



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-21-148

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Espire Enterprises, LLC / Mary Nell Poole, Townsite

Site Location: 5220 East Lancaster Avenue

Acreage: 1.12 acres

Request

Proposed Use: Apartments

Request: From: "E" Neighborhood Commercial

To: "PD" Planned Development with a base of "C" Medium Density Multifamily excluding Boarding/Lodging House and Government Office Facility, with development standards for open space, front yard setback, building orientation, and landscaping revision; Site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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

Table of Contents

- [Project Description and Background](#)
- [Surrounding Zoning and Land Uses](#)
- [Recent Zoning History](#)
- [Public Notification](#)
- [Development Impact Analysis](#)
 - [Land Use Compatibility](#)
 - [Comprehensive Plan Consistency](#)
 - [Economic Development Plan](#)
 - [Site Plan Comments](#)
- Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- Site Plan

Project Description and Background

The applicant is proposing to build a 24 unit apartment complex on this site. The location of the site is on the south side of East Lancaster Avenue, between Tierney Road and East Loop 820. Currently the property is undeveloped and zoned “E” for Neighborhood Commercial. This case has been opened at five (5) Zoning Commission hearings:

September 8th Zoning Commission – 30 day continuance in order to meet with neighborhood groups.

October 13th Zoning Commission – 30 day continuance to meet with neighborhood groups/personal matters.

November 10th Zoning Commission – 60 day continuance based on additional time for the holidays, as well as to switch gears on the application from the original request for “C” Medium Density Multifamily to “PD/C” Planned Development with a base of “C” Medium Density Multifamily.

January 12th Zoning Commission – 30 day continuance in order to finalize consultations with neighborhood associations & refine required Site Plan for PD.

February 9th Zoning Commission – Commission votes to recommend approval of request & attached Site Plan.

The PD proposal is intended to address neighborhood concerns and to codify a Site Plan to be attached to the rezoning. The applicant has expressed wanting to provide assurances to the interested neighborhood groups that the development will be of high standards and quality. The attached Site Plan depicts a couple of two (2) story buildings featuring interior halls, as well as landscaped areas, parking, and supporting infrastructure (gates, sidewalks, dumpster enclosure). The proposed complex would be built in a single phase, and would not have an on-site leasing or amenity center. A summary of variances to the “C” standards can be found below:

Requested Zoning

PD-C - Project will comply with the Multifamily Design Standards in Section 4.711 Medium Density Multifamily “C” District with the exception of: Open Space, Front Yard setback, Building Orientation and Landscaping Points Revision. **City Ordinance requirements in RED**

Open Space

Project will have minimum of 22% Open Space. **45% required in "C" zoning**

Front Yard Setback

Project will be allowed a variable front yard setback with a minimum 10'-4" setback along the top **20' front setback** western border and up to 31'- 3 1/2" on the bottom eastern border as shown on the site plan. **in "C" zoning**

Building Orientation

Due to the site constraints, the shortest portion of the building will face the ROW rather than the longest side. The building end facing the ROW will have the same exterior quality to the building façade as provided on the longest portion including architecture, masonry and fenestration. **Longest side of building to face the street when not site-constrained**

Landscaping

Project will comply with Section 6.301 Landscaping with the exception that points can be met with street trees (10 pts), sustainable landscaping (5 pts) and five additional trees beyond the existing landscape requirements (5 pts) for a total of 20 points

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / automobile repair shop
East “E” Neighborhood Commercial / mobile home park
South “A-5” One Family / residential
West “C” Medium Density Multifamily / apartments

Recent Zoning History

- ZC-11-030: City Council-initiated zoning change request intended to align the existing land uses and zoning. Approved by City Council on April 5, 2011.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

Organizations Notified	
Neighborhoods of East Fort Worth	Fort Worth ISD
Central Meadowbrook NA*	Handley NA
Streams And Valleys Inc.	Trinity Habitat for Humanity
East Fort Worth, Inc.	Historic Handley Development Corporation
Southeast Fort Worth Inc	East Fort Worth Business Association

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The adjacent surrounding land uses are primarily residential, ranging from standard garden apartments on the west, mobile homes to the east, and larger lot single-family to the south. An unimproved portion of Panola Avenue right-of-way abuts the southern boundary of the site. With current bus routes on the Lancaster Avenue corridor, and future plans to expand transit capacity, this site would be highly attractive for the development of higher density residential and/or workforce housing.

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

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. Neighborhood Commercial accommodates multifamily residential, like the current proposal.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

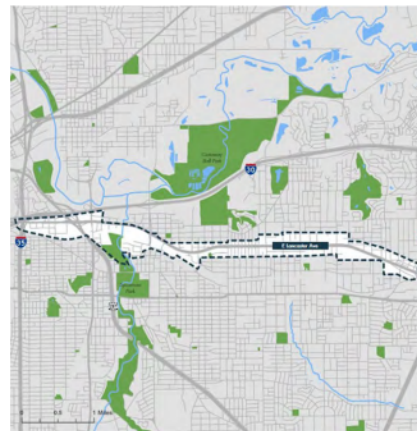
The proposed zoning is **consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map be updated to reflect this change.

Economic Development Plan

East Lancaster corridor is identified in the 2017 Economic Development Strategic Plan as a target area for investment. The plan calls for the City of Fort Worth to provide public resources and support in these target areas in order to promote and facilitate economic development. An excerpt of the plan is included for reference:

TARGET AREA: EAST LANCASTER

FIGURE 7. EAST LANCASTER SNAPSHOT



INDICATOR	VALUE
Total area (acres)	1,038
Dominant zoning district: Single Family A-5	31%
DEMOGRAPHICS & COMMUTING	
Total residents	17,637
Median household income	\$29,331
Inbound commuters (work in area)	2,513
Outbound commuters (live in area)	1,386
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	3,048
FA growth target (jobs added)	6,708
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	No

Site Plan Comments

Zoning and Land Use

All comments have been addressed.

OVERVIEW

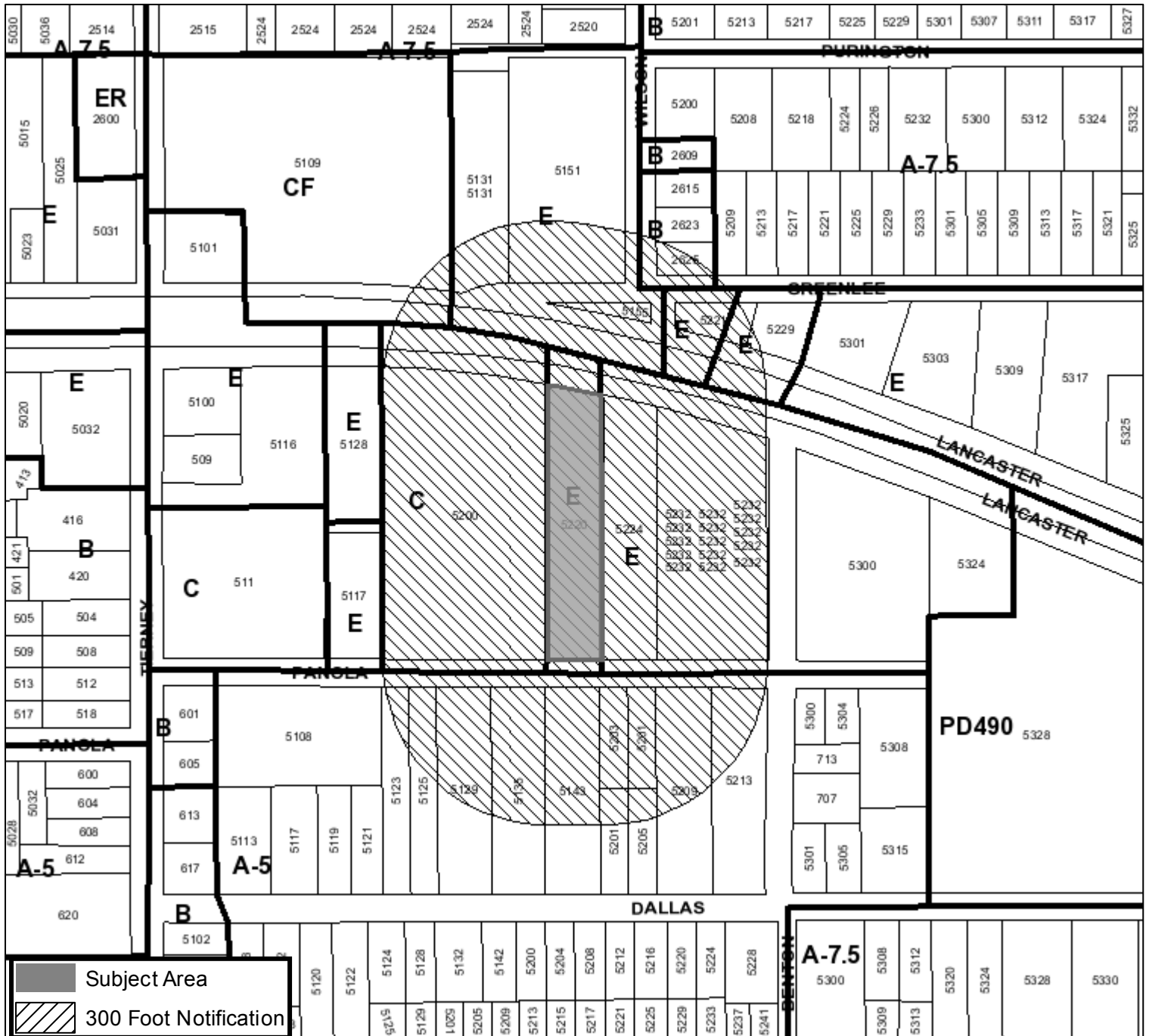
East Lancaster is a primarily residential area dominated by Hispanic or Latino residents who earn just over half of the city median household income. East Lancaster has the most incentive zones that overlap the target area's boundaries. Three NEZ zones are present within the target area: Evans and Rosedale NEZ, Evans and Rosedale NEZ, and Historic Handley NEZ. The target area also includes parts of two Urban Villages: Oakland Corners and Near East Side. It also borders three Tax Increment Financing (TIF) Districts, but does not directly within a TIF district. However, the area faces more challenges than any other target, except for Stop Six. Several challenges to improvement exist for this target. Significant new business investment and employment growth within the area is not likely within the next 5 to 10 years. Additionally, the unique geography of area (long and narrow), encompasses such diverse territory that it could be treated as three distinct zones. A concentration of homeless services in two-thirds of the area also presents a challenge, not only for current businesses, but for the attraction of new business.

PRIMARY CONSIDERATIONS

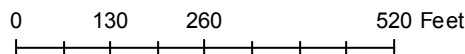
- Prioritize public investments where the improvements will have the greatest economic benefit, and focus on supporting new and existing business utilizing the help of local partners and incentives zones.
- Target East Lancaster for mixed-use projects, taking advantage of the Urban Villages in the area, and utilizing up-zoning where needed. Focus on nodes with existing businesses (e.g., Beech Street and Oakland Blvd).
- Address transportation infrastructure and housing issues. East Lancaster should be better connected to major employment nodes and educational and training opportunities. Efforts should also focus on ways to create higher-density, more affordable housing for area residents.

Area Zoning Map

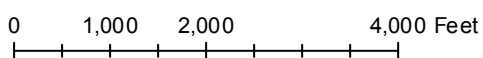
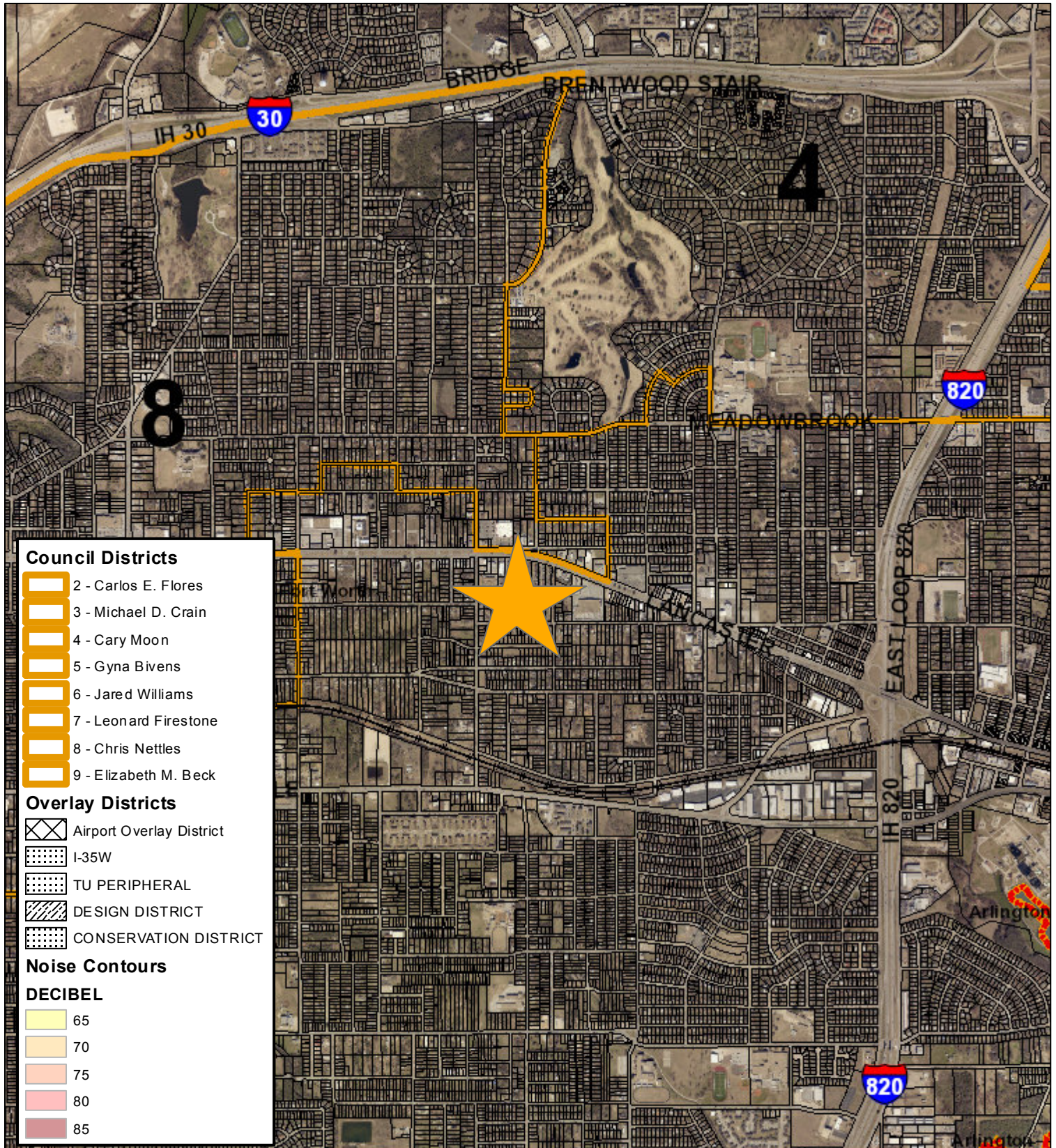
Applicant: Espire Enterprises, LLC
 Address: 5220 E. Lancaster Avenue
 Zoning From: E
 Zoning To: PD/C Planned Development for all uses in "C" Medium Density Multifamily
 Acres: 1.1231779
 Mapsco: 79F
 Sector/District: Eastside
 Commission Date: 1/12/2022
 Contact: 817-392-2806



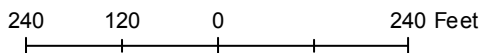
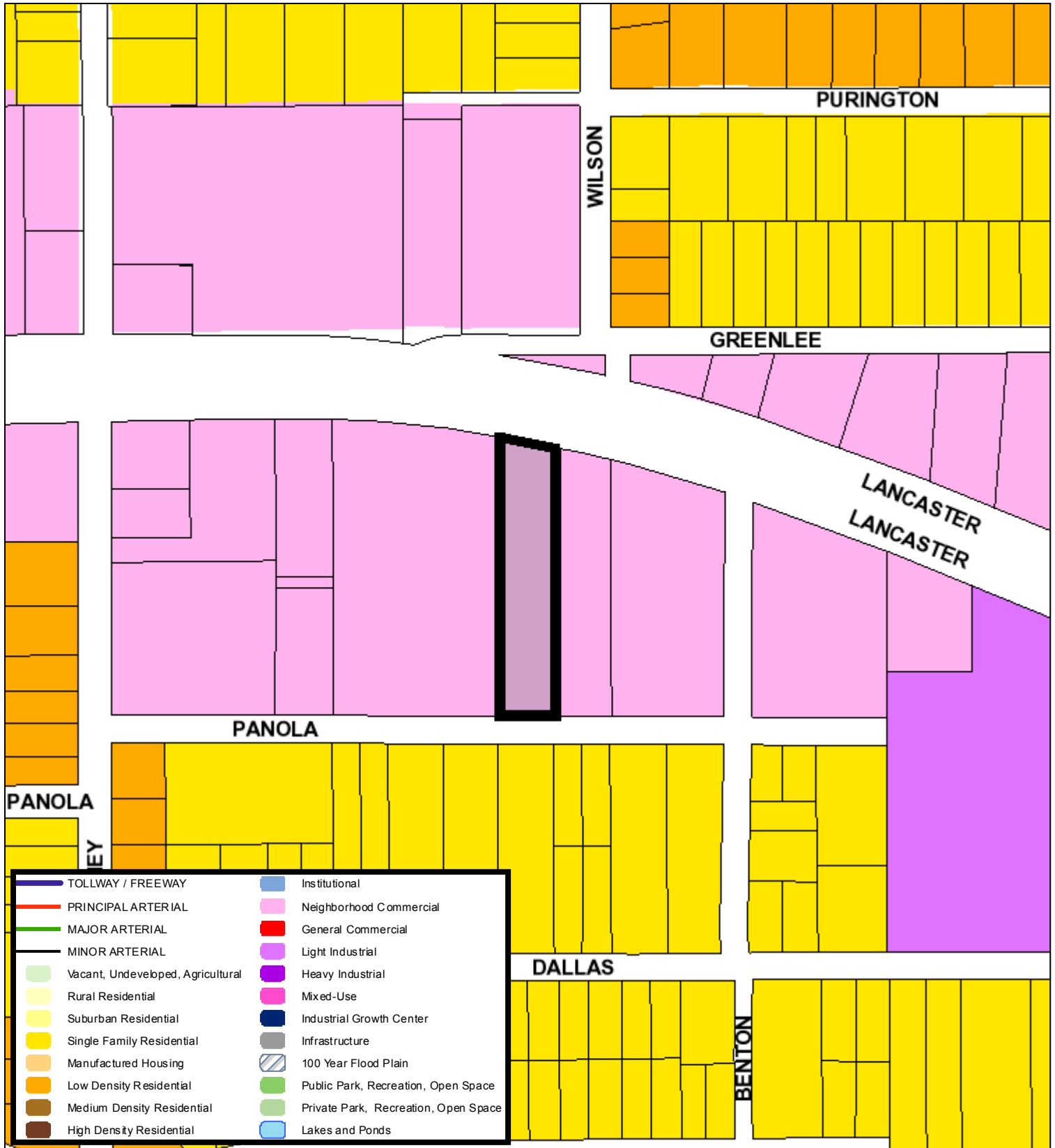
Subject Area
 300 Foot Notification



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 6, 2018.

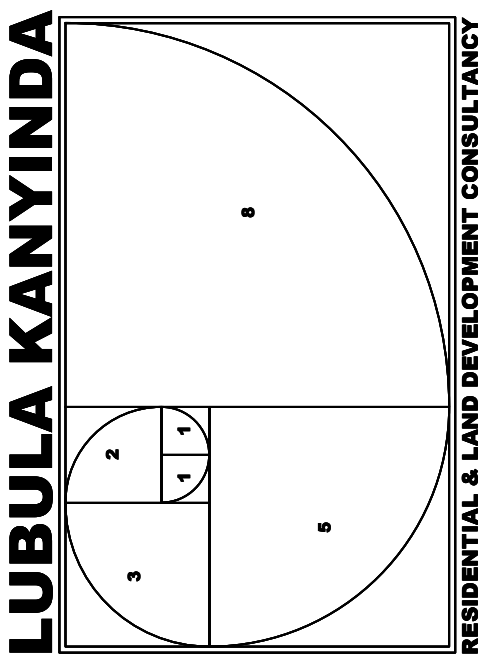


Aerial Photo Map



0 150 300 600 Feet





7420 FRONT LAKE TRAIL
ARLINGTON, TEXAS 76002
PH: 682.551.6960
EMAIL: dixon.kanyinda@live.com

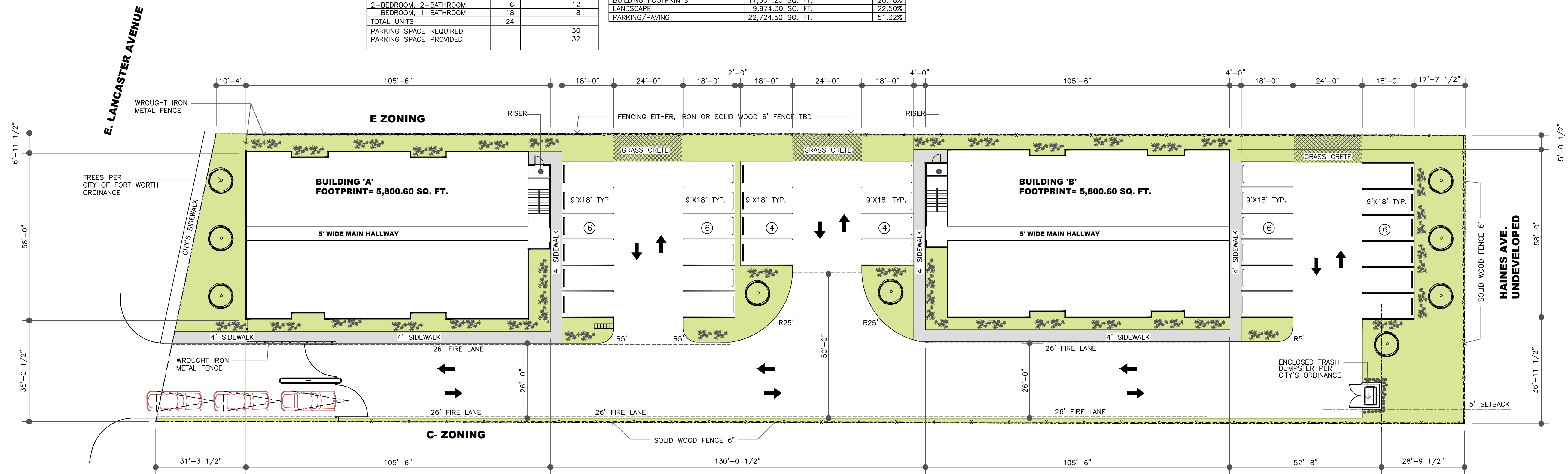
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**A NEW 24 UNITS
APARTMENT COMPLEX**

5220 E. LANCASTER
FORT WORTH, TEXAS

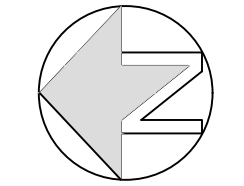
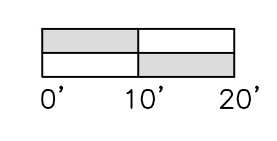
PARKING ANALYSIS		
APTS. TYPES	QTY.	PARKING SPACE
2-BEDROOM, 2-BATHROOM	6	12
1-BEDROOM, 1-BATHROOM	18	18
TOTAL UNITS	24	30
PARKING SPACE REQUIRED		30
PARKING SPACE PROVIDED		32

SITE COVERAGE ANALYSIS		
ITEM	AREA (SQ. FT.)	PERCENTAGE
OVERALL AREA AS RECORDED	44,300.00 SQ. FT. = 1.0169 ACRE	100%
BUILDING FOOTPRINTS	11,601.20 SQ. FT.	26.18%
LANDSCAPE	9,974.30 SQ. FT.	22.50%
PARKING/PAVING	22,724.50 SQ. FT.	51.32%



NOTE:
PATH FOR THE
UNOBSTRUCTED FIRE TRUCK
DISTANCE NOT TO EXCEED 300'

ZC-21-148
DIRECTOR OF DEVELOPMENT SERVICES
DATE: _____



1 SITE LAYOUT PROPOSAL
SCALE: 1"=20'-0"

PROJECT TITLE:

REVISIONS:

DRAWN BY:

PROJ. COORD.:

PROJ. COORD.:

DWG. TITLE:

COLORED SITE LAYOUT

SHEET#:

AS1

Legal Description**ZC-21-148**

5220 E. Lancaster Ave
Haines Place Addition, Block 1, Lot 8

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Lighting

All lighting will conform to the Lighting Code.

Signage

All signage will confirm to Article 4 Signs.

Urban Forestry

Project will comply with Section 6.302 Urban Forestry

Neighborhood Association Approval

Project will submit along with other required documents for Building Permit an Approval Letter from the Central Meadowbrook Neighborhood Association (CMNA) indicating the group's review and approval of the final façade design, all paint colors, monument sign design, all exterior lighting and final landscape plan. Items listed will be presented to CMNA based on their input throughout the design process and will not indicate a variance from any city regulation not already approved on this site plan.

Additional Requirements

- Any roof mounted equipment must be screened from view on all four sides using a product that complements the building façade.
- No bare or stained wood, synthetic wood, vinyl, plastic siding, metal siding without an architectural finish.
- All utilities shall be buried throughout the site.