



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 14, 2015

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: 16 letters submitted
Support: 27 letters submitted

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

Owner / Applicant: FW Bluff Land, L.P.

Site Location: Generally bounded by and including McLemore, Oakhurst Scenic, Dalford and 2300 blks Bird, Lillian, Dell, and Embrey Streets Mapsco: 63P, Q

Proposed Use: Multifamily

Request: From: "A-5" One-Family and "B" Two-Family
To: "PD/UR" Urban Residential with development standards; site plan waiver requested

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is not consistent. (Significant Deviation)

Background:

The applicant is proposing to rezone 18.5 acres from "A-5" One-Family and "B" Two-Family to "PD/UR" Urban Residential with development standards; site plan waiver requested. The surrounding area is bounded by the Trinity River and Riverside Park to the west and is in close proximity to Sylvania Avenue and the Six Points Urban Village.

The applicant has met several times with the adjacent property owners and neighborhood organizations. As a result, the applicant is requesting a PD/UR to gain support from these organizations and due to the uniqueness of the site and the topography.

The PD provides multiple waiver requests for the number and location of access points to a publicly accessible street, setbacks, and similar development standards. Several of the requested waivers could impede neighborhood connectivity and the walkability of the site and surrounding area. These components of connectivity, road closures, and fencing will also be reviewed by the TPW and Platting sections during the preliminary and final platting phases. Waivers to these processes cannot be made through the Zoning process. The table below provides a synopsis of the differences between the initial "UR" proposal, and the current PD/UR proposal:

Standard	“UR” Urban Residential	Proposed PD/UR
Front Yard	20 ft. Maximum to a public or private street	Front Yards along Dalford Street and the Bird/Embrey connection may exceed 20 ft. Front yards on private driveways or parking lots are not regulated
Maximum building height	35 ft.	35 ft.; Buildings constructed within 150 ft. south of the southern ROW line of Dalford up to the intersection of Scott’s way shall be no more than 2 stories
Maximum units per acre	None	Shall not exceed 400 total units divided into the north and south tracts
Minimum lot area	None	None
Signage	Attached signs for multi family uses	Detached monument signs at primary entrances with no specified size
Parking	Depends on the use, parking garages allowed	No required off-street parking will be allowed within parking garages. 11 spaces will be allowed in front of the leasing office.
Landscaping	Enhanced 30 point system for required amenities	Will apply to any public or private street and the public Bird/Embrey connection. Otherwise will not apply to other properties.
Fencing	Allowed between buildings but not along public or private roads	Provides for 6 ft iron fences; Fences may be between the building and property line on the south side of the Bird/Embrey connection;
Architectural standards including Masonry requirement	Includes façade variation, structural elements, wall planes, etc. Not less than 70 percent of all building shall be constructed of masonry materials	Will apply to any public or private street and the public Bird/Embrey connection. Otherwise will not apply to other properties. Stucco will be an allowed masonry material

The applicant has also agreed to the following:

- Limit building size in 2 story zone on Dalford to no more than 8 units per building
- Design so that the primary entrance for the development will be on Embrey Place with a monument sign
- Provide a minimum of two housing styles within the development
- Provide a public connection in some form (public or private street or public access easement) between Bird St. and Embrey St. in the south tract. No through connectivity is planned for the north tract. The form of the connection and applicable right-of-way will be determined at platting.
- Apply landscaping and façade requirements to buildings facing public and private streets and the public connection.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.

- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

The proposed site is located west of the Six Points Urban Village, which contains a Master Plan document that sets out short and long-term visions for the area. The document also mentions the surrounding area within the document. The Master Plan calls for Urban Residential along Oakhurst Scenic Drive to act as a buffer to more intense commercial and mix of uses. The following excerpt from the Master Plan describes the intent for the proposed site and surrounding area.

“While the policy tool of mixed-use zoning is ideal for the creation of dynamic urban villages, closer attention needs to be paid to surrounding zoning and uses, especially the transition to adjoining neighborhoods. Another concern regarding mixed-use zoning in urban village core areas is the overabundance of retail and office within the greater urban village boundary, thus diluting the strength and viability of the core urban village mixed-use district. A new classification (urban residential-UR) should be designated to accomplish the goals of higher residential densities while limiting the amount of nonresidential uses to only the core areas of the urban village” (pg. 13 Six Points Urban Village Master Plan).

The applicant has agreed to provide a north/south public connection through the south tract. The north tract was until recently used as duplexes and did not have north/south access. However, if it too is going to be developed into an urban form, then public access through both the north and south tracts would be desirable. This access could be in the form of a public access easement (sidewalk) not necessarily a street. The applicant indicates that the topography of the site including a ridge make this difficult, however driveway connectivity exists with the current duplex development. This public connectivity could be provided and the security desired through fencing for buildings and parking areas can still be accomplished.

The proposed development has the opportunity to act as a gateway into downtown, due to its proximity to the river and direct access to downtown via Belknap Street and the trails. Two Fort Worth Transportation bus routes (11 and 14) also serve the neighborhood.

Transportation and Public Works (TPW) has reviewed the proposed Development Standards and has provided the following comments:

- Submit a Traffic Impact Analysis (TIA) for TPW approval. The traffic study will be required with the submittal of the preliminary plat for the project.
- All horizontal and vertical curvature shall meet Fort Worth City design criteria. All horizontal roadway curve data shall be shown on both preliminary and final plats.
- Intersections sight distances must be adequate. Horizontal geometry, vertical geometry, and intersection angles must provide adequate sight distance.
- Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown.
- Gated entrances into secured areas must be designed in accordance with TPW’s “Traffic Engineering Design Standards and Policy Guidelines”. Provisions for an acceptable turnaround must be made. Provide details on final plat.
- Head-in parking must comply with ordinance #17517.
- Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
- Show how access will be provided throughout the project boundaries
- ***TPW does not support the waiver of the site plan due to the proposals for one-way streets and limited access to existing streets***

Site Information:

Owner: FW Bluff Land, L.P.

14160 N Dallas Parkway, #750
 Dallas, TX 75254

Acreage: 18.55 acres
 Agent: James W. Schell
 Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "R-1" Zero Lot Line Cluster; "A-5" One-Family / single-family
 East "A-5" One-Family; "B" Two-Family / single-family, duplex
 South "A-5" One-Family; "UR" Urban Residential / vacant, single-family
 West "B" Two-Family; "O-1" Flood Plain / park, Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-086, from various to A-5, effective 9/8/09 (portions of the subject property and property to the east)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oakhurst Scenic Dr.	Collector	Collector	No
McLemore Ave.	Residential	Residential	No
Embry Pl	Residential	Residential	No
Scenic Hill Dr*	Residential	Residential	No
Lillian St	Residential	Residential	No
Bird St	Residential	Residential	No
Bluebonnet Dr.*	Residential	Residential	No
Dalford St	Residential	Residential	No
Dell St.	Residential	Residential	No

* May be vacated during platting

Public Notification:

The following Organizations were notified:

Organizations Notified	
Riverside Alliance	Eastside Sector Alliance
Fort Worth Downtown Neighborhood Alliance	Oakhurst Scenic Drive Inc.
Oakhurst NA	Trinity Habitat for Humanity
Scenic Bluff NA*	Streams And Valleys Inc
Charleston Homeowners Association	Fort Worth ISD
Oakhurst Alliance of Neighbors	

*Located within this organization's boundary

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the property to PD/UR" Urban Residential with development standards; site plan waiver requested. The surrounding land uses vary with single-family and duplex to the north, south, and east with the Trinity River and park to the west. The applicant intends to develop roughly 18 acres of multifamily, duplex, and single-family to Urban Residential.

Several sites on the eastern boundary of the proposed site abut single-family residential zoning. However, Urban Residential is designed to buffer single-family zoning from more strenuous uses.

Properties to the south were rezoned to MU and UR in 2014. Once developed, these zoning districts will provide uses that are compatible with the proposed development.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as low density residential and single-family. The proposed zoning **is not consistent (Significant Deviation)** with the future land use designations. At the January 2015 City Plan Commission hearing, the applicant requested and the Commission approved changing the site to High Density Residential. However, the surrounding neighbors and neighborhood groups requested further time to consider the change therefore the City Council did not approve the change for the 2015 Future Land Use map.

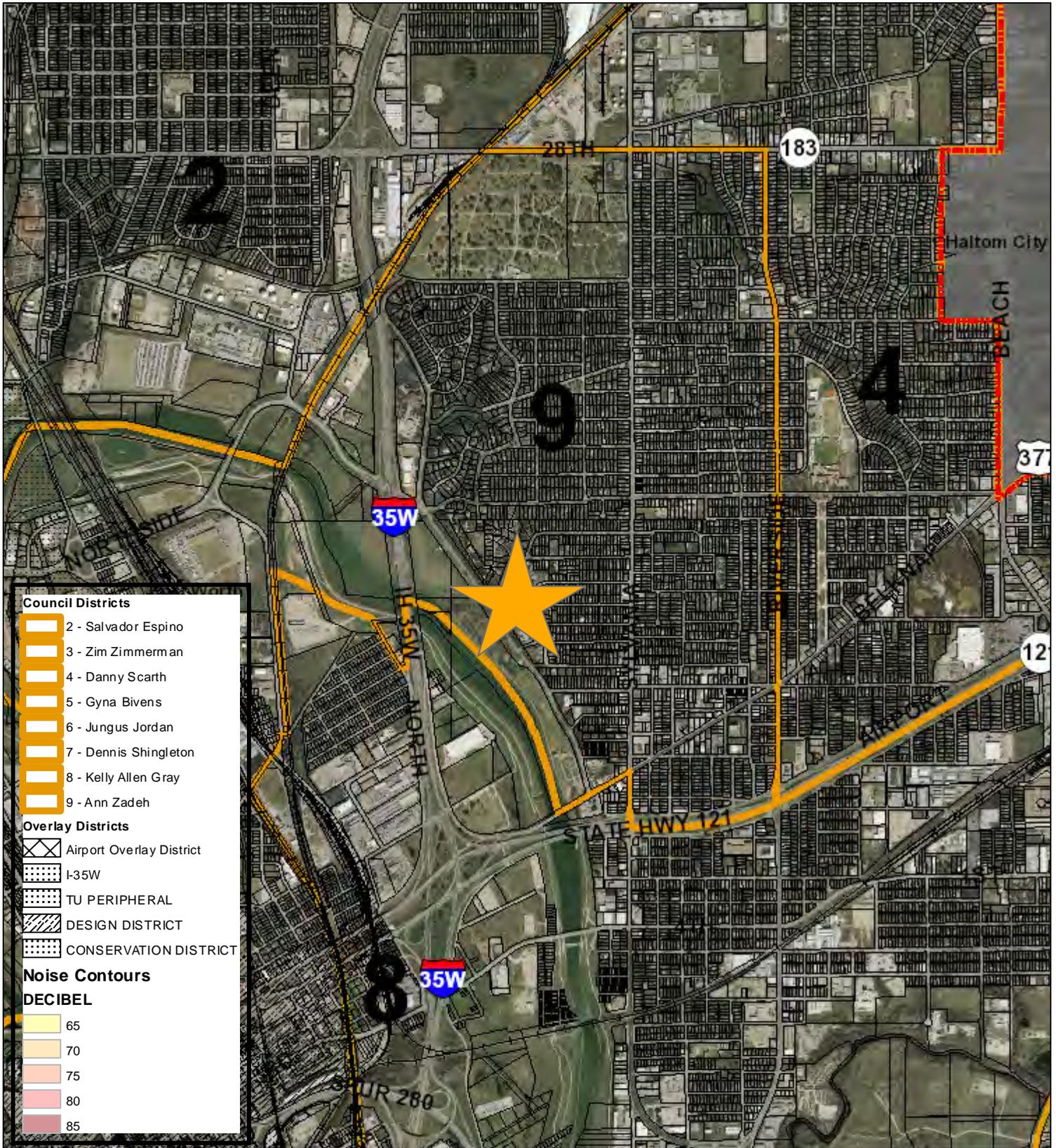
The proposed site is also located in close proximity to the Six Points Urban Village and could provide related continuous development all the way to the Riverside Park, the Trinity River, and the Urban Village. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting

Area Map



Council Districts

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

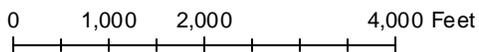
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

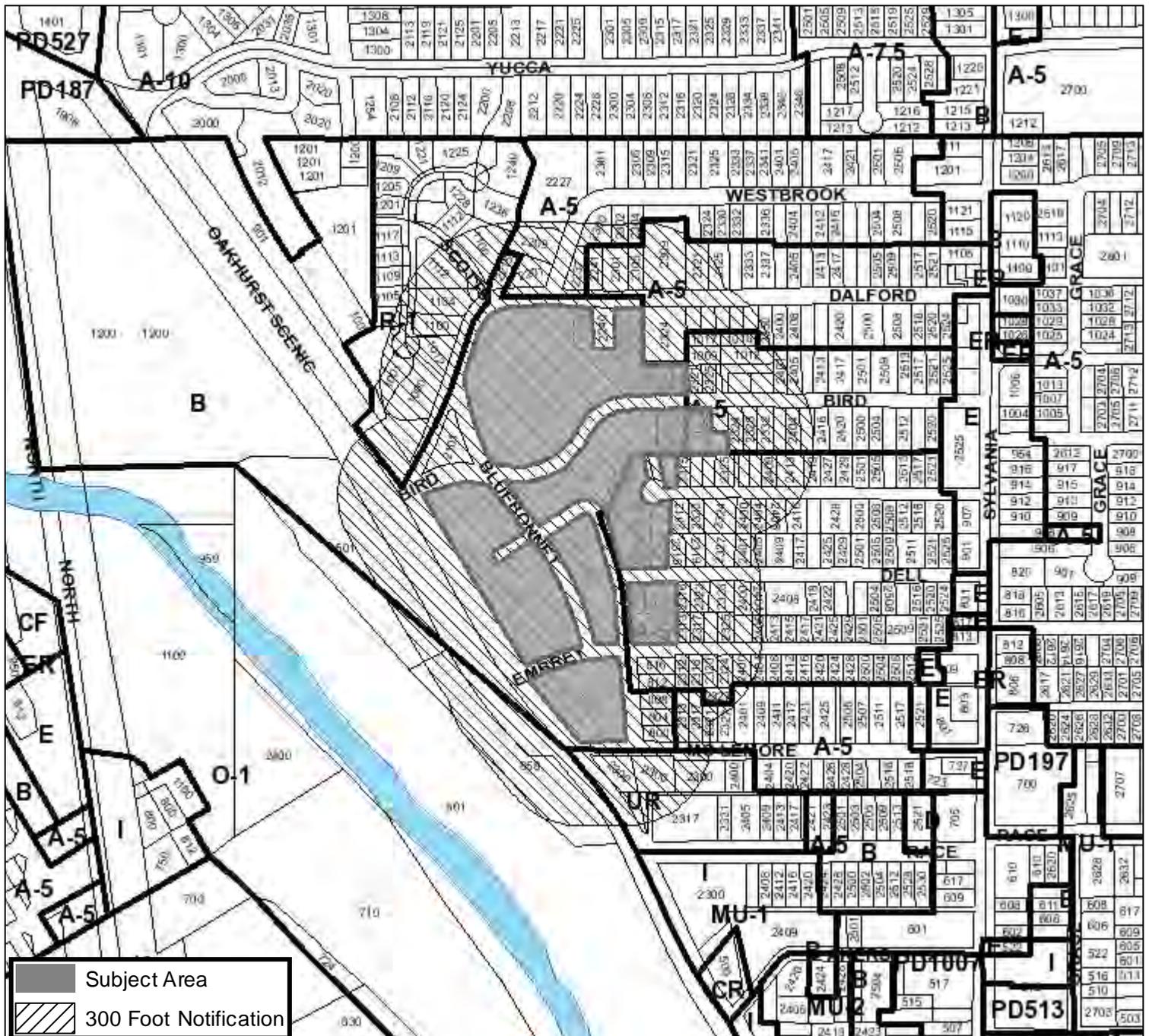
DECIBEL

- 65
- 70
- 75
- 80
- 85

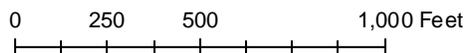


Area Zoning Map

Applicant: FW Bluff, LP
 Address: Generally bounded by McLemore, Oakhurst Scenic, Dalford & 2300 blks Bird, Lillian, Dell, I
 Zoning From: A-5, B
 Zoning To: UR
 Acres: 18.55769982
 Mapsco: 63PQ
 Sector/District: Northeast
 Commission Date: 3/11/2015
 Contact: 817-392-8043

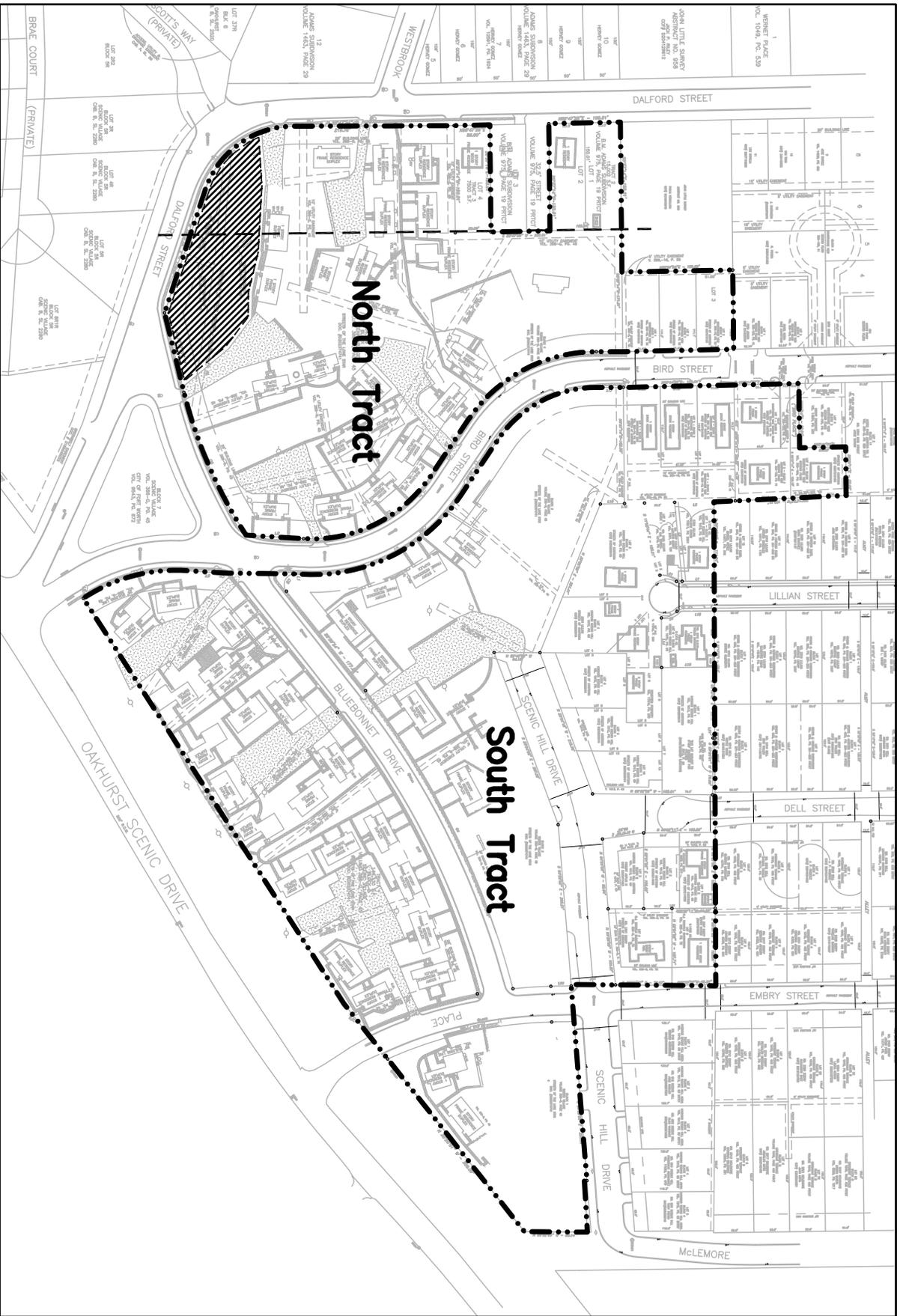


Subject Area
 300 Foot Notification



Exhibit

ZC-15-027



 No Residential Building Restriction Area

 150' Setback from Dalford St. Restriction Area

**Development Standards
PD-UR**

ZC-15-027

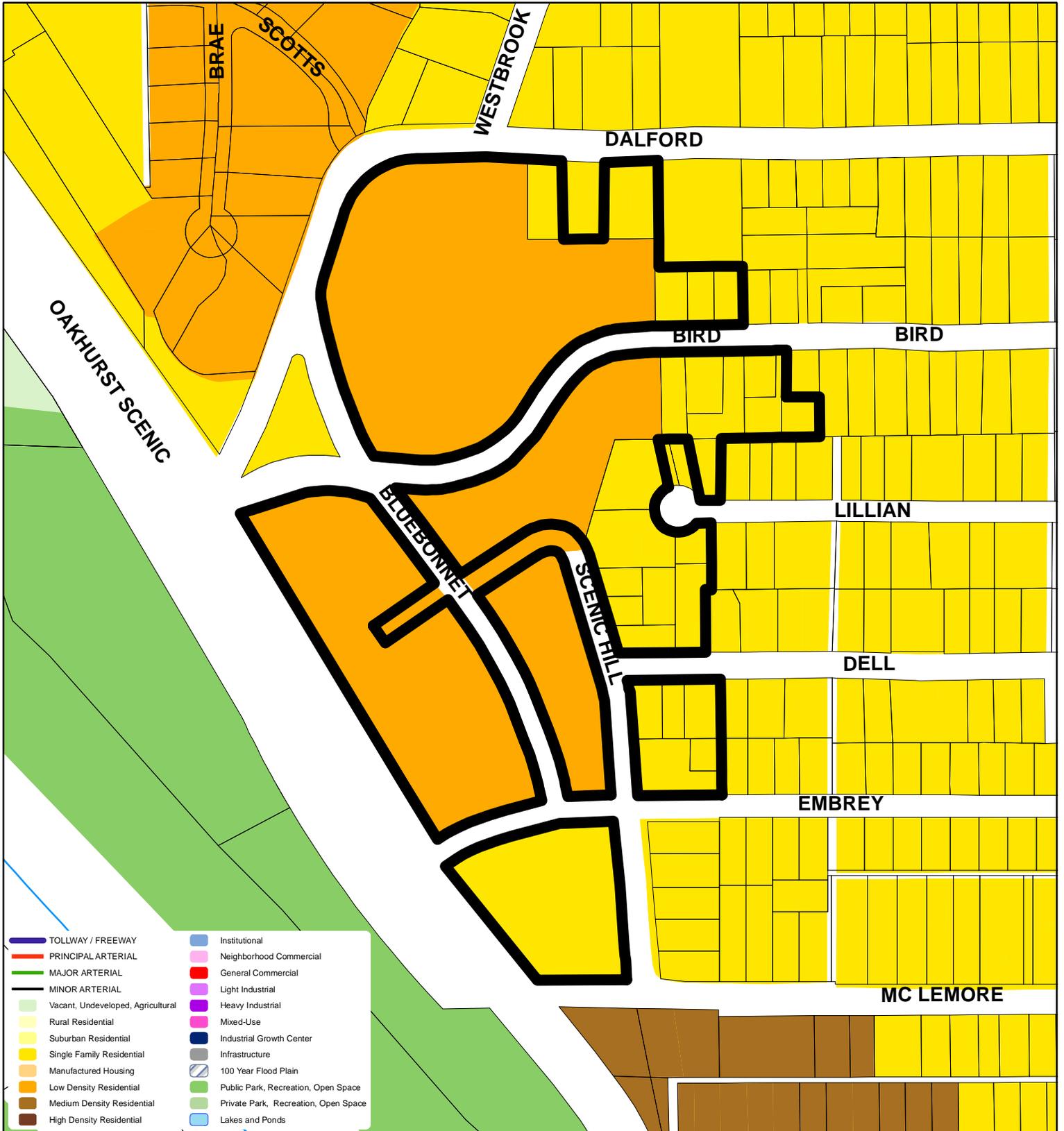
Site Plan waiver requested

Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 2310 Lillian, 2309 Lillian, and 2307 Embry Place

For all uses in the Urban Residential (“UR”) District and subject to all development standards except as modified below:

1. The number of residential units on the property shall not exceed 400 units. No more than 56 residential units shall be constructed on the parcel of land north of Bird Street (Tracts 2, 3 and the portion of tracts 1 and 4 north of Bird Street, the “North Tract” as depicted on the attached Exhibit). For clarity, the remaining land or the “South Tract” will have no more than 344 units.
2. Front yards along Dalford Street and the public connection between Bird and Embrey may exceed 20 feet.
3. Buildings constructed within 150 feet south of the southern right of way line of Dalford up to its intersection with Scotts Way shall be no more than two (2) stories in height as depicted on the attached Exhibit (the “2 story restriction area”). Buildings constructed within this area will be limited to no more than 8 units per building.
4. Bird Street does not currently connect to the east of the subject property. If any connection is made through the subject property to Bird Street, vehicular access will be one way only in an eastward direction, subject to review and approval by the city.
5. Building entrances for buildings that front on private streets, green spaces, or on Oakhurst Scenic Drive will not be required to be accessed via a public use easement. No access to Oakhurst Scenic Drive other than the existing right of ways.
6. No residential buildings will be constructed on the portion of the tract of land north of Bird Street at the intersection of Dalford and Bluebonnet as more accurately depicted on the attached Exhibit (the “no residential building restriction area”).
7. No required off street parking will be allowed within multi story parking garages.
8. In addition to the signage allowed within UR, monument signage not attached to buildings will be allowed at primary entrances to the development.
9. Stucco will be an allowed masonry material. Architecture and landscape standards will apply for all buildings that front on all public and private streets and the public connection between Bird and Embrey.
10. Access to Dalford will be limited to no more than the existing 4 driveways.
11. Any retaining walls over 4’ high that are visible from Dalford will have landscape screening.
12. The primary entrance to the development will be off of Embry with the placement of a management office. Parking of no more than 11 spaces will be allowed in front of the building at the management office.
13. The development will include at least two of the allowed building styles: single family, townhouse, manor house and multifamily.
14. Except along Bird, Dalford and Embrey Place, pedestrian, vehicular, and/or security fences may be located between building facades and the property lines. Such fences may be up to six-foot wrought iron, tubular steel or fences of similar type construction (excluding chain link) that do not obscure visibility. Such fences design may include masonry columns to a maximum height of six feet, six inches (6’6”).
15. A public connection will be provided between Bird and Embrey.

Future Land Use



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 3, 2015.



Aerial Photograph

