



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 14, 2016

Council District 9

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: Fort Worth Transportation Authority

Site Location: 904 E. Weatherford Street Mapsco: 63W

Proposed Use: Multifamily

Request: From: "J" Medium Industrial
To: "H" Central Business District

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The property is located south of Weatherford/Belknap St. on the northwest corner of Harding St. and 2st Ave. The applicant is proposing a zoning change from "J" Medium Industrial to "H" Central Business District to construct a multifamily development. The applicant is proposing a four (4) story apartment building and parking garage with roughly 219 units. Since it is in the Downtown Urban Design District, the proposed project will have to seek additional approval by the Downtown Design Review Board (DDRB). The site is also located within the H-eligible area.

The proposed development is located within the Downtown Mixed-Use Growth Center. Mixed uses are encouraged within these areas in order to take advantage of proximity to high employment areas, proximity to public amenities, and proximity to public transit.

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.

Site Information:

Owner: Fort Worth Transportation Authority
1600 E. Lancaster Ave.
Fort Worth, TX 76102
Agent: Fort Worth Housing Finance Corporation (City of Fort Worth)

Acres: 2.7 acres
 Comprehensive Plan Sector: Downtown

Surrounding Zoning and Land Uses:

North "J" Medium Industrial / Weatherford/Belknap ROW
 East "D" High Density Multifamily; "J" Medium Industrial / Commercial
 South "D" High Density Multifamily; "J" Medium Industrial / multifamily, commercial
 West "J" Medium Industrial / rail ROW

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-035, from "G" Intensive Commercial to "H" Central Business District, effective 5/19/09 (one block north of the subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E Weatherford St.	Collector	Collector	No
Harding St.	Residential	Residential	No
1 st Street	Residential	Residential	No

Public Notification:

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Streams And Valleys Inc.
Downtown Fort Worth Inc	Fort Worth ISD
Trinity Habitat for Humanity	

* Site not located within a registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "J" Medium Industrial to "H" Central Business District for multifamily. Surrounding land uses vary with offices to the east, railroad right-of-way to the west, Belknap/Weatherford St. right-of-way just north and multifamily to the south. The proposed site is located within the confines of the Downtown Strategic Action Plan and the Downtown Mixed-Use Growth Center. Multifamily is appropriate in these areas.

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

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property in the Downtown Mixed Use Growth Center and the Downtown Urban Design District. 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.

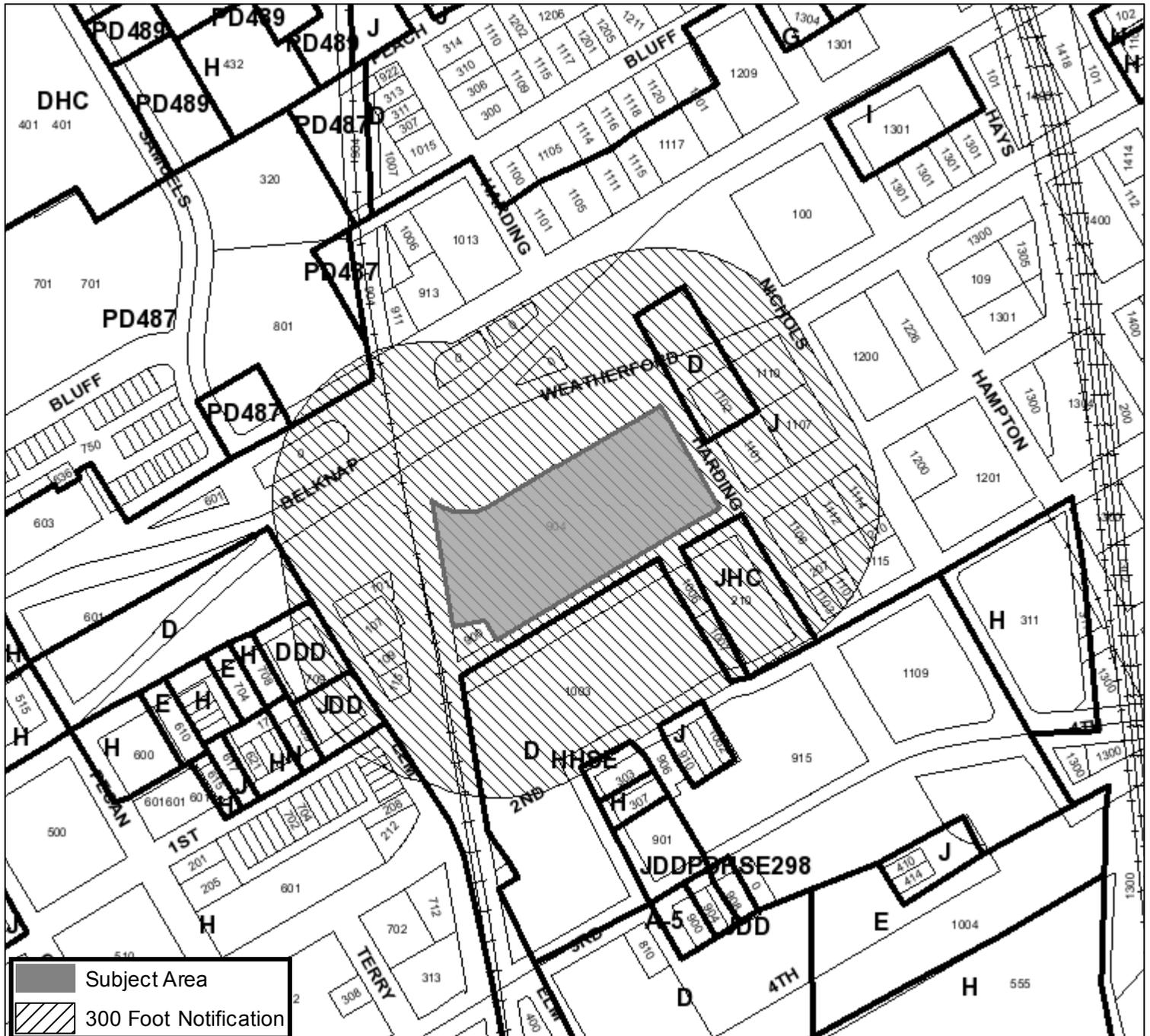
Attachments:

- Location Map

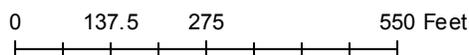
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

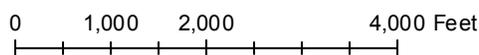
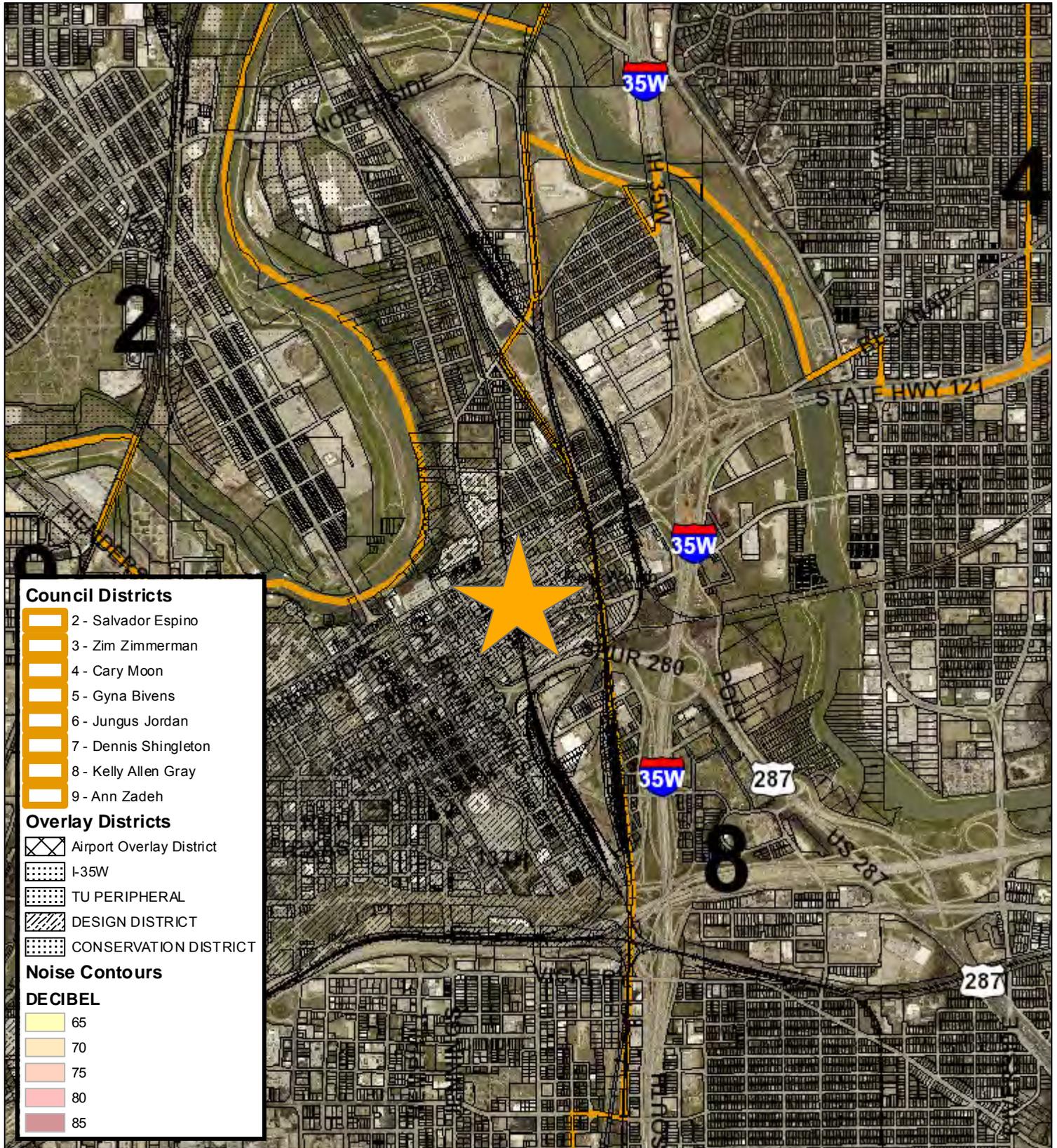
Applicant: Fort Worth Transportation Authority
 Address: 904 E. Weatherford Street
 Zoning From: J
 Zoning To: H
 Acres: 2.71524467
 Mapsco: 63W
 Sector/District: Downtown
 Commission Date: 5/11/2016
 Contact: 817-392-8043



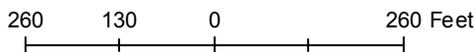
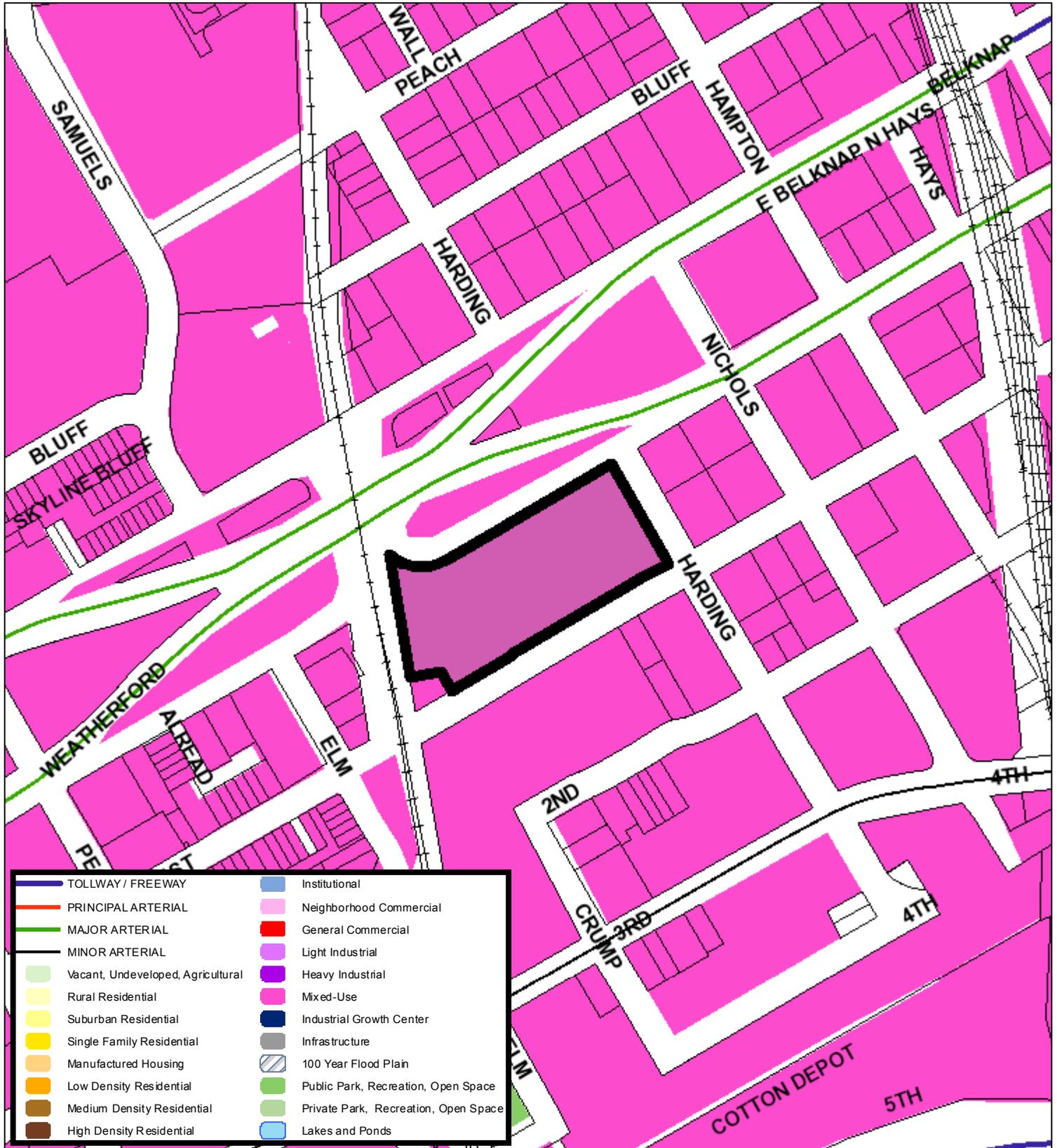
	Subject Area
	300 Foot Notification



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 29, 2016.



Aerial Photo Map



0 165 330 660 Feet



Motion: Following brief discussion, Mr. Edmonds recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0. Mr. Edmonds would like the applicant to reach out to the neighborhood associations to have further dialogue.

<i>Document received for written correspondence</i>					ZC-16-096
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Fred Fernandez/ White Lake Hills NA	NA	Out	Opposition		Spoke at Hearing
Dave Rettig	NA	Out	Opposition		Spoke at hearing
Michael Sabford	4132 Benmar St		Opposition		Spoke at hearing
Judy Taylor/ Handley NA	2604 Stark St	Out	Opposition		Spoke at hearing
Art Brender	4121 Hampshire	Out	Opposition		Spoke at hearing
Jim Ashford	6209 Riverview	Out	Opposition		Spoke at hearing
Brenda Saunders- Wise/Garden of Eden NA	1412 Carson St	Out	Opposition		Spoke at hearing
Erin Vader/ Nolan Catholic High School	4501 Bridge St	Out	Opposition		Sent letter in
George Felan	3313 Hedrick St	Out	Opposition		Sent letter in
The Chaumels	NA	Out	Opposition		Sent letter in
Wendy Roach/Charleston NA	NA	Out	Opposition		Sent letter in
Edward Casati	NA	Out	Opposition		Sent letter in
More than 24 letters of opposition were submitted and can be found in the case file.					

12. ZC-16-097 Fort Worth Transportation Authority (CD 9) – 904 E. Weatherford (Fort Worth Original Town, Block 30, Lot 1R1, 2.71 Acres): from “J” Medium Industrial to “H” Central Business District

Alice Cruz 1000 Throckmorton Street, Fort Worth, Texas with Fort Worth Housing Finance Corporation representing Fort Worth Transportation Authority explained to the Commissioners they are under an option period to purchase the property to do a mixed income work force housing plan. Ms. Cruz had a powerpoint of what the development would look like: four story with parking garage in the middle, about 217 units.

Mr. Northern asked about the mix of bedrooms. Ms. Cruz said a mixture of one, two and three bedrooms.

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

13. ZC-16-098 Tara Murphy (CD 5) – 13408 S. Pipeline Road (G. W. Couch Survey, Abstract No. 279, 0.30 Acres): from “A-5” One-Family to “I” Light Industrial

Tony Givens, 2124 Shumard Oak, Irving, Texas representing Tara Murphy, owner of Pavement Services explained to the Commissioners they are seeking access to Pipeline Road. Mr. Givens drew on the map the route his drivers take to get to a controlled intersection on American Boulevard so they can access Trinity Boulevard. There is no left turn lane on Trinity for the drivers to head back to the east.

Ms. Dunn asked if there was a light at the Tarrant Main intersection. Mr. Givens said there is no light at this intersection.

Gregory McLane, 4751 Holly Tree, Dallas, Texas representing the property owner spoke in support. He explained the exit for Pavement Services intersects with a single-family development on Tarrant Main.

Mr. Genua asked if that is going to be a private driveway. Mr. McLane said yes it will be private.

Mr. Flores talked about the consistency with the Comprehensive Plan and asked staff to comment on the recent zoning case to “A-5”. Ms. Murphy didn’t recall when the zoning to the west took place. Mr. Givens said there would be approximately 25 tandem dump trucks that leave out in the morning to job sites and come back in the evening. He said five of them are concrete trucks that make at the most three trips a day. The remainder of the property will remain single-family for his personal use.

Ms. McDougall asked why the long way around and not exit south and go east and has he talked with staff about getting a light there. She asked if there has been any complaints from the single-family about the truck traffic. Mr. Givens said there is no light and too much traffic on Trinity and there have been no complaints.

Ms. Dunn asked if there had been any conversations with the neighborhood to the north. Austin Givens, 4000 Tarrant Main, Fort Worth, Texas Vice President of Pavement Services said he reached out to the Eastside Sector Alliance, DFW International Airport and East Fort Worth NA and did not receive an opposition and he did hand out letters to the neighborhood to the west.

Mirian Spencer with Transportation and Public Works stated they recently updated this area of Trinity and would have to look at the studies to see if a traffic light is warranted.

Ms. McDougall asked if they could move the entrance to their business further away. Mr. Givens said no they would have to tear down some buildings.

Ms. Conlin made a comment that they are already heading east past the residential.