



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
March 23, 2021

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: Linwood NA	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Arty Wheaton-Rodriguez</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Panther City Holding Company, LLC

Site Location: 2712-2724 (evens) Azalea Ave Acreage: .780

Proposed Use: Townhouse Development

Request: From: "A-5" One Family
To: PD/UR Planned Development for a townhouse development in "UR" Urban Residential with development standards limiting density, requiring public open space and providing fenestration on all Azalea-facing facades. Site plan waiver requested.

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located west of the intersection of Carroll Street and Azalea Avenue. The site is currently developed with four single family homes. The developer plans to redevelop the site with a townhome development. The site is currently zoned "A-5" One. Surrounding properties are zoned "UR" Urban Residential, "MU-1" Low Intensity Mixed-Use, and Planned Development (PD) 956, which has a base zoning of "UR" Urban Residential.

The site is located adjacent to the West Seventh Urban Village, and a portion of the site is located in the Cultural District Growth Center. The applicant is proposing a townhouse development consisting of 17 townhouses.

A majority of the surrounding area has been rezoned in recent years to Mixed-Use and Urban residential districts, which is in compliance with the Comprehensive Plan's Future Land Use designations of the area, as well as the adjacency to the urban village and growth center. The new zoning accommodates new mix urban residential developments that facilitate the creation of well-designed, walkable, compact neighborhoods.

Development Standards

Standard	UR Standard	Proposed Standard
Density	40 units/acre	24 units/acre (maximum)
Public Open Space	Enhanced Landscaping	Enhanced Landscaping as required by UR plus a public open space
Fenestration	Not Required for Residential	Required for all unit facades along Azalea

Density

The proposed development is limiting density on the site by creating a custom development standard. Base UR allows for up to 40 units/acre (surface or single-family parked). The applicant proposes limiting density to a maximum of 24 units/acre.

Public Open Space

The proposed development will provide a public open space along Azalea Ave. UR development has an enhanced landscaping requirement where enhanced landscaping features are required along pedestrian frontages. The ordinance does discuss public open spaces as part of a height bonus option. The developer is not requesting a height bonus, but is providing a public open space as part of their development standards.

Fenestration

Residential development in UR does not require fenestration along public frontages. As part of the proposed development standards, the developer is providing fenestration to remove any street facing blank walls.

Site Information:

Surrounding Zoning and Land Uses:

- North "UR" Urban Residential / multifamily
- East MU-1 / vacant
- South PD/UR / multifamily
- West "UR" Urban Residential / multifamily

Zoning History: ZC-20-034, PD MU/1 for multifamily.

Site Plan Comments:

Site plan waiver requested.

Public Notification:

300 foot Legal Notifications were mailed on February 22, 2021.

The following organizations were notified: (emailed February 18, 2021)

Organizations Notified	
West 7th Neighborhood Alliance	Westside Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
Linwood NA*	Tarrant Regional Water District
Streams And Valleys Inc	Trinity Habitat for Humanity
Montgomery Plaza Master Condominium Association, Inc.	Cultural District Alliance
Camp Bowie District, Inc	Fort Worth ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/UR for a townhouse project. Surrounding uses consist of multifamily and commercial uses.

The proposed townhouse development **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Arlington Heights

The 2020 Comprehensive Plan designates the subject property as Urban Residential and Mixed-Use. The proposed multifamily meets the below policies within the following Comprehensive Plan:

- Promote a desirable combination of compatible residential, office, retail, commercial, and selected light industrial uses in the mixed-use and urban residential zoning districts of the West Seventh Urban Village.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

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

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

GOAL 3. ENSURE COMMUNITY VITALITY
INITIATIVE 3.1. DOWNTOWN FORT WORTH

Accelerate downtown Fort Worth's emergence as the premier mixed-use business district in Texas.

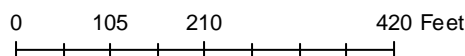
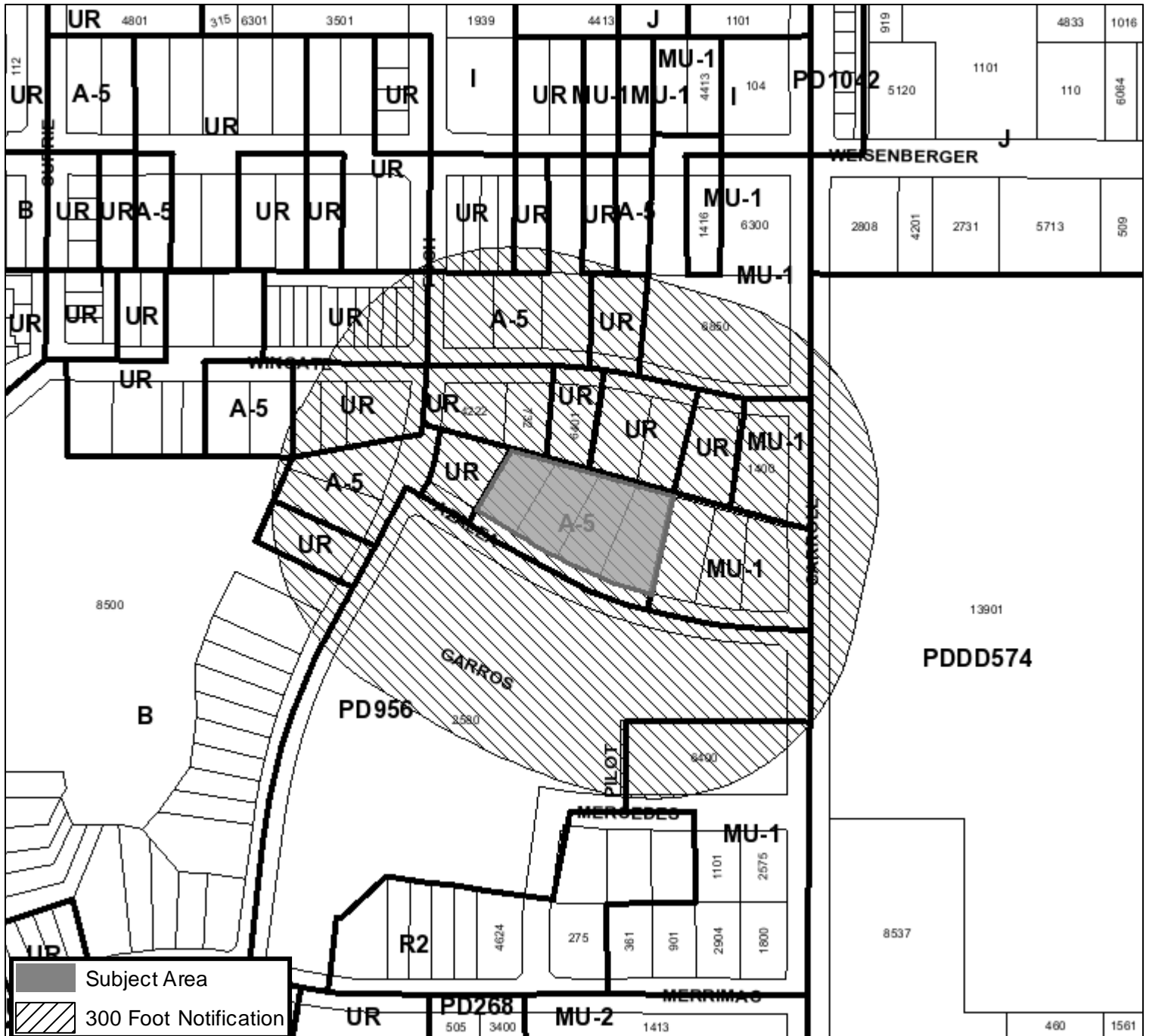
3.1.1. Rapidly increase the density of residential development in downtown Fort Worth and **surrounding urban districts.**

Attachments:

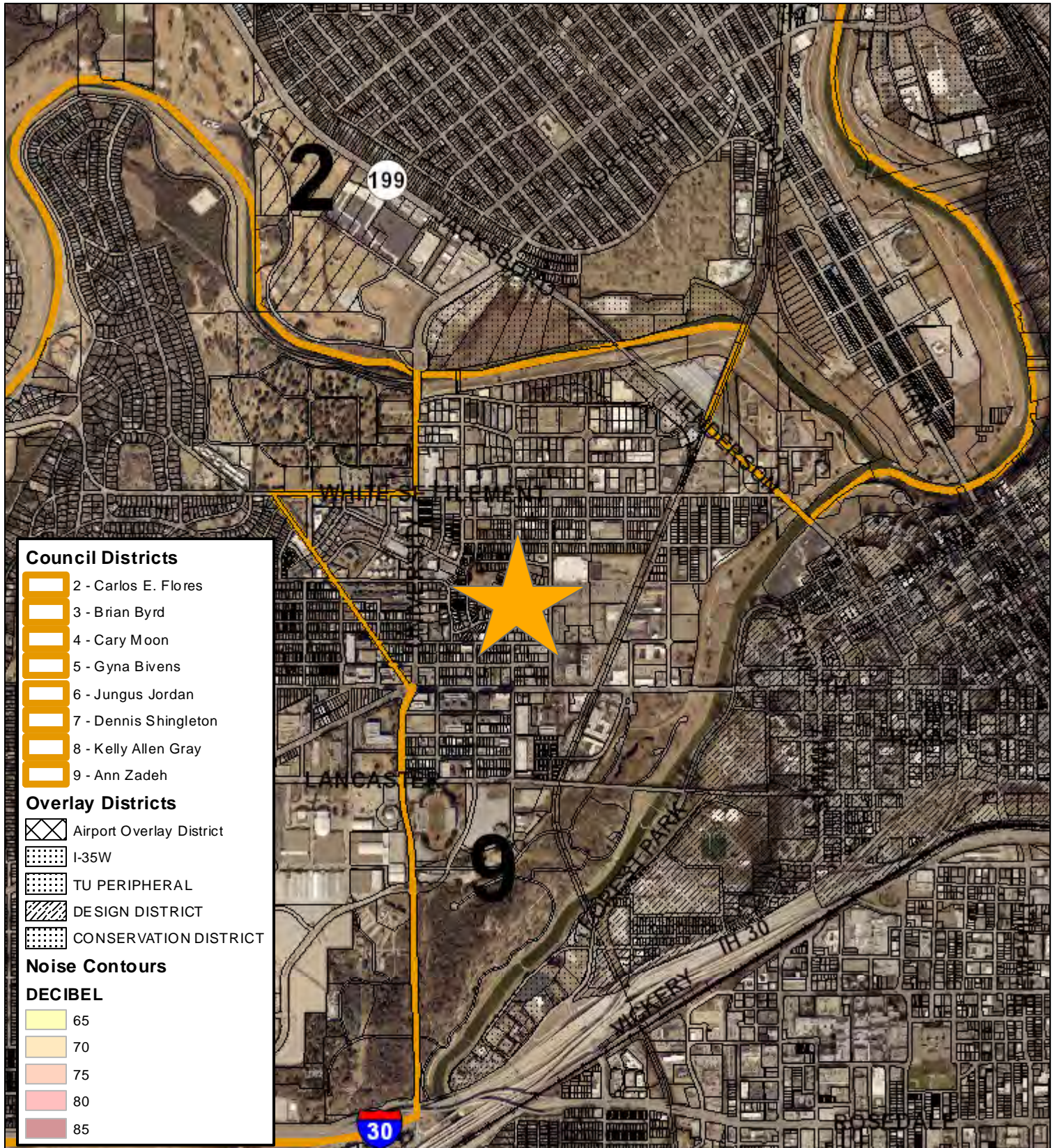
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map









Applicant: Panther City Holding
 Address: 2712-2724 (evens) Azalea Avenue
 Zoning From: A-5
 Zoning To: PD for UR uses plus development waivers
 Acres: 0.79337273
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 3/10/2021
 Contact: 817-392-6226








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

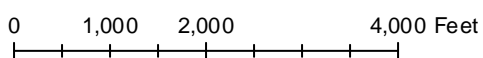
Overlay Districts

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

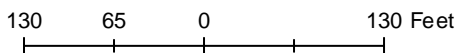
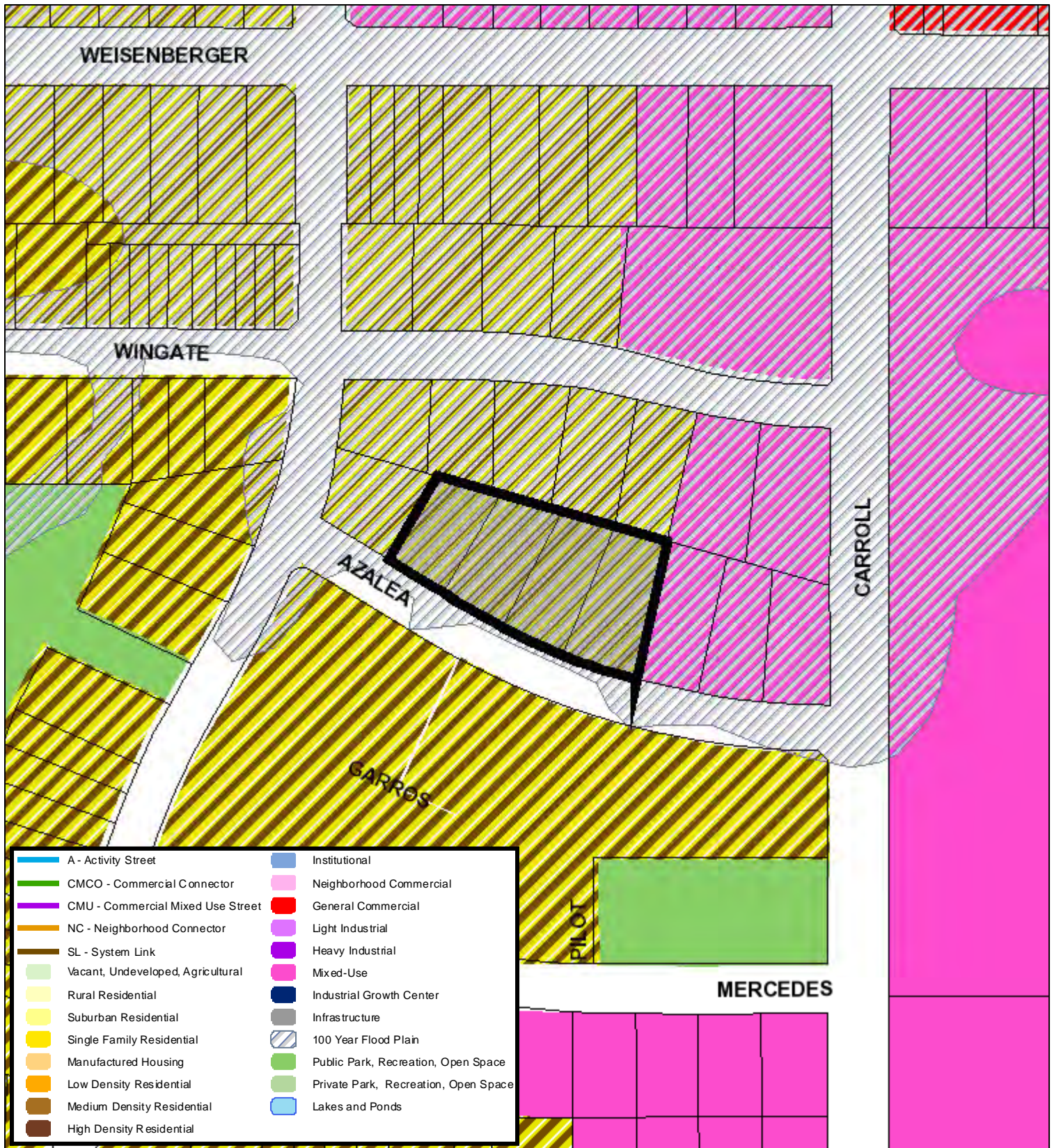
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



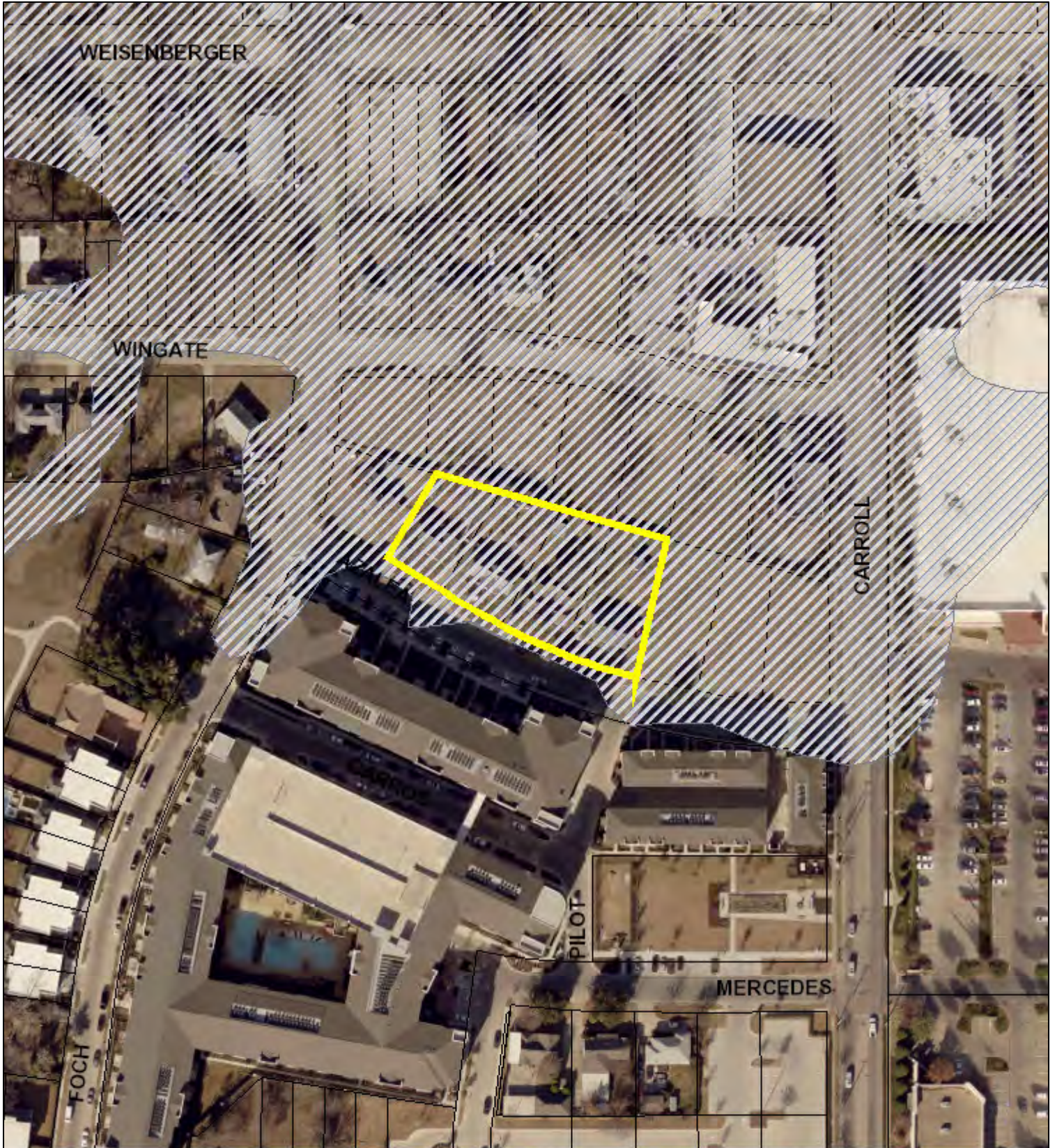
Future Land Use



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 87.5 175 350 Feet

