



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2015

Council District 9

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

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: Whitehead Equities; J. & B. Henderson; J. Rhinefort

Site Location: 3000 blocks Bledsoe & Morton Streets, 1001 & 1013 University Drive
Mapsco: 76A

Proposed Use: Hotel

Request: From: "MU-2" High Intensity Mixed-Use
To: "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed Use allowing a single use building to have a maximum 85 ft. height, 0' rear yard, including façade variation for two scaling elements, low e efficient glass, integrated mechanical shading/glazing or other thermal light heat energy measure, metal, porcelain, spandrel panels or curtain walls for masonry requirement and utilize landscaping architectural elements for screening parking garage facade; site plan included

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

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

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

Background:
The property is located on the corners of University Street, Bledsoe and Morton Streets. The applicant is proposing a zoning change from "MU-2" High Intensity Mixed-Use to "PD/MU-2" Planned Development for "MU-2" High Intensity Mixed uses in order to allow a single use building with a maximum 85 ft. height, site plan included.

The applicant intends to construct a multi-story hotel with parking garage and is requesting a PD to allow for more height. The 85 ft. height was selected in order to provide flexibility but the final constructed height may be less. Single-use buildings are permitted to be constructed up to five stories in the current zoning category. The applicant is asking to allow for additional stories for the single-use hotel. MU-2 allows up to 10 stories, by right, if residential constitutes 20 percent or more or office eating and entertainment and or retail and service constitute more than 10 percent of the buildings gross floor area.

In this case, the applicant will only have non-residential uses. A restaurant and bar are planned within the first floor of the hotel. Staff has recommended that the applicant provide openings, including doors and windows that provide access onto the public street and patio areas. The applicant is also planning green screens on the façade of the parking garage to meet the fenestration standards and break up the south side of the building.

The proposed development is located within the West 7th Urban Village. High density mixed uses are encouraged within these areas in order to take advantage of proximity to employment areas, proximity to public amenities, and proximity to public transit. This vibrant, walkable, live/work environment is an important link between Downtown and the Cultural District. Mid- and high-rise housing, retail, and offices overlook the Trinity River corridor, providing scenic and recreational opportunities.

Staff met with the applicant to outline the items needed for the proposed site. The applicant intends to comply with the following conditions:

1. A 6 story (75') 250 bedroom hotel with no mix of uses incentive package was approved by council. The applicant is requesting an additional story (7 stories, 85') as part of their PDMU2 zoning case. It was conveyed to the applicant that staff could support this waiver if there was a restaurant on the ground floor to have a main entry open up to and face the primary street (University). Staff also prefers to see a complimentary use (a coffee shop was suggested) located on the ground floor that is also open and available to the public. This will achieve the 10% mix of uses but would provide a more active pedestrian street front and a benefit to the greater surrounding district, not just the patrons that use the hotel.
2. The applicant intends to comply with a minimum of two of the façade variation standards (three required). The applicant has expressed the intent to work with design staff to reach consensus on the façade design.
3. The applicant intends to provide 60% glazing but as an energy efficient alternative glass in lieu of the clear .5 visible transmittance rating established in the code. The concern is the westward facing front of the building and the need to provide glass than can tint as needed to reduce the heat.
4. The applicant intends to request a waiver of the 5 foot rear yard setback and build to the zero lot line.

Please refer to the attached Design Review report for additional information.

The applicant has indicated that they have met with or spoken with the Modern Museum and Kimball Museum representatives. Discussion was held concerning the sight lines to downtown and whether or not this project would impede their view. The board of the Kimball Museum expressed that the trees on their property currently impede their view. The Amon Carter Museum sits higher and therefore the viewshed is not a concern. An exhibit has been provided to show the possible height of the building and the view lines from the museums.

Site Information:

Owner:	Barbara Henderson 2204 Junius St. Fort Worth, TX 76103
	Allen Rhinefort 2001 Burleson Reatta Rd. Burleson, TX 76028
	Whitehead Equities PO Box 470249 Fort Worth, TX 76147
Agent:	University Drive Holdings, LLC-Hal Fairbanks
Acreage:	1.41 acres
Comprehensive Plan Sector:	Arlington Heights

Surrounding Zoning and Land Uses:

- North "MU-2" High Intensity Mixed-Use / restaurant, commercial, car wash
- East "MU-2" High Intensity Mixed-Use / bar, automotive
- South "MU-2" High Intensity Mixed-Use / office, spa
- West "PD/897" Planned Development for all uses in "CF" Community Facilities plus alcohol sales, with development standards; site plan waived / Modern Art Museum

Recent Relevant Zoning and Platting History:

Zoning History: ZC-02-221, from "G" Intensive Commercial and "J" Medium Industrial to "MU-2" High Intensity Mixed-use, effective 10/2/02 (subject property)
Platting History: None

Site Plan Comments:

The applicant is requesting the following waivers to the zoning regulations (see Urban Design report for further information related to these waivers).

1. Rear Yard Setback
2. Maximum Height
3. Façade Design Standards for New Construction
 - a. Façade Variation, Scaling Elements
4. Fenestration
5. Building Materials
6. Parking Structure Façade Standards

Zoning Commission recommended waivers to the items noted above.

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

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
University Dr	Principal Arterial	Principal Arterial	No
Bledsoe St.	Residential	Residential	No
Morton St.	Residential	Residential	No

Public Notification:

Organizations Notified	
Westside Alliance	Cultural District Alliance
Linwood NA	Trinity Habitat for Humanity
Monticello NA	Streams And Valleys Inc
Camp Bowie District Inc.	Fort Worth ISD

** Site not located within a registered neighborhood association*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to PD/MU-2 with a single use building with a maximum 85 ft. height, site plan included for a new hotel. Surrounding land uses vary with commercial and restaurant to the north, a bar just east, an office and spa to the south, and the Modern Art Museum to the west. The majority of area east of University Dr. is currently zoned MU-2.

New projects that meet the mixed-use standards can be constructed up to 10 stories by right. The proposed site is also located within the confines of the West 7th Mixed-Use Growth Center,

which promotes denser urban development. Hotels are appropriate within these areas. As a result, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property in the West 7th Mixed Use Growth Center. The requested zoning classification is appropriate for the land use designation. The proposed PD/MU-2 zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- 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)

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

Overall Project Analysis:

While there are several design waivers being sought from the ordinance, the applicant has worked closely with design staff in order to reach design compromises that will allow the project to comply fully with the council approved incentive package while also fulfilling the purpose and intent of the high intensity mixed-use (MU2) ordinance. Additional efforts have been made by the applicant to reach out to neighboring developments and surrounding interested parties to ensure views, façade features, and other potential development impacts have been mitigated to the greatest extent possible. These efforts include a view shed analysis contained in the staff report packet.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Urban Design Review Report
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

COMPARISON OF MU-2 DEVELOPMENT PRINCIPLES AND PROPOSED PD/MU-2 WAIVERS ZC-15-124

Section	MU-2 Standard	PD/MU-2 Waiver	MU-2 Development Principle	Waiver Analysis	Design Staff Recommendation	Y/N
Rear Yard Setback 4.1302 C.4	5 ft. minimum setback	Proposed 0', zero lot line setback	MU-2 Development Principle 1: Promote a pedestrian oriented urban form that is consistent with the surrounding areas urban character.	A precedent of dense urban form has been established in the surrounding West 7 th urban village and therefore a zero lot line is in keeping with the nature of the surrounding character of the area.	Is in keeping with development principles 1. <u>Design staff recommends approval of the waiver.</u>	Y
Maximum Height 4.1302 C.7.a & b	60' or 5 stories, whichever is less by right. Height bonus of 120' or 10 stories, whichever is less, if providing 10% mix of uses.	Proposed 6 stories/75' by right. Proposed 7 stories/85' and only provide 5,000 sf of different uses.	MU-2 Development Principle 2 & 3: Require excellence in design of the public realm, promote high quality design, and promote flexibility.	In order to <u>comply with the council approved incentive package</u> , the <u>hotel must provide at a minimum the 6 story, 250 bed hotel, making the waiver for the 6th story necessary.</u> The additional 7 th story <u>allows for flexibility to provide more rooms</u> , while the 5,000 sf of <u>restaurant, bar and coffee shop will activate the street level and provide a benefit to the larger district</u>	Is in keeping with development principles 2 and 3. <u>Design staff recommends approval of the waivers.</u>	Y
Façade Variation, Scaling Elements 4.1302 F.2.a	New building facades shall incorporate at least 3 architectural elements to provide interest and break up the mass of building facades.	Proposed to incorporate 2 scaling elements.	MU-2 Development Principle 3: Encourage creativity, architectural diversity and exceptional design and discourage uniformity.	Providing two out of three required façade variations will allow for the design a more modern, architectural style of building that is in keeping with the adjacent cultural district while still providing an attractive and human scaled pedestrian realm.	Is in keeping with development principles 3. <u>Design staff recommends approval of the waiver.</u>	Y
Fenestration 4.1302 F.3.a	Glazing must have a visible transmittance rating of .5 or greater to count towards the fenestration requirement.	Proposed to use Low E efficient glass, integrated mechanical shading/glazing, or other thermal light heat energy measures.	MU-1 Development Principle 3 & 4: Promote high quality design, support architectural creativity, and seek to promote innovation in environmental design.	Providing translucent, Low E energy efficient glass on the west facing façade of the building promotes sustainable environmental design by lowering energy costs over the life of the building.	Is in keeping with development principles 3 & 4. <u>Design staff recommends approval of the waiver.</u>	Y
Building Materials 4.1302 F.4	70% of all new building facades (not including doors and windows) must be constructed of masonry material.	Proposed to provide metal, porcelain, spandrel panels, or curtain walls instead of listed masonry products.	MU-1 Development Principle 3: Encourage creativity, architectural diversity and exceptional design, and discourage uniformity.	Metal, porcelain, and spandrel glass are <u>equivalently durable and creative uses of materials that show significant investment in a project.</u>	Is in keeping with development principles 3. <u>Design staff recommends approval of the waiver.</u>	Y
Parking Structure Façade 4.1302 F.6.a & b	Parking structures shall not have exposed structural parking at the ground floor and shall incorporate architectural elements that complement the building.	Proposed to utilize landscaping and other architectural elements for screening the parking garage façade.	MU-1 Development Principle 2: Require excellence in design of the public realm and of buildings that front public spaces.	Utilizing landscaping and other architectural screening elements that screen parked cars, headlights, mechanical equipment, etc. at the ground level of all parking structures is in keeping with the intent of mitigating unsightly views and providing a high quality public realm for pedestrians.	Is in keeping with development principles 2. <u>Design staff recommends approval of the waiver.</u>	Y

Pertinent Project Information

On August 4, 2015, the City Council approved the execution of an Economic Development Program Agreement (also known as an incentive package) with the applicant for the development of a full service hotel to be located on University Drive in the West 7th Urban Village. The approved incentive package included a Weston 6 story, 250 bed hotel and 210 parking spaces in structured parking to serve the hotel. After approval of the incentive package, the applicant became aware that the project's approved 6 stories, with no mix of uses, was more than the 5 stories granted by right in the MU2 ordinance. The applicant is now seeking a PDMU2 to allow for 85' or 7 stories without providing the 10% mix of uses as well as various other waivers from the ordinance.

Design Staff Findings and Recommendations

While there are several design waivers being sought from the ordinance, the applicant has worked closely with design staff in order to reach design compromises that will allow the project to comply fully with the council approved incentive package while also fulfilling the purpose and intent of the high intensity mixed-use (MU2) ordinance.

DESIGN STAFF FINDINGS AND RECOMMENDATIONS

Staff findings and recommendation for each individual waiver is listed below.

Rear Yard Setback

It is design staff's professional opinion that a precedent of dense urban form has been established in the surrounding West 7th urban village and therefore a zero lot line is in keeping with the nature of the surrounding character of the area. Staff recommends approval of the waiver.

Maximum Height

In order to comply with the council approved incentive package, the hotel must provide at a minimum the 6 story, 250 bed hotel, making the waiver for the 6th story necessary. While the 5,000 sf of eating/entertainment uses at the ground level does not meet the 10% mix of uses requirement, it will allow for the flexibility to provide more hotel rooms that has the potential to accommodate more patrons once the new arena is constructed. Staff also feels it will fulfill the intent of activating the pedestrian realm at the street level by creating an active use that benefits the larger West 7th district as a whole and not just the hotel patrons. Staff recommends approval of the waiver.

Facade Variation, Scaling Elements

It is design staff's professional opinion that providing two out of three required façade variations will allow the applicant to design a more modern, architectural style of building that is in keeping with the adjacent cultural district while still providing an attractive and human scaled pedestrian realm. Staff recommends approval of the waiver.

Fenestration

It is design staff's professional opinion that providing translucent, Low E energy efficient glass on the west facing façade of the building promotes sustainable environmental design by lowering energy costs over the life of the building. Staff recommends approval of the waiver.

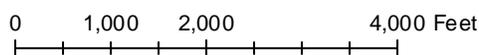
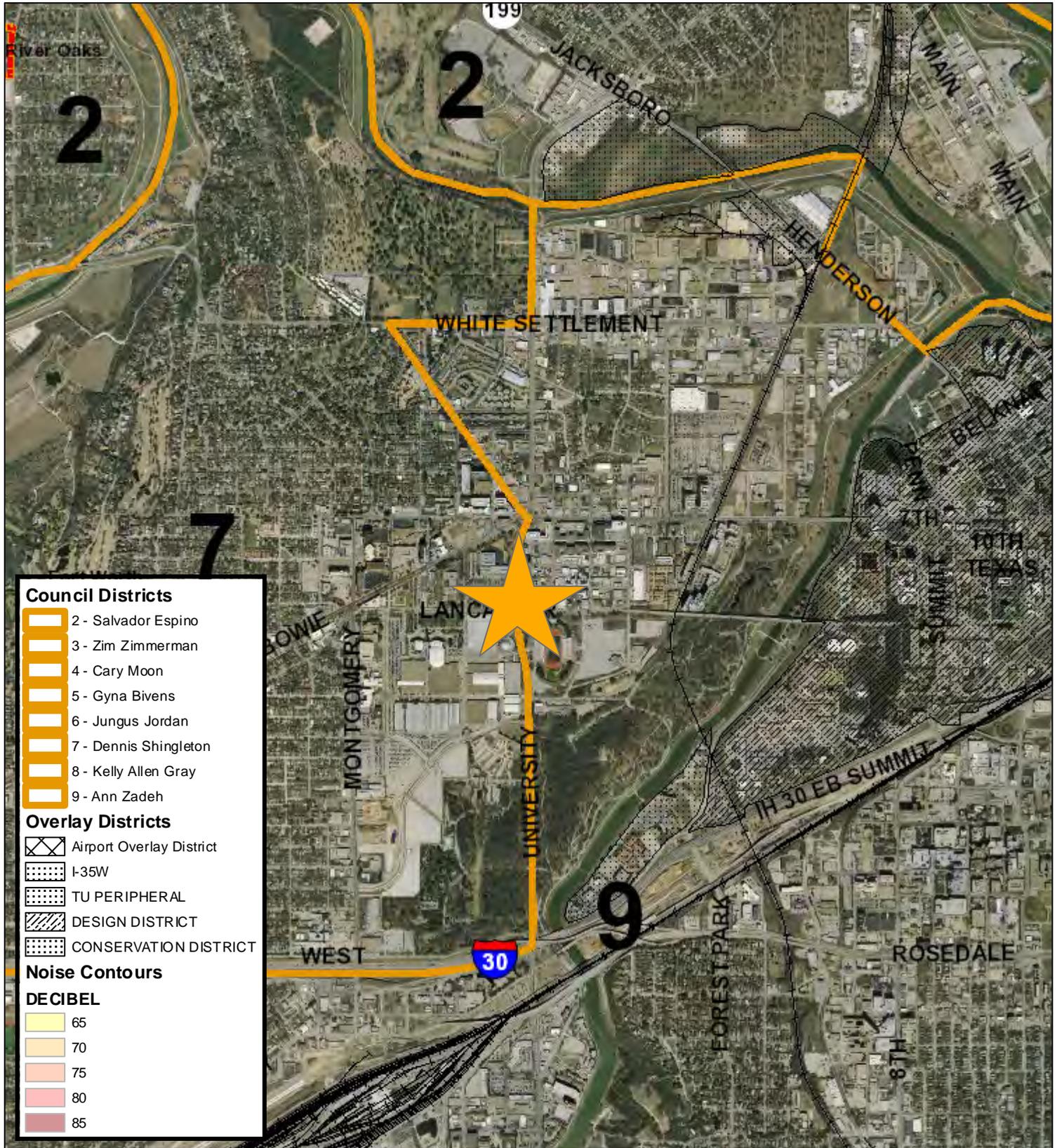
Building Materials

It is design staff's professional opinion that metal, porcelain, and spandrel glass are equivalently durable and creative uses of materials that show significant investment in a project therefore, staff recommends approval of the waiver.

Parking Structure Façade Standards

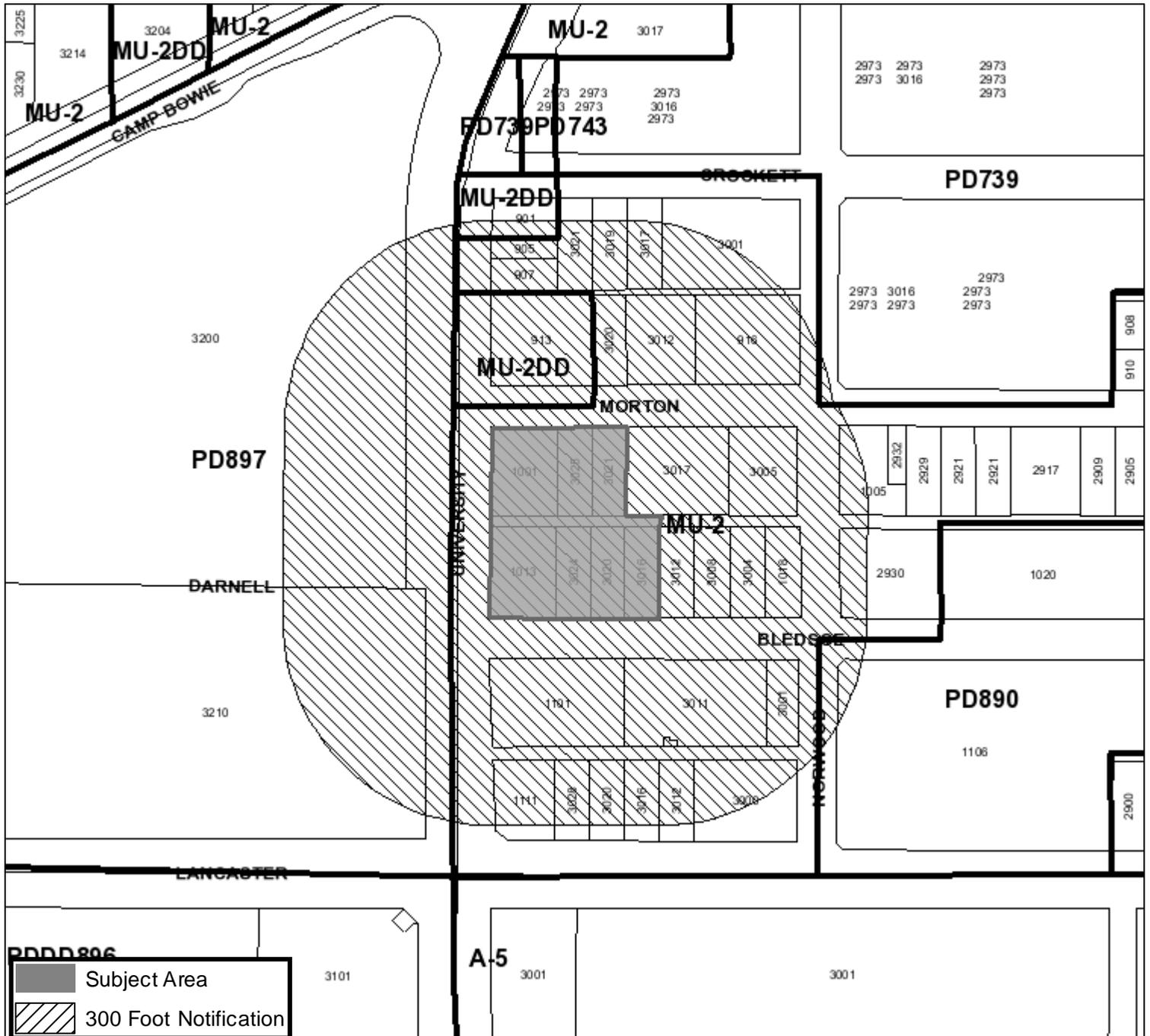
It is design staff's professional opinion that utilizing landscaping and other architectural screening elements that screen parked cars, headlights, mechanical equipment, etc.at the ground level of all parking structures is in keeping with the intent of mitigating unsightly views and providing a high quality public realm for pedestrians. Staff recommends approval of the waiver.

Area Map

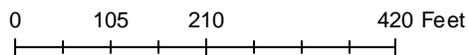


Area Zoning Map

Applicant: Whitehead Equities; J. & B. Henderson; J. Rhinefort
 Address: 3000 blocks Bledsoe & Morton Streets, 1001 & 1013 University Drive
 Zoning From: MU-2
 Zoning To: PD for MU-2 uses w/single use building maximum 85 ft height
 Acres: 1.41135495
 Mapsco: 76A
 Sector/District: Arlington Heights
 Commission Date: 9/9/2015
 Contact: 817-392-8043



PDD806
 ■ Subject Area
 ▨ 300 Foot Notification



H:\WESTIN_FT_WORTH\SCHEMATIC\SITEPLAN.DWG, THURSDAY, AUGUST 27, 2015, 5:00:58 PM, WERBERSON

GENERAL SITE PLAN NOTES
 1. ALL SIGNAGE WILL CONFORM TO LIGHTING CODE.
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 3. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND SECTION 6.302, URBAN FORESTRY.

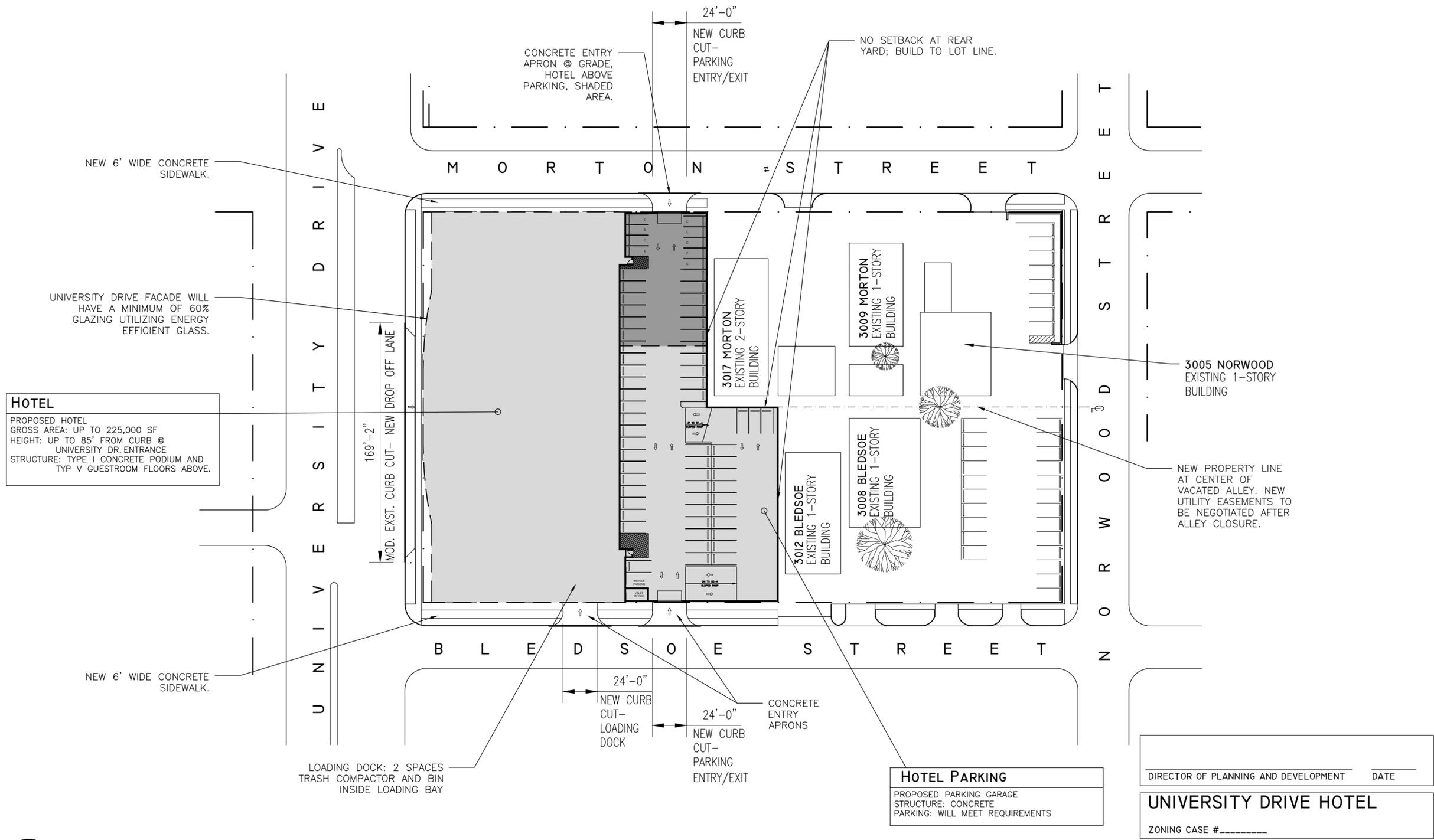
PROJECT SITE:
 LOTS 1-4 AND 14-18 OF BLOCK II, VANZANDTS PARK ADDITION, FORT WORTH, TEXAS

Owner
 University Drive Holdings, LLC
 812 Gravier Street Suite 200
 New Orleans, LA 70112
 PH (504) 566-0204
 FAX (504) 525-3932

Architect
 HCI Architecture Inc. APC
 812 Gravier Street Suite 200
 New Orleans, LA 70112
 PH (504) 566-0204
 FAX (504) 525-3932



PROJECT LOCATION ⊕



HOTEL
 PROPOSED HOTEL
 GROSS AREA: UP TO 225,000 SF
 HEIGHT: UP TO 85' FROM CURB @
 UNIVERSITY DR. ENTRANCE
 STRUCTURE: TYPE I CONCRETE PODIUM AND
 TYP V GUESTROOM FLOORS ABOVE.

HOTEL PARKING
 PROPOSED PARKING GARAGE
 STRUCTURE: CONCRETE
 PARKING: WILL MEET REQUIREMENTS

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____
UNIVERSITY DRIVE HOTEL
 ZONING CASE # _____

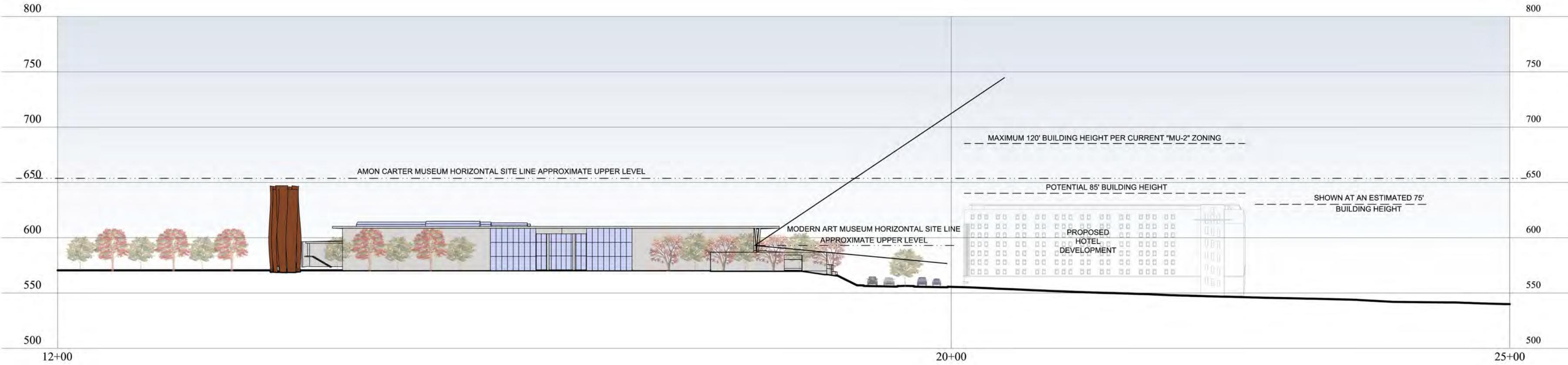
AI **SITE PLAN- PROPOSED**
 ASI00 1"= 50'-0"

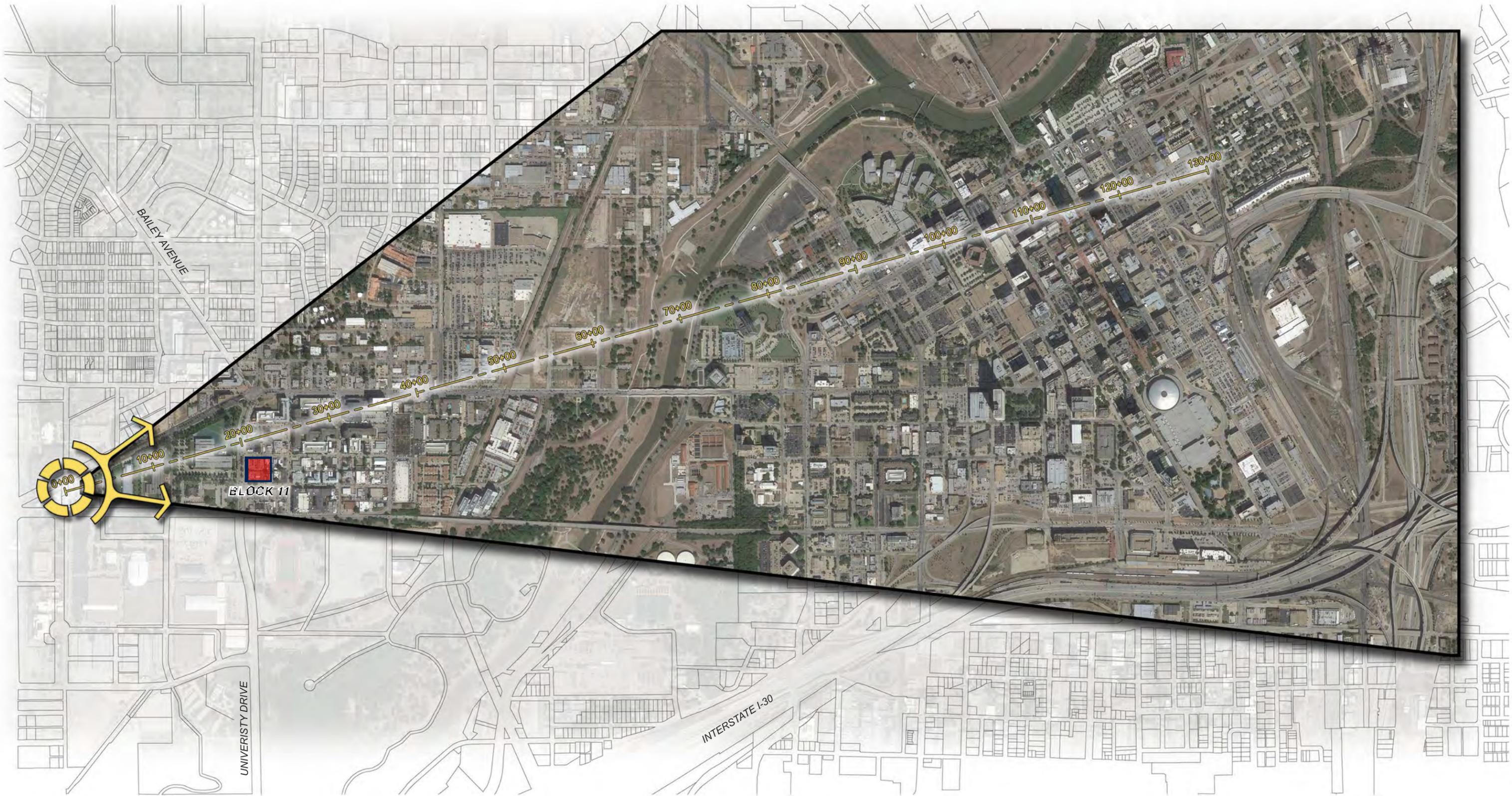


ASI00
 PRELIMINARY DESIGN
 SITE PLAN- PROPOSED
 UNIVERSITY DRIVE HOTEL
 FORT WORTH, TEXAS
 PLOT DATE 10-AUGUST-2015
 PROJECT NO. ---
 DRAWING FILE BLOCKII-SITEPLAN.DWG
 SUB GCM

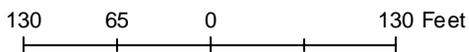
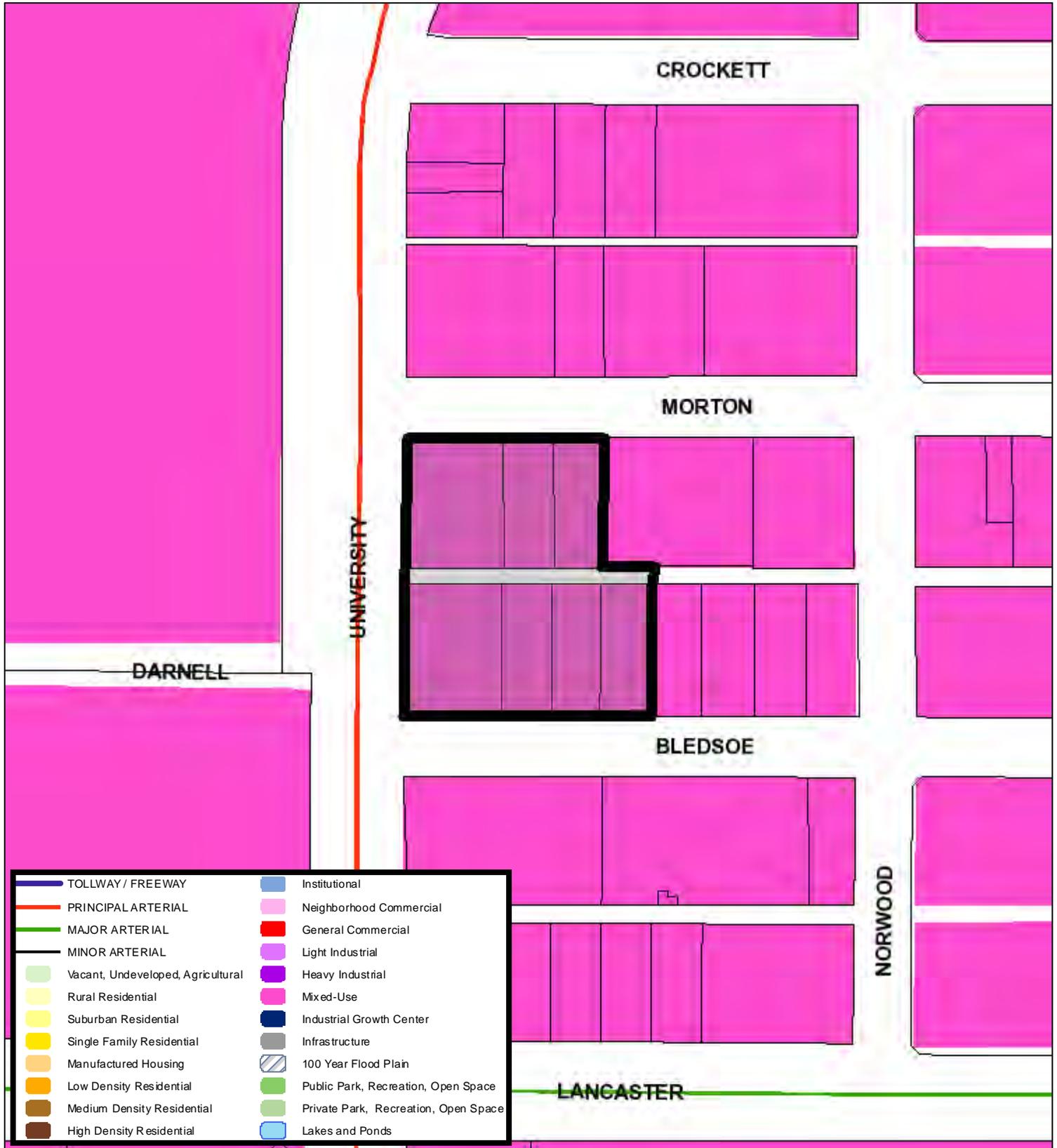


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Future Land Use



Aerial Photo Map



0 80 160 320 Feet

