



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 12, 2016

**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:** 701 Hampton, LLC

**Site Location:** 600 - 700 blocks N. Hampton Street, 1205 Delores Street and 1305 Johnson Street  
Mapsco: 63S

**Proposed Use:** Multifamily

**Request:** From: "J" Medium Industrial  
To: "PD/H" Planned Development for "H" Central Business District uses with Downtown Urban Design District standards; site plan waiver recommended

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

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

**Background:**

The property is located south of Cold Springs Rd, in-between the BNSF railroad to the west and UP railroad to the east. The applicant is proposing a zoning change from "J" Medium Industrial to "PD/H" Planned Development for "H" Central Business District uses with Downtown Urban Design standards. The applicant intends to remove the industrial buildings and redevelop the property for four story apartments but wants to include Downtown Urban Design standards and review. It is planned to be included in the expansion of the DUDD district in 2016. If approved, the site will require further landscaping and building materials review.

The proposed site will also have to be platted. Consideration will be given to transportation, road closures, stormwater, and other related issues. The site will have to conform to all requirements or obtain waivers from the Plan Commission and Downtown Design Review Board.

The proposed development is located in an area that is experiencing a redevelopment into high density residential uses due to its location to the east of the Central Business District. Mixed uses and higher densities are encouraged near downtown in order to take advantage of high employment areas, public amenities, and public transit. The site is located within walking distance to the T's 12 bus route and is approximately 1.4 miles (30 minute walk) away from the Intermodal Transit Center.

A portion of the site is located within the confines of the Downtown Fort Worth Plan 2023 Study Area. This is the 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.

**Site Information:**

Owner: 701 Hampton LLC  
 5910 N Central Expressway, Suite 1250  
 Dallas, TX 75206

Agent: Tom Galbreath, Dunaway Associates

Acreage: 10.69 acres

Comprehensive Plan Sector: Northeast

**Surrounding Zoning and Land Uses:**

North “J” Medium Industrial; “K” Heavy Industrial / vacant, rail ROW, industrial  
 East “K” Heavy Industrial / rail ROW, industrial  
 South “D” High Density Multifamily; “J” Medium Industrial / single-family  
 West “A-5” One-Family; PD for uses in "H", excluding certain uses with development standards/cemetery, single-family, park, rail ROW

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

| Street/Thoroughfare | Existing    | Proposed    | In Capital Improvements Plan (CIP) |
|---------------------|-------------|-------------|------------------------------------|
| Cold Springs Rd     | Residential | Residential | No                                 |
| Dolores Street      | Residential | Residential | No                                 |
| Hampton Street      | Residential | Residential | No                                 |
| Johnson Street      | Residential | Residential | No                                 |

**Public Notification:**

| Organizations Notified                    |                              |
|---|------------------------------|
| Fort Worth Downtown Neighborhood Alliance | Trinity Habitat for Humanity |
| Inter-District 2 Alliance                 | Streams And Valleys Inc      |
| Greenway NA                               | Fort Worth ISD               |
| Downtown Fort Worth Inc                   |                              |

\* Site not located within a registered neighborhood association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change from to “PD/H” Planned Development for “H” Central Business District uses with Downtown Urban Design standards. Surrounding land uses vary with rail ROW to the north, east and west, single-family to the south, a cemetery, park, and single-family to the west, and industrial to the east.

The proposed site is located in close proximity to downtown and other multifamily development. Multifamily is appropriate near high employment areas, public amenities, and public transit. As a result, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Light Industrial. However, the area is within close proximity to the Downtown area and is experiencing high density residential

redevelopment. The area will also be brought within the standards of the Downtown Urban Design District in 2016, causing it to be developed at a quality and form consistent with the remainder of downtown. The proposed PD/H zoning is consistent with the following Comprehensive Plan policies:

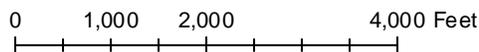
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (pg. 38)

With the current Light Industrial future land use, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, this area will be reviewed with the future land use plan update. Approval of this zoning change request would also result in the change in the future land use plan designation.

**Attachments:**

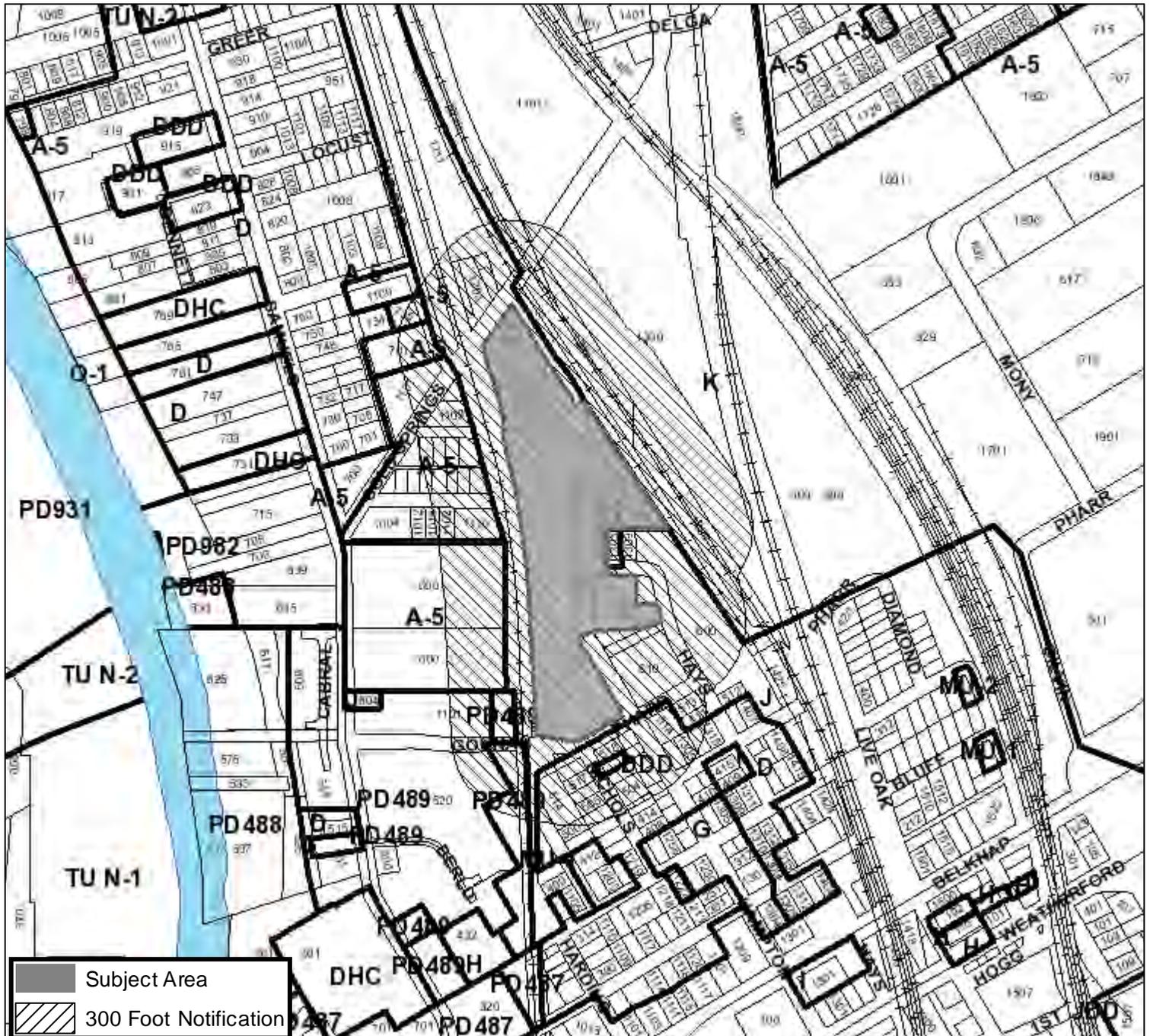
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit

### Area Map

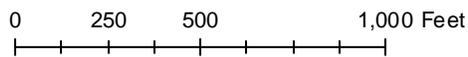


## Area Zoning Map

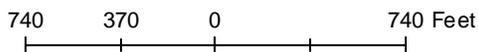
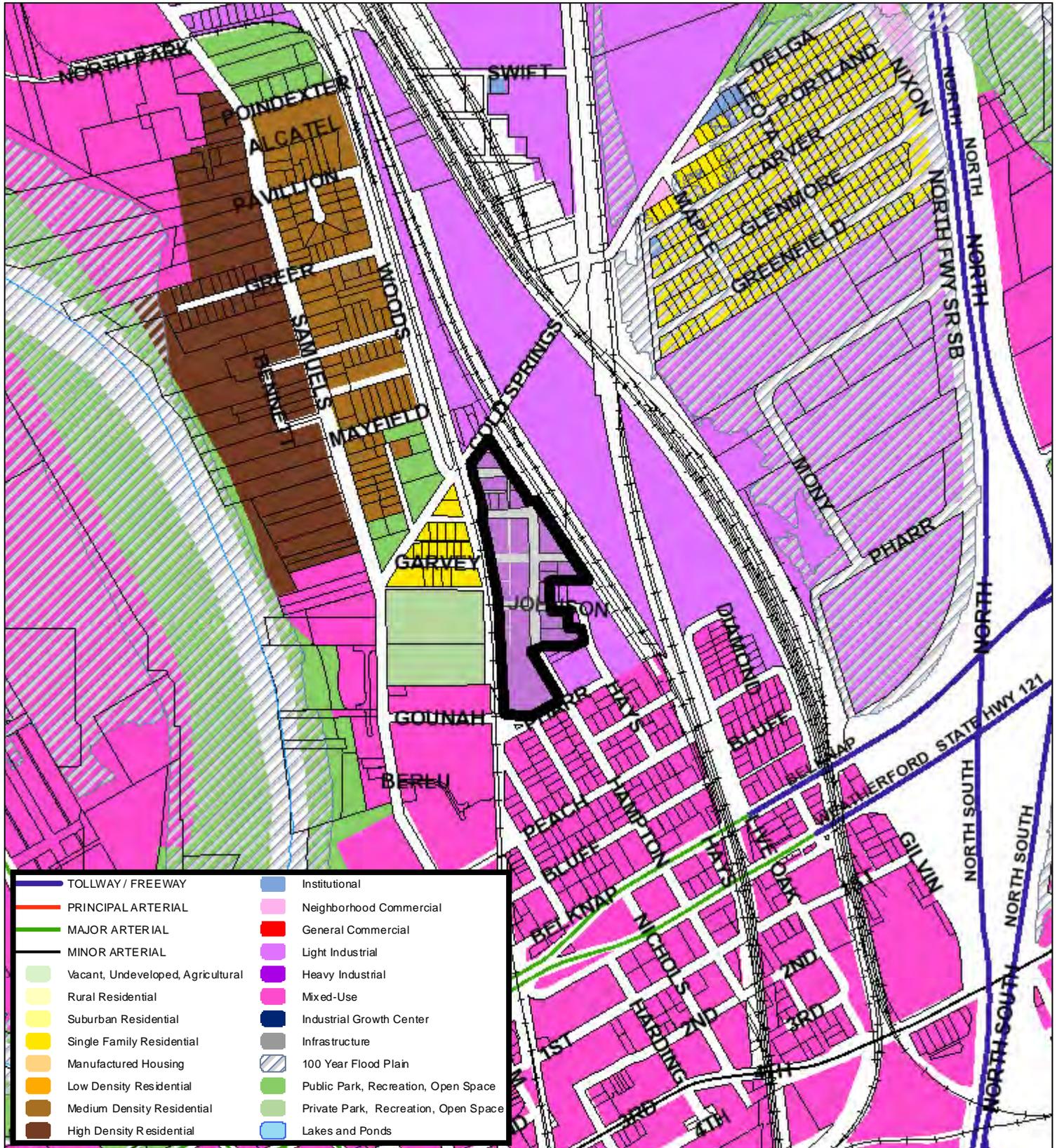
Applicant: 701 Hampton, LLC  
 Address: 600 - 700 blocks N. Hampton St, 1205 Delores St, 1305 Johnson St  
 Zoning From: J  
 Zoning To: PD for H uses with Downtown Urban Design standards and waivers for blocks and streets  
 Acres: 10.69715506  
 Mapsco: 63S  
 Sector/District: Northeast  
 Commission Date: 12/9/2015  
 Contact: 817-392-8043



Subject Area  
 300 Foot Notification



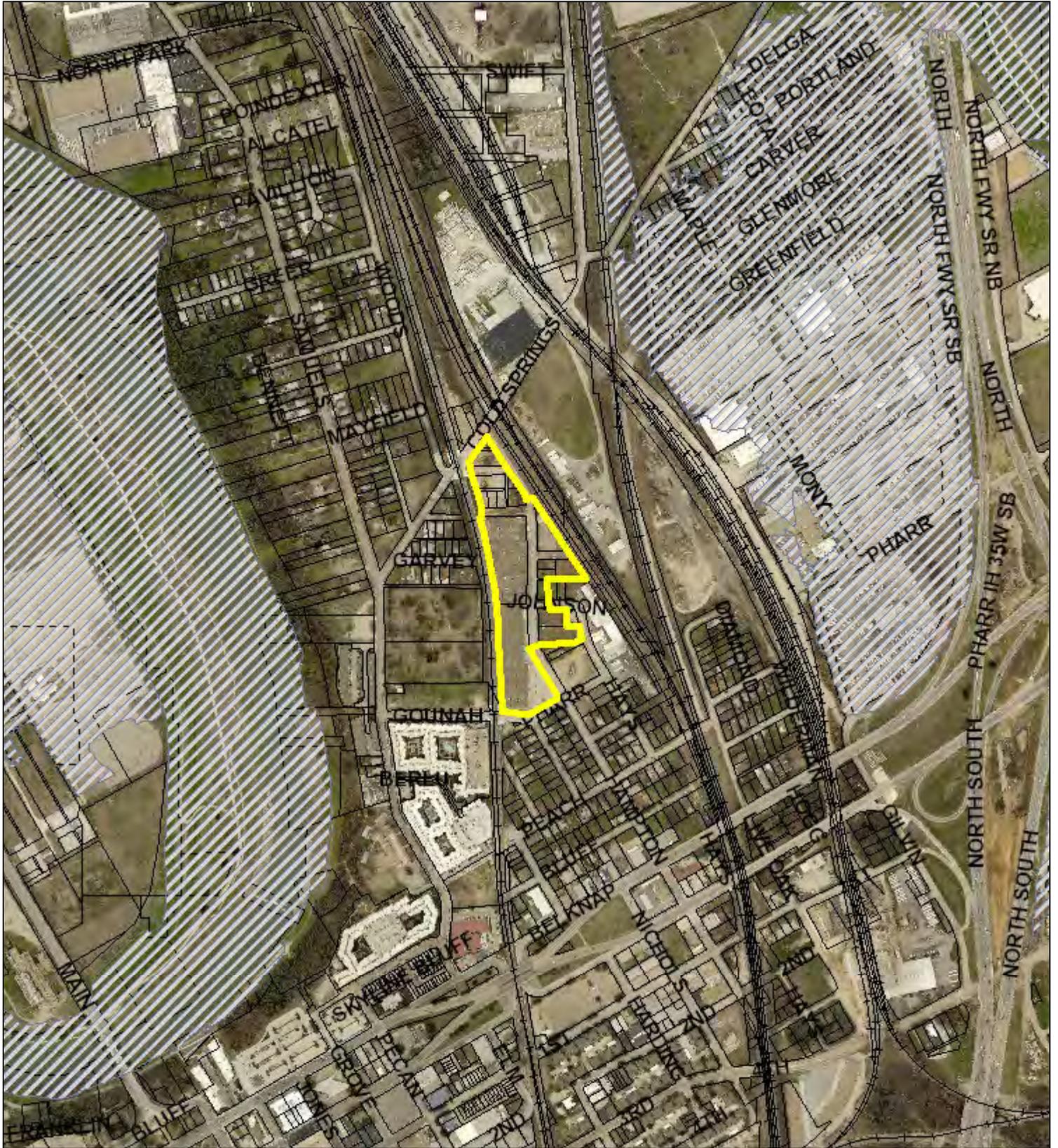
### Future Land Use



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



0 462.5 925 1,850 Feet



**(See addresses in case file, 8.59 Acres): from “CR” Low Density Residential to “A-5” One-Family and “A-10” One-Family**

Bert Franks, 6812 River Ridge Road, Fort Worth, Texas representing Ridglea Country Club Neighborhood Association explained to the Commissioners the request to rezone to “A-5” and “A-10’ One-Family to protect their lot sizes.

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

**13. ZC-15-161 American National Bank & Trust (CD 9) 1500, 1518 W. 7<sup>th</sup> Street and 605 Penn Street (Van Zandt Addition, Block 2, Lots 2-6, 0.64 Acres): from “J/DUDD” Medium Industrial/Downtown Urban Design District and PD321/DUDD Planned Development/Specific Use for multifamily and office/retail; site plan approved to “H/DUDD” Central Business District/Downtown Urban Design District**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing American National Bank & Trust explained to the Commissioners they are proposing a two story bank and office building as indicated on the conceptual site plan. Parking will be located behind the building with an ATM on the east side. Mr. Hudson explained there are two existing driveways they will be using; one off Penn Street and the other off of 7<sup>th</sup> St. There will be no drive access to Summit.

Mr. Genua mentioned this area has a lot of traffic with a middle turning lane. Mr. Hudson mentioned the drive on 7<sup>th</sup> will be right-in, and right-out access.

Ms. Dunn asked if the curb cut was on the crest of the hill and expressed concerns about the turn lane and the right hand turn going into the parking lot. Mr. Hudson said the elevation continues to climb in this area and that traffic backs up in the turn lane on Summit.

Mr. Genua asked staff if there could be a sign placed saying no left turn. Mirian Spencer with Transportation and Public Works said they could design the driveway approach where you create a right in-right out. Mr. Hudson said they would be alright with that kind of approach. Ms. Dunn asked if there was a reason why they didn’t do an entrance on Summit. Mr. Hudson said because of the grade difference: it is about six or eight feet lower than Penn Street. They were trying to utilize the two existing approaches.

Mr. Flores wanted to clarify the modification.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern with consideration to limited access on W. 7<sup>th</sup> Street. The motion carried unanimously 8-0.

**14. ZC-15-162 701 Hampton LLC (CD 9) 600-700 blocks N. Hampton, 1205 Delores and 1305 Johnson Street (see legal description in case file, 10.69 Acres): from “J” Medium**

**Industrial to “PD/H” Planned Development for “H” Central Business District uses with Downtown Urban Design District Standards; site plan waiver requested**

Tom Galbreath, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Hampton LLC explained to the Commissioners they are proposing PD/H zoning for urban apartments. He presented his presentation and handed in a sign in sheet of signatures from a neighborhood group they met with. He explained they are new and will be called Samuels Avenue NA. They reached out to Downtown Fort Worth Inc. as well.

Mr. Galbreath explained they will have waivers that will need to be requested through the Plan Commission for block length, perimeter of the block, distance between public streets, and a gated parking lot to the rear. They are requesting a site plan waiver from the Zoning Commission. He explained the presentation that showed an urban apartment complex, four story on the western side with a town home type product on the east side. He said they are trying to create a streetscape along Hampton with the parking lot being the buffer. They also will be rehabbing the street for water and sewer connections. Mr. Galbreath said they are working with railroad consultants to establish quiet zones along Peach and Cold Springs Road.

Mr. Flores asked to clarify the acreage being considered. Mr. Galbreath said it is about 10 acres as presented with the zoning application.

Ms. Burghdoff wanted to clarify for the record the agenda mentioned waivers to the block length and street standards and that the Zoning Commission and City Council would not be able to grant those waivers.

Mr. Genua mentioned infill development especially in his hometown and the ability to be able to get out of parking lots takes a long time. Mr. Galbreath mentioned the signal light at Hampton and the ability to use Samuels up to Northside Drive.

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

| <b>Document received for written correspondence</b> |                |  |                         | <b>ZC-15-162</b> |                               |
|---|----------------|--|-------------------------|------------------|-------------------------------|
| <b>Name</b>   | <b>Address</b> | <b>In/Out<br/>300 ft<br/>notification<br/>area</b> | <b>Position on case</b> |                  | <b>Summary</b>                |
| Tim LaPoint   | 1109 Samuels   |  |                         | Support          | Attended neighborhood meeting |
| Noel/Sarah Viramontes                               | 1105 E Peach   |  |                         | Support          | Attended neighborhood meeting |
| Todd Phillips                                       | 769 Samuels    |  |                         | Support          | Attended neighborhood meeting |
| Jonathan Minson                                     | 730 Samuels    |  |                         | Support          | Attended neighborhood meeting |
| Jim/Gwen Harper                                     | 760 Samuels    |  |                         | Support          | Attended neighborhood meeting |
| Kim Fabela  | 1101 Mayfield  |  |                         | Support          | Attended neighborhood meeting |
| Diana Rivera  | 1108 Nowlin    |  |                         | Support          | Attended neighborhood meeting |

|               |             |  |  |         |                               |
|---------------|-------------|--|--|---------|-------------------------------|
| David Shannan | 731 Samuels |  |  | Support | Attended neighborhood meeting |
|---------------|-------------|--|--|---------|-------------------------------|

**15. ZC-15-163 Sid Richardson Foundation Pate Ranch LP and Pate Ranch Single Family LP (CD 6) 6200-6400 blocks Alta Mesa/Dirks Road (J Heath Surver, Abstract #641, 20.85 Acres): from “A-5” One-Family, “C” Medium Density Multifamily and “FR” General Commercial Restricted to “A-5” One-Family and “FR” General Commercial Restricted**

Tom Galbreath, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Sid Richardson Foundation explained to the Commissioners they are requesting a 30 day continuance to re-notice.

Motion: Following brief discussion, Ms. Runnels recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**16. ZC-15-164 Denton Town Center Partners LP/Annexation (CD 7) 3700 block West Bonds Ranch Road (MEP & PRR Survey, Abstract #1138 and T 8 & PRR Survey, Abstract #1385 and JJ Holt Survey, Abstract #1892, 354.96 Acres): from Unzoned to “A-5” One-Family and “A-7.5” One-Family**

Jocelyn Murphy, Planning Manager explained to the Commissioners this case is an annexation that was withdrawn and that the case will now be heard by City Council on January 12, 2016.

Motion: Following brief discussion, Mr. Northern recommended Denial without Prejudice of the request, seconded by Ms. Runnels. The motion carried unanimously 8-0.

| <i>Document received for written correspondence</i> |                 |   |                         |  | <b>ZC-15-164</b> |
|---|-----------------|---|-------------------------|--|------------------|
| <b>Name</b>   | <b>Address</b>  | <b>In/Out<br/>300<br/>notification<br/>area</b> | <b>Position on case</b> |  | <b>Summary</b>   |
| David Shroyer                                       | 11020 Owl Creek | In  | Opposition              |  | Sent letter in   |
| Robin Parker  | 10825 Los Rios  | In  | Opposition              |  | Sent letter in   |

**17. ZC-15-165 Barato Bazaar LTD (CD 7) 6001 Jacksboro Highway/Lakeworth Boulevard (Shady Oaks Manor, Block A-R, Lot 1, 8.27 Acres): from PD450 Planned Development for all uses in “E” Neighborhood Commercial plus minor auto repair, tire sales and installation, arcade and pool (each not to exceed 3% of gross floor area); rental hall for family functions ( not to exceed 6% of gross floor area) and open no later than midnight and on-site security required during business hours); potentially hazardous mobile food vendor; subject to no alcohol sales except as part of a restaurant; 10% net site area to be landscaped per landscape regulations of the Zoning Ordinance; site plan required to Amend PD450 to add feed/farm store with outdoor storage, sales and display; site plan included**