



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 19, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0-1

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: Trinity Bluffs Development Ltd; Todd A. Phillips; 915 Samuels LLC; Earline Prescott; Adrienne Palmer; John Cornelsen; Talbot Wall Prescott, LLC

Site Location: 761, 765, 769, 905 915, 917, 919 Samuels Ave, 801-815 (odds) and 901 Bennett St. Mapsco: 62V, 63S

Proposed Use: Multifamily

Request: From: "O-1" Floodplain, "D" High Density Multifamily; "D/DD" High Density Multifamily/Demolition Delay; "D/HC" High Density Multifamily/Historic and Cultural Overlay; PD 931 "PD/TU-N2" Planned Development for all uses in "TU-N2 Trinity Uptown Neighborhood Zone 2" plus outdoor recreational activities to include drive-in movie theater, concerts, etc. a mobile food truck park, three to four screen theater with hard surface, and dust free parking/viewing areas. Only temporary outdoor recreational activities and associated structures are exempt from the development standards of the TU-N2 district; all permanent structures not related to the drive-in theater shall meet the development standards. On-site concession stand and food trucks shall have paved surfaces. Site plan waiver requested.

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily, retaining historical overlays, with Development Standards and Downtown Urban Design standards; site plan waiver recommended.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The site is located along Samuels Avenue just north of downtown, across the Trinity River from the proposed Trinity Uptown area. The applicant has assembled multiple properties along Samuels to the north with the intention of developing multifamily housing oriented to the river.

The developer had considered UR Urban Residential or MU Mixed Use zoning for the site, however the slope and unique characteristics of the site affect the layout of the buildings. This was not going to allow for the setbacks, blocks and front access required by these urban forms. Therefore, the applicant has requested the D multifamily zoning with a PD with development standards.

The property falls within the proposed expanded boundaries of the Downtown Urban Design District and will be required to follow those standards. It has been reviewed by the Downtown Design Review Board. As such, the applicant is requesting, as part of this PD, that the development be exempt from the requirements of Section 6.506, Urban Residential Design.

Standards	D district/URD standards	Proposed PD/D
Density	Max. 24 un/ac	Max 35 un/ac
Building height	Max 32 feet	Max. 50 feet/4 stories except on the bluff edge where an additional lower level (approximately 12 feet)
Front yard setback	20 ft.	No minimum
Side yard setback	5 ft; 3:1 setback when adjacent to A or B districts 30 feet minimum	5 ft.; no additional setback or transitional plane
Bufferyards	5 ft.	5 ft.
Parking count	One space per bedroom plus one space per 250 feet of rec space	1.6 spaces per unit max.
Parking location	Not specifically regulated Urban Forestry requires 40% canopy of parking areas. On street parking not counted toward required parking.	Parking is not permitted between the building front and Right of Way. Surface parking shall be shielded from adjacent Right of Way (DUDD). Each parking space shall be within 60' of a large canopy tree. Public, on street, parallel parking is permitted within the Samuels Ave. Right of Way.
Open space	35% minimum	Exempt
Signage	Based on street frontage	Follow DUDD standards
Fences/gating	Permitted Front yard fences not to exceed 4 ft. and 50% open permitted.	May be gated, provided security fences and gates that are located along public streets shall not extend in front of building facades. Fences not exceeding 4' in height may extend in front of the building of townhouse developments, apartments, or historic or accessory structures.
DUDD standards/ DDRB review	Not Applicable	Will Apply
URD standards	Other than stated above: <ul style="list-style-type: none"> • Separate URD site plan required • Distances between buildings • Garbage collection not within 20 feet of A or B district. Must be screened, not in open space, and not face adjacent properties 	Exempt

Some historically significant homes have been identified in this area. The southern sections of Samuels Avenue have been redeveloped by the applicant into multifamily and mixed use structures.

Staff has requested from the developer a comparison of the DUDD standard and the URD standards to make sure that all of the items that would be regulated through the URD are addressed. The table below

describes the chief differences between the two processes. Many are the same from the table above, however staff wanted to clearly provide the differences between the two since a waiver was being requested to the URD to be replaced by the DUDD standards. The development as a gated community appears to be the biggest difference. A URD requires a larger setback to A or B districts; one lot is zoned A-5 however the remainder of the neighborhood built as single family is zoned D.

REVIEW OF 6.506 Unified Residential Development vs. Downtown Urban Development Standards

REQUIREMENT	URD REQUIREMENT	DUDD VARIATION
Site Plan Approval	Approved by P&D Director	Approved DUDD Board
Accessory Uses	Approved by P&D Director	Approved DUDD Board
Height	32' Max.	3 Story Minimum
Front Yard	20' min	5' Max / 0' Minimum
Side Yard	5'	None
Adjacent One or Two-Family District (<i>applicable to one lot</i>)	3' for every 1' Bldg Height	Based on the underlying zoning district (Applicant requesting none)
Distance Between Building	Various	None
Pedestrian Realm	No requirements	Required to provide street trees and other requirements
Street Tree Standards	None	Planting distance every 25' max
Mechanical Equipment Standards	Must be screened	Not near pedestrian zone
Pedestrian Lights	None	Distance every 50' max
Parking Lot Screening from Sidewalk	None	Yes
Parking Lot Canopy Coverage	40%	40%
Planting Required for Setback Building	No	Yes
Side Walk Width	4' minimum	7' minimum
Ground Floor Glazing Requirements	No	Yes
Ground Floor Arch Relief	No	30' Min
Building Entry Articulation	No	Yes
Gated Communities	Permitted	Not Permitted
Front Yard Fencing Height	8' max	4' max
Roof Standards	No	Yes (harmonious and shielding)
Exterior Lighting Standards	No	Yes

Site Information:

Owners: Trinity Bluff Dev. Ltd

Todd A. Phillips

915 Samuels LLC

1209 E. Belknap
Fort Worth, TX 76102

211 S. Rusk
Weatherford, TX 76086

301 Commerce St. Ste 1500
Fort Worth, TX 76102

Earline Prescott
2700 Hartwood Dr.
Fort Worth, TX 76109

John Cornelson
420 Throckmorton
Fort Worth, TX 76102

Adrienne Palmer
5617 Martel Ave.
Dallas, TX 75206

Talbot Wall Prescott
301 Commerce St. Ste 1500
Fort Worth, TX 76102

Jerry Miller
3216 Collard Rd.
Arlington, TX 76017

Applicant: Embrey Development
Agent: Phillip Poole
Acreage: 16.48 acres
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "D" High Density Multifamily; "TU-N-2" Trinity Uptown / single-family, vacant
East "D" High Density Multifamily / residential
South "D" High Density Multifamily; "O-1" Flood Plain / residential, Trinity River
West "O-1" Flood Plain; "PD/TU-N2" Planned Development for all uses in "TU-N2" Trinity Uptown Neighborhood Zone 2 plus outdoor recreational activities to include drive in movie theater, concerts, etc. a mobile food truck park, three to four screen theater with hard surface, and dust free parking/ viewing areas / vacant & Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-064, PD/H Planned Development for all uses in "H" Central Business District, excluding the excluding certain uses. Building height shall be restricted to 20 stories, site plan waived, effective 6/26/13 (south of subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Samuels Avenue	Collector	Collector	No
Morrison St.	Residential	Residential	No
Bennett St	Residential	Residential	No
Locust St.	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Streams And Valleys Inc
Inter-District 2 Alliance	Fort Worth ISD
Trinity Habitat for Humanity	

*Site located within the confines of this Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to rezone multiple tracts to "PD/D" Planned Development for all uses in "D" High Density Multifamily, retaining historical overlays, with Downtown Urban Design standards. Surrounding uses are currently single-family to the north, residential to the south and east, and the Trinity River to the west.

Due to the prevalence of townhome uses currently in the area, the proposed zoning for this lot is **compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as High Density Residential. The requested zoning classification is appropriate for the land use designation.

- 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)
- 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)

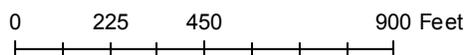
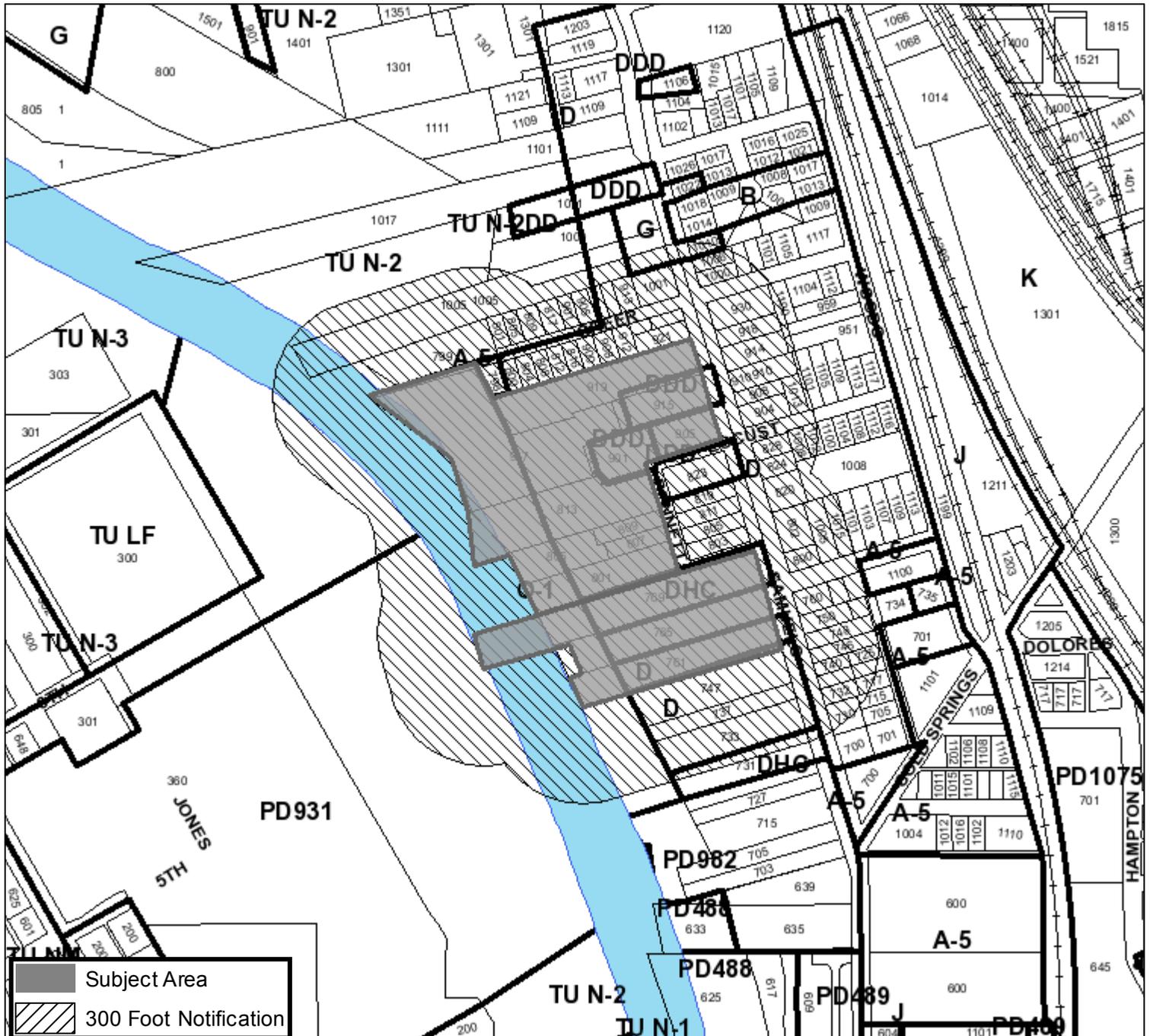
Based on the conformance with the future land use, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

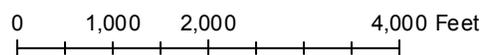
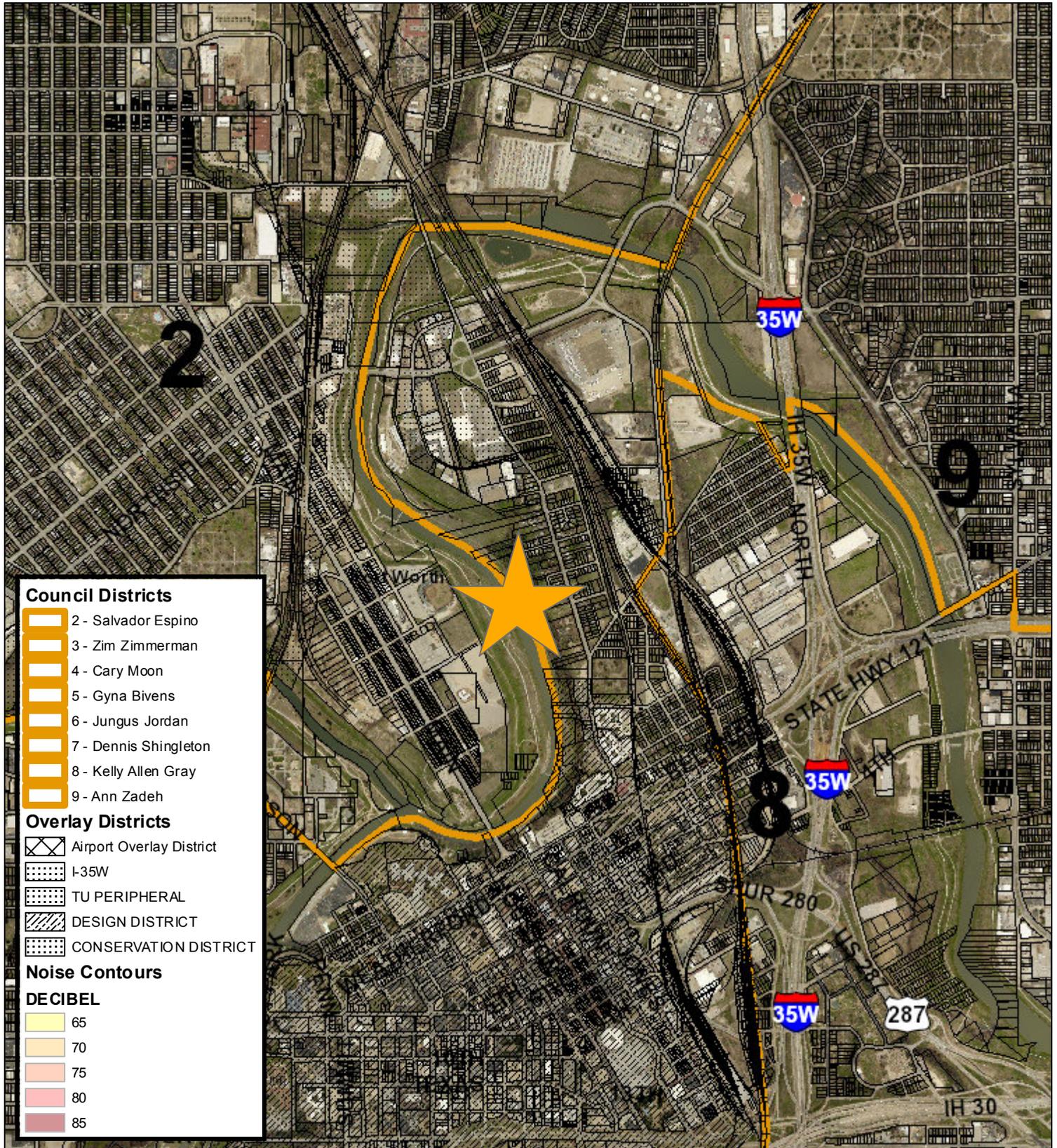
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Development Standards

Area Zoning Map

Applicant: Trinity Bluffs/Phillips/Prescott/Cornelsen/et al
 Address: 761-769, 901-919 (odds) Samuels Ave, 800 blk (odds) Bennett St
 Zoning From: D, D/DD, D/HC, PD 931, O-1
 Zoning To: PD for D uses, retaining historical overlays, with Downtown Urban Design standards
 Acres: 16.48060481
 Mapsco: 62V, 63S
 Sector/District: Northeast
 Commission Date: 4/13/2016
 Contact: 817-392-8043



Area Map



ZC-16-XXX

Zoning Request: PD-D with Downtown Urban Design Standards and Additional Design Standards, Site Plan Waived

Development Standards:

1. Unless otherwise noted, the Downtown Urban Design District Standards will supersede the “D” standards.
2. As the Downtown Urban Design District Standards supersede other standards, the PD is exempt from the requirements of Section 6.506 Unified Residential Development.
3. Density - 35units/acre maximum.
4. Building Height – 4-Stories maximum (approximately 50 feet) to top of plate, except at buildings located on the bluff edge where an additional lower level (approximately 12 feet) is permissible.
5. Front Yard Setback – The “D” setback requirement of 20’ minimum does not apply.
6. Side Yard Setback – 5’-0” minimum.
7. Bufferyard – 5’-0” minimum between the development and adjacent properties. No additional supplemental setback or transitional plane applies.
8. Parking - 1.6 Spaces/Unit maximum.

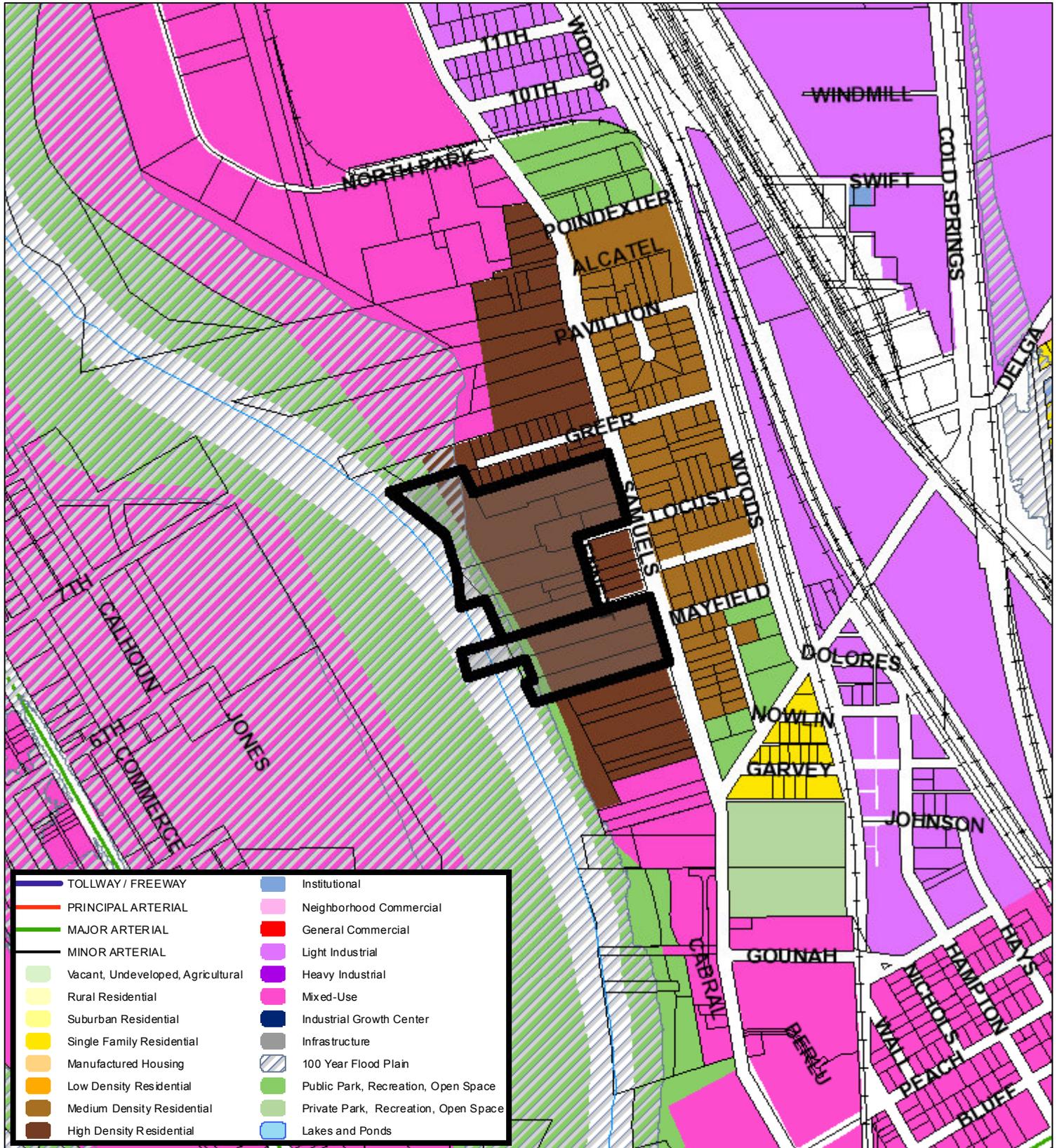
Example:

Unit Name	No. Bedrooms	Unit Count	Total Bedrooms
A1	1	36	36
A2	1	74	74
A3	1	50	50
A4	1	34	34
B0	2	48	96
B1	2	17	34
B2	2	41	82
TH1	2	7	14
TH2	3	14	42
Subtotal		321	462
	528 Spaces Provided	1.6 Spaces/Unit	1.1 Spaces/Bedroom

9. Parking Location –Parking is not permitted on private property between the building front and Right of Way. Per the Downtown Urban Design District Standards, surface parking shall be shielded from adjacent Right of Way. Each parking space shall be within 60’ of a large canopy tree. Public, on street, parallel parking is permitted within the Samuels Ave. Right of Way.

10. Open Space – The project is exempt from the “D” 35% minimum open space requirement.
11. Fencing – The development may be gated, provided security fences and gates that are located along public streets shall not extend in front of building facades. Fences not exceeding 4' in height may extend in front of the building of townhouse developments, apartments, or historic or accessory structures.
12. Signage – The project is exempt from the “D” signage requirements. The project will meet the requirements of the Downtown Urban Design District Sign Standards.
13. Primary entries are not required along Bennett St. Morrison St., and Locust St. (Samuels Alley) frontages.

Future Land Use

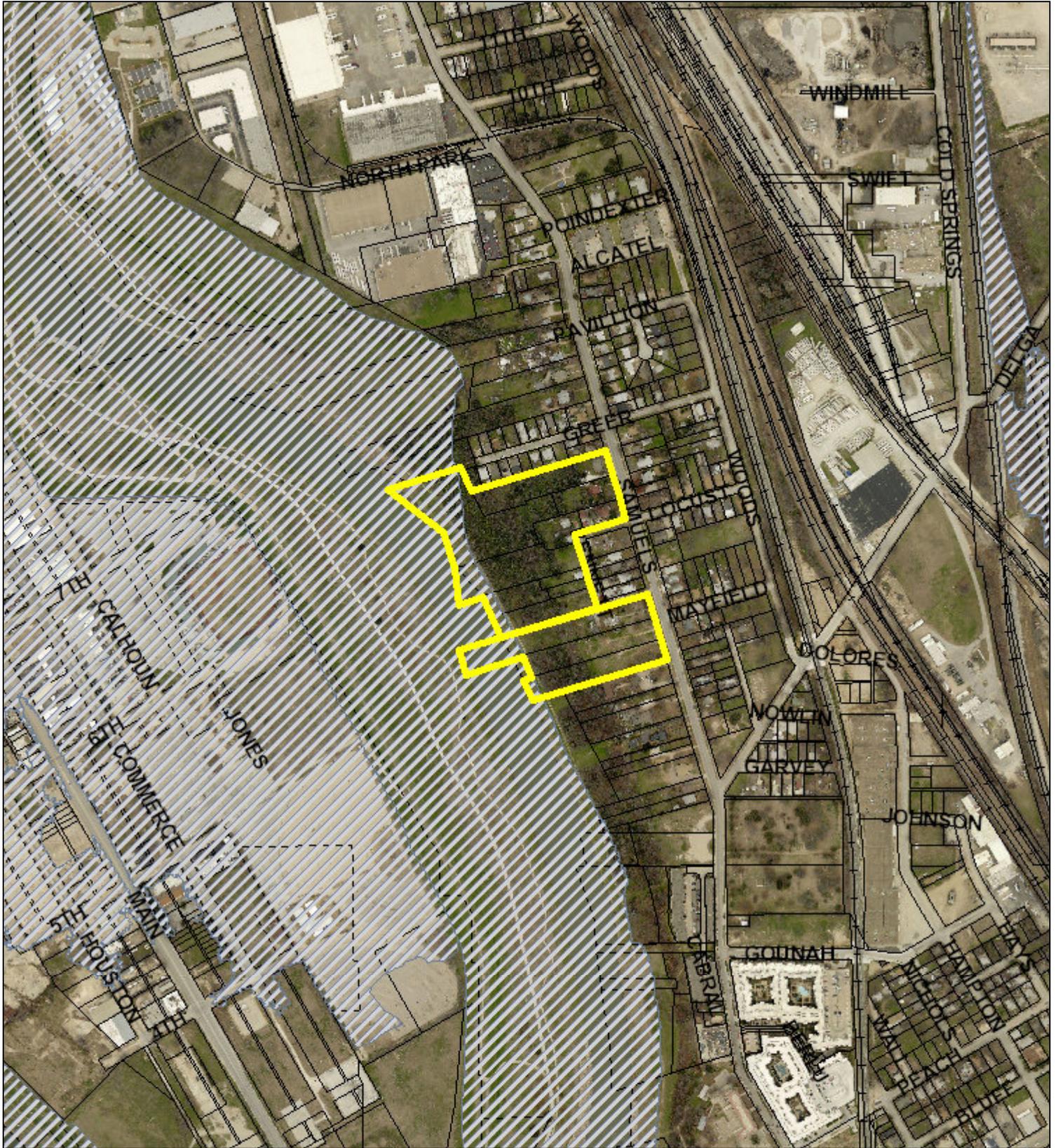


620 310 0 620 Feet

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



0 385 770 1,540 Feet

