



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 2, 2013

**Council District**    9

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0

**Opposition:** none

Continued                    Yes \_\_\_ No X  
Case Manager                Lynn Jordan  
Surplus                        Yes \_\_\_ No X  
Council Initiated            Yes \_\_\_ No X

**Owner / Applicant:**            **Jeanie Cornelius**

**Site Location:**                    2839 Merida St.                    Mapsco:    76X

**Proposed Use:**                    **Multifamily**

**Request:**    From: "B" Two-Family

To: "PD/UR" Planned Development for all uses in "UR" Urban Residential; site plan included

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

**Comprehensive Plan Consistency:**    Requested change **is not consistent.**

**Background:**  
The proposed site is located at the southwest corner of Merida & Lowden. The applicant is proposing to change the zoning to "PD/UR" Planned Development for "UR" Urban Residential. The PD is to provide a site plan for the benefit of the neighborhood. The development is intended to meet UR standards.

The site plan indicates two buildings, three stories for a total of 11 units. The total square footage for the rear building is 3200 square feet and for the main building is 13,620 square feet. The parking will be provided subsurface, and therefore will not be included in the height calculation.

The proposed PD site plan is in general compliance with the UR standards except for necessary waivers to the setbacks.

Development Standard	UR	Proposed PD
Front yard setback	20 ft. max.	Between 5'3" along Merida & Lowden (a waiver is necessary)
Side yard setback	10 ft. separation between buildings	4 ft. (east building)
Rear yard setback	20 ft. min	4 ft. (east building)
Height	Min. 2 stories consisting of a min. of 17 ft; 35 ft. max.	3 stories (one parking level-two living levels); 32.6" top plate
# units/bedrooms	Density not regulated	11 units/26 bedrooms (approx. 42 units/ac.)
Parking spaces	Based on # bedrooms	1 per bedroom behind front building line; 26 spaces

**Site Information:**

Owner: Jeanie Cornelius  
1422 Old Brock Road  
Weatherford, Tx 76088  
Applicant: Savannah Land & Investment/Jim Schell  
Acreage: 0.26 acres  
Comprehensive Plan Sector: TCU/Westcliff

**Surrounding Zoning and Land Uses:**

North "B" Two-Family / two-family  
East "B" Two-Family / single-family  
South "PD-497" Planned Development for MU-2 with exclusions / student housing  
West "B" Two-Family and "PD-891" Planned Development for UR with development standards / parking lot

**Recent Relevant Zoning and Platting History:**

Zoning History: PD-497 ZC-08-0076, Planned Development for MU-2 uses with exclusions; approved by City Council 06/27/08, subject property to the south; Pd-891 ZC-10-177 Planned Development for UR with development standards; approved by City Council 11/16/10, subject property to the west.

Platting History: None

**Site Plan Comments:**

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

1. A 20 ft. projected front yard setback along Merida and Lowden applies to the property. (A waiver is required)
2. The side yard setback of 4 ft. is less than 10 ft. required. (A waiver is required)
3. The rear yard setback of 4 ft. is less than 20 ft. required. (A waiver is required)

**Zoning Commission recommended waivers to the items noted above..**

**Transportation/Public Works (TPW) site plan comments**

No comments have been provided at this time.

*Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project*

**Parks Department site plan comments**

Platted area is within PPD4 and the Park Dedication Policy applies. Site Plan indicates 11 residential units to be constructed. There is a required \$500.00 fee for each residential unit to be constructed. Fees MUST be paid in full at or before the time of applying for a building permit.

*Comments made by Parks Department staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Parks acceptance of conditions; park fees will be applied to the project*

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Merida Ave	Two-way/Residential	Two-way/Residential	No
Lowden	Two-way/Residential	Two-way/Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
University Place NA	Berry Street Initiative
Paschal Heights	Southside Preservation Assoc.
Frisco Heights	South University
University Neighborhood Alliance	FWISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “PD/UR” for Urban Residential multifamily development, a total of 11 units. Surrounding land uses predominantly consist of multifamily, duplex and single-family. There are two Planned Developments for multifamily uses, one to the south for student housing and one to the west that was developed into a parking lot

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

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as single-family. While the single-family use is permitted in UR Urban Residential, UR is primarily for multifamily development. The following Comprehensive Plan policies would apply:

- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.
- Preserve the character of rural and suburban residential neighborhoods.

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan. However, the general area has been in transition with several developments constructed for multifamily units for TCU students.

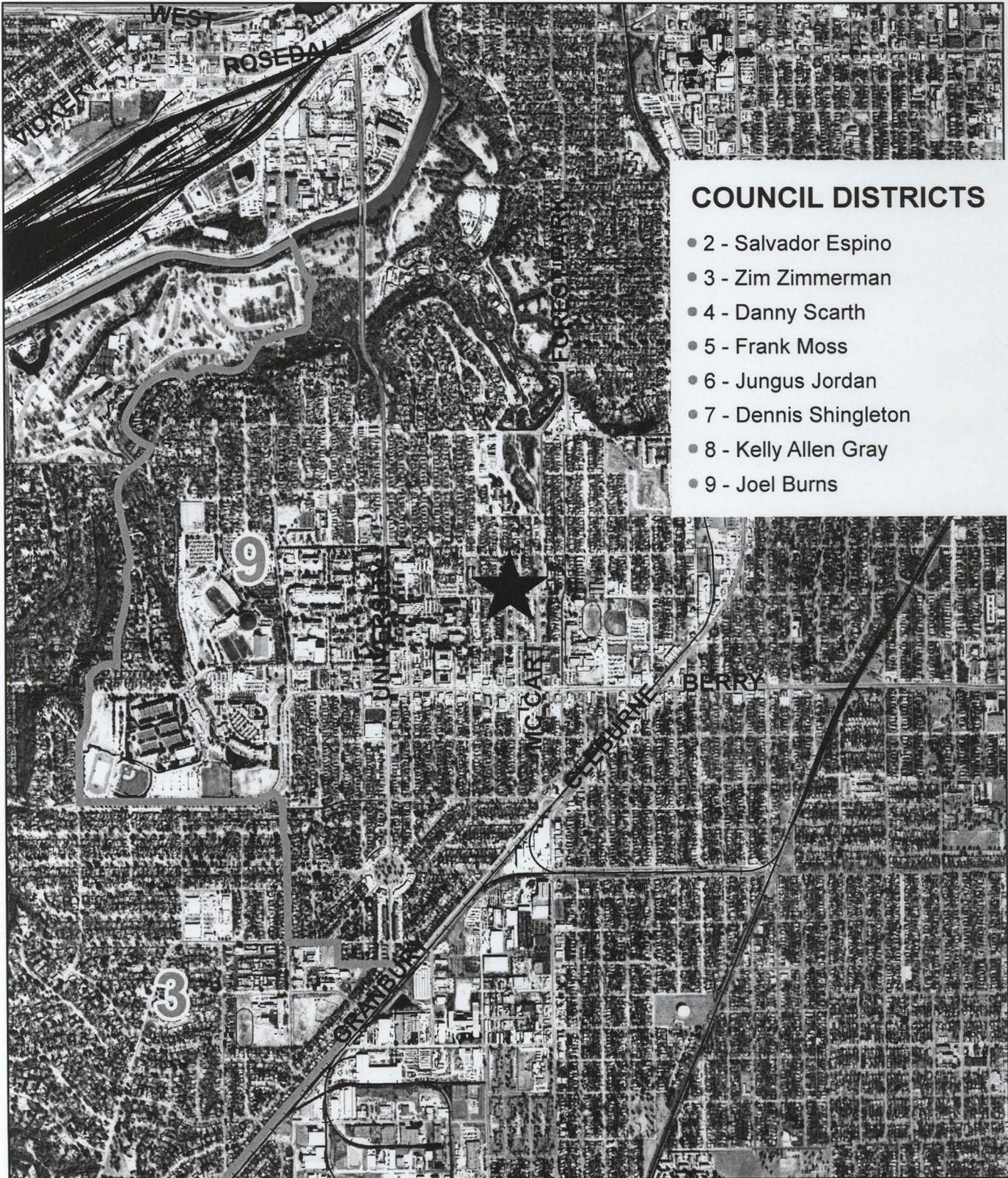
To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

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



## Location Map



### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Burns



2,000 1,000 0 2,000 Feet





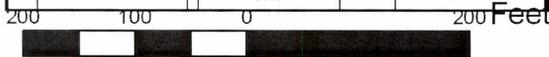
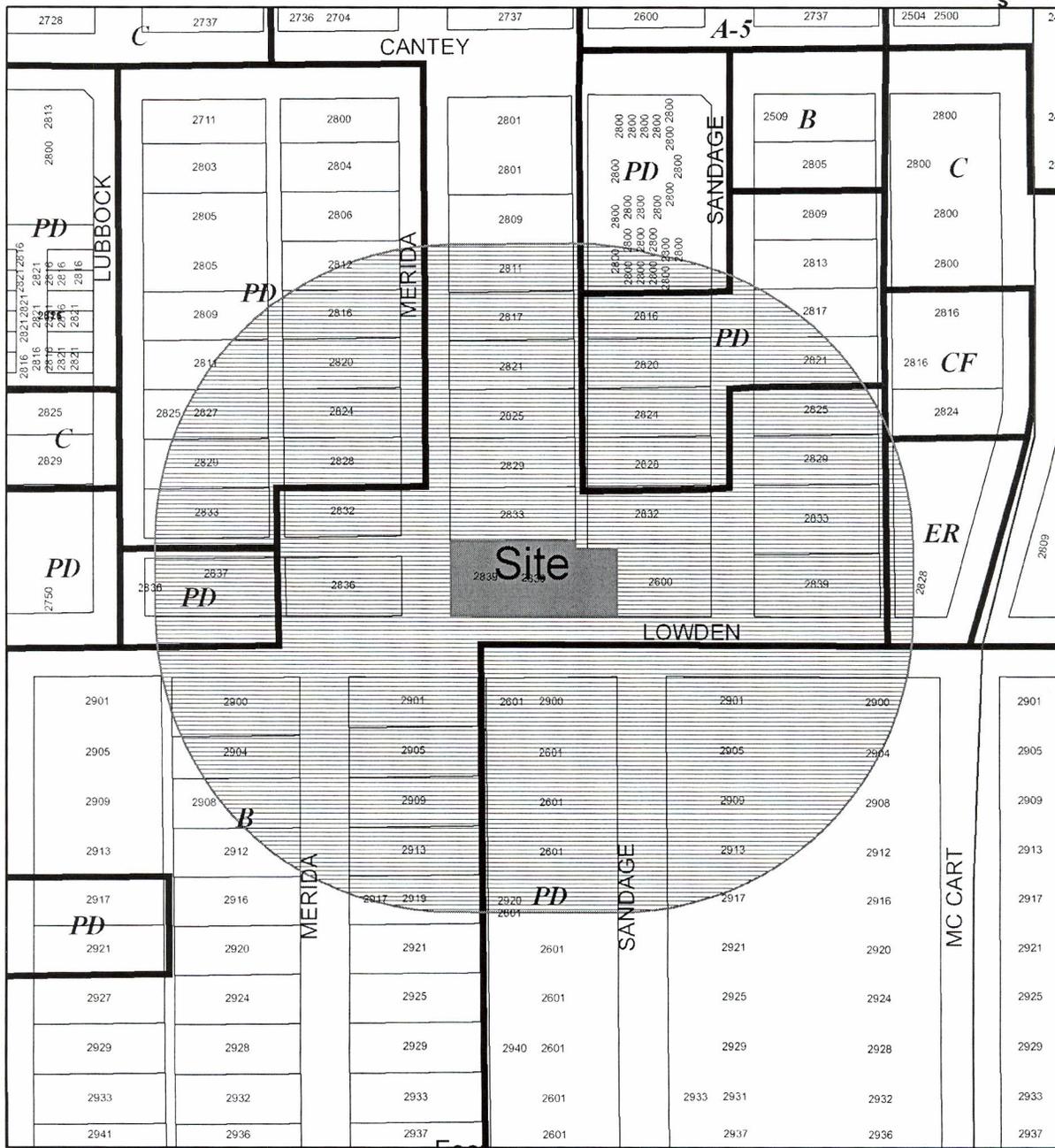
ZC-12-115

# Area Zoning Map

Applicant: Jeanie Cornelius  
 Address: 2839 Merida Avenue  
 Zoning From: B  
 Zoning To: PD/UR with site plan  
 Acres: 0.29  
 Mapsco: 76X  
 Sector/District: TCU/W.cliff  
 Commission Date: 03/13/2013  
 Contact: 817-392-2495



300 Ft. Notification Buffer

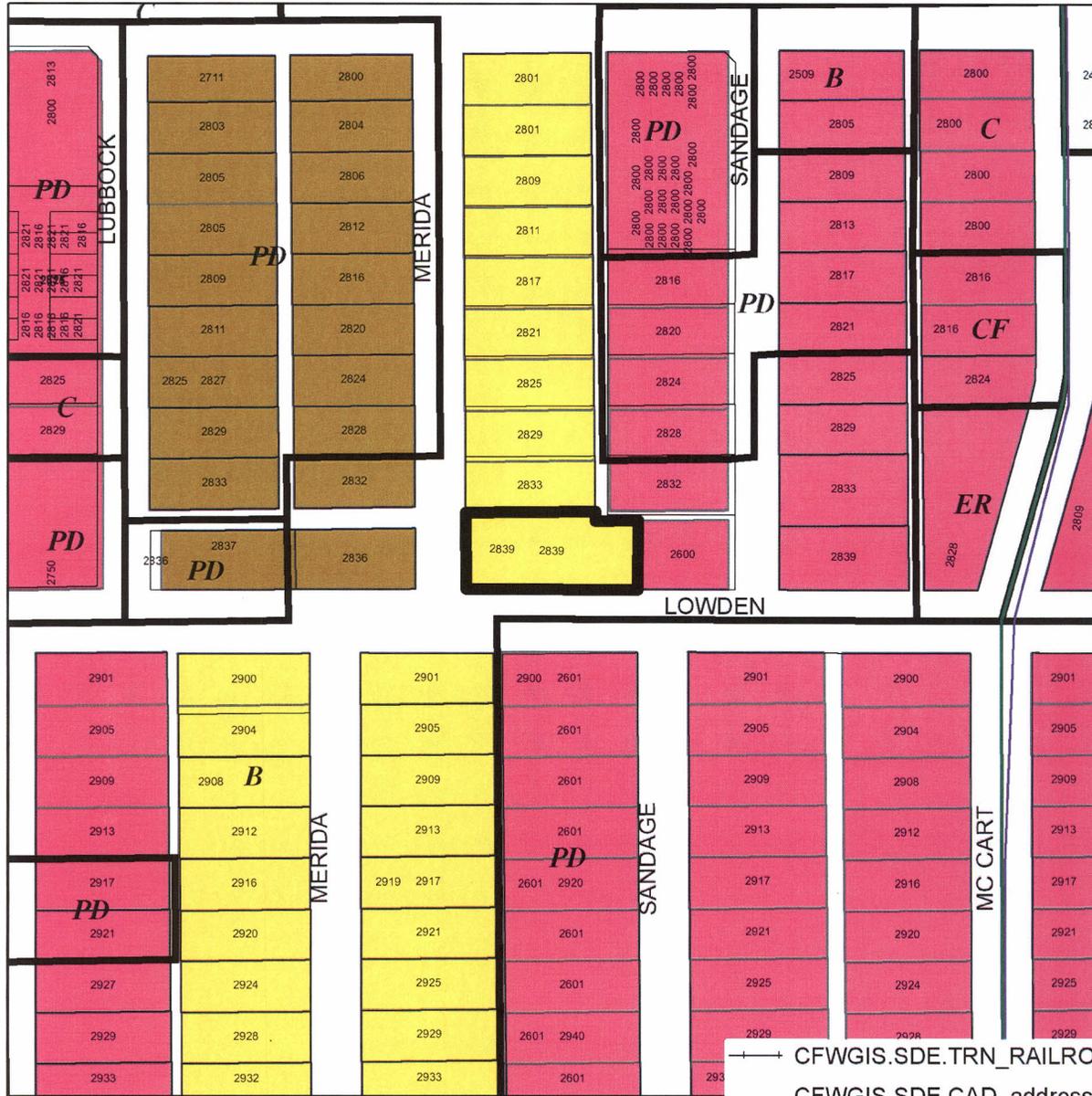






# Future Land Use

# ZC-12-115



- |  |                                   |  |                          |
|--|-----------------------------------|--|--------------------------|
|  | Vacant, Undeveloped, Agricultural |  | Neighborhood Commercial  |
|  | Rural Residential                 |  | General Commercial       |
|  | Suburban Residential              |  | Light Industrial         |
|  | Single Family Residential         |  | Heavy Industrial         |
|  | Manufactured Housing              |  | Mixed-Use Growth Center  |
|  | Low Density Residential           |  | Industrial Growth Center |
|  | Medium Density Residential        |  | Infrastructure           |
|  | High Density Residential          |  | Lakes and Ponds          |
|  | Institutional                     |  | Public Park, Open Space  |
|  |                                   |  | Private Park, Open Space |

CFWGIS.SDE.TRN\_RAILROADS  
CFWGIS.SDE.CAD\_addresses

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



## Aerial Photo Map



200 100 0 200 Feet

		area			
Jeff Whitfield/ representing property owner	201 Main Street	In	Opposition		Spoke at hearing
David Dozier	3824 Monticello	In	Opposition		Spoke at hearing
Buddy Crossley	5113 North Pkwy	In	Opposition		Spoke at hearing
Daryl Hoisager	5003 North Pkwy	In	Opposition		Spoke at hearing
James Zimmer	4900 Mark IV Pkwy	Out	Opposition		Spoke at hearing
Lynn Zimmer	5165 Mark IV Pkwy	Out	Opposition		Spoke at hearing
Jerry Alexander	5125 Northeast Pkwy	In	Opposition		Spoke at hearing
Marlene Beckman	4929 Northeast Pkwy/5100 Rondo	In	Opposition		Spoke at hearing
Ed Lanford	5001 Northeast Pkwy/4629 Mark IV Pkwy	In	Opposition		Spoke at hearing

#### IV. New Cases

##### **5. ZC-12-115 Jeanie Cornelius (CD 9) 2839 Merida (Prospect Heights, Block 2, Lot 1R, 0.26 Acres): from “B” Two-Family to “PD/UR” Planned Development for all uses in “UR” Urban Residential; site plan included**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Jeanie Cornelius explained to the Commissioners they are requesting to develop more students housing around the TCU area. Savannah Land Development has developed several projects in the area is more of an apartment/student housing living quarters. Mr. Schell mentioned there are 11 units in two buildings and there will be a parking space for each bedroom. He explained the difference in elevations on the overhead. There seems to be more requests for two and three bedroom apartments in this area. Mr. Schell mentioned the intent of the UR district is to make it walkable within the Urban Village and TCU is a good example. He mentioned his client has talked to the neighborhood and handed in letters of support.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. West. The motion carried unanimously 7-0.

<b>Document received for written correspondence</b>				<b>ZC-12-115</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 1000 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Jeanie Cornelius	2839 Merida	In		Support	Sent letter in
Michael Rabbass	2737 Merida	Out		Support	Sent letter in
Tim Kuchta	2801 Merida	Out		Support	Sent letter in
Alex Clarke/Frisco Heights NA	2724 Merida	Out		Support	Sent letter in

Michael Barnard	NA			Support	Sent letter in
Jack Knight	2721 McCart	Out		Support	Sent letter in
Jacob Proctor	2709 Merida	Out		Support	Sent letter in
Bobbie Withers	2725 McCart	Out		Support	Sent letter in

**6. ZC-13-035 Bell Helicopter, A Textron Company (CD 5) 400-800 (evens) Blocks SH 10 9600-10700 Blocks Trinity Boulevard (Simon Cotrail Survey, Abstract No. 330, A. B. Howerton Survey, Abstract No. 677, Juan Amendaris Survey, Abstract No. 57, R. P. Barton Survey, Abstract No. 176, Bell Helicopter Industrial Park, Block 1, Lot 1 225.00 Acres): from "AG" Agricultural, "A-5" One-Family, "MU-1" Low Intensity Mixed-Use, "K" Heavy Industrial, "O-1" Floodplain District, and "PD-588" Planned Development/ Specific Use for the following uses: day care center; government office facility; health Services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; site plan waived to Amend "PD-588" Planned Development to include mining and excavation; site plan waiver requested**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners staff received a request to continue for 30 days.

Wanda Montgomery, 3401 Lake Knoll Court, Hurst, Texas wanted clarification on the language in PD-588. Ms. Murphy explained the uses pertained in PD-588 and is pertained to Bell helicopter Campus.

Motion: Following brief discussion Mr. Ferrell recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried unanimously 7-0.

**7. ZC-13-036 Dale Heflin (CD 2) 1290/1394 Cantrell Sansom Road (David Odum Survey, Abstract No. , 27.03 Acres): from "I" Light Industrial to "K" Heavy Industrial**

Bill Stimmel, 2721 Silver Maple, Southlake, Texas Real Estate Broker for KW Commercial, agent for the seller explained to the Commissioners this property was rezoned to I Light