



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 15, 2019

**Council District** 5

**Zoning Commission Recommendation:**

Approval by a vote of 8-0

**Opposition:** None submitted

**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Panther LLC

**Site Location:** 4211 E. Rosedale St., 1020 – 1132 (evens) Bradley Ave.

Acreage: 8.58

**Proposed Use:** Multifamily

**Request:** From: "E" Neighborhood Commercial (zone 1); PD 964 (zone 2)

To: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use with waivers to maximum building height, minimum parking requirement; site plan required (zone 1); PD/UR Planned Development for all uses in "UR" Urban Residential with waiver to parking requirement; site plan required (zone 2)

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

**Comprehensive Plan Consistency:** Requested change is **consistent (Minor Boundary Adjustment)**.

**UDC Recommendation:** **Approval excluding bufferyard waiver**

**Staff Recommendation:** **Approval**

**Background:**

The proposed site is bounded by Miller, E. Rosedale, Bradley and just south of the Union Pacific Railroad. The applicant is requesting a zoning change to a PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use for a multifamily development and PD/UR Planned Development for "UR" Urban Residential with waivers to parking, maximum building height and supplemental setbacks with a site plan required.

This area is part of the Cavile Place redevelopment project. New streets will be proposed to improve blocks lengths and engage pedestrian activity. A bus stop is located on the south and west side of the property along Miller and Rosedale.

The purpose and intent for the MU-1 and UR zoning districts is to provide a mixture of housing types to frame a pedestrian environment while promoting a walkable, urban form of development consistent with the surrounding areas historic urban development patterns.

The Urban Design Commission met on this case Thursday September 19<sup>th</sup>, excluding a waiver to the bufferyard adjacent to A-5 or B zoning.

This case is expected to be heard by the City Council October 15, 2019.

The table below breaks down the requested development standards from both “UR” and “MU-1”.

| Development Standard  | MU-1   | PD/MU-1   | Waiver Required   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
|---|--|---|---|--|---------|-----------|--|------|------|--|-----|------|---|-----|------|--|----------|---|--|---------|-----------|--|------|------|--|-----|------|---|-----|------|----|
| Density   | Maximum residential units per acre<br>(a) Three stories, single use: maximum 40 units/acre with surface parking  | Maximum residential units per acre<br>(a) <i>Four stories</i> , single use: maximum 60 units/acre with surface parking  | Yes   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Front Yard Setback  | 0' min/20' max   | 0' min/20' max  | No  |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Side Yard Setback   | 0' min/5' max  | 0' min/5' max   | No  |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Rear Yard Setback   | 5' min   | 5' min  | No  |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Residential Parking Count   | Single Family Detached: 2 parking spaces per dwelling unit.<br>Townhouse: 2 parking spaces per dwelling unit.<br>Duplex and Manor House (2+ units): 2 spaces per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.<br>Apartment/Condominium: .75 to 1 off-street required per bedroom behind the front building line; plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)   | Single Family Detached: 2 parking spaces per dwelling unit.<br>Townhouse: <i>1 parking space per dwelling unit.</i><br>Duplex and Manor House (2+ units): <i>1 space per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</i><br>Apartment/Condominium: <i>1 off-street parking required per dwelling unit</i> located behind the front building line; plus 1 space per 350 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage) | Yes   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Non-residential Parking Count   | <table border="1"> <thead> <tr> <th rowspan="2">LOCATION</th> <th colspan="2">REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)</th> </tr> <tr> <th>MINIMUM</th> <th>MAXIMUM**</th> </tr> </thead> <tbody> <tr> <td>Project not located within 250 feet of a one- or two-family zoned property</td> <td>None</td> <td>100%</td> </tr> <tr> <td>Project located within 250 feet of a one- or two-family zoned property</td> <td>75%</td> <td>100%</td> </tr> <tr> <td>Project located within 1,000 feet of an existing or approved passenger rail station or stop</td> <td>50%</td> <td>100%</td> </tr> </tbody> </table> | LOCATION  | REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B) |  | MINIMUM | MAXIMUM** | Project not located within 250 feet of a one- or two-family zoned property | None | 100% | Project located within 250 feet of a one- or two-family zoned property | 75% | 100% | Project located within 1,000 feet of an existing or approved passenger rail station or stop | 50% | 100% | <table border="1"> <thead> <tr> <th rowspan="2">LOCATION</th> <th colspan="2">REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)</th> </tr> <tr> <th>MINIMUM</th> <th>MAXIMUM**</th> </tr> </thead> <tbody> <tr> <td>Project not located within 250 feet of a one- or two-family zoned property</td> <td>None</td> <td>100%</td> </tr> <tr> <td>Project located within 250 feet of a one- or two-family zoned property</td> <td>75%</td> <td>100%</td> </tr> <tr> <td>Project located within 1,000 feet of an existing or approved passenger rail station or stop</td> <td>50%</td> <td>100%</td> </tr> </tbody> </table> | LOCATION | REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B) |  | MINIMUM | MAXIMUM** | Project not located within 250 feet of a one- or two-family zoned property | None | 100% | Project located within 250 feet of a one- or two-family zoned property | 75% | 100% | Project located within 1,000 feet of an existing or approved passenger rail station or stop | 50% | 100% | No |
| LOCATION  | REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)  |   |   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
|   | MINIMUM  | MAXIMUM**   |   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Project not located within 250 feet of a one- or two-family zoned property                  | None   | 100%  |   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Project located within 250 feet of a one- or two-family zoned property                      | 75%  | 100%  |   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Project located within 1,000 feet of an existing or approved passenger rail station or stop | 50%  | 100%  |   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
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| Height  | Maximum height single-use. Three stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate.  | Maximum height single-use. <i>Four stories of 45 feet</i> , whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate   | Yes   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Bufferyard  | b. When building a single family detached or a two-unit attached dwelling (duplex) within the MU-1 District, a bufferyard and supplemental setback is not required when an adjacent one- or two-family district<br>c. All uses within the MU-1 District, other than the uses listed in item b. above, shall conform to the supplemental building setback and bufferyard width standards required for the (“E”) District, as described in Section 6.300 (c) Area Requirements.  | NA  | No  |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |
| Transitional Height Plane   | A transitional height plane of 45 degrees shall apply to portions of a building above three stories, or 45 feet, whichever is less starting from the property line of the one- or  | <i>No transitional height plan requirements.</i>  | Yes   |  |         |           |  |      |      |  |     |      |   |     |      |  |          |   |  |         |           |  |      |      |  |     |      |   |     |      |    |

| Development Standards     | UR  | PD/UR   | Waiver Required |
|---------------------------|---|---|-----------------|
| Density                   | Three stories, single use: Maximum 60 units/acre<br>Four stories, single use with height bonus: 60 units/acre   | Three stories, single use: Maximum 60 units/acre<br>Four stories, single use with height bonus: 60 units/acre   | No              |
| Front Yard Setback        | 0' min/20' max  | 0' min/20' max  | No              |
| Side Yard Setback         | 0' min/20' max<br>Common Lot Line: 0' min/5' max  | 0' min/20' max<br>Common Lot Line: 0' min/5' max  | No              |
| Rear Yard Setback         | Primary Structure: 20' min<br>Accessory Structure: 5' min, 0' min if alley is provided  | Primary Structure: 20' min<br>Accessory Structure: 5' min, 0' min if alley is provided  | No              |
| Residential Parking Count | Single Family Detached: 2 parking spaces per dwelling unit.<br>Townhouse: 2 parking spaces per dwelling unit.<br>Duplex and Manor House (2+ units): 2 spaces per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.<br>Apartment/Condominium: 1 off-street required per bedroom behind the front building line; plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage) | Single Family Detached: 2 parking spaces per dwelling unit.<br>Townhouse: 1 parking space per dwelling unit.<br>Duplex and Manor House (2+ units): 1 space per dwelling unit; <del>plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</del><br>Apartment/Condominium: 1 off-street parking required per dwelling unit located behind the front building line; plus 1 space per 350 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage) | Yes             |
| Height                    | Maximum height. Three stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate.  | Maximum height. Three stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate   | No              |
| Bufferyard                | Multifamily development within the UR District shall have a five-foot bufferyard.   | NA  | No              |
| Transitional Height Plane | A transitional height plane of 45 degrees shall apply to portions of a building above three stories, or 45 feet, whichever is less starting from the property line of the one- or two-family district.  | No transitional height plane requirements.  | Yes             |

**Surrounding Zoning and Land Uses:**

- North "A-5" One Family, "I" Light Industrial / single family with outdoor storage, commercial and vacant land
- East "B" Two-Family, "E" Neighborhood Commercial / single family, vacant land
- South "E" Neighborhood Commercial / vacant, fuel station, commercial services
- West "E" Neighborhood Commercial, "I" Light Industrial / commercial, self-storage, light industrial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-19-116 Map Amendment for Stop Six Council-initiated rezoning for stop six overlay to require certain development standards approved by City Council 9-10-19.

**Public Notification:**

300 foot Legal Notifications were mailed on September 26, 2019.  
The following organizations were notified: (emailed September 16, 2019)

| Organizations Notified           |   |
|----------------------------------|---|
| Neighborhoods of East Fort Worth | East Fort Worth Business Association    |
| Stop 6/Poly Oversight*           | West Meadowbrook NA*                    |
| East Fort Worth, Inc.            | Southeast Fort Worth, Inc.              |
| Trinity Habitat for Humanity     | East Fort Worth Neighborhoods Coalition |
| Streams and Valleys Inc          | Fort Worth ISD                          |

*\*Closest registered neighborhood associations*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to PD/MU-1 and PD/UR in order to develop in accordance with the Mixed-Use zoning districts for Cavile Place. Single-Family, Duplex and Multifamily uses are allowed in the UR and MU-1 zoning districts.

Surrounding land uses are primarily single family and vacant, with higher intensity commercial uses along Miller and Rosedale. UR and MU-1 zoning have a transitional height plane in place where adjacent to A and B zoning districts. The applicant is seeking a waiver to the transitional height plane. A site plan requirement will illustrate the height and location of proposed buildings prior to building permit approval.

As a result, the proposed zoning districts for the sites **is compatible** at this location.

**2. Comprehensive Plan Consistency Southeast**

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage mixed use projects in mixed use growth centers, transient oriented developments, and urban villages.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

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

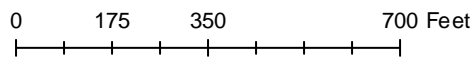
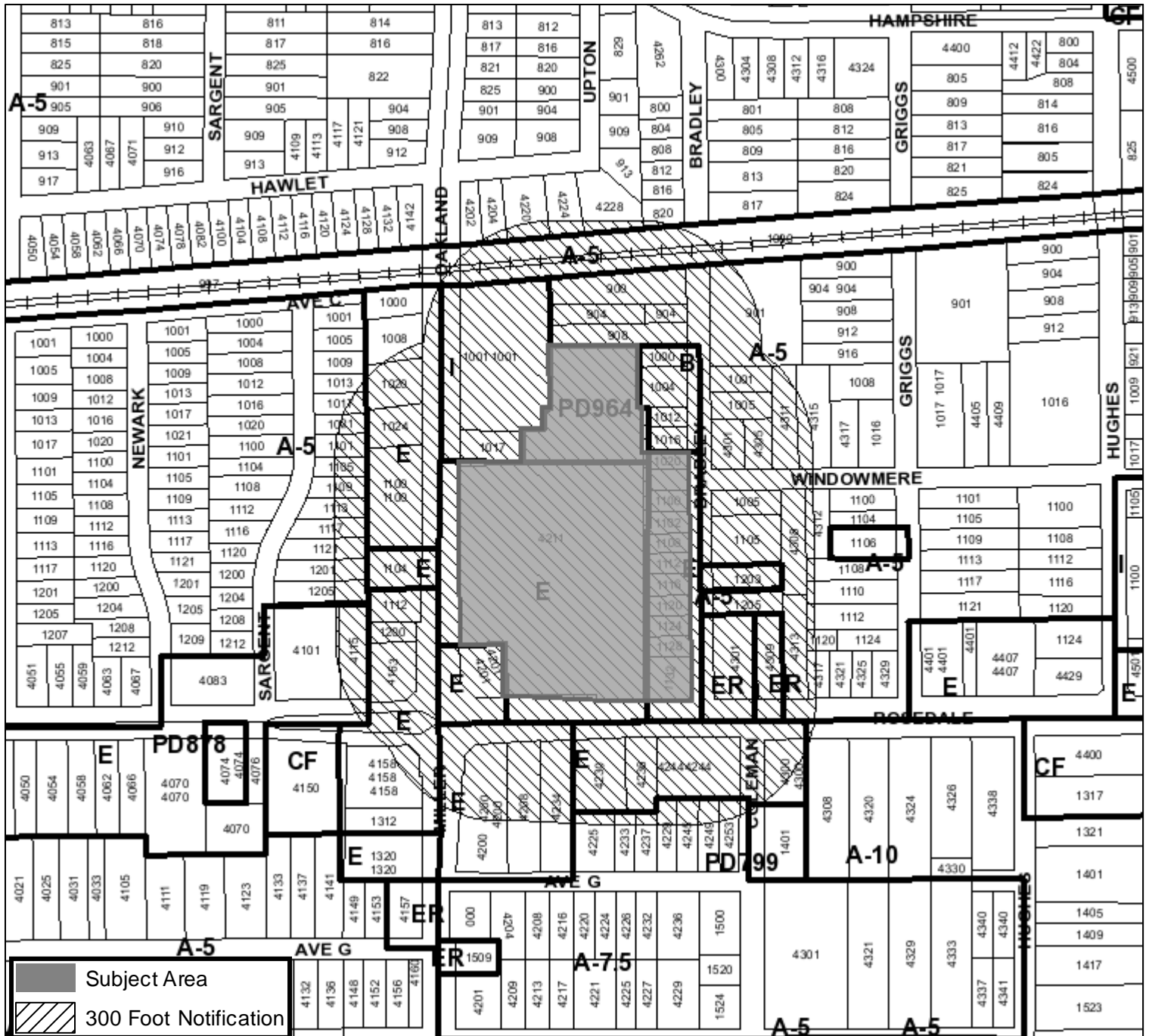
**Attachments:**

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

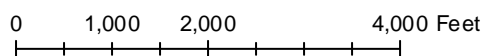
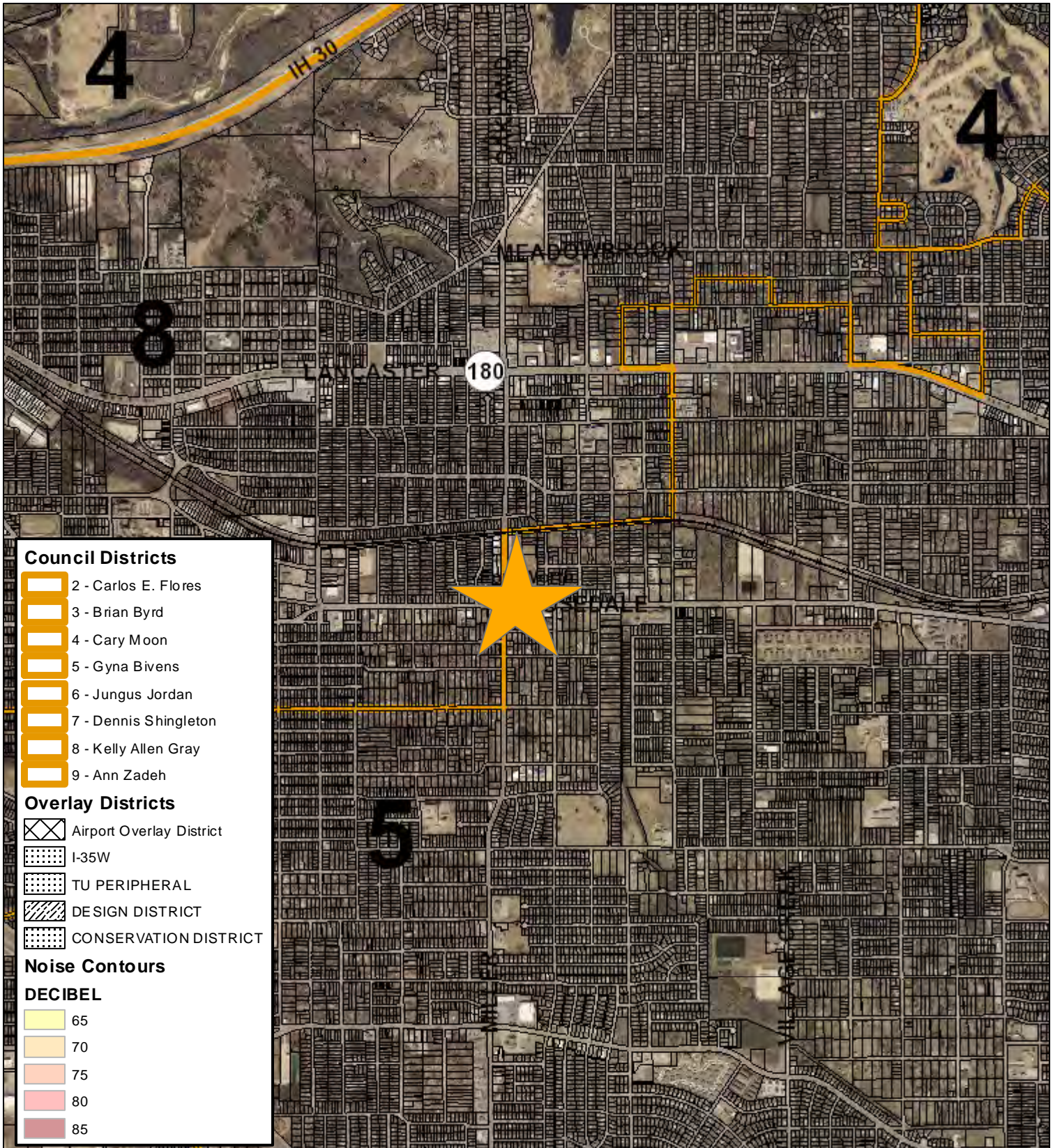


# Area Zoning Map

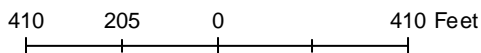
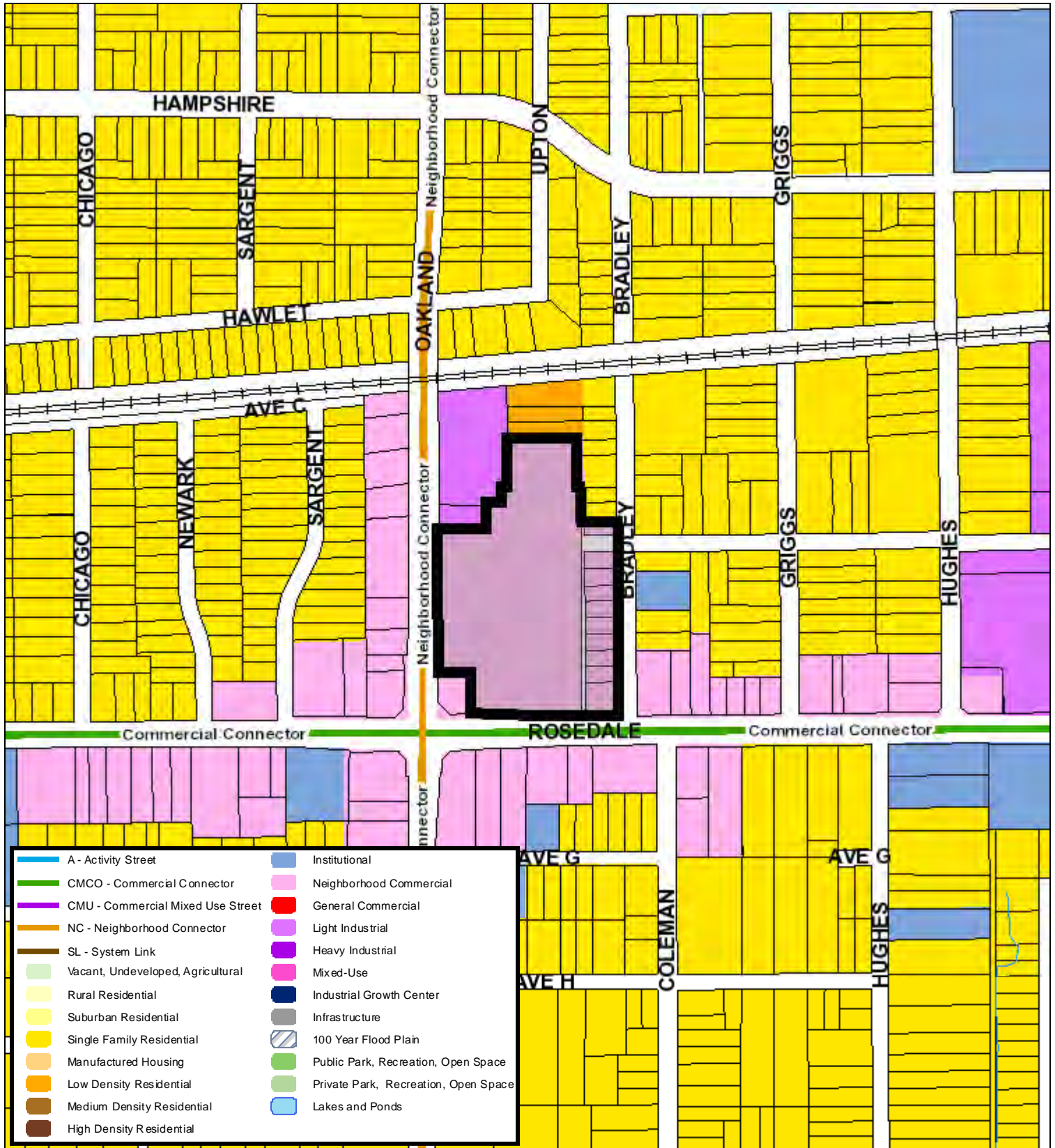
Applicant: Panther LLC  
 Address: 4211 E. Rosedale Street & 1020 - 1132 (evens) Bradley Avenue  
 Zoning From: E, PD 964  
 Zoning To: PD for UR and MU-1 uses w/ waivers to max. building height and parking  
 Acres: 8.58456452  
 Mapsco: 78M  
 Sector/District: Southeast  
 Commission Date: 10/9/2019  
 Contact: 817-392-2495



### Area Map



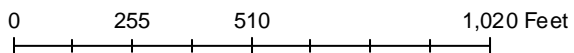
### Future Land Use



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 5, 2019.



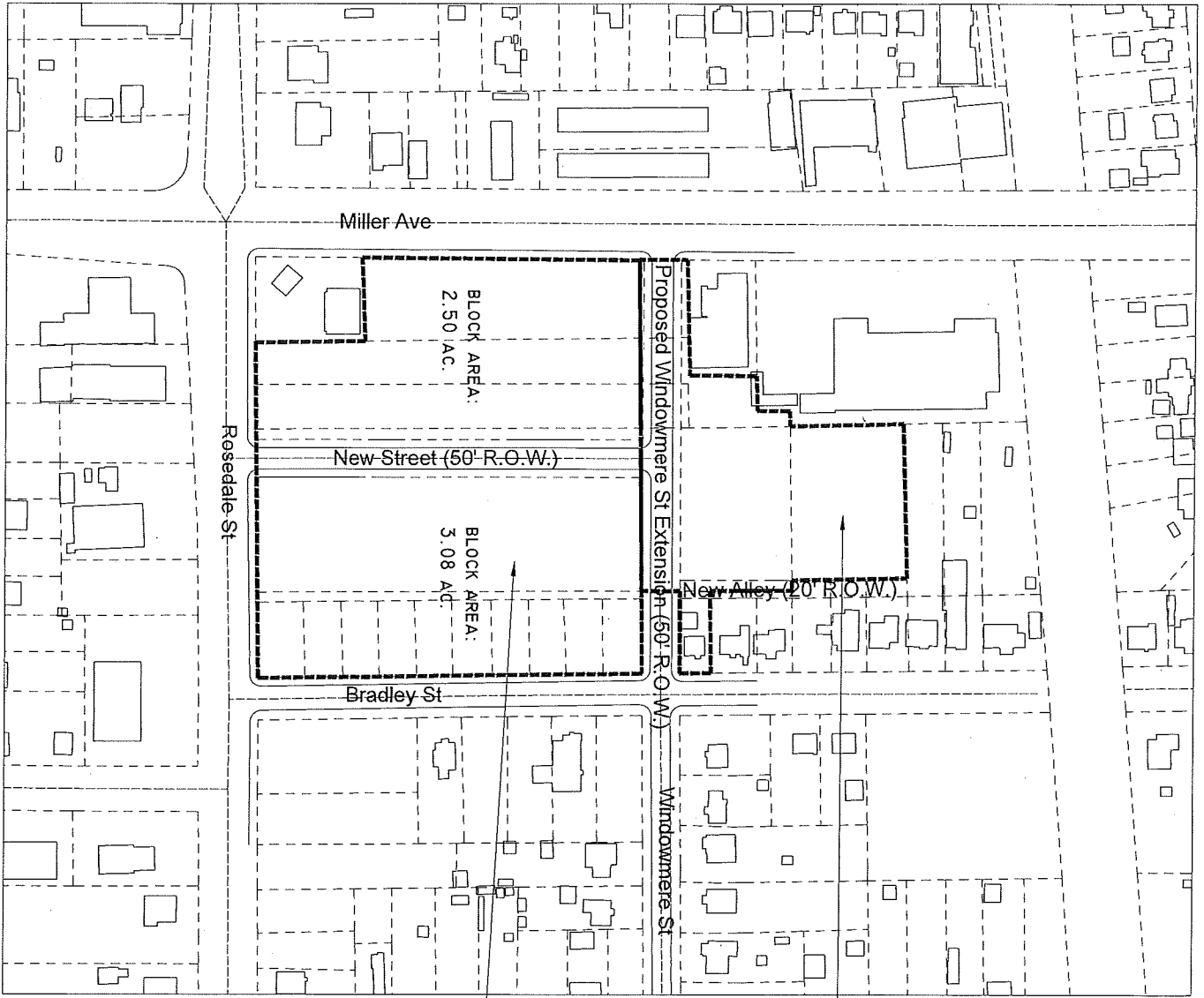
## Aerial Photo Map





# PRELIMINARY SITE PLAN

SCALE: 1" = 100'-0" ON 24"x18" SHEET



**ZONE 2**  
PD/UR XXX

Existing Vacant Lots  
Existing Zoning: "PD-964" and "E"  
Proposed Zoning: PD/UR  
SITE AREA: 2.21 AC.

**ZONE 1**  
PD/MU-1 XXX

Existing Vacant Lots  
Existing Zoning: "E"  
Proposed Zoning: PD/MU-1  
SITE AREA: 6.11 AC.

ZC 19-149-

- GENERAL NOTES:
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
  2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  3. THE PROJECT WILL COMPLY WITH SECTION 6.3.01, LANDSCAPING.
  4. THE PROJECT WILL COMPLY WITH SECTION 6.3.02, URBAN FORESTRY.
  5. SITE PLAN APPROVAL REQUIRED AT LATER DATE.

LEGAL DESCRIPTIONS:  
J. L. PIRVIS SURVEY, ABSTRACT 1228,  
LOT 2, 2AC, 2C, 3 & 4,  
LOTS 7 THROUGH 10, BLOCK 1 & LOT 9,  
BLOCK 2, 'NORMAL' HILL ADDITION

ENGINEER AND SURVEYOR:  
KINLEY-HORN  
801 CHERRY STREET, SUITE 11  
FORT WORTH, TEXAS 76102  
TEL 817 335-6511

ARCHITECT:  
T.B.D.

PROPERTY OWNER / DEVELOPER:  
FORT WORTH HOUSING SOLUTIONS  
1201 EAST 13TH STREET  
FORT WORTH, TEXAS 76102-5764  
TEL 817 333-3400  
FAX 817 332-4830

PLANNER:  
URBAN DESIGN ASSOCIATES  
3 PPG PLACE, SUITE 300  
PITTSBURGH, PENNSYLVANIA 15222  
TEL 412 263-5200  
FAX 844 270-8374

SCHEMATIC DESIGN:  
NOT FOR CONSTRUCTION

SUBMISSION  
SEPTEMBER 6, 2019

DIRECTOR OF PLANNING & DEVELOPMENT

STOP SIX CNI - MILLER AND ROSEDALE  
FORT WORTH, TEXAS

ZONING CASE NUMBER: EXHIBIT B-2  
IDA 4267L