



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 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:** **Monica & Allen Goode, Curtis Harris**

**Site Location:** 2715 & 2717 Merida Avenue Mapsco: 76T

**Proposed Use:** **Multifamily**

**Request:** From: "B" Two-Family

To: "PD/UR" Planned Development for all uses in "UR" Urban Residential for multifamily; 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 two new multifamily units. The PD is to provide a site plan for the benefit of the neighborhood and to request a waiver to a 10 ft building setback adjacent another residential use. 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 20'4", parking (one space per bedroom), and landscaping.

The site plan indicates four units for 2715 Merida and five units for 2717 Merida. 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

**2715 Merida**

Unit	Number of Units	Number of Bedrooms	Square Feet
A	1	4	1713
B	1	2	831

<b>C</b>	1	2	831
<b>D</b>	1	1	601
<b>E</b>	1	1	622

**2717 Merida**

<b>Unit</b>	<b>Number of Units</b>	<b>Number of Bedrooms</b>	<b>Square Feet</b>
<b>A</b>	1	4	1713
<b>B</b>	1	2	831
<b>C</b>	1	2	831
<b>D</b>	1	1	601
<b>E</b>	1	1	622

The site is located within the TCU Overlay. The requirement for not more than three (3) unrelated residents would not apply in this situation due to the proposed zoning not being an “A” district.

**Site Information:**

Owner: Monica J and Allen Goode  
2715 Merida Ave.  
Fort Worth, TX 76109  
Sherrie B. and Curtis Harris  
2717 Merida Ave  
Ft. Worth, Texas 76109

Applicant: Sandage East LLC / Timm Baumann  
Acreage: 0.28 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 1057” PD/UR, site plan included / multifamily  
West “PD 980” PD/UR, site plan included; “B” Two-Family / multifamily, duplex

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-113, from “B” to “PD/UR”, site plan approved; approved 9/1/15 (directly south of the subject property)  
ZC-13-060; from “B” to “PD/UR”, site plan approved; effective 6/23/15 (west and south of the subject property)

Platting History: None

**Site Plan Comments:**

The site plan as submitted is not in general compliance with zoning regulations. A waiver is required for the following:

1. Site deficient 1 space (waiver required)

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

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

Public Access Easement - Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access.

Street Dimensions - 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. Include all dedication information for all existing rights-of-way.

Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

*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*	Park Hill Place HOA
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 an Urban Residential multifamily development with two buildings and a total of 9 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 each site. 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

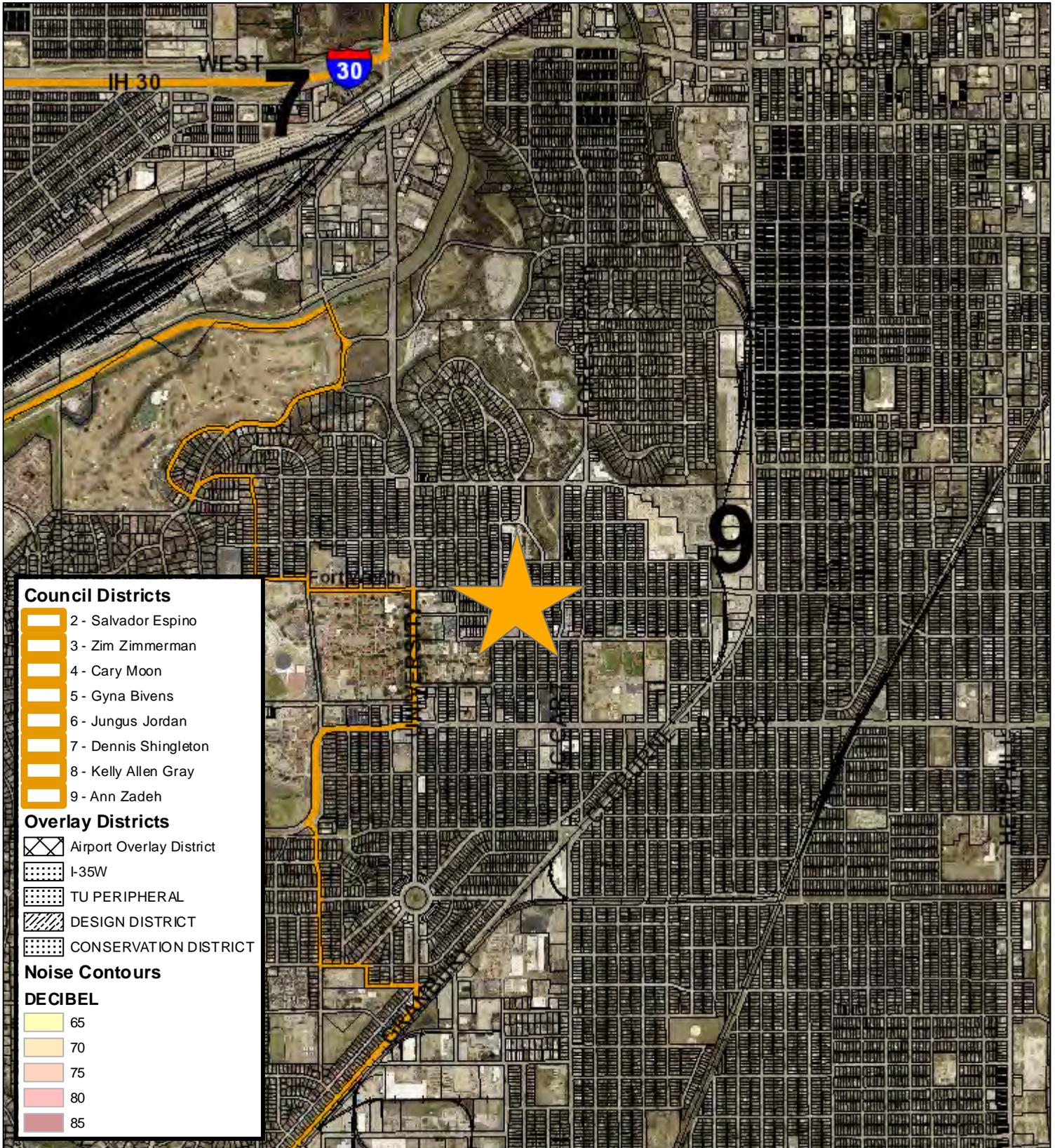
- Promote a pedestrian-oriented urban form.
- Require excellence in the design of the public realm and of buildings that front public spaces.
- Encourage creativity, architectural diversity, and exceptional design.
- Promote sustainable development that minimizes negative impacts on natural resources.

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

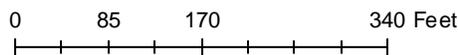
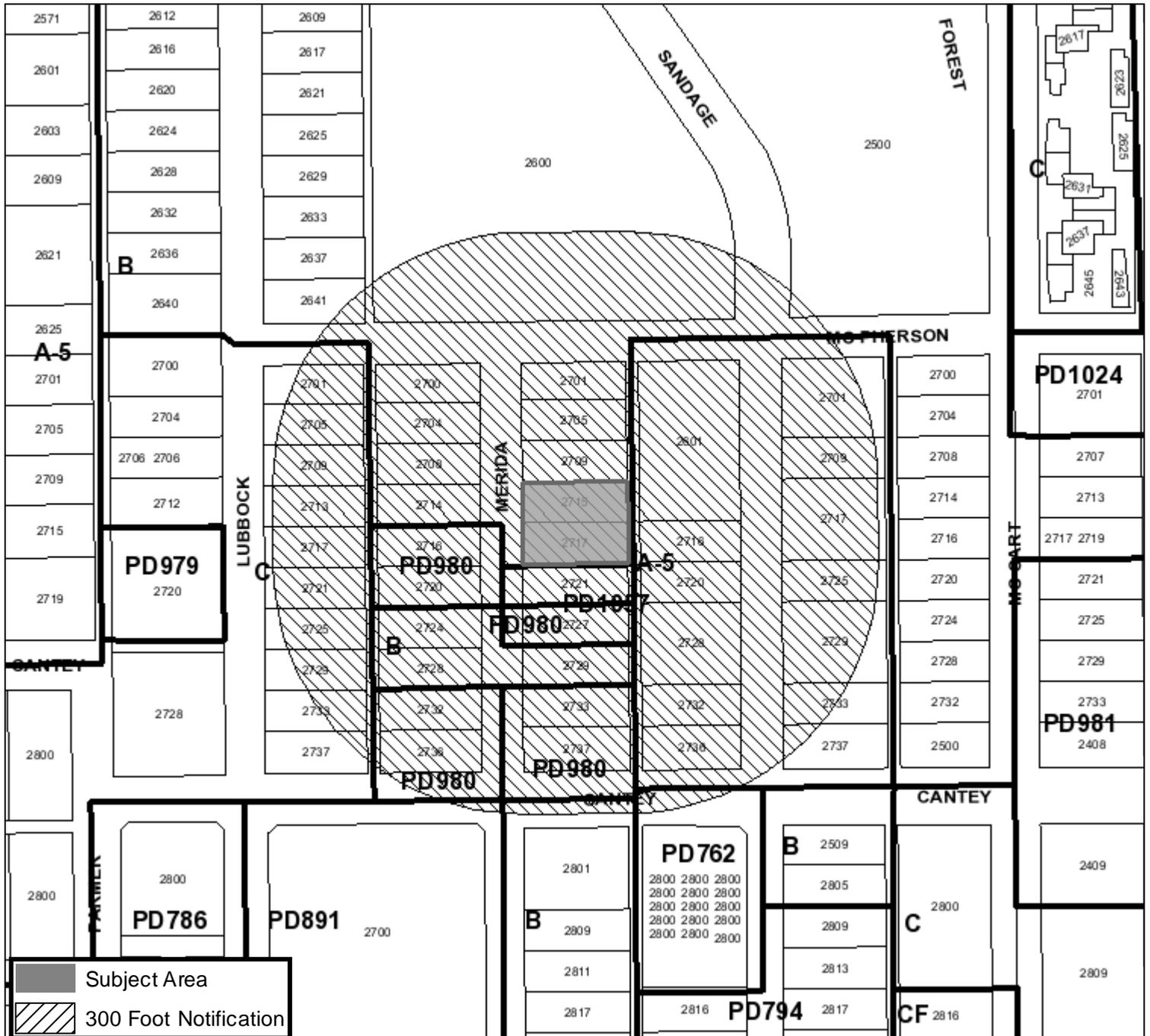
### Area Map





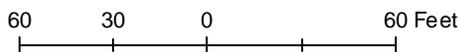
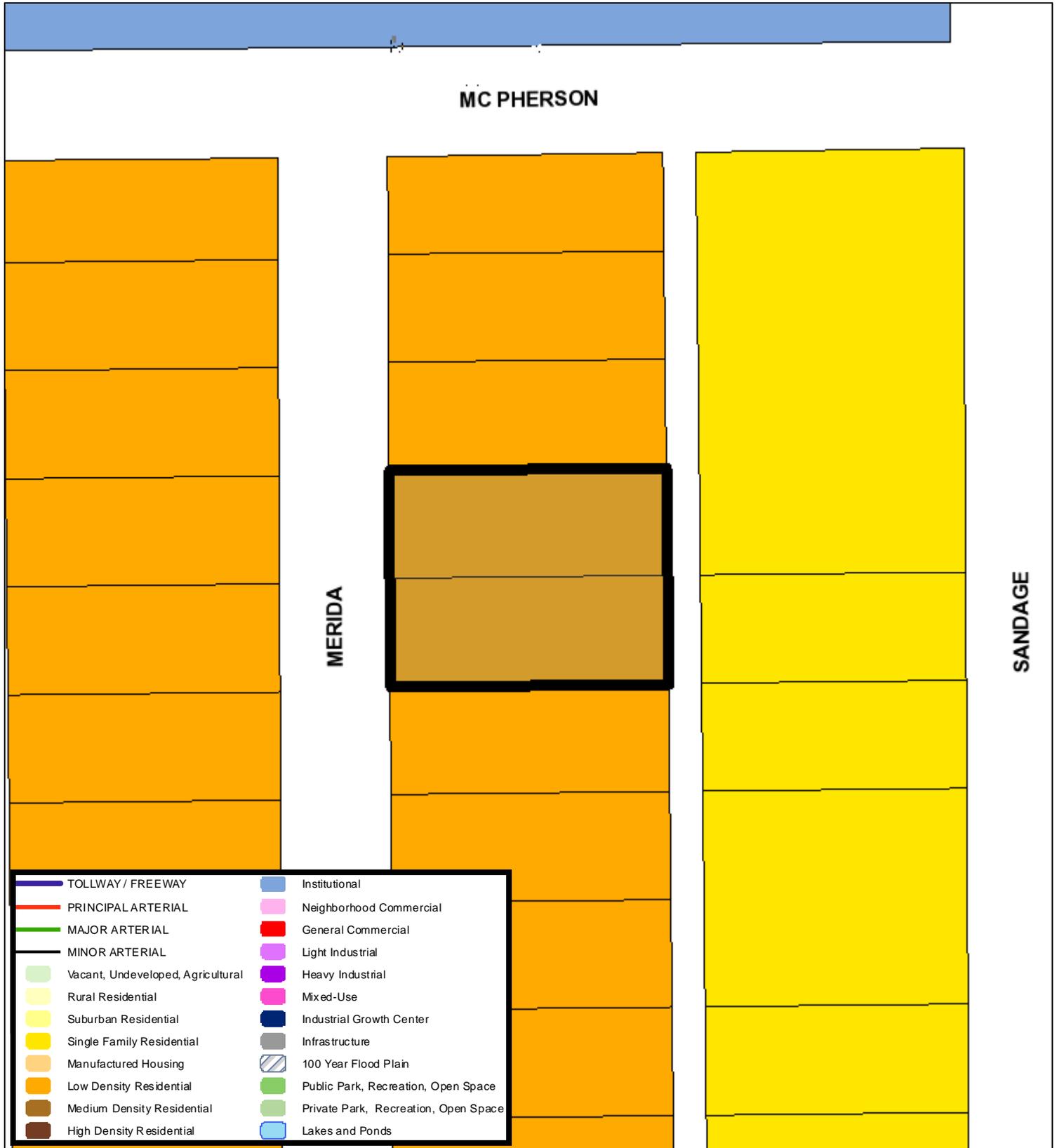
# Area Zoning Map

Applicant: Monica & Allen Goode, Curtis Harris  
 Address: 2715 & 2717 Merida Avenue  
 Zoning From: B  
 Zoning To: PD for UR for fourplex with site plan  
 Acres: 0.28471458  
 Mapsco: 76T  
 Sector/District: TCU/W.cliff  
 Commission Date: 11/11/2015  
 Contact: 817-392-8043





### 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



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

<i>Document received for written correspondence</i>					<i>ZC-15-140</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Robert West representing Eagle Mountain-Saginaw ISD			Opposition		Spoke at hearing
Clete Welch	1200 Old Decatur	Out	Opposition		Spoke at hearing
James Schiele	1200 Old Decatur	Out	Opposition		Spoke at hearing
Brian Randolph/Mercantile Partners	2650 Meacham Blvd	In		Support	Sent letter in

**4. ZC-15-141 199 Two Point Five LP (CD 2) 2228 Jacksboro Highway (L J Baker Subdivision, Block 8, Lots 2, 3, 4, 1.31 Acres): from “FR” General Commercial Restricted to “E” Neighborhood Commercial**

Eric Wilhite, 5500 Democracy Drive, Plano, Texas representing Murphy Oil explained to the Commissioners

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-15-141</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Burl Hampton/Far Greater Historical Northside	NA	Out	Opposition		Sent letter in

**5. ZC-15-142 Monica & Allen Goode (CD 9) – 2715 & 2717 Merida Avenue (Frisco Heights Addition, Block 9, Lot 17, 0.28 Acres): from “B” Two-Family to PD/UR Planned Development for all uses in “UR” Urban Residential for multifamily; site plan included**

Bill Newsome, 2737 Merida, Fort Worth, Texas representing Monica & Allen Goode explained to the Commissioners the request to rezone to PD/UR similar to another request back in September. The reason for the zoning is to get parking off the street and move buildings forward. Mr. Newsome said they met with the Frisco Heights NA with no opposition to their request. He also explained they are requesting no waivers since they are parking one to one and have building separation as indicated on the site plan.

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

**6. ZC-15-143 Jose Miquel Vidales (CD 9) 2814 Merrimac Street (Linwood Addition, Block 15, Lot 4, 0.24 Acres): from “B” Two-Family to “UR” Urban Residential**

Mary Nell Poole, 2918 Wingate, Suite 100, Fort Worth, Texas representing Village Homes explained to the Commissioners they are requesting to rezone to “UR” to build townhomes and bring the buildings closer to the street for rear entry garages.

Mr. Flores asked if she was aware of the opposition. Ms. Poole said yes she is aware and there has always been a problem with people parking on the street.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried 8-0 with Ms. Dunn recussing herself.

<i>Document received for written correspondence</i>				<b>ZC-15-143</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Kelly Simpson	2905 Merrimac	In		Opposition	Sent letter in

**7. ZC-15-144 Knox Street Partners No. 7 Ltd (CD 7) 200 W. Bonds Ranch Road (Henry Robertson Survey, Abstract #1249, 2.46 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “E” Neighborhood Commercial**

JD Dudley, 1120 N. Industrial Boulevard, Euless, Texas representing Knox Street Partners and Quik Trip explained to the Commissioners the majority of the site is located within the floodplain. They are requesting to rezone to “E” in order to expand the area to build a Quik Trip.

Mr. Flores asked if they will be working with TCEQ. Mr. Dudley said yes they are and are obtaining a permit to build a retaining wall and will be modifying the creek channel.

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

**8. ZC-15-145 Beautiful Feet Ministries (CD 8) 1700 Blocks E. Hattie Street, E. Tucker Street, E. Vickery Boulevard and 540 S. Riverside Drive (Glenwood Addition, Block 17, Lots 3 & 4, Block 19, Lots 1-6 & 11-16, 2.12 Acres): from “A-5” One-Family, “B” Two-Family, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial and “F” General Commercial to “CF” Community Facilities**

Jeff Kalbfleisch, 685 Bowling Ranch Road, Azle, Texas representing Beautiful Feet Ministries explained to the Commissioners they are requesting to rezone to “CF” in order to build a