



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 2016

Council District 9

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

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: FW Bluff Land, LP & Luz Bonilla

Site Location: 2240, 2324, & 2328 Dalford Street, 2321 Bird Street Mapsco: 63Q

Proposed Use: Urban Residential

Request: From: "A-5" One-Family

To: PD 1041 "PD/UR" Planned Development for all uses in "UR" Urban Residential with development standards for setbacks, height, parking, landscaping, fencing, signage, and architecture, site plan waiver requested

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is not consistent. (Minor Boundary Adjustment)

Background:

The applicant is proposing to rezone one lot roughly 1.22 acres from "A-5" One-Family to "PD/UR" Urban Residential with development standards; site plan waiver requested. The area to the west was rezoned in May 2015 and the applicant would like to add these properties into the PD.

The PD development standards included multiple waiver requests for the number and location of access points to a publicly accessible street, setbacks, and similar development standards. The table below provides the approved PD/UR standards.

Standard	PD/UR PD 1041
Front Yard	Front Yards along Dalford Street and the Bird/Embrey connection may exceed 20 ft. Front yards on private driveways or parking lots are not regulated
Maximum building height	35 ft.; Buildings constructed within 150 ft. south of the southern ROW line of Dalford up to the intersection of Scott's way shall be no more than 2 stories

Maximum units per acre	Shall not exceed 400 total units divided into the north and south tracts
Minimum lot area	None
Signage	Detached monument signs at primary entrances with no specified size
Parking	No required off-street parking will be allowed within parking garages. 11 spaces will be allowed in front of the leasing office.
Landscaping	Will apply to any public or private street and the public Bird/Embrey connection. Otherwise will not apply to other properties.
Fencing	Provides for 6 ft iron fences; Fences may be between the building and property line on the south side of the Bird/Embrey connection;
Architectural standards including Masonry requirement	Will apply to any public or private street and the public Bird/Embrey connection. Otherwise will not apply to other properties. Stucco will be an allowed masonry material

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

Site Information:

Owner: FW Bluff Land, LP
14160 N Dallas Parkway, Suite 750
Dallas, TX 75254

Acreage: 1.22 acres

Agent: Matt Mildren

Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "A-5" One-Family / single-family
South "PD 1041 "PD/UR" with development standards, site plan waived / single-family
West "PD 1041 "PD/UR" with development standards, site plan waived / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-027, from various to "PD 1041 "PD/UR" with development standards, site plan waived, effective 5/22/15 (directly west of the subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Bird St	Residential	Residential
Dalford St	Residential	Residential

Public Notification:

The following Organizations were notified:

Organizations Notified	
Riverside Alliance	Oakhurst Scenic Drive Inc.
Oakhurst NA	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	Streams And Valleys Inc.
Eastside Sector Alliance	Fort Worth ISD
Scenic Bluff	

*Located within this organization's boundary

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the property to PD/UR" Urban Residential with development standards; site plan waiver requested. The surrounding land uses are currently single-family. The applicant intends to develop Urban Residential, likely townhomes.

Several sites on the eastern boundary of the proposed site abut single-family residential zoning. However, Urban Residential is designed to buffer single-family zoning from more intense uses.

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

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning **is not consistent (Minor Boundary Adjustment)** with the future land use designations.

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)

Attachments:

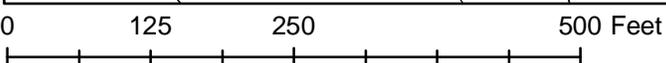
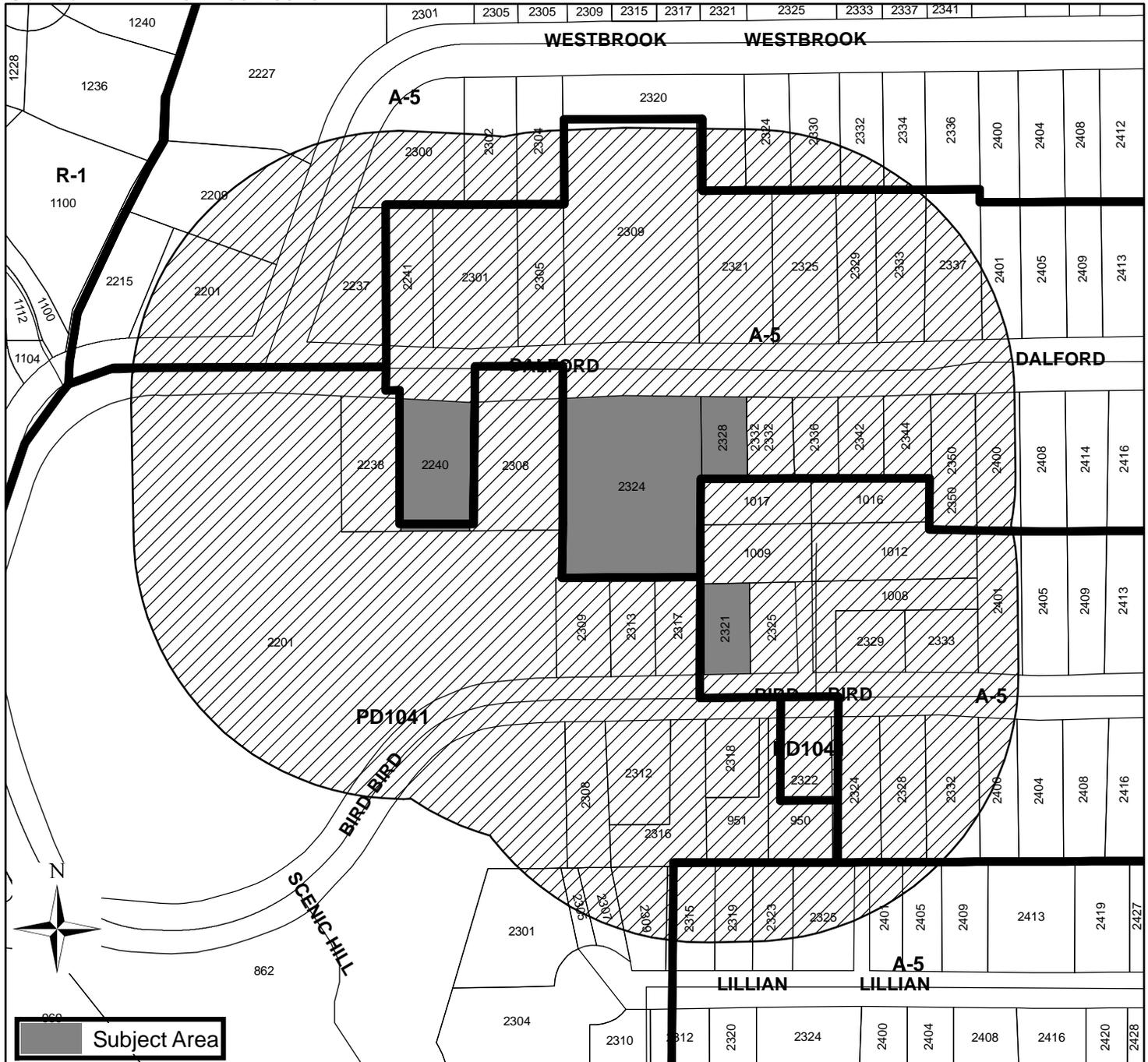
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of September 14, 2016 Zoning Commission hearing



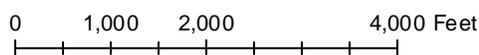
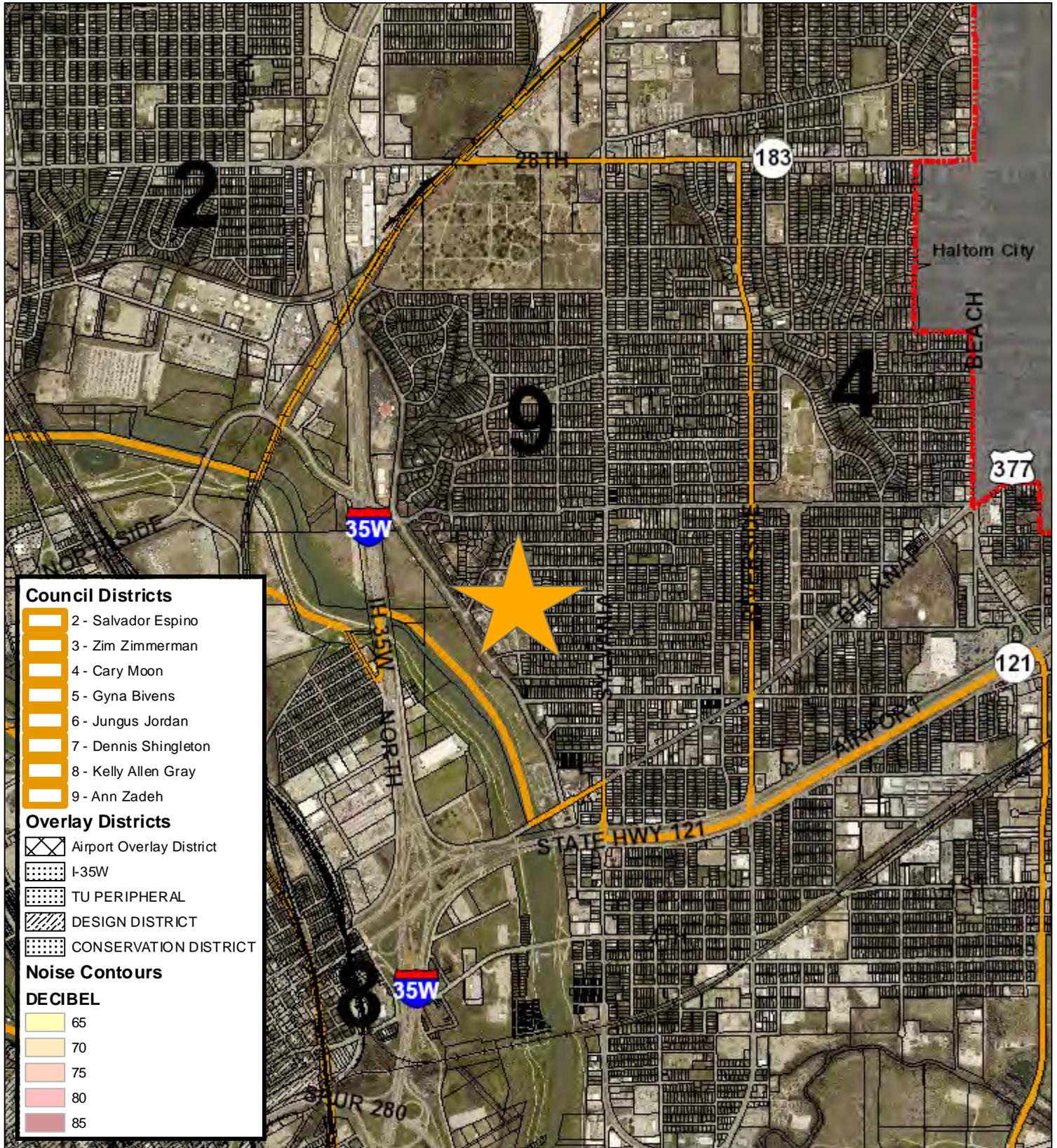
ZC-16-169

Area Zoning Map

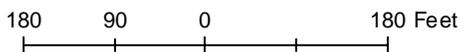
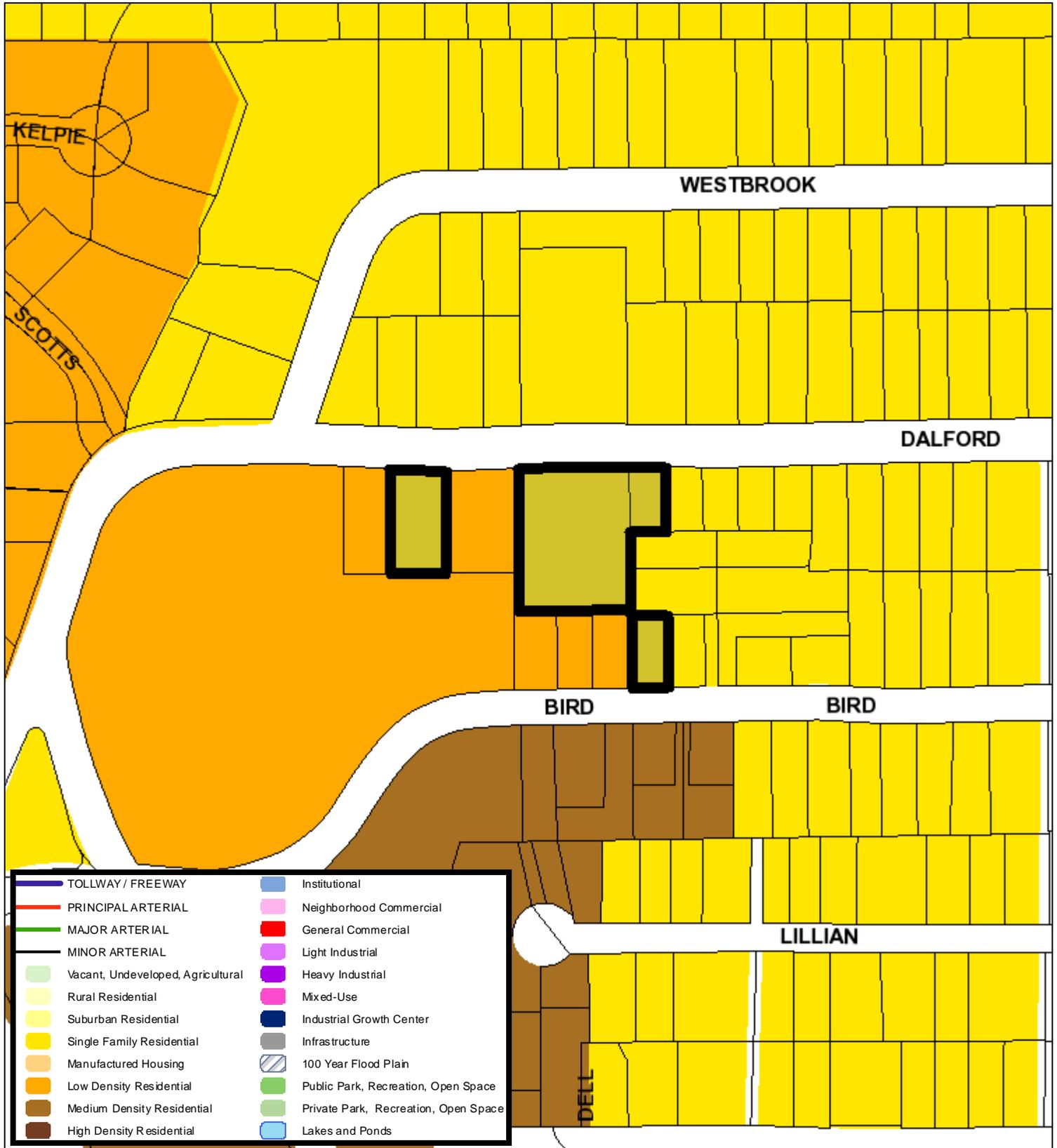
Applicant: FW Bluff Land, LP & Luz Bonilla
 Address: 2240, 2324, & 2328 Dalford Street, 2321 Bird Street
 Zoning From: A-5
 Zoning To: PD 1041 PD/UR with standards for setbacks, height, parking, landscaping, fencing, signage, and architecture
 Acres: 1.223652
 Mapsco: 63Q
 Sector/District: Northeast
 Commission Date: 09/14/2016
 Contact: 817-392-8043



Area Map



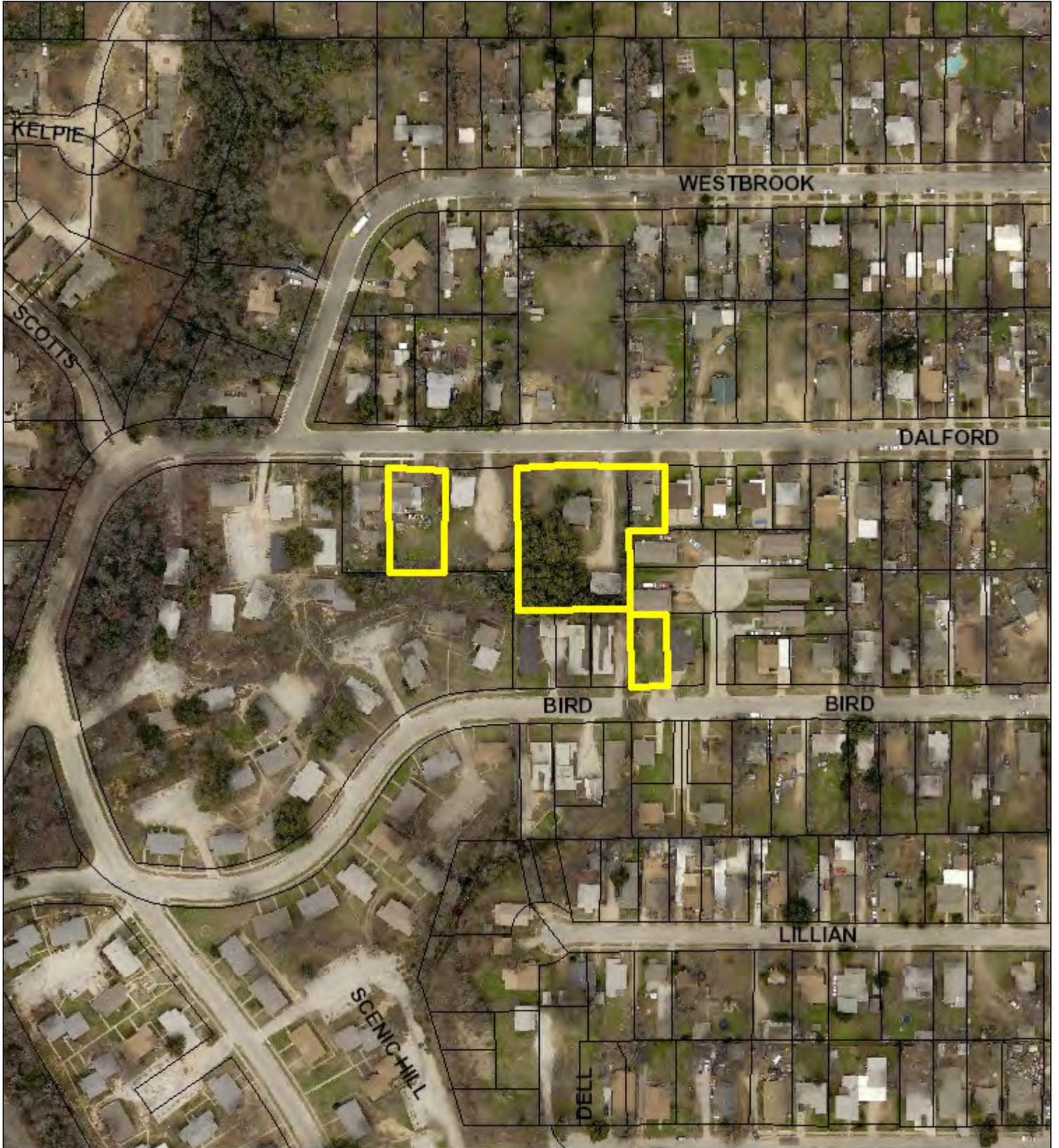
Future Land Use



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



0 120 240 480 Feet

