



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 12, 2016

**Council District** 7

**Zoning Commission Recommendation:**  
Denial without Prejudice by a vote of 8-0

**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Weber Ridge, L. P.

**Site Location:** 9190 Tehama Ridge Parkway Mapsco: 21X,35B

**Proposed Use:** Hotel

**Request:** From: "G" Intensive Commercial I35W Central Zone Overlay  
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included, I35W Central Zone Overlay

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

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

**Background:**

The applicant is requesting a zoning change from "G" Intensive Commercial to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included. It falls within the I35W Central Zone Overlay which regulates parking location and landscaping. A PD is required because the property is within 1,000 feet of a residential zoning district. The proposed site is located just west of I-35W and north of Presidio Vista.

The applicant intends to construct a five story, 136 guest room, Aloft hotel. There are several existing and planned commercial type uses that would support the hotel use.

The applicant has requested to withdraw the application; the motion would be a Denial without Prejudice.

Requirement	G	Proposed PD
Front Yard	None required	Site must comply with I-35 Overlay
Height	120 ft.	Five stories
Parking	1 space per bedroom, 1 space per 4 patron seats, plus 5 spaces per 1,000 sq. ft. ballroom area	182 spaces provided, complies
Signage	Monument sign	Not indicated

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.	Stone Veneer and EFIS
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**Site Information:**

Owner: Weber Ridge L. P.  
16000 Dallas Parkway, Suite 300  
Dallas, Texas 75248

Agent: John Watson

Acreage: 4.30 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / vacant  
East "G" Intensive Commercial / vacant  
South "G" Intensive Commercial / vacant  
West "G" Intensive Commercial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-05-288, various zoning districts to "C" Medium Density Multifamily and "G" Intensive Commercial; effective 2/24/06 (subject area)

Platting History: None

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. Add notes to the site plan consisting of Compliance with Urban Forestry, Landscaping and Signage.
2. Decrease the size of location maps, delete the darker image one. Increase the actual site plan so as to be legible at the reduced size.
3. Provide driveway widths with radiuses on the site plan.
4. Provide a signature block in the lower right hand corner with date.
5. How does the site get access, needs to be indicated on the site plan.
6. Provide on the site plan location of sign (if larger than allowed, then provide the dimensions)
7. Parking is based on 1 space per bedroom, 1 space per 4 patron seats, plus 5 spaces per 1,000 sq. ft. ballroom area. Provide a parking table so as to know the minimum/maximum requirements.
8. Provide on the site plan the exterior construction material to be used.
9. Provide on the site plan the type of surface material to be used for parking lot.
10. What scale is the site plan drawn to, indicate on the site plan.
11. Indicate on the site plan any fencing, what type and how tall.
12. Indicate where easements are on the site plan.

**Items noted above shall be reflected on the site plan or waivers are required,**

**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
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			<b>Improvements Plan (CIP)</b>
Presidio Vista	Residential	Minor Arterial	No
Tehama Ridge	Residential	Collector	No

**Public Notification:**

The following organizations were notified:

<b>Organizations Notified</b>	
North Fort Worth Alliance	Trinity Habitat for Humanity
Reata Ranch HOA	Streams & Valleys Inc
Reata Meadows HOA*	Northwest ISD
Northwest Fort Worth Community Alliance	Keller ISD

\* Closest registered Neighborhood Organization

**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 are predominantly vacant. Several commercial uses are proposed around this area.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

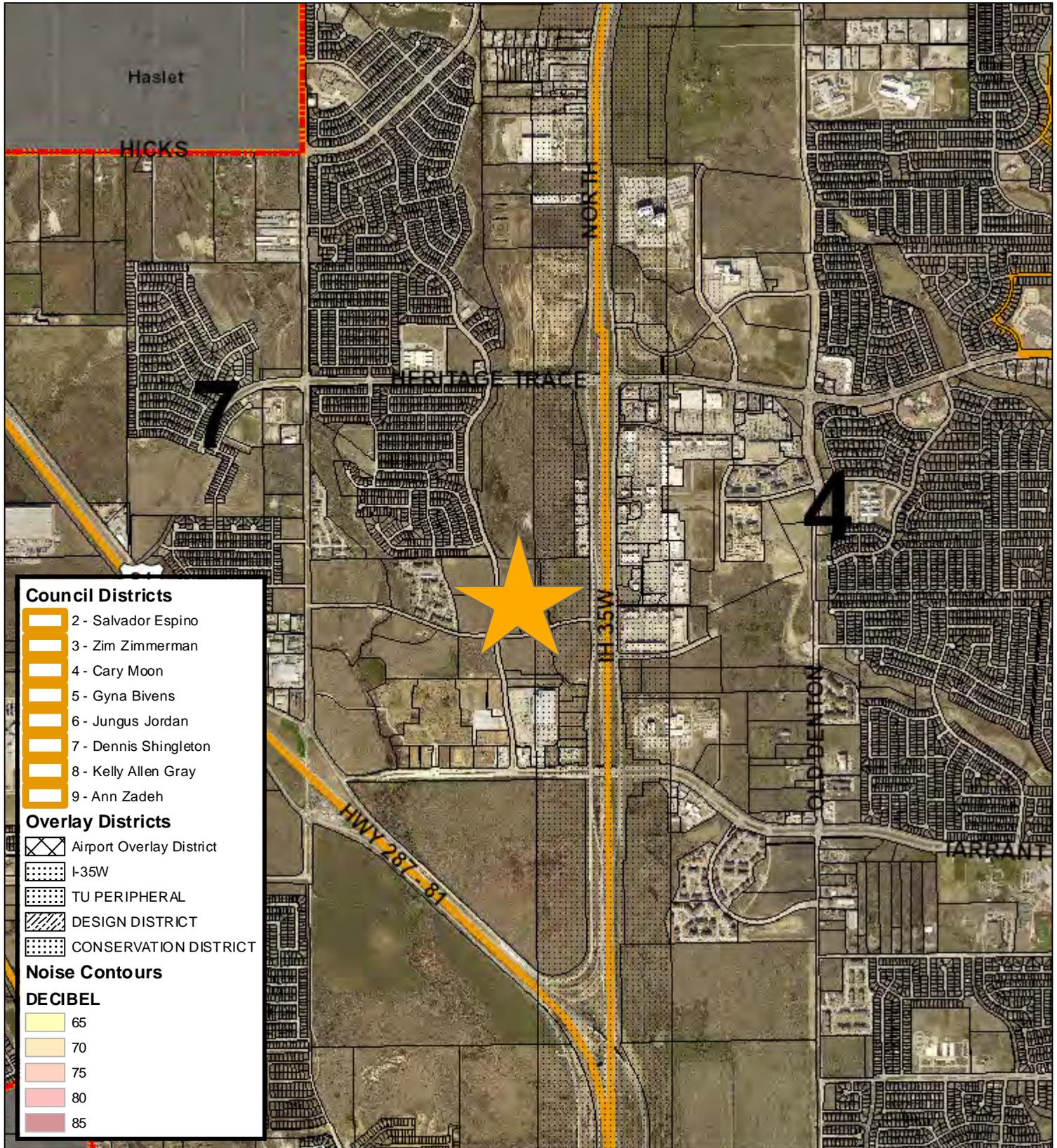
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail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

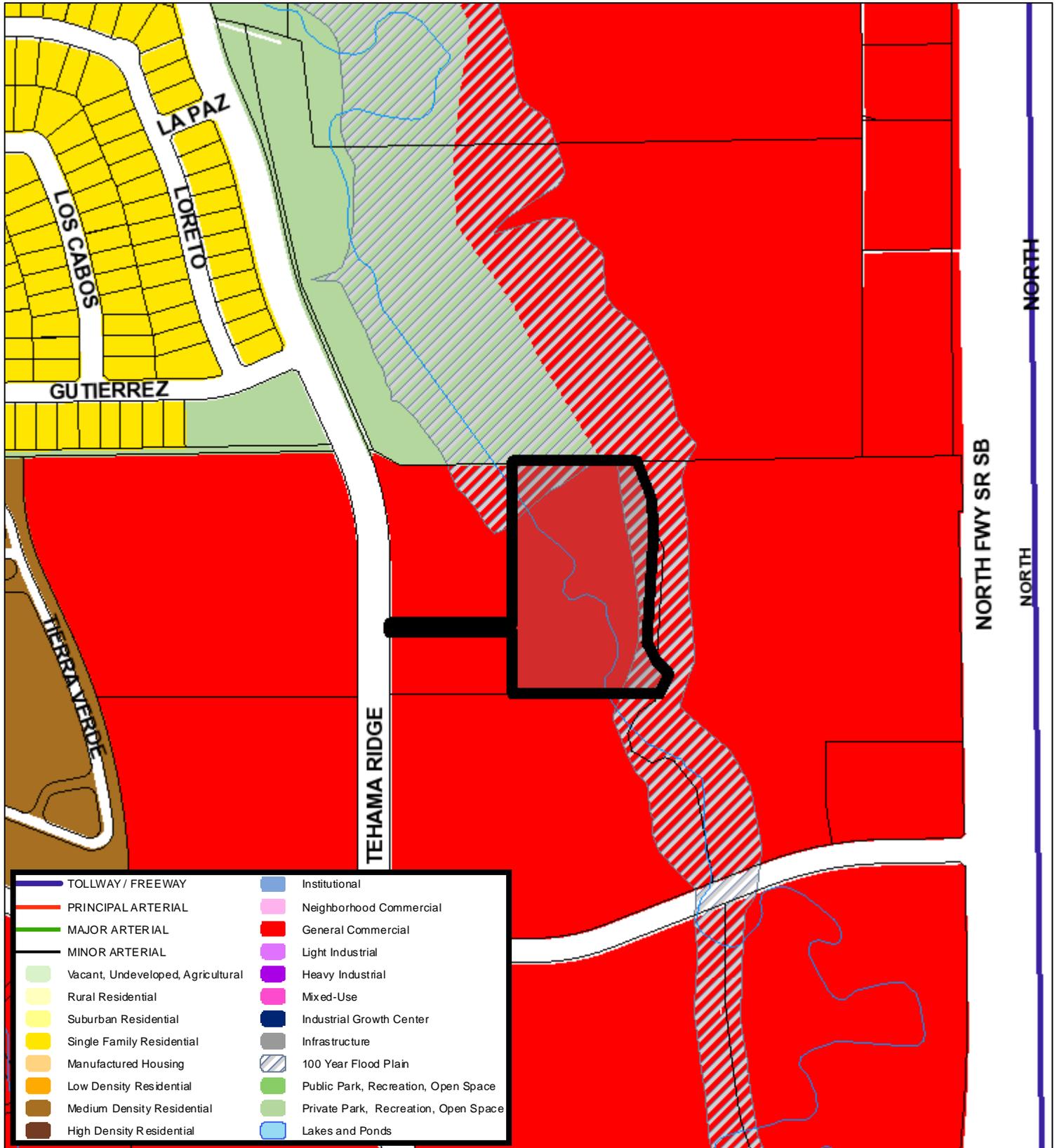
### Area Map







### Future Land Use

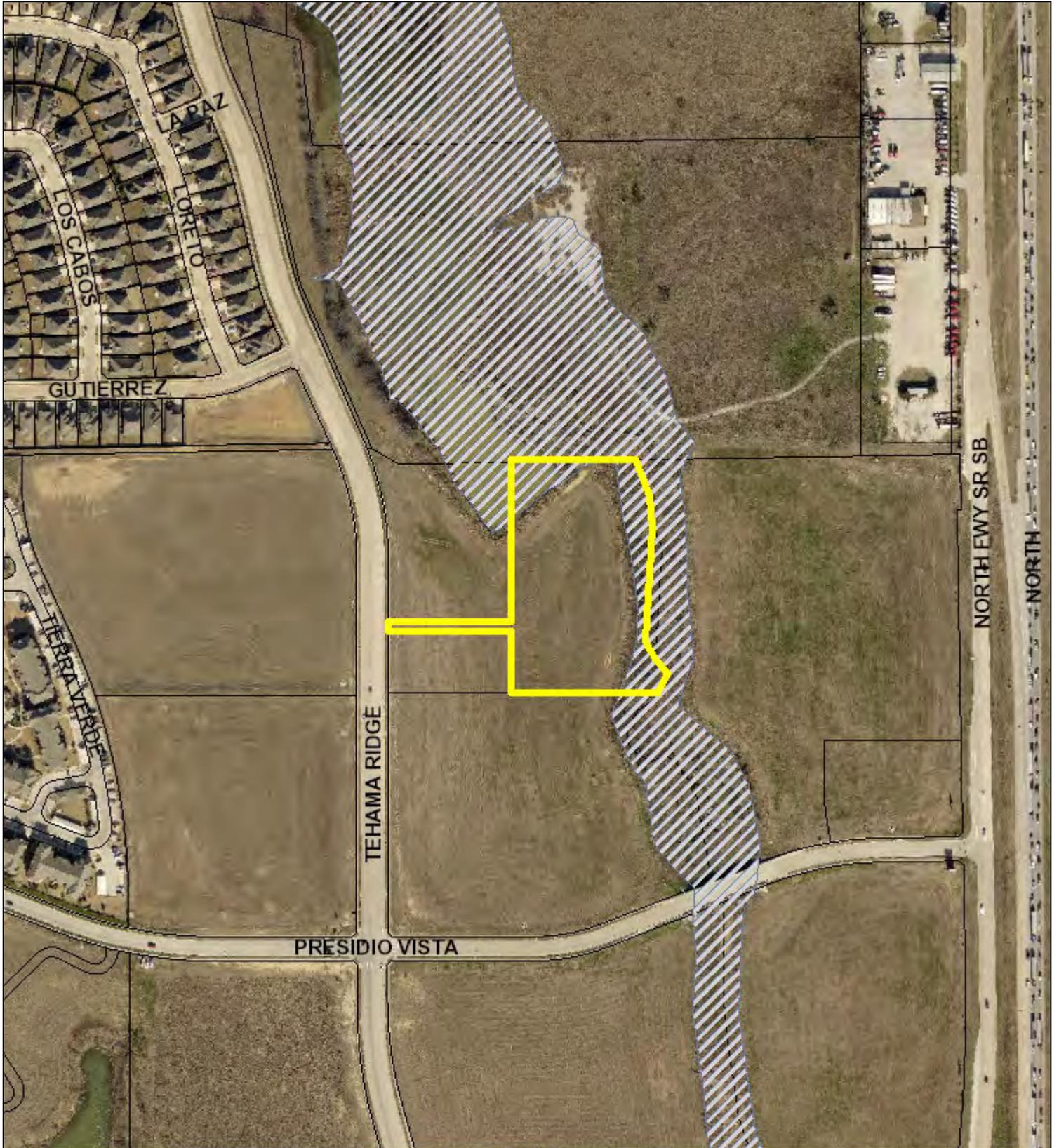


310 155 0 310 Feet

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**



0 200 400 800 Feet



		area			
Ron Shearer/ Inter District 2 Alliance	NA	Out		Support	Sent letter in

**2. ZC-15-147 HD Development Properties LP (CD 4) 1151 Bridgewood Drive (Bridgewood Center Addition, Block 1, Lot 8, 10.93 Acres): from “G” Intensive Commercial and PD320 Planned Development/Specific Use for all uses in “G” Intensive Commercial plus outside storage as delineated on the site plan. No storage or display of merchandise at rear (east) side of the building; site plan required to Amend PD320 Planned Development for all uses in “G” with outdoor storage to expand outside storage of display areas; site plan included**

Carroll Craig, 3454 Fossil Park Drive, Fort Worth, Texas representing HD Development Properties LP explained to the Commissioners they are looking to display their sheds as well as a pergola in seven existing parking spaces.

Mr. Edmonds asked Ms. Craig if there would be any outdoor storage on the east side of the building. Ms. Craig said there would be no storage on the east side.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**3. ZC-15-150 Weber Ridge LP (CD 7) 9090 Tehama Ridge (William McGowen Survey, Abstract #999, 4.30 Acres): from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan included**

Jocelyn Murphy, Planning Manager explained to the Commissioners the applicant has requested to withdraw the application.

Motion: Following brief discussion, Ms. Runnells recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**IV. New Cases**

**4. ZC-15-138 Elizabeth Garcia (CD 9) – 1171 Blodgett Avenue (Fairview Heights Addition, Block 16, Lot 37, 0.14 Acres): from “E” Neighborhood Commercial to “A-5” One-Family**

Leobardo Munoz, 5017 Glen Park Drive, Fort Worth, Texas explained to the Commissioners there is an existing single-family house that needs to be rezoned to residential.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.