



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://fortworthtexas.gov/calendar) and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZC-25-029

## Aerial Photo Map



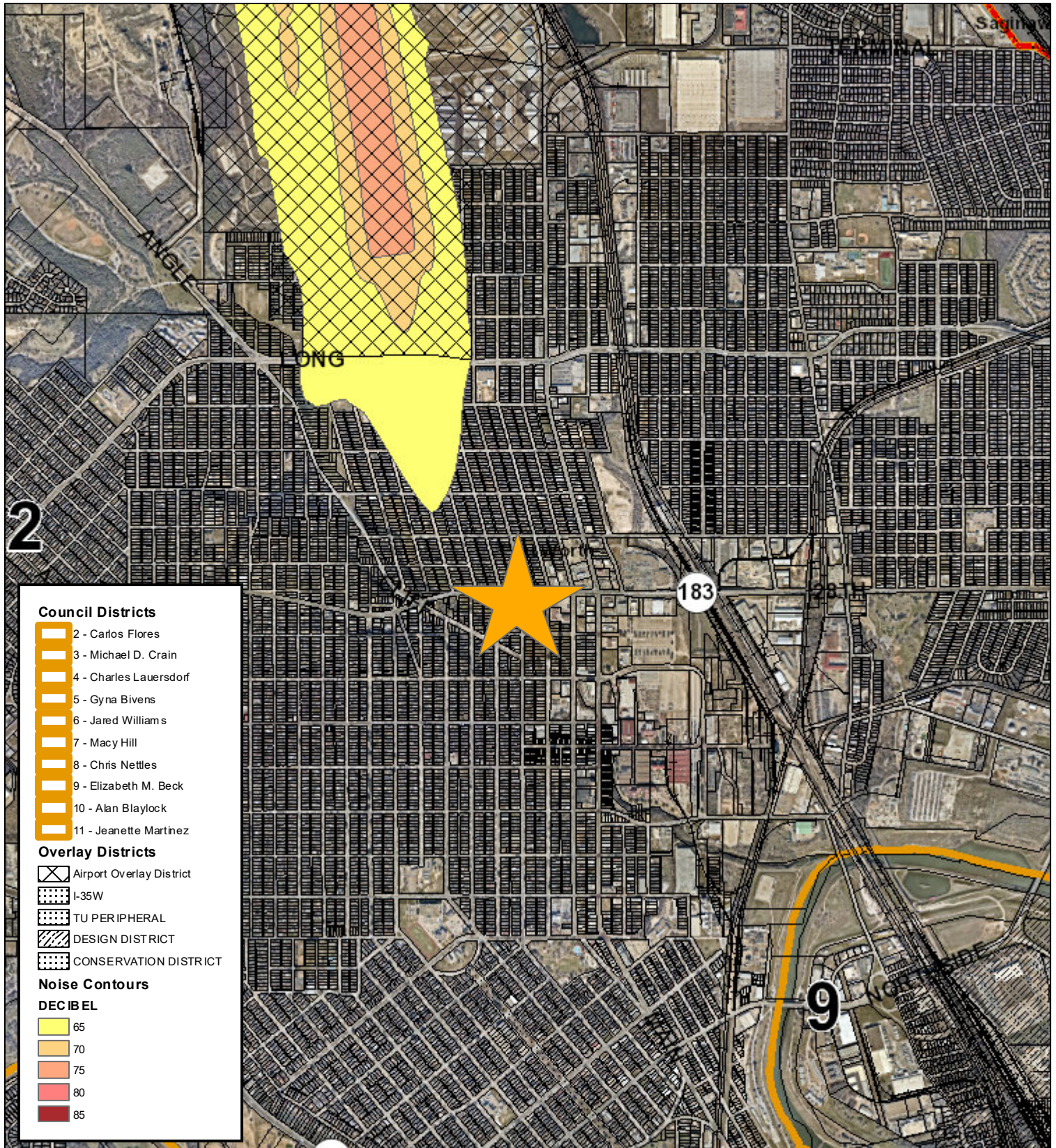
0 120 240 480 Feet





ZC-25-029

## Area Map



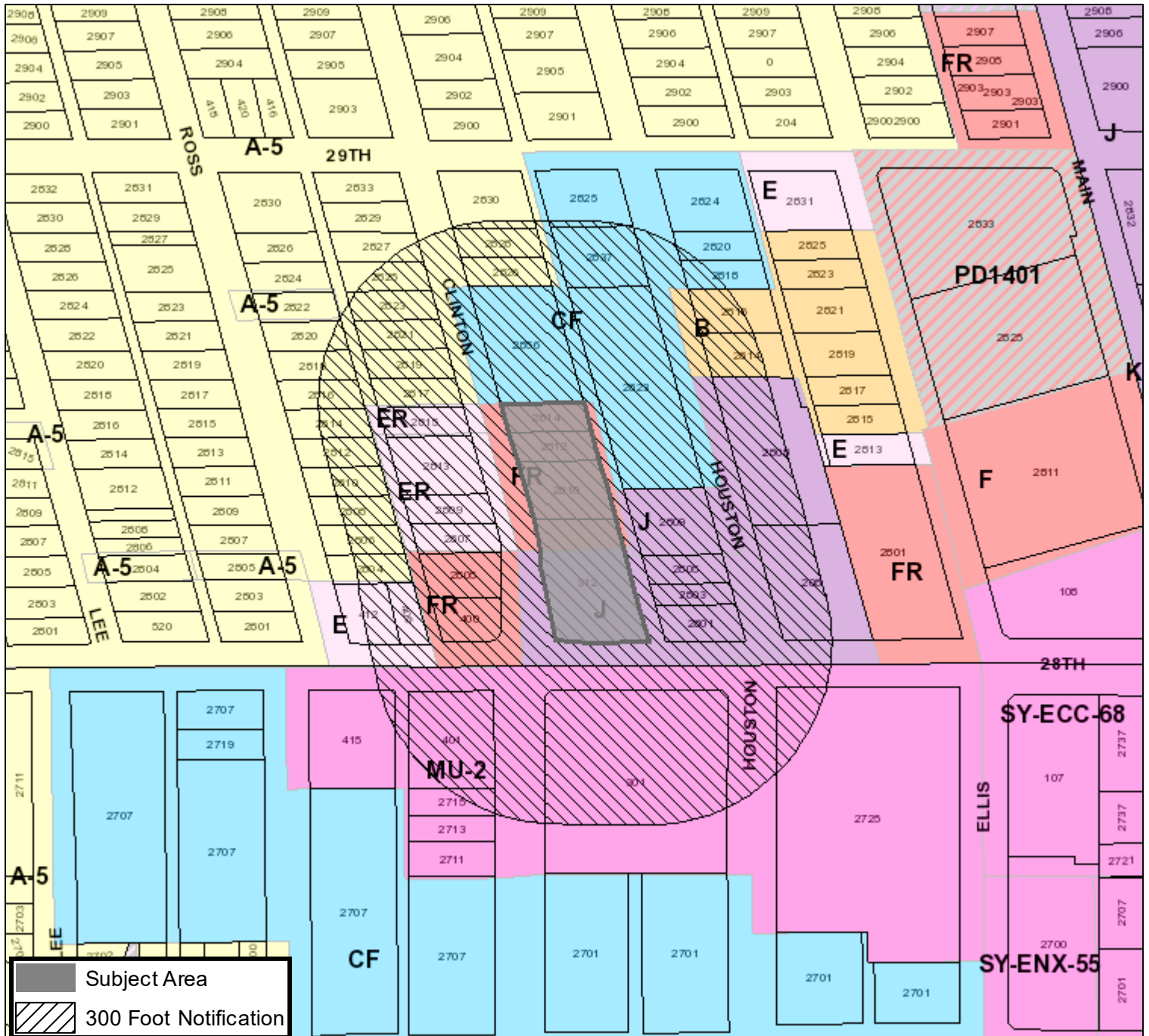
0 1,000 2,000 4,000 Feet



ZC-25-029

## Area Zoning Map

Applicant: Stockyards Lodging LLC / Marshall Strawn  
Address: 312 NW 28th Street & 2810, 2812, & 2814 Clinton Avenue  
Zoning From: FR, J  
Zoning To: PD for FR uses plus hotel with development waivers for height & access  
Acres: 2.66927287  
Mapsc0: Text  
Sector/District: Northside  
Commission Date: 6/11/2025  
Contact: 817-392-2806



0 115 230 460 Feet

Created: 5/30/2025 9:01:05 AM



ZC-25-029

## Future Land Use



180 90 0 180 Feet

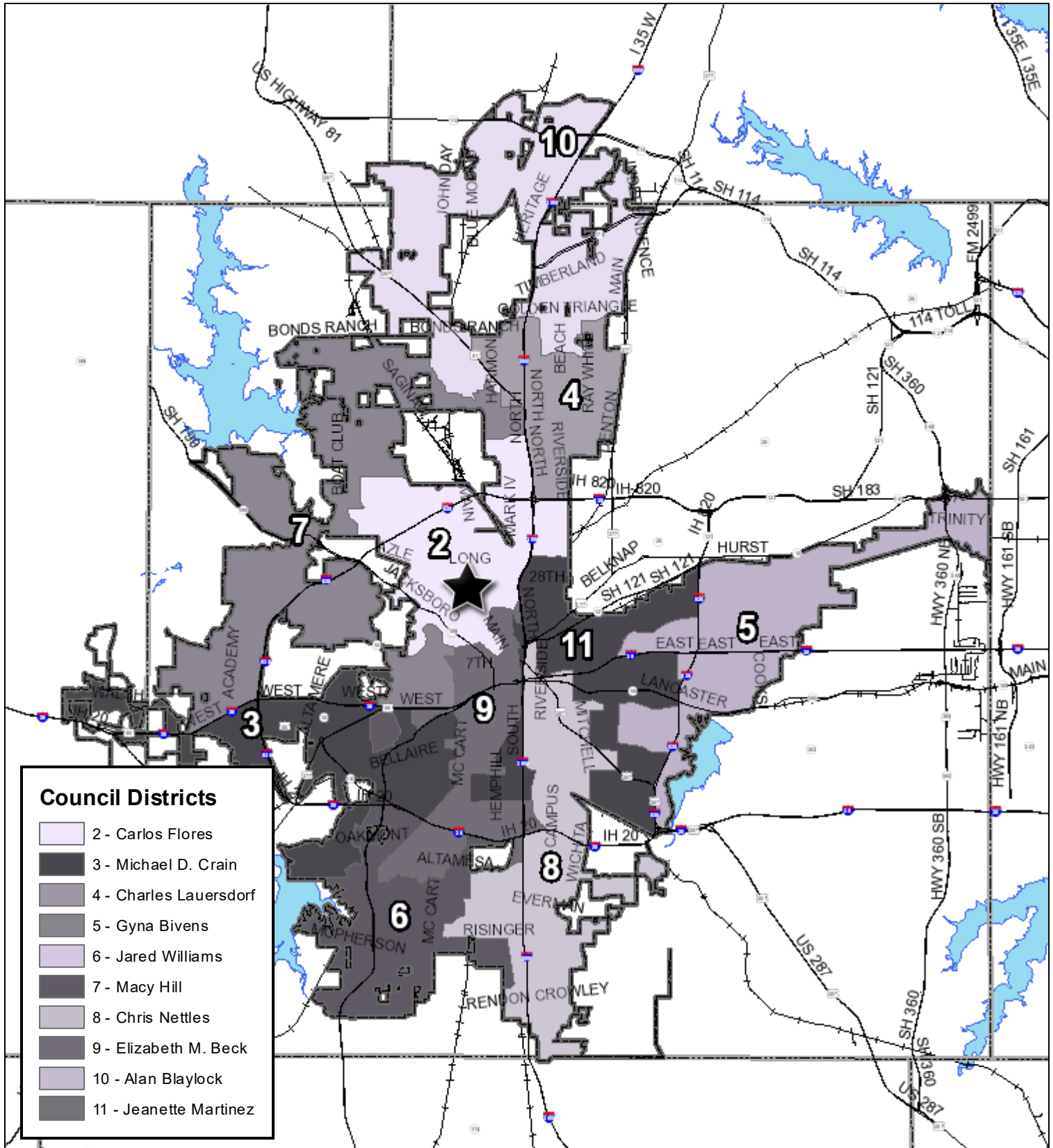
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-029

## Location Map



0 2.5 5 10 Miles



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Piyush Patel

Mailing Address 3501 Olympus Blvd, Ste. 340 City, State, Zip Coppell, Texas 75019

Phone 469-327-1000 Email ppatel@iconlodging.com

**APPLICANT** Roger Sotelo

Mailing Address 3501 Olympus Blvd, Suite 340 City, State, Zip Coppell, Texas 75019

Phone 682-327-1000 Email rsotelo@iconcompanies.com

**AGENT / OTHER CONTACT** Marshall Strawn - Bennett Partners

Mailing Address 640 Taylor St, Ste. 2323 City, State, Zip Fort Worth, Texas 76102

Phone 817-333-2871 Email mstrawn@bennett.partners

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

## PROPERTY DESCRIPTION

Site Location (Address or Block Range): 312 N.W. 28th St. & 2810, 2812, 2814 Clinton Avenue

Total Rezoning Acreage: 1.243 ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

☒ **YES - PLATTED**

Subdivision, Block, and Lot (list all): M.G. Ellis Addition, Block 58, Lots 25-32

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 1.243 acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

☐ **NO – NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: \_\_\_\_\_ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<div><input type="checkbox"/> Rezoning from one standard zoning district to another</div> <div><input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District</div> <div><input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay</div> <div><input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP</div>	<div><input type="checkbox"/> Submitting a required site plan for an existing PD (no change to development standards or waivers)</div> <div><input type="checkbox"/> Amending a previously approved PD or CUP site plan</div> <div>Existing PD or CUP Number: _____</div> <div>Previous Zoning Case Number: _____</div>

DEVELOPMENT INFORMATION

Current Zoning District(s): FR & J Proposed Zoning District(s): PD - FR

Current Use of Property: Vacant Auto Shop

Proposed Use of Property: Dual-Brand Franchise Hotel

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: FR

Land Uses Being Added or Removed: \_\_\_\_\_

Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

4.902 (c) Maximum Height, 5.116 (b)(1) Ingress/Egress to site

☒ Site Plan Included (completed site plan is attached to this application)

☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

The 28th St Hotel is a dual-branded franchise hotel. The hotel is 4 stories above a one-story parking podium totaling 5 stories at 65 feet tall. We believe the proposed hotel just off NW 28th St and North Main St will be a needed addition to the area, given the increasing popularity and commercial activity of the greater Stockyards National Historic District. The site plan of the proposed new hotel tries to take into consideration the context and potential concerns of the adjacent neighborhood and land uses in the following ways:

- We have moved the hotel building to the southern end of the site, as far away as possible from the surrounding uses that may have concerns about the hotel's height. The placement of the main mass of the building is in the parcel currently zoned as 'J', and we proposed the building would have two story portions at street frontage and stepping up to additional 3 stories. J Zoning allows for a maximum height of 120ft, but our proposed change from J to FR would reduce this height considerably, with the proposed waiver from 45ft to 65ft in the PD site plan.
- The church has a large parking lot to the west of the main church building. We have placed our parking adjacent to that since it is a similar use.
- A benefit of the site topography is that the proposed new parking lot will be recessed, further screening it from the surrounding uses. The site topography also naturally screens the lower portion of the building from the residential area and gives it the perception of being shorter than 5 stories.
- Along Clinton Ave. we are proposing additional landscaping to further screen the parking, and proposing a new sidewalk to provide safer access from the neighborhood to 28th street.

Half of our site is currently zoned as 'J - Medium Industrial' and the other half as 'FR - General Commercial restricted'. We are asking to move the 'J' zoning district into 'FR', and create a Planned Development with FR as the base zoning. The reason is because a Hotel use is permitted in the FR zoning district, but per 5.116 (a) Supplemental Use Standards, when a hotel is less than 1,000 feet away from a one-family district a planned development district shall be created. Therefore, a PD is required for this project, and we would like to create a PD-FR. The design and ownership team are requesting 2 waivers to the base FR zoning:

**1. Per 4.902 (c) Property Development Standards:** FR height – 3 stories or 45 feet maximum.

**Requested variance:** To increase the maximum height by 20 feet to 5 stories or 65 feet maximum. We have moved the hotel building to the southern end of the site, as far away as possible from the surrounding uses that may have concerns about the hotel's height. This placement of the main mass of the building is in the current J zoning parcel, and we proposed the building would have two story portions at street frontage and stepping up to additional 3 stories. J Zoning allows for 120ft, our proposed change to from J to FR would reduce this height considerably, with the proposed waiver from 45ft to 65ft in the PD site plan.

**2. Per 5.116 (b) (1) Hotel, Motel or Inn:** Ingress/Egress should be taken from the major street furthest from the residential district;

**Requested variance:** To provide vehicular Ingress/Egress from Clinton Avenue instead of NW 28th St. The primary vehicular entry to the site reuses an existing curb cut off Clinton at the far southern end of the site. We are introducing one new curb cut further north on Clinton to provide a secondary access point, but it is our expectation that the southern curb cut will carry the majority of the vehicular traffic. We believe that a vehicular ingress/egress directly onto 28th would be less safe than the arrangement shown on the site plan.

## ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

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2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? ☒ Yes ☐ No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☒ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

*¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted)* ☐ Sí ☒ No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* \_\_\_\_\_

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - ☒ Site Plan meeting requirements of attached checklist (pages 7-8)
  - ☒ A list of all waiver requests with specific ordinance references

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

**SIGN INSTALLATION AUTHORIZATION**

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): \_\_\_\_\_

Owner's Name (Printed): Nimesh Patel

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) Bennett Partners - Marshall Strawn ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
M.G. Ellis Addition, Block 58, Lots 25-32 (CERTIFIED LEGAL DESCRIPTION)

\_\_\_\_\_

Owner's Signature (of the above referenced property)

Nimesh Patel

Owner's Name (Printed)

\_\_\_\_\_

Applicant or Agent's Signature

Marshall Strawn

Applicant or Agent's Name (Printed):

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

*I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.*

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Owner's Signature (of the above referenced property): \_\_\_\_\_

Owner's Name (Printed): Nimesh Patel

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) Ray Oujesky ACTING ON MY  
BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY  
OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:  
M.G. Ellis Addition, Block 58, Lots 25-32 (CERTIFIED LEGAL DESCRIPTION)

\_\_\_\_\_  
Owner's Signature (of the above referenced property)

Nimesh Patel

Owner's Name (Printed)

\_\_\_\_\_  
Applicant or Agent's Signature

Ray Oujesky

Applicant or Agent's Name (Printed):

Nimesh Patel  
Managing Partner  
***Stockyards Lodging, LLC***  
3501 Olympus Blvd, Ste 340  
Coppell, Texas 75019  
1/29/25

City of Fort Worth:

This letter serves to notify you of my signature authority for the above-mentioned business entity.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nimesh Patel', with a stylized flourish at the end.

Nimesh Patel  
Managing Partner  
Stockyards Lodging, LLC

**OWNER'S POLICY OF TITLE INSURANCE (T-1)  
SCHEDULE A**

Name and Address of Title Insurance Company:

Fidelity National Title Insurance Company  
P.O. Box 45023  
Jacksonville, FL 32232-5023

GF No.: FT-44122-9001222003093

Policy No.: 9001222003093-O

Address for Reference only: 312 N.W. 28th Street, Fort Worth, TX 76164  
2810 Clinton Avenue, Fort Worth, TX 76106  
2812 Clinton Avenue, Fort Worth, TX 76106  
2814 Clinton Avenue, Fort Worth, TX 76106

Amount of Insurance: \$850,000.00

Premium: \$4,785.00

Date of Policy: May 10, 2021 at 04:02 PM

## 1. Name of Insured:

Stockyards Lodging, LLC, a Texas limited liability company

## 2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

## 3. Title is insured as vested in:

Stockyards Lodging, LLC, a Texas limited liability company

## 4. The land referred to in this policy is described as follows:

Lots 25 through 32, Block 58, M. G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas,  
according to the plat thereof recorded in Volume 63, Page 18, Plat Records, Tarrant County, Texas.**END OF SCHEDULE A**



## SITE PLAN CHECKLIST AND REQUIREMENTS

### Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- ☒ Site Address and Legal Description
- ☒ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☒ Date of preparation or revision, as applicable
- ☒ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☒ Vicinity map, north arrow, and scale
- ☒ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☒ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- ☒ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☒ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☒ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☒ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☒ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☒ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☒ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

The following notes should be included on all site plans:

- ☒ This project will comply with [Section 6.301, Landscaping](#).
  - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
- ☒ This project will comply with [Section 6.302, Urban Forestry](#).
- ☒ All signage will conform to [Article 4, Signs](#).
- ☒ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**

# 28<sup>th</sup> St Franchise Hotel

**Subject Address:** NW 28<sup>th</sup> St and Clinton Ave

**Zoning Change Request:** Rezone from FR & J to PD-FR

LIST WAIVERS REQUESTED FROM ZONING REGULATIONS (Site Plan or Development Standards)  
(ex. Setbacks, height, density, parking)

## **Requested variances.**

1. **Per 4.902 (c) Property Development Standards:** FR Maximum Height – 3 stories or 45 feet maximum

**Requested variance:** To increase the maximum height by 20 feet to 5 stories or 65 feet maximum. We have moved the hotel building to the southern end of the site, as far away as possible from the surrounding uses that may have concerns about the hotel's height. This placement of the main mass of the building is in the current J zoning parcel, and we proposed the building would have two story portions at street frontage and stepping up to additional 3 stories. J Zoning allows for 120ft, our proposed change to from J to FR would reduce this height considerably, with the proposed waiver from 45ft to 65ft in the PD site plan.

2. **Per 5.116 (b) (1) Hotel, Motel or Inn:** Ingress/Egress should be taken from the major street furthest from the residential district;

**Requested variance:** To provide vehicular Ingress/Egress from Clinton Avenue instead of NW 28th St. The primary vehicular entry to the site reuses an existing curb cut off Clinton at the far southern end of the site. We are introducing one new curb cut further north on Clinton to provide a secondary access point, but it is our expectation that the southern curb cut will carry the majority of the vehicular traffic. We believe that a vehicular ingress/egress directly onto 28th would be less safe than the arrangement shown on the site plan.

312 NW 28TH ST  
FORT WORTH, TEXAS 76164



## VICINITY MAP

## NOTES

1. ALL DUMPSTERS, GROUND LEVEL EQUIPMENT AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY
2. ALL SIGNAGE WILL COMPLY WITH TO ARTICLE 4, SIGNS.
3. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.
4. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
5. PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
6. PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET R.O.W.
7. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
8. FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH CITY OF FORT WORTH CODE.

## ZONING DATA

Setbacks	Existing: FR	Existing: J	Proposed: PD-FR
Front Yard	None	None	None
Rear Yard	10 ft	10 ft	10 ft
Side Yard - Corner Lot	None	None	None
<b>Other Requirements</b>			
Max Height	3 Stories or 45 ft	12 Stories or 120 ft	5 Stories or 65 ft

## BUILDING DATA

Number of Rooms:	
LEVEL 01	0 KEYS
LEVEL 02	26 KEYS
LEVEL 03	34 KEYS
LEVEL 04	34 KEYS
LEVEL 05	34 KEYS
<b>TOTAL</b>	<b>128 KEYS</b>

Required Parking:		
HOTEL	1 PER BED	128 SPACES
	1 PER 4 PATRON SEATS	0 SPACES REQD.
	5 PER 1,000 SQFT BALLROOM	0 SPACES REQD.
<b>TOTAL REQUIRED PARKING</b>		<b>128 SPACES</b>
<b>TOTAL PROVIDED PARKING</b>		<b>128 SPACES</b>

**28TH ST  
FRANCHISE HOTEL**

Zoning #: 25TMP-000379

PD SITE PLAN OF

**312 NW 28TH ST**

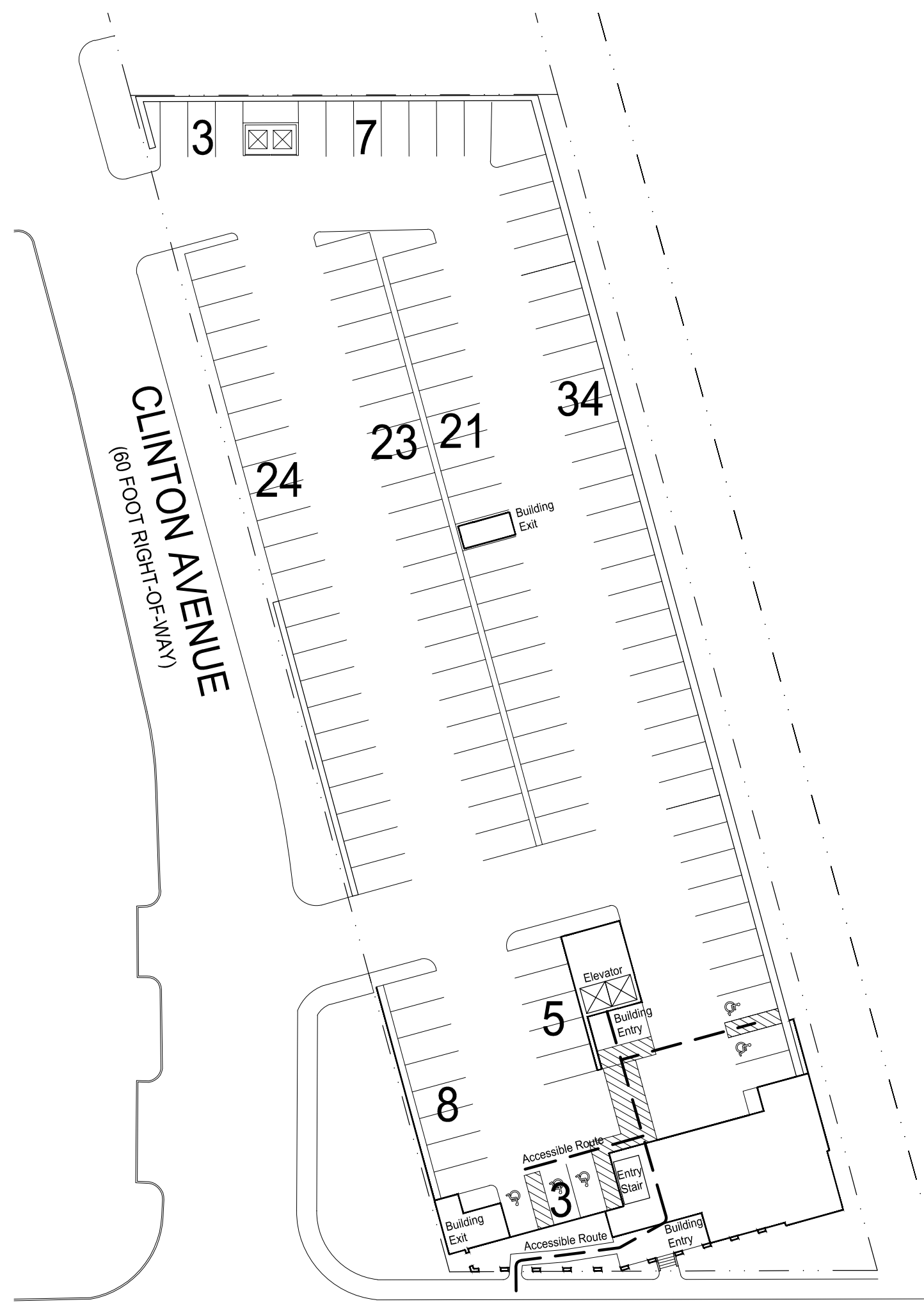
Lots 25-32, Block 58

PREPARED: February 3, 2025

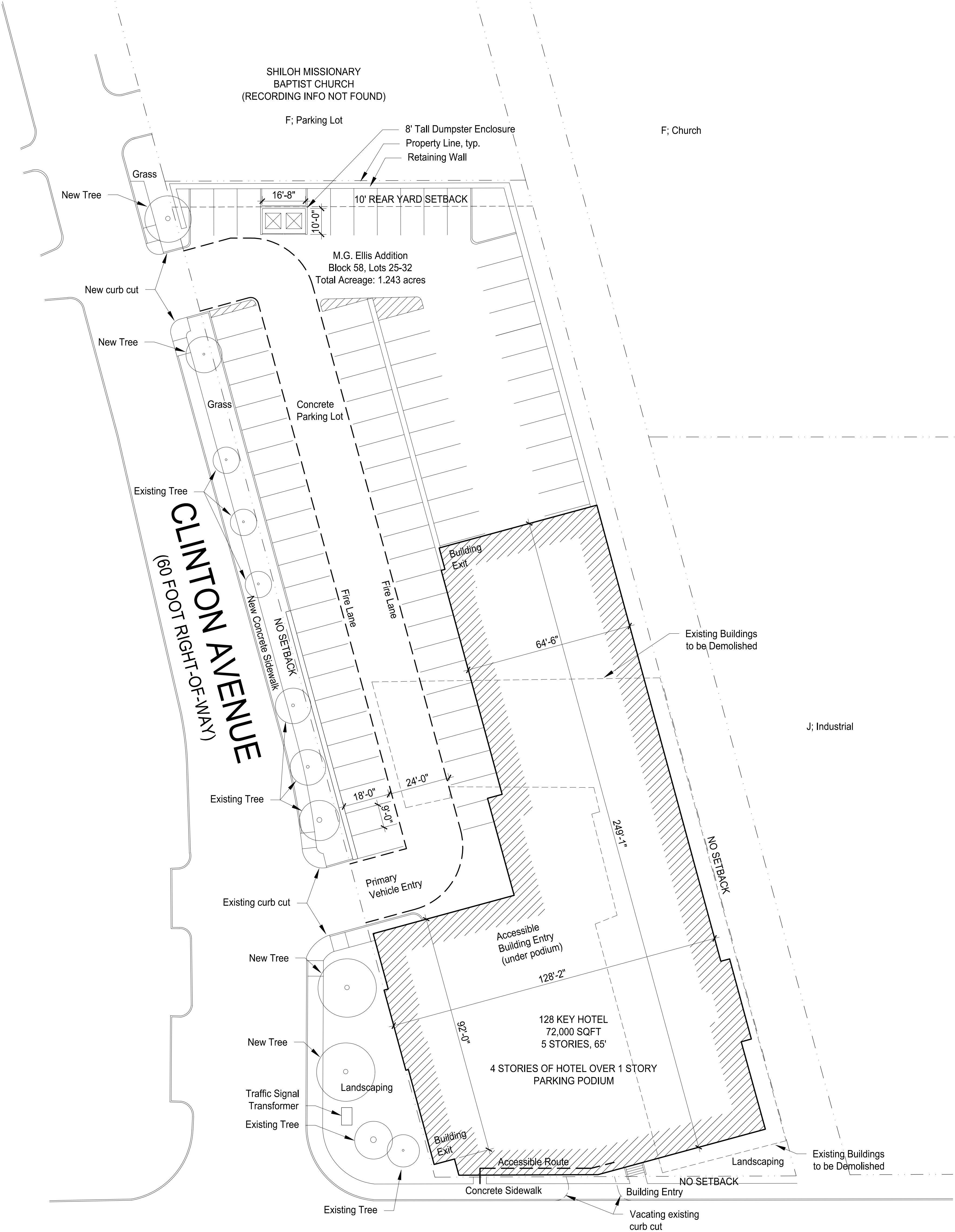
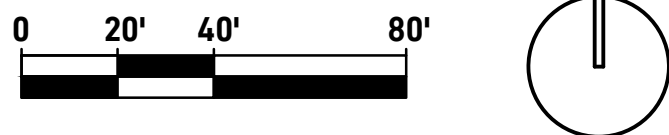
plotted by: Marshall Strawn  
date-time: 2/3/2025 10:36 AM

## SITE PLAN

# AS101



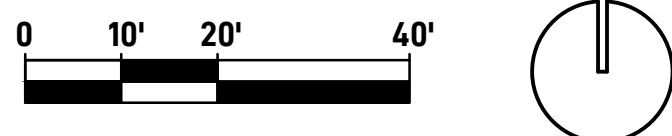
## 2) LEVEL 1 - PARKING PLAN



# NW 28TH STREET

(VARIABLE WIDTH R.O.W.)

## 1 SITE PLAN



SIGNATURE

DATE \_\_\_\_\_

## ZONING APPLICATION

Project No: 25102.00

Issue Date: 03 FEBRUARY 2025

7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

# SURVEY PLAT

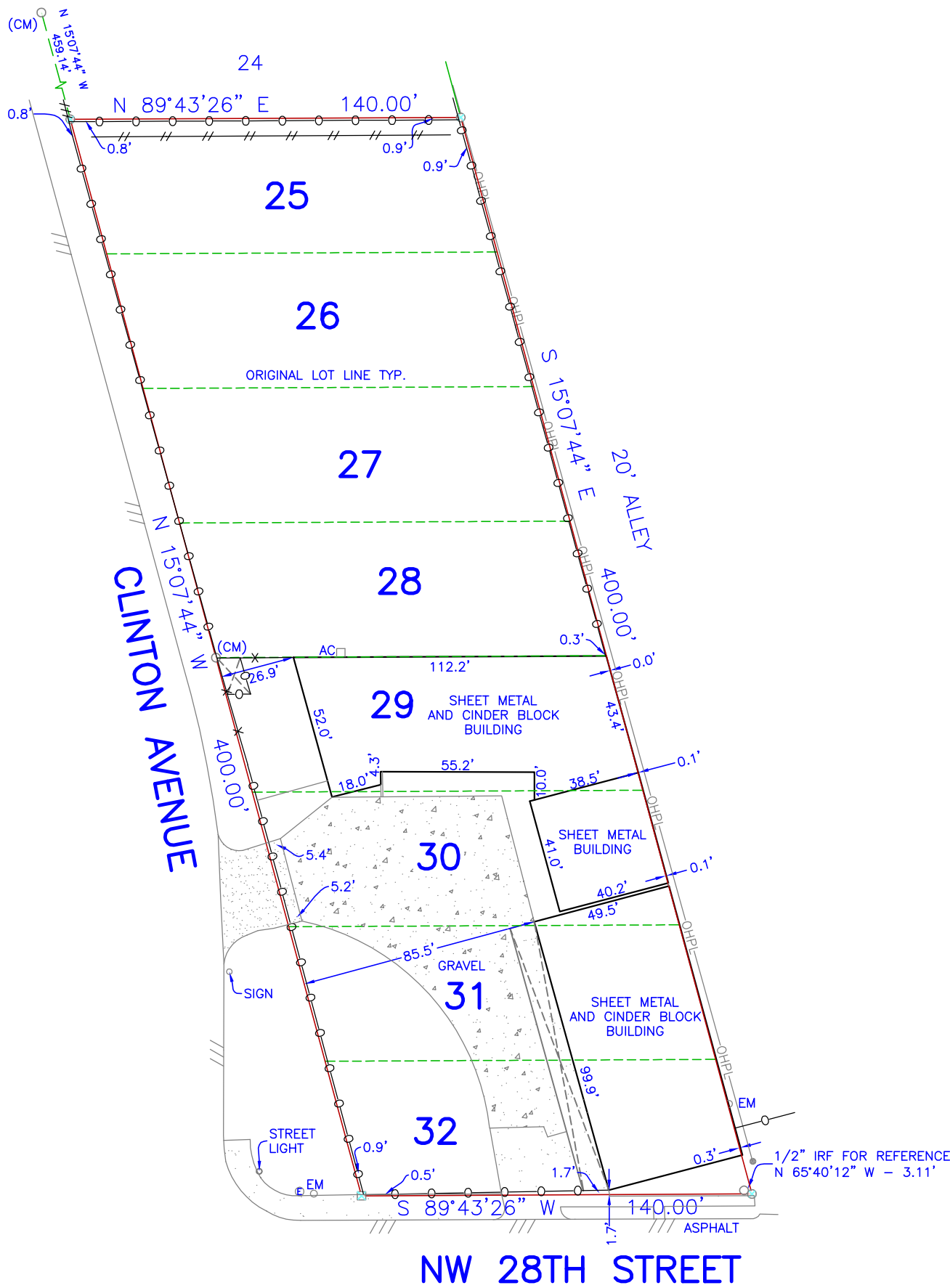
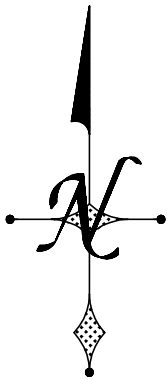


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 312 N.W. 8TH STREET, 2810, 2812 & 2814 CLINTON AVENUE, in the City of FORT WORTH Texas.

BEING LOTS 25 THROUGH 32, BLOCK 58, M. G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS.



THE ABOVE DESCRIBED PROPERTY  
DOES NOT LIE IN A FLOOD HAZARD  
AREA ACCORDING TO THE F.E.M.A.  
FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NO.  
48439C0190L

BEARINGS ARE BASED ON NAD 83  
DATUM, TEXAS STATE PLANE  
COORDINATE SYSTEM, NORTH  
CENTRAL ZONE

ACCEPTED BY: \_\_\_\_\_

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

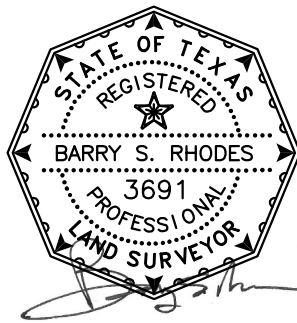
Scale: 1" = 50'  
Date: 10/26/20  
G. F. No.: 9001222003093  
Job no.: 202008213  
Drawn by: JM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE
CM	CONTROLLING MONUMENT
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET 'X'	
FOUND 'X'	
5/8" IRON ROD FOUND	
PK NAIL FOUND	
CABLE	E - ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	PP - POWER POLE
FIRE HYDRANT	TP - TELEPHONE
LIGHT POLE	WM - WATER METER
MANHOLE	WV - WATER VALVE
( UNLESS OTHERWISE NOTED )	



FIDELITY  
NATIONAL TITLE COMPANY



# Pre-Development Conference Study Map

Franchise Hotel, 12-14-2020

**Legend**

**Zoning**

**MTP**

**Lane**

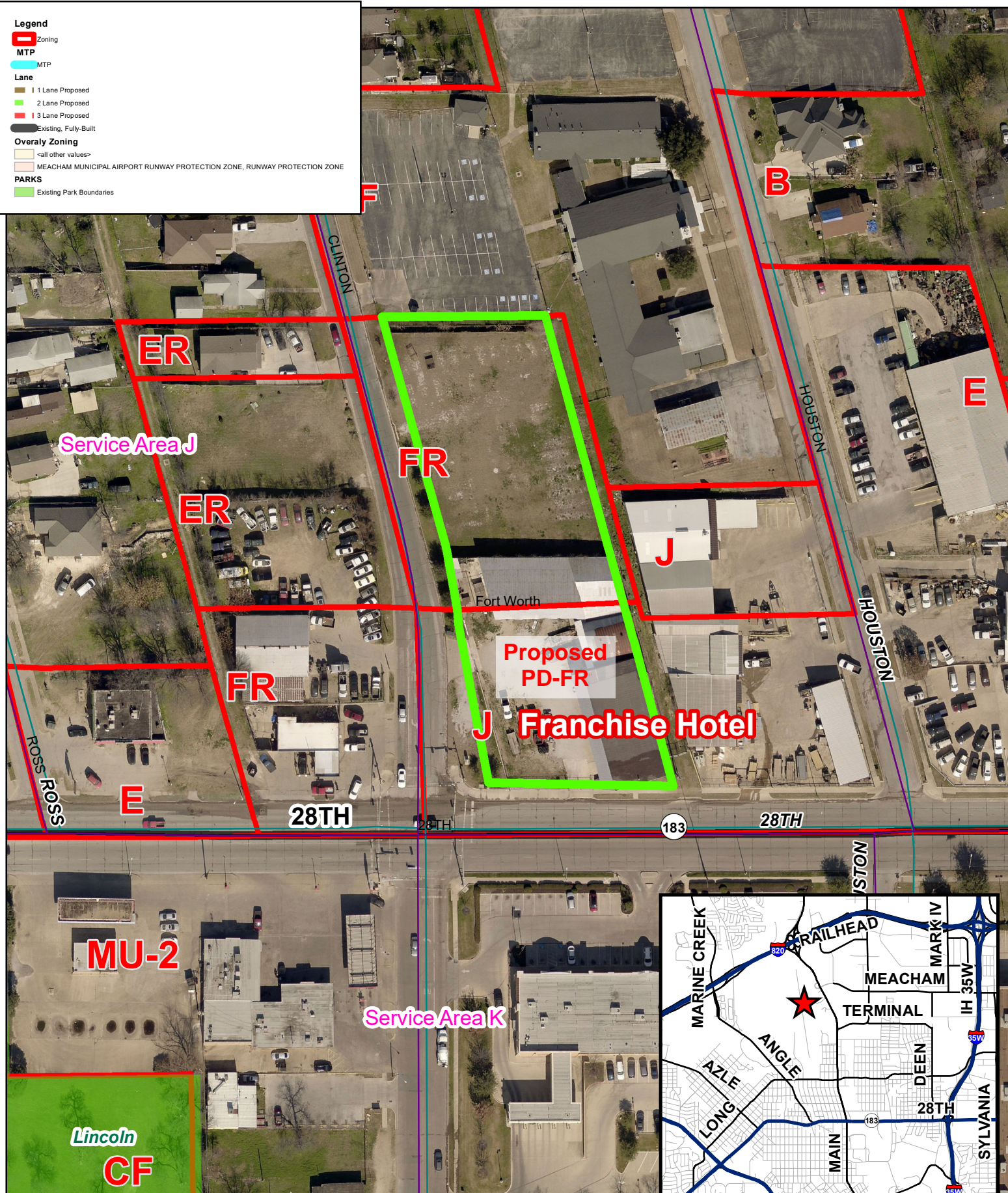
- 1 Lane Proposed
- 2 Lane Proposed
- 3 Lane Proposed
- Existing, Fully-Built

**Overlay Zoning**

- <all other values>
- MEACHAM MUNICIPAL AIRPORT RUNWAY PROTECTION ZONE, RUNWAY PROTECTION ZONE

**PARKS**

- Existing Park Boundaries



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