



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 9

Zoning Commission Recommendation:
Denial by a vote of 2-5

Opposition: Several letters submitted
Support: Several letters submitted

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

Owner / Applicant: Lang Oleander, LLC/Washington Adams Property, LLC/
Blue Dragon 1130, LLC/ TCIDA Real Estate Holdings, LLC/
Allen P. Schuster

Site Location: 1001, 1003 & 1005 W. Rosedale St, 1100 blks Adams, College &
Washington Aves Mapsco: 76M

Proposed Use: Multifamily

Request: From: "NS-T4" Near Southside/General Urban and "NS-T4N" Near Southside/General Urban Neighborhood

To: "PD/NS-T4" Planned Development for all uses in "NS-T4" Near Southside/General Urban uses with 6-story multifamily and parking garage; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located south of Rosedale between Hurley and Fairmount within the Near Southside form-based district. The applicant is proposing to change the zoning from "NS-T4" Near Southside/General Urban to "PD/NS-T4N" Planned Development for "NS-T4N" Near Southside/General Urban Neighborhood zone. The project plan would provide for five stories of residential apartments with a six story building height for the parking garage. A sixth floor mezzanine will be provided on the north side overlooking Rosedale. The apartment mix is estimated to be 75% one bedroom and 25% two bedroom.

Washington Street travels between the two properties included in this project and is proposed to be vacated. The street would be redeveloped into a driveway and pedestrian way. A sky bridge would be constructed to connect the two building, including providing access to the parking garage. The development is directly adjacent to Oleander St. to the south which has been redeveloped into a narrow street and functions as a pathway in the area.

The table below describes the height standards for NS-T4. The applicant is requesting six stories; five residential and a parking garage. The zoning district allows three stories by right for a single use. The applicant would be permitted to increase the height if they provided public space or a mix of uses.

Number of Stories	Applicability
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Three (3)	Single use
Five (5)	with public space or mix of uses
Six (6)	with public space and mix of uses

The Near Southside district is form based; focusing on the form of future development rather than the tradition focus on land use. Form based codes provide property owners and developers with a wider range of development options while insuring development that engages public areas. The following principles serve as the basis for the standards and guidelines. Development projects are evaluated with respect to these principles:

- Promote a pedestrian-oriented urban form.
- Maximize connectivity and access.
- Require excellence in the design of the public realm (building on Fort Worth’s history of civic art) and of buildings that front public spaces.
- Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options.
- Support existing Near Southside businesses.
- Encourage adaptive reuse and support the preservation of historically significant buildings.
- Encourage creativity, architectural diversity, and exceptional design.
- Promote sustainable development that minimizes negative impacts on natural resources.
- Encourage the integration of public art into public and private development.

The proposed site will follow these development principals. The table below describes the basic site information for the case.

Site Information	Proposed
Acres	3.28
Density	109 Units per acre
Total Units (Buildings A, B, C)	391
Height (allowed 3 stories for single use)	6 stories (Waiver Required) 5 residential/6 for garage and mezzanine
Parking	548 spaces

This case was heard before the Urban Design Commission on July 28, 2016 with a favorable recommendation. A neighborhood meeting was held on August. 8.

Several neighbors to the west and south have expressed their opposition to the case. Their concerns included the height and neighborhood character, density, the impact on Oleander, traffic and the view on Adams. The applicant has met with the concerned property owners several times, however, opposition still exists.

Site Information:

Owners:

Oleander Investments, LLC 1501 Dragon Street Suite 102 Dallas, TX 75207	Blue Dragon, 1130 LLC 1119 Pennsylvania Fort Worth, Texas 76104
Bryan Yourea 1125 College Ave Fort Worth, TX 76104	Allen Schuster 3517 Locke Ave Fort Worth, TX 76107

Agent: Lang Oleander, LLC
 Acreage: 3.28 acres
 Comprehensive Plan Sector: Southside
 Surrounding Zoning and Land Uses:
 North "NS-T5" Near Southside General Urban / office, commercial

East "NS-T4" Near Southside General Urban / medical office and parking
 South "NS-T4N" Near Southside General Urban Neighborhood / vacant, residential
 West "NS-T4" Near Southside General Urban; "NS-T4N" Near Southside General Urban Neighborhood / multifamily, medical office

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The deficiencies are:

1. Provide parking table with total number of units and parking provided
2. Exceeds maximum height of three (3) stories (applicant is proposing six (6) stories) **(waiver is required)**

Compliance with the items noted above shall be reflected on the site plan or waivers are required.

TPW/Transportation and Public Works: (Michael Arthaud, 817-392-6597
 Michael.Arthaud@fortworthtexas.gov

1. The project is located within the Near South side district/urban village/corridor. The roadway/street scape improvements required in conjunction with the special district/urban village take precedence over TPW sidewalk and street light spacing and widths. Coordinate with Planning and Development for the special district/urban village design requirements and standards.
2. Pedestrian Access way lots or easements (Ch. 31-106.e) – When a school, park or open space recreation site only has one point of access, a mid-block access way shall be provided.
3. On Street Parking – On street parking requires a Community Facilities Agreement (CFA) and shall be reviewed and approved by TPW in accordance with Section 22-172 of the City Code prior to installation. On street parking is not permitted to be reserved for a specific property
4. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards
5. Washington Ave is scheduled for reconstruction in 2017 as part of the Near Southside TIF projects. All underground work is to be completed prior to resurfacing as no pavement cuts will be permitted for 2 years once pavement is completed.

Platting Comments (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. This zoning case and site plan would be conditional on the approval of a vacation of the alley in Block 1 between Rosedale and Oleander. The alley vacation would have to go before City Plan Commission for a recommendation and the on to City Council for their approval. A replat would also be require to incorporate that vacated alley into the adjoining lots.
2. The replat would have to be recorded prior to the issuance of a building permit.
3. Show the alley way in Block 1 as "proposed to be abandoned".
4. If the intent is to vacate this portion of Washington Avenue as well, then show is as "proposed to be abandoned". The approval of this zoning case and site plan would be contingent upon those approvals as indicated above for the alley vacation.

Comments made by Fire, Platting, and TPW staff cannot be waived through the zoning process.

Transportation/Access

Street/Thoroughfare	Existing	Proposed
W. Rosedale	Major Arterial	Major Arterial
Adams	Residential	Residential
Washington	Residential	Residential
Oleander	Residential	Residential

Public Notification:

The following organizations were notified:

Organizations Notified	
Near Southside Neighborhood Alliance	NUP- Neighborhood Unification Project
Fairmount NA	Trinity Habitat for Humanity
Fort Worth South Inc.	Streams And Valleys Inc.
Hemphill Corridor Task Force	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

“PD/NS-T4” Planned Development for all uses in “NS-T4” Near Southside/General Urban uses with 6-story multifamily and parking garage; site plan included. Surrounding land uses vary with office and commercial to the north, medical office and parking to the east, vacant and residential to the south and multifamily and medical office to the west.

NS-T4 allows a maximum of three stories for a single use. The applicant is requesting six stories. Surrounding structures are primarily one to two stories. However, the NS-T4 district allows up to six stories, by right, with a mix of uses and public spaces.

The proposed zoning will comply with the overall Near Southside Development Standards and **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

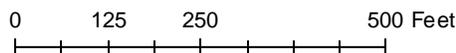
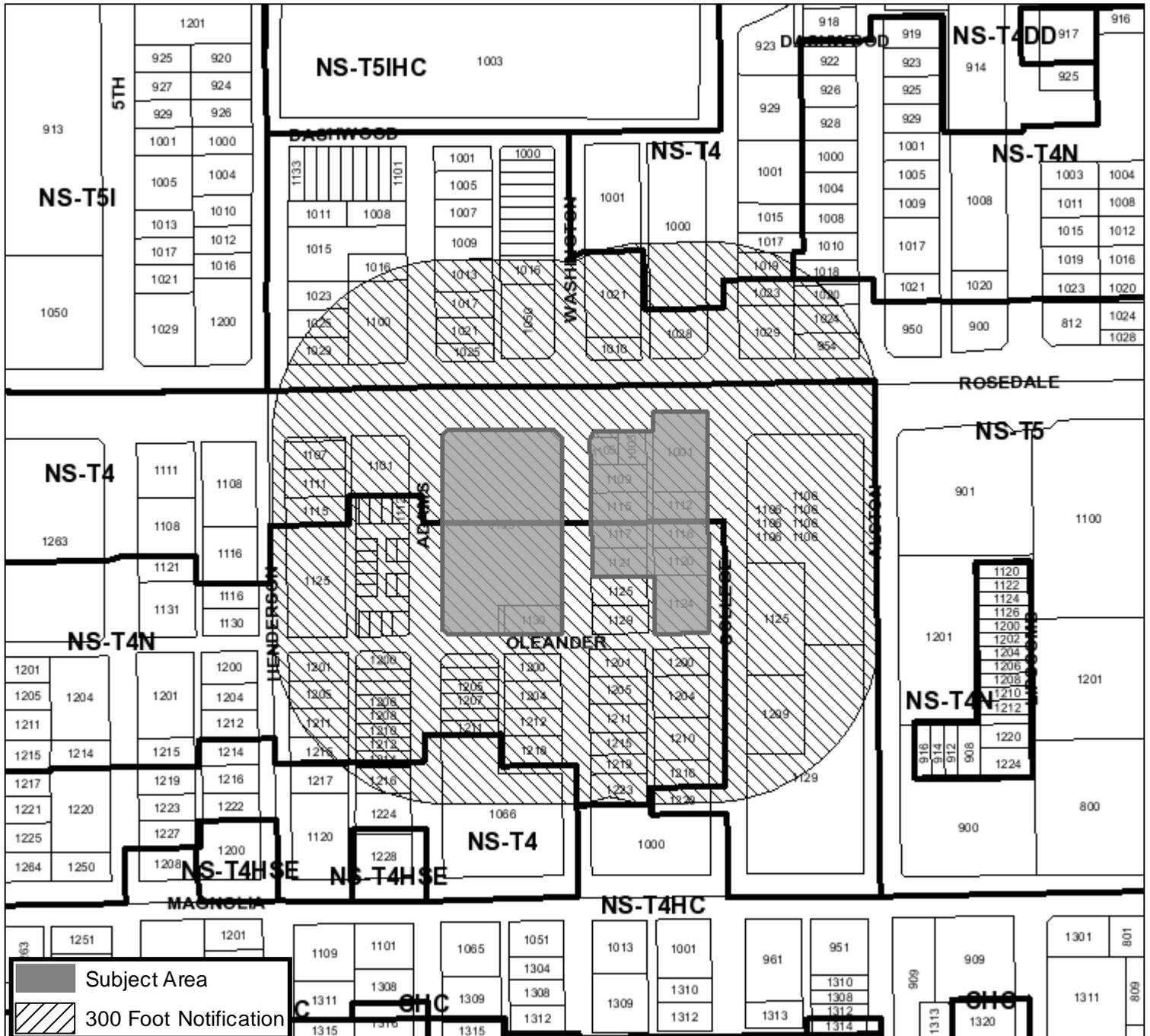
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

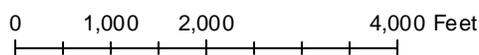
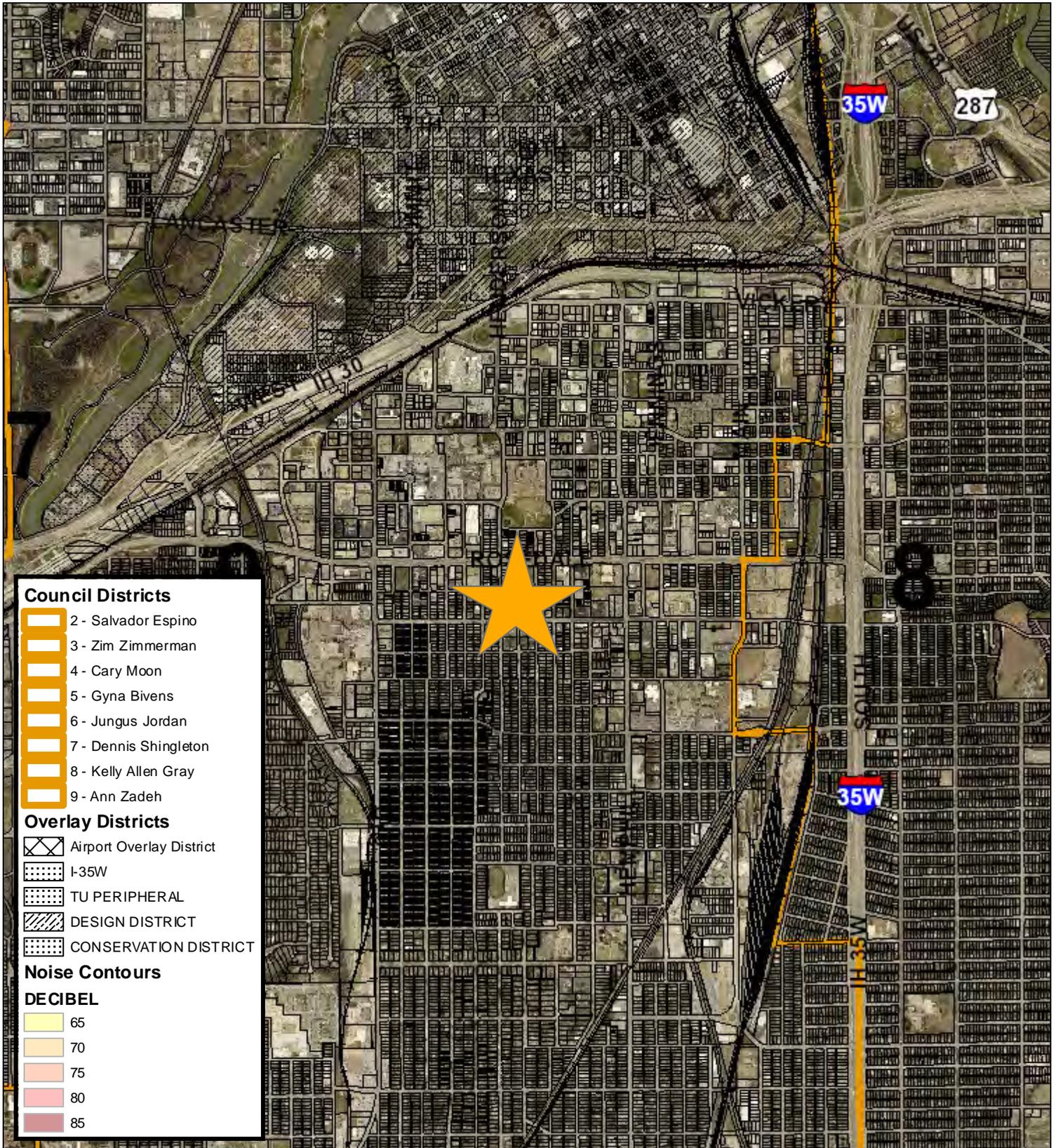
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of September 14, 2016 Zoning Commission hearing

Area Zoning Map

Applicant: Lang Ole./TCDDA RE/Schuster/Wash. Adams/Bl. Dragon
 Address: 1001, 1003 & 1005 W. Rosedale St, 1100 blks Adams, College & Washington Aves
 Zoning From: NS-T4N, NS-T4
 Zoning To: PD for NS-T4 uses with 6-story multifamily and parking garage
 Acres: 3.28431793
 Mapsco: 76M
 Sector/District: Southside
 Commission Date: 8/10/2016
 Contact: 817-392-8043



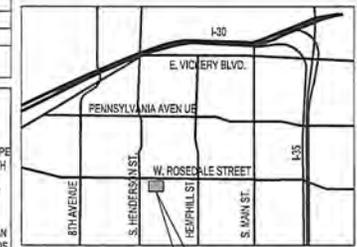
Area Map



NO.	BEARING	DISTANCE
L1	S 44°44'34" E	19.36'

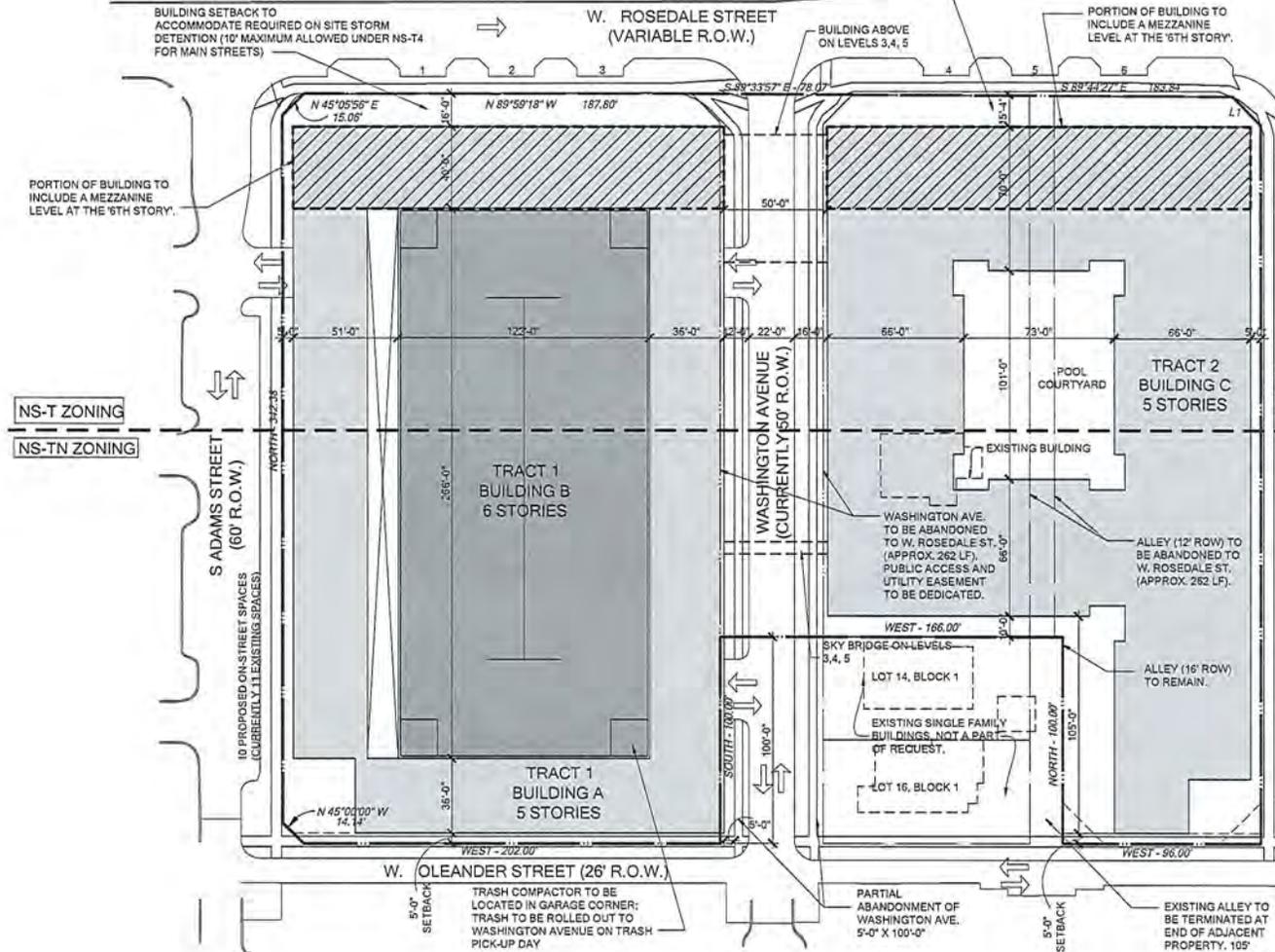
BUILDING SETBACK TO ACCOMMODATE REQUIRED ON SITE STORM DETENTION (10' MAXIMUM ALLOWED UNDER NS-T4 FOR MAIN STREETS)

PARKING TABULATION	
TOTAL UNITS	391 UNITS
SPACES REQUIRED (1A PER UNIT)	548 SPACES
TOTAL SPACES PROVIDED	548 SPACES (NOT INCLUDING ON STREET PARKING)



GENERAL NOTES:

- THE PROJECT IS LOCATED WITHIN THE NEAR SOUTH SIDE DISTRICT/URBAN VILLAGE/CORRIDOR. THE ROADWAY/STREET SCAPE IMPROVEMENTS REQUIRED IN CONJUNCTION WITH THE SPECIAL DISTRICT/URBAN VILLAGE TAKE PRECEDENCE OVER TPW SIDEWALK AND STREET LIGHT SPACING AND WIDTHS. PROJECT DESIGN TEAM TO COORDINATE WITH PLANNING AND DEVELOPMENT FOR THE SPECIAL DISTRICT/URBAN VILLAGE DESIGN REQUIREMENTS AND STANDARDS.
- ON STREET PARKING REQUIRES A COMMUNITY FACILITIES AGREEMENT (CFA) AND SHALL BE REVIEWED AND APPROVED BY TPW IN ACCORDANCE WITH SECTION 22-172 OF THE CITY CODE PRIOR TO INSTALLATION. ON STREET PARKING IS NOT PERMITTED TO BE RESERVED FOR A SPECIFIC PROPERTY.
- THIS ZONING CASE AND SITE PLAN WOULD BE CONDITIONAL ON THE APPROVAL OF A PARTIAL VACATION OF THE ALLEY IN BLOCK 1 BETWEEN ROSEDALE AND CLEANDER. THE ALLEY VACATION WOULD HAVE TO GO BEFORE CITY PLAN COMMISSION FOR A RECOMMENDATION AND THE ON TO CITY COUNCIL FOR THEIR APPROVAL. A REPLAT WOULD ALSO BE REQUIRED TO INCORPORATE THAT VACATED ALLEY INTO THE ADJOINING LOTS.
- THE REPLAT WOULD HAVE TO BE RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- WITH THE CONSTRUCTION OF THE PROJECT THE DEVELOPER WILL RECONSTRUCT WASHINGTON AVENUE BETWEEN W. ROSEDALE STREET AND W. CLEANDER STREET.



TRACT 1	
SITE AREA	76,756 SF
	1.76 Acres
UNIT DENSITY (UNITS PER ACRE)	91 Units Per Acre

BUILDING A	
BUILDING TYPE	APARTMENT
GROSS AREA	168,000 GSF
TOTAL UNITS	161 UNITS
TOTAL STORIES	5 STORIES
CONSTRUCTION TYPE	IIIA

BUILDING B	
BUILDING TYPE	PARKING GARAGE
GROSS AREA	194,400 GSF
TOTAL SPACES	548 SPACES
TOTAL STORIES	6 STORIES
CONSTRUCTION TYPE	IA

TRACT 2*	
SITE AREA	64,939 SF
	1.49 Acres
UNIT DENSITY (UNITS PER ACRE)	154 Units Per Acre

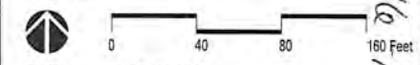
BUILDING C	
BUILDING TYPE	APARTMENT
GROSS AREA	242,500 GSF
TOTAL UNITS	230 UNITS
TOTAL STORIES	5 STORIES
CONSTRUCTION TYPE	IIIA

WASHINGTON AVENUE PRIVATIZATION	
SITE AREA	13,329 SF
	0.31 Acres

SUMMARY	
SITE AREA	155,024 SF
	3.56 Acres
UNIT DENSITY (UNITS PER ACRE)	109 Units Per Acre
TOTAL GROSS BUILDING AREA	410,500 GSF
TOTAL UNITS	391 UNITS

W. ROSEDALE AND WASHINGTON SITE PLAN

Case:



NORTH
August 9, 2016

Director of Planning and Development

Revised 8/16/16

Date

- ALL AREA LIGHTING AND SIGNAGE WILL CONFORM TO LIGHTING CODE
- ALL SIGNS WILL CONFORM WITH NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES SECTION 7 SIGN GUIDELINES
- THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
- THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY

PRIMARY MATERIALS
BRICK
METAL PANEL

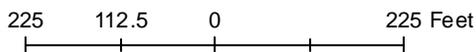
DEVELOPER
LANG PARTNERS
1501 DRAGON ST., SUITE 102
DALLAS, TEXAS 75207
TEL: 214.628.7822
CONTACT: DIRIK OUDT

ARCHITECT
GFF ARCHITECTS
2808 FAIRMOUNT ST., SUITE 300
DALLAS, TEXAS 75201
TEL: 214.303.1500
CONTACT: JONATHAN WOOD

CIVIL ENGINEER
CATES-CLARK & ASSOCIATES
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
TEL: 972.385.2272
CONTACT: MIKE CLARK



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.



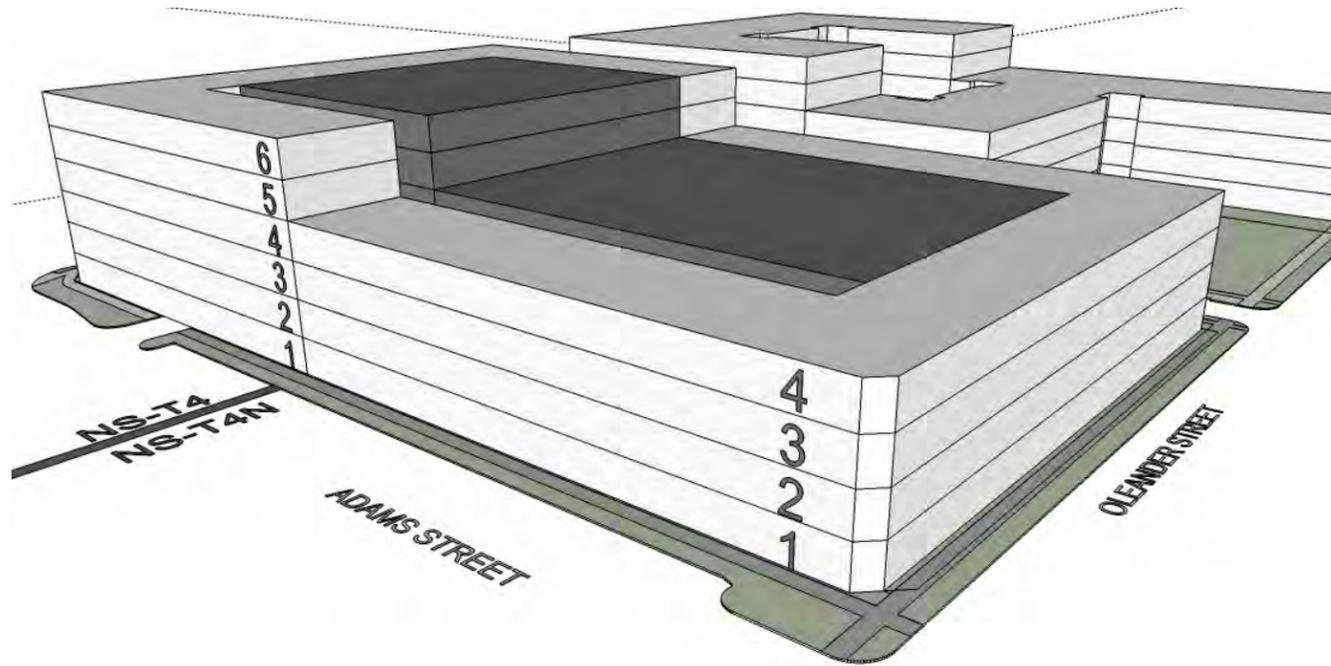
Aerial Photo Map



0 140 280 560 Feet



ZONING COMPARISON



BUILDING HEIGHT ALLOW BY RIGHT

*PER SECTION 5.D BUILDING HEIGHT OF THE NEAR SOUTHSIDE DISTRICT DEVELOPMENT STANDARDS AND GUIDELINES

NS-T4N BUILDING HEIGHT (located along Oleander Street)

-3 stories max if single use.

-4 stories max (bonus for public space or mix of uses or parking garage).

NS-T4 BUILDING HEIGHT (Located along W. Rosedale Street)

-3 stories max if single use.

-5 stories max (bonus for public space or mix of uses or parking garage).

-6 stories max (bonus for public and mix of use or parking garage).

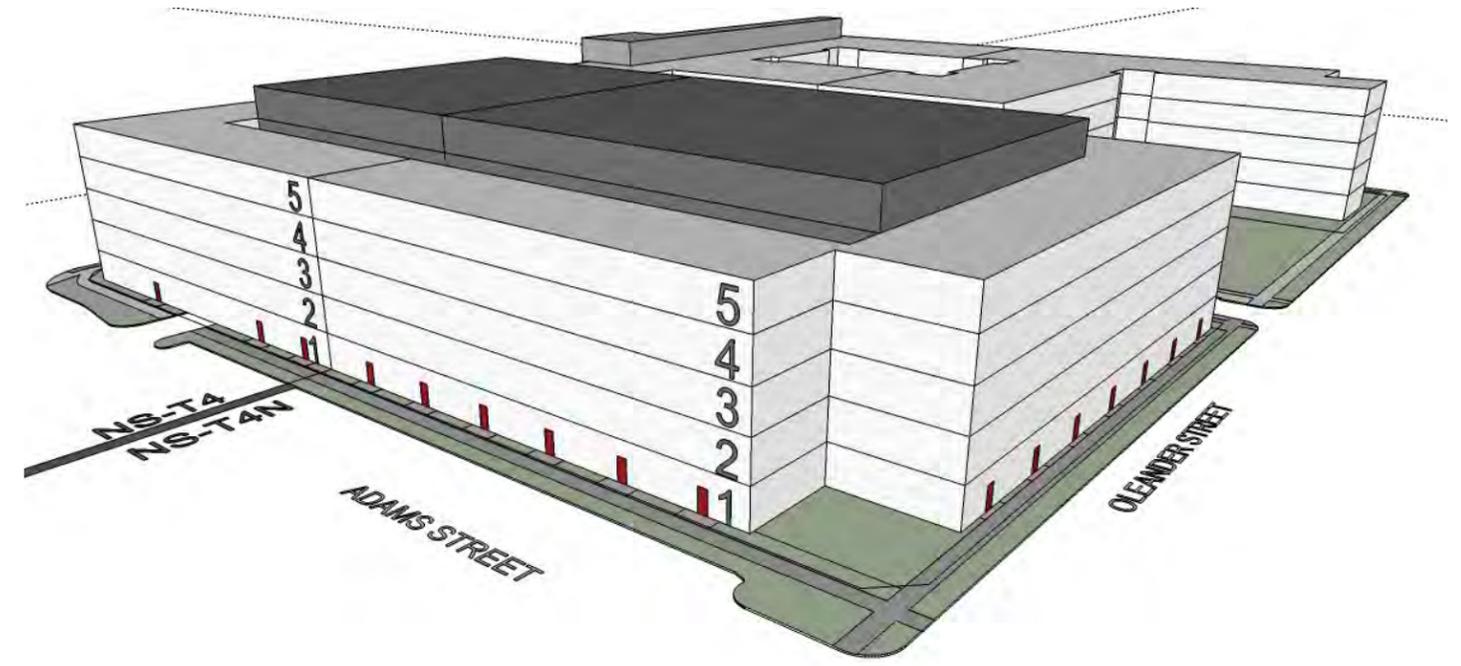
NS-T4N AND NS-T4 SETBACKS

-0 feet min, 10 feet max along Rosedale, Adams, and College

-5 feet min, 10 feet max along Oleander

(Direct ground floor unit sidewalk access not required).

*NEAR SOUTHSIDE EXCERPT INCLUDE AT END OF DOCUMENT.



BUILDING HEIGHT PROPOSED IN ZONING REQUEST

APARTMENT BUILDING HEIGHT

-5 stories max.

PARKING GARAGE HEIGHT (parking garage is set back from building facade by a minimum of 36').

-6 stories max

MEZZANINE BUILDING HEIGHT (allow a maximum of 4,500 SF of conditioned mezzanine space on the east development block)

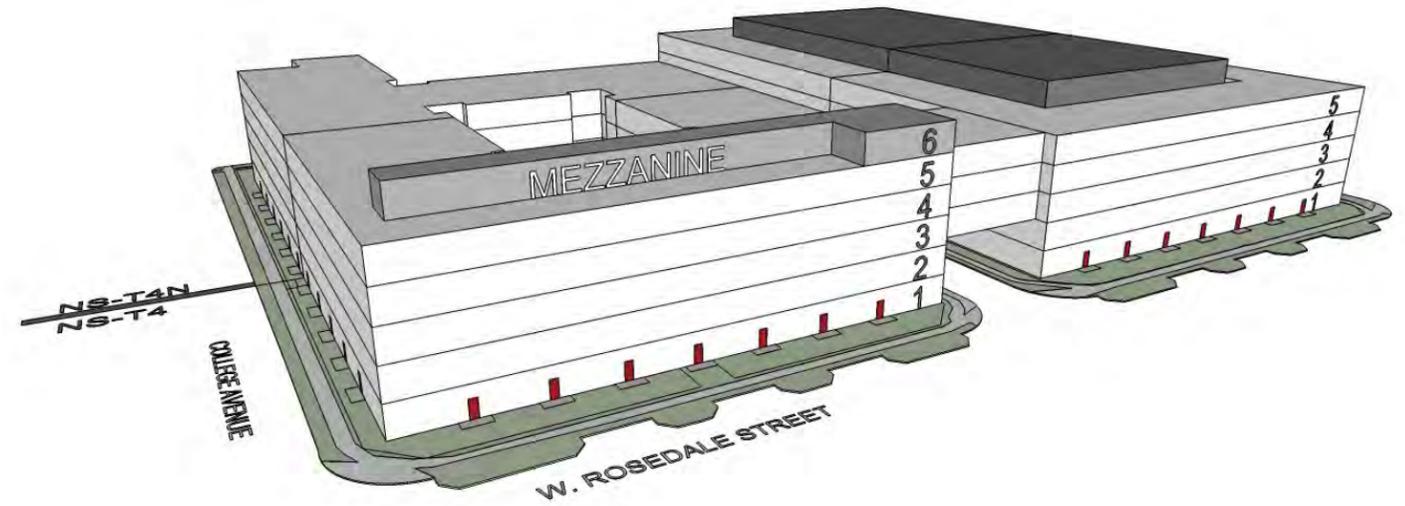
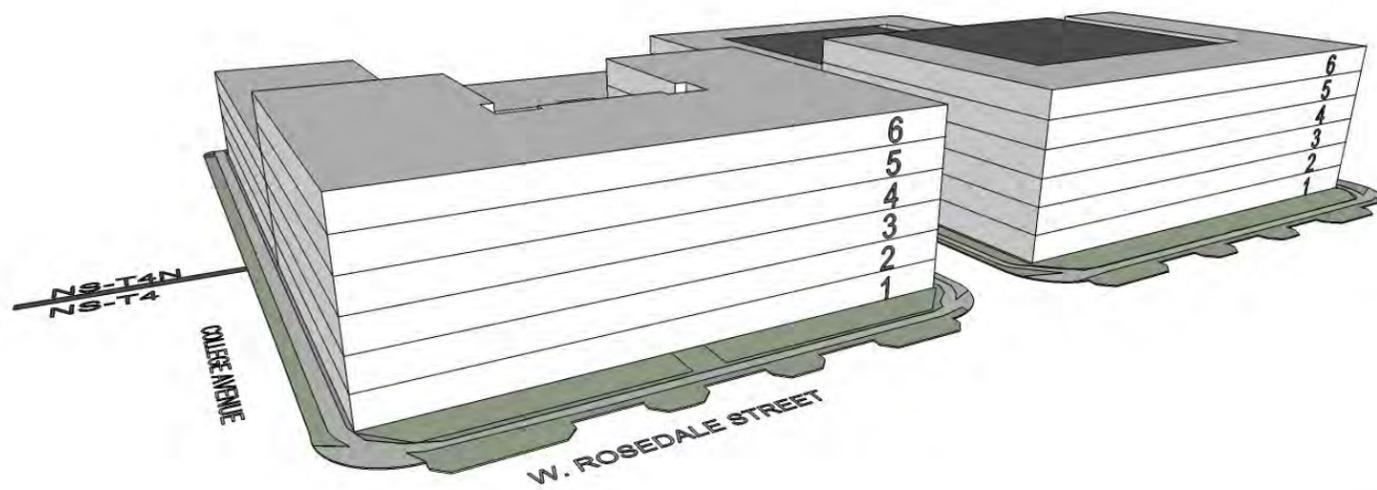
-6 stories max.

PROPOSED SETBACKS

-20 feet max setback along Rosedale

-Setbacks not revised along Adams, Oleander, and College but 5 deep patios are proposed for all ground floor units in addition to direct sidewalk access.

ZONING COMPARISON



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-6 stories max.

VIEW FROM OLEANDER STREET

PROPOSED GROUND FLOOR UNIT ENTRANCES AND PATIOS

-Ground floor entrances and patios not required by current NS-T4 and NS-T4N zoning.

PROPOSED STREET FACING BUILDING ELEVATIONS TO CONSIST OF PREDOMINANTLY BRICK WITH METAL ACCENTS.

-Current NS-T4 and NS-T4N zoning allows for a building to be clad with 100% cementitious siding (hardie board).

CURRENT NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES REQUIRE STREET TREES TO BE SPACED 15 FEET TO 35 FEET ON CENTER.

-The proposed design will maintain the tree spacing required by the Near Southside Development Standards and Guidelines.



LANG PARTNERS
Urban Multi-Family Housing



VIEW FROM OLEANDER STREET

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LANG PARTNERS
Urban Multi-Family Housing



NEAR SOUTHSIDE DISTRICT

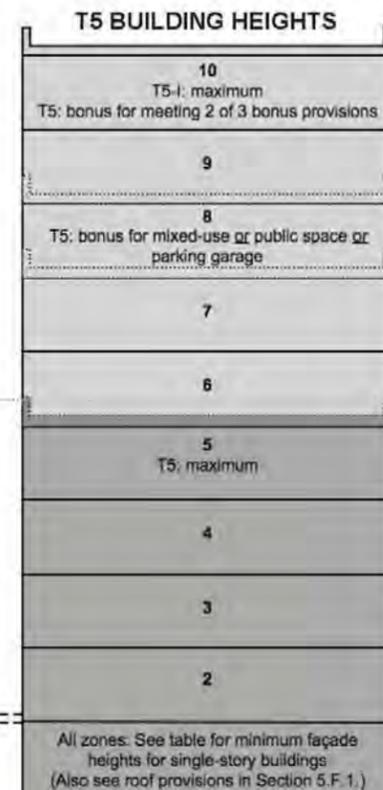
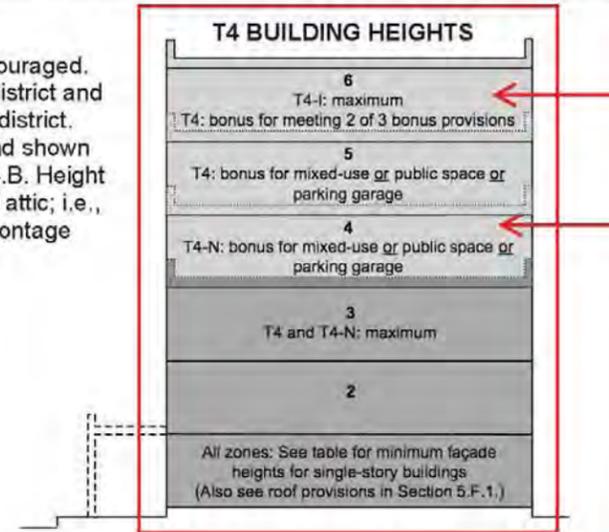
SECTION 5. DEVELOPMENT STANDARDS AND GUIDELINES

5.D. Building Height

1. HEIGHT GUIDELINE – New single-story buildings are strongly discouraged. Multi-story buildings are consistent with the urban character of the district and are essential in achieving economic and urban design goals for the district.
2. BUILDING HEIGHTS shall conform to the standards listed below and shown in the diagrams to the right. Zones are shown on maps in Section 4.B. Height is measured in stories, not including a raised basement or inhabited attic; i.e., the number of complete stories between the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof.

Minimum heights (Also see 5.D.1. guideline above)	New façades along public streets and public spaces: • Buildings < 4,000 sq. ft.: 15 ft. • Buildings ≥ 4,000 sq. ft.: 18 ft. for at least 50% of the façade, unless located along a primary street—see 5.D.3 below. Ground floors of multistory non-residential buildings: min. 10 ft., floor to ceiling.	
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Maximum heights	T4 and T4-N	3 stories
	T4-I	6 stories
	T5	5 stories
	T5-I	10 stories
Maximum heights with a) mix of use, b) public space, and/or c) structured parking bonuses (See Section 5.D.3.)	T4-N: a, b, or c	4 stories
	T4: a, b, or c	5 stories
	T4: a&b, a&c, or c&b	6 stories
	T5: a, b, or c	8 stories
	T5: a&b, a&c, or c&b	10 stories



3. BUILDING HEIGHT ALONG PRIMARY STREET

Two (2) stories consisting of a minimum of 18 feet along the following streets:

- W. Vickery Boulevard from Adams Street to S. Main Street
- Pennsylvania Avenue from 8th Avenue to S. Main Street
- W. Rosedale Street from Jerome Street to Evans Avenue
- W. Magnolia Avenue from 8th Avenue to S. Main Street
- Park Place Avenue from FWRR to 8th Avenue
- 8th Avenue from Pennsylvania Avenue to Park Place Avenue
- S. Henderson Street from I-30 to W. Magnolia Avenue
- S. Hemphill Street from W. Vickery Boulevard to W. Allen Avenue
- S. Jennings Avenue from W. Vickery Boulevard to W. Magnolia Avenue
- S. Main Street from W. Vickery Boulevard to W. Magnolia Avenue

Refer to map in Section 3.F.

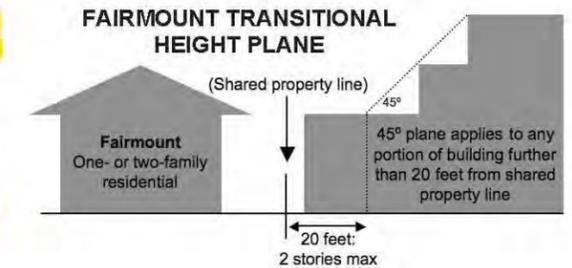
NEAR SOUTHSIDE DISTRICT

SECTION 5. DEVELOPMENT STANDARDS AND GUIDELINES

5.D. Building Height

3. HEIGHT BONUS REQUIREMENTS

- a. **Mix of residential and non-residential uses** – The project must include at least 20% residential and 10% office, restaurant, and/or retail uses, as measured by gross floor area. The UDC is authorized to reduce the required percentages by up to 50% for exceptional projects.
 - b. **Public space** – The project must include a publicly accessible, privately maintained park, plaza, or other usable outdoor public space. Public access must be maintained through a public access easement. The ratio of the project's gross floor area (including height bonus area) to the public space's surface area shall not exceed 10:1, and no public space shall be less than 2,500 sq. ft. (See Sec. 5.B.4.)
 - c. **Structured parking** – Project must provide at least 75% of off-street spaces within a multilevel garage. The number of garage levels are not limited except that the garage height shall not exceed the tallest non-garage building. Also see 5.E.7.
4. FAIRMOUNT TRANSITIONAL HEIGHT PLANE – Properties that share a property line with a one- or two-family house in the Fairmount Historic District: Any portion of a building within 20 ft. of the property line shall not exceed 2 stories. A 45° transitional height plane shall apply to any portion of a building further than 20 ft. from the property line, as depicted to the right.



ZONING COMPARISON



5.F. Architectural Standards (cont.)

b. Building materials

- 1) New building façades facing public areas (except alleys) shall conform to the material standards listed to the right. The list could evolve as technology changes. Creative design is encouraged, and projects that incorporate unlisted materials may be submitted for staff and UDC review.
- 2) Leadership in Energy and Environmental Design (LEED) Buildings – Buildings following the U.S. Green Building Council's LEED certification requirements shall be exempt from building material standards.

c. Fenestration (all buildings) – New building façades fronting on publicly accessible streets or other public spaces (except alleys) shall have openings and transparent (not mirrored) glazing that together constitute not less than 25 percent of the façade. This provision applies as a guideline in "I" zones.

d. Ground floor transparency for non-residential uses

- 1) For all ground floor nonresidential uses located along publicly accessible streets and other public spaces, at least 40 percent of the wall area between 2 and 12 feet shall consist of doors and windows and transparent (not mirrored) glazing. This provision applies as a guideline in "I" zones.
- 2) Guideline – Ground floor restaurants, cafés, and bars are encouraged along "Main" streets and should have windows and doors that can be opened to provide direct access to the sidewalk when weather permits (i.e., when interior heating or cooling systems are not necessary.)

e. Lower level delineation for nonresidential or mixed-use buildings – Façades oriented to a publicly accessible street or other public space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.

f. Parking garage façades on "Main" Streets –

Parking garages shall not have exposed structured parking at the ground floor level along a "Main" street.

MATERIALS ALONG PUBLIC STREETS



BUILDING MATERIALS

Primary Materials

- Brick
- Stone, or stone veneer with cavity wall construction
- Stucco
- Glass curtain wall system
- Metal Panels – individual or curtain wall systems
- Concrete – finish should be to an architectural level
- Wood
- Cement composite board (not simulating wood)
- Tile – terra cotta, porcelain, or ceramic

Limited Accent and Trim Materials

- All primary materials listed above
- Metal – galvanized, painted, or ornamental
- Pre-cast masonry (trim and cornice only)
- EIFS (Exterior insulation and finish system)
- Concrete fiber simulated wood siding

Inappropriate Materials

- Applied stone without cavity wall construction
- Vinyl or aluminum siding
- Mirrored glass

GARAGE FAÇADES ON "MAIN" STREETS



6. ARCHITECTURAL VARIETY IN LARGE PROJECTS – Each sequential block of new construction shall contain unique building façades so as to encourage architectural variety within large projects. While the use of similar architectural elements on multiple buildings is acceptable; large, visually monotonous projects that repeat the same exterior buildings design(s) and do not contribute to visual diversity and human-scale character are inappropriate.

7. OUTDOOR STORAGE OR DISPLAY

- a. **T4, T4-N, and T5 zones** – Development in these zones shall comply with the standards for outdoor storage and display set forth in Section 5.306 of the Zoning Ordinance. The UDC may consider exceptions if outdoor materials are sufficiently screened by decorative fencing or other screening elements.
- b. **"I" zones** – Decorative fencing or other screening elements shall be used to minimize the visual impact of outdoor storage adjacent to public streets or other public spaces.

3. ZC-16-140 Lang Oleander LLC, Washington Adams property LLC, Blue Dragon 1130 LLC, TCIDA Real Estate Holdings LLC and Allen P. Schuster (CD 9) – 1001, 1003 and 1005 W. Rosedale Street and 1100 blocks Adams, College and Washington Avenues (McAnaulty and Nesbits Subdivision, Block 1, Lots 1-13R and Block 2, Lots 1R and 15, 3.28 Acre): from “NS-T4” and “NS-T4N” Near Southside/General Commercial and Near Southside/General Commercial Neighborhood to “PD/NS-T4” Planned Development for all uses in “NS-T4” Near Southside/General Commercial with a maximum of six story multifamily and parking garage; site plan included

Ray Oujesky, 201 Main Street, Suite 2500, Fort Worth, Texas representing the various property owners explained to the Commissioners there was confusion at the last zoning hearing on what was allowed by right. Mr. Oujesky stated the density that is allowed by right and that bonuses can be earned. Maximum height is 6 stories in “T-4” district and 4 stories in the “T-4N” district and sidewalk access is not required in either district. He went on to mention the bonuses allowed by right would be 6 stories in “T-4” and 5 stories in “T-4N”. A model was provided and displayed on the overhead to explain the different heights. The graphics have been added to the case file for review. There will be ground floor entrances, recessed walls with notches at the corner. Several people were present in support.

Ms. McDougal asked if the green space is open to the public. Mr. Oujesky said yes it will be.

Lisa Ball spoke in opposition. Ms. Ball explained her concerns pertaining to size, population, density, inadequate roads and architectural standards.

Ted Sowirka spoke in opposition. He stated they would not be opposed if they built what is allowed by right, otherwise he is still in opposition. Mr. Sowirka explained his concerns via the overhead pertaining to scale, size, density, canyon effect and sight angles.

Seth Austin spoke in opposition with the same concerns.

Marielle Mercurio spoke in opposition. She is concerned there will be more crime and bring traffic issues.

In rebuttal Mr. Oujesky stated they are only talking about the southern half on the building. He also explained a four story building will overshadow their rooftop terraces. Parking garages are favored for this type of development.

Mr. Edmonds asked why the necessity to increase the height. Mr. Oujesky said the property is split zoned dictating the development standards. They are trying to make the project uniform.

Mike Brennan, 1105 Mistletoe Drive, Fort Worth, Texas with Near Southside Inc. explained the Oleander walk neighborhood zone encompasses about 200 ft. north and south that has certain restrictions. The height standards are more restrictive than the T-4 district on Rosedale. The zoning line just happens to go through the middle of a platted lot.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Flores. The motion carried 2-5-1 with Mr. Edmonds, Ms. McDougall, Mr. Cockrell, Mr. Genua, and Mr. Flores against and Mr. Northern recusing. The motion failed.

<i>Document received for written correspondence</i>					ZC-16-140
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Lisa Ball	1210 S. Adams	In	Opposition		Spoke at hearing
Ted Sowirka	1120 S. Adams	In	Opposition		Spoke at hearing
Seth Austin	1134 S. Adams	In	Opposition		Spoke at hearing
Marielle Mercurio	1118 S. Adams	In	Opposition		Spoke at hearing
Mike Brennon	1105 Mistletoe	Out		Support	Spoke at hearing
Mike Kersh	212 Megan	Out		Support	Present did not speak
Lance Gibson	3296 CR 2134	Out		Support	Present did not speak
Dirik Oudt	5350 Emerson	Out		Support	Present did not speak
J./Karen Johnson	5736 El Campo	Out		Support	Present did not speak
Ted Egerton	10638 Mapleridge	Out		Support	Present did not speak
Rick Williamson	1501 Dragon St.	Out		Support	Present did not speak
Hayden Hyde	4232 Lanark	Out		Support	Present did not speak
Sally Burt	1204 S. Adams	In		Support	Sent letter in
Sam Brous	1600 W. Rosedale	In		Support	Sent letter in
Adam Love	556 8 th Ave.	Out		Support	Sent letter in
Several letters of support and opposition were submitted and can be found in the case file.					

4. ZC-16-148 Calvin Rucker (CD 3) – 6600 Calmont Avenue (Peterson Pate Survey, Abstract 256, Tract 10C3A and Abstract 1202, Tract 5EL, 1.48 Acre): from “E/AO” Neighborhood Commercial/NASJRB Airport Overlay to “PD/E/AO” Planned Development for all uses in “E” neighborhood Commercial plus office/warehouse/NASJRB Airport Overlay

Jared Shope, 1635 Rodgers Road, Fort Worth, Texas representing Calvin Rucker explained to the Commissioners the request to rezone for office/warehouse use. Mr. Shope said he has revised the site plan to include seven additional parking spaces (no revised site plan was submitted). He also mentioned he met with three of the registered neighborhood organizations and the main concern was the design of the building.

Gerry Curtis spoke in support. He did mention the neighborhood indicated a private use with limited uses to be more appropriate.

Gerry Curtis, 1107 E. 1st Street, Fort Worth, Texas representing Bill Bostelmann explained to the Commissioners the original PD request was for single-family residences. They are requesting PD/E excluding alcohol and gasoline sales with a request to waive the site plan based on input received from the adjacent property owner.

Motion: Following brief discussion, Mr. Northern recommended Approval as Amended of the request to PD/E excluding alcohol and gasoline sales with a waiver to the site plan, seconded by Ms. Dunn. The motion carried unanimously 9-0.

12. ZC-16-140 Lang Oleander LLC, Washington Adams property LLC, Blue Dragon 1130 LLC, TCIDA Real Estate Holdings LLC and Allen P. Schuster (CD 9) – 1001, 1003 and 1005 W. Rosedale Street and 1100 blocks Adams, College and Washington Avenues (McAnaulty and Nesbits Subdivision, Block 1, Lots 1-13R and Block 2, Lots 1R and 15, 3.28 Acre): from “NS-T4” and “NS-T4N” Near Southside/General Commercial and Near Southside/General Commercial Neighborhood to “PD/NS-T4” Planned Development for all uses in “NS-T4” Near Southside/General Commercial with a maximum of six story multifamily and parking garage; site plan included

Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Lang Oleander LLC explained to the Commissioners the request is for an upscale apartment building, 391 units with 541 parking spaces in a garage that will be connected by a sky bridge. Mr. Light explained the apartment building will be four stories and the garage six stories and provided an elevation drawing. The proposed developer has met with the neighborhood several times with support from Fort Worth South. Mr. Light mentioned some of the neighborhood concerns were traffic along Oleander. They have made some concessions based on feedback from the neighborhood. The sixth floor is mainly parking and the mezzanine along Rosedale.

In response to Ms. Dunn’s questions, Mr. Light said the parking garage contained parking only and that there are apartments that outline the garage. He said Adams will not be one-way but commented they will put signs out so those exiting the garage can only go north. The neighborhood concerns have been the height and the traffic.

Ms. McDougall asked about Washington being abandoned. Mr. Light said that is where the sky bridge will cross. Dirk Oudt, 5350 Emerson, Dallas, Texas responded they will abandon the street and rededicate and improve it beyond public standards. Jonathon Wood, 8543 Zustus, Dallas, Texas said they can’t abandon all of Washington because there is one property owner that owns a parcel. Ms. Burghdoff explained to the applicant that until the abandonment goes before the City Plan Commission the site plan does not legally bind them.

Mr. Oudt went on to explain the meetings held with the neighborhood. They want to preserve Oleander and enhance it and is concerned about the impact of traffic and value of the neighborhood. All of the balconies have been recessed so as not to hang out over the street and the third floor has been setback as well. He also mentioned they have time constraints on the project.

Ms. McDougall asked how many bedrooms are in each unit. Mr. Oudt said they are all one and two bedroom units and their parking count is one for bedroom plus eighty spaces.

Dale Ball spoke in opposition. Mr. Ball stated his major concerns: height, population density, access and the size of the complex being inconsistent with the neighborhood.

Ted Sowirka spoke in opposition. Mr. Sowirka mentioned the same concerns and stated there is no public retail use to benefit the neighborhood and that they should make Adams an exit only. He is concerned about who was in attendance at the neighborhood meeting from the neighborhood.

Seth Austin spoke in opposition. Mr. Austin has the same concerns and would like to see the case continued.

Michael Shedd spoke in opposition. Mr. Shed is concerned with the density and the possibility of more crime in the area.

Marielle Mercurio spoke in opposition. Ms. Mercurio is concerned that tenants and visitors will use the surface parking lot she is adjacent to.

In rebuttal Mr. Light stated the building is longer than it is taller and they are trying to create a pedestrian environment.

Mike Brennan, Planning Director for Fort Worth South, spoke in support. Mr. Brennan said the goal has always been to attract as much residential as they can with walkable, urban style design.

Mr. Edmonds asked why the disparity in the overall height. Mr. Brennan explained the base height limit is three stories and you get bonuses along Oleander up to four stories and along Rosedale you can get bonuses up to six stories. The developers have not been taking advantage of these height bonuses in the past.

Christopher Brassard spoke in support. He developed the townhomes to the south.

Mr. Genua asked staff what is the maximum height they could build by right for residential. Ms. Voltmann replied with structured parking for least 75% of parking needed, you get an additional bonus in height. Ms. Burghdoff mentioned for the southern portion you can have four stories and for the northern portion, five stories by right, with the bonus you can have six stories.

Motion: Following brief discussion, Ms. Dunn withdrew her original motion to approve. Ms. Dunn recommended a 30 day Continuance of the request, seconded by Ms. McDougall. The motion carried 8-0-1 with Mr. Northern recusing. Ms. Dunn wants the applicant to communicate with the neighborhood. Mr. Genua also mentioned to the applicant to reach out to staff.

<i>Document received for written correspondence</i>					ZC-16-140
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Dale Ball	1210 S. Adams	In	Opposition		Spoke at hearing
Ted Sowirka	1120 S. Adams	In	Opposition		Spoke at hearing

Seth Austin	1134 S. Adams	In	Opposition		Spoke at hearing
Michael Shedd	1132 S. Adams	In	Opposition		Spoke at hearing
Marielle Mercurio	1118 S. Adams	In	Opposition		Spoke at hearing
Mike Brennan/Near Southside, Inc.	1606 Mistloe Blvd	Out		Support	Spoke at hearing
Christopher Brassard	1200 S Adams	In		Support	Spoke at hearing
Jenni Shield	1205 S. Adams	In		Support	Sent letter in
Jeff Morrow	1140 S. Adams	In		Support	Sent letter in
Keith Clifton	1134 S. Adams	In	Opposition		Sent letter in
Jerry Burt	1204 S. Adams	In	Opposition		Sent letter in
Dale Dahlstrom	1130 S. Adams	In	Opposition		Sent letter in
Kyle Davie	1112 S. Adams	In	Opposition		Sent letter in
William Greiner	1136 S Adams	In	Opposition		Sent letter in
Michael/Ann Platt	1206 S. Adams	In	Opposition		Sent letter in
Lisa/Dale Ball	1210 S. Adams	In	Opposition		Sent letter in
Jeffrey/Laurel Stvan	1142 S. Adams	In	Opposition		Sent letter in
Shon Essex	1202 S. Adams	In	Opposition		Sent letter in
Rhonda Krasselt	1208 S. Adams	In	Opposition		Sent letter in
Amanda/Eddy Hodges	1209 S. Adams	In	Opposition		Sent letter in

13. ZC-16-141 Quik Trip Corporation (CD 6) – 5300 block and 5401 Lubbock, 2704 Southgate Drive (John Jennings Survey, Abstract No. 851 being all of lots 10-14, Block 67, all of Lot 4, Block 67-A and the remainder of Lots 2 and 3, Block 67-A, South Hills Addition, 2.89 Acre): from “A-5” One-Family and PD 1059 Planned Development for all uses in “E” Neighborhood Commercial convenience store with gas sales; site plan approved to add property to PD1059 for driveway alignment and minor amendments; site plan included

J D Dudley, 1120 N. Industrial, Euless, Texas representing Quik Trip explained to the Commissioners this is an amendment to the PD based on feedback from TXDOT. They have requested to shift the drive that is on McCart, the old Southgate Road about 100 ft. for safety concerns.

Ms. Runnels thanked him for working with the neighborhood and relocating that drive.

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