



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 10, 2017

Council District 9

Zoning Commission Recommendation:
Denial Without Prejudice by a vote of 6-3

Opposition: 2 Emails
Support: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Warren McKnight

Site Location: 3132 Cockrell Avenue Mapsco: 76W/X

Proposed Use: Multifamily

Request: From: "BU-RA-3" Berry University Residential Attached/TCU Residential Overlay

To: "PD/BU-RA-3" Planned Development for all uses in "BU-RA-3" Berry University Residential Attached, with waivers to the maximum number of allowed units, minimum lot size, and minimum lot width requirements, site plan included/TCU Residential Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The property is located on the east side of Cockrell Avenue, south of West Berry Street. The applicant is proposing a zoning change from "BU-RA-3" Berry University Residential Attached to "PD/BU-RA-3" Planned Development for all uses in "BU-RA-3" Berry University Residential Attached with waivers to the maximum number of allowed units, minimum lot size, and minimum lot width requirements, site plan included.

The current zoning allows for a maximum of 2 residential units, with five bedrooms per unit for a total of ten bedrooms. The applicant is proposing 5 units with a total of ten bedrooms. The applicant intends to construct a 2 story building under the 35' height maximum.

Requirement	BU-RA-3	PD/BU-RA-3	Waiver/Complies
Front Yard	15'	15'	Complies
Rear Yard	10'	10'	Complies
Height	35'	Less than 35'	Complies
Parking	7.5 Spaces required	9 provided	Complies
Lot Size	Minimum lot size of 15,000 sf for up to 8 units	Lot size is 6,250	Waiver Requested
Lot Width	Minimum lot width of 150' for up to 8 units	Lot width is 50'	Waiver Requested

Lot Coverage	60% maximum allowed	60% lot coverage	Complies
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The proposed development is located within the Berry University form-based Code adopted in February 2017. The Berry University form based code is intended to balance conservation and development, achieve design excellence, and guide Fort Worth’s prosperous and sustainable future. The Residential Attached (BU-RA) district is intended to accommodate a mix of detached and attached housing options in a pedestrian-friendly environment that respects the scale and character of traditional single-family houses.

The property is in the TCU Overlay; however it does not apply since it is not zoned “A” One Family.

Site Information:

Owner: Warren McKnight
3132 Cockrell Ave
Fort Worth, TX 76106
Agent: Jake Proctor
Acreage: 0.14 acres
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North “BU-RA-3” Berry University Residential Attached / single family
East “BU-RA-3” Berry University Residential Attached / single family
South “BU-RA-3” Berry University Residential Attached / single family
West “BU-RA-3” Berry University Residential Attached / single family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-192 and ZC-16-193 Creation of Berry University Form Based Code; approved February 7, 2017
Platting History: None

Site Plan Comments:

The applicant is requesting the following waivers to the zoning regulations.

1. The minimum lot size of 15,000 square feet for up to 8 units (***waiver requested***)
2. Minimum lot width of 150’ for up to 8 units (***waiver requested***)

Compliance with the items note above shall be reflected on the site plan or a waiver is required.

Platting Comments:

No comments have been made at this time.

TPW Comments:

No comments have been made at this time.

Fire Comments:

No comments have been made at this time.

Water Comments:

No comments have been made at this time.

(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.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
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Cockrell	Residential	Residential	No
Berry	Activity Street	Activity Street	No
Devitt	Residential	Residential	No

Public Notification:

300 foot Legal Notifications were mailed on August 30, 2017.

The following organizations were notified: (emailed August 21, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Near Southside Neighborhood Alliance
Neighbors Working Together	Bluebonnet Hills NA
Rosemont NA	Paschal NA
Westcliff NA	Frisco Heights NA
University West NA	Bluebonnet Place NA*
Streams And Valleys Inc	Trinity Habitat for Humanity
Berry Street Initiative	Fort Worth ISD

* Site located within this registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to PD/BU-RA-3 for a multifamily development with waivers to the maximum number of allowed units, minimum lot size, and minimum lot width requirements, site plan included. Surrounding land uses are primarily single family with commercial uses to the west.

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

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the subject property as single family. However, since the BU Form Based Code was recently adopted, the 2018 future land use update is expected to be changed to Low Density Residential to reflect the new RA-3 subdistrict.

The site is also located in the Berry University Urban Village. The proposed PD/ BU-RA-3 zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Encourage locating multiple-unit residential structures on corner lots.
- To promote orderly growth in developing areas, the City should generally support single-family residential development with lot sizes compatible with surrounding single-family lot sizes.

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

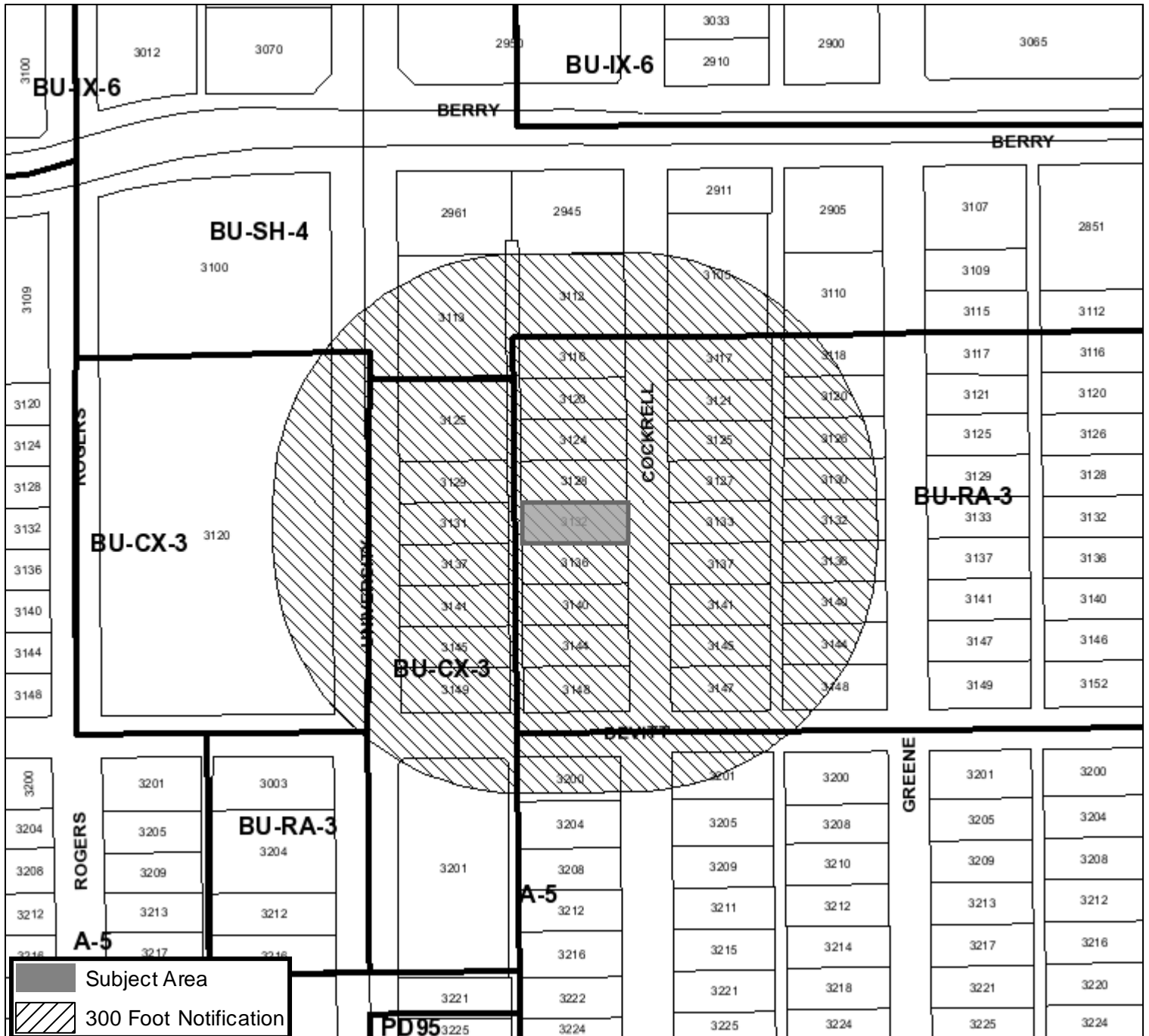
Attachments:



- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Urban Design Review Report
- Future Land Use Map
- Aerial Photograph
- Site Plan

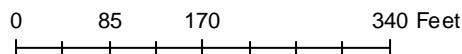


Area Zoning Map

Applicant: Warren Mc Knight
 Address: 3132 Cockrell Ave.
 Zoning From: BU-RA-3
 Zoning To: PD/BU-RA-3 for 5 units
 Acres: 0.14497452
 Mapsco: 76W
 Sector/District: TCU/Westcliff
 Commission Date: 9/13/2017
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS

ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE

PROJECT WILL COMPLY WITH SECTION 6.302, FORESTRY

PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING

Building info:

Bldg to Contain: 5 Units			
Unit	#	Beds	SF
A	1	2	544
B	1	2	887
C	1	3	1215
D	1	2	887
E	1	2	898
Total Units: 5		10	4431 sf

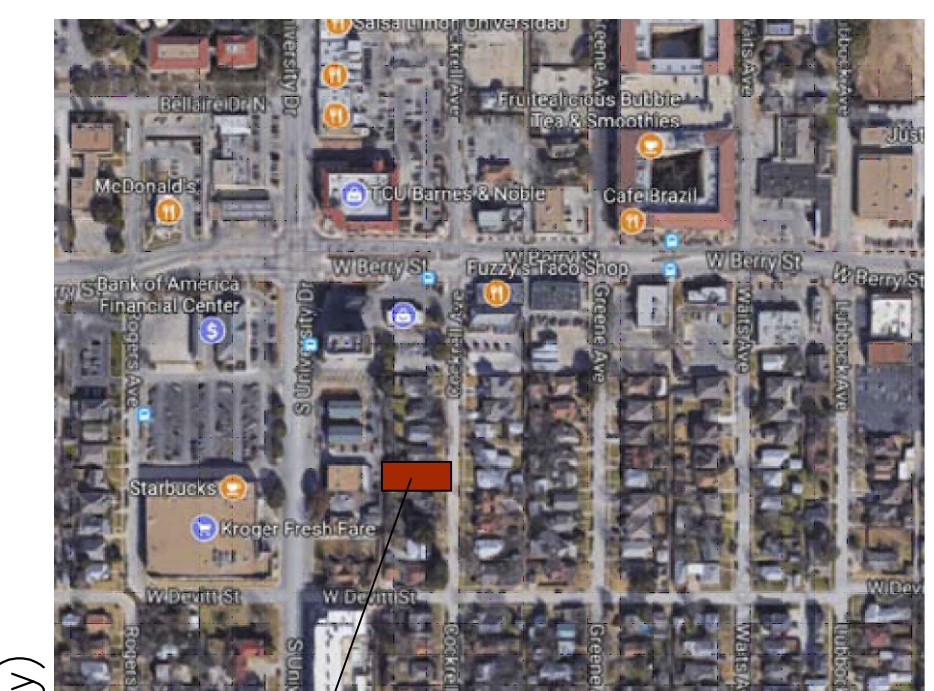
Total Project SF: 4,294 sf
Total Beds = 10

Parking Required: Min. 7.5, Max. 10
Parking Provided: 9

Lot Coverage:
Lot Area: 6,250sf
Max. Allowable (60%): 3,750sf
Actual Covered : 2,876sf 46%

Exterior Materials:
Brick, Stucco, and Siding

Dawn to Dusk Building Lighting to be Provided on Street Facade of each Building.



PROJECT LOCATION

3132 Cockrell Ave
(50' Right-of-Way)

NO 1 FNG, LLC

Db: Richard Metersky, Architect
817-300-2534 richard@richardmetersky.com

Site Location:
3132 Cockrell Ave
Fort Worth, TX

A Proposed Residential Project for
HUNTINGTON DEVELOPMENTS LLC
Fort Worth, TX

REVISIONS	
	08.30.17

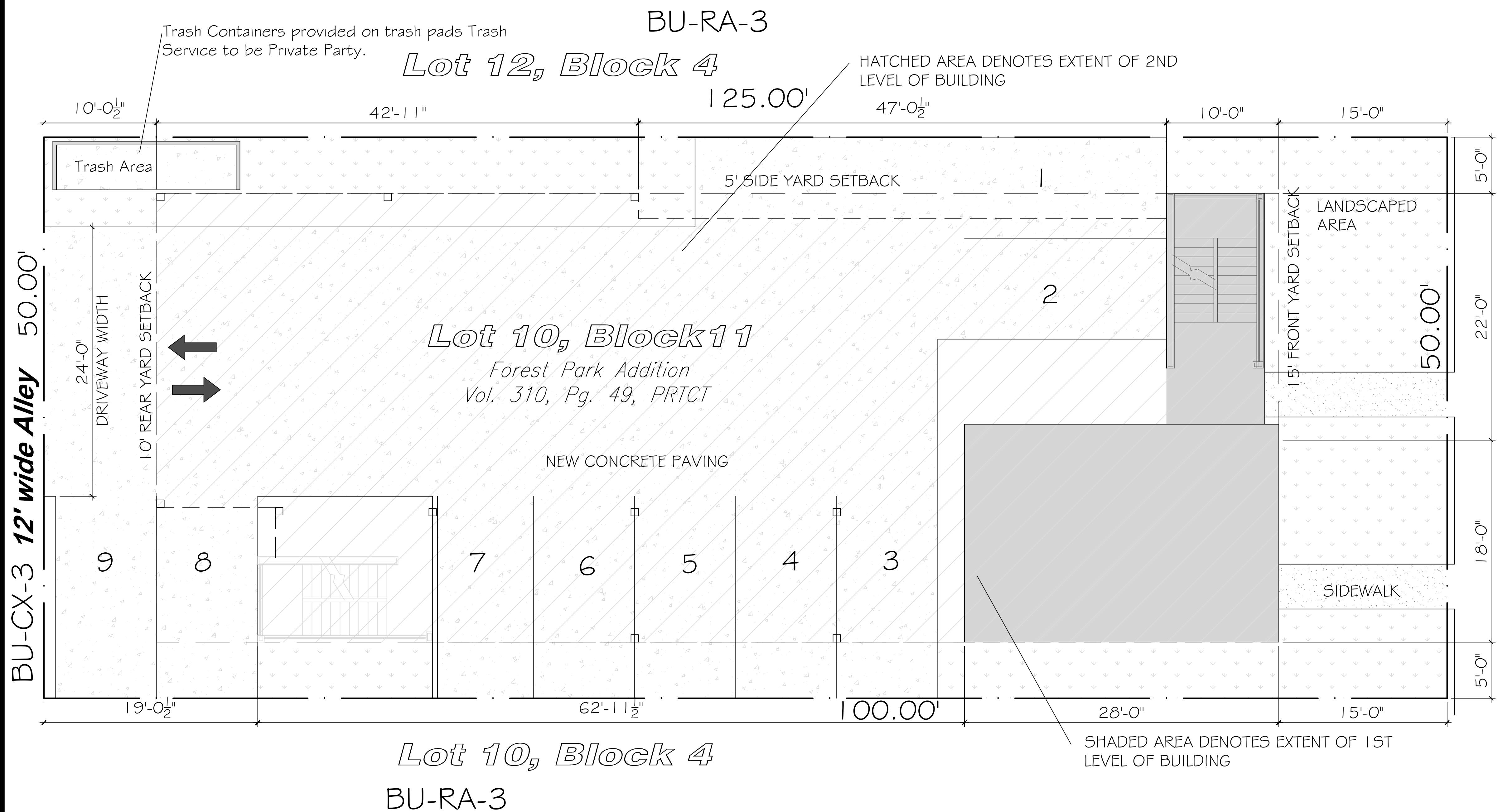
ISSUES PERMIT

DATE: 08.28.17

SHEET NO.

A 0.1

OF SHEETS

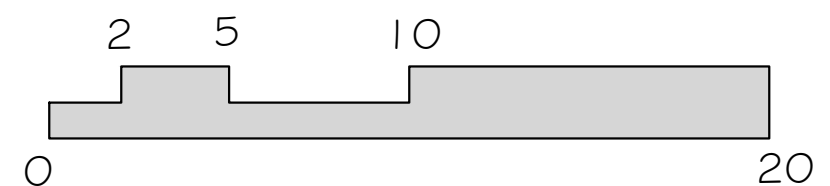


PROJECT TO BE 2-STORIES, MAXIMUM BUILDING HEIGHT TO BE LESS THAN 35'-0".

WAIVERS REQUESTED:
Waive:
Minimum Lot Requirement of 15,000sf for Up to 8 Units. Lot area is 6,250
Minimum Lot Width of 150' for Up to 8 Units.
Lot Width is 50'

APPROVAL:
by: _____
Director of Planning and Development
Date: _____ ZC-17-150
3132 Cockrell Ave

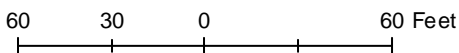
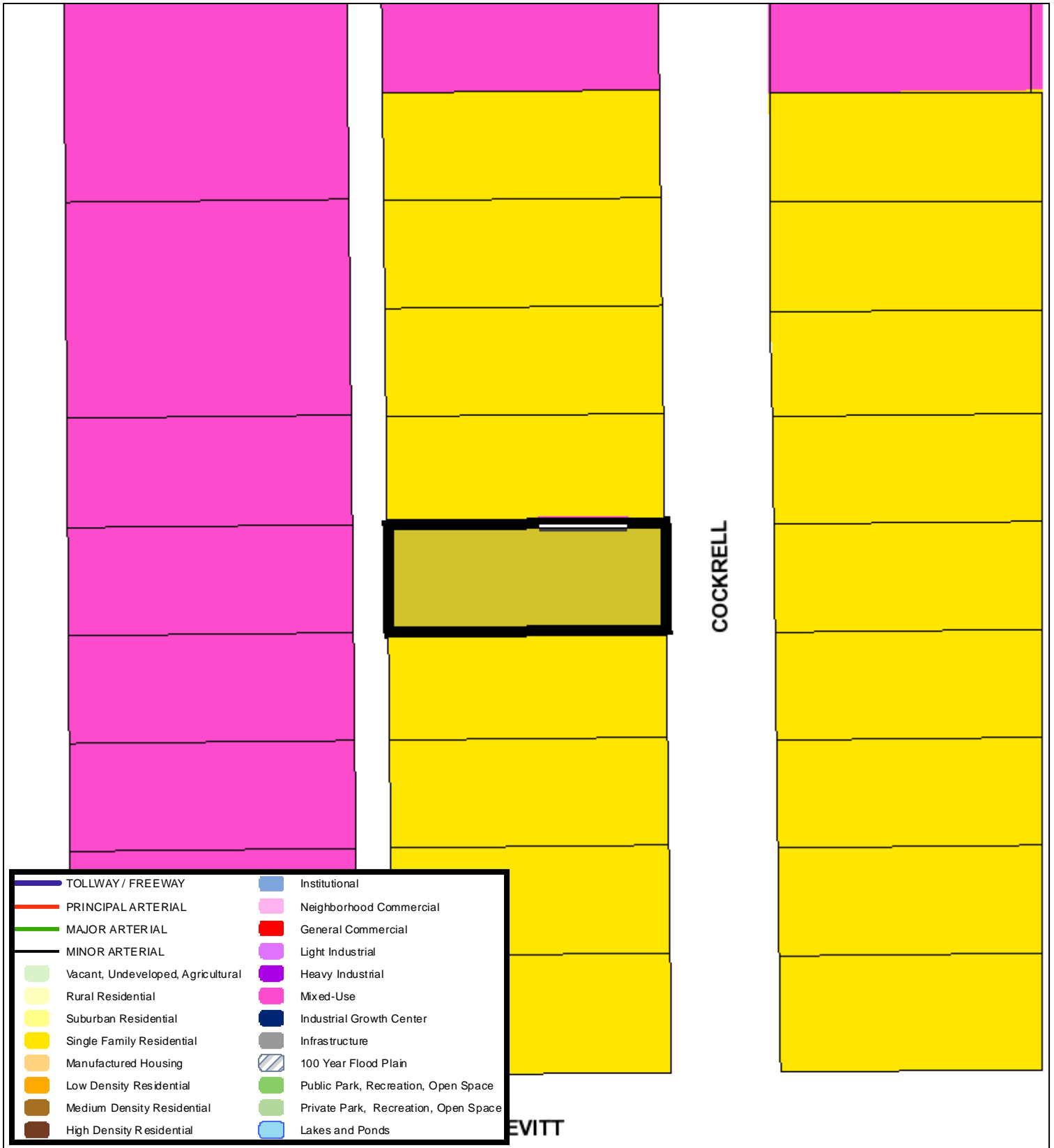
01 CONCEPTUAL SITE PLAN
SCALE: 3/16" = 1'-0"



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 7, 2017.



Aerial Photo Map



0 37.5 75 150 Feet



Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Ronald O'Donnell	653 Jan Ct			Support	Applicant
Allen Tucker	1601 Briar Dr	In		Support	Spoke at hearing

17. ZC-17-150 Warren McKnight (CD 9) – 3132 Cockrell Avenue (Weatherford PR Addition, Lot 10 Block 11, 0.14 ac.) From: “BU-RA-3” Berry/University Residential Attached-3 Stories To: PD/BU-RA-3 Planned Development for all uses in “BU-RA-3” Berry/University Residential Attached for 5 units; site plan included

Jake Proctor, 2568 Stadium Dr, applicant stated he is confused why his prior two cases have been denied. A discussion was held concerning the details of the request.

Motion: Following brief discussion, Ms. Dunn recommended Denial Without Prejudice of the request, seconded by Ms. Conlin. The motion passed 6-3 with Mr. Gober, Mr. Northern, and Mr. Aughinbaugh voting against.

<i>Document received for written correspondence</i>					ZC-17-150
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Jake Proctor	2568 Stadium Dr			Support	Applicant
Natalie Weimer	6412 Inca	Out		Opposition	Did not speak; sent letter
John Rubin	3144-3146 Cockrell	In		Opposition	Sent email

18. ~~ZC-17-151 DDM Development, Inc. (CD 5) – 12665 Calloway Cemetery Road and 3601 Eules South Main Street (R. H. Calloway Survey Abstract No. 337, 83.64 ac.) From: “C” Medium Density Multifamily, PD 223 "PD/SU" Planned Development/Specific Use for all uses in "I" Light Industrial and sand and gravel mining subject to development standards To: Amend PD 223 to remove mining and allow storage of construction materials and equipment and concrete recycling; site plan included~~

~~Jaime Rodriguez, 12665 Calloway Cemetery, representing the applicant, stated they are wanting to renew the PD with the changes that are listed. They want to add concrete recycling, storage of construction materials, and fill the previously mined area.~~

Matthew Cragun, 3660 Smoke Tree Trail, president of the Stone Creek NA, spoke in opposition. He expressed concerns with traffic, the floodplain, noise, and dust. He also expressed concern that it would become a landfill.