



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2016

Council District 8

Zoning Commission Recommendation:
Denial by a vote of 5-3

Opposition: 3 persons spoke, Several letters submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Charles Strand

Site Location: 700 S. Sylvania Avenue Mapsco: 63Y

Proposed Use: Multifamily

Request: From: "J" Medium Industrial
To: "MU-2" High Intensity Mixed-Use

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is consistent (Minor Boundary Adjustment)

Background:

The proposed site is located on the corner of Sylvania Avenue and La Salle St. The applicant proposes to rezone 1.2 acres of land from "J" Medium Industrial to "MU-2" High Intensity Mixed-Use. The applicant intends to construct mid-rise residential. The proposal is in-line with several other developments to the north along the Trinity River.

The intent is to provide a variety of housing that takes advantage of proximity to downtown and the river trails. The applicant has not provided more information including the number of floors, number of units, and configuration of structured parking. Below provides the basic information for multifamily residential development in MU-2.

MU-2 Regulations

Standard	Requirement
Parking	One space per bedroom
Density	Single use - Not to exceed 70 units per acre Possibly limited by ability to provide parking
Height	Single use - Not to exceed 60 ft./5 stories
Landscaping	Point system including street trees and street lighting
Building frontage	Minimum one pedestrian access point each 150 ft.

Mixed-Use zoning is intended to provide an alternative to suburban development by encouraging the following mixed-use principals.

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. 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.
- 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.

Site Information:

Owner: Charles Strand
 Address: 3808 West 5th St
 Fort Worth, TX 76107
 Agent: Phillip Poole
 Acreage: 1.23
 Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North “J” Medium Industrial / Industrial
 East “I” Light Industrial; “ER” Neighborhood Commercial Restricted/ single-family
 South “J” Medium Industrial / industrial
 West “O-1” Floodplain / Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sylvania Ave.	Minor Arterial	Minor Arterial	No
La Salle St	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Riverside Alliance	Trinity Habitat for Humanity
East Fort Worth Business Assn	Streams And Valleys Inc
United Riverside Rebuilding Corporation, Inc.	East Fort Worth, Inc.
Eastside Sector Alliance	Fort Worth ISD

*Located within this organization’s boundary

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “MU-2” High Intensity Mixed-Use. The surrounding land uses vary with industrial to the north and south, residential to the east, and the Trinity River to the west.

The applicant intends to develop mid-rise residential. The proposed development is similar to other development that is taking advantage of the proximity to downtown and access to the river. In addition, the proposed Mixed-Use zoning will provide an alternative to suburban development by encouraging mixed-use principles near downtown.

As a result, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Existing Public Parkland. The proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

A review of the Comprehensive Plan is necessary at this location. Many of the properties along the river have a General Commercial designation, which is consistent with multifamily. An Urban Residential future land use would also be appropriate. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (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)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Attachments:

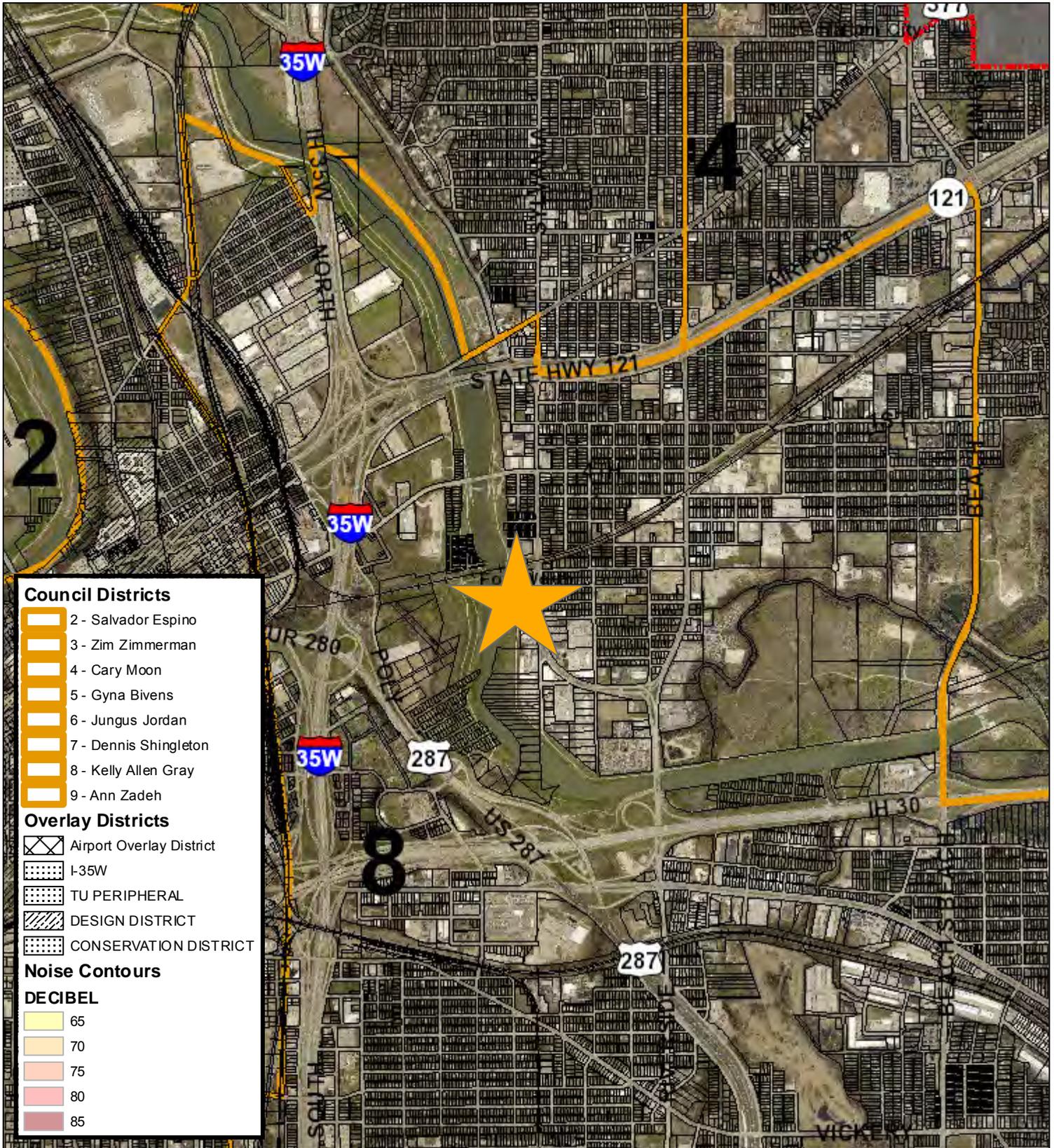
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

Applicant: Charles Strand
 Address: 700 S. Sylvania Avenue
 Zoning From: J
 Zoning To: MU-2
 Acres: 1.23796409
 Mapsco: 63Y
 Sector/District: Northeast
 Commission Date: 4/13/2016
 Contact: 817-392-8043



Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

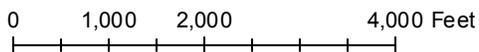
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

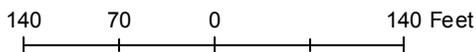
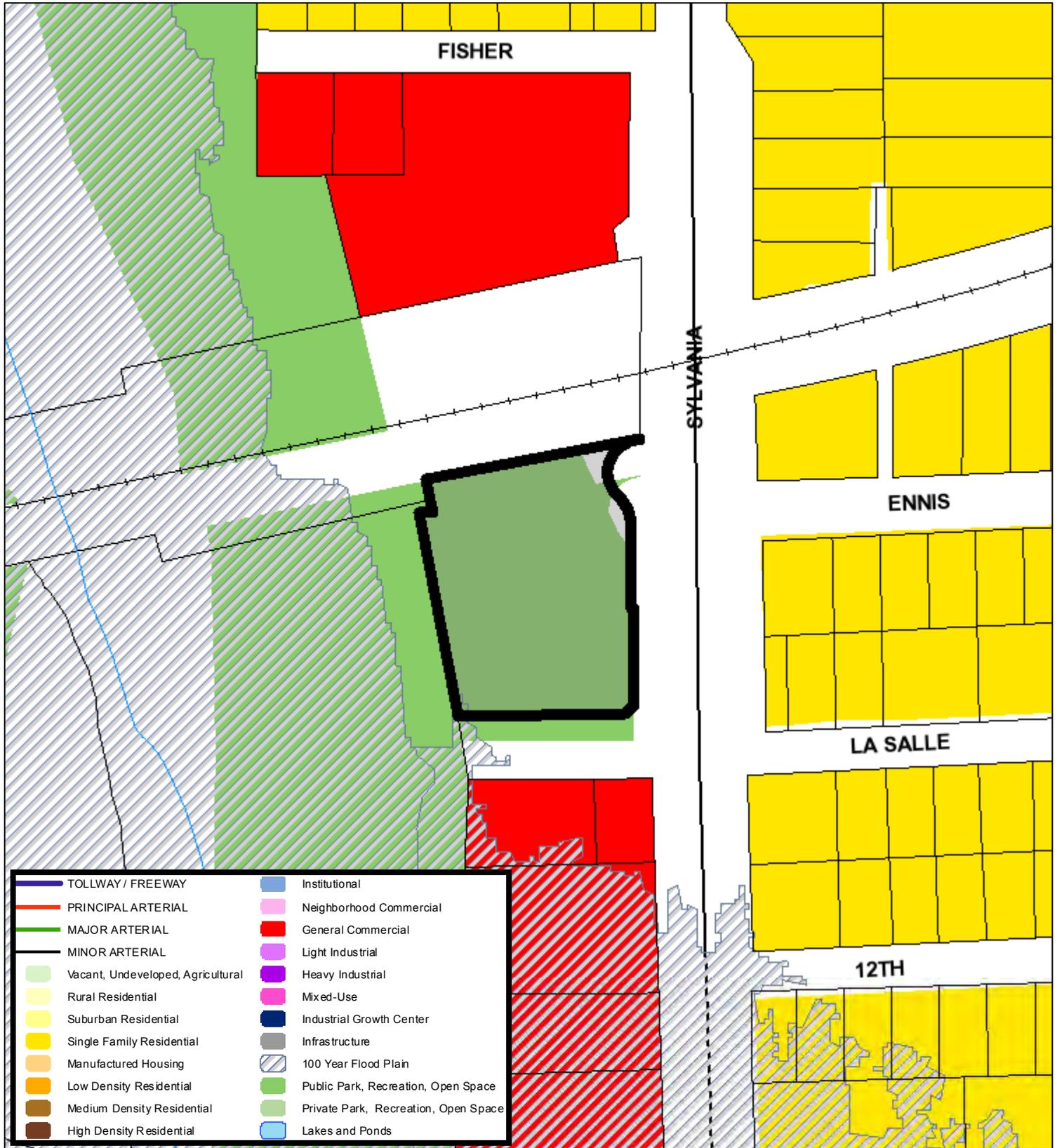
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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 29, 2016.



Aerial Photo Map



0 87.5 175 350 Feet



Density Multifamily; “D/DD” High Density Multifamily/Demolition Delay; “D/HC” High Density Multifamily/Historic and Cultural Overlay; PD 931 “PD/TU-N2” Planned Development for all uses in “TU-N2” Trinity Uptown Neighborhood Zone 2” plus outdoor recreational activities to include drive-in movie theater, concerts, etc., a mobile food truck park, three to four screen theater with hard surface, and dust free parking/viewing areas. Only temporary outdoor recreational activities and associated structures are exempt from the development standards of the TU-N2 district; all permanent structures not related to the drive-in theater shall meet the development standards. On-site concession stand and food trucks shall have paved surfaces. Site plan waiver requested.

To “PD/D” Planned Development for all uses in “D” High Density Multifamily, retaining historical overlays, with Development Standards and Downtown Urban Design District standards; site plan waiver recommended

Phillip Poole, 2918 Wingate, Fort Worth, Texas representing the various property owners explained to the Commissioners there will be no movie theaters but there will be some outside recreational activity. Mr. Poole said they will be adhering to the Downtown Urban Design Standards for this multifamily development with specific development standards and retaining historic overlays. They are going to rehabilitate the Garvey Vale historic house and use it for a business office. There have been extensive meetings with City staff and associated neighborhood groups on this development. The plan submitted is a concept plan that is still being worked on.

Mr. Flores asked Mr. Poole if this was reviewed by the Downtown Design Review board and what plan was presented to them. Mr. Poole said it was reviewed by the Urban Design Committee with Downtown Fort Worth Inc. The DDRB reviews any waivers or changes. This site plan was the one submitted to them for review.

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

<i>Document received for written correspondence</i>					ZC-16-080
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Downtown Fort Worth, Inc.	777 Taylor St	Out		Support	Sent letter in
Herbert Martin, Est.	828 Samuels	In		Support	Sent letter in

16. ZC-16-081 Charles Strand (CD 8) – 700 S. Sylvania (Martindale Addition, Block 6, Lot 2R, 1.23 Acres): from “J” Medium Industrial to “MU-2” High Intensity Mixed-Use

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing Charles Strand explained to the Commissioners they want to develop this into a midrise residential development and is requesting a 30 day continuance in order to reach out to the neighborhood association.

Ms. Conlin mentioned Councilmember Gray wants this case to move forward. Ms. Poole said she would like the opportunity to reach out to the neighborhood to discuss the project. Ms.

Conlin asked if she is prepared to make her presentation today. Ms. Poole said she had not prepared one and was requesting it be continued. Ms. Conlin wants to hear from the opposition.

Mr. Edmonds asked how long the sign had been up. Ms. Poole said what he put on the plan is what he wanted to do and is open to making changes. Mr. Edmonds asked why they chose “MU-2” zoning and stated that zoning has character and walkability. Ms. Poole said it offered them to do what they wanted to do without haven to come in and do a “PD” with several waivers. She also mentioned this is close to 4th street which takes you directly to downtown and ties into the trail system.

Ms. Conlin asked Ms. Poole about Sylvania having heavy truck traffic, the close proximity to the railroad tracks and height. Ms. Poole said they have to make sure it is walkable and the staff report supports the consistency and compatibility with the plan. They went on to discuss meeting with the Councilmember.

Phyllis Allen, 2707 Ennis Avenue, Fort Worth, Texas spoke in opposition. Ms. Allen said she has lived in the neighborhood for 57 years and this property is adjacent to her. She mentioned they were not contacted until last week. The property does not support this type of development and the street is congested due to the ongoing construction on I-35.

Mr. Genua asked Ms. Allen if she was in opposition to a continuance. Ms. Allen said no she lives in the neighborhood and doesn't want a five story building in her back yard.

Ms. McDougall wanted to clarify if she was opposed to a continuance. Ms. Allen said yes she is against a continuance.

Audrey Prince, 2608 Ennis avenue, Fort Worth, Texas spoke in opposition. She read into the record a letter she submitted in opposition.

Monte Gillium, 1100 Vicki Lane, Fort Worth, Texas spoke in opposition. Mr. Gillium said this is about land use and was involved when they were drawing out the plans for “MU-1” and “MU-2”. He said the commercial aspect in this neighborhood has always been here and have helped to keep this area clean and worked with the neighborhood.

In rebuttal Ms. Poole said she did contact the neighborhood association and sent an email to them requesting a meeting. She also reached out to the Council member and wanted to address the neighborhood concerns. She reiterated she wants to meet with the neighborhood to discuss the development.

Ms. McDougall mentioned contacted them a week ago was not enough time.

Mr. Northern asked when she officially reached out to them. Ms. Poole said at least a week before she reached out to Ms. Gray.

Ms. Dunn stated the opposition and noted what the existing zoning would allow, mentioned several uses that would not be favorable to the neighborhood.

Mr. Edmonds mentioned the sign out there showing what the project would look like and it doesn't fit the character for mixed-use development. He read into the record some mixed-use guideline principles.

Mr. Northern said it is worth taking another look at it and let the experts tell them about it.

Ms. Poole said she wants to have dialogue with the neighborhood.

Motion: Following brief discussion, Ms. Conlin recommended Denial of the request, seconded by Ms. McDougall. The motion carried 4-4 with Mr. Genua, Mr. Northern, Ms. Dunn and Mr. Cockrell being against and Mr. Flores recusing himself. On a new motion Mr. Northern recommended a 30 day Continuance, seconded by Ms. Dunn. The motion carried 4-4 with Ms. Runnels, Ms. Conlin, Ms. McDougall and Mr. Edmonds against. On a new motion Ms. Dunn recommended Approval of the request with no second, the motion failed. On a new motion Ms. Conlin recommended a Denial of the request, seconded by Ms. McDougall. The motion carried 5-3 with Mr. Genua, Mr. Northern and Ms. Dunn against with Mr. Flores recusing himself.

<i>Document received for written correspondence</i>					ZC-16-081
Name	Address	In/Out 300 notification area	Position on case		Summary
Phyllis Allen	2707 Ennis Ave	Out	Opposition		Spoke at hearing
Audrey Prince	2608 Ennis Ave	Out	Opposition		Spoke at hearing
Monte Gillium	1100 Vicki Ln	Out	Opposition		Spoke at hearing
5217 Asset LLC	816 S. Sylvania	Out		Support	Sent letter in

17. ZC-16-082 Village Homes LP, Linwood Park Redevelopment, J Torres (CD 9) – 2900 Weisenberger St., 502 Wimberly St., and 2901 Whitmore St (Weisenberger Addition, Block 17, Lot N ½ and S ½, Block 5, Lot 2, Block 10, Lot 2, 0.36 Acres): from “B” Two-Family to “UR” Urban Residential

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing the various property owners explained to the Commissioners the block is primarily zoned “UR” and this remainder will allow for development via an alley.

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

18. ZC-16-083 VLMC Inc. (CD 2) - 6501 Cascade Canyon Trail (James H Conwell Survey, Abstract 343, 16.28 Acres): from “C” Medium Density Multifamily to “A-5” One-Family