



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2018

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 7-1

Opposition: Two people spoke, River District NA, two petitions with 99 signatures

Support: One person spoke

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

Owner / Applicant: **AJ & Lola Patterson, Fort Hustle, West River Partners**

Site Location: 240, 244, 248 Athenia Dr. Mapsco: 61W

Proposed Use: **Multifamily**

Request: From: "B" Two-Family and "E" Neighborhood Commercial
To: "UR" Urban Residential

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

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

Staff Recommendation: **Approval**

Background:

The proposed rezoning is located on the west side of Athenia Drive, south of White Settlement Road, north of Redbud Lane on the west side of Athenia Drive, an area now identified as the Riverdistrict. Several recent zoning cases have changed the zoning to Urban Residential on the property to the north and Mixed Use and Urban Residential in the neighborhood, especially along White Settlement Road. The applicant is proposing to rezone the area from "B" Two-Family to "UR" Urban Residential as part of an extension of the property to the west. This area was previously rezoned to "UR" for a multifamily development.

As there are many projects occurring in this neighborhood, Transportation Public Works T/PW staff has been very engaged in the infrastructure needs of the area. A concept plan for the area indicates higher intensities of land uses on existing local residential streets. Reconstruction of several roadways will be necessary including repaving of the streets.

At the Zoning Commission hearing, two people spoke in opposition. The biggest issue they stated is the allowance of a fourth story. When the project first began the "UR" district did not allow a fourth story. The 2017 UR update added a height bonus option if a project had a parking garage. They also stated concerns with traffic and congestion, as well as the development surrounding an existing home on three sides.

Site Information:

Owner: L. Patterson/Fort Hustle/West River Partners
306 W 7th Ste 200
Fort Worth, TX 76102
Agent: Mary Nell Poole
Acreage: 0.78 ac
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:
North "UR" Urban Residential / undeveloped
East "B" Two-Family; "E" Neighborhood Commercial / single family
South "B" Two-Family / single family
West "UR" Urban Residential / single family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-18-064 "B" to "UR"; effective 7/19/18 (east of the subject property)
ZC-17-094 "B" to "UR"; effective 8/31/17 (west of the subject property)
Platting History: FS-16-043 "UR" zoned; (west of the subject property)

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|-------------|-------------|------------------------------------|
| Athenia Dr. | Residential | Residential | No |
| Deavers Ln. | Residential | Residential | No |

Public Notification:

300 foot Legal Notifications were mailed on October 26, 2018.
The following organizations were notified: (emailed October 15, 2018)

| Organizations Notified | |
|-------------------------------|---------------------------------|
| FW River Heights HOA | River District NA* |
| Burton Hill Trinity Trails NA | Tarrant Regional Water District |
| Streams And Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Castleberry ISD |

**Located within registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "UR" Urban Residential for multifamily development. Surrounding land uses are primary undeveloped and single-family with the area experiencing the beginning of redevelopment into higher but still low density, urban residential redevelopment.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Low Density Residential. UR allows multifamily construction but also townhouse and lower density products. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

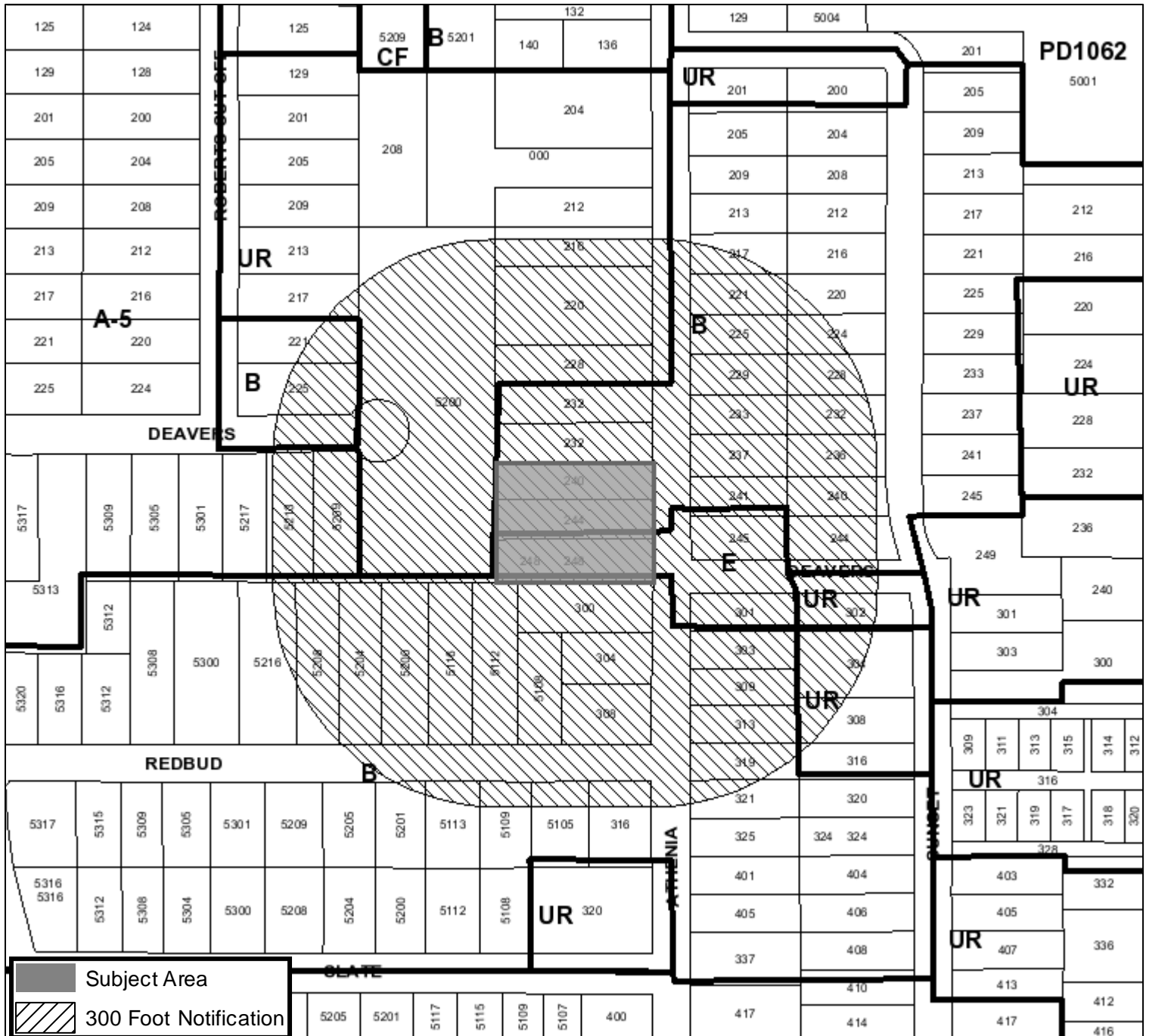
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



Attachments:

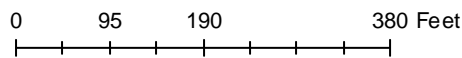
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from November 14, 2018 Zoning Commission hearing

Area Zoning Map

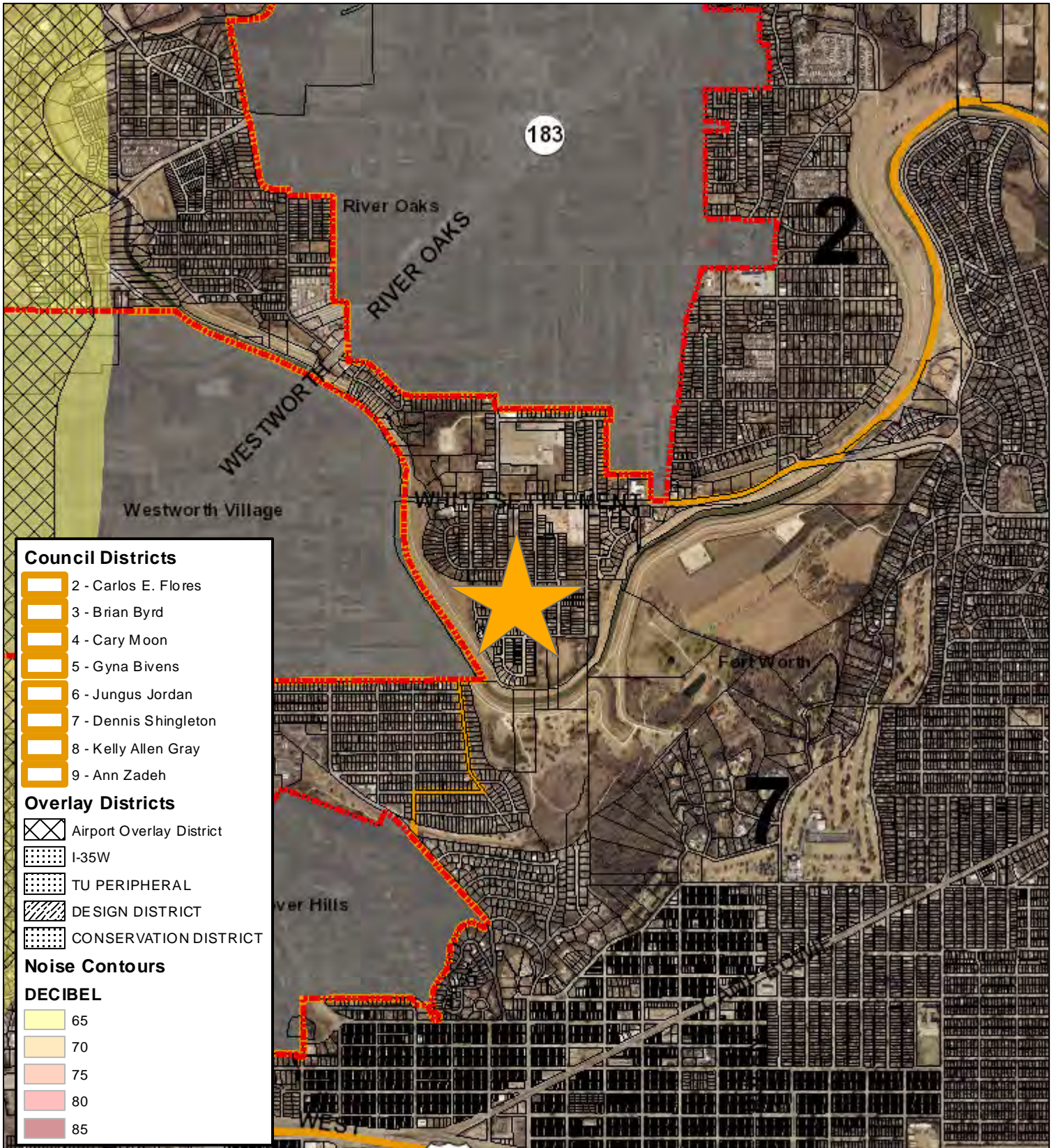
Applicant: AJ&L Patterson, Fort Hustle, West River Partners
 Address: 240, 244, 248 Athenia Drive
 Zoning From: B, E
 Zoning To: UR
 Acres: 0.78261568
 Mapsco: 61W
 Sector/District: Northside
 Commission Date: 11/14/2018
 Contact: 817-392-8043



| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |








Area Map








Council Districts

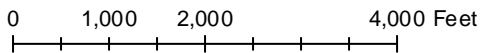
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

Overlay Districts

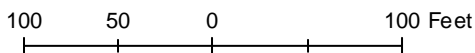
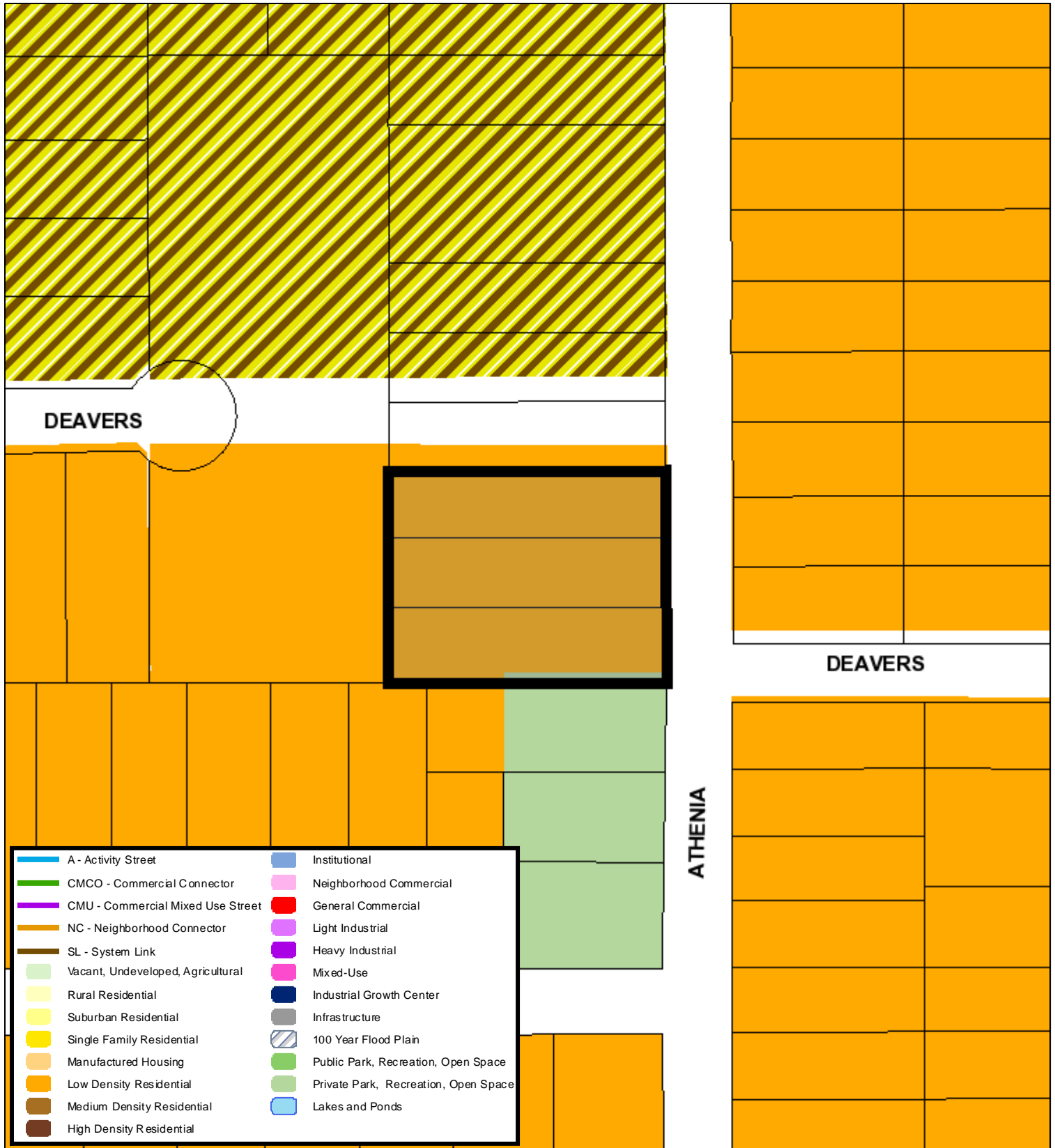
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



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 6, 2018.



Aerial Photo Map



0 62.5 125 250 Feet

