



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 4, 2013

Council District 9

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

Opposition: none

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

Owner / Applicant: J. Knight, Withers Est., Tersok Prop., Merida LLC, JAM Dev.

Site Location: 2721-2733, 2805 McCart Avenue & 2408-2409 W. Cantey
Mapsc0: 76T

Proposed Use: Multifamily

Request: From: "B" Two-Family
To: "PD/UR" Planned Development for all uses in "UR" Urban Residential; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Technical Inconsistency).

Background:

The proposed site is located at the southwest corner of McCart Avenue & Cantey Street. The applicant is proposing to change the zoning to "PD/UR" Planned Development for "UR" Urban Residential. The PD is to provide a site plan for the benefit of the neighborhood. The development is intended to meet UR standards including height, parking, and landscaping.

The site plan indicates seven buildings with three stories for a total of 28 units. The parking will be located behind the buildings for 2408-2410 Cantey and 2723-2733 McCart Avenue. If these lots remain separately platted, then an access agreement will be required.

Two of the required parking spaces for the buildings on 2807 and 2409 W. Cantey are shown to be without the proper berming or screening. A waiver is required for these parking spaces.

The proposed PD site plan is in general compliance with the UR standards except for necessary waivers to the parking.

The applicant has had multiple meetings with the Frisco Heights Neighborhood Association. A letter of support for the updated site plan was received on April 25 that also included the similar cases ZC-13-059 and ZC-13-060.

Site Information:

Owner: J. Knight, Withers Est., Tersok Prop.
Various Addresses

Applicant: Merida Avenue LLC/Jim Schell
 Acreage: 1.19 acres
 Comprehensive Plan Sector: TCU/Westcliff
 Surrounding Zoning and Land Uses:
 North "B" Two-Family / two-family
 East "B" Two-Family / single-family
 South "C" Medium Density Multifamily / Multifamily
 West "C" Medium Density Multifamily / vacant

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 regulations. The key deficiency is:

1. Parking lots shall be screened from the public ROW within landscaping, berms, fences or walls 36 to 42 inches in height.
 - a. A waiver is will be required for two spaces located along West Cantey Street

Zoning Commission recommended a waiver to the item noted above.

Transportation/Public Works (TPW) site plan comments

1. Driveway location must not interfere with intersection function. Show dimension and distance from existing driveways and streets.
2. A triangular 10'x10' POSE (Public Open Space Easement), shall be provided at the intersection of an alley and a driveway.
3. CFA - Community Facilities Agreement required for streets (to include border streets, alleys and access easements), lights, signs, sidewalks, and drainage improvements.

Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project

Parks Department site plan comments

Platted area is within PPD4 and the Park Dedication Policy applies. Site Plan indicates 11 residential units to be constructed. There is a required \$500.00 fee for each residential unit to be constructed. Fees MUST be paid in full at or before the time of applying for a building permit.

Comments made by Parks Department staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Parks acceptance of conditions; park fees will be applied to the project

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Ave	Major Arterial	Major Arterial	No
Cantey Street	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
University Place NA	University Neighborhood Alliance
Paschal Area	Berry Street Initiative

Park Hill Place	Southside Preservation Association
Frisco Heights	South University
FWISD	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/UR" for Urban Residential multifamily development for a total of 28 units on seven lots. Surrounding land uses predominantly consist of duplex to the north, a mix of single-family and duplex to the west, single-family to the east and multifamily just south, across Cantey. While two lots included in this request are located south of Cantey, the majority of the development is located to the north.

Urban residential is designed to provide a residential density transition zone between low density single-family and higher density commercial areas. The proposed site is located along a major arterial, near TCU, located in close proximity to multifamily, and will provide a buffer to single-family residential.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Low-Density Residential which allows up to 12 units per acre and Mixed-Use. Due to the density of the site 28 units, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

However, the general area is in transition and the site is in close proximity to TCU. The two lots south of Cantey are designated mixed-use. The proposed zoning is consistent with the following Comprehensive Plan policies:

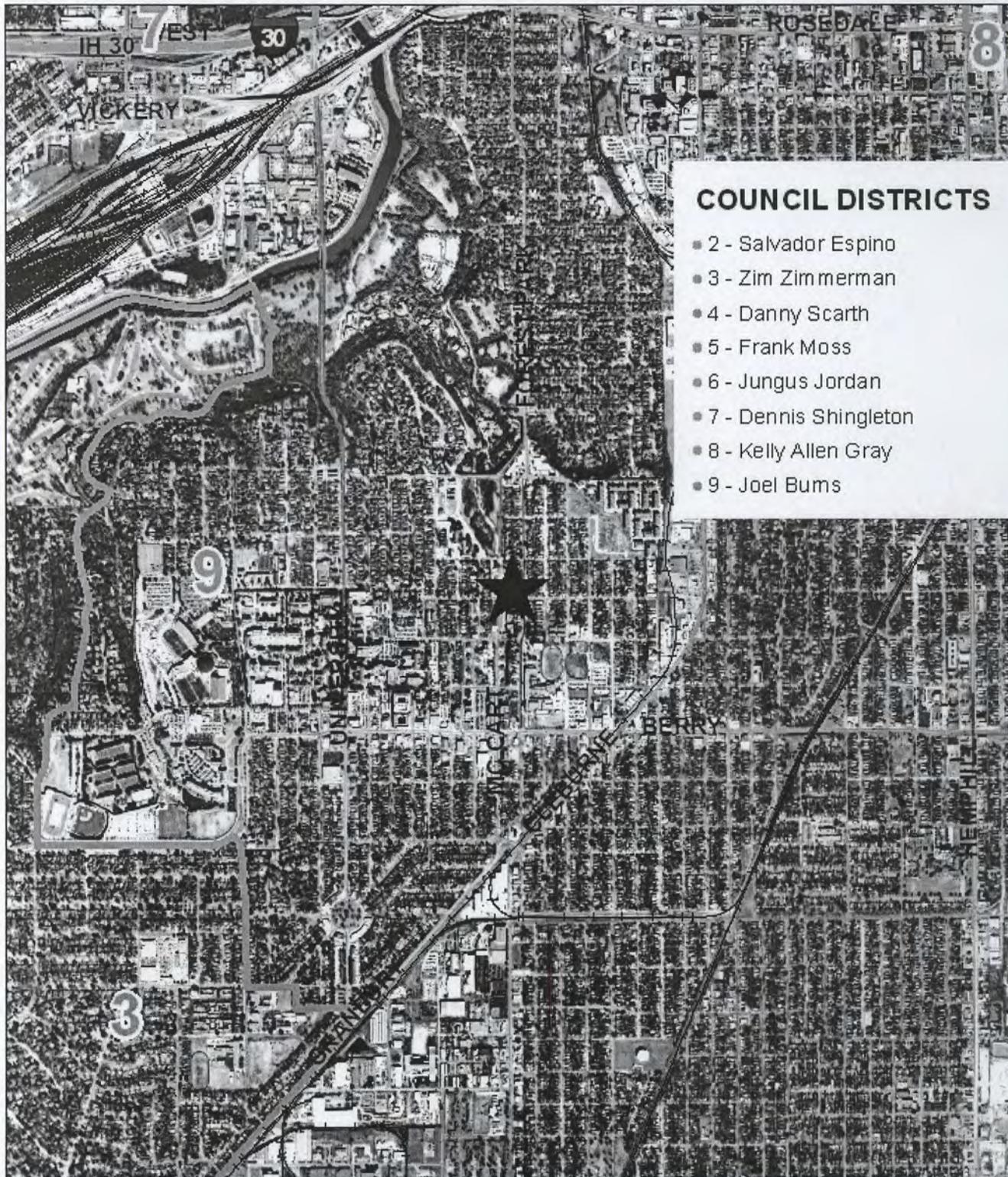
- Locate multifamily units adjacent collector streets, arterial streets, or rail transit stations. (Pg. 37)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generations (Pg. 37)

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
- Site plan
- Minutes of the Zoning Commission meeting

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





ZC-13-061

Area Zoning Map

Applicant: Knight, Withers Est, Tersok Prop, Merida LLC, JAM
 Address: 2721-2733, 2805 McCart Ave & 2408-2409 W. Cantey
 Zoning From: B
 Zoning To: PD/UR with site plan
 Acres: 1.2
 Mapsco: 76T
 Sector/District: TCU/W.cliff
 Commission Date: 04/10/2013
 Contact: 817-392-8043



300 Ft. Notification Buffer



RECEIVED
APR 26 2013

Property Info.	Property Info.	Property Info.	Property Info.	Property Info.	Property Info.	Property Info.
2721 McCart Ave Block 7, Lot 15 Prospect Heights Addition	2725 McCart Ave Block 7, Lot 14 Prospect Heights Addition	2729 McCart Ave Block 7, Lot 13 Prospect Heights Addition	2733 McCart Ave Block 7, Lot 12 Prospect Heights Addition	2408 Cantey St Block 7, Lot 11 Prospect Heights Addition	2409 Cantey St Block 16, Lot 18 Prospect Heights Addition	2805 McCart Ave Block 16, Lot 17 Prospect Heights Addition

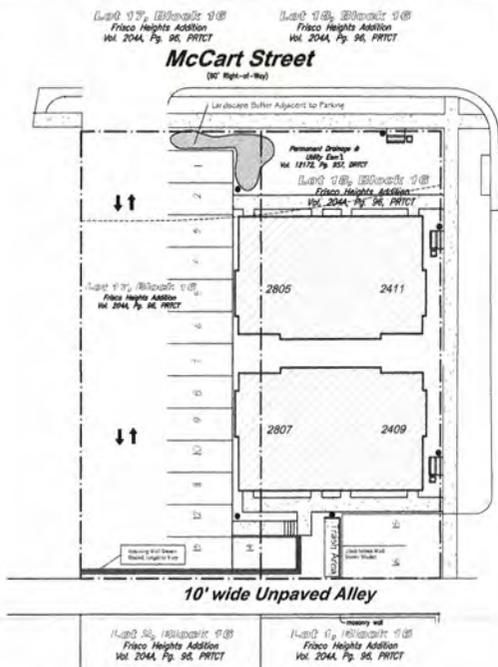
Richard L. Metersky
Architect
R.L.M. ARCHITECTURE



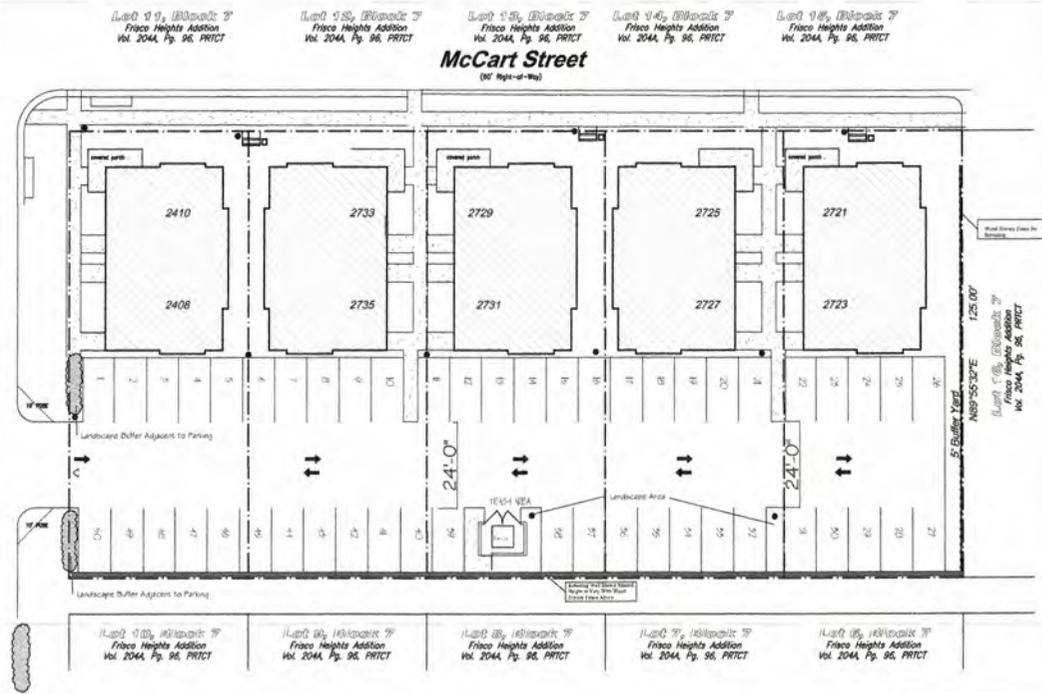
Site Location:
Block 7, Lot 15
2721 McCart Ave
Prospect Heights
Fort Worth, TX

A Proposed Residential Project for
Merida Ave LLC
Richardson, TX

NO.	DATE	ISSUES
01	05/11/15	PERMITS



Ref. A 0.2
West Cantey Street
(See Reference Plan)

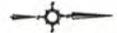


Ref. A 0.1

**RECOMMENDED
FOR APPROVAL**



Reference Plan Key Designations for Enlarged Site Plans, Detailed Information provided on Enlarged Plans.



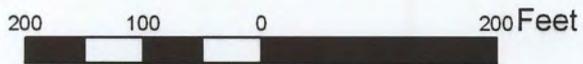
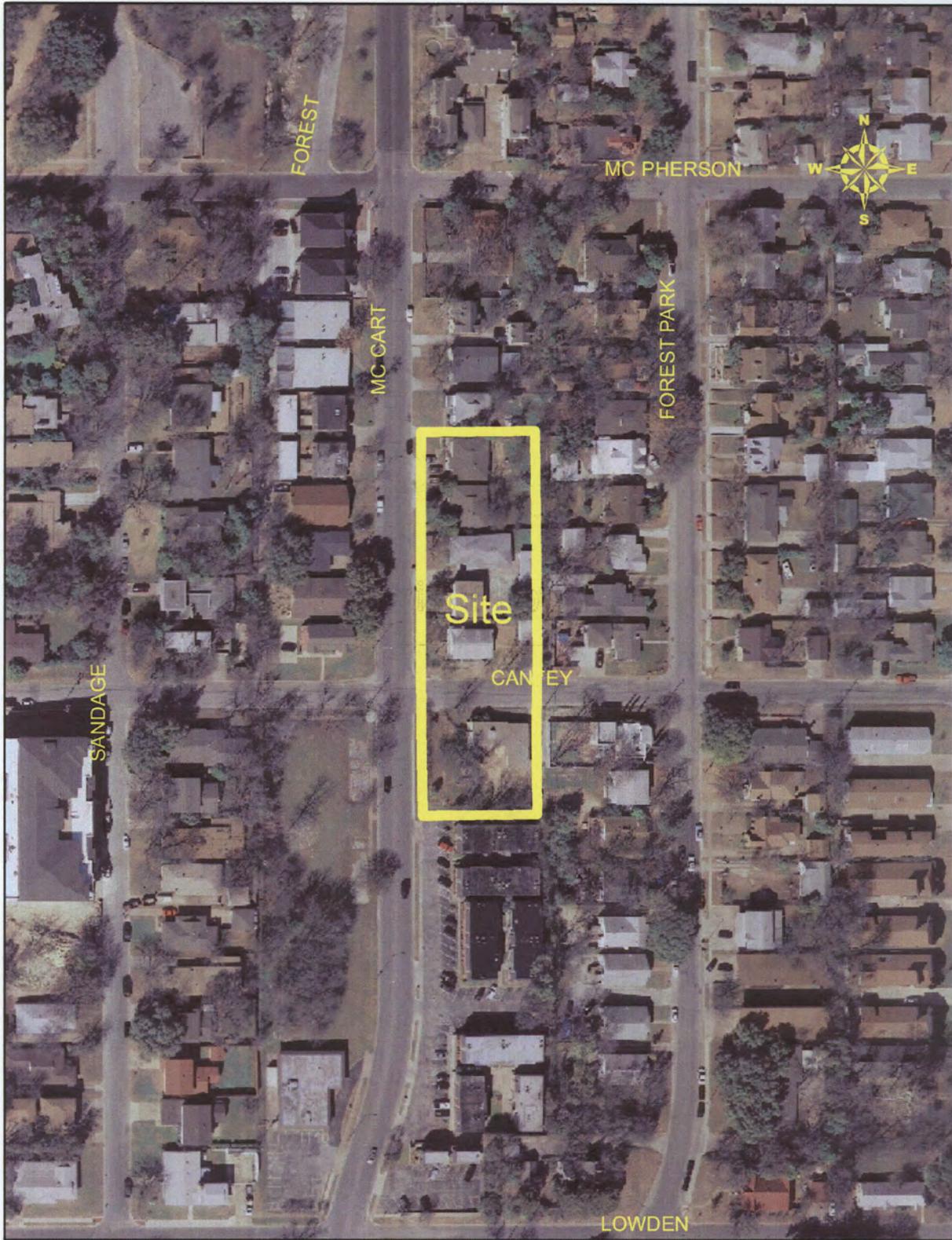
APPROVAL:
By: Director of Planning and Development
Date: 05-13-2015
Merida Ave

0 | McCart Overall Site / Key Plans
SCALE: 1/16" = 1'-0"

OF 190 SHEETS



Aerial Photo Map



Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Merida Avenue LLC explained to the Commissioners they have been working with the local neighborhood associations. Mr. Schell mentioned the neighborhood supports the zoning case as per the latest site plan. He mentioned TCU is planning on expanding their student housing with about 5300 campus beds. Most of the on campus housing is for students out of state. There is a demand for off campus housing. Mr. Schell had a color exhibit indicating the investor owned properties in the area.

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

Document received for written correspondence					ZC-13-060
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Alex Clark/Frisco Heights	2724 Merida	In		Support	Sent letter in
Keith Ashcraft/University Place NA	2556 Waits Ave	Out		Support	Sent letter in
Frank Ostrowski	2505 Cockrell	Out		Support	Sent letter in
Tim Kuchta	2801 Merida	In		Support	Sent letter in
Michael Stein	2721 Merida	In		Support	Sent letter in
Lloyd Newton	2725 Lubbock	In		Support	Sent letter in
Brandon Tyler	2724 Lubbock	In		Support	Sent letter in
Jake Proctor	2709 Merida	In		Support	Sent letter in
Ann Lesok	NA			Support	Sent letter in
Chris Trigger	2528 Shirley	Out		Support	Sent letter in
Zac Thompson	2023 Terrace Glenco	Out		Support	Sent letter in

6. ZC-13-061 Jack A Knight, Fincher E Withers Estate, Tersok Properties LLC, and Jam Development (CD 9) – 2721-2733 McCart Avenue and 2408-2409 W. Cantey (Frisco Heights Addition, Block 7, Lots 11, 12, 13, 14, 15 and Block 16, Lots 17, 18 1.20 Acres): from “B” Two-Family to “PD/UR” Planned Development for Urban Residential; site plan included

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Anita Horky/Paschal NA	NA	Out		Support	Sent letter in
Keith Ashcraft/University Place NA	2556 Waits Ave	Out		Support	Sent letter in
Frank Ostrowski	2505 Cockrell	Out		Support	Sent letter in
Tim Kuchta	2801 Merida	In		Support	Sent letter in
Michael Stein	2721 Merida	In		Support	Sent letter in
Lloyd Newton	2725 Lubbock	In		Support	Sent letter in
Brandon Tyler	2724 Lubbock	In		Support	Sent letter in
Jake Proctor	2709 Merida	In		Support	Sent letter in
Ann Lesok	NA			Support	Sent letter in
Chris Trigger	2528 Shirley	Out		Support	Sent letter in
Zac Thompson	2023 Terrace Glenco	Out		Support	Sent letter in

IV. New Cases

7. ZC-13-064 Trinity Bluff/Reeves/Wallace/F W Teen/F W City Church (CD 9) – 633, 637, 703, 705, 715, 727, and 729 Samuels Avenue (Elizabeth Gouenant Addition, Block 2, Lot 21R, Mulligan Addition, Block 1, Lots 2A & 2B, Samuels Avenue Baptist Church Addition, Block 1, Lot 1, 6.38 Acres): from “O-1” Floodplain, “D” High Density Multifamily and “PD-489” Planned Development for all uses in “H” Central Business District excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage or ice plant, gunsmithing, repair or sales, home improvement store, mini warehouses, mortuary or funeral home, pawn shop, tattoo parlor, taxidermist shop, auto parts supply, retail, automotive repair, paint and body shop, car wash full or self service, vehicle sales or rental, including automobiles, motorcycles, boats or trailers. Building height shall be restricted to 20 stories; site plan waived to “PD/H” Planned Development for all uses in “H” Central Business District, excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage plant or ice plant, gunsmithing, repair or sales, home improvement store, taxidermist shop, auto parts supply, rental, automotive repair, paint and body shop, car wash, full or self service, vehicle sales or rental including automobile, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. A transitional height plane of 45 degrees, as measured from the northeast corner boundary of the parcel described as Samuels Avenue Baptist Church Addition, Block 1, Lot 1, shall apply to portions of a building above 45 feet or 3 stories,