



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 12, 2019

**Council District** 8

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** None submitted  
**Support:** Central Meadowbrook NA

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Azleway, Inc.**

**Site Location:** 2504 Oakland Blvd Acreage: 2.78 acres

**Proposed Use:** **Multifamily**

**Request:** From: PD 1237  
To: Amend PD 1237 for a waiver to allow fencing in the front yard; site plan included

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

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

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

**Background:**

The proposed site is located south of Meadowbrook Drive, with frontage on Oakland Boulevard and Sargent Street. The applicant is requesting to rezone approximately 2.78 acres for construction of a multifamily development. The property is located adjacent to the Oakland Corners Urban Village, which encourages higher density multifamily and commercial uses. Especially with the one story building height along Sargent St., the proposed PD/C zoning could potentially be a good transition from the urban village to the established single family neighborhood.

The zoning was previously approved, however the applicant has indicated they would like to add a security fence between the buildings and road. The location of a fence at this location is not allowed by the newly adopted Multifamily Design Standards, therefore the waiver had to through the zoning process for approval.

The applicant has had extensive communication with the area neighborhood groups who have had the opportunity to provide input on the proposal.

**Site Information:**

- Surrounding Zoning and Land Uses:  
North "A-5" and "A-10" One Family / single family  
East "A-21" One Family / single family  
South "MU-1" Low Intensity Mixed-Use / church and day care

West "A-5" One Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-19-043 from CF and A-10 to PD/C; effective 8/29/19; subject site  
ZC-11-029 from A-10 to CF; effective 4/18/11; a portion of subject site

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Fencing is not allowed between the building and street. **(Waiver required)**

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, PARD, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)**

**Public Notification:**

300 foot Legal Notifications were mailed on September 20, 2019.

The following organizations were notified: (emailed September 16, 2019)

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

\*Within this registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone the site to PD/C Planned Development for "C" Medium Density Multifamily with waivers. The surrounding uses are primarily single family, undeveloped, with a day care and church to the south. The property is located adjacent to the Oakland Corners Urban Village, which encourages high density multifamily. PD/C zoning could be a good transition into the established single family neighborhood.

As a result the proposed multifamily use **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency - Eastside**

The 2019 Comprehensive Plan designates the subject property as Single Family and Institutional, reflecting the previous zoning. The proposed zoning for the "C" Medium Density Multifamily is not categorized as Neighborhood Commercial but does meet the following Comprehensive Plan policies and there for **is consistent** with the Comprehensive Plan.

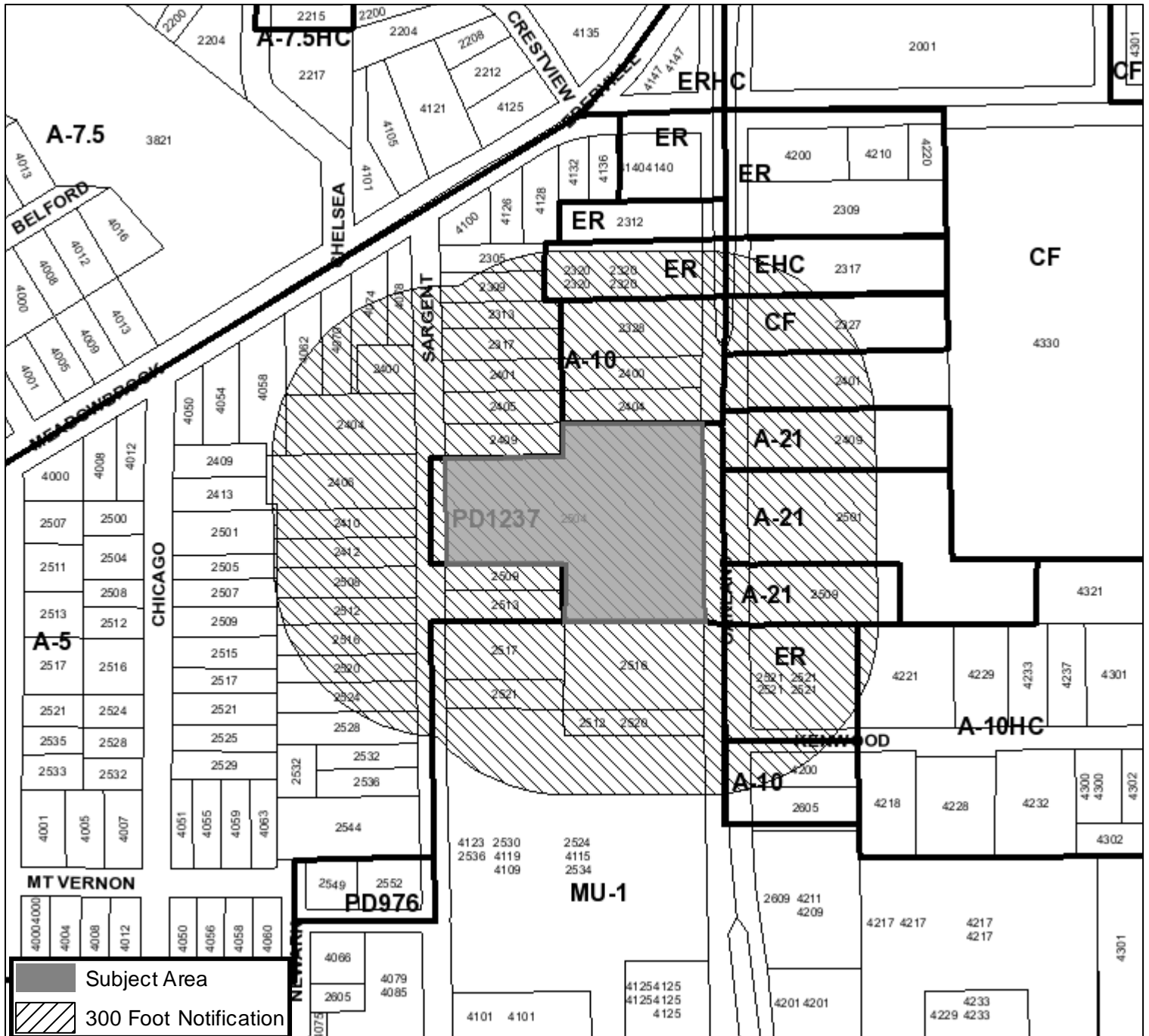
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village and the Historic Handley Urban Village, and the Trinity Lakes form-based code district.
- Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.

**Attachments:**

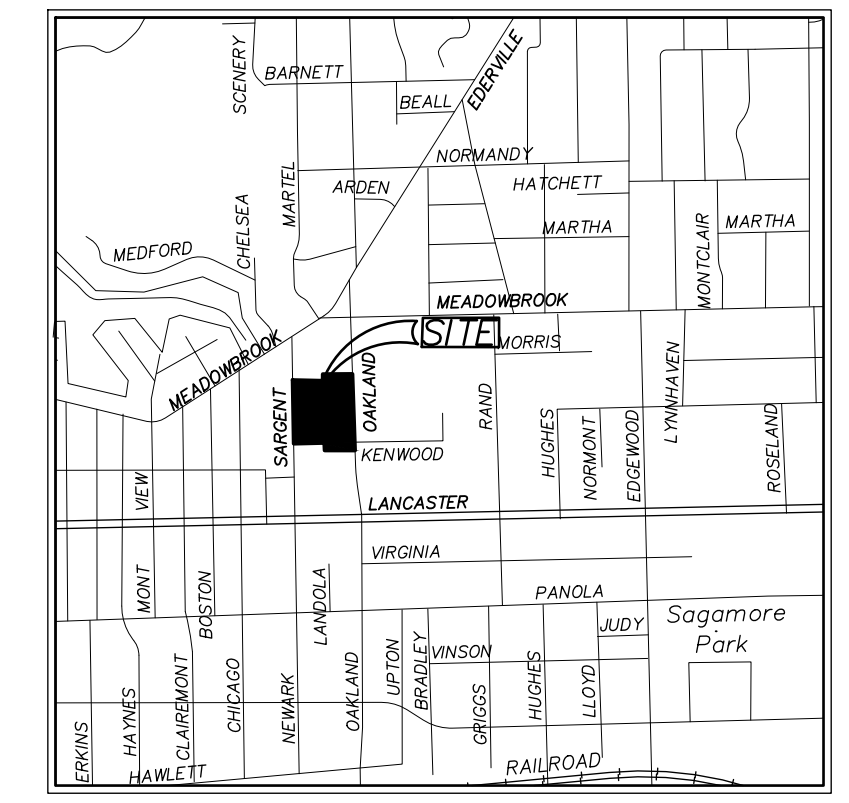
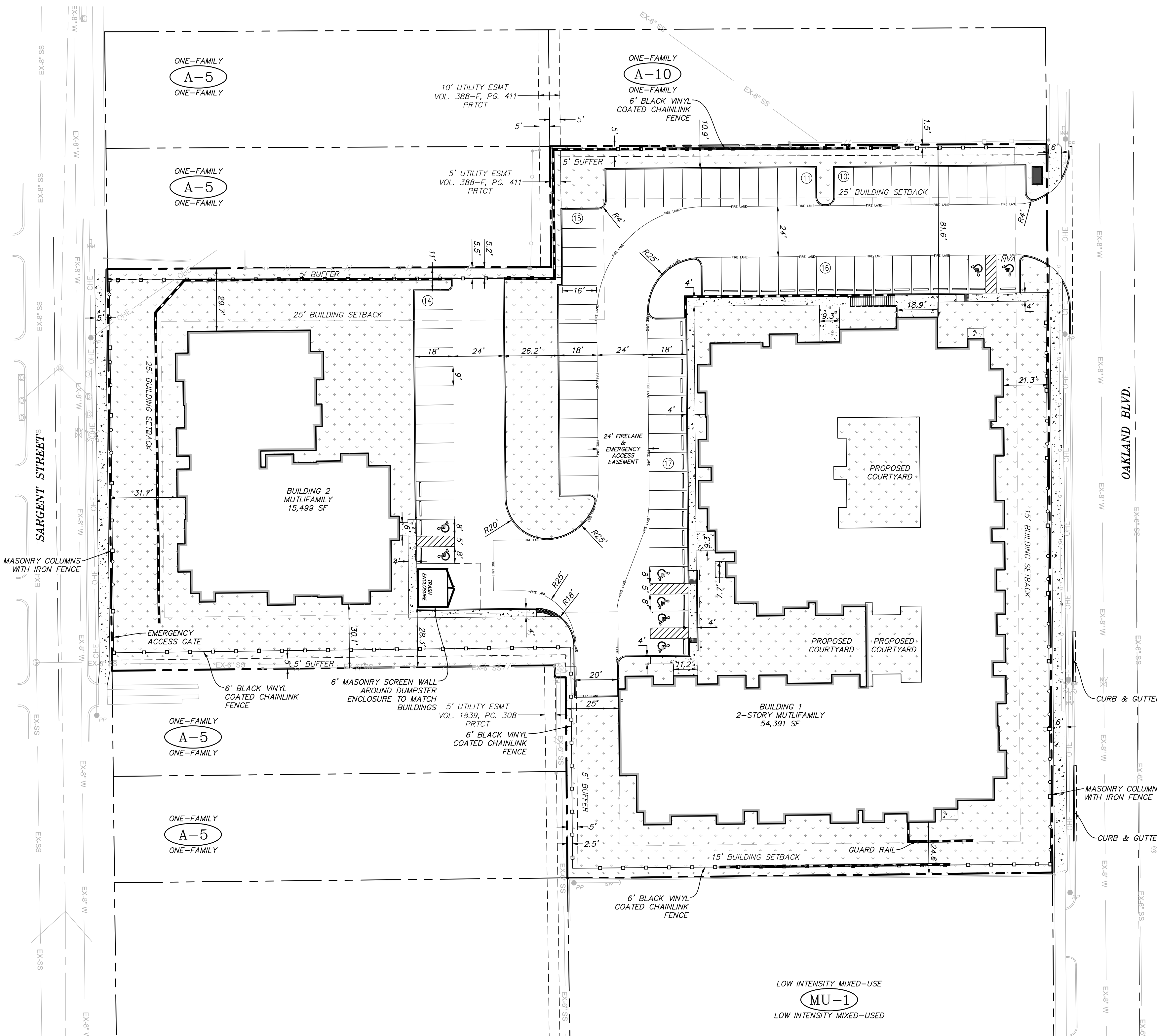
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: Azleway Inc.  
 Address: 2504 Oakland Boulevard  
 Zoning From: PD 1237 for C multifamily development with waivers  
 Zoning To: Amend PD 1237 for C multifamily development to allow fencing in front yard  
 Acres: 2.77986442  
 Mapsco: 78H  
 Sector/District: Eastside  
 Commission Date: 10/9/2019  
 Contact: 817-392-8043







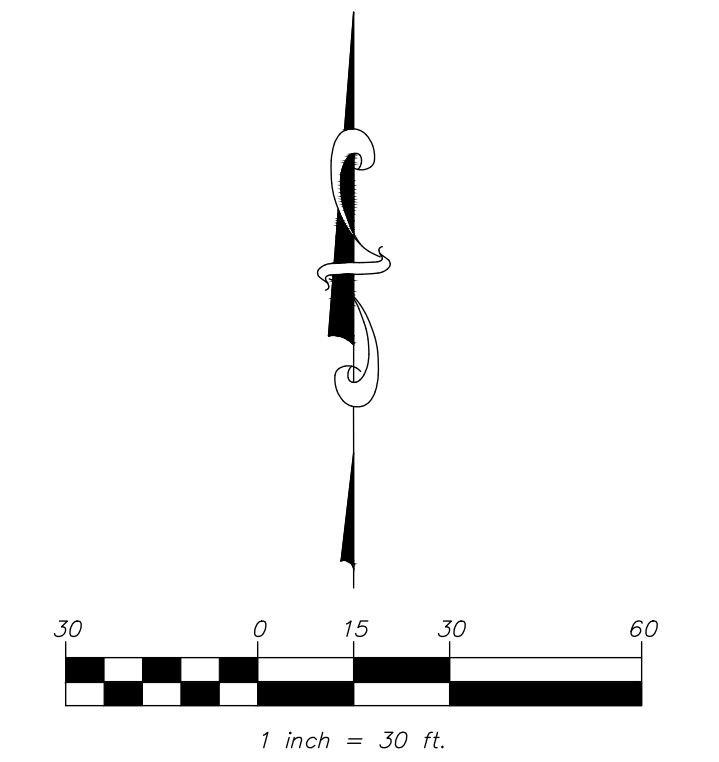
VICINITY MAP  
(NOT TO SCALE)

SITE DATA	
GROSS ACREAGE	2.759 ACRES
EXISTING ZONING	PD 1237
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	MULTIFAMILY
TOTAL UNITS	66
GROSS DENSITY	24 DU/AC
OPEN SPACE PROVIDED	0.912 AC/33.1%

BEDROOM TABLE		
BUILDING	#	BEDROOMS PROVIDED
<b>BUILDING 1</b>		
1 BR	44	44
2 BR	8	16
<b>BUILDING 2</b>		
1 BR	6	6
2 BR	8	16
<b>TOTAL</b>	<b>82</b>	

**NOTES:**

- ON-PREMISE SIGN SHALL CONFORM TO CITY OF FORT WORTH ZONING ORDINANCE.
- ALL PAVED DRIVES SHALL BE CONCRETE PAVEMENT.
- APPROVED ADDRESSES SHALL BE POSTED FOR ALL BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. EACH BUILDING WITHIN THE COMPLEX MUST HAVE ITS OWN UNIQUE STREET ADDRESS SO THAT EMERGENCY VEHICLES MAY EASILY IDENTIFY THE CORRECT LOCATION OF THE INCIDENT.
- APARTMENT BUILDING IDENTIFICATION SIGNS SHALL BE IN ACCORDANCE WITH SECTION 505.1 OF THE INTERNATIONAL FIRE CODE. APARTMENT NUMBERS MUST NOT REPEAT. FOR ADDITIONAL INFORMATION CONTACT THE FORT WORTH FIRE DEPARTMENT @ 817-319-2212.
- ALL BUILDINGS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- ALL FIRE LANES SHALL HAVE A MINIMUM 25' INSIDE TURNING RADIUS.
- ALL IMPROVEMENTS TO BE CONSTRUCTED IN A SINGLE PHASE.
- EXCEPT FOR REQUIRED FRONT YARDS, NO SPACE OR AREA LESS THAN 25 FEET IN EITHER DIMENSION HAS BEEN COUNTED AS OPEN SPACE.
- ALL DIMENSIONS ARE TO THE FACE OF CURB.



**LEGEND:**

- EXISTING LIGHT POST
- EXISTING POWER POLE
- EXISTING OVER HEAD ELECTRIC
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROP. RETAINING WALL
- PROP. CONC. SIDEWALK
- PROP. OPEN SPACE
- EXISTING LAND USE
- EX. ZONING/PROP. ZONING
- PROP. LAND USE
- 6' BLACK VINYL COATED CHAINLINK FENCE
- 6' AMERISTAR ROD IRON FENCE
- PROP. BUILDING ENTRANCE/EXIT
- FIRE LANE

**PARKING TABLE**

BUILDING	REQUIREMENT	#	SPACES REQUIRED	SPACES PROVIDED
<b>BUILDING 1</b>				
1 BR	1 PS / BEDROOM	44	44	45
2 BR	1 PS / BEDROOM	8	16	16
<b>COMMON AREA 1 / 250 SF</b>		<b>2,985</b>	<b>12</b>	<b>0*</b>
<b>BUILDING 2</b>				
1 BR	1 PS / BEDROOM	6	6	6
2 BR	1 PS / BEDROOM	8	16	16
<b>COMMON AREA 1 / 250 SF</b>		<b>221</b>	<b>1</b>	<b>0*</b>
<b>TOTAL</b>			<b>95</b>	<b>83</b>

\*PARKING WAIVER APPROVED BY THE CITY OF FORT WORTH CITY COUNCIL ON APRIL 10, 2019, ZC-19-045.

**ZONING SITE PLAN  
SUNSET AT FASH PLACE  
OAKLAND BLVD, FORT WORTH, TX**

**PD SITE PLAN AMENDMENT  
ZONING CASE NUMBER: ZC-19-153**

**LOT 1, BLOCK 1  
BEING 2.759 ACRES OF LAND LOCATED IN  
THE PERRY ANDERSON SURVEY,  
ABSTRACT NO. 32 AND THE  
J L PURVIS SURVEY, ABSTRACT NO. 1228  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS**

**PREVIOUSLY APPROVED WAIVERS:**

- OPEN SPACE: PER APPROVED WAIVER THE REQUIRED OPEN SPACE HAS BEEN REDUCED FROM 45% TO 33.1%.
- FRONT YARD: PER APPROVED WAIVER THE REQUIRED FRONT YARD ALONG OAKLAND BLVD HAS BEEN REDUCED FROM 20 FEET TO 15 FEET.
- PER APPROVED WAIVER THE FENCE ALONG INTERNAL PROPERTY LINES IS TO BE BLACK VINYL COATED CHAIN LINK FENCE.
- PER APPROVED WAIVER THE SETBACK ADJACENT TO ONE AND TWO FAMILY FOR BUILDING 2 HAS BEEN REDUCED TO 25 FEET.
- PARKING REQUIREMENT: REQUIRED PARKING OF 1 SPACE PER BEDROOM PLUS 1 SPACE PER 250 SQUARE FEET OF COMMON AREAS, OFFICES, AND RECREATION HAS BEEN REDUCED TO 1 SPACE PER BEDROOM.

**WAIVERS REQUESTED:**

- MASONRY COLUMN AND DECORATIVE IRON FENCE TO BE ALLOWED ALONG THE FRONT PROPERTY LINE OF OAKLAND BOULEVARD AND SARGENT STREET.

**MAX BUILDING HEIGHT - BUILDING 1:**

- TOP OF SLAB TO TOP OF SILL PLATE : 17'-10"
- TOP OF SLAB TO TOP OF ROOF: 33'-4"

**BUILDING HEIGHT - BUILDING 2:**

- 1 STORY TOP OF SLAB TO TOP OF SILL PLATE : 8'-5"
- 1 STORY TOP OF SLAB TO TOP OF ROOF: 17'-10"
- 2 STORY TOP OF SLAB TO TOP OF SILL PLATE : 17'-10"
- 2 STORY TOP OF SLAB TO TOP OF ROOF: 33'-7"

**OWNER/DEVELOPER:**  
SUNSET AT FASH PLACE, LLC  
5501-A BALCONES DRIVE, STE 302  
AUSTIN, TX 78731  
TEL: 830-330-0762  
CONTACT: MEGAN LASCH

**LANDSCAPE ARCHITECT:**  
LONDON LANDSCAPES  
P.O. BOX 28  
COLLINSVILLE, TEXAS 76233  
TEL: 972-800-0676  
CONTACT: AMY LONDON

**ARCHITECT:**  
MILLER SLAYTON ARCHITECTS  
2114 NW 40TH TERRACE, STE B-3  
GAINESVILLE, FLORIDA 32605  
TEL: 352-377-0505  
CONTACT: PAUL MILLER

**ENGINEER/SURVEYOR:**  
MMA, INC.  
519 E. BORDER ST.  
ARLINGTON, TX 76010  
TEL: 817-469-1671  
CONTACT: ANDREA TAYLOR

Director of Development

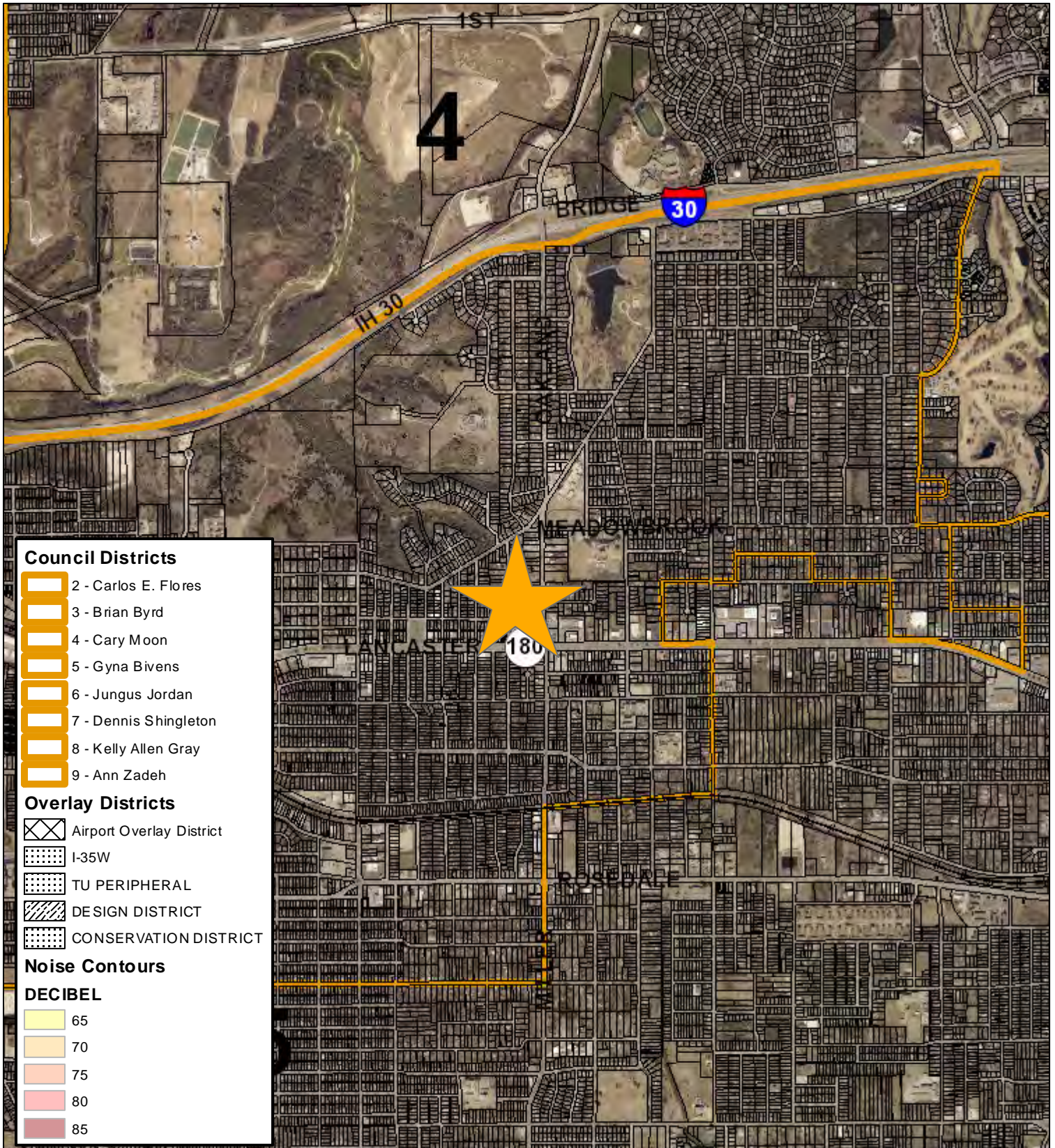
Signature

Date



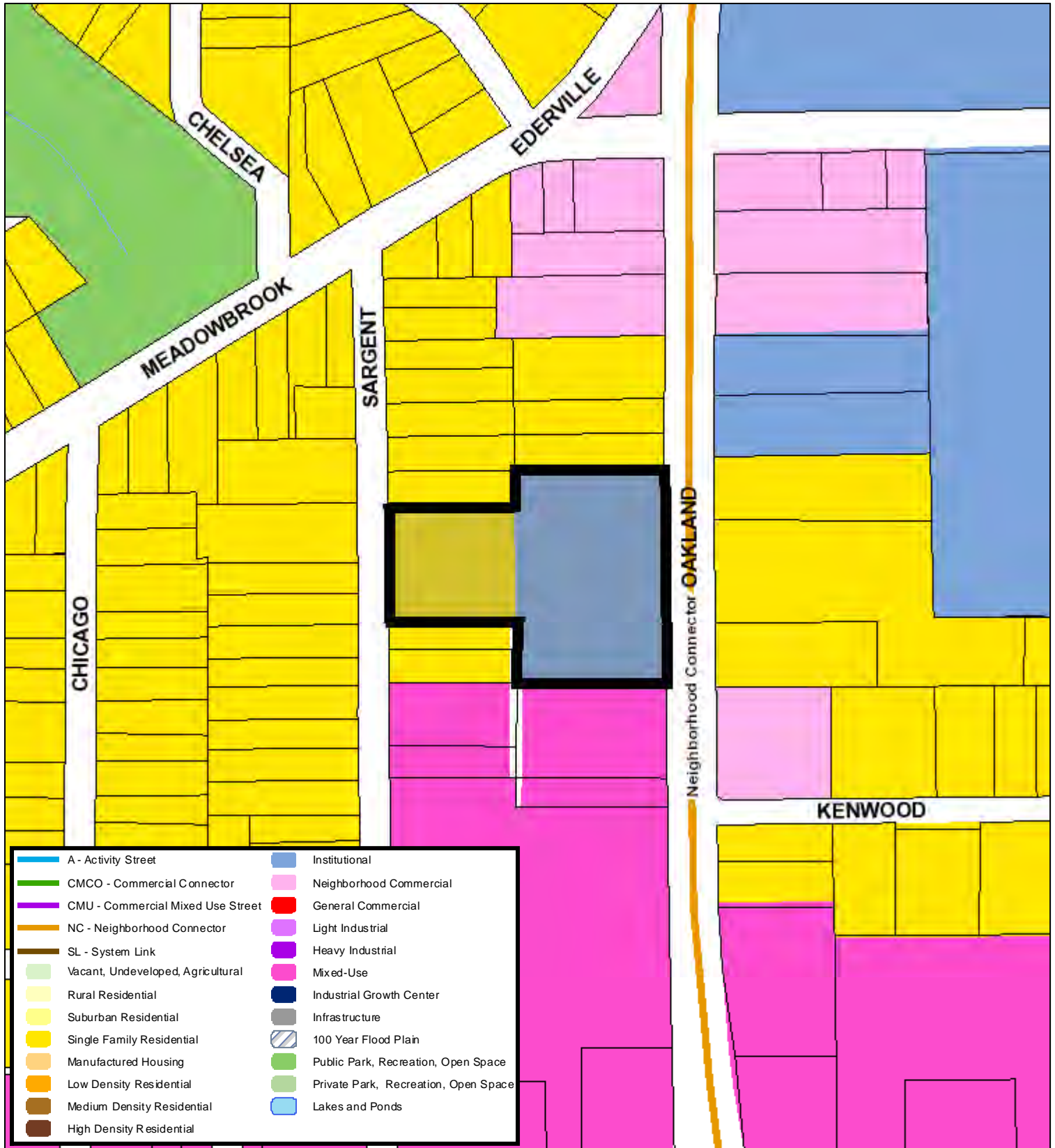


### Area Map

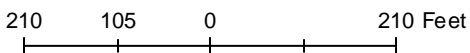




### Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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**



0 137.5 275 550 Feet

