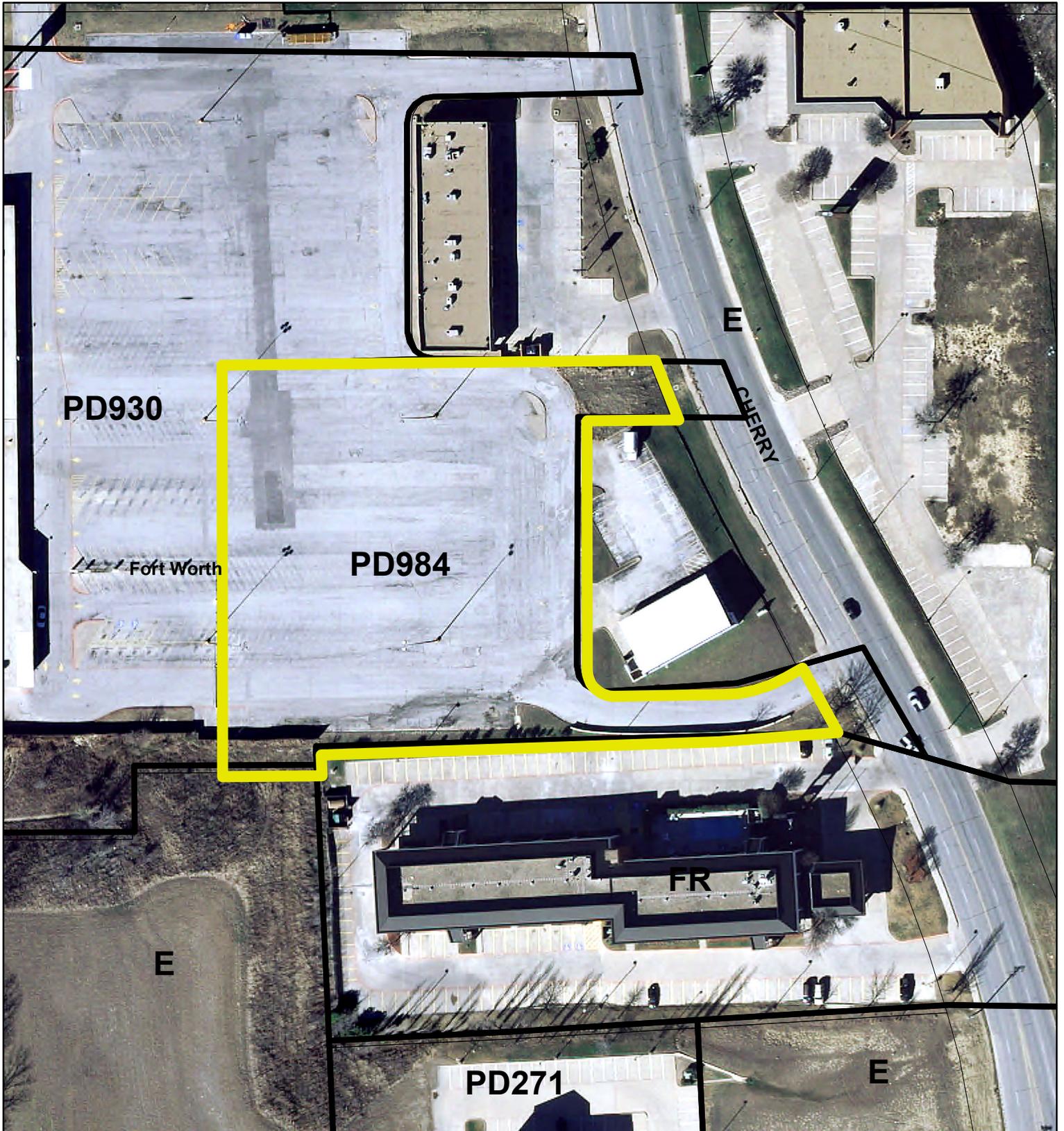
Future Land Use



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 18, 2014.



Aerial Photograph



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