

Surrounding Zoning and Land Uses:

- North "A-5" One-Family and "R1" Zero Lot Line/Cluster / single-family and vacant
- East "A-5" One-Family / single-family
- South "A-21" One-Family and "C/DD" Medium Density Multifamily/Demolition Delay / vacant and apartments
- West "CF" Community Facilities / Church

Parks Department comments:

Area is within PPD4 and the Park Dedication Policy does apply. There will be a required PACSD fee of \$500.00 for each new residential unit to be constructed. Fees must be paid in full at or before the time of applying for any building permits.

Relevant Zoning and Platting History:

Zoning History: ZC-11-074 approved by City Council 12-13-11 for A-5 subject properties to the east and CF subject property; ZC-10-117 approved by City Council 9-30-10 subject properties to the south and southwest

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E. Berry St. S	Minor Arterial	Minor Arterial	No
Mitchell Blvd	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Mitchell Blvd NA	Southeast Fort Worth Inc
Glencrest Civic League	Morningside/Hillside Crime Watch
United Communities Assoc.	FWISD
Streams & Valleys	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/C" Planned Development for medium density multifamily with development standards and a site plan being required at a later date. Surrounding land uses are vacant and single-family to the north, single-family to the east, vacant and multifamily to the south and a church to the west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as institutional. The requested zoning change is not consistent with the following Comprehensive Plan policies.

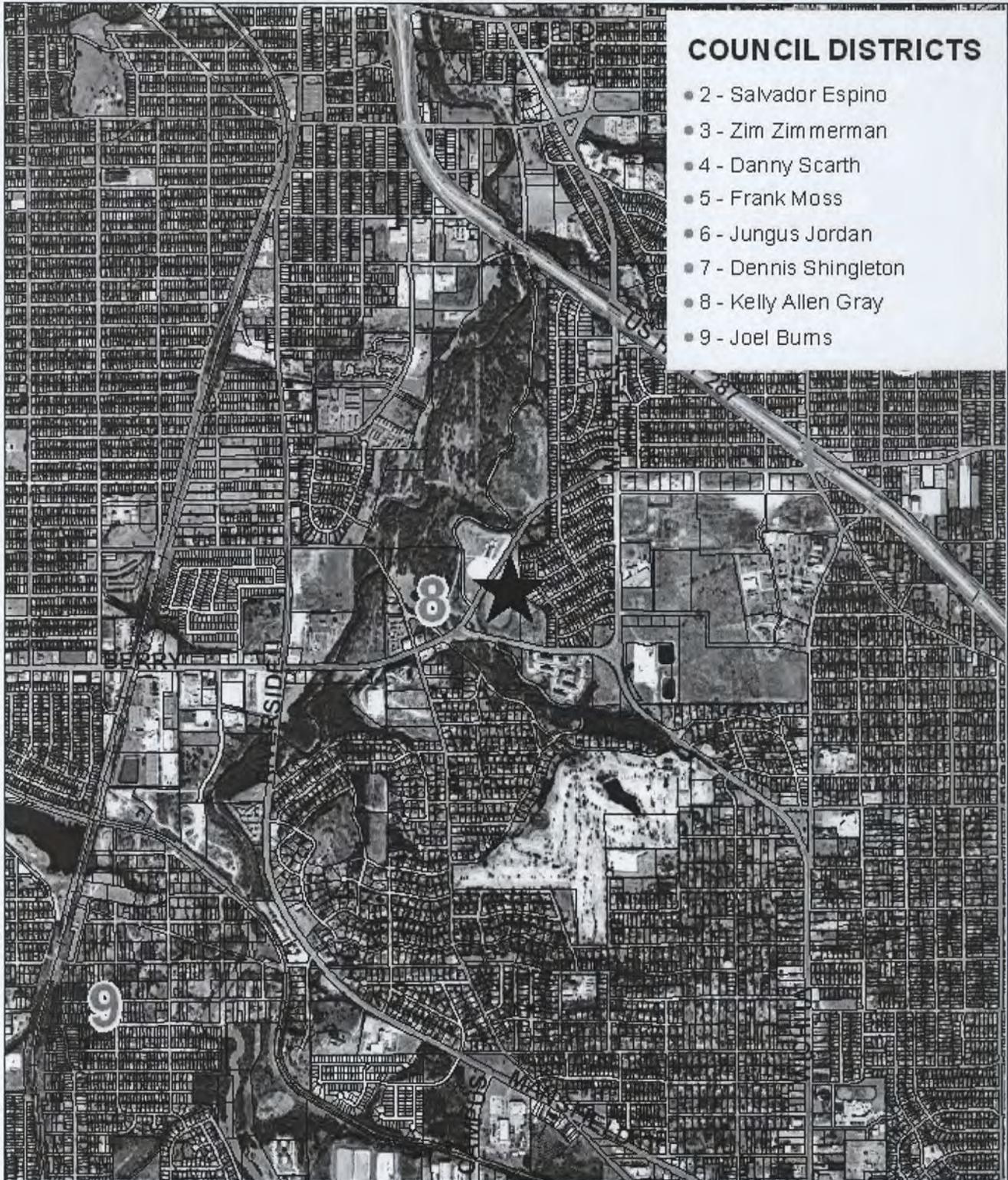
- Accommodate higher density residential and mixed uses in areas designated as mixed use growth center on the City's future land use maps (pg. 37)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation (pg. 37)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. (*Significant Deviation*)

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Development Standards
- Protest map
- Minutes of the City Council meeting
- Minutes from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet





ZC-13-044

Area Zoning Map

Applicant: YMCA
 Address: 2300 block E. Berry Street South
 Zoning From: R1, CF
 Zoning To: PD for all C uses with development standards
 Acres: 18.07
 Mapsco: 77Z, 78W
 Sector/District: Southeast
 Commission Date: 03/13/2013
 Contact: 817-392-2495



300 Ft. Notification Buffer



PD XXX
Development Standards

Site Plan Required

USE

"PD/C" Planned Development for all uses in "C" Medium Density Multi-Family District

BUILDING LAYOUT

A. Multi-Family buildings will be situated such that parking is internal to the site. i.e. buildings will be adjacent to the right of way without parking between the building and right of way.

LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY

Landscaping. Project will comply with Section 6.301, Landscaping.

Landscaping: A landscape buffer adjacent to the rights of way shall be provided in accordance with the following criteria:

- A. Landscape buffer minimum 10 feet in width
- B. 3" caliper trees at 40 feet on center
- C. 5 gallon shrubs to screen head in parking
- D. 4' wide sidewalk shall be located in the right of way

Trees shall be selected from the following:

- A. Live Oak
- B. Lacebark Elm
- C. Shumard (Red) Oak
- D. Chinese Pistache
- E. Cedar Elm

Shrubs shall be selected from the following:

- A. Dwarf Burford Holly
- B. Dwarf Texas Sage
- C. Indian Hawthorn (Clara)
- D. Abelia
- E. Dwarf Wax Myrtle

Landscaping In Parking Lot. One three-inch caliper tree within an irrigated landscape island of not less than 150 square feet with live groundcover shall be provided for every 100 parking spaces, or fraction thereof. A separate irrigated landscape island is required for every 100 parking spaces; the required 150-square foot landscape areas cannot be combined to create fewer, larger landscape islands. In addition, each end of a parking strip shall have an irrigated landscape island planted with a minimum of one three-inch caliper tree and three shrubs within an area of not less than 300 square feet with live ground cover.

Urban Forestry. Project will comply with Section 6.302, Urban Forestry.

LOT LIGHTING

Parking lot lighting. Light poles shall be no more than 30 feet in height and painted black, dark gray, or dark green or have bronze oxidant protective coating. The main entrance shall be lit to be distinguishable from surrounding ambient lighting. Lighting within the bufferyard adjacent to residential property shall not exceed one foot candle at ground level. Light poles within 140 feet of residential property shall not exceed 20 feet in height and shall be shielded away from residential property.

BUILDING HEIGHT

Maximum height shall not exceed 35 feet – slab to top plate 3 stories

BUILDING MATERIALS

The exterior façade of all main and accessory buildings shall have not less than 50% brick and/or stone coverage.

SIGNS Per-Code

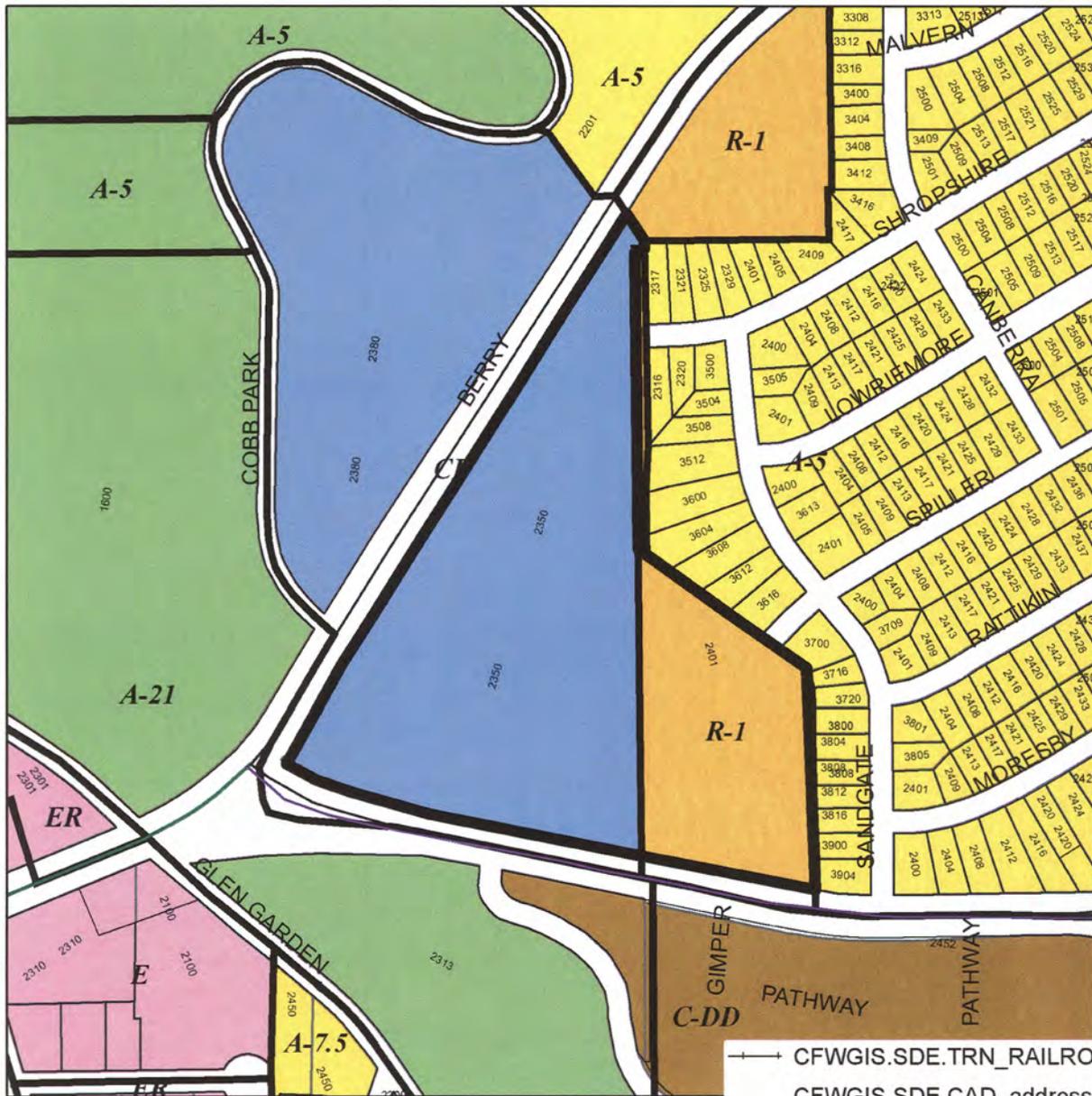
AMENDMENTS

Amendments to this ordinance shall be processed per Section 4.303 of the Zoning Ordinance.



Future Land Use

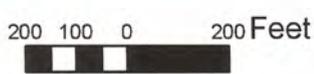
ZC-13-044



- 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, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.

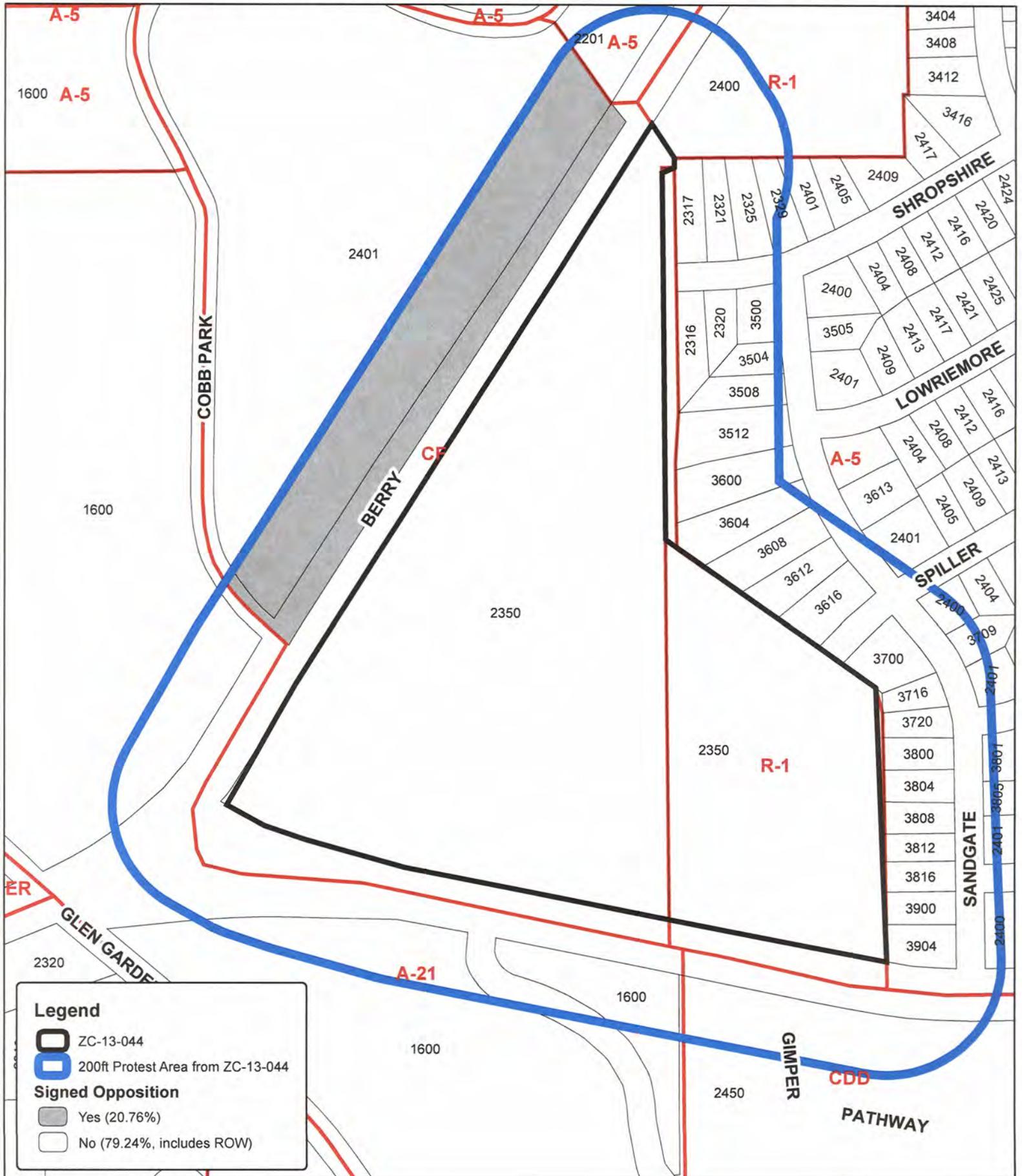


Aerial Photo Map



200 100 0 200 Feet

20% Protest Area for ZC-13-044



and Block 2, Lots 1-4, 63.40 Acres): from “PD-913” Planned Development for “A-5” One-Family, “PD-915” Planned Development for “ER” Neighborhood Commercial Restricted, and “PD-916” Planned Development for “C” Medium Density Multifamily, with development standards; site plan required to Adjust the Boundary lines for PD-913, PD-915, and PD-916 with development standards; site plan required

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas with Winklemann & Associates explained to the Commissioners they are making a slight modification to the existing PD for Renaissance Square. There will be no changes to the existing language in the PD’s.

Happy Baggett, 2336 Whistler Creek Drive, Fort Worth, Texas with Mason Heights, mentioned they are 100% leased. Uplift Academy is adding another 84,000 square feet. They are also requesting ER zoning at Grayson for medical facilities. The YMCA is proposing to re-locate to Renaissance and rezone their current site. The proposed zoning would reduce the multifamily density by 378 units to accommodate the Uplift Academy, YMCA and proposed medical facilities.

Todd Baker, 801 Slaughter Lane, Euless, Texas spoke in support. Mr. Baker is with the YMCA Metropolitan Fort Worth and said this change would allow them to move from their current location.

Cleveland Harris, 1037 Colvin, Fort Worth, Texas with Morningside NA spoke in support. He said they need quality services in this area.

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

<i>Document received for written correspondence</i>				<i>ZC-13-042</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mike Clark	6750 Hillcrest	Out		Support	Spoke at hearing
Happy Baggett	2336 Whistler Creek	Out		Support	Spoke at hearing
Todd Baker	801 Slaughter Ln	Out		Support	Spoke at hearing
Cleveland Harris	1037 Colvin	Out		Support	Spoke at hearing

4. ZC-13-044 YMCA (CD 8) – 2300 Block East Berry Street (McDonald Branch of YMCA Addition, Block 1, Lot A, 18.07 Acres): from “R1” Zero Lot Line and “CF” Community Facilities to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development standards; site plan required.

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas with Winklemann & Associates explained to the Commissioners the YMCA is looking to move to the Renaissance location as mentioned in the previous presentation.

Rich Micelli, 4912 Giordano Way, Fort Worth, Texas with the YMCA mentioned to the Commissioners they have been serving the Southeast community for over 40 years and the Fort Worth community for over 120 years. This is the best location for them to serve their community.

Ramon Romero, 421 Conner Avenue, Fort Worth, Texas spoke in support. Mr. Romero mentioned the use is compatible with this area and moving some of the multifamily zoning to this location is a great thing for the community.

Todd Baker, 801 Slaughter Lane, Euless, Texas with the YMCA spoke in support. He mentioned it is imperative for them to move to the other site.

Laverne Walker, 2437 Rattikin Road, Fort Worth, Texas representing Mitchell Boulevard NA spoke in support.

Marie Love, 4832 Glen Eden Drive, Fort Worth, Texas representing Glencrest Civic league spoke in support. They have been working with the developers for the past seven years.

Juna Allen, 1037 Colvin Road, Fort Worth, Texas representing Morningside NA spoke in support. Ms. Allen read into the record a letter from the United Riverside Association.

Mr. West asked Ms. Allen if she supported the land being rezoned for apartments at this location. Ms. Allen said this property site on top of a hill and the apartments would have a great view of the City. She mentioned he is building a few apartments and does support the project.

Cleveland Harris, 1037 Colvin Street, Fort Worth, Texas and a member of Morningside NA spoke in support. He mentioned there are only two Boys And Girls Clubs in this area. The development for high quality apartments is needed in the area.

Mike Sadler, 4040 Old Mansfield Road, Fort Worth, Texas spoke in support.

Eunice Givens, 5500 Stafford Drive, Fort Worth, Texas spoke in opposition. Construction of apartments would be detrimental to this area. This is already a high crime area.

Ms. Conlin asked if there were other apartments in the community. Ms. Givens said there are two apartment complexes. Ms. Conlin asked if they put signs out advertising specials. Ms. Givens said she hasn't seen anything.

Monnie Gilliam, 1100 Vickie Lane, Fort Worth, Texas representing Vicki Lane/Bowie Street NA spoke in opposition. Mr. Gilliam mentioned they are not against the YMCA but to rezone the property they own to apartments. They are concerned they will build to the density that the C district allows, not 270 units as mentioned by the applicant. Their area is saturated with apartments and don't want any more.

Mr. West asked what he thinks should go there. Mr. Gilliam was hoping the YMCA would renovate and stay there. He noted the best use of that land is not for apartments.

Bishop Kenneth Spears, 6400 Briar Cliff, Fort Worth, Texas and Pastor for the First Saint John Missionary Baptist Church spoke in opposition. Mr. Spears is a board member of the YMCA and they have had a lot of crime in this area. He mentioned they are excited about the projects going on in Renaissance Square. Mr. Spears also said when there are high densities of apartments in a community where there is crime, managers tend to flip the properties within five years. The apartments in the community now are not 100% occupied today. The American dream for people raising children is to live in their own home, not an apartment. Mr. Spears submitted a petition with more than 200 signatures from various areas in the City of Fort Worth, mainly the south and southeast side.

In rebuttal, Happy Baggett with Mason Heights said they have taken this development and made it a prime area by setting the zoning up in PD's. Mr. Baggett mentioned they need young professional housing. He said the cost for developing this site just for the retaining wall -which is about three and a half stories from the road to the top- is about \$650,000. Mr. Baggett said they have worked closely with the community in making this a great place to be.

Motion: Following brief discussion, Ms. Conlin recommended a denial with prejudice of the request, seconded by Mr. Edmonds. The motion failed 4-5 with Mr. Genua, Ms Zadeh, Ms. Reed, Mr. Flores and Mr. West against. A substitute motion was made by Mr. Ferrell recommending approval, seconded by Ms. Reed. The motion carried 6-3 with Mr. Hollis, Ms. Conlin and Mr. Edmonds against.

<i>Document received for written correspondence</i>					<i>ZC-13-044</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Happy Baggett	2336 Whistler Creek	Out		Support	Spoke at hearing
Rich Micelli	4912 Giordano	In		Support	Spoke at hearing
Ramon Romero	421 Conner Ave	Out		Support	Spoke at hearing
Todd Baker	801 Slaughter Ln	Out		Support	Spoke at hearing
Laverne Walker/Mitchell Blvd NA	2437 Rattikin	In		Support	Spoke at hearing
Marie Love/Glencrest Civic League	4832 Glen Eden	Out		Support	Spoke at hearing
Juna Allen/Morningside NA	1037 Colvin Rd	Out		Support	Spoke at hearing
Cleveland Harris	1037 Colvin Rd	Out		Support	Spoke at hearing
Mike Sadler	4040 Old Mansfield Rd	Out		Support	Spoke at hearing
Cynthia Morrison	1800 E. Berry	Out		Support	Present did not speak
Eunice Givens	5500 Stofford Dr	Out		Opposition	Spoke at hearing
Monnie Gillium/Vicki Lane/Bowie St.	1100 Vicki Ln	Out		Opposition	Spoke at hearing

NA					
Bishop Spears	6400 Briar Cliff	Out	Opposition		Spoke at hearing
Re. Alvin Booker Jr.	NA		Opposition		Sent letter in

IV. New Cases

5. ZC-12-134 Broderick D. Steele (CD 5) 3327 Fite Street (Kitty House Survey, Abstract 678, 0.49 Acres): from “AG” Agricultural to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus moving company with outside storage; site plan waiver requested

This case was continued to the end of the agenda so the applicant was present.

Broderick Steele, 3405 (3327) Fite Street, Fort Worth, Texas explained to the Commissioners he spoke with the neighborhood association and his surrounding neighbors who support the request. Mr. Steele mentioned he doesn’t have storage outside, he has moving vehicles for his business. Mr. Ferrell asked if all the neighbors are on board. Mr. Steele said yes they are.

Allen Tucker, 1601 Briar Drive, Bedford, Texas spoke in support. Mr. Tucker said he owns property two lots to the north of the subject property. Mr. Tucker said he runs a moving and storage business and parks his trucks there in the evening. Mr. West asked if he could confirm the neighbors were in support. Mr. Tucker said yes the Mosier Valley NA is mostly business owners there are not many residents around there.

Ms. Reed asked how many trucks are at the residence. Mr. Steele said there is no storage in the back yard and all he wants is the two moving vehicles.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-12-134	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Allen Tucker	1601 Briar Drive	In		Support	Spoke at hearing

6. ZC-13-033 City of Fort Worth Planning & Development Text Amendment Revise Process of Historic Designation (HC, HSE, DD) Removal (CD All) – An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), to amend:

- Chapter 4 “Zoning Districts” to amend Article 4, “Overlay Districts”, Sections 4.401.H. “Designation as Highly Significant Endangered” (“HSE”);
- Section 4.401.I. “Designation as Historic and Cultural Overlay Landmark” (“HC”);

Dr. Michael Parker, 4824 Grapevine Terrace, Fort Worth, Texas President for the Summer Creek South HOA spoke in opposition. They have had several meetings with the applicant and have listened to their concerns. Mr. Parker said they have several concerns one being light pollution and signage. The topography of the land adjacent to Summer Creek South, the southern edge is high, there are over 360 quality built homes. They would like the lighting to be downward and not upward. Mr. Parker said they would prefer monument signage instead of pole signs. Another concern east of the Toll Road the request for G zoning is very liberal in uses permitted. They are not completely against the project.

In rebuttal Steve Saxon, 5206 Homar Street, Dallas, Texas thanked the neighborhood for their input. He wanted to address the lighting concerns Mr. Parker mentioned. He said they were entering into a pilot program for LED lighting for street lights. They are taking steps to address some of these concerns. They are working on a draft copy for their design guidelines that will incorporate some of the concerns from the neighborhood. He also noted they moved the multifamily away from the school.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Ferrell. The motion carried unanimously 7-0.

Document received for written correspondence				ZC-13-043	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Michael Parker/Summer Creek HOA	4824 Grapevine Terr.	Out		Opposition	Spoke at hearing

15. ZC-13-044 YMCA (CD 8) – 2300 Block East Berry Street (McDonald Branch of YMCA Addition, Block 1, Lot A, 18.07 Acres): from “R1” Zero Lot Line and “CF” Community Facilities to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development standards; site plan required.

Happy Baggett, 2336 Whistler Creek Drive, Fort Worth, Texas with Mason Heights explained to the Commissioners they are requesting a 30 day continuance. .

Motion: Following brief discussion, Ms. Conlin recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried unanimously 7-0.

16. ZC-13-045 City of Fort Worth Planning & Development Granbury Station Area (CD 6) – Generally bounded by I-20, Woodway, Trail Lake Drive, Wedgemont Circle, and Inverness (See case file for addresses, 102.53 Acres): from “B” Two-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, and “PD” Planned Development 93, 175, 218, 348, 542, & 683 for various commercial uses to “R2” Zero Lot Line/Townhouse, “UR” Urban Residential, “MU-1” Low Intensity Mixed-Use, “PD” Planned Development 900 and “PD/ R2” Planned Development Zero Lot Line/Townhouse, “PD/UR” Planned Development Urban Residential, & “PD/MU-1” Planned Development Low