



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 5

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: **The Phoenix at Cavile, LLC**

Site Location: 1712 & 1720 Vincennes Street Mapsco: 79P

Proposed Use: **Multifamily**

Request: From: "A-5" One-Family
To: "UR" Urban Residential

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)**

Background:

The property is located just south of Calumet St in between Vera Ave. and Vincennes St. The applicant is proposing a zoning change from "A-5" One-Family to "UR" Urban Residential. The applicant intends construct three story multifamily structure with approximately 24 total units. After the continuance, the applicant met with staff and explained that they are building a similar urban product in Dallas and are very comfortable with the expectations.

The proposed site located within the confines of the Cavile Place Neighborhood Transformation Plan. In 2011, the Fort Worth Housing Authority (FWHA) and City of Fort Worth Housing Finance Corporation hired a consultant team, to develop a comprehensive plan for the Cavile Place apartments and the surrounding neighborhood. The Cavile Place Neighborhood Transformation Plan proposes the replacement of the 300-unit Cavile Place apartments that were built in 1954 with mixed-income housing as the foundation for the creation of a vibrant, sustainable community with new neighborhood retail and business services, and programs that address education, job training, small business development, and healthy lifestyles of residents. The Cavile Place Neighborhood Transformation Plan includes a preliminary financial plan phased over a fifteen year period. The City Council adopted the plan in 2014. The plan calls for new residential infill development for these blocks.

The Housing Authority received notice and Staff has communicated with the Housing Authority. The FWHA is working to purchase much of the property in the area and has plans to redevelop the area in phases. The proposed site is located south of the initial phase that will include the construction of new units and the replacement of the existing apartment complex operated by the housing authority. The tentative plan for the entire area is mixed use along some streets and primarily multi-story (possibly 2-3

stories), multi-family with mixed incomes in an Urban Residential form on the remainder of the properties owned by the FWHA. The Housing Authority indicated that the developer of the subject property is very familiar with the intended redevelopment plans of the area.

Site Information:

Owner: The Phoenix at Cavile, LLC
 1409 Lamar St., Ste. 711
 Dallas, TX 75215

Acreage: 0.65 acres

Comprehensive Plan Sector: Historic Stop Six

Surrounding Zoning and Land Uses:

North "A-5" One-Family / vacant
 East "A-5" One-Family; "CF" Community Facilities/ vacant
 South "A-5" One-Family / vacant
 West "A-5" One-Family; "CF" Community Facilities/ vacant, church

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-176, from B to A-5, adopted 8/12/03 (subject property)
 ZC-08-128, from B to A-5; effective 10/16/08 (surrounding area Council Initiated Rezoning)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Vera Ave.	Residential	Residential	No
Vincennes St.	Residential	Residential	No

Public Notification:

Organizations Notified	
East Fort Worth Neighborhoods Coalition	Trinity Habitat for Humanity
Cavile Residents Association	Streams And Valleys Inc
Historic Stop Six NA*	East Fort Worth, Inc.
East Fort Worth Business Assn	Fort Worth ISD
Southeast Fort Worth Inc	

*Site located within the confines of this registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "UR" Urban Residential. Surrounding land uses are primarily vacant with scattered single family residential and a church to the west. The proposed UR is supported by the Cavile Place Neighborhood Transformation Plan.

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

2. **Comprehensive Plan Consistency**

The proposed site is part of the Cavile Place Neighborhood Transformation Plan, which calls for new residential development consisting of Medium Density Residential uses for mixed income tenants.

The 2015 Comprehensive Plan designates the subject property as Single-Family. The proposed "UR" 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)

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)

The 2016 Future Land Use map is being adjusted for the Cavile Place area with the guidance of the Housing Authority. The subject properties are expected to transition to the new Urban Residential future land use category. At this time, based on the lack of conformance with the future land use map, and policies stated above, but acknowledging the proposed updates in 2016, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

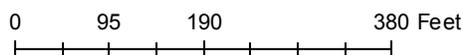
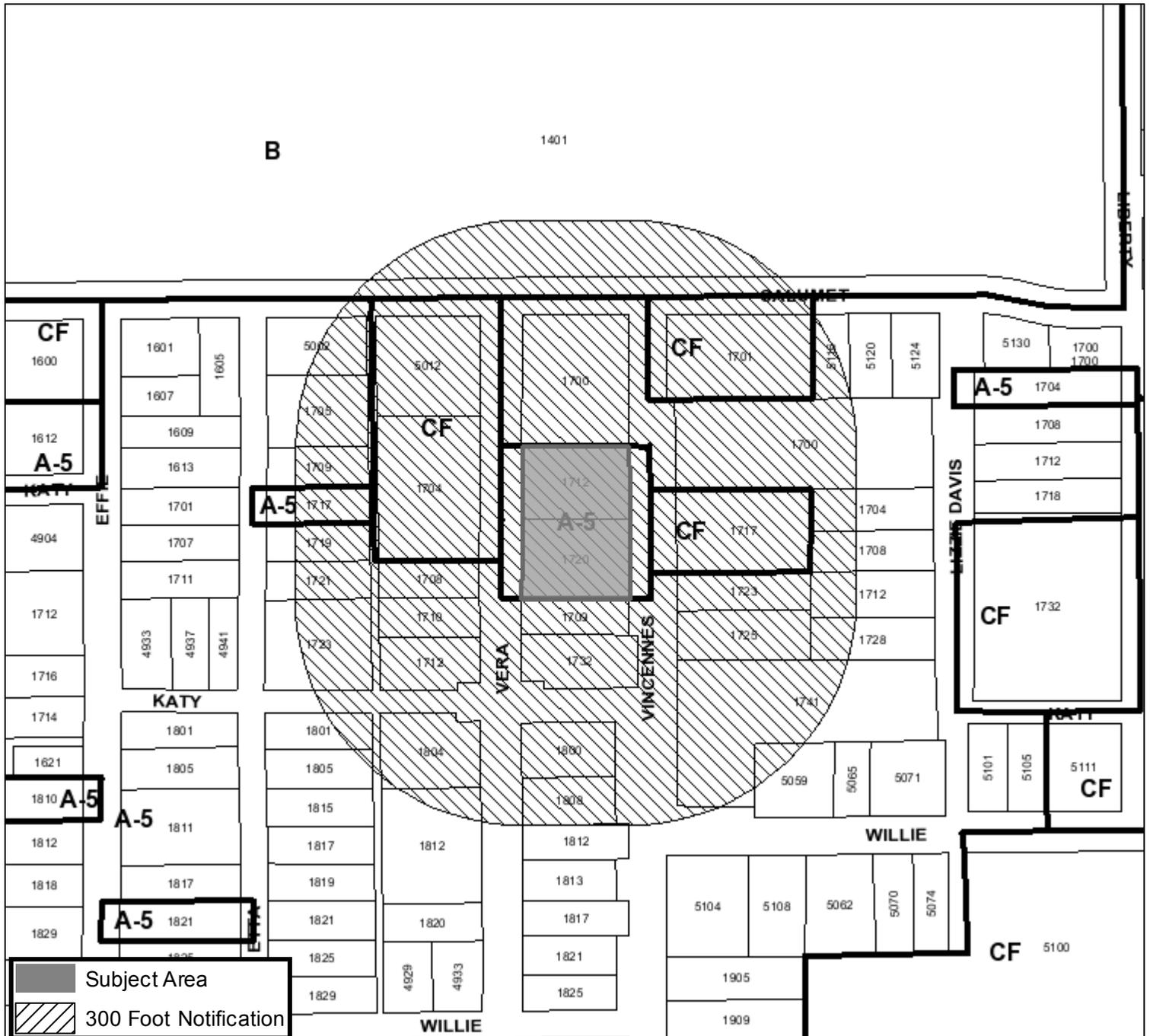
Attachments:

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

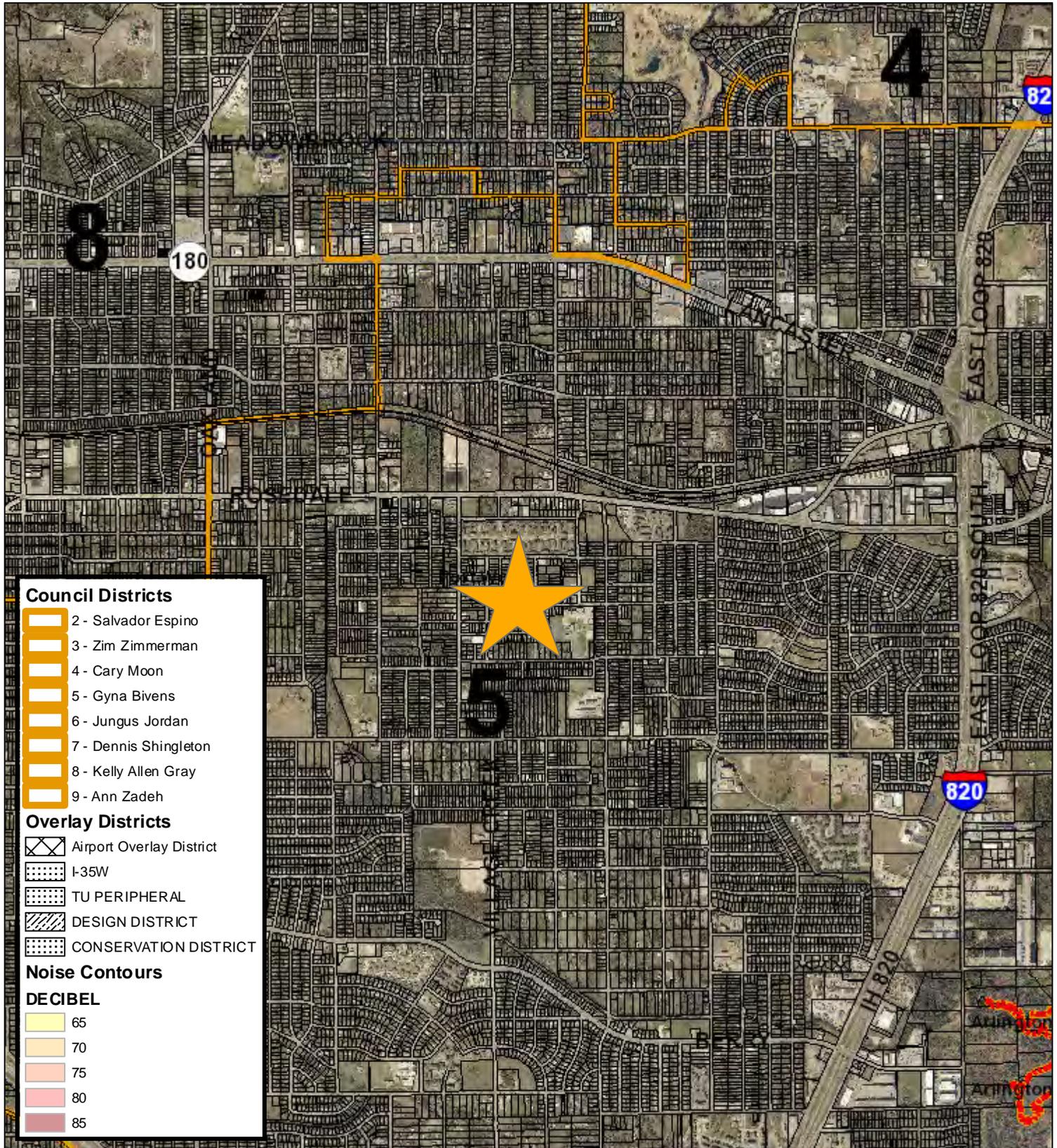


Area Zoning Map

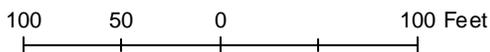
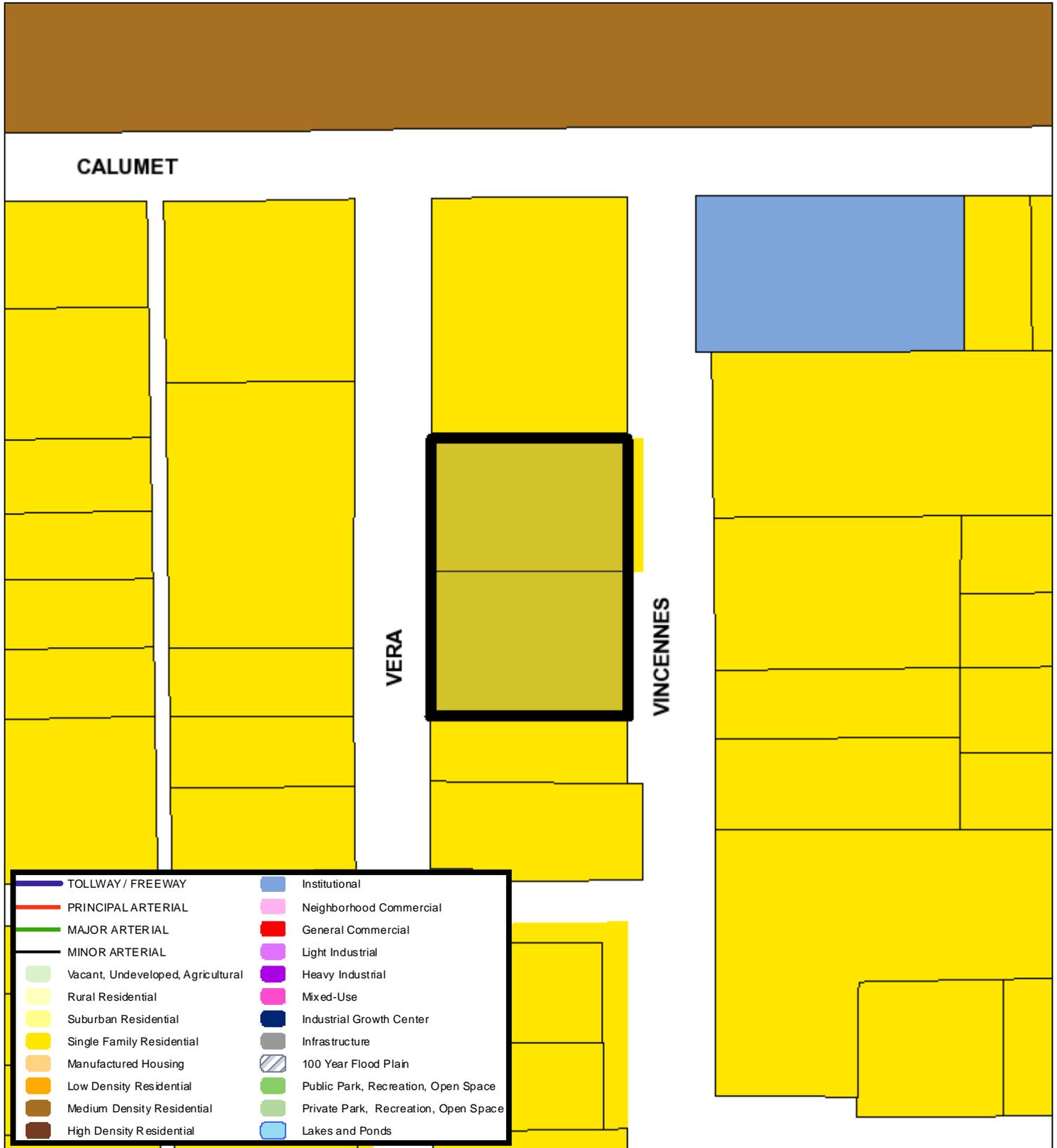
Applicant: The Phoenix at Cavile, LLC
 Address: 1712 & 1720 Vincennes Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.65920717
 Mapsco: 79P
 Sector/District: Southeast
 Commission Date: 1/13/2016
 Contact: 817-392-8043



Area Map



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 60 120 240 Feet



City of Fort Worth, Texas
Zoning Commission
January 13, 2016 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, Vice Chair, District 2
John Cockrell, District 3
Charles Edmonds Jr., District 4
Sandra Runnels, District 6
Melissa McDougall, District 5
Wanda Conlin, District 8
Leah Dunn, District 9

Staff Members Present:

Dana Burghdoff, Assist. P&D Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Ms. Runnels, on a vote of 9-0, voted to approve the Zoning Commission minutes of the December 9, 2015 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-15-156 Phoenix at Cavile LLC (CD 5) 1712 & 1720 Vincennes Street (Stallcup Addition, Block 1, Lots 4-7, 0.65 Acres): from “A-5” One-Family to “UR” Urban Residential

Gregory Hill, 1409 S. Lamar, Suite 711, Dallas, Texas representing Phoenix at Cavile LLC explained to the Commissioners they are requesting UR zoning to conform to the Cavile transformation plan and the City’s Comprehensive Plan. Mr. Hill said this will be a small apartment complex targeted towards seniors for affordable housing.

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

2. 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 Survey, Abstract #641, 20.85