



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 11, 2012

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

Continued Yes X No ___
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Fort Worth Housing Authority

Site Location: 601 West 1st Street Mapsco: 63Z

Proposed Use: Mixed-Use

Request: From: "J" Medium Density Multifamily
To: "H" Central Business District

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located downtown in-between First and Second Streets along Burnett Street. The applicant is proposing a zoning change from "J" Medium Industrial to "H" Central Business District. The existing building is being renovated to allow for multifamily and commercial. The current zoning is industrial and does not allow the multifamily component.

The proposed site would provide roughly 10,500 sf of bottom floor commercial. The apartment component will consist of 60 percent affordable housing, while the remainder will be market rate. The proposed zoning would align with the surrounding development and the overall nature of the Central Business District.

Site Information:

Owner: Fort Worth Housing Authority
PO Box 430
Arlington, TX 76101

Agent: Ramon Guajardo
Acreage: 0.5 acres
Comprehensive Plan Sector: Downtown

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / parking garage
- East "H" Central Business District / office, parking lot
- South "H" Central Business District / office, parking lot
- West "H" Central Business District / parking lot

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|------------------------|----------------|----------------|------------------------------------|
| 1 st Street | Residential | Residential | No |
| 2 nd Street | Major Arterial | Major Arterial | No |
| Burnett Street | Residential | Residential | No |

Public Notification:

The following Neighborhood Associations were notified:

Upper West Side
Downtown Fort Worth, Inc.

FW Downtown Neighborhood Alliance
Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change from “J” Medium Industrial to “H” Central Business District to allow for housing. Surrounding land uses are primarily parking and office structures. The Central Business District is an acceptable location for high density, mixed-use development.

As a result, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the site as Mixed-use Growth Center. The potential benefits of mixed-use growth centers are reduced reliance on single-occupancy vehicles, a healthier walking environment, and sense of place. The proposed “H” zoning is consistent with the following Comprehensive Plan policies.

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City’s future land use map (pg. 37).
- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages (pg. 37).
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38).

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

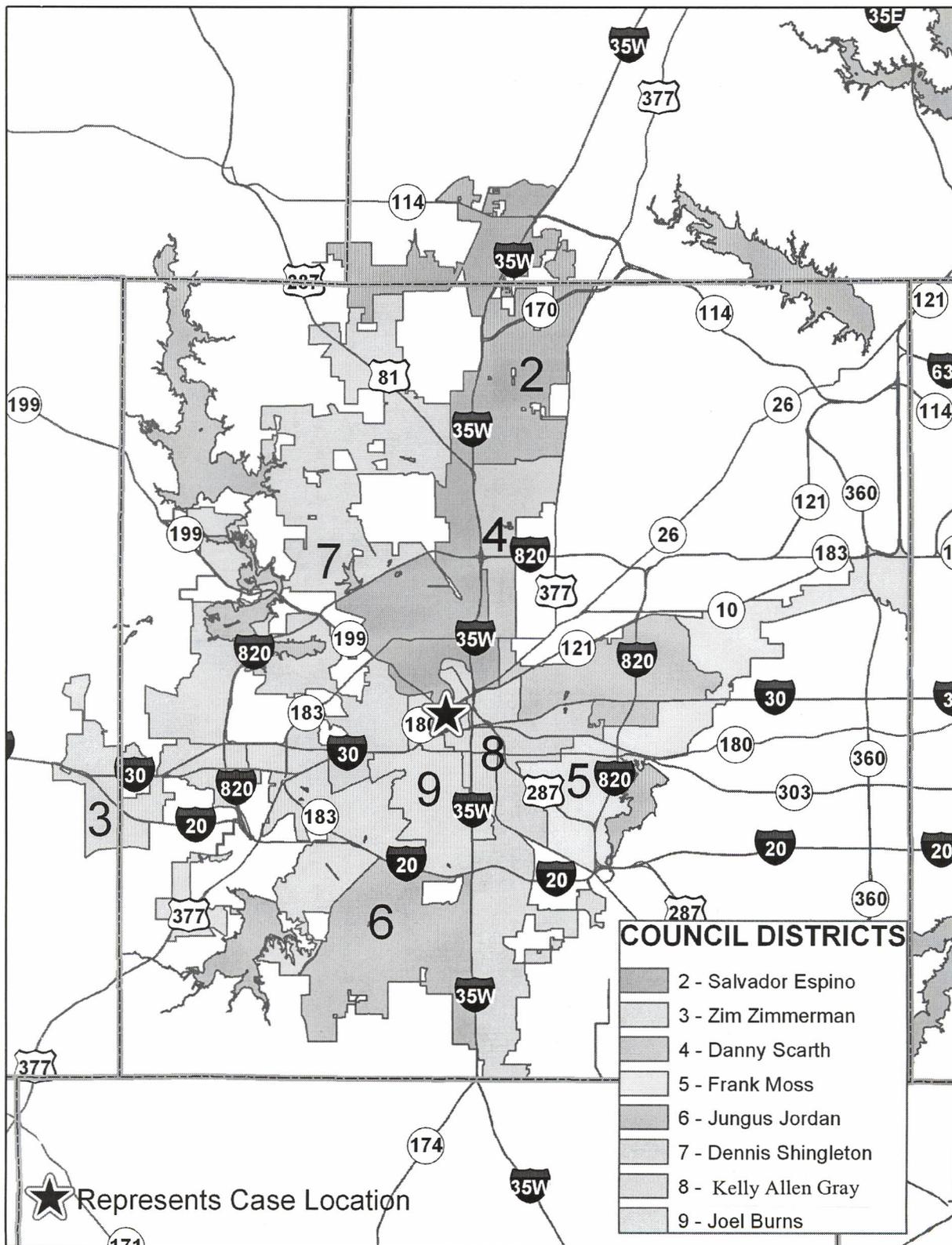
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting
- Minutes of the City Council meeting

FORT WORTH



ZC-12-069

Location Map





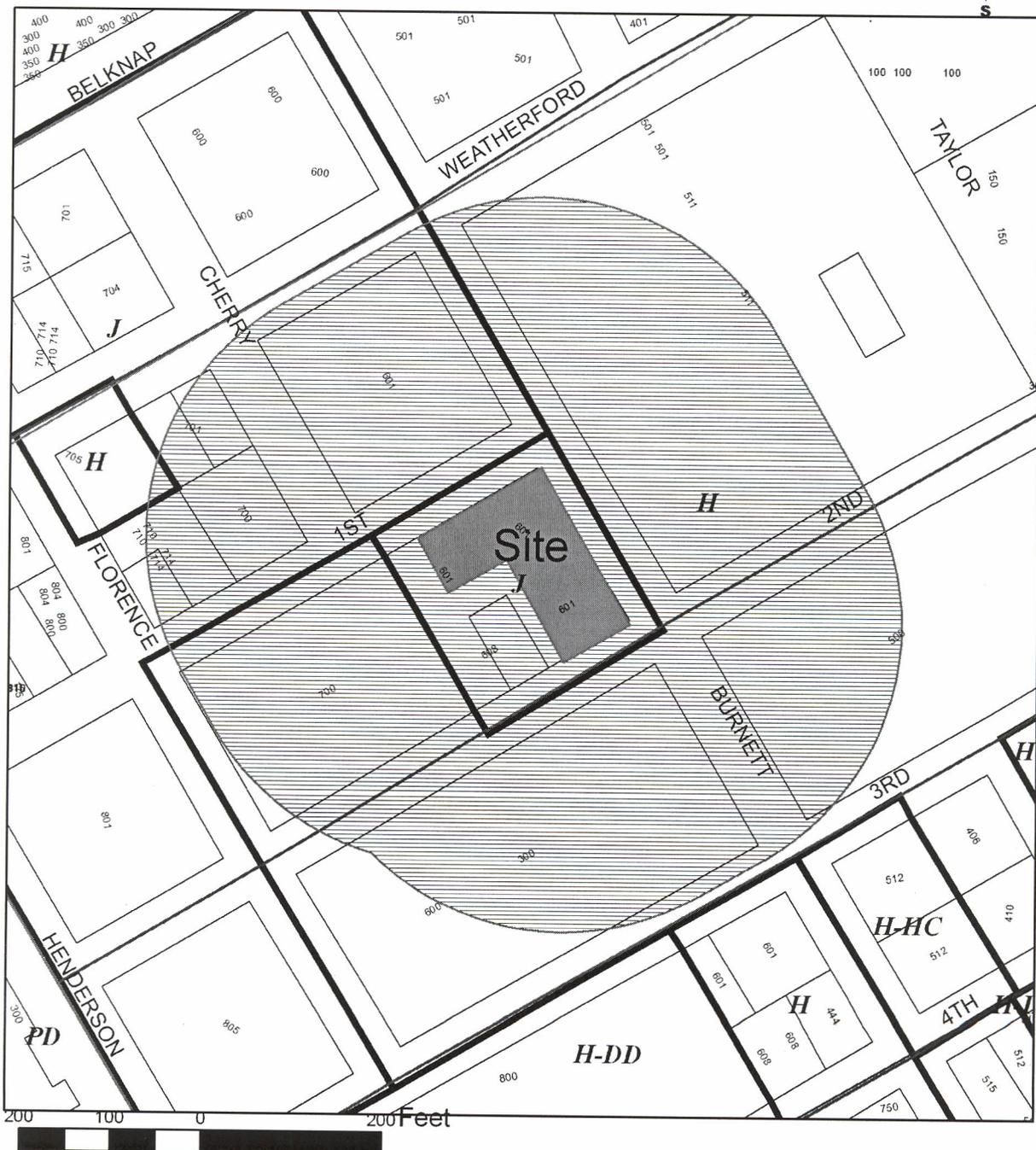
ZC-12-069

Area Zoning Map

Applicant: Fort Worth Housing Authority
Address: 601 W. 1st Street
Zoning From: J
Zoning To: H
Acres: 0.50791577
Mapsc0: 62Z
Sector/District: Downtown
Commission Date: 7/11/2012
Contact: 817-392-8043



 300 Ft. Notification Buffer

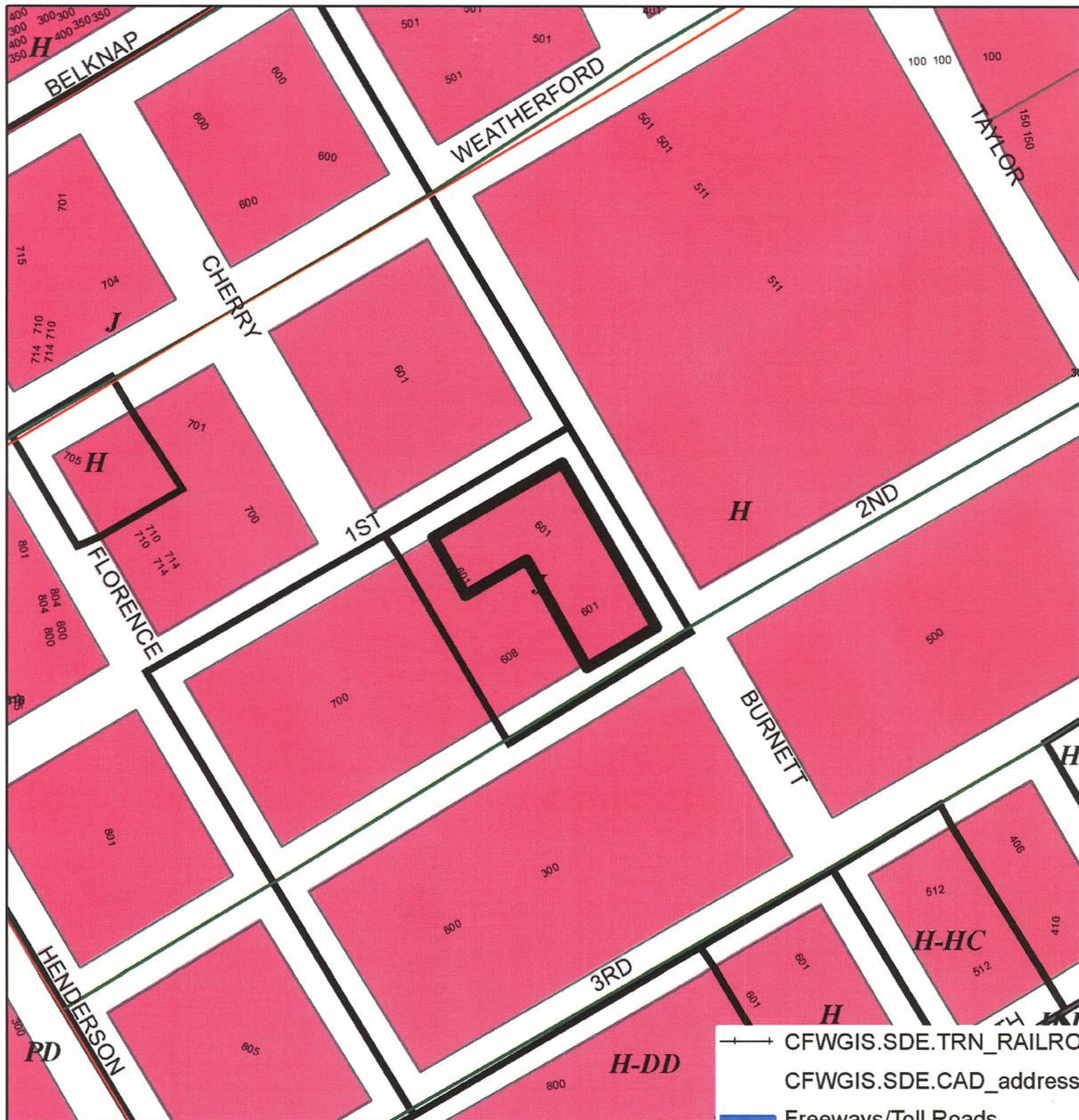




601 W. 1st Street

Future Land Use

ZC-12-069



- 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

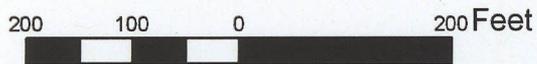
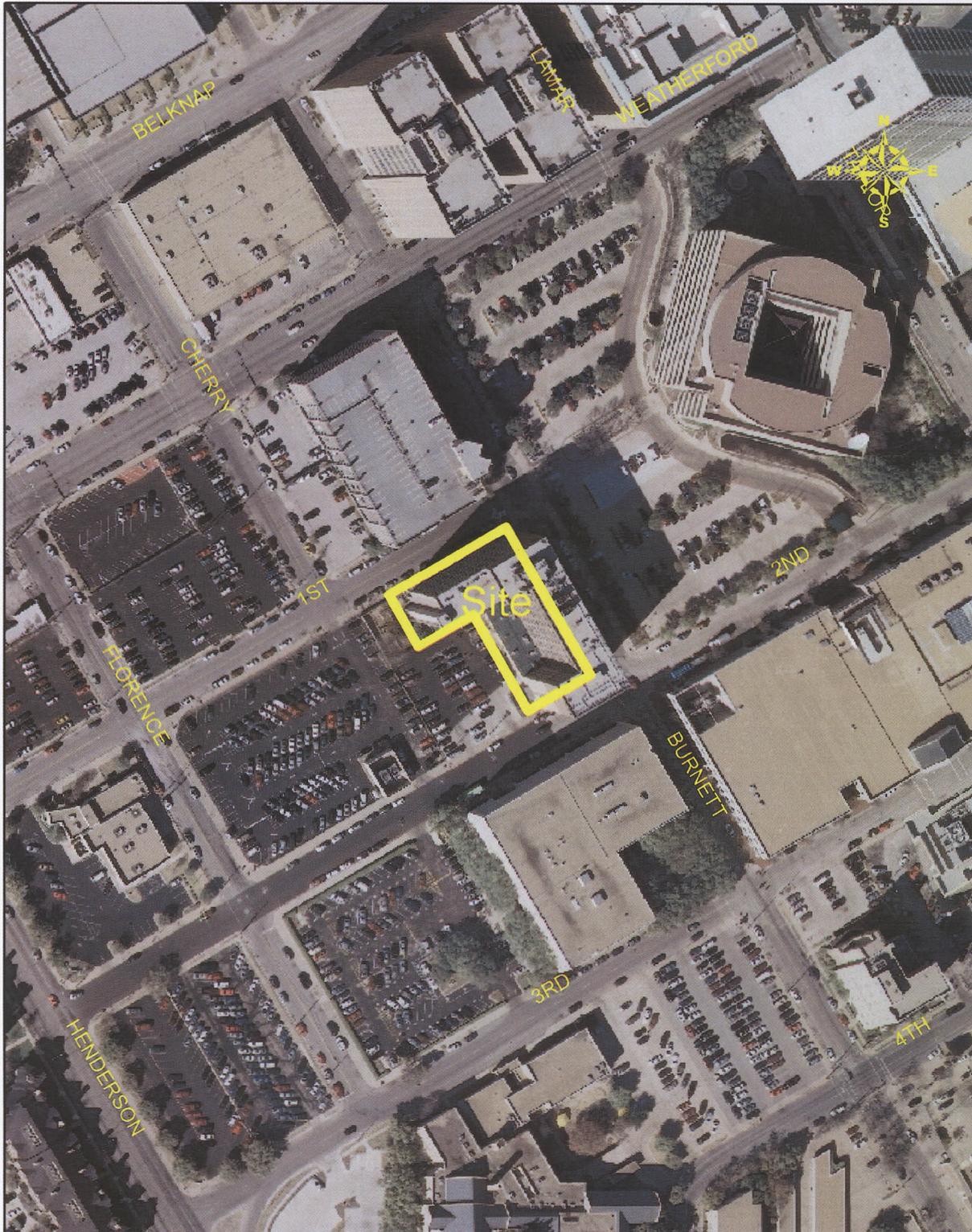
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 March 06, 2012



Aerial Photo Map



Mr. Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas, completed a speaker card in support of Zoning Docket No. ZC-12-068, but did not wish to address the Council.

Motion: Council Member Espino made a motion, seconded by Council Member Moss, that Zoning Docket No. ZC-12-068 be approved. The motion carried unanimously 8 ayes to 0 nays, with Council Member Burns absent.

6. ZC-12-069 - (CD 9) - Fort Worth Housing Authority, 601 West 1st Street; from: "J" Medium Industrial to: "H" Central Business District (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Mr. Ramon Guajardo, 1434 N. Main Street, completed a speaker card in support of Zoning Docket No. ZC-12-069, but did not wish to address the Council.

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket No. ZC-12-069 be continued until the September 11, 2012, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Council Member Burns absent.

7. ZC-12-072 - (CD 2) - City of Fort Worth Planning & Development/KHI Post Consummation Trust, 3900 Block of Litsey Road; from: Unzoned to: "A-5" One-Family (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket No. ZC-12-072 be continued until the August 14, 2012, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Council Member Burns absent.

8. ZC-12-073 - (CD 2) - City of Fort Worth Aviation Department, Generally bounded by an extension of the Alliance Airport western runway, FM 156, and Old FM 156; from: Unzoned to: "PD" Planned Development for "I" Light Industrial uses plus airport, aviation field, heliport, and landing area; excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors; site plan waiver recommended. (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket No. ZC-12-073 be continued until the August 14, 2012, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Council Member Burns absent.

Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas representing the property owner wants to rezone to PD/G plus mini warehouse. This piece of land is hard to develop because of the configuration of the lot which backs up to a large pond. There is a large demand for covered parking in the area. They are proposing a few mini storages and the majority of the property will be carports for large RVs. A screening wall is provided along Old Denton Road. Mr. Quine mentioned this is under separate ownership but there will be no office on site; it will be managed out of the main office.

Mr. Ortiz asked about additional access off of Old Denton. Mr. Quine said there would be no additional access and that it will come through the existing facility. Mr. Ortiz asked about this not being consistent with the Comprehensive Plan. Mr. Quine mentioned all the development going on in the area but there is only about four acres of usable area here. Old Denton is going to be expanded and they're hoping Golden Triangle will be done soon.

Mr. West asked about the ownership of the property due south of Golden Triangle. Mr. Quine said it is under the same ownership. There has been a lot of demand for medical facilities. He also noted there is no access from the south property to Golden Triangle. It would be too costly to build a bridge.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

5. ZC-12-069 Fort Worth Housing Authority (CD 9) 601 W. First Street (Fort Worth Original Town Addition, Block 64, Lots 1-4, 0.50 Acres): from "J" Medium Industrial to "H" Central Business District

Ramon Guajardo, 3414 North Main Street, Fort Worth, Texas is representing the owner and Hunter Plaza. Mr. Guajardo mentioned the property has been vacant for the last couple of years. The Housing Authority is proposing to renovate this into a mixed income residential development with 164 units.

Mr. West asked about the timeline for the project. Mr. Guajardo said they are still seeking HUD approval which possibly could be in two or three months, maybe September or October, and a 14 month process to totally renovate it.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

6. ZC-12-70 Seminary Hemphill Investments (CD 9)- 551 & 559 W. Seminary Drive (Southside Addition, Block 9, Lots 14B, 15B. & 16R, 0.67 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus tire sales/service and automotive repair; site plan included.

Chris Bonilla, 8540 Charleston Avenue, Fort Worth, Texas represented Seminary Hemphill Investments and Tire City. Tire City has occupied this site for the past 23 years. The site is currently zoned E Neighborhood Commercial with auto related type uses. They were deemed legal-nonconforming in 1989. The proposed improvements to the site include a 4,300 square