



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 13, 2015

Council District 9

Zoning Commission Recommendation: Denial without Prejudice by a vote of 8-0 Opposition: None submitted Support: Seven letters submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Gaylon Taylor & Paula Traynham

Site Location: 2624 Lubbock Ave. 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 not compatible.**

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

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

Background:

The proposed site is located on Lubbock Street near McPherson Ave. The applicant is proposing to change the zoning to "PD/UR" Planned Development to construct a new five unit building.

The PD is to provide a site plan for the benefit of the surrounding 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 height of 25'11", parking (one per bedroom), and landscaping. The site plan indicates five units. The parking will be located behind the site with the primary access from Lubbock.

The immediate area is not in transition. While similar developments have occurred in other nearby blocks, this would be first multi family structure in this block. Single family homes and duplexes have been constructed on the street under the existing B zoning regulations. Parking for duplexes is not one per bedroom but two spaces up to three bedrooms then one space per bedroom. The proposed rezoning would be the first multi family structure in the middle of the established neighborhood.

The current "B" zoning would allow for two (2) units, however, 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	Parking	Front Setback
A	1	1	550	1	10 ft.
B	1	1	595	1	"
C	1	1	556	1	"
D	1	1	625	1	"
E	1	4	1712	4	"
total	4	8	4038	8	10 ft.
B zoning	2	5 residents max. per side/ 10 total	No more than 50% lot coverage	Min. req. 8 spaces	20 ft.

The site is located within the TCU Overlay. The three (3) unrelated resident rule would not apply in this situation since to the proposed zoning applies only to the "A" One Family district.

Site Information:

Owner: Gaylon Hampton Taylor and Paula Deane Traynham
2624 Lubbock Ave.
Fort Worth, TX 76109

Applicant: Sandage East LLC / Timm Baumann

Acreage: 0.15 acres

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:
North "B" Two-Family / single-family
East "B" Two-Family / duplex
South "B" Two-Family / single-family
West "A-5" One-Family / single-family

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 Ordinance. A waiver is required for the following:

1. Setbacks are required when an abutting property with an existing building has windows facing to the side. Any new development or addition shall provide at least ten (10) feet of separation between the existing and new buildings (waiver is required because applicant is providing windows and less than 10 ft from an existing building)

Items noted above shall be reflected on the site plan or waivers are required

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)
Lubbock Ave	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Near Southside Neighborhood Alliance	Park Hill Place HOA
Park Hill NA	Trinity Habitat for Humanity
University Place NA	Streams And Valleys Inc
Frisco Heights	Fort Worth ISD
Paschal NA	

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 five (5) units. Surrounding land uses predominantly consist of single-family homes. The current “B” zoning would allow roughly two (2) total units but would be required to meet setback, open space, and screening requirements. UR has no density requirements. The immediate area is not in transition, as are other parts of the neighborhood. The proposed rezoning would allow high density multifamily in the middle of the established single-family neighborhood.

As a result, the proposed zoning **is not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family Residential. With the multifamily use the proposed zoning is inconsistent 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 not consistent (Significant Deviation)** 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

URBAN DESIGN REVIEW, ZC-15-114

URBAN RESIDENTIAL DISTRICT (UR) APPLICABLE STANDARDS AND GUIDELINES

4.713 A 2 a. GENERAL DEVELOPMENT PRINCIPLES

- 1. Promote a pedestrian-oriented urban form.** In contrast to conventional zoning standards that place a primary emphasis on the regulation of land uses, mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding area's historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- 2. Require excellence in the design of the public realm and of buildings that front public spaces.** The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
- 3. 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. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.
- 4. 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. In accordance with sustainable development principles, the mixed-use buildings and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.

DESIGN STAFF DESIGN STAFF FINDINGS AND RECOMMENDATIONS

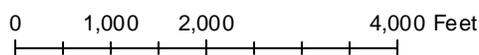
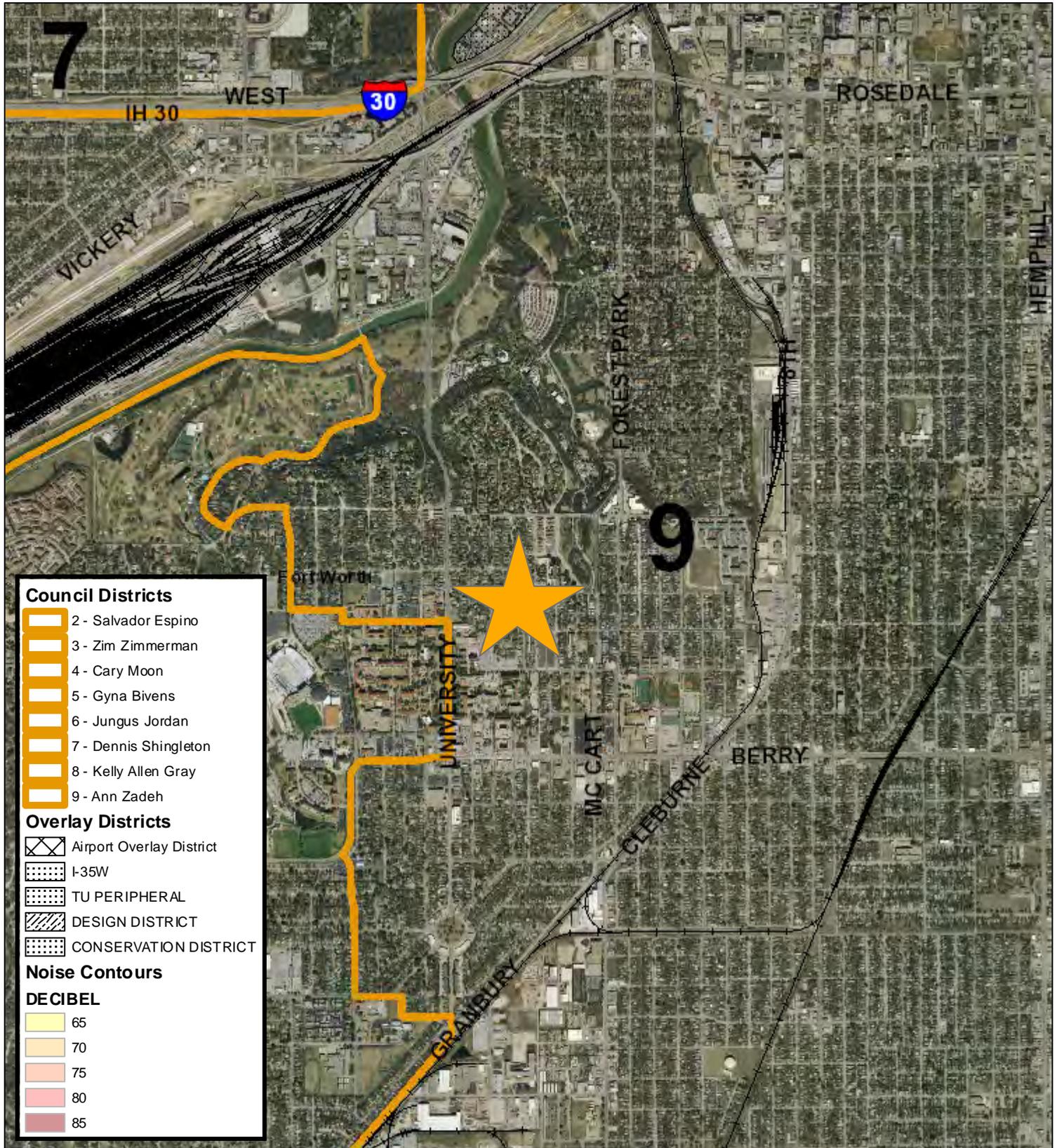
A review of the site plan submitted shows the project being in compliance with applicable UR setbacks, parking requirements, and enhanced landscaping requirements. A further review of the project's building elevations as submitted (Figure 1: Building Elevations) shows the project is in compliance with UR façade design standards, building materials and building entries. Due to the project as shown being in full compliance with applicable UR standards, design staff recommends approval of the project.

Figure 1: Building Elevations



Building elevations depict the primary building entrance facing the primary street, Lubbock Avenue. Building materials consist of a mixture of stucco, brick, and hardie board siding.

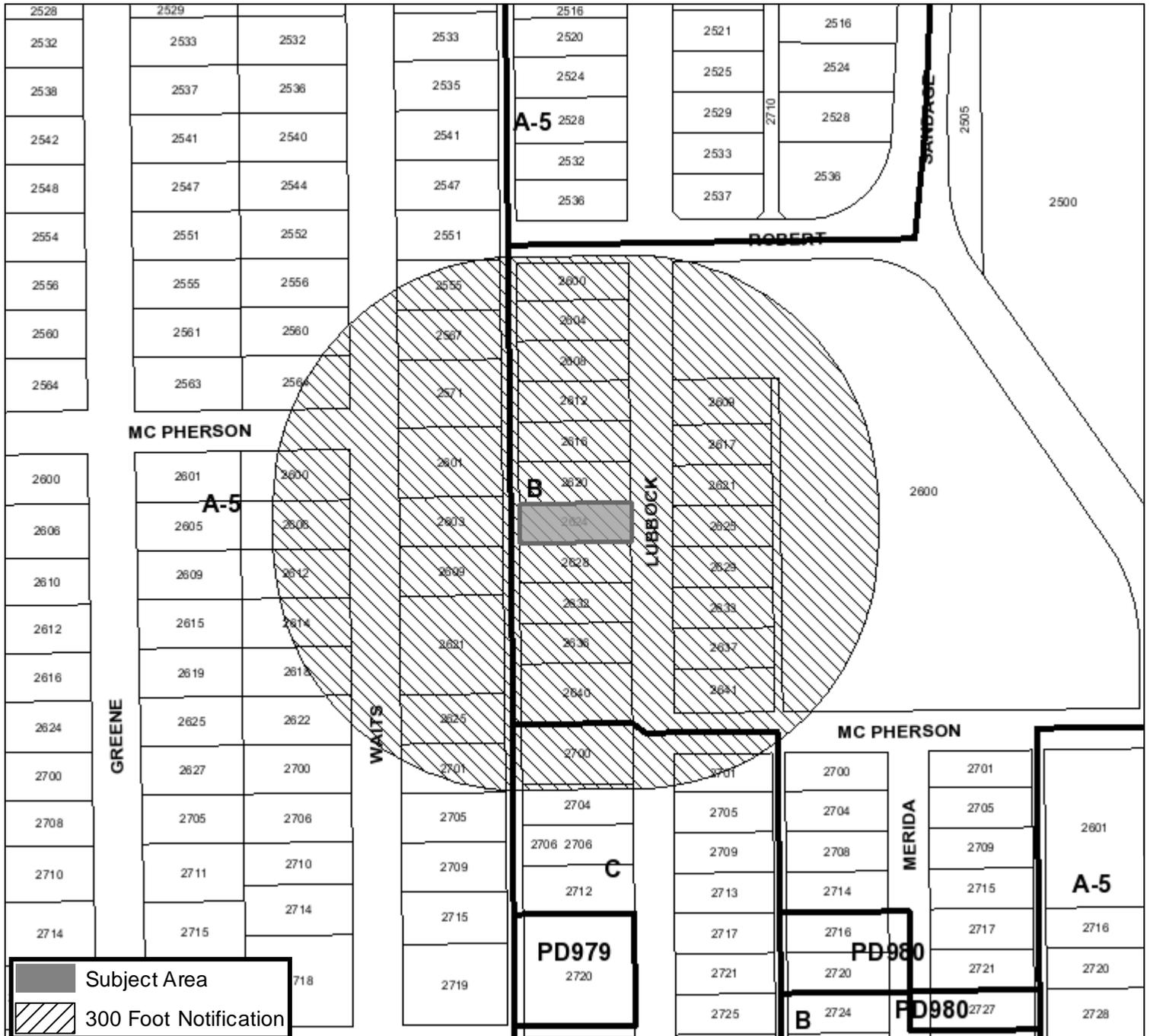
Area Map



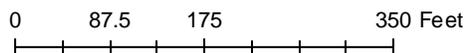


Area Zoning Map

Applicant: Gaylon Taylor & Paula Traynham
 Address: 2624 Lubbock Avenue
 Zoning From: B
 Zoning To: PD/UR for fourplex with site plan
 Acres: 0.15268052
 Mapsco: 76T
 Sector/District: TCU/W.cliff
 Commission Date: 8/12/2015
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



"WILL COMPLY WITH" ITEMS:

- Landscaping Ordinance Requirements
- Forestry Requirements
- Sign Requirements
- UR Requirements

PROJECT INFORMATION:

Building info:

Building to Contain 4 Units

Unit	#	Beds	SF
A	1	1	550
B	1	1	595
C	1	1	556
C	1	1	625
D	1	4	1712
Total Units:		5	8
Common Area:			113
Total Bldg:			4,151 sf

Total Buildings: 1
 Total Project SF: 4,151 sf
 Total Beds = 8

Parking Provided: 8
 (1:1 Space/Bedroom)

Max. Bldg. Height:
 Top Plate: 20'-4"
 Highest Point Roof: 25'-11"

Open Space:
 Net Lot SF: 6,250sf
 Open Space Provided: 4,547sf

Exterior Materials:
 Brick, Stucco, and "Hardie" Siding

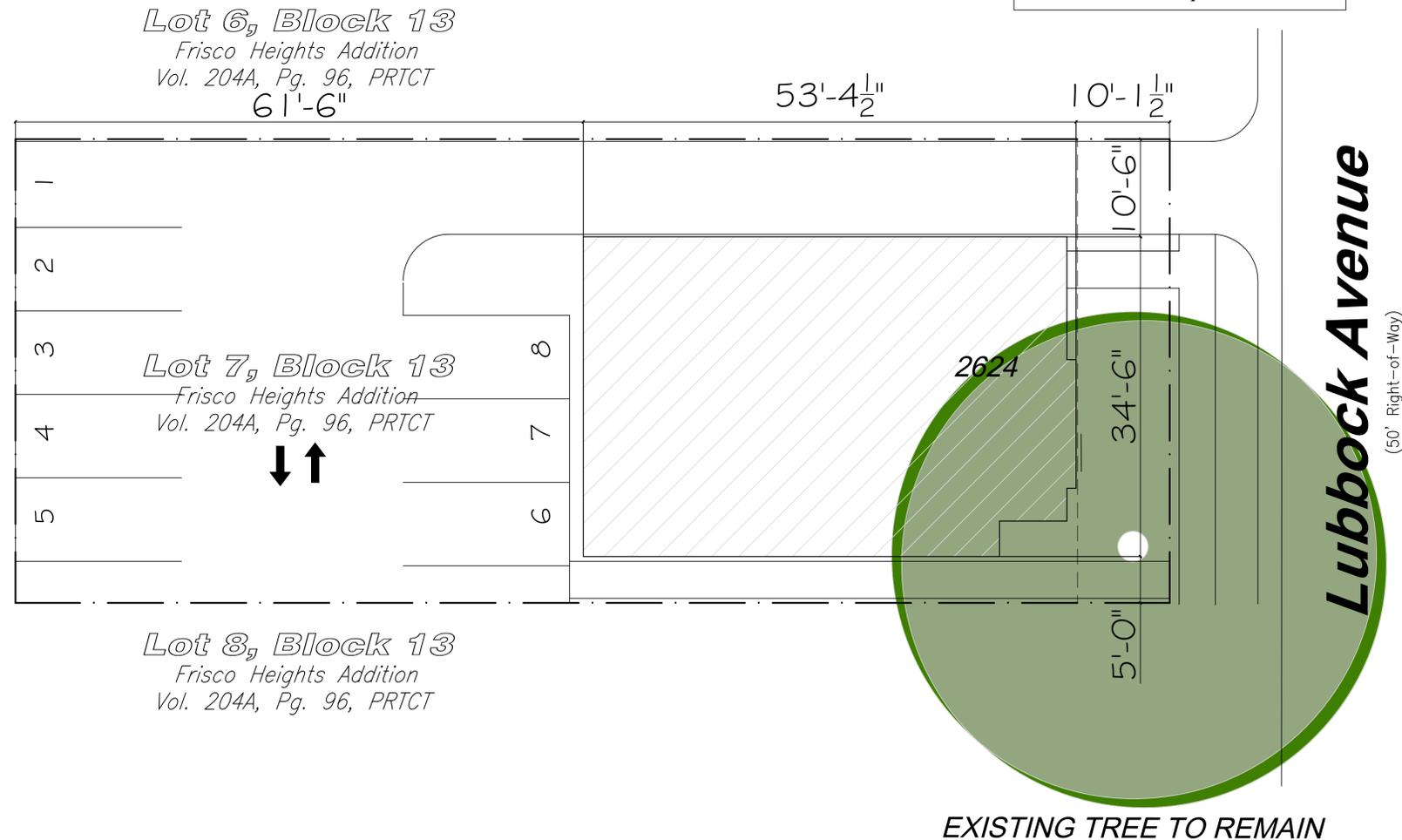
Dawn to Dusk Building Lighting to be Provided on Street Facade of each Building.

Trash Containers provided on trash pads

ENHANCED LANDSCAPE POINTS SYSTEM::

Feature	Points
Enhanced Streetscaping	10
Pedestrian-scaled Lighting	10
Street Trees	10
Total Points	30

Minimum Points Req'd: 30



APPROVAL:

by: _____
 Director of Planning and Development
 Date: _____ ZC: _____
 Merida Ave

01 Site Plan
 Scale: 1/8" = 1'-0"

NO 1 FNG, LLC
 Dba: Richard Metersky, Architect
 nchar@ncharmetersky.com
 817.300.2534

Site Location:
 2624 Lubbock Ave.
 Fort Worth, TX 76109

A Proposed Residential Project for
 Sandage East, LLC
 500 W. Lookout Dr.
 Richardson, TX 75080

REVISIONS
 07.29.15

ISSUES
PERMIT

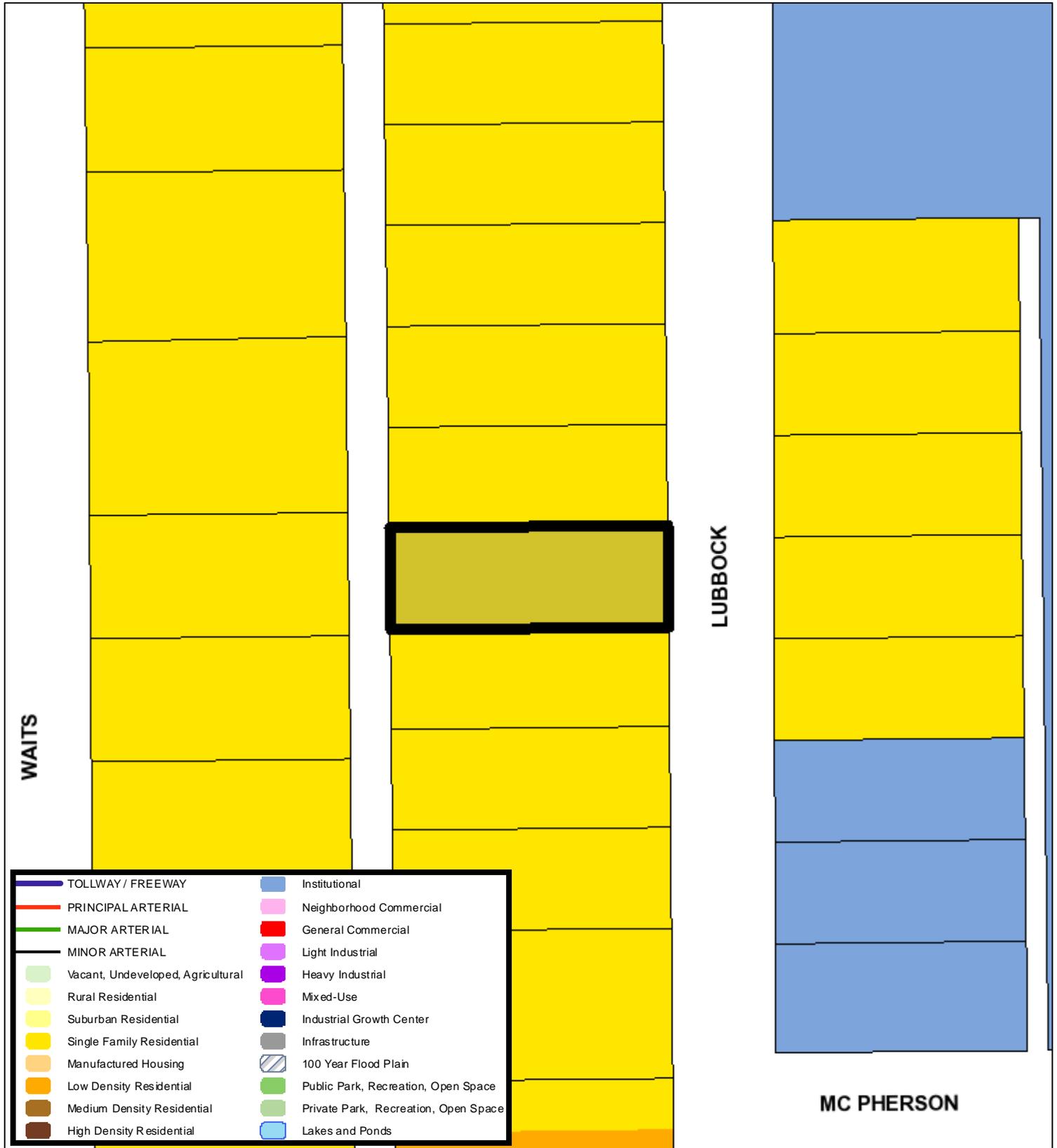
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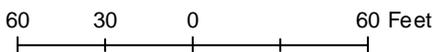
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Future Land Use



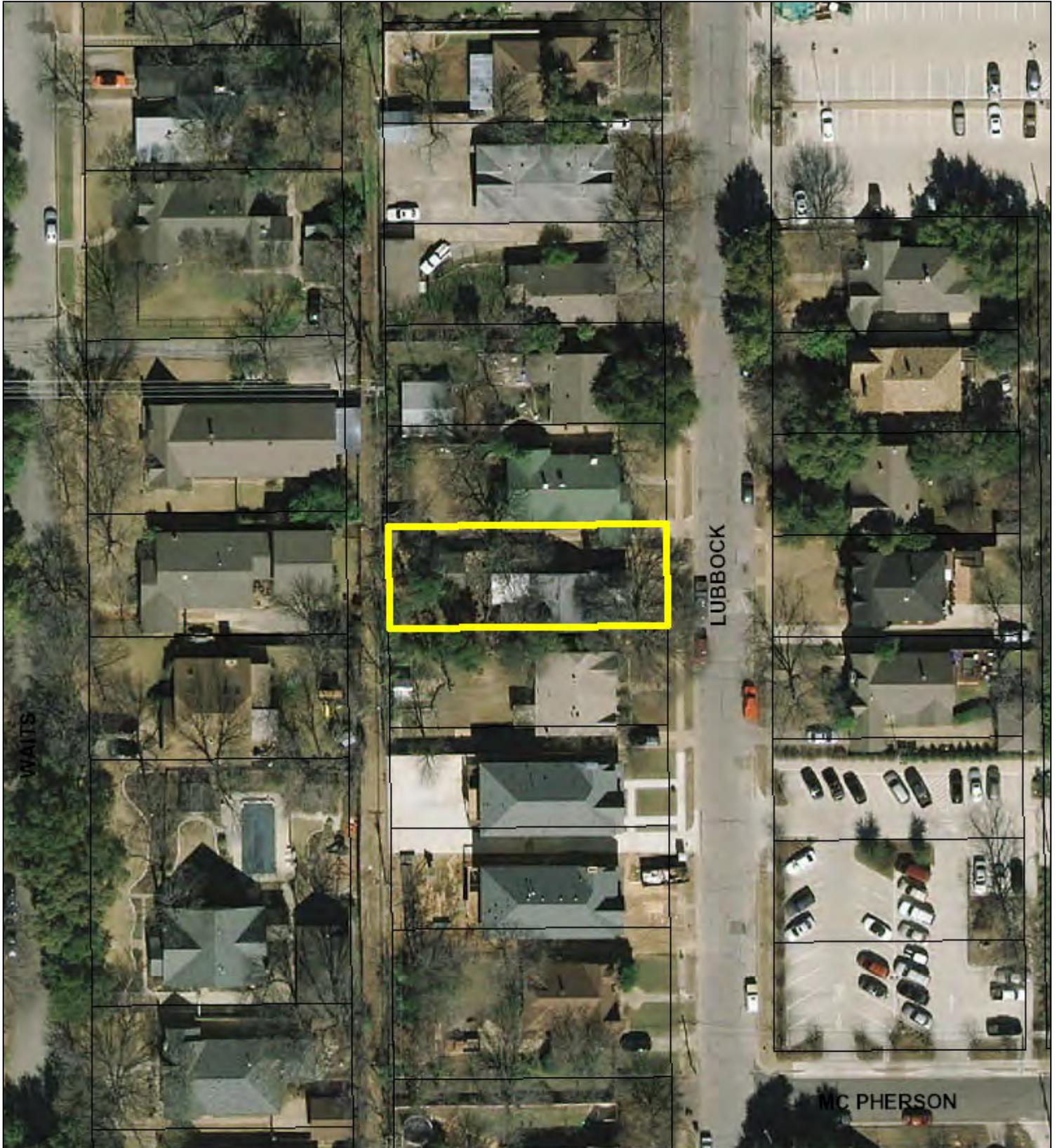
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 40 80 160 Feet



Greg Guerin, 2000 Rushing Creek Drive, Forney, Texas representing Firebrand Properties LP explained to the Commissioners they made revisions as requested from the last meeting, by removing the drive entrances along Travis Avenue as requested by the neighborhood. There is now an entrance only on Seminary Drive.

Richard Riccetti, 2204 Lipscomb, Fort Worth, Texas representing Hemphill Corridor Task Force spoke in support of the changes.

Mr. Flores asked Mr. Riccetti if his organization was one of those that meet with TPW staff. He said they did not meet with TPW the property owners and applicant did.

Ms. Reed mentioned there is a concern from TPW that this is not a good idea and may cause more problems. Mr. Riccetti said the way the traffic enters and exists now keeps the traffic out of the neighborhood.

Robert Snoke, 3826 6th Avenue, Fort Worth, Texas representing Rosemont NA spoke in support of the changes. He did mention it is better than the original proposal and that TPW should do a traffic study out here.

Alonzo Aguilar, 3725 Stuart Drive, Fort Worth, Texas representing Neighbors Working Together spoke in support.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>SP-15-008</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary	
Richard Riccetti/ Hemphill Corridor Task Force	2204 Lipscomb	Out		Support	Spoke at hearing	
Robert Snoke/ Rosemont NA	3826 6 th Ave	Out		Support	Spoke at hearing	
Alonzo Aguilar/ Neighbors Working Together	3725 Stuart	Out		Support	Spoke at hearing	

2. ZC-15-114 Gaylon Hampton Taylor & Paula Dean Traynham (CD) 2624 Lubbock Avenue (Frisco Heights Addition, Block 13, Lot 7, 0.15 Acres): from “B” Two-Family to PD/UR Planned Development for all uses in “UR” Urban Residential for fourplex; site plan included

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Gaylon Hampton Taylor & Paula Traynham explained to the Commissioners there have been several letters submitted in support of this request.

Bill Newsome 2737 Merida, Fort Worth, Texas speaking on behalf of Sandage Properties explained to the Commissioners they are requesting PD/UR in order to move the buildings closer to the street to get all the parking in the rear of the lot. They are proposing one- four bedroom unit and four- one bedroom units. Mr. Newsome said they met with Frisco Heights NA and University Place and received no opposition. He explained that there are twelve investor owned properties along the block and three properties are being redeveloped. He said they have had discussions with Dr. Coleman, the adjacent neighbor who submitted a letter, and do not believe the concerns are zoning related.

Ms. Reed asked staff if the windows and setbacks are code or site plan issues. Ms. Burghdoff said they are both. She explained setbacks are required when an abutting existing building has windows facing to the side; any new development shall provide 10 ft. of separation. Mr. Murray said it appears from the survey on the south side the house is right on the property line and would not be meeting the required setback. Ms. Reed asked about windows on the south side. Mr. Newsome said the window is a new issue and may be difficult to meet code requirements; they will work with Ms. Coleman on this.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request with no waivers, seconded by Mr. Flores. With a vote of 4-4, the motion failed for lack of 5 votes, with Mr. Northern, Mr. Edmonds, Ms. McDougall and Ms. Conlin against. Legal staff confirmed the vote is a Denial.

<i>Document received for written correspondence</i>					<i>ZC-15-114</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Catherine Coleman/ Professor- TCU	2628 Lubbock	In	Opposition		Sent letter in
Betty Richards	2717 Sandage	In		Support	Sent letter in
Paula Traynham	2624 Lubbock	In		Support	Sent letter in
Carol Stalcup/ Member of Frisco Heights NA	2729 Sandage	In		Support	Sent letter in
Tim in Ft Worth	2801 Merida	Out		Support	Sent letter in
Linda Bridwell	2936 Forest Park	Out		Support	Sent letter in
Carl & Betsy Crum	2700 Lubbock	In		Support	Sent letter in

3. ZC-15-115 FW Mason Heights (CD 8) 2701 Moresby Street (Mason Heights Addition, Block 1, Lot 1R, 5.83 Acres): from PD915 “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus assisted living facility, nursing home with full medical services, massage therapy and spa with development standards; site plan required to Amend PD915 Planned Development for “E” Neighborhood Commercial with development standards; site plan included