



**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:** One person spoke, One letter submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **ACH Child & Family Services (All Church Home)**

**Site Location:** 1424 Summit Avenue Mapsco: 76G

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

**Request:** From: "C" Medium Density Multifamily, "D" High Density Multifamily and "G" Intensive Commercial

To: "H" Central Business District

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

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

**Background:**

The property is located just north of Interstate 30 and west of Summit Avenue. The applicant is proposing a zoning change from "C" Medium Density Multifamily, "D" High Density Multifamily and "G" Intensive Commercial to "H" Central Business District. The applicant intends to construct approximately three to four story apartments, approximately 370 units, a six level parking garage and six townhome units. Design staff indicates that the project has not been heard by the Downtown Design Review Board (DDRDB) but they are aware of it.

The proposed development is located within the Downtown Mixed-use Growth Center. Mixed-use, multifamily and commercial zoning classifications are most desirable within these areas in order to take advantage of proximity to high employment areas, proximity to public amenities, and proximity to public transit. The applicant has reached out to the Sunset Terrace Homeowners Association.

The site is also located within the confines Downtown Fort Worth Plan 2023, which is a Strategic Action Plan for downtown and surrounding areas. This plan was updated in 2013 and reflects the community's vision for a livable, healthy, economically vibrant and exciting downtown for the next 10 years. The plan builds on downtown's existing natural, cultural, social and physical assets. It also provides a strong foundation for strategic actions that will shape Downtown's future development, enhance connections to surrounding neighborhoods and strengthen Downtown's role as the heart of the city.

The area the proposed site is located in is mentioned in the Downtown Fort Worth Plan and located in the Henderson-Summit Corridor, which encourages the following principals:

- Encourage development that creates better urban form and more seamless connections to surrounding area
- Support and encourage a significant amount of residential infill and mixed use development
- Add high quality pedestrian spaces
- Maintain traffic carrying capacity but improve Henderson Street, Summit Avenue, Cherry Street and Forest Park Boulevard gateway experiences

**Site Information:**

Owner: ACH Child & Family Services (All Church Home)  
 3712 Wichita Street  
 Fort Worth, TX 76119

Agent: Ray Oujesky

Acreage: 6.59 acres

Comprehensive Plan Sector: Downtown

**Surrounding Zoning and Land Uses:**

North "C" Medium Density Multifamily, "G" Intensive Commercial / offices, South Holly Water Treatment Plant

East "H" Central Business District, "G" Intensive Commercial / offices

South "D" High Density Multifamily / Harrold Park & vacant

West "C" Medium Density Multifamily / South Holly Water Treatment Plant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-063, from "J" Medium Industrial to "H" Central Business District, effective 8/25/15 (subject property to the southeast); ZC-09-035, from "G" Intensive Commercial to "H" Central Business District, effective 5/19/09 (northeast of the subject property)

Platting History: FS-15-109, Jennings South Addition (subject property to the southeast)

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Summit Ave	Major Arterial	Major Arterial	No
IH 30 WB exit ramp	Freeway	Freeway	No
Rio Grand Ave	Residential	Residential	No
Jarvis St	Residential	Residential	No

**Public Notification:**

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	NUP-Neighborhood Unification Project
Sunset Terrace HOA*	Trinity Habitat for Humanity
Downtown Fort Worth Inc	Streams And Valleys Inc
Fort Worth South Inc	Fort Worth ISD

\* Site located within a registered neighborhood association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "C" Medium Density Multifamily, "D" High Density Multifamily and "G" Intensive Commercial to "H" Central Business District for multifamily and townhome uses. Surrounding land uses consist of offices and Water Treatment Plant to the north, offices to the east, a park and vacant land to the south, and South Holly Water Treatment Plant to the west. The proposed site is located within the confines of the Downtown Strategic Action Plan and the Downtown Mixed-Use Growth Center. Mixed-uses are appropriate in these areas.

The proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property in the Downtown Mixed Use Growth Center. The requested zoning classification is appropriate for the land use designation. The proposed H zoning is consistent with the following Comprehensive Plan policies:

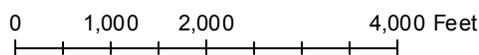
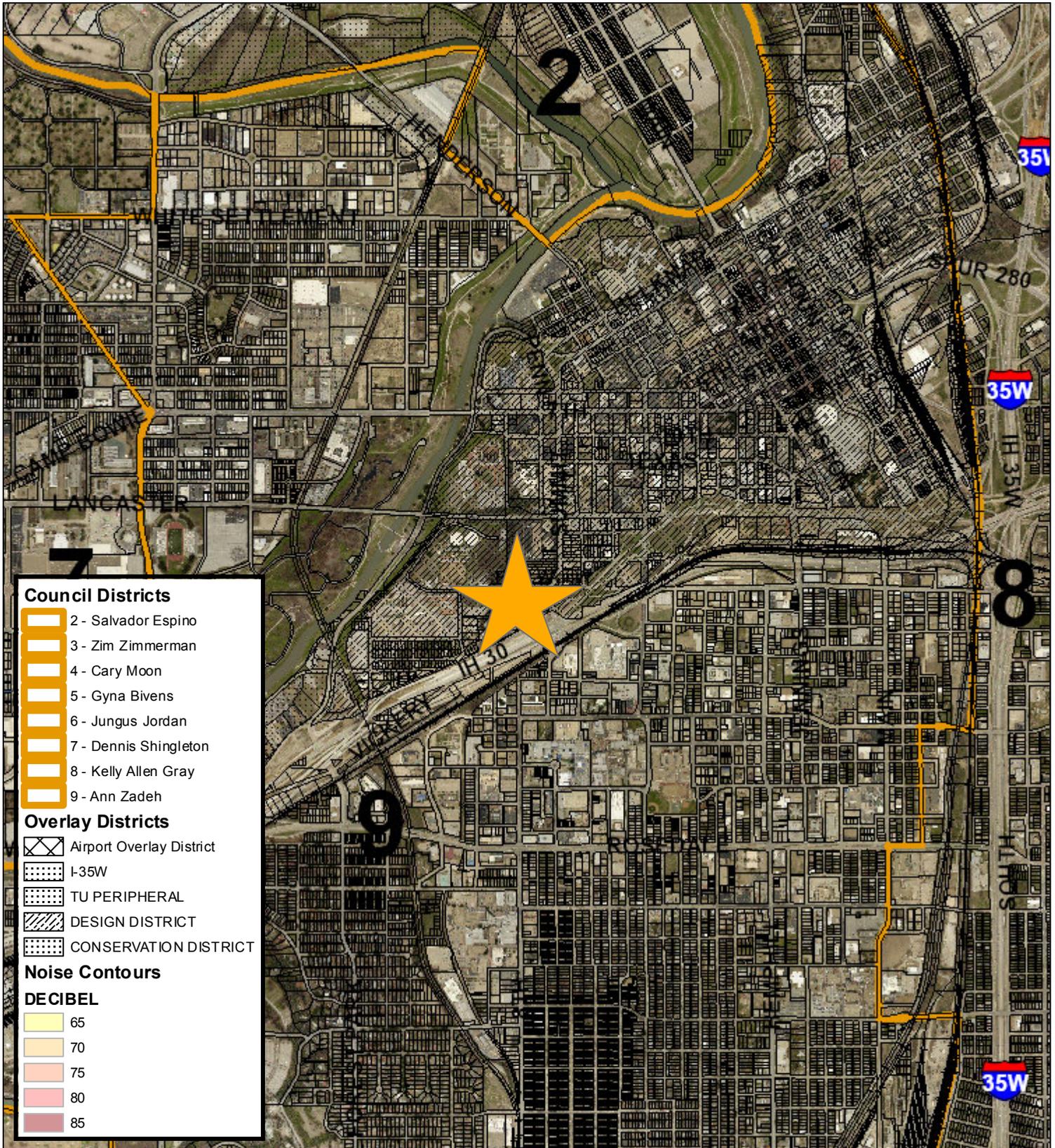
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38)

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

***Attachments:***

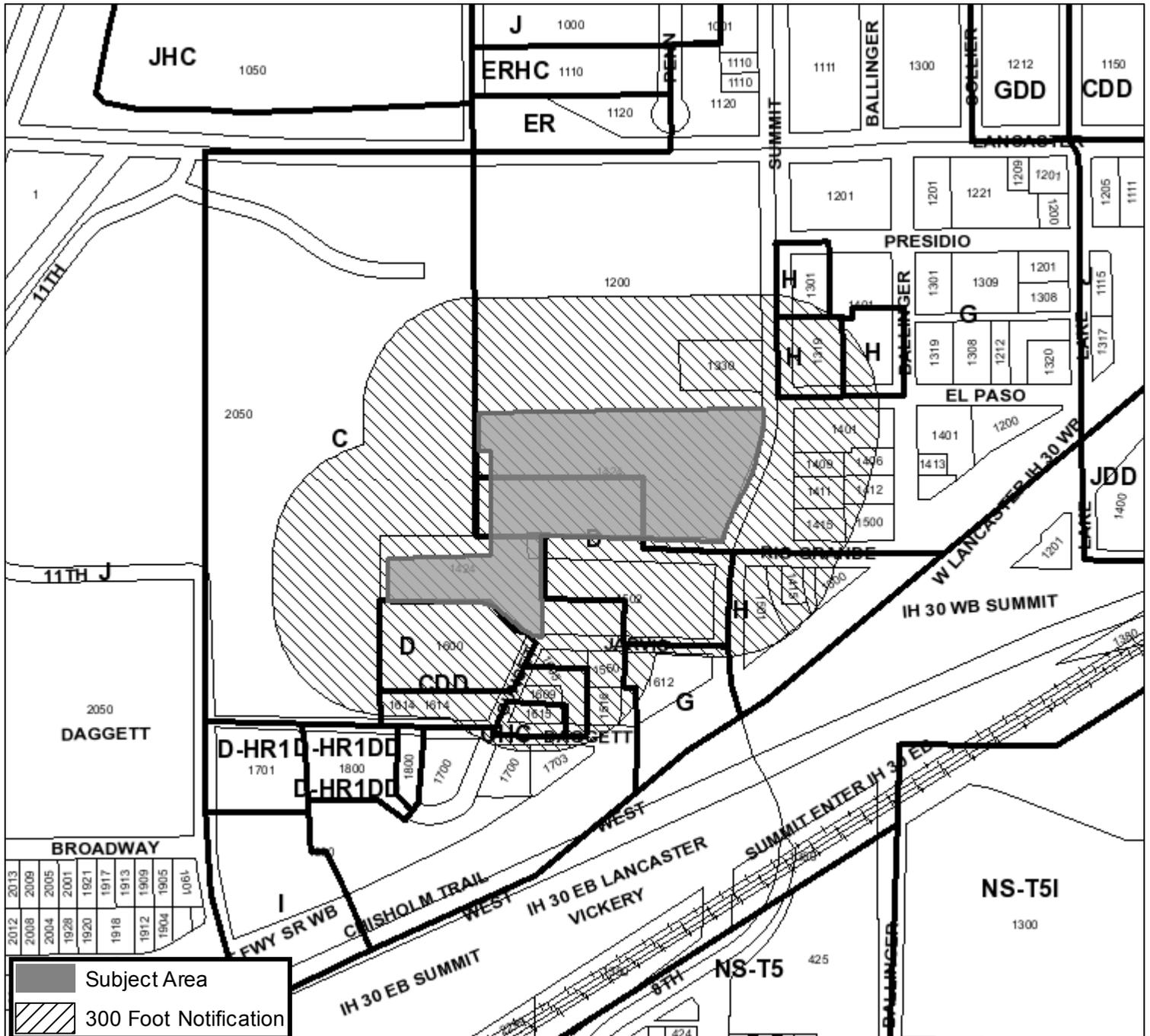
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map

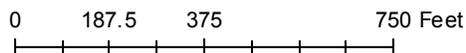


## Area Zoning Map

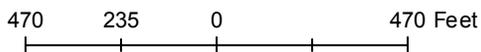
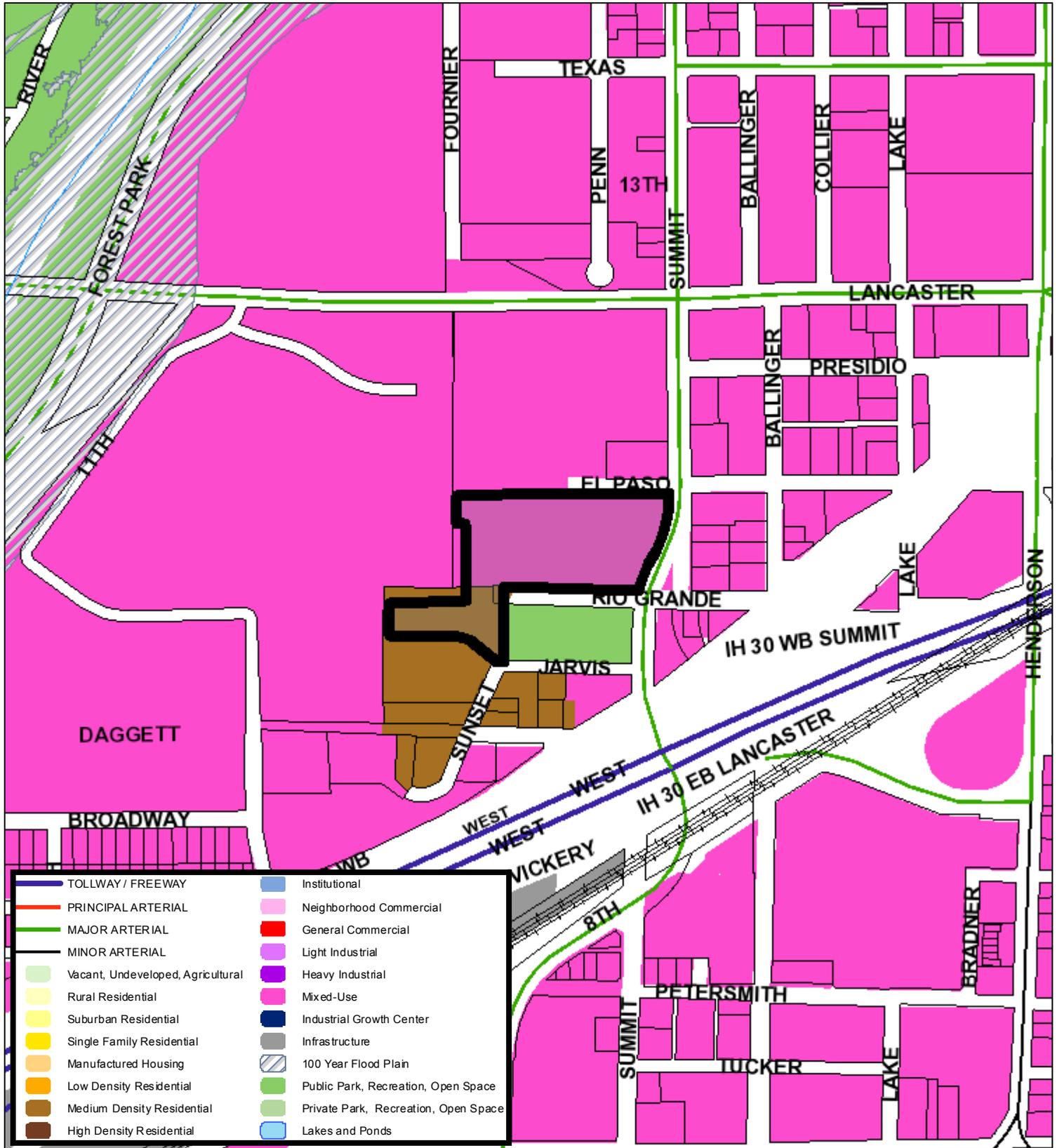
Applicant: ACH Child & Family Services (All Church Home)  
 Address: 1424 Summit Avenue  
 Zoning From: C, D, G  
 Zoning To: H  
 Acres: 6.59953979  
 Mapsco: 76G  
 Sector/District: Downtown  
 Commission Date: 11/11/2015  
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification



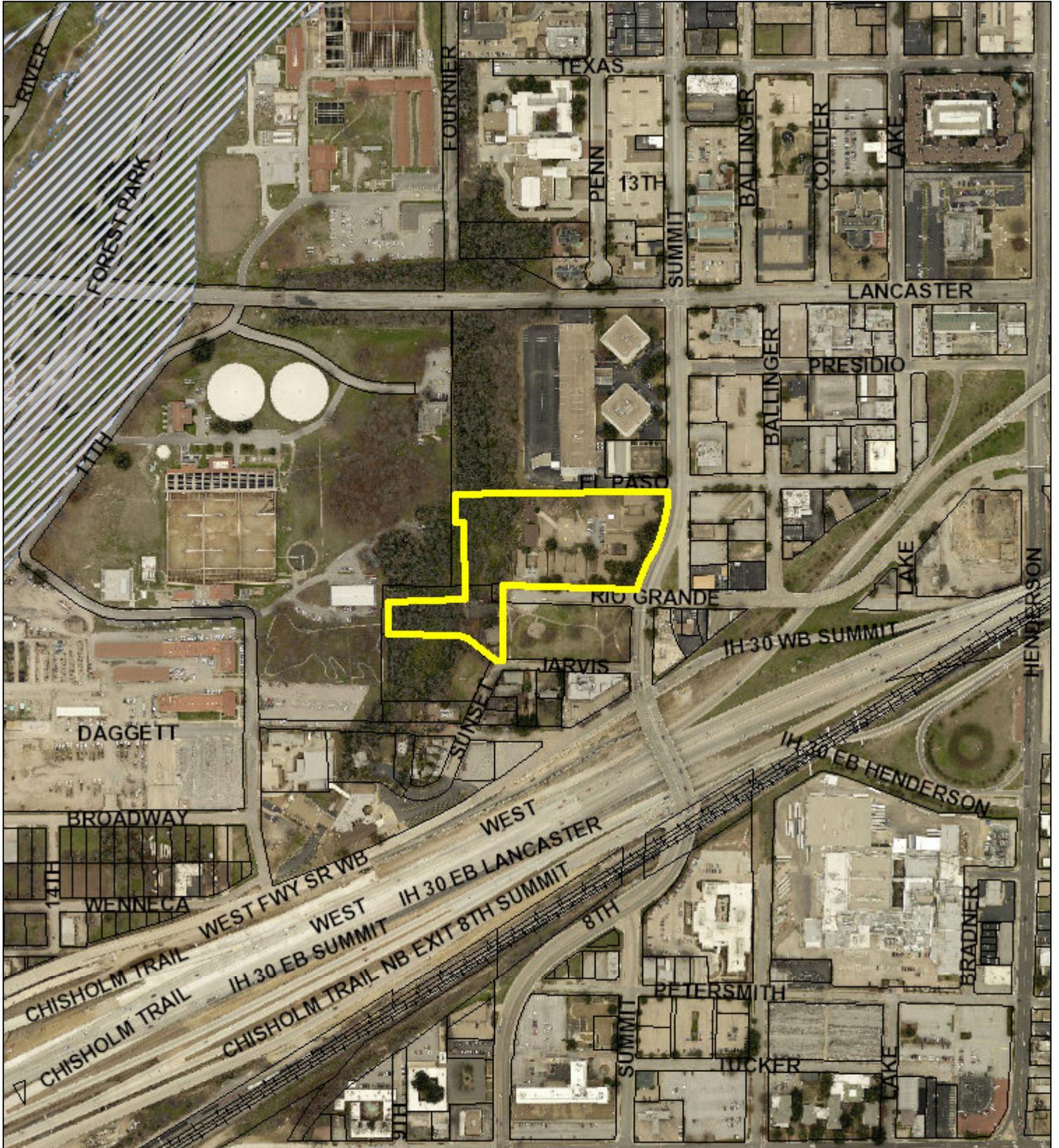
### Future Land Use



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



0 290 580 1,160 Feet



**13. ZC-15-151 Burleson Land Company (CD 7) 1221-1235 (odds) Dorothy and 3736 Camp Bowie Boulevard (Mattison Addition, Block 1, Lots 18-21, 0.56 Acres): from “A-5” One-Family and “C” Medium Density Multifamily to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial for office and bank uses only with no drive through or exterior ATM uses; site plan included**

Mark Phillips, 3535 W. 7<sup>th</sup> Street, Fort Worth, Texas representing Burleson Land Company explained to the Commissioners they are proposing a two story masonry structure for an office/bank building. He said they have reached out to the neighborhood.

Mr. Northern asked about the correspondence between him and the North Hi Mount NA pertaining to uses, no rooftop access, pole sign to be removed, lighting to be shielded. Mr. Phillips said they have spoken to Susan about this and are ok with it.

Susan Urshel, 1312 Madeline Place, Fort Worth, Texas spoke in support.

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

<i>Document received for written correspondence</i>					ZC-15-151
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Susan Urshel	1312 Madeline Pl	Out		Support	Spoke at hearing
See case file for additional support signatures					

**14. ZC-15-152 ACH Child and Family Services (All Church Home) (CD 9) 1424 Summit Avenue (J.M.C. Lynch Survey, Abstract #555, 6.59 Acres): from “C” Medium Density Multifamily, “D” High Density Multifamily and “H” Central Business District**

Ray Oujesky, 201 Main Street, suite 2500, Fort Worth, Texas representing ACH Chilrens Home explained to the Commissioners they are requesting to rezone to “H” to allow for a multifamily use. The proposed concept plan indicates approximately 370 apartment units with townhomes, approximately 57 units per acre up to five stories and one story being above grade parking. He provided another concept with approximately 380 multifamily uinits with no townhomes because of the topography. They have access to employment centers as well as access to Summit.

Jack Huff, 10300 W. Rocky Creek Road, Crowley, Texas spoke in support.

Jane Schlansker, 1614 Sunset Terrace, Fort Worth, Texas spoke in support. She mentioned they do have a few concerns about Cobbs House which is a historic site and are asking for some protections. She is asking for deed restrictions to height and did receive a letter from the applicant.

Mr. Edmonds said they don't deal with deed restrictions. Ms. Burghdoff mentioned they will be part of the Downtown Design Review District and will be reviewed by the DDRB and staff.

Ms. Dunn asked staff if there request allows for multifamily and commercial. Ms. Burghdoff said "H" zoning will allow for mixed-use.

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

<i>Document received for written correspondence</i>					ZC-15-152
Name	Address	In/Out 300 notification area	Position on case		Summary
Jack Huff	10300 W. Rocky Creek Rd	Out		Support	Spoke at hearing
Jane Schlansker	1614 Sunset Terrace	In		Support	Spoke at hearing

**Meeting adjourned: 3:49 p.m.  
11/11/15**

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Dana Burghdoff, Executive Secretary and Assistant Director, Planning and Development Department

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Nick Genua, Chair