



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 1, 2015

**Council District** 9

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

**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Michael & Tracie Stein

**Site Location:** 2721 Merida Avenue Mapsco: 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)

**Mixed Use Design Principles Consistency:** Requested Site Plan is consistent.

**Background:**

The proposed site is located on Merida Street south of McPherson St. The applicant is proposing to change the zoning from 'B' Two Family to "PD/UR" Planned Development for a construction of a new fourplex. The PD is to provide a site plan for the benefit of the neighborhood. It provides a 10 ft. front setback; the 20 ft. front setback from the adjacent single family residential use does not project onto UR zoned property. The development is intended to meet UR standards, including a height of 25'11", parking (one space per bedroom), and landscaping.

The site plan indicates four units. The parking will be located behind the site with the primary access from Merida. The proposed site is located in a transitioning single-family neighborhood with several PD/UR zoning cases for constructed fourplexes within the area, several of which were completed by the applicant. The current "B" zoning would allow for two (2) units. The proposed "UR" zoning does not have density requirements. The table below describes the density and building information

Unit	Number of Units	Number of Bedrooms	Square Feet
A	1	4	2018
B	1	2	808

<b>C</b>	1	2	808
<b>D</b>	1	2	808

The site is located within the TCU Overlay. The three (3) unrelated rule would not apply in this situation due to the proposed zoning not being an "A" district.

**Site Information:**

Owner: Michael and Tracie Stein  
 2721 Merida Ave  
 Fort Worth, TX 76109  
 Applicant: Sandage East LLC / Timm Baumann  
 Acreage: 0.414 acres  
 Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:  
 North "B" Two-Family / single-family  
 East "A-5" One-Family / single-family  
 South "PD 980" PD/UR, site plan included / multifamily  
 West "PD 980" PD/UR, site plan included / multifamily

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-060, from "B" to "PD/UR", site plan approved; effective 6/26/13/ (directly south and west of the subject property)  
Platting History: None

**Site Plan Comments:**

The site plan as submitted is in general compliance with the zoning regulations.

**Transportation/Public Works (TPW) site plan comments**

*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. 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)
Merida Ave	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Near Southside Neighborhood Alliance	Trinity Habitat for Humanity
University Place NA	Streams And Valleys Inc
Frisco Heights NA*	Southside Preservation Association
Paschal NA	Fort Worth ISD

\*Site located within this Neighborhood Organization

***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 4 units. Surrounding land uses consist of single-family to the north and east, and multifamily to the south and west. The current “B” zoning would allow 2 total units. UR has no density requirements. The immediate area is in transition. The proposed rezoning would allow high density multifamily next to existing urban residential.

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. The proposed zoning is inconsistent with the following Comprehensive Plan policies:

- 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

However, several nearby sites have been rezoned to PD/UR and the proposed use is consistent with surrounding uses. Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

**3. *Design Review Findings:***

Below are the four General Development Principles of Urban Residential

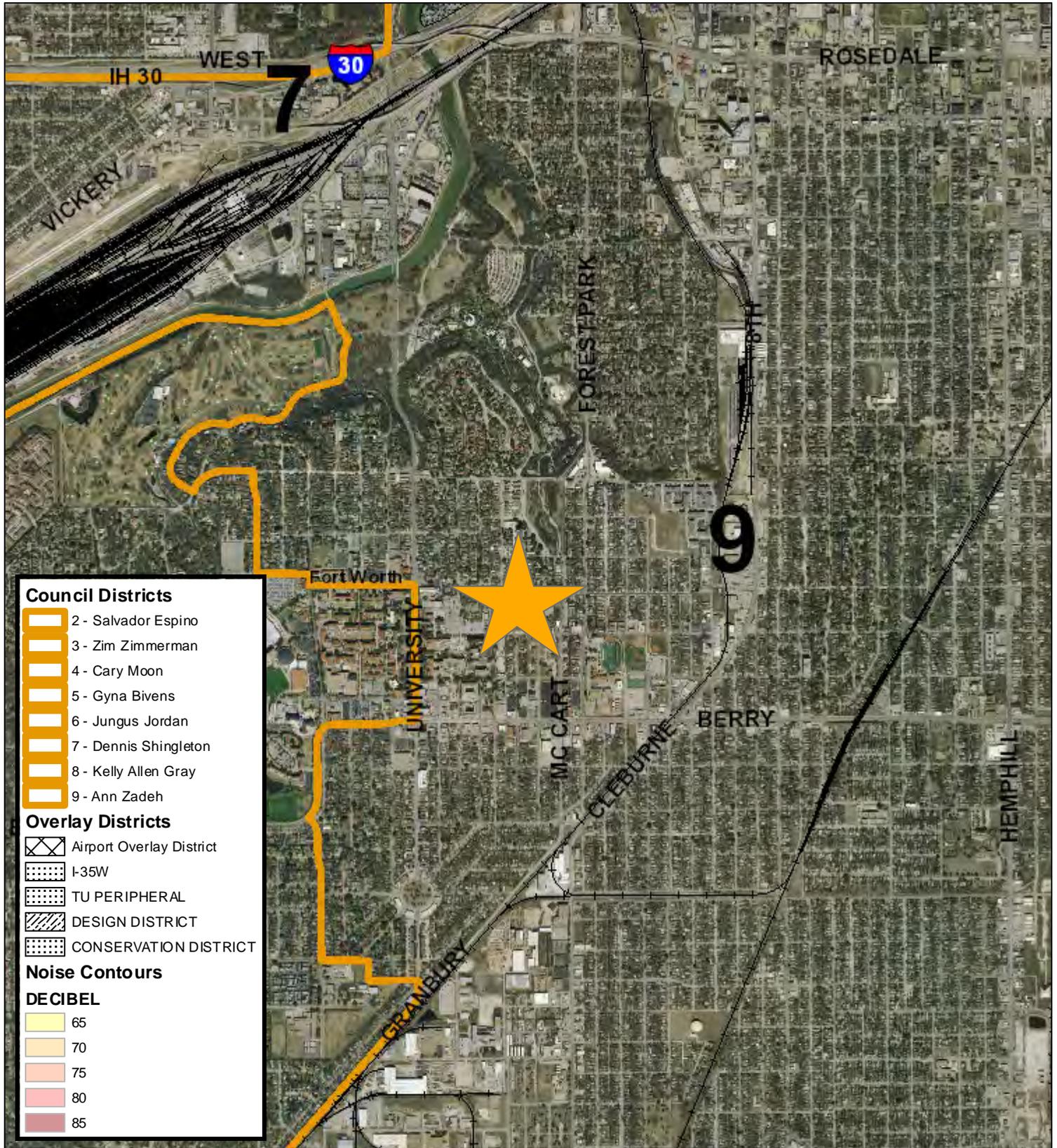
- Promote a pedestrian-oriented urban form.
- Require excellence in the design of the public realm and of buildings that front public spaces.
- Encourage creativity, architectural diversity, and exceptional design.
- Promote sustainable development that minimizes negative impacts on natural resources.

Design Review staff finds that the proposed development **is consistent** with the intent and development principles of the Urban Residential ordinance. A review of the site plan submitted shows the project being in compliance with applicable setbacks, parking requirements, and enhanced landscaping requirements. A further review of the project’s building elevations as submitted shows the project is in compliance with façade design standards, building materials and building entries.

***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

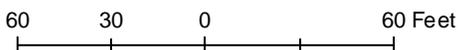
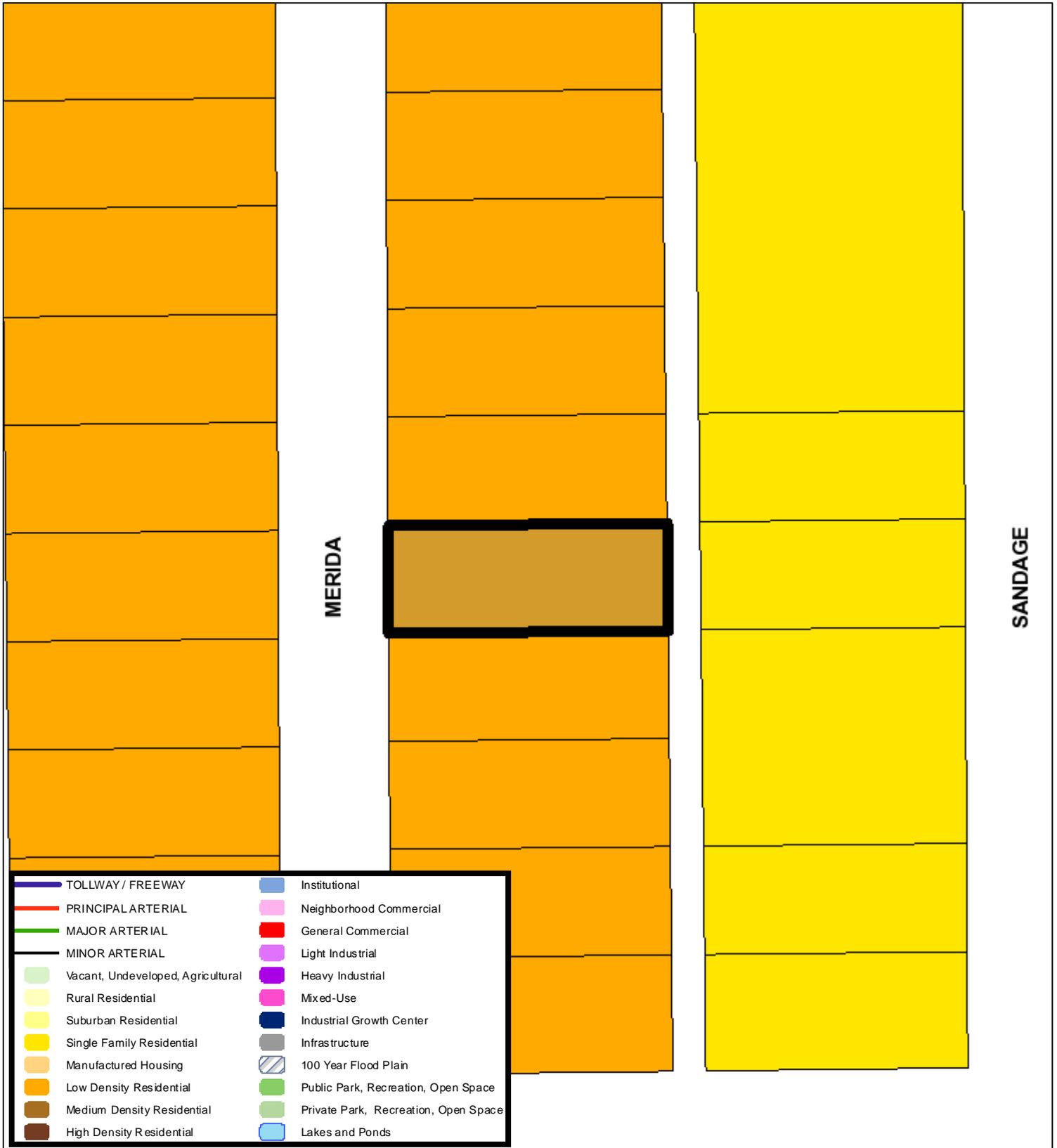
### Area Map







### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



**Aerial Photo Map**



0 37.5 75 150 Feet

