



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 2, 2014

Council District 9

Zoning Commission Recommendation:
Approval as Amended with revised site plan by a vote of 9-0

Opposition: None submitted
Support: One person spoke

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

Owner / Applicant: Rana Development Company, LLC

Site Location: 2409 McPherson Ave Mapsco: 76T

Proposed Use: Two Duplexes

Request: From: "B" Two-Family
To: "PD/SU" Planned Development Specific Use for duplexes; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located on the corner of McPherson Avenue and McCart Avenue. The applicant is proposing to change the zoning to "PD/SU" Planned Development Specific Use for two duplexes. It is currently one structure on one lot which will have to be platted into two lots with one duplex per lot. A duplex is allowed by right in the "B" zoning district. The applicant is providing the PD including a site plan to tie the parking to both units and for the benefit of the neighborhood.

The parking will be located behind the site with the primary access from McPherson Avenue. The southern duplex would not have direct access to McCart St. The applicant will have to obtain approval from the City Plan Commission for a cross access easement from lot 20 to lot 19. Otherwise, each lot must have direct access to a street or alley.

The proposed site is located in a neighborhood in transition. Multifamily is located north of the property and west of the property, however, single-family homes are located directly east and south. The development also fronts McCart Street, which is considered a Major Arterial. Higher density development is appropriate along major arterials and will provide a buffer to the nearby single-family residences.

As the zoning is "B" Two Family and duplexes are being constructed, the monotony rules cannot be applied to this property. The two proposed structures are intended to be identical with some changes in paint color for the brick and trim.

The property is located within the boundaries of the proposed TCU Overlay. However, since it is not zoned "A", the regulations of the overlay will not apply.

Site Information:

Owner: Rana Development Company, LLC
 2236 Huntington Ln.
 Ft. Worth, TX 76110
 Agent: HGC Residential Development
 Acreage: 0.27 acres
 Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / multifamily
 East "B" Two-Family / single-family
 South "B" Two-Family / single-family
 West "B" Two-Family / multifamily

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 deficiencies are:

1. 10 ft. side yard required along McPherson (waiver requested)
2. Eight spaces are required per unit for a total of 16 spaces. Site is deficient one (1) parking space (waiver requested)
3. Verify with TPW to ensure drive opening is acceptable along McCart Ave.

Zoning Commission recommended waivers to items 1 & 2 noted above..

Platting Comments

1. Access for residential lots must either come from a residential street or the alley. Cross access is not permitted for residential property. Until a waiver from the City Plan Commission for cross access is granted, the site plan must be revised to show access for Lot 19 from the alley.
2. Provide a copy of the original plat of record and the covenants and restrictions for Frisco Heights to confirm that there are no covenants and restrictions regarding the setback of properties on the lots. State Law prohibits a municipality from amending or removing any deed covenants or restrictions. Dead end alleys are prohibited; provide a connection to a public ROW.

Transportation/Public Works (TPW) site plan comments

No comments at this time

Transportation/Access

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

Public Notification:

The following Organizations were notified:

Organizations Notified	
University Place NA	Trinity Habitat for Humanity
Paschal	Streams & Valleys, Inc
Park Hill Place	FWISD
Frisco Heights	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/SU” for a duplex development. Surrounding land uses are single-family to the east and south with multifamily to the north and west. The current zoning allows duplex by right, however, their current proposal does not meet various requirements. Additionally, the applicant intends to have shared parking and access to both lots from McPherson.

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

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Low-Density Residential. The proposed is zoning is consistent with the following Comprehensive Plan policies:

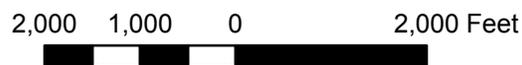
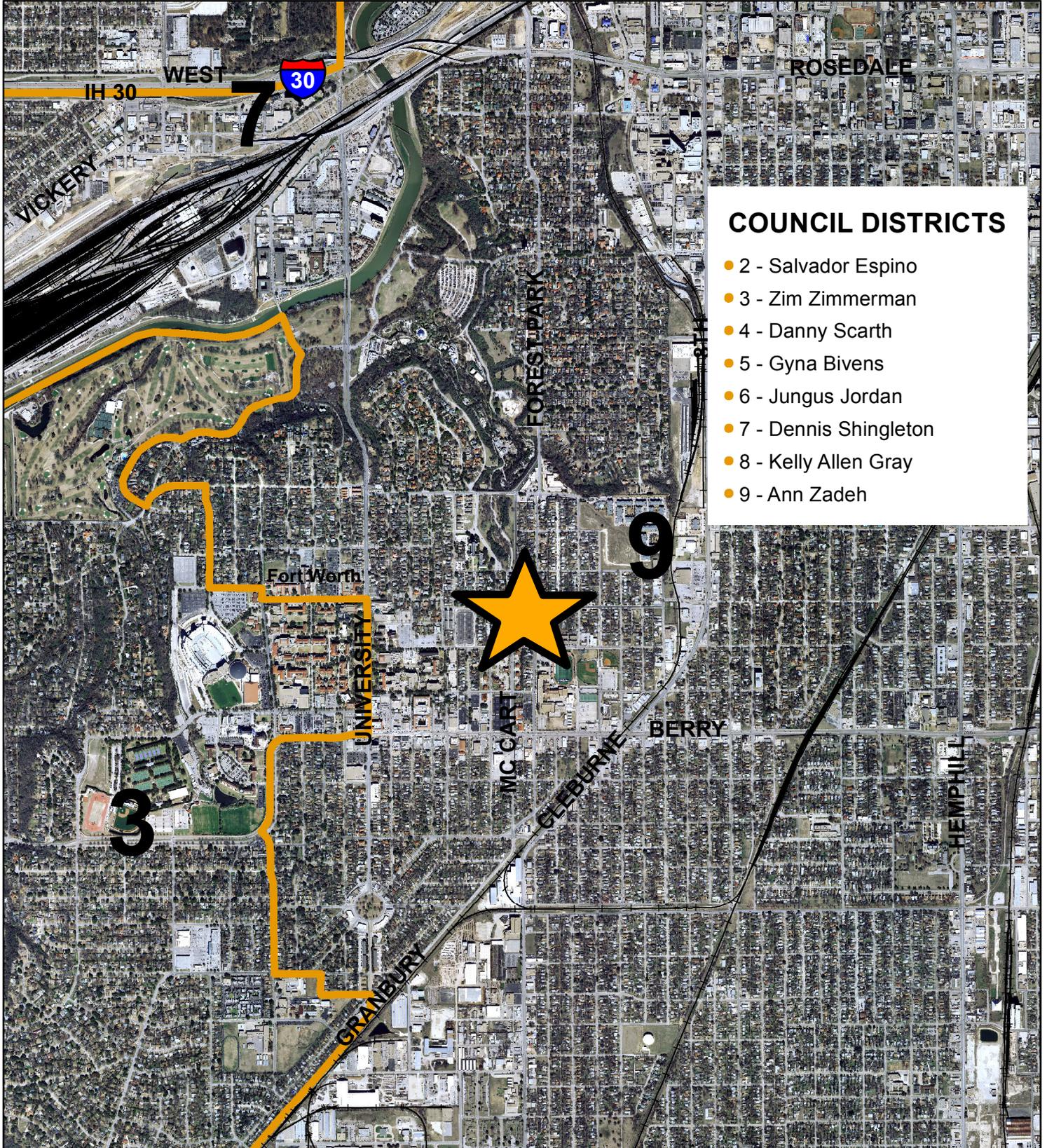
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations. (Pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure (Pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods

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

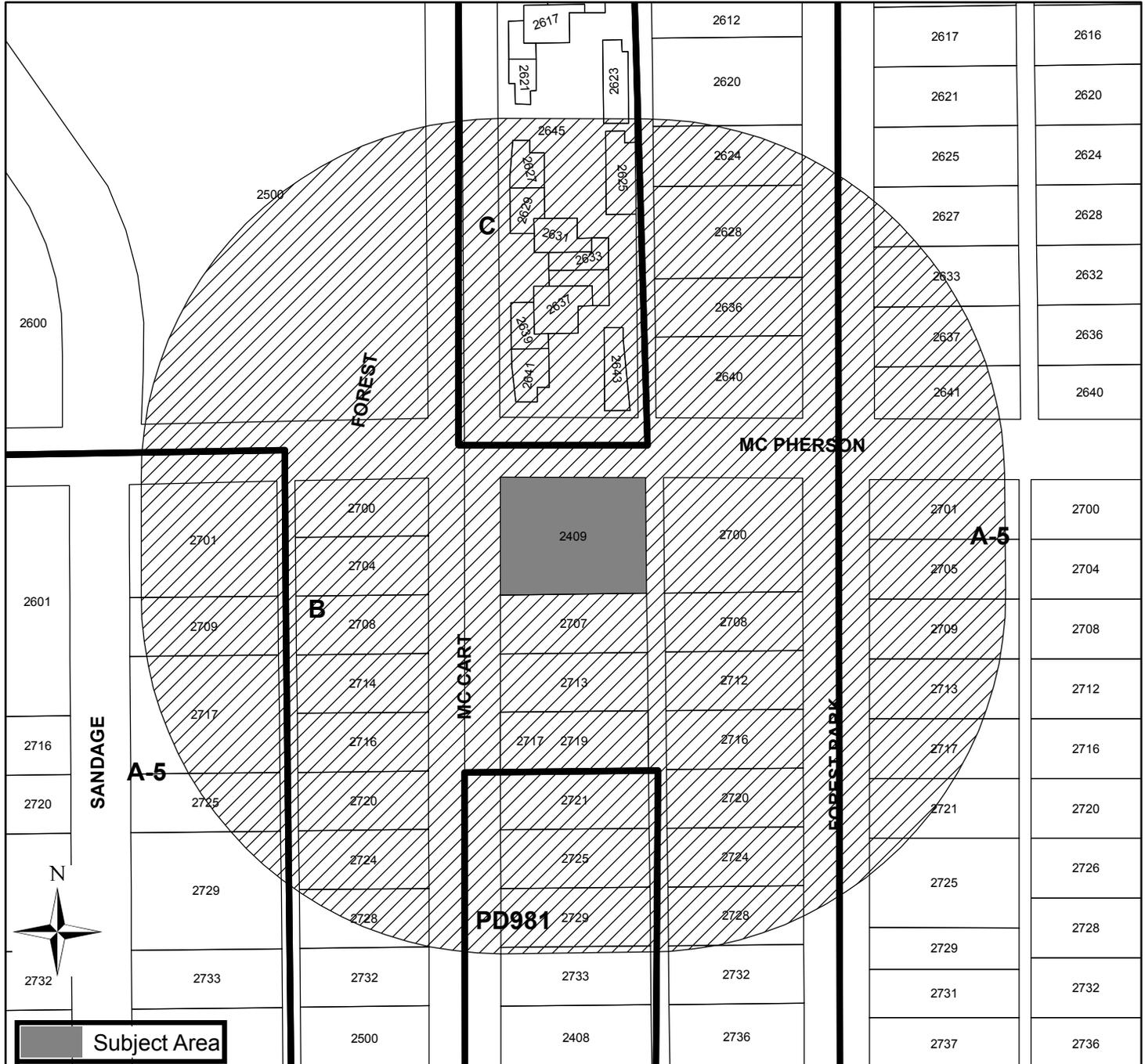




ZC-14-129

Area Zoning Map

Applicant: Rana Development Company, LLC
 Address: 2409 McPherson Avenue
 Zoning From: B
 Zoning To: PD/SU for multifamily residential
 Acres: 0.272605
 Mapsco: 76T
 Sector/District: TCU/W.cliff
 Commission Date: 10/08/2014
 Contact: 817-392-8043



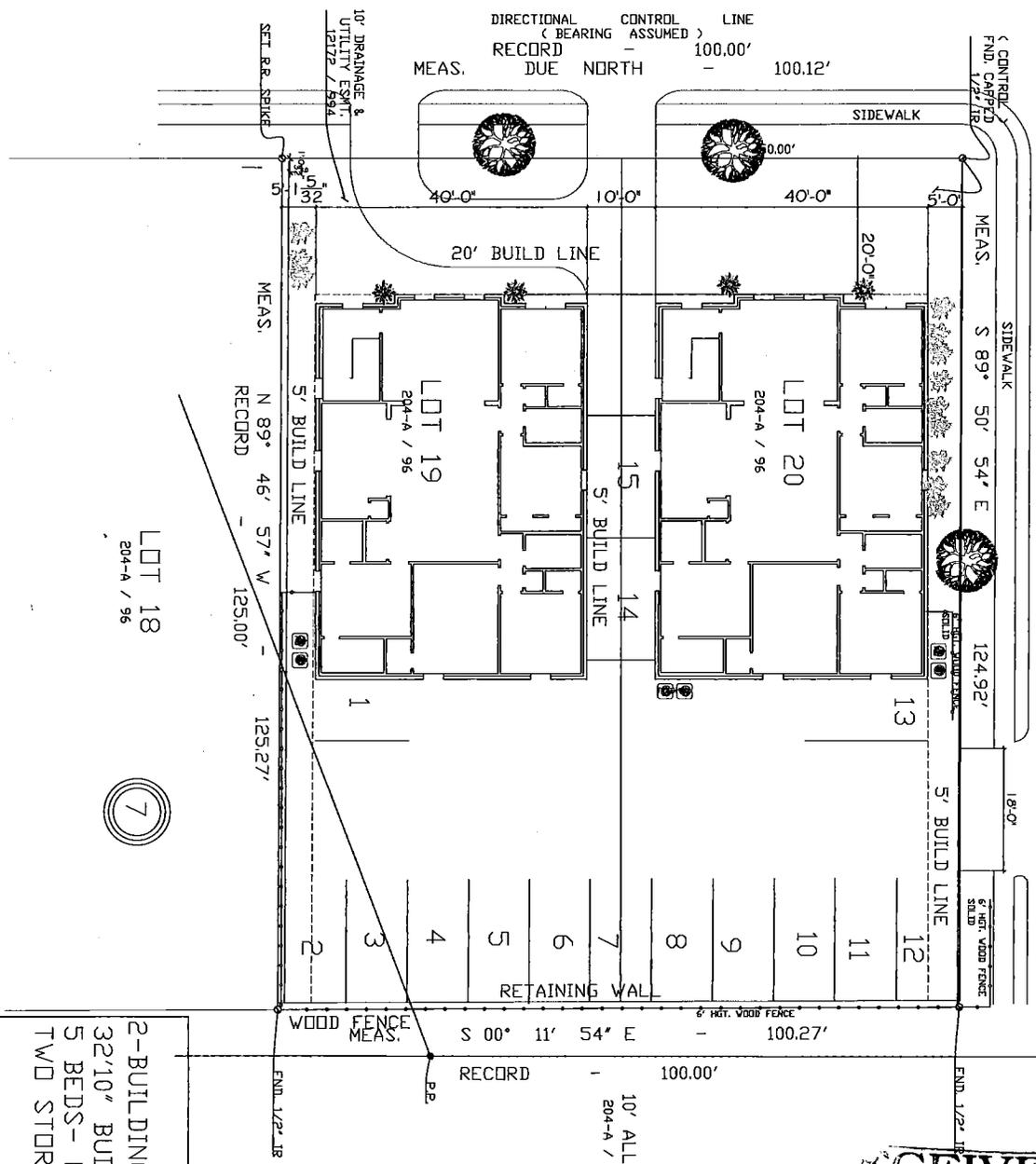
20-14-129

ONE TIME BUILD RELEASE
OR SAID CLIENT, LOT OR INVOICE

THESE PLANS CAN NOT BE REPRODUCED, REDESIGNED OR COPIED AND ARE FOR THE PURPOSE FOR A FOR SAID INVOICE OR ADDRESS SHOWN. INFRINGEMENT OF THESE PLANS IN ANY WAY WILL FALL UNDER THE U.S. COPYRIGHT LAWS.

McCART AVENUE
(ROSS AVENUE)
PER PLAT

2409 McPHERSON AVENUE
(CROXTON AVENUE)
PER PLAT



2-BUILDINGS 4-UNITS
32'10" BUILDING HGT.
5 BEDS- EACH UNIT
TWO STORIES

**RECOMMENDED
FOR APPROVAL**

RECEIVED
NOV 18 2014

Plan No.
104-4051-1114
1/6

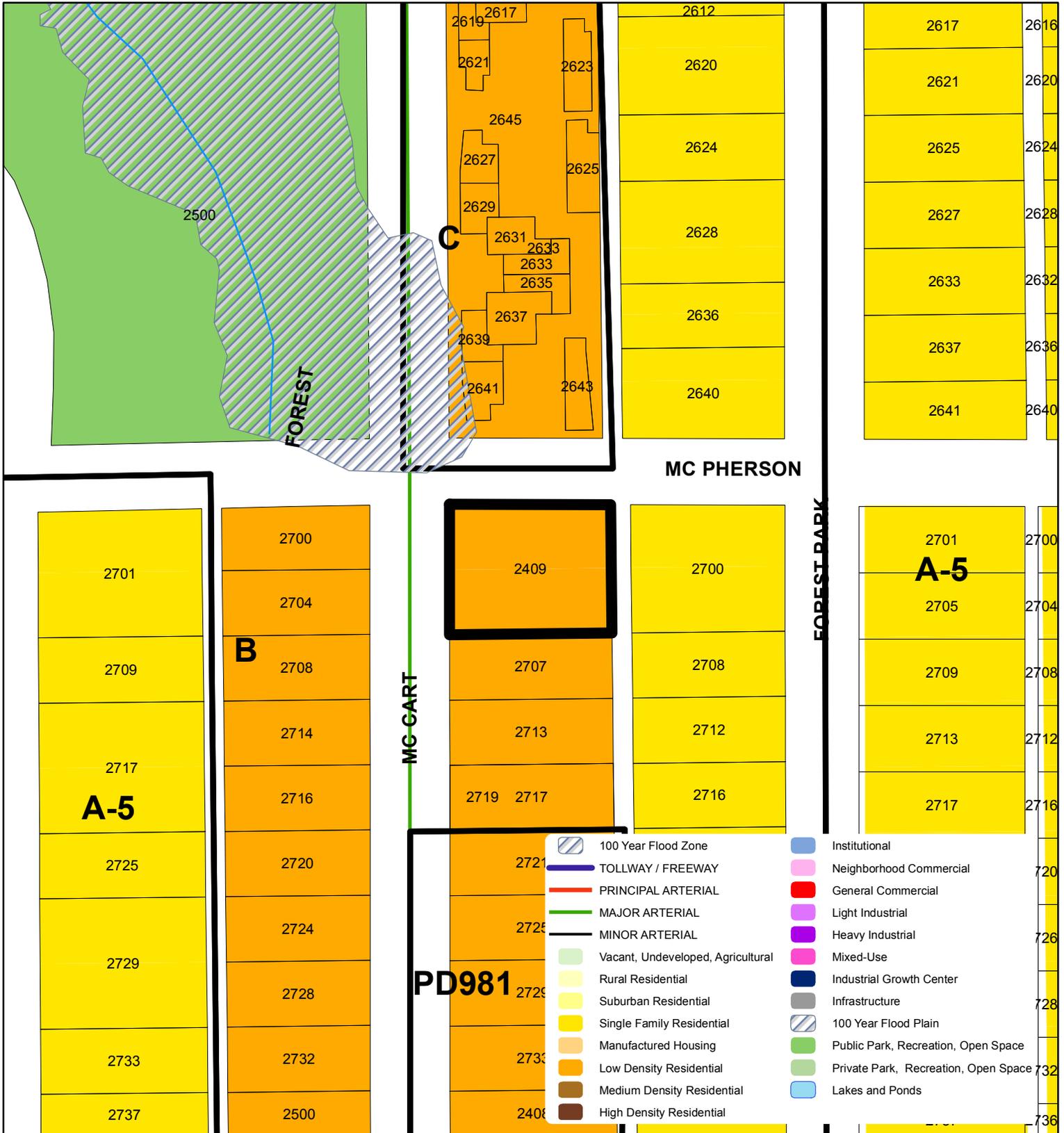
LOT:	BLK:	20
ADDRESS:	2409 McPHERSON AVE	
SUBDIVISION:	FRISCO HEIGHTS ADD	
CITY:	FORT WORTH	
COUNTY:	TARRANT	
STATE:	TX	
SCALE:	1/8"	

Doug Herron
Architectural Designs
817-538-2910
dougplans@aol.com

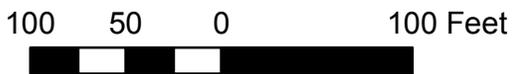
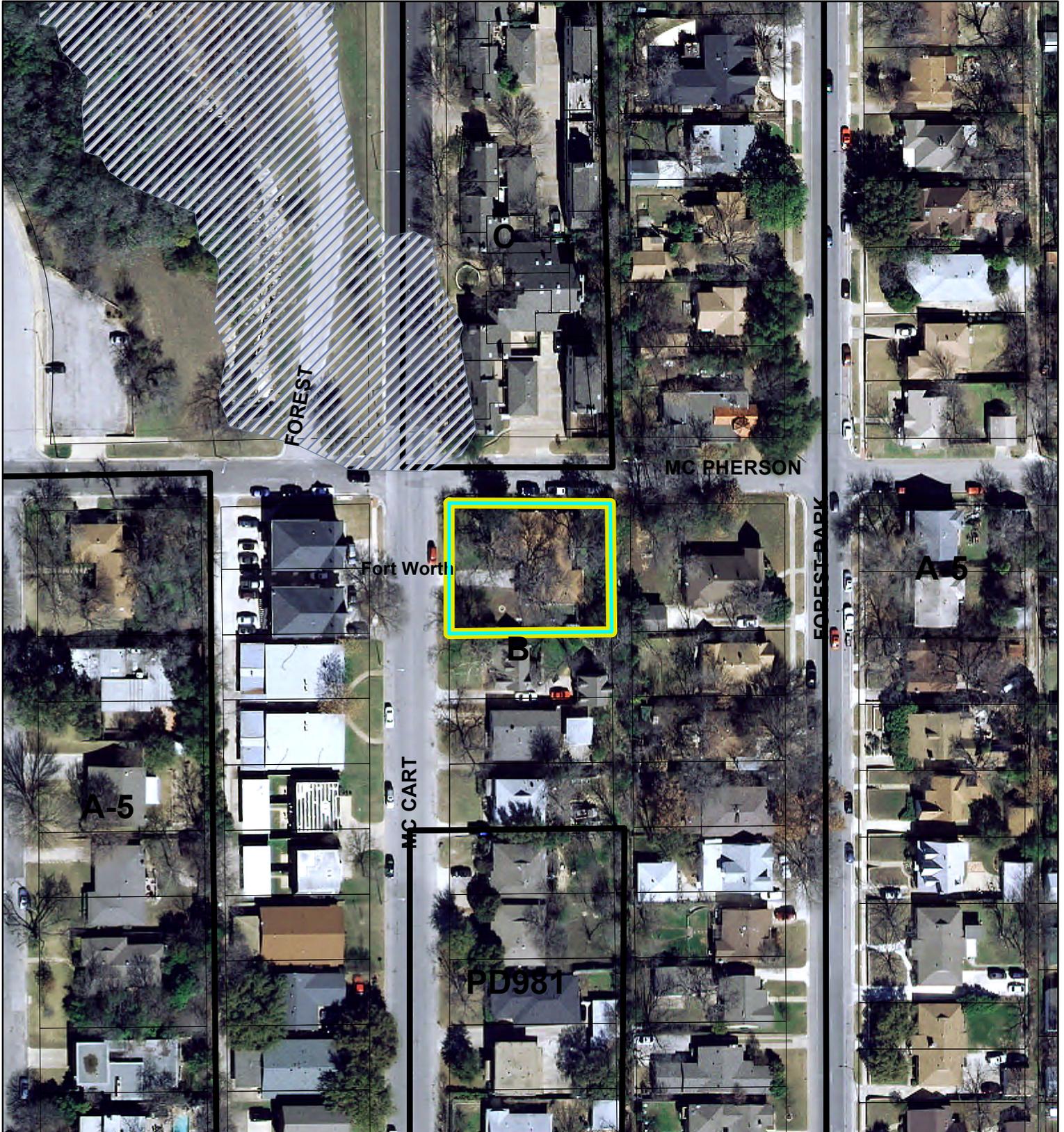


COPYRIGHT 2014

Future Land Use



Aerial Photograph



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 18, 2014.



City of Fort Worth, Texas
Zoning Commission
November 12, 2014 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, District 2
Justin Reeves, District 3
Charles Edmonds, Jr., Vice Chair, District 4
Melissa McDougall, District 5
Natalie Moore, District 6
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 10:10 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Ms. McDougall, on a vote of 9-0, voted to approve the Zoning Commission minutes of the October 8, 2014 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. New Cases

1. ZC-14-129 Rana Development Company, LLC (CD 9) – 2409 McPherson Avenue (Frisco Heights Addition, Block 7, Lots 19 & 20, 0.27 Acres): from “B” Two-Family to “PD/SU” Planned Development/Specific Use for duplexes; site plan included

Jake Proctor, 2236 Huntington Lane, Fort Worth, Texas representing the property owner Rana Development Company, explained to the Commissioners the latest rendering of the proposed duplexes. The reason for the request for PD is to allow for joint parking across the two lots and provide a site plan for the neighborhood. He has worked closely with them and scaled the front yard setback to 20 ft, removed some parking spaces and added some fencing.

Ms. Reed asked about the architectural design. Mr. Proctor said the intention is to use different colors of paint and brick designs.

Mr. Genua asked about parking spaces 14 & 15 and how they will be used. Mr. Proctor said they will leave them in and parking spaces will be assigned.

Ms. Burghdoff wanted to clarify for the record that there are six site plan comments that need to be addressed: no waiver for the setback along McCart, a waiver for the five foot side yard, provide an informational table, remove parking from the front yard, provide for 9x18 parking spaces, and provide the building height. She added that T/PW has to approve any proposed driveway openings. Mr. Proctor agreed with the information Ms. Burghdoff provided and said that he addressed most of the comments on the site plan.

Paula Traynham, 2624 Lubbock, Fort Worth, Texas with Frisco Heights NA spoke in support of the latest revised site plan.

Motion: Following brief discussion, Ms. Reed recommended Approval as Amended of the request with a revised site plan and waiver to the five foot side yard, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-14-129	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Paula Traynham/ Frisco Heights NA	2624 Lubbock	Out		Support	Spoke at hearing

2. ZC-14-133 JSA Rental Properties, LLC (CD 9) – 4432 McCart Avenue (Charleston Heights Addition, Block 1, Lot 1, 0.45 Acres): from “B” Two-Family to “PD/SU” Planned Development/Specific Use for a fourplex; site plan waiver requested

Ms. Murphy mentioned the applicant has requested to withdraw the case.

Motion: Following brief discussion, Ms. Reed recommended Denial without Prejudice of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

3. ZC-14-141 Emerging Properties I LTD (CD 4) – 6750 Fossil Bluff (Winston Addition, Block 3, Lot 12 0.16 Acres): from “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan approved to “G” Intensive Commercial

Arlyn Samuelson, 1512 Bray Central Drive, McKinney, Texas representing Emerging Properties explained to the Commissioners the hotel was never constructed and they want to remove the PD zoning for a restaurant.

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

<i>Document received for written correspondence</i>				ZC-14-141	
Name	Address	In/Out 300 ft	Position on case		Summary