



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
September 13, 2016

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	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: AKAL IV Management Inc.

Site Location: 6401 NW Loop 820 Mapsco: 60C

Proposed Use: Amend Site Plan for PD 780 to add hotel

Companion Cases: ZC-07-125/PD-780

Background:

The proposed site is located on Loop 820 and Shady Oaks Manor near the corner of Quebec. The applicant is proposing to amend the site plan for PD 780 to add a new hotel. The PD zoning was approved in 2007 for one hotel, which is existing southwest of the proposed site. The applicant would like to add another 13, 899 sf hotel and is required to amend the existing site plan.

The following table provides information related to the development. The applicant is requesting a waiver to the height of the structure. Otherwise, the site plan as submitted is in general compliance with the zoning regulations.

Site Data	Provided
Building Area	13,899 sf
Number of rooms	86
Parking required	86
Parking Provided	89
Allowed Height	45 ft.
Proposed Height	72 ft. (Waiver Required)

Site Information:

Owner: Tarun Oberoi
 3366 Scotch Creek Rd
 Coppell, TX 75109

Acreage: 3.07 acres

Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:
 North "G" Intensive Commercial / NW Loop 820
 East "G" Intensive Commercial / vacant
 South "D" High Density Multifamily / multifamily, vacant

West "F" General Commercial; "G" Intensive Commercial; "PD 780" PD for all uses in F plus hotel; no pole sign / commercial, hotel

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations.

1. Max height in F is 45 ft. proposed height 72 ft. **(waiver requested)**

Zoning Commission recommended a waiver to the height

TPW Comments:

1. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.
2. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Required 5' Sidewalks along all street frontages.
3. 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. Include all dedication information for all existing rights-of-way.
4. Special Needs Note – {Lot 2 will need access}

Platting Comments:

No Platting Comments at this time

Fire (Lt. Alan McLain, james.mclain@fortworthtexas.gov)

1. At the time of this review, this SP does not meet the minimum access requirements of the City of Fort Worth Fire Code. Per Fire Code Section 503.1.4: "Buildings more than 55 feet in height. Such tall buildings shall also be provided with two separate and approved fire apparatus access roads."
2. Show FDC connections for building. FDC connections are required to be within 50 feet of a fire department access road (fire lane or street) and within 300 feet of a fire hydrant.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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.)

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-125, "PD/F" Planned Development for "F" General Commercial. plus hotel, site plan required. Effective 9/4/07

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Shady Oaks Manor	Collector	Collector	No
IH 820 E	Freeway	Freeway	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Trinity Habitat for Humanity	Lake Worth ISD
Streams And Valleys Inc.	

**Site not located within the confines of a registered neighborhood organization*

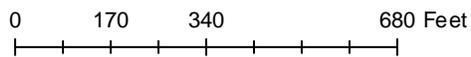
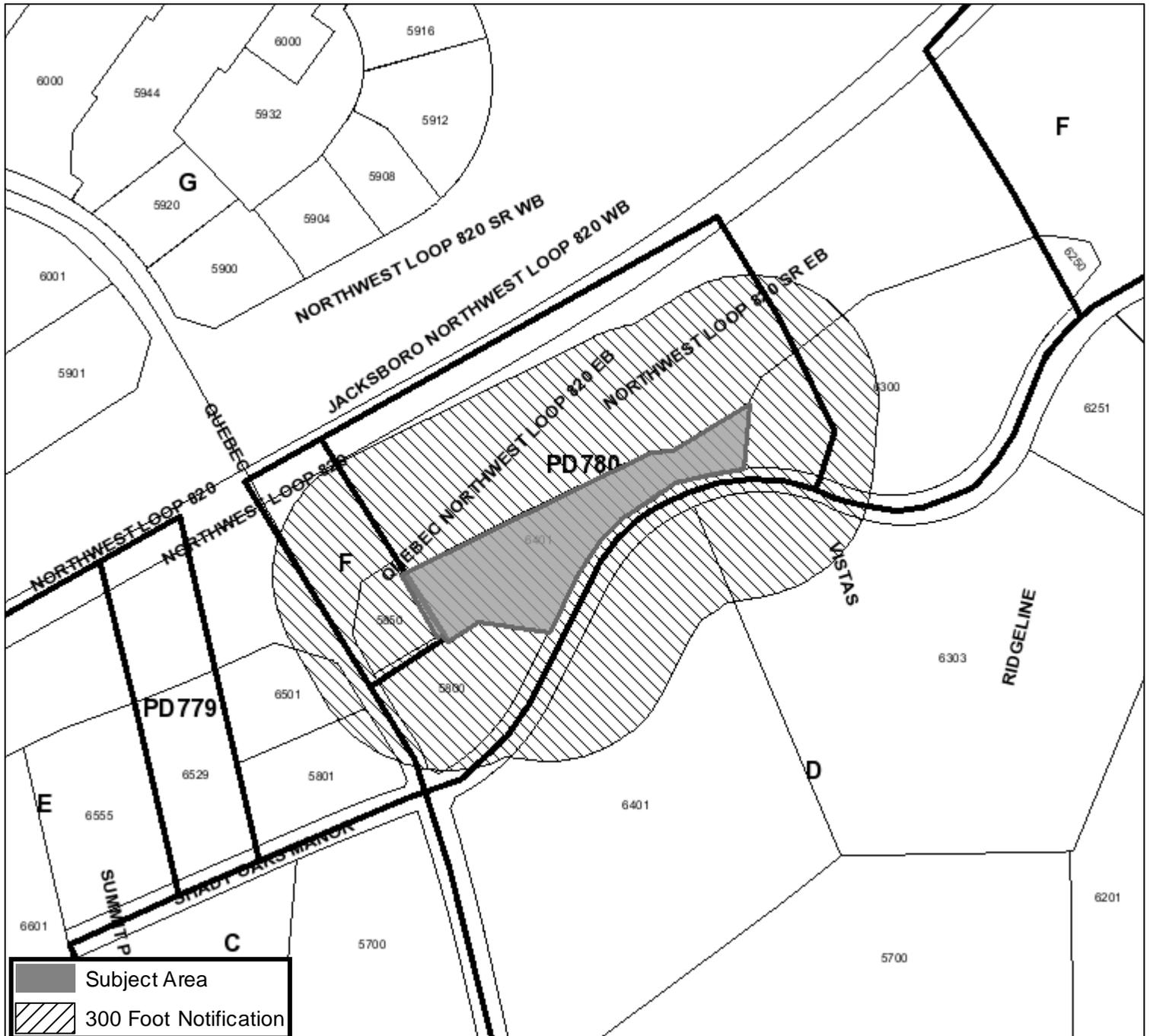
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes from the Zoning Commission meeting

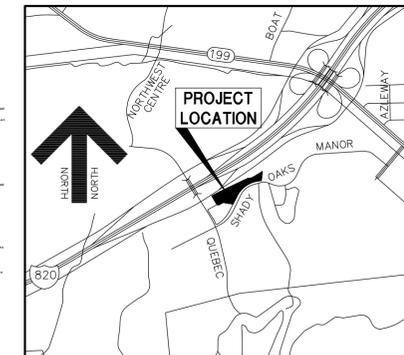
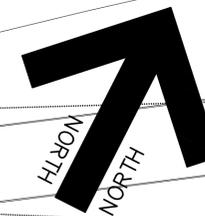


Area Zoning Map

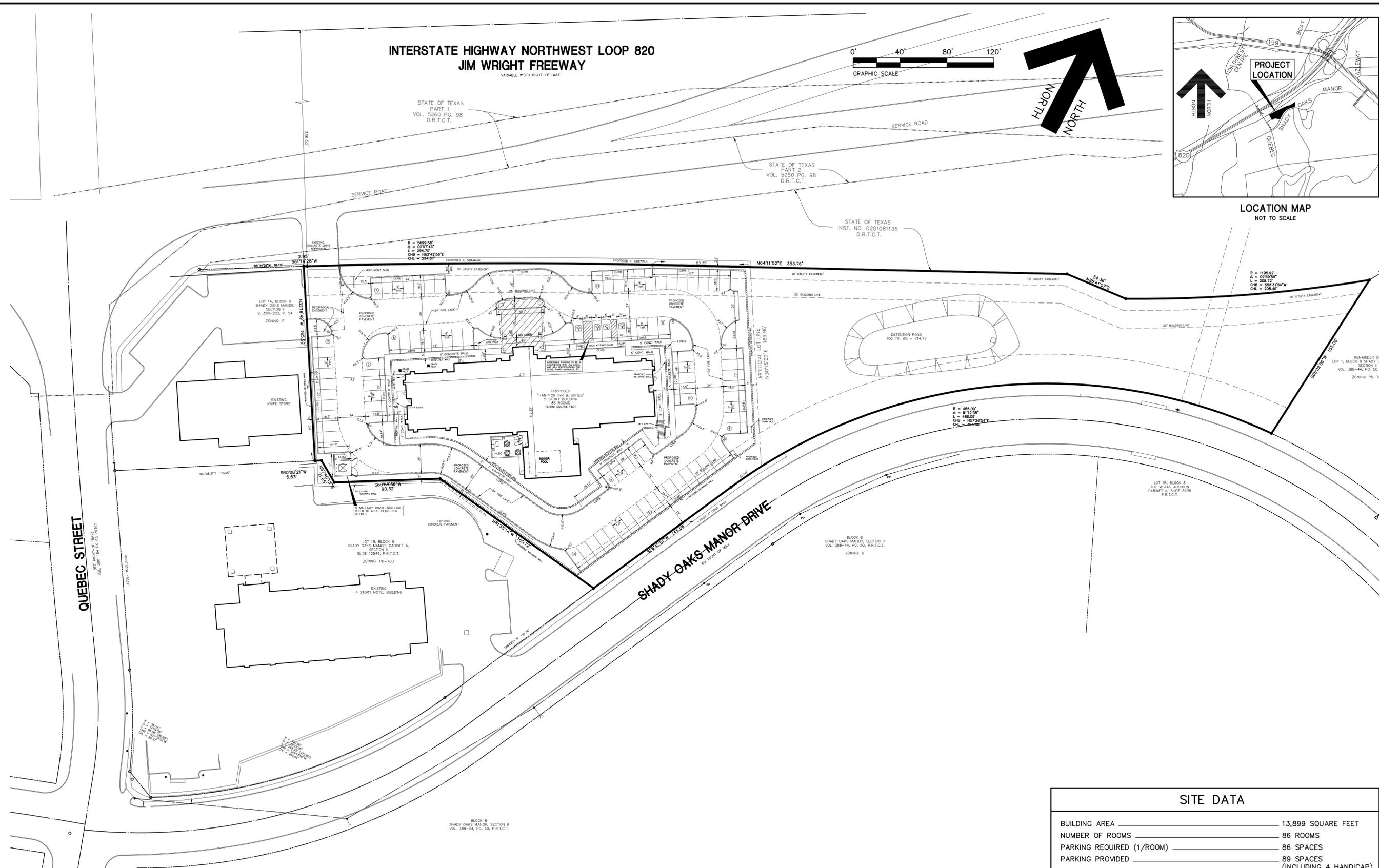
Applicant: AKAL IV Management Inc.
 Address: 6401 NW Loop 820
 Zoning From: PD 780 PD for all uses in F plus hotel; no pole sign
 Zoning To: Amend Site Plan for PD 780 to add hotel
 Acres: 3.07466695
 Mapsco: 60C
 Sector/District: Far West
 Commission Date: 8/10/2016
 Contact: 817-392-8043



**INTERSTATE HIGHWAY NORTHWEST LOOP 820
JIM WRIGHT FREEWAY**
VARIABLE WIDTH RIGHT-OF-WAY



LOCATION MAP
NOT TO SCALE



- NOTES:**
- ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS, ALL APPLICABLE MUNICIPAL BUILDING CODES AND STANDARDS, AND CITY OF FORT WORTH STANDARD CONSTRUCTION DETAILS.
 - THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
 - PROJECT WILL COMPLY WITH ALL REQUIREMENTS OF SECTION 6.301, LANDSCAPING, BUFFERS, AND URBAN FORESTRY OF THE ZONING ORDINANCE.
 - PROJECT WILL COMPLY WITH ALL LIGHTING REQUIREMENTS OF THE CITY OF FORT WORTH DEVELOPMENT ORDINANCES.
 - ALL WORK WITHIN TXDOT RIGHT-OF-WAY WILL REQUIRE TXDOT APPROVAL.
 - SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS. REQUIRED 5' SIDEWALKS ALONG ALL STREET FRONTAGES.
 - FDC CONNECTIONS ARE REQUIRED TO BE WITHIN 50 FEET OF A FIRE DEPARTMENT ACCESS ROAD (FIRE LANE OR STREET) AND WITHIN 300 FEET OF A FIRE HYDRANT.

WAIVER REQUESTED

BUILDING HEIGHT ALLOWED _____ 45 FEET
 BUILDING HEIGHT REQUESTED _____ 72 FEET

LEGEND

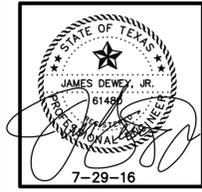
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE WALKS

SITE DATA

BUILDING AREA	13,899 SQUARE FEET
NUMBER OF ROOMS	86 ROOMS
PARKING REQUIRED (1/ROOM)	86 SPACES
PARKING PROVIDED	89 SPACES (INCLUDING 4 HANDICAP)

APPROVED: _____
 DIRECTOR OF PLANNING AND DEVELOPMENT DATE

JDJR ENGINEERS & CONSULTANTS, INC.
 TSBPE REGISTRATION NUMBER F-6627
 ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-JDJR (6357) Fax 972-252-9888



HAMPTON INN & SUITES
 LOT 1C, BLOCK 9
 SHADY OAKS MANOR SECTION II
 SHADY OAKS MANOR DRIVE AT QUEBEC STREET
 FORT WORTH, TEXAS

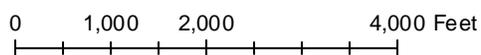
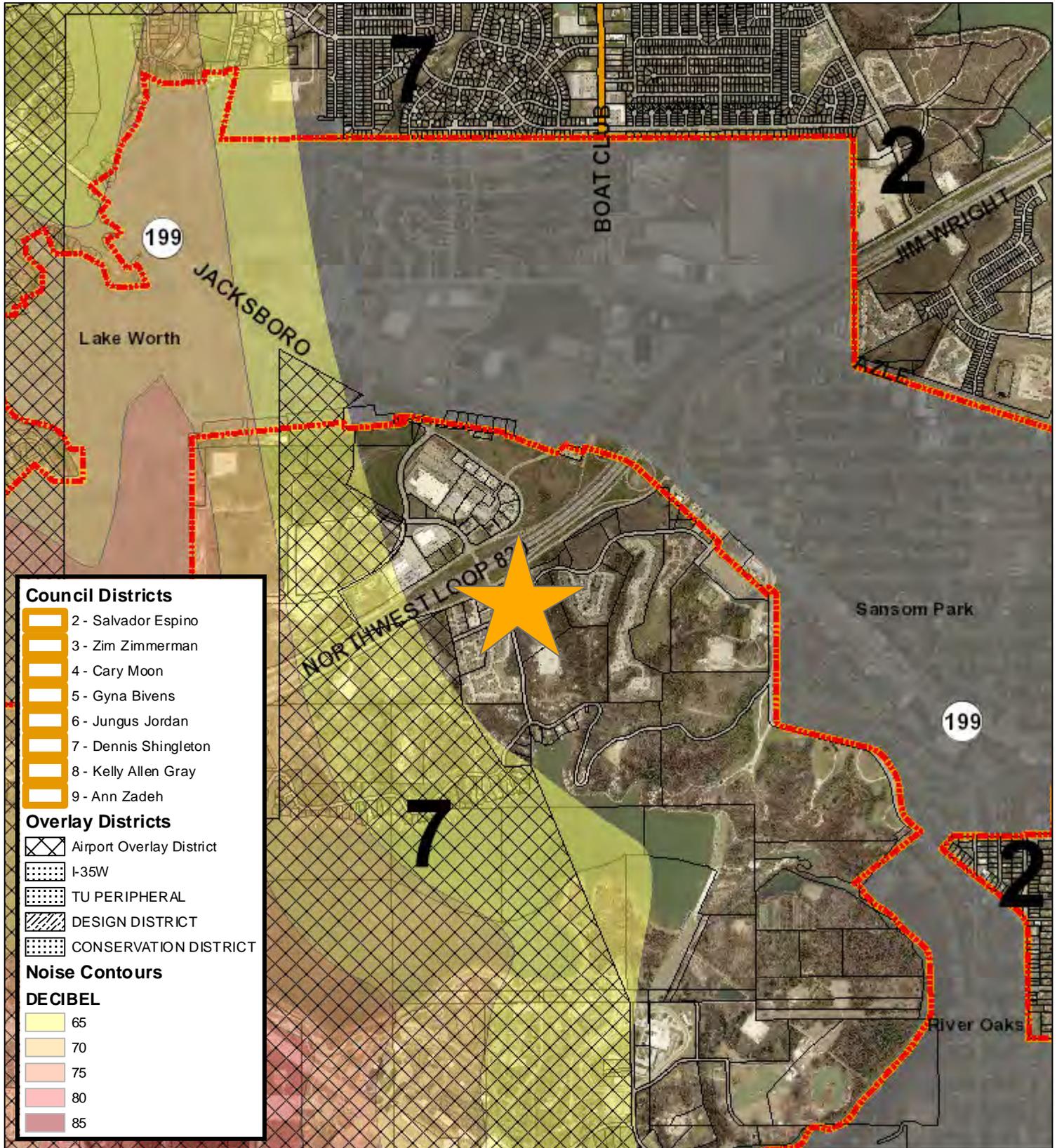
REVISIONS:

DATE	REVISION
7-29-16	STAFF COMMENTS

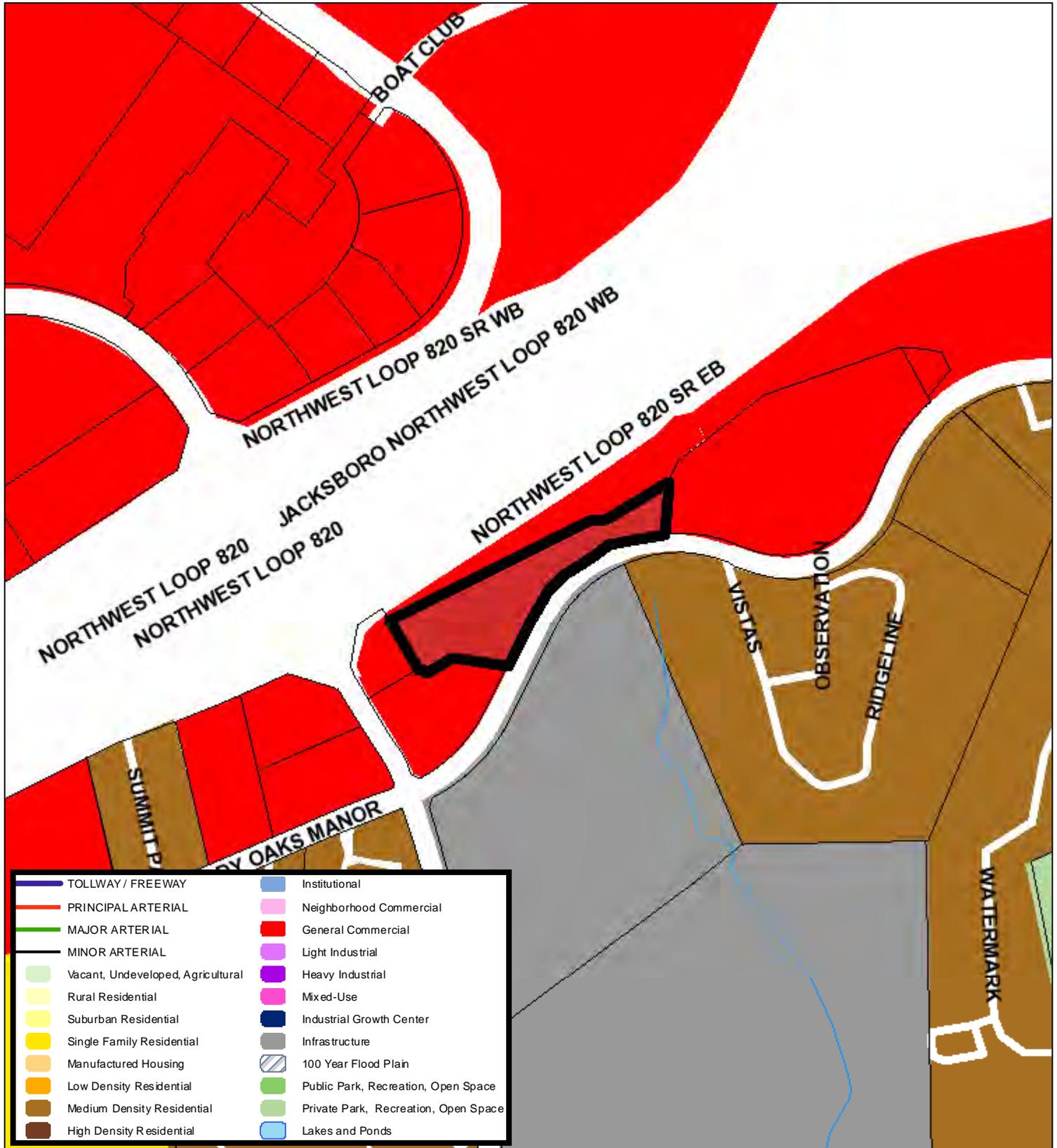
SHEET TITLE
SITE PLAN FOR PD-780

DATE: JULY 13, 2016
 SCALE: 1" = 40'
 DRAWN BY: SAS
 CHECKED BY: JDJR
 SHEET NO. **1** OF **1**
 JDJR FILE NO. 904-4-08

Area Map



Future Land Use



390 195 0 390 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 29, 2016.



Aerial Photo Map



0 245 490 980 Feet

