



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 17, 2016

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: One letter submitted

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

Owner / Applicant: Cavile Public Facility Corporation

Site Location: 5400 & 5420 E. Rosedale Street Mapsco: 79L

Proposed Use: Multifamily

Request: From: "E" Neighborhood Commercial
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers and urban development standards, site plan included.

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

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

Background:

The proposed site is located along E Rosedale Street at the corners of Andrew Ave., Kutman Ct., and Stalcup Dr. The applicant would like to rezone the 5.11 acre tract from "E" Neighborhood Commercial to "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers and urban development standards, site plan included.

The applicant intends to construct a 132 unit, three (3) story, mixed bedroom unit multifamily development. 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 FWHS is working to purchase much of the property in the area and has plans to redevelop the area in phases. The proposed site is part 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 FWHS.

The applicant has decided to request PD/D, which is intended to be a hybrid between standard D zoning and Urban Residential. PD/UR would simply have too many waivers required for approval. As such, staff recommended PD/D with development standards. Several structures are further than 20 ft., including the leasing office, and the front doors of the buildings will not open onto the street. Front fences and gates were removed in order to move closer to the urban design. Otherwise, the applicant intends to meet as many of the UR requirements as possible, including design requirements and the landscape point system. The applicant is requesting two waivers, to density and front setback on one street.

Standard	“D” High Density Multifamily	Proposed PD/D	Waiver Required
Building Height	32 ft.	Roughly 32 ft. (to the top plate)	No
Units per acre	24	26	Yes
20 ft. setback (parking prohibited in front yard)	20 ft. setback	15 ft. setback along Andrew Ave.	Yes
Open Space	35%	Comply with the UR point system	Yes
Design Requirements (Masonry, wood, etc.)	Not required	UR design requirements	No

The applicant has indicated that opposition has been received concerning the location of the driveways/access and the height of the structures and will be prepared to address these concerns at the public hearing.

This case will be heard by the City Council on May 17, 2016.

Site Information:

Owner: Cavile Public Facility Corporation
 1201 East 13th St
 Ft Worth, Texas 76102

Acreage: 5.11 acres

Agent: Sydnee Freeman

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:
 North “E” Neighborhood Commercial / vacant
 East “A-5” One-Family / single-family
 South “A-5” One-Family / single-family
 West “E” Neighborhood Commercial / multifamily

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E Rosedale Street	Major Arterial	Principal Arterial	No
Andrew Ave.	Residential	Residential	No
Kutman Ct	Residential	Residential	No

Stalcup Rd	Collector	Collector	No
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Public Notification:

The following Organizations were notified:

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

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

1. 20 ft. setback along Andrew Ave and Kutman Ct (**waiver requested**).
2. Roughly 26 units per acre (**waiver requested (24 units per acre in D)**)

TPW Comments:

1. Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street.
2. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a Knox-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW). The proposed gate on Rosedale does not comply with TPW stacking requirements.
3. On street parking may be permitted within city right-of-way with approval of design and location by TPW. On-street parking is not guaranteed nor can it be reserved for a specific site. TPW recommends that on-street parking provided not be counted towards minimum parking requirements because it is available for the public in general.
4. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities. The proposed driveway location on Rosedale will require an access permit from TXDOT. As this access is not guaranteed, it is recommended that the access be provided from Andrew or Kutman as two access points are required based on the number of units.
5. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks are required along all street frontages

Parks Department Comments:

The Neighborhood and Community Park Dedication Policy will apply

Fire Department Comments:

1. All gates shall comply with Section 503.6 of the CFW Fire Code.
2. Show dimension of fire lane near each building. A minimum of 26' wide fire lane is required for all multifamily buildings.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to "PD/D" Planned Development for all uses in "D" High Density with waivers and urban development standards, site plan included. The applicant is proposing a multifamily complex with approximately 132 total units. Surrounding land uses vary with a gas well frac pond and vacant structure to the north, a church to the east, multifamily just south, and commercial to the west.

The proposed zoning **is compatible** with surrounding land uses.

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 2016 Comprehensive Plan designates the subject property as Urban Residential. The proposed "PD/D" high density multifamily 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)

Based on the conformance with the future land use map, 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
- Site Plan
- Exhibit

ZC-16-094

Cavile Place
5400 and 5420 East Rosedale St.
5.09 acre site

04/29/16

Zoning Request: PD-D with Urban Residential Design Standards, Site Plan Required

Development Standards:

- 1) Unified Residential Development Plan not required.
- 2) Density - 26 units/acre maximum.
- 3) 15 ft. front setback on Andrew Ave.
- 4) All new construction shall comply with landscaping in parking and driveway areas (4.713.D2.c.)

4.713.D2.c. Landscaping in parking and driveway areas.

- i. Landscape islands or linear landscaping strips shall be required in parking lots with 12 or more parking spaces. All landscaped islands shall have at least one tree.
- ii. Every parking space is required to be not more than 60 feet from a large canopy tree planted within a median, strip or island measured from the trunk at planting.
- iii. Required size of landscape islands containing trees:
 - a) Within parking lots with porous surfaces: 130 square feet.
 - b) Planted in Structural Soil: 65 square feet. The use of an approved structural soil shall be limited to landscape islands and adjacent walkways and parking areas necessary for proper tree growth. Structural soils shall not be used for fire lanes in parking lots.
 - c) Within parking lots with approved porous surfaces for parking areas excluding fire lanes: 16 square feet. Tree trunks should be protected by wheel stops or other physical barriers excluding curbs.
 - d) Linear landscaping strips are encouraged in lieu of landscaping islands where possible.
- iv. Parking lots shall be screened from the public right-of-way with landscaping, berms, fences or walls 36 to 42 inches in height.

5) All new construction shall comply with the following façade design standards.

- a) Each new building façade oriented to a publicly accessible street or open space shall meet requirements of Section 4.713 D.7.c ,d, and e.i Urban Residential District Façade Variation and Building Materials.

Section 4.713 D.7.c ,d, e.i Façade variation.

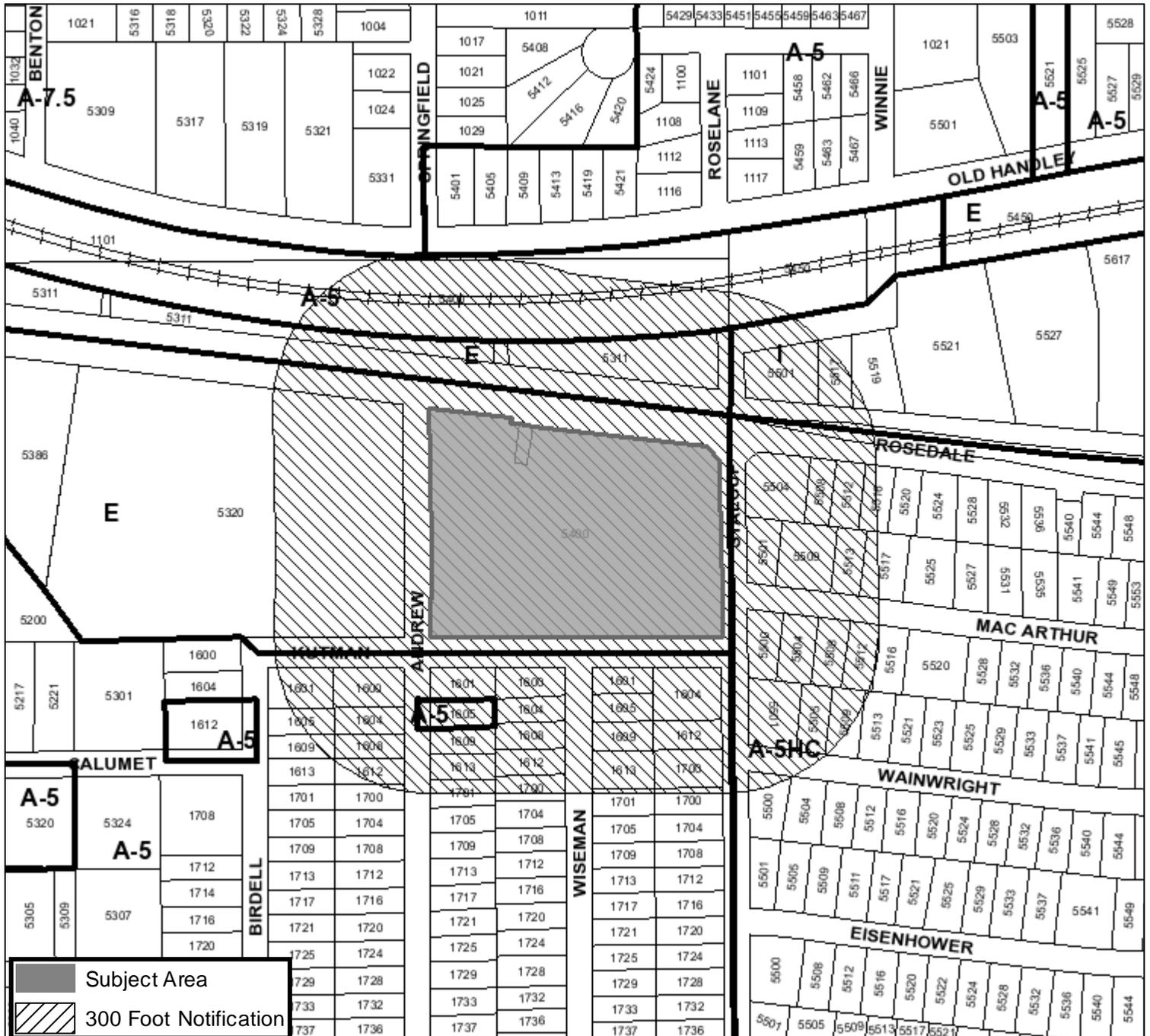
- i. Scaling Elements: Each new building facade oriented to a publicly accessible street or open space shall at a minimum incorporate three or more of the following four scaling elements for building facades greater than 50 feet in width, and at least two of the following scaling elements for building facades less than 50 feet in width:
 - a) Expression of building structural elements such as:
 - 1) Floors (banding, belt courses, etc. not less than one inch deep and four inches wide),
 - 2) Columns (pilasters, piers, quoins, etc. not less than four inches deep and six inches wide),or
 - 3) Foundation (water tables, rustication);

- b) Variation in wall plane (not less than four inches) through the use of projecting and recessed elements. Such elements could include patterns of door and window openings (and the use of sills, mullions, and other scale providing window elements), and/or more pronounced architectural features, such as porches, alcoves, and roof dormers;
 - c) Changes in material or material pattern. Each change of material shall involve a minimum one-inch variation in wall plane; and
 - d) Noticeable changes in color or shade.
- ii. New buildings facades oriented to a publicly accessible street or open space shall include differentiation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
 - iii. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in Section a.i. above and/or other architectural features.
 - iv. New multifamily residential building facades oriented to a publicly accessible street or open space shall include at least two variations in wall plane per 100 linear feet of street frontage. Variations shall be not less than three feet in depth or projection and not less than two stories in height for multi-story buildings.
- d. Building materials. Not less than 70 percent of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels.
 - e. Building entries.
 - i. Building entrances shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
- b) Required drawings: To illustrate compliance with façade design standards, elevation drawings shall be submitted to the Planning and Development Department for those buildings facades that are oriented to public streets, private streets and walkways that are publicly accessible through a public use easement, and publicly accessible open space.**
- 6) All new construction fronting public streets must earn a minimum of 30 points of enhanced landscaping. Points are accumulated and awarded based on meeting the requirements of zoning Section 4.713 D.2.b Enhanced Landscaping Point System.**

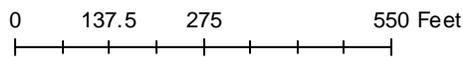


Area Zoning Map

Applicant: Cavile Public Facility Corporation
 Address: 5400 & 5420 E. Rosedale Street
 Zoning From: E
 Zoning To: PD/D for multifamily with waivers and urban development standards
 Acres: 5.11386435
 Mapsco: 79L
 Sector/District: Southeast
 Commission Date: 5/11/2016
 Contact: 817-392-8043

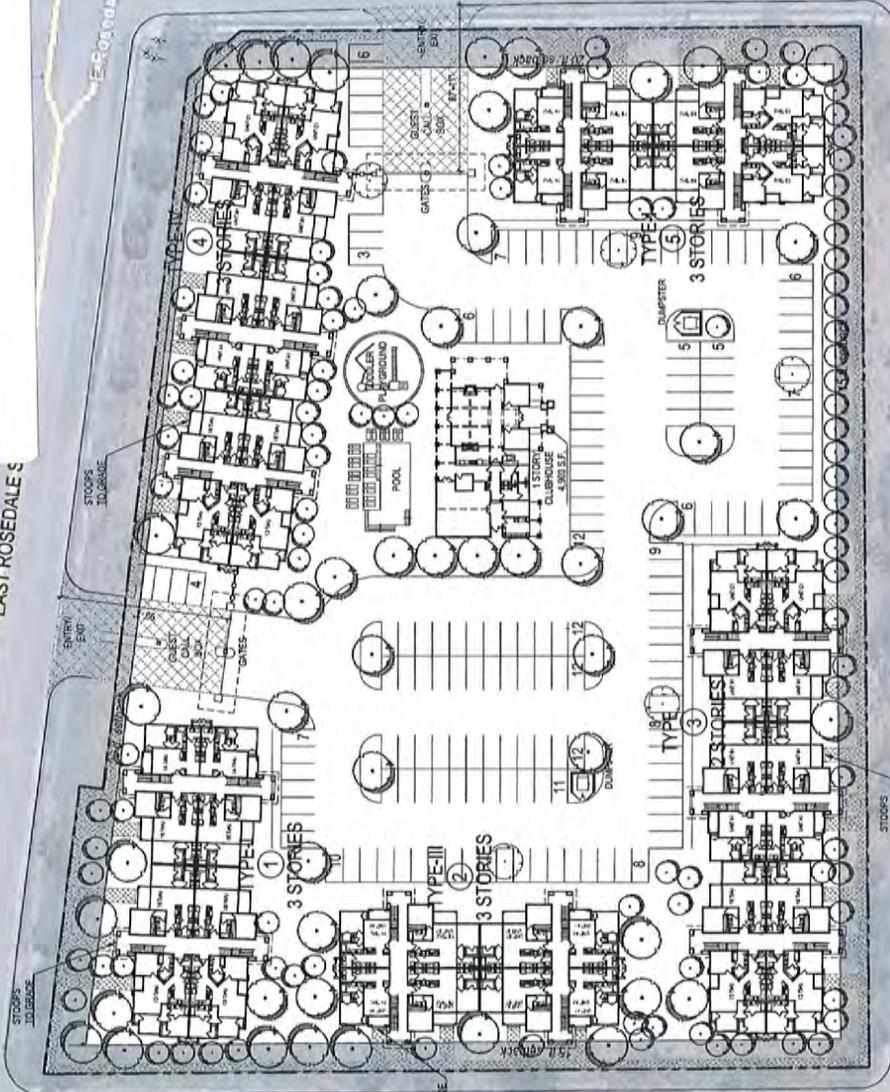


 Subject Area
 300 Foot Notification



ZC -16 - 094

EAST ROSEDALES



ANDREW AVENUE

STALLCUP ROAD

KUTMAN CT.



CAVILE PLACE
FORT WORTH, TEXAS
#994 15701

ARCHITECTURAL SITE PLAN, 5.09 ACRE SITE
April 21, 2016

ATLANTIC PACIFIC

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75246 | 972.701.8658 | www.humphreys.com

A202 - 4.98 ACRE SITE

CAVILE PLACE-BREEZEWAY SCHEME					ATLANTIC PACIFIC		2015/701
UNIT TABULATION: 2 and 3 STORY BREEZEWAY, 4.98 ACRE SITE							419176
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	750	34	25%	25,500	26%	
B1	2br/2ba	1,034	66	50%	68,244	50%	
C1	3br/2ba	1,259	32	24%	40,288	24%	
TOTALS			132	100%	134,032	100%	

UNIT AVERAGE NET SF: 1,015.39

*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIOBALCONY STORAGE.

PROJECT DATA

NET AREA: 134,032 SF.
UNIT AVERAGE NET SF: 1,015.39 SF.
ACREAGE: 4.98 ACRES
DENSITY: 26.51 UNITS/ACRE

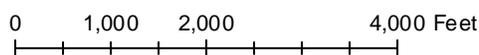
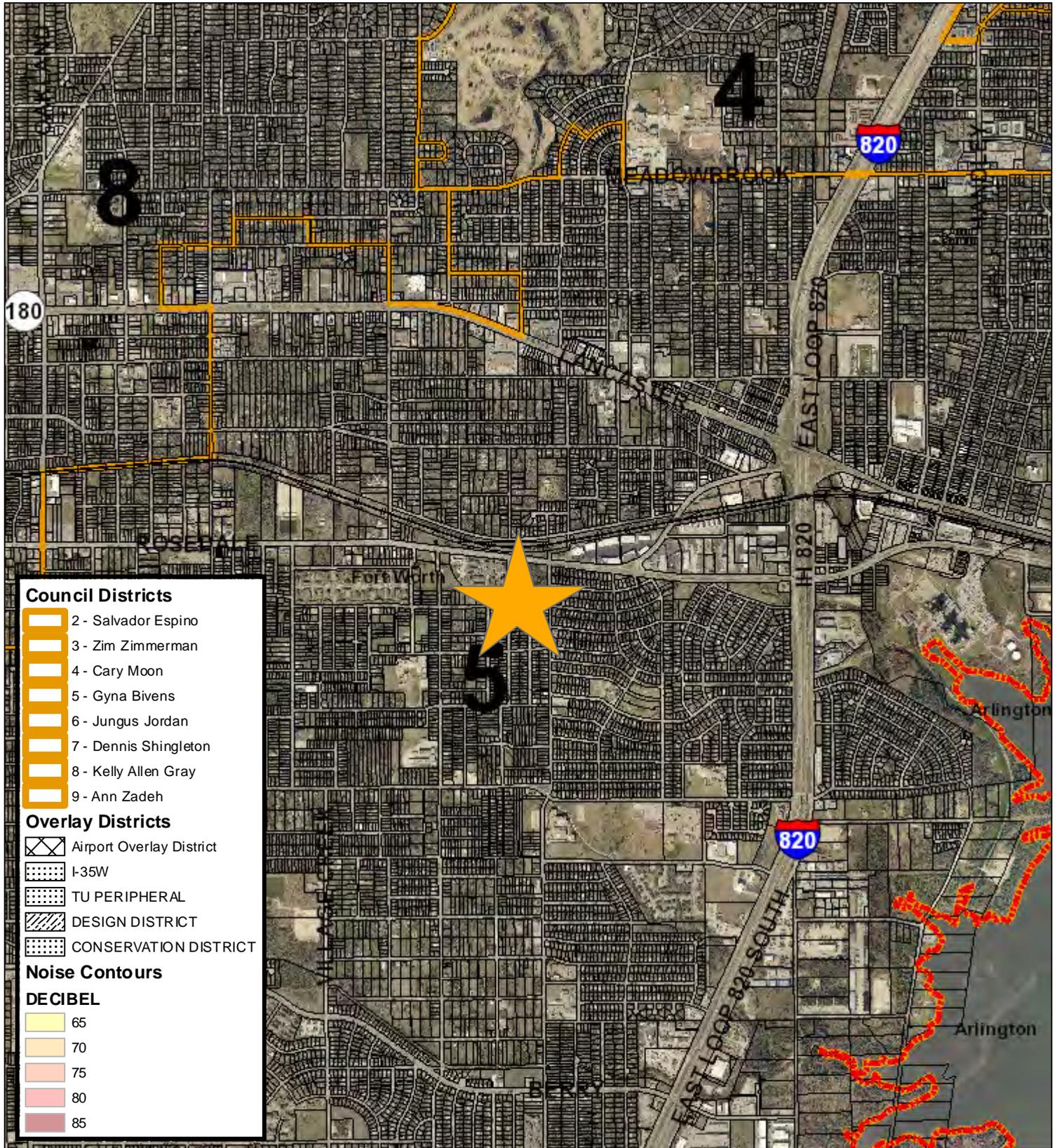
PARKING:

TARGET: PROVIDED
165 SURFACE SPACES
0 GARAGE SPACES
0 DETACHED GARAGES
165 SURFACE SPACES
165 TOTAL SPACES
1.25 SPACES/UNIT

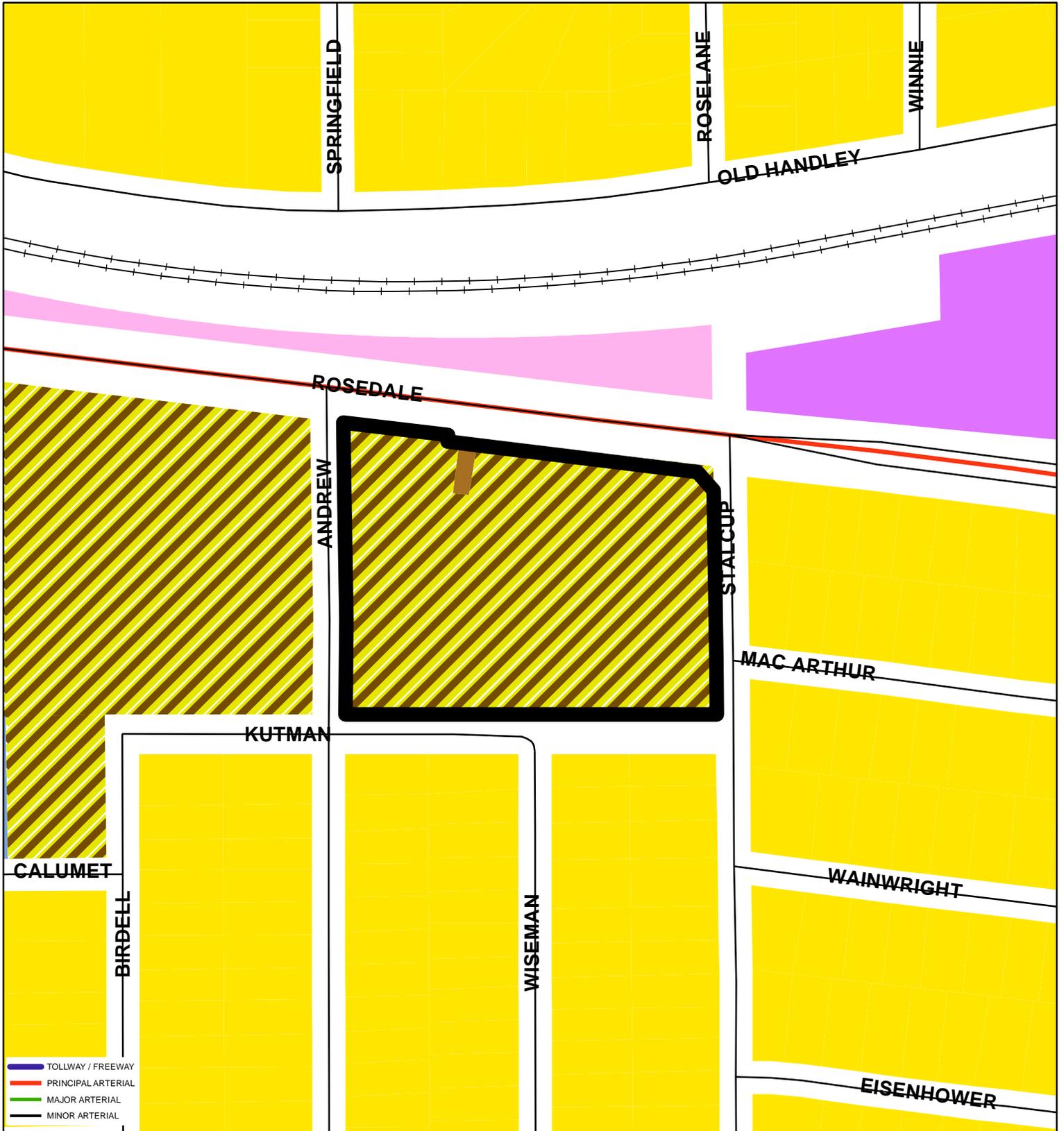
CAUSEBIE ST & ANDREW AVE / EAST ROSEDALES / STALLCUP ROAD / KUTMAN CT. / WAVE

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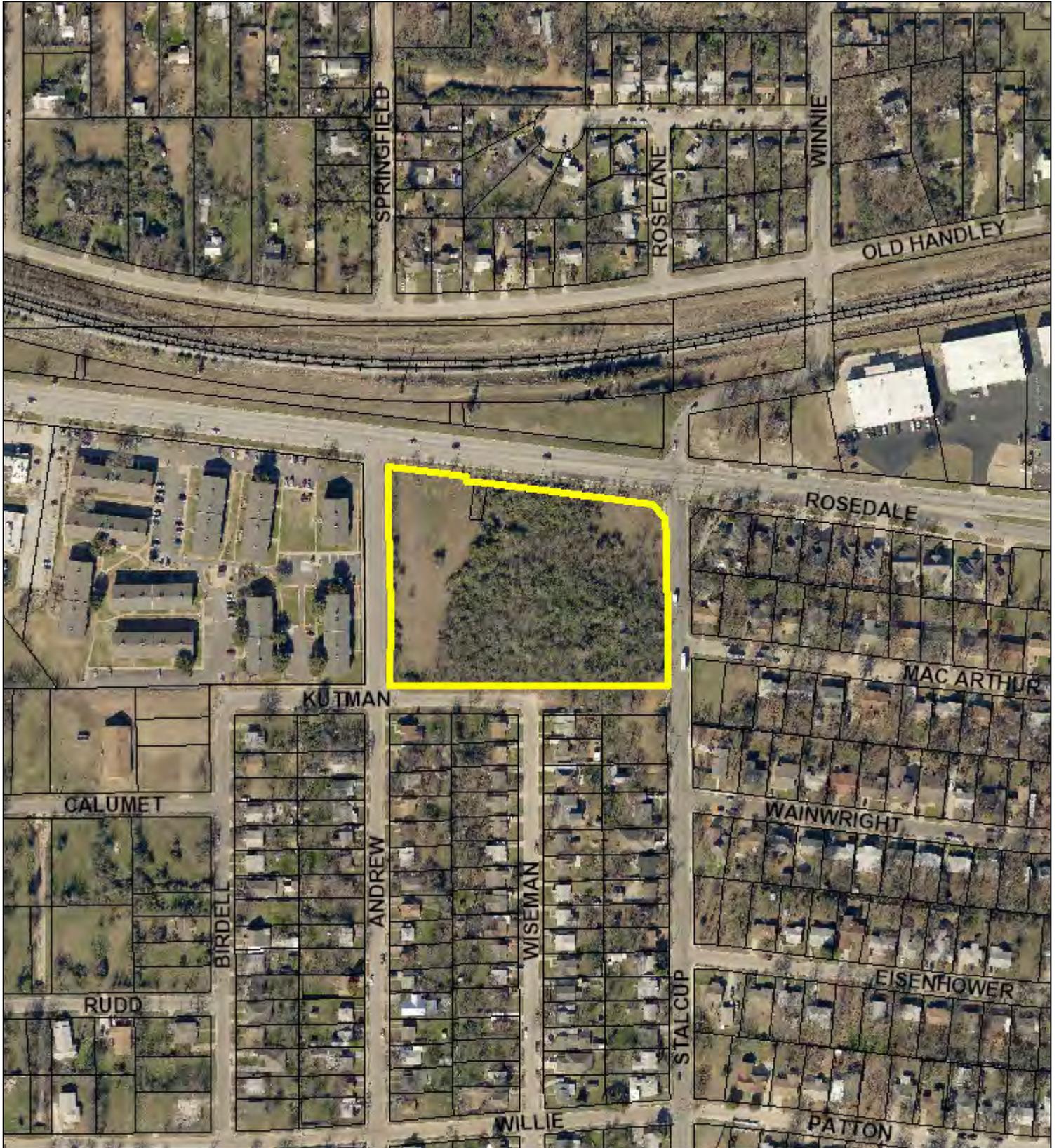
Area Map



Future Land Use



Aerial Photo Map



0 170 340 680 Feet

