



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 11, 2016

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** One letter of concern  
**Support:** Support from Scenic Bluff NA

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **FW Bluff Apartments, L.P.**

**Site Location:** 2198-2200 and 230 blocks Bird, 2201 Embry and 850-999 Scenic Hill Dr.  
Mapsc0: 63P, Q

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

**Request:** From: PD 1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards; site plan waiver requested

- To: Amend PD 1041 to:
- Clarify calculation of signage on entry wall on sign area only, sign not to exceed 49 sq. ft.,
  - Allow a maximum of four (4) directional type signs not to exceed 48 inches in height and 36 inches in width with a maximum of 30% containing branding or logo for the apartments, and
  - Allow for the leasing office/community center to be a minimum of one-story; site plan waiver requested

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

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The applicant is proposing to amend the development standards for an existing PD1041 for 12.5 acres to add development standards regarding signage and leasing office height; site plan waiver requested. The surrounding area is bounded by the Trinity River and Riverside Park to the west and is in close proximity to Sylvania Avenue and the Six Points Urban Village.

The applicant is adding the following development standards:

1. For signage that is located on Embrey Place retaining wall, allowable area will be calculated based on advertised area only, not based on entire area of retaining wall. The allowable advertised area is not to exceed 49 sf. Signage can be internally illuminated. This amendment does not alter previous waivers regarding monument signage.
2. A maximum of four (4) directional type signs are allowed fronting public streets. The dimensions are not to exceed 48-inches tall and 36 inches wide. The signs may be internally lit or lit from above. A maximum of 30% of the directional sign may contain development advertising, branding or logo.

3. The building that serves a leasing function (leasing office) for the apartment development shall be a minimum of one (1) story

The table below provides a synopsis of the differences between the initial “PD/UR” proposal, and the proposed development standards:

Standard	Current “PD/UR”	Proposed “PD/UR”
Building height	Minimum 2 stories consisting of a minimum of 17 ft.	Leasing office shall be a minimum of 1 story
Signage	Monument sign: maximum 96 sf message area	Proposing to use the retaining wall as a sign instead of an independent sign structure
Directional signage	Meet typical directional design standards (outside advertising and lighting prohibited)	Four (4) directional signs, 48 inches tall and 36 inches wide with lighting. A maximum of 30% of directional sign may contain development advertising, branding or logo

**Site Information:**

Owner: FW Bluff Land, L.P.  
 14160 N Dallas Parkway, #750  
 Dallas, TX 75254  
 Acreage: 12.51 acres  
 Comprehensive Plan Sector: Northeast

**Surrounding Zoning and Land Uses:**

North “R-1” Zero Lot Line Cluster; “A-5” One-Family / single-family, proposed single-family  
 East “A-5” One-Family / single-family  
 South “A-5” One-Family; “UR” Urban Residential / vacant, single-family  
 West “O-1” Flood Plain / park, Trinity River

**Recent Relevant Zoning and Platting History:**

Zoning History: PD 1041, ZC-15-027 from various to PD/UR with development standards, site plan waived, effective 5/22/15 (subject property)  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oakhurst Scenic Dr.	Collector	Collector	No
Embry Pl	Residential	Residential	No
Lillian St	Residential	Residential	No
Bird St	Residential	Residential	No
Dalford St	Residential	Residential	No
Dell St.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Riverside Alliance	Eastside Sector Alliance
Fort Worth Downtown Neighborhood Alliance	Oakhurst Scenic Drive Inc.
Oakhurst NA	Trinity Habitat for Humanity
Scenic Bluff NA*	Streams And Valleys Inc

Charleston Homeowners Association	Fort Worth ISD
Oakhurst Alliance of Neighbors	

\*Located within this organization's boundary

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing to add development standards to the existing approved PD 1041. The surrounding land uses vary with single-family to the north, south, and east with the Trinity River and park to the west. The overall development is planned to include multifamily, duplex, and single-family Urban Residential uses. The proposed rezoning will add development standards regarding signage and a single-story leasing office.

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

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as medium density residential. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (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)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

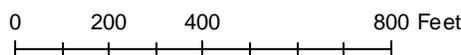
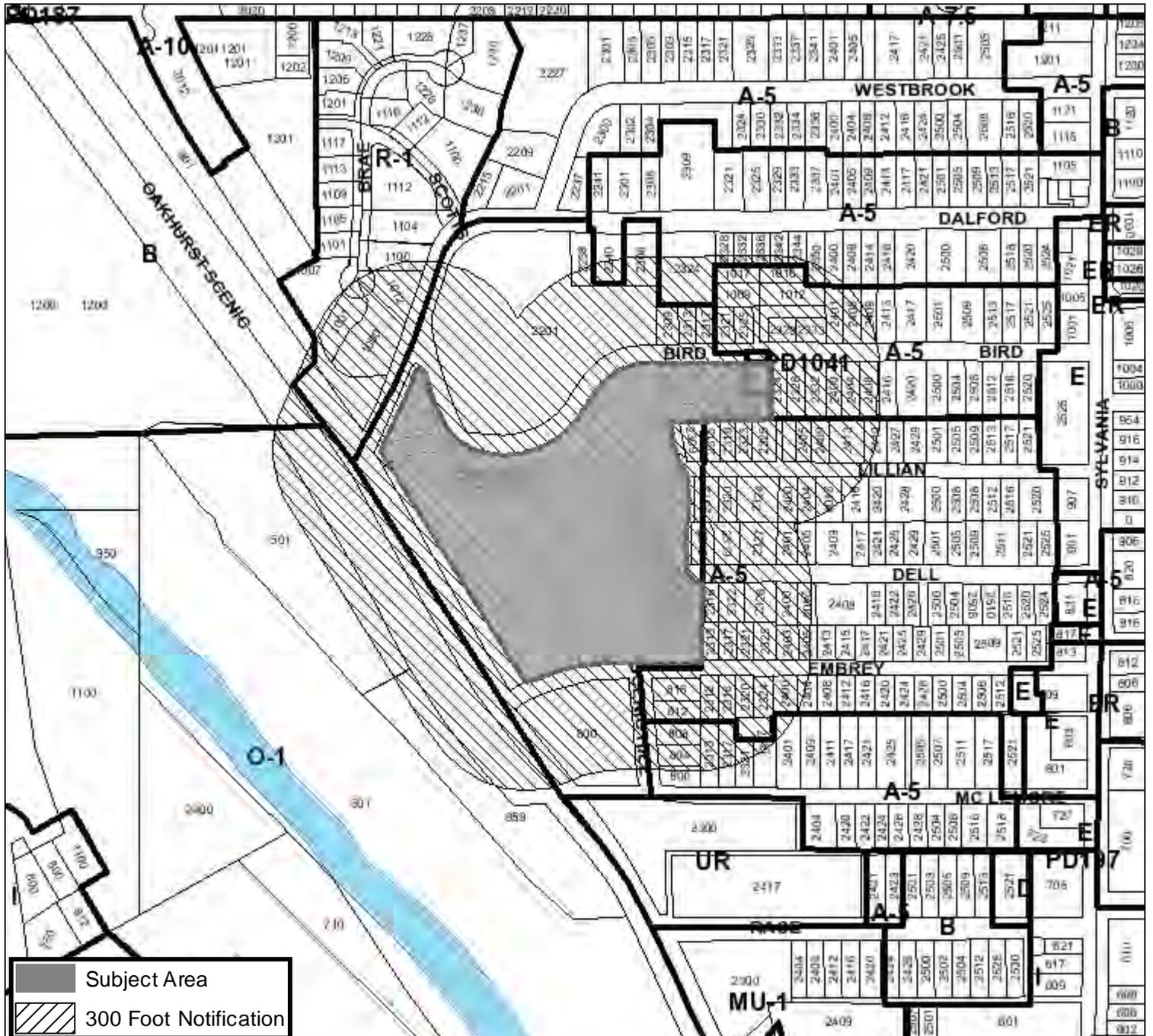
The proposed zoning **is consistent** with the future land use designations.

***Attachments:***

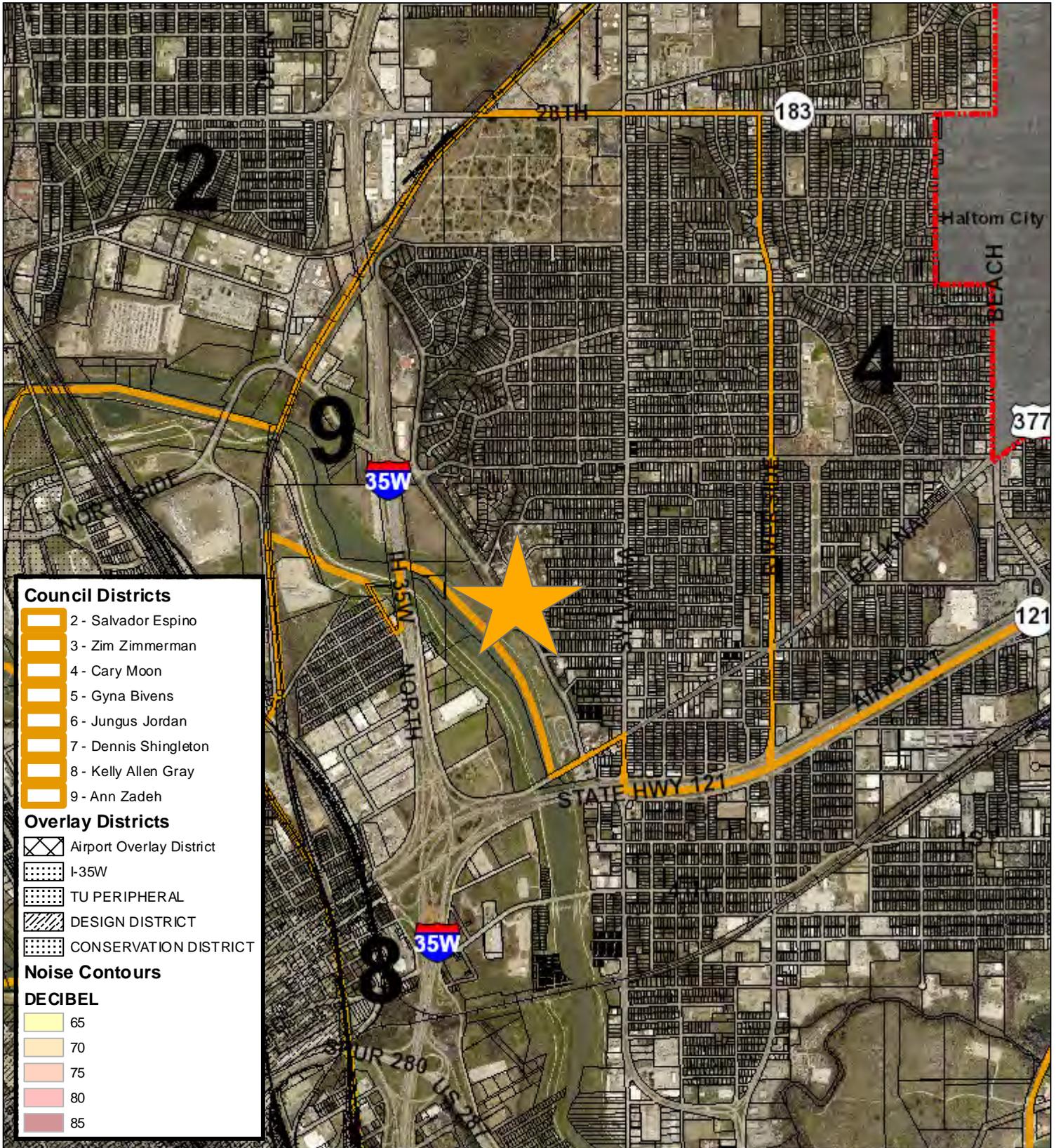
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes of September 14, 2016 Zoning Commission hearing

## Area Zoning Map

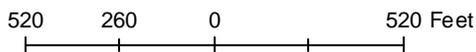
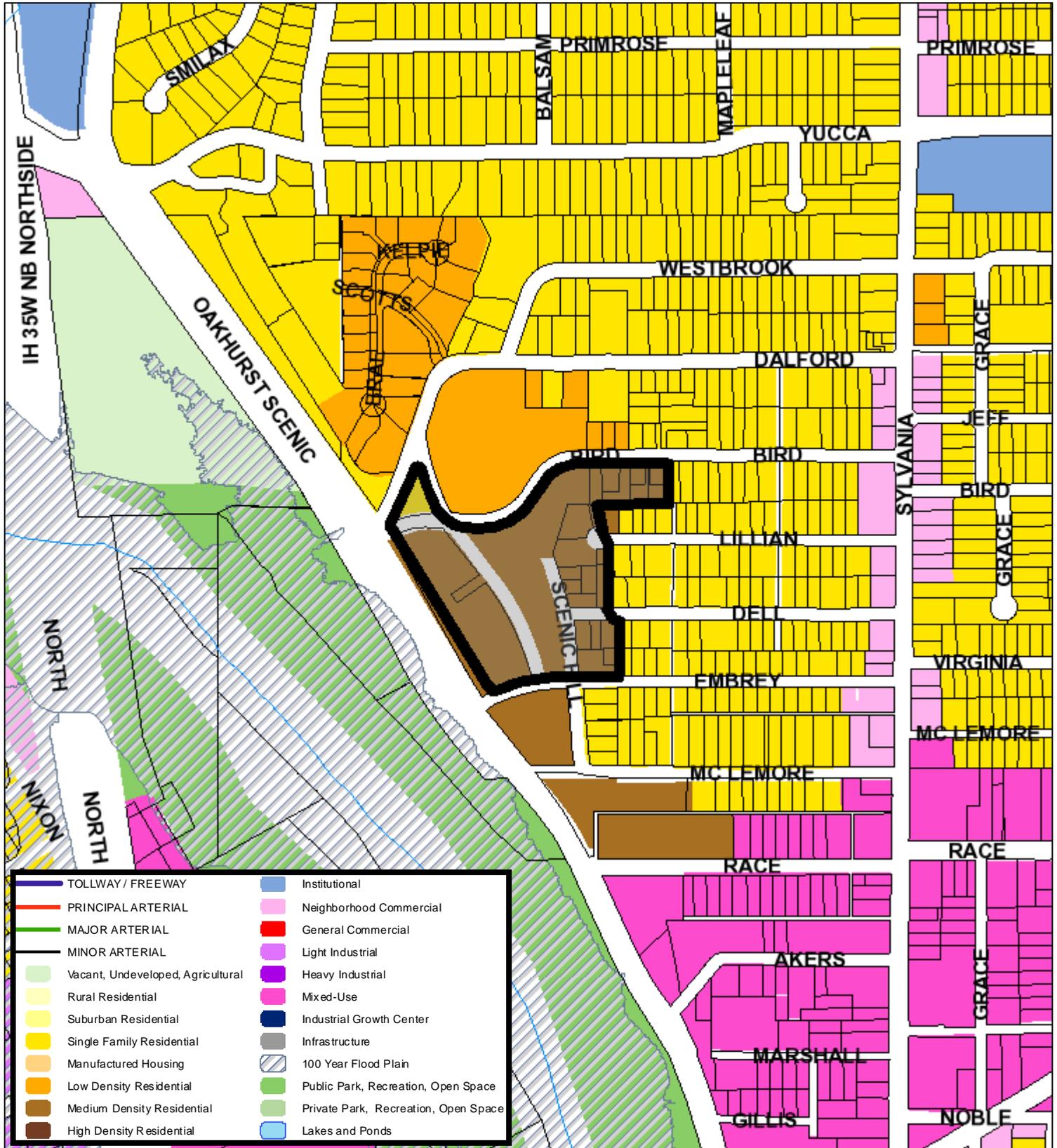
Applicant: FW Bluff Apartments  
 Address: 2198-2200 and 2300 blks Bird, 2201 Embry and 850-999 Scenic Hill Dr  
 Zoning From: PD 1041 for UR uses  
 Zoning To: Amend PD 1041 regarding signage and leasing office height  
 Acres: 12.51685801  
 Mapsco: 63QP  
 Sector/District: Northeast  
 Commission Date: 9/14/2016  
 Contact: 817-392-8043



### Area Map



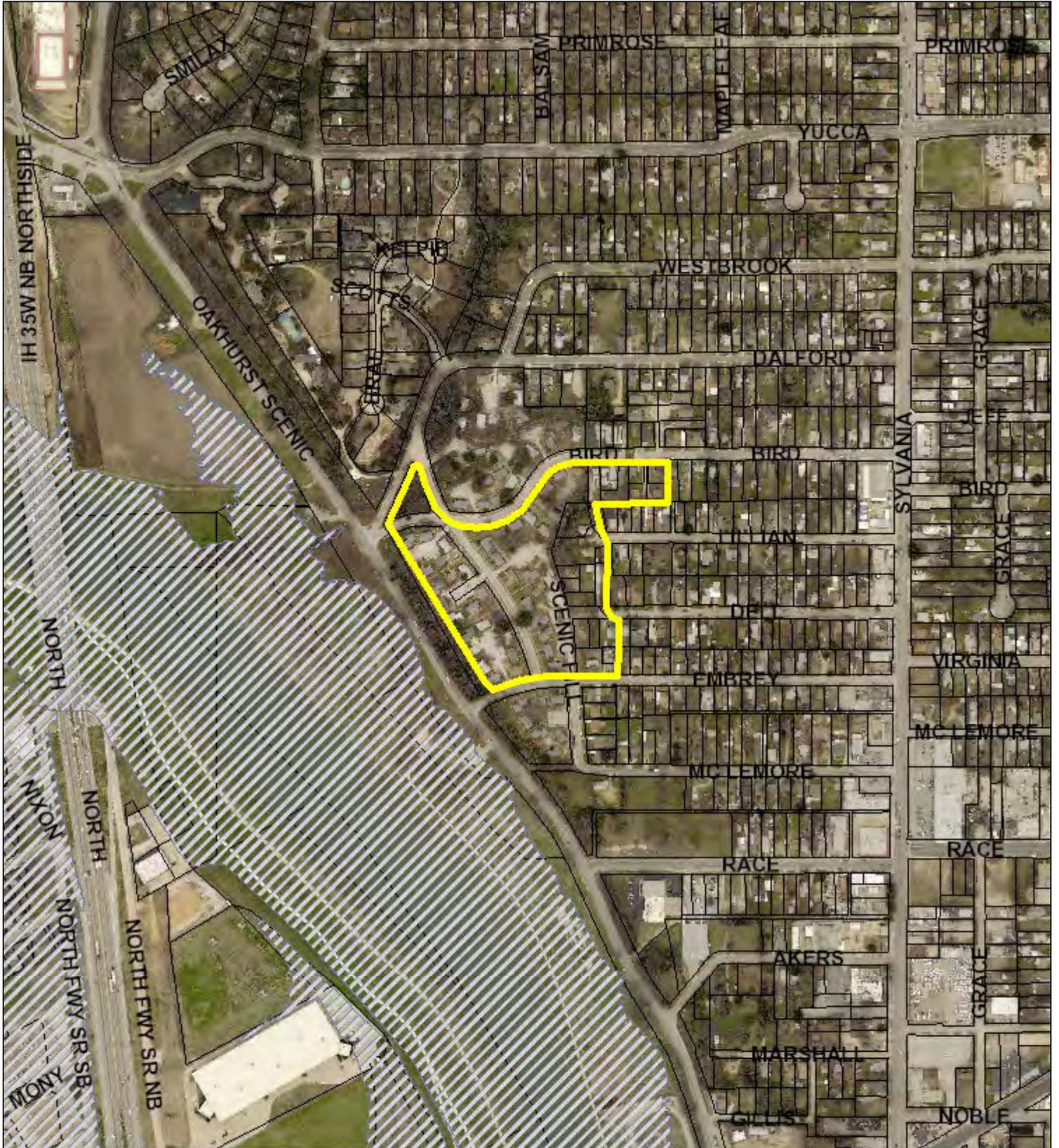
### Future Land Use



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



0 325 650 1,300 Feet



		notification area			
Tony	NA (ETJ)	Out	Opposition		Sent letter in
Jennifer Humphry	225 Ridge Country (ETJ)	Out	Opposition		Sent letter in

**10. ZC-16-156 FW Bluff Apartments LP (CD 9) – 2198-2200 and 2300 blocks Bird, 2201 Embry and 850-999 Scenic Hill Drive (Scenic Village, Block 1R, Lot 1 and Block 2R, Lot 1, 12.51 Acre): from PD1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards; site plan waived to Amend PD1041 to clarify calculation of signage on entry wall on sign area only, sign not to exceed 49 sq. ft., allow a maximum of four (4) directional type signs not to exceed 48 inches in height and 36 inches in width with a maximum of 30% containing branding or logo for the apartments, and allow for the leasing office/community center to be a minimum of one story; site plan waiver requested**

Pretlow Riddick, 3413 Bryn Moore, Dallas, Texas property owner explained to the Commissioners they are wanting to do some unique signage on the retaining wall for the property.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Flores. The motion carried 7-0-1 with Mr. Northern recusing.

<i>Document received for written correspondence</i>					ZC-16-156
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Belinda Norris/ Scenic Bluff NA	NA	Out		Support	Sent letter in
Libby Willis	2300 Primrose	Out		Support as long as Oakhurst Scenic Dr is preserved	Sent letter in

**11. ZC-16-157 Tony Cervantes and Marie Chairez (CD 8) – 2210 E. Vickery (Highlands to Glenwood Addition, Block 70, Lot E 32' Lot 4, 0.25 Acre): from "A-5" One-Family to "C" Medium Density Multifamily**

Marie Chairez, 2210 E. Vickery, Fort Worth, Texas property owner explained to the Commissioners she is present to answer any questions.

Ms. Conlin asked Ms. Chairez if she was aware that if approved she would have to provide paved and marked parking spaces. Ms. Chairez said she can provide the parking.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.