



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 3, 2011

**Council District** 9

**Zoning Commission Recommendation:**

Denial without Prejudice by a vote of 9-0

**Opposition:** None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Trinity Bluff Development, Ltd.

**Site Location:** 761 and 765 Samuels Avenue Mapsco: 63S

**Proposed Use:** Senior Living

**Request:** From: "D" High Density Multifamily & "O-1" Floodplain

To: "PD/TU-N1" Planned Development for all uses in "TU/N1" Trinity Uptown/Neighborhood Zone with development standards; site plan included.

**Land Use Compatibility:** Requested change **is not compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent.**

**Background:**

The site is located along Samuels Avenue just north of downtown, across the Trinity River from the proposed Trinity Uptown area. Some historically significant homes have been identified in this area. The southern sections of Samuels Avenue have been redeveloped by the applicant into multi family and mixed use structures. The applicant has acquired multiple properties along Samuels to the north with the intention of developing the same types of structures.

The applicant is proposing a zone change from "PD/TU-N1" Planned Development for all uses in "TU/N1" Trinity Uptown/Neighborhood Zone with development standards, site plan included, for a proposed multi-story senior living residential structure.

The applicant provided an email indicating that they were still working on the site plan and requested to withdraw the application.

Development Standards	TU District	Proposed PD
Front Yard	80% of front façade must be located within 10 feet of the property line	Minimum of 10 feet
Side Yard	None required. If provided min. of 3 and max. of 10 feet	Min. of five and max. of 30 feet

Historic Setback	None	30' min. from property line of an adjacent HSE or HC designated property
Building Height	Min. of three floors, max. of 72 feet	Min. of two floors, max. of 48 feet. Also includes an unroofed & unenclosed rooftop terrace; the enclosed stairwell or elevator providing access shall not be included in measurement of total building height
Single-Family use	Single-family detached not permitted	Single-family detached permitted; two story min.
Commercial Use	Non-residential uses permitted	Non-residential uses are prohibited
All other Trinity Uptown standards and guidelines apply		

**Site Information:**

Owner: Trinity Bluff Development, Ltd.  
500 Samuels Avenue  
Fort Worth, TX 76102

Acreage: 3.13 acres  
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "D/HC" High Density Multifamily/Historic & Cultural Overlay / single-family
- East "D" High Density Multifamily / single-family
- South "D" High Density Multifamily / single-family
- West "O-1" Floodplain / Trinity River

**Recent Relevant Zoning and Platting History:**

Zoning History: None

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. The location of each existing and each proposed structure on the site, the specific category of use or uses to be contained therein, the number of stories, gross floor area, type of exterior construction material, and the location of entrances and exits to buildings.
2. The location and width of all curb cuts and driving lanes.
3. The dimensions and capacities of parking areas and loading areas, and the character and location of illumination facilities for same.
4. All pedestrian walks, malls and open areas for use by tenants or the public.
5. The location and height of all walls, fences and screen planting and landscaping.
6. The location, size, height, foot-candle level and orientation of all lighting and signs.
7. The location of fire hydrants.
8. Location and screening of garbage containers, air conditioners and outside storage or display.
9. Building height, building separation and open space.
10. Density per acre.

**Compliance with items noted above shall be reflected on the site plan as required for the PD.**

**Urban Forestry:** Compliance with Ord. # 18615 shall be required for this site.

**Public Notification:**

The following Neighborhood Associations were notified:

Rock Island/Samuels Avenue NA  
Streams Valleys Inc.

Fort Worth ISD  
Fort Worth Downtown Neighborhood Alliance

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a senior living multifamily complex with a minimum height of two floors and maximum of 48 feet. The site plan indicates one and two bedroom units for a total of 122 units.

Surrounding uses are currently single-family to the north, east and south, Trinity River to the west. The property to the north is listed as a registered historic home.

Due to the prevalence of single family uses currently in the area, the proposed zoning for this lot **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2010 Comprehensive Plan designates the subject property as single-family residential. The requested zoning classification is not appropriate for the land use designation. The proposed PD/TU/N1 zoning is not consistent with the following Comprehensive Plan policies:

- Accommodate higher density residential and mixed uses in areas designated as mixed-use growth center on the City's future land use maps. (pg. 37)
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)

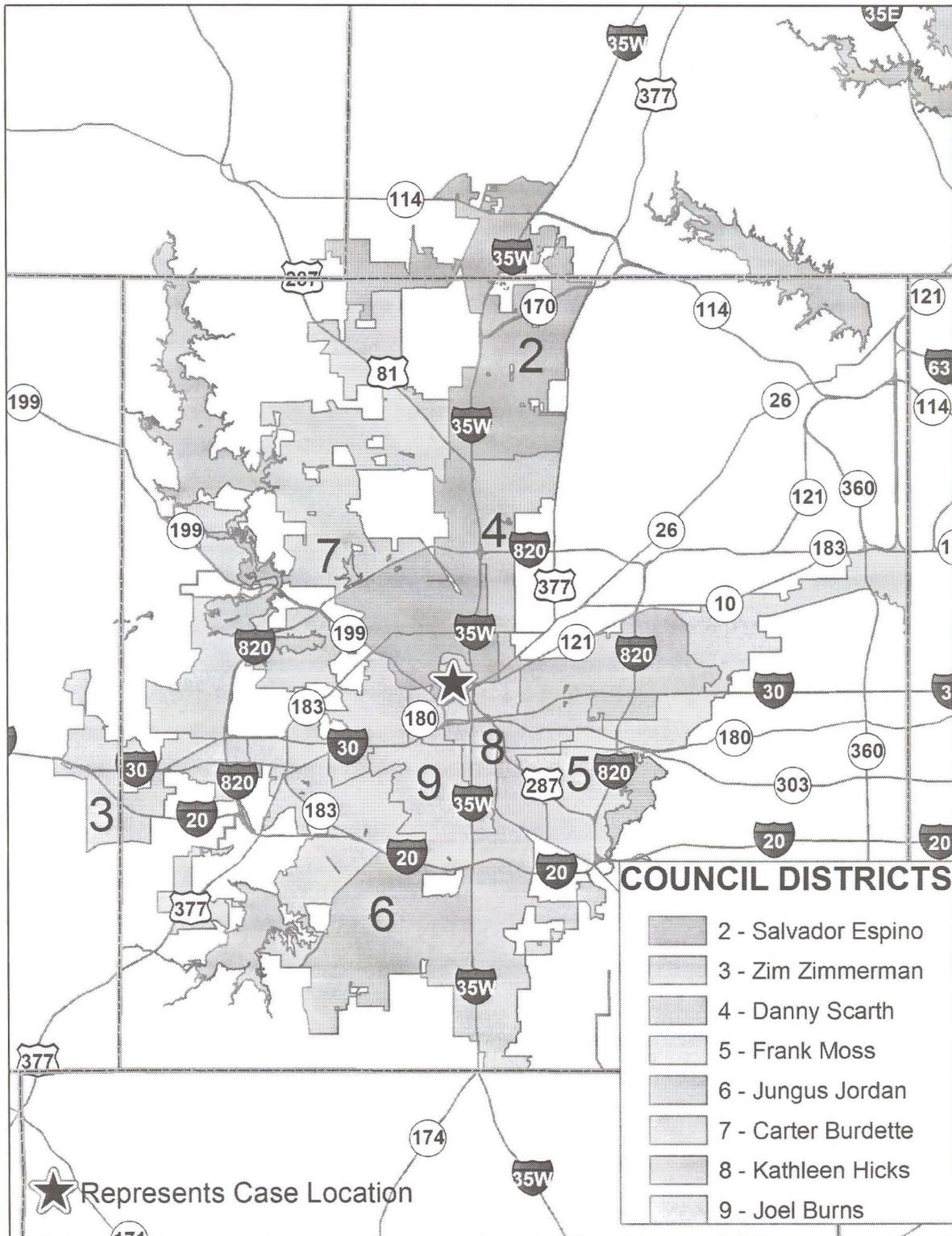
The property owner has been working with city staff and the council member for this area to reconsider the single family designation, and instead identify it as mixed use. The core of the Trinity River Vision redevelopment area is located across the river to the west. The continued discussions are centered around retaining the historic homes and the appropriate level of intensity in this area.

Based on the lack of conformance with the future land use, and policies stated above, the proposed zoning **is not 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

## Location Map



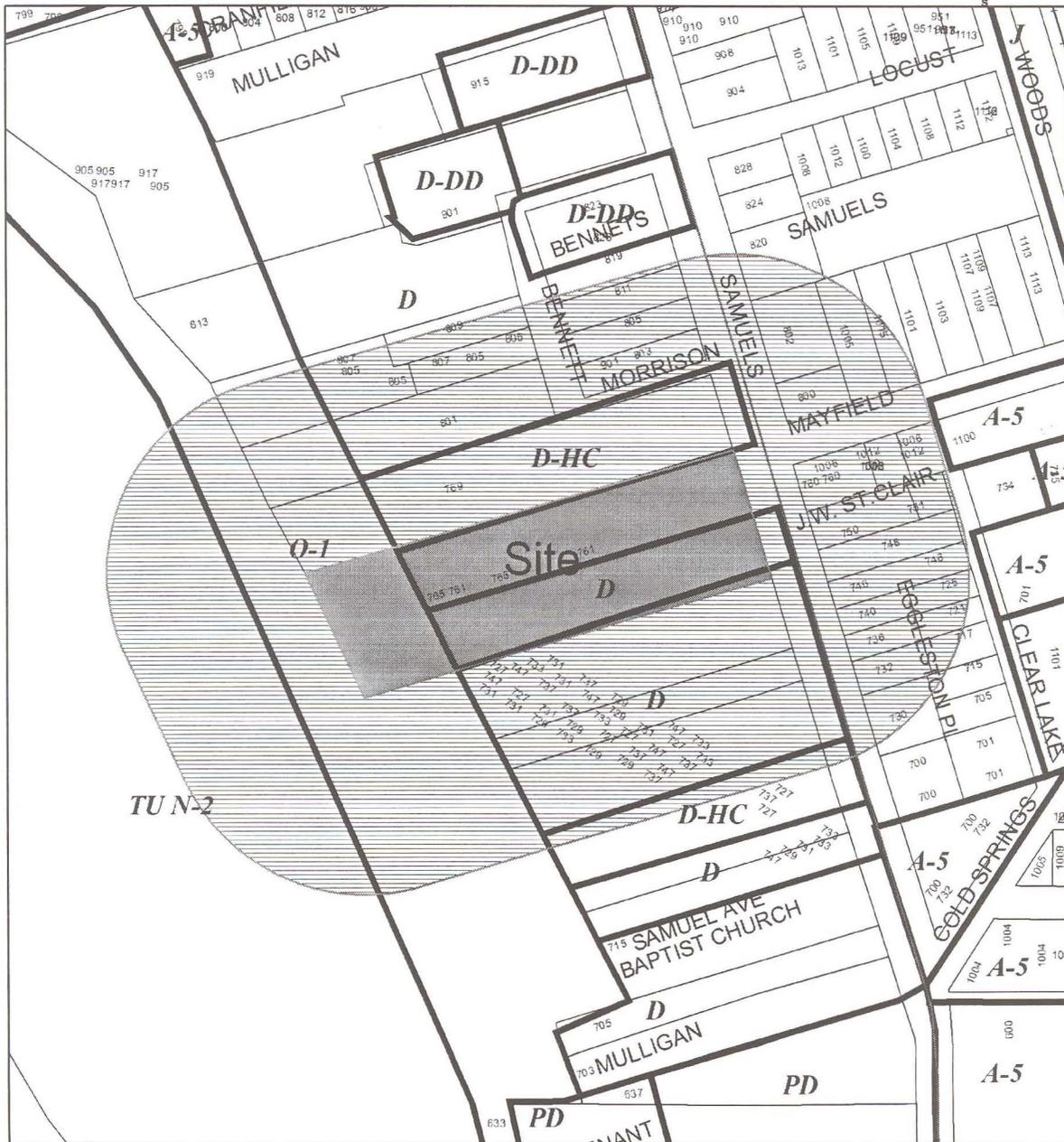


ZC-11-005

# Area Zoning Map

Applicant: Trinity Bluff Development, Ltd.  
 Address: 761 & 765 Samuels Avenue  
 Zoning From: O-1, D  
 Zoning To: PD for TUN1 uses with senior center  
 Acres: 3.13  
 Mapsco: 63S  
 Sector/District: Northeast  
 Commission Date: 01/12/2011  
 Contact: 817-392-2495

300 Ft. Notification Buffer



**PARKING COUNT**

PARKING SPACES 129

PARKING SPACES TOTAL 129  
(11 UNIT = 121 REQUIRED)

**PARKING SPACES**

PARKING SPACE 9'-0" x 18'-0" 18'

HANDICAP SPACE ABLE 9'-0" x 18'-0" 18'  
5'-0" x 18'-0" 9'5"

VAN HANDICAP SPACE ABLE 9'-0" x 18'-0" 18'  
8'-0" x 18'-0" 9'5"

**UNIT TABULATION**

**PERCENTAGE OF UNITS**

'A' UNITS = 74.59% 'B' UNITS = 25.41%

**GROSS (MARKET) S.F.**

AVERAGE UNIT SIZE 821.11 S.F.

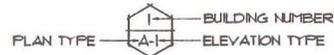
TYPE	UNIT #	S.F.	TOTAL
A1 ONE BEDROOM ONE BATH	39	690	26,910
A2 ONE BEDROOM ONE BATH	16	780	12,480
A3 ONE BEDROOM ONE BATH	24	825	19,800
A4 ONE BEDROOM TWO BATH	12	850	10,200
B1 TWO BEDROOM TWO BATH	22	980	21,560
B2 TWO BEDROOM TWO BATH	9	1,025	9,225
<b>TOTAL</b>	<b>122</b>		<b>100,175</b>

NET (HUD) S.F.  
AVERAGE UNIT SIZE 773.63 S.F.

TYPE	UNIT #	S.F.	TOTAL
A1 ONE BEDROOM ONE BATH	39	645	25,155
A2 ONE BEDROOM ONE BATH	16	730	11,650
A3 ONE BEDROOM ONE BATH	24	777	18,648
A4 ONE BEDROOM TWO BATH	12	800	9,600
B1 TWO BEDROOM TWO BATH	22	935	20,570
B2 TWO BEDROOM TWO BATH	9	970	8,730
<b>TOTAL</b>	<b>122</b>		<b>94,383</b>

**BUILDING TABULATION (GROSS MARKET S.F.)**

FLOOR	# OF UNITS/FLOOR	UNIT TYPES	S.F. PER FLOOR	TOTAL
FIRST	N/A	N/A	N/A	N/A
SECOND	38	A1-B,A2-4,A3-8,A4-4,B1-6,B2-3	31,045	31,045
THIRD	42	A1-B,A2-6,A3-8,A4-4,B1-8,B2-3	34,565	34,565
FOURTH	42	A1-B,A2-6,A3-8,A4-4,B1-8,B2-3	34,565	34,565
<b>TOTAL</b>	<b>122</b>		<b>100,175</b>	<b>100,175</b>

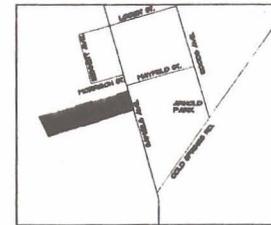


ZONING "D"

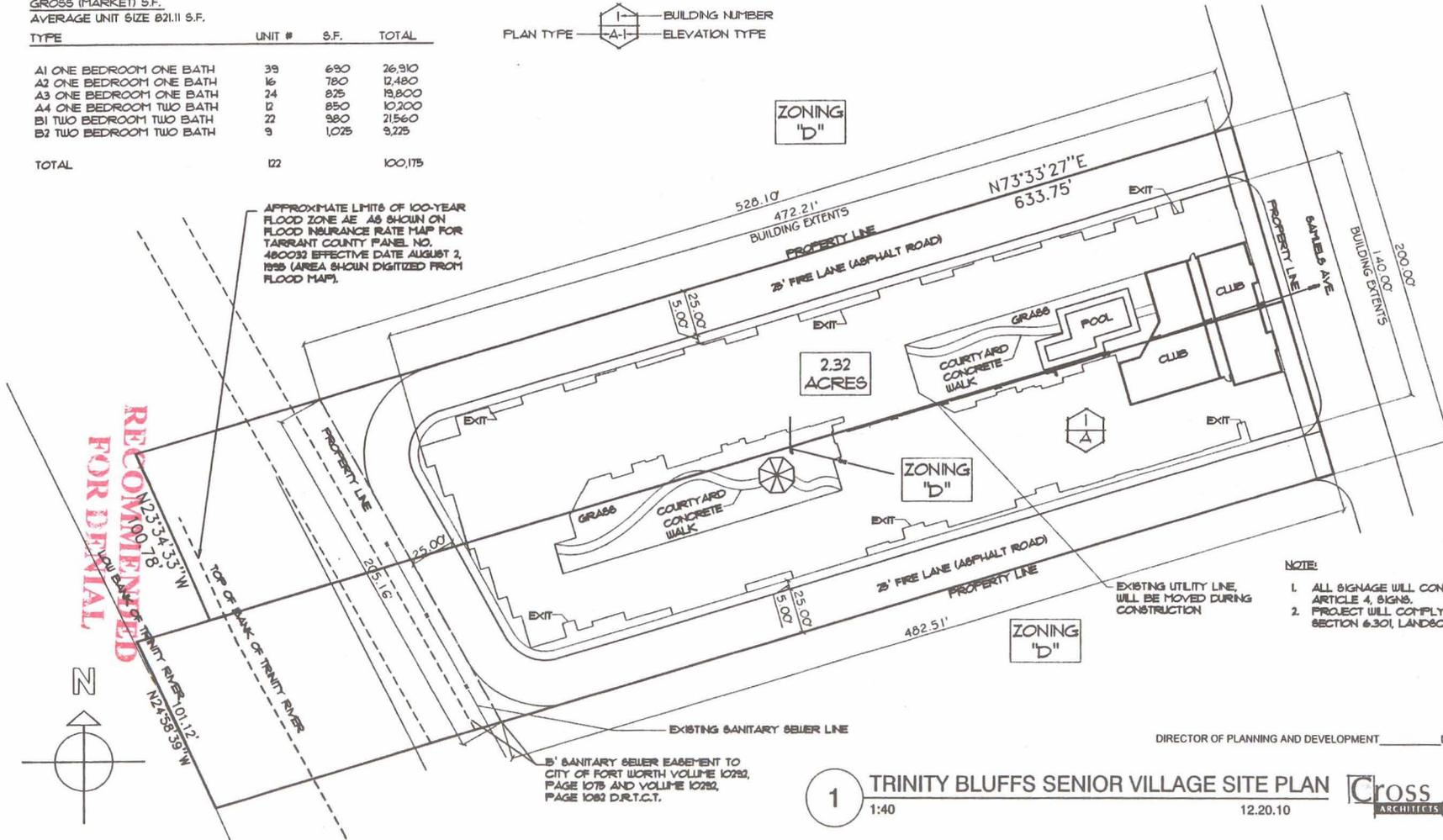
DEC 31 2010  
BY:

DEVELOPER: TOM STRUHS - STRUHS COMMERCIAL CONSTRUCTION (817) 318.8000  
ARCHITECT: BRIAN RUMSEY - CROSS ARCHITECTS (872) 398.6644  
SURVEYOR: BROOKES BAKER SURVEYORS (817) 278.0232  
ENGINEER: JOHN CORNELSON - EVOLVING ENGINEERING (817) 528.2700

**VINCINITY MAP**



APPROXIMATE LIMITS OF 100-YEAR FLOOD ZONE AE AS SHOWN ON FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY PANEL NO. 480032 EFFECTIVE DATE AUGUST 2, 1995 (AREA SHOWN DIGITIZED FROM FLOOD MAP).



RECOMMENDED FOR DENIAL



- NOTE:**
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

1

TRINITY BLUFFS SENIOR VILLAGE SITE PLAN  
1:40 12.20.10



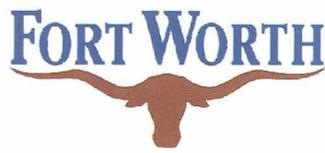
TRINITY BLUFFS SENIOR VILLAGE  
FORT WORTH, TEXAS

**A1.0**  
SITE PLAN

PD/TU N-1 with the following modifications:

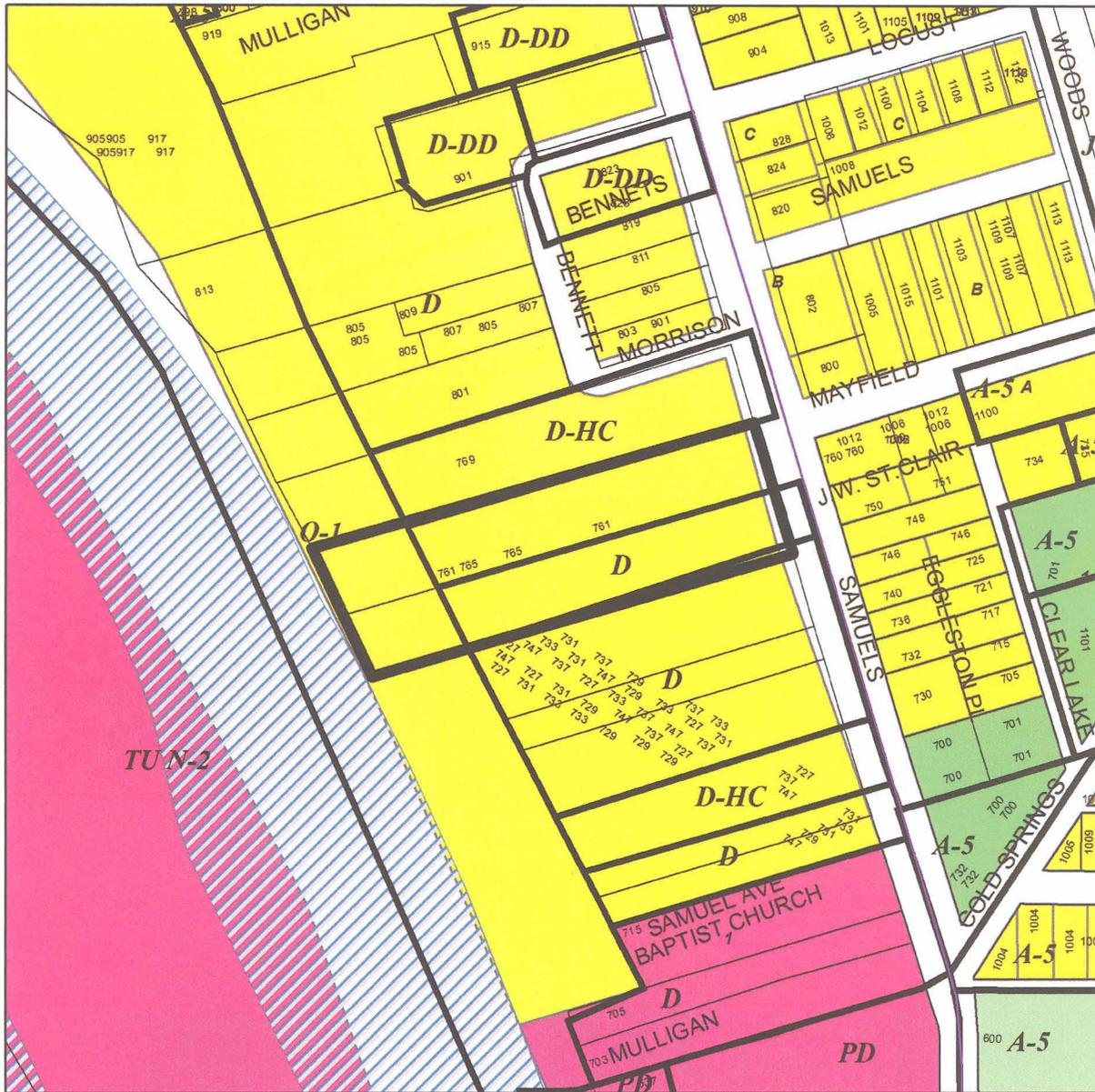
- Minimum front yard setback – 10 feet
- Minimum side yard – 5 feet
- Maximum side yard – 30 feet
- Minimum building height – 2 floors
- Maximum building height – 48 feet
  - Building height for all uses shall be measured from the top of the finished slab at grade level to the top of the highest wall top plate. An unroofed and unenclosed rooftop terrace, and the enclosed stairwell or elevator providing access to the terrace, shall not be included in the measurement of total building height.
  
- Historic Setback – 30 foot minimum setback from the property line of an adjacent HSE or HC designated property.
- Single-family detached is permitted – 2 story minimum
- Non-residential uses are prohibited.

All other Trinity Uptown standards and guidelines apply.



# Future Land Use

ZC-11-005



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 February 23, 2010



Aerial Photo Map



Mr. Ortiz asked the question if the neighborhood is ok with the amount of activity the business could generate. Mr. Flores explained the neighborhood did discuss this but do not know the volume it may create. He also mentioned the majority of the neighborhood is ok with the concept.

Ms. Zadeh asked about the uses on site and if the applicant could explain. Mr. Schell explained that if there were 22 cars in line for the car wash they would likely come back another time.

Mr. Wilson mentioned that Mr. Petrie is a business man and will make the area appealing.

Motion: Following brief discussion, Mr. Genua made a motion to approve the request with the stipulation of it being a trial for six months and to come back before the Commission; no second was provided. On a substitute motion Mr. Edmonds recommended approval as amended of the request to remove the language related to tune ups and add spark plugs and wires, seconded by Mr. Romero. The motion carried unanimously 9-0.

**2. ZC-11-005 Trinity Bluff Development, LTD (CD 9)- 761 & 765 Samuels Avenue (Mulligan Addition, Lot 5C & 5D, 3.13 Acres): from "D" High Density Multifamily & "O1" Floodplain to "PD/TU-N1" Planned Development for all uses in "TU/N1" Trinity Uptown/Neighborhood Zone with development standards; site plan included.**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested to withdraw the application.

Motion: Following brief discussion, Ms. Reed recommended a denial without prejudice of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

**3. ZC-11-026 Catholic Diocese (CD 5)-2701 Burchill, 2000 McKenzie, 2641 and 2644 Avenue L (Polytechnic Heights Addition, Block 113RA & 117RA, Lot All, Dunlap Subdivision, Block, Lots 6 & 7BR, 7.93 Acres): from "B" Two-Family and "PDs" 54 and 75 to Amend PD 54 and 75 to all uses in "CF" Community Facilities to include temporary lodging with development standards; site plan included.**

Gary Fragosse, 800 W. Loop 820 South, representing Catholic Diocese, explained to the Commissioners the case was continued from the last meeting in order for them to provide a site plan and to accommodate for more church parking. Mr. Fragosse explained they have created a plan to close Conner & Avenue L to provide for more parking for the church and create a pedestrian friendly environment. He explained that approximately 90 cars are parked illegally on Burchill & Conner on Sundays and that there should be better enforcement on controlling the traffic problems that currently exist. They have a request to vacate Conner and Avenue L that will be heard by the Planning Commission at their April meeting.