



Zoning Staff Report

Date: January 14, 2025

Case Number: ZC-24-152

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Hughes House III GP, LLC / Brandon Burns

Site Location: 4912 & 5000 East Rosedale Street

Acreage: 2.2782 acres

Request

Proposed Use: Multi-family- 78 residential units

Request: From: "PD 1259" Planned Development for all uses in "MU-1" Low-Intensity Mixed Use with a waiver to maximum building height and minimum parking requirements to allow for permanent food trucks, site plan required
To: Amend "PD 1259" to add development standard waivers to increase the maximum setback, and to decrease the amount of individual street-oriented entries from the primary ROW; site plan included.

Recommendation

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

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

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Urban Design Commission & Staff Recommendations:

Approval of the waiver to increase the maximum setback to 31 feet subject to conditions; **Denial** of the waiver to decrease the amount of individual street-oriented entries from the primary ROW

Zoning Commission Recommendation **Approval 10-0**

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Project Description and Background

The subject property encompasses approximately 2.2782 acres and consists of two platted lots adjacent to Etta Street (**Figure 1**). Both lots are currently vacant and lie within an area undergoing significant redevelopment as part of the ongoing Hughes House revitalization project. This area, part of the Stop Six (“SS”) Design District Overlay (ZC-19-116), which will include new residential multifamily units, enhanced playgrounds, parks, and a community center (see *'Recent Zoning History'*). Nearby parcels are zoned “MU-1” Low-Intensity Mixed Use and "E" Neighborhood Commercial, reflecting the mixed-use nature of the surrounding development.

The applicant plans to develop Phase III, the final phase of the Hughes House Project (**Figure 2**). A site plan was previously approved to develop this phase with 156 apartments. Phase III will encompass three structures containing 78 residential units spread across two blocks (**Figure 1**). These structures are three stories tall. Two of the buildings will be located west of Etta Street, while the third will be situated east of Etta Street. Both blocks are corner lots, adding prominence to their locations within the development (**Figure 3**). The applicant proposes to amend the site plan and Planned Development standards to:

1. A site plan was previously approved and the request is revised portions of PD1259, specifically to reflect updates in the site plan for Phase III;
2. increase the **maximum allowable setback** from 20 feet to 31 feet along East Rosedale Avenue.; and
3. waive the required individual **street-oriented entries** along the primary right-of-way on Rosedale Avenue, proposing zero individual street-oriented entries than the six entries otherwise required.

A site plan has been submitted that corresponds with the applicant’s requested amendments. The site plan will be required to comply with City Council’s conditions for approval prior to the effective date of the ordinance. Submission of a site plan is a critical requirement for the amended Planned Development application in this case. Staff comments on the submitted site plan should be addressed during the review process.

The Design Waiver Ordinance Information from MU-1:

§ 4.301(d)(2) Setbacks

The chart below (*Image 1*) illustrates the minimum and maximum building and structure setbacks within the MU-1 District.

Requirement	Distance
1. Primary street (min./max.)	0'/20'
2. Side street (min./max.)	0'/20'
3. Rear yard (min.)	5'
4. *Common lot line (min.)	0'
*Subject to building code spacing requirements	

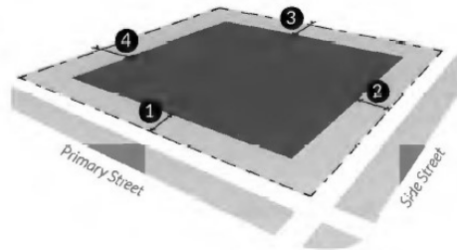


Image 1. Setback requirements

§ 4.1300.g.5.e. Residential Entries

1. Apartments, condominiums, and manor houses with street level units must provide individual street-oriented entries for each unit along the primary street frontage.

Urban Design Commission (UDC) Recommendation:

On **October 17, 2024** the Urban Design Commission (UDC) reviewed and made a recommendation to the Zoning Commission and City Council to amend PD-1259 for the following development standard changes from the Low-Intensity Mixed Use (MU-1) Standards:

- That the request to amend PD-1259 to allow for a **31-foot setback from the primary street** where maximum setback is 20 feet along East Rosedale Street be **approved with conditions**, subject to the following conditions:
 - That the plans be resubmitted to the Development Services Department for review prior to the issuance of a Certificate of Appropriateness, additional variances will require additional waivers; and
 - That the applicant denotes on the site plan that overhead electric is to be buried; and
 - That the applicant works with staff to provide enhancements to the pedestrian realm considering the extra space provided in the increased setback.
- That the request to amend PD-1259 to reduce the number of street-level units with **no individual street-oriented entries along a primary street** be **denied**.

The applicant's description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written,

Phase 3 is the final phase of the Hughes House project and part of the Stop Six CNI project. The project includes (3) 3 story walk up buildings with 78 units on 2 blocks. It is located at E. Rosedale Street and Etta Street. It is between Hughes House Phase 1 and the @the6 project within the existing Boys & Girls club building. The buildings will be similar to the exterior design and materials used for Phase 2, compliant with MU zoning and include 1 and 2 bedroom units. Also included is a small community room open space and exterior playground. The street-scape and parking will be an extension of Phase 1 and 2 with coordinating landscaping and paving. The design of this phase is consistent with MU zoning, providing ground floor individual entries throughout the project, enhanced street-scape with landscaping and pedestrian lighting and burying of utilities throughout the project.

The design and Ownership team are requesting 2 waivers to the current PD design standards.

1) - To increase the maximum setback from 20' to 31' on the east block along Rosedale only, to allow work to be constructed safely adjacent to existing utility/power poles. This set back will be consistent to the adjacent phase 1 maximum set back. The existing utility/power poles will be removed during construction with the burial of utilities on the site. Enhanced landscaping will be in-filled between the building and the ROW to activate the additional space.

2) - To not provide individual street-oriented entries for (6) units that abut E. Rosedale Street only. This waiver would be consistent to the adjacent Phase 1 project that allowed a waiver due to the change in grade and elevation of the ground floor units and for safety along the 80' R.O.W. major thoroughfare of E. Rosedale Street. The change in grade from ground floor elevation to the sidewalk along Rosedale would be roughly 5' at the highest and would require extensive stairs to get to each unit. There is a safety concern having families with a steep entry adjacent to a major thorough fare with high speed traffic and the possibility of children running out of the entries into Rosedale.



Figure 3: Site Photos

Surrounding Zoning and Land Uses

- North: "E" Neighborhood Commercial/ Commercial
- East: "PD 1259" "MU-1" Low Intensity Mixed Use/ Community Center
- South: "PD 1260" "UR" Urban Residential / Residential
- West: "PD 1259" "MU-1" Low Intensity Mixed Use / Residential

Recent Zoning History

- ZC-19-116; to create the boundaries for Stop Six ("SS") Design District Overlay; approved 9/10/2019;
- ZC-19-151; to create 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); approved 10/9/2019;

- ZC-23-197 (SP-23-012); to add site plan and amend PD 1259 “PD/MU-1”, zone 1 to allow the use of Vendor, food, and potentially hazardous food. With the intent to redevelop an existing vacant building into a community center and a tenant business space to support the new Hughes House development. The site plan proposes to house a new outdoor space that includes a community garden, shade structures, and an open artificial lawn. As well as a permanent food truck area that will have a maximum of four food trucks; approved 01/10/2024.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 23, 2024.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on December 23, 2024:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Riverside Alliance	Vintage Riverside NA
Oakhurst Alliance of Neighbors	Riverside Business Alliance

Development Impact Analysis

Land Use Compatibility

A land use compatibility review is not applicable to this request because it pertains to an already established Planned Development (PD). This application does not propose adding new land uses or removing existing ones; rather, it focuses on design modifications and updates within the framework of the approved PD. As a result, the land uses within this development have already been deemed compatible with the surrounding area during previous zoning and development review processes.

The surrounding context has been carefully considered in prior zoning cases (refer to ‘*Recent Zoning History*’), ensuring that the uses within the Planned Development align with the broader goals of the neighborhood and city. This request maintains the integrity of the approved uses and seeks only to refine details such as site plan updates and design standard adjustments. Therefore, no additional compatibility concerns arise from this proposal.

Stormwater

The site is not located in FEMA Floodplain or City Flood Risk Area. Deep potential high water seen along Rosedale. Storm Infrastructure is present along Rosedale Street per TPW Plan Sets K-0623.

Comprehensive Plan Analysis

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial

No changes will be made to the zoning district and the property's designation is consistent with the Mixed-Use category outlined in the Future Land Use (FLU) Map. However, the request to have no entries onto the primary right-of-way is inconsistent with the following policies:

- *Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*
- *Plan for, facilitate, and aggressively pursue appropriate transit-oriented development (TOD) at existing and future transit station locations. A TOD encourages compact urban development adjacent to transit stations. Mixed uses in a single building, minimal setbacks, and taller structures help achieve the higher densities necessary to support transit. Retail businesses and services for commuters should be located adjacent to transit stops, between the rail platform and parking facilities.*

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan Policies.

Site Plan Comments

The applicant must submit a revised site plan addressing the staff comments below prior to an ordinance becoming effective:

Zoning and Land Use

The applicant must submit a revised site plan for review following the determination by the City Council. This step is necessary to ensure that the City Council's decision is fully integrated and adhered to, in compliance with the requirements and design guidelines for Planned Developments. The updated site plan will then be incorporated into PD-1259/MU-1, reflecting the determination from Council and ensuring alignment with the established standards.

TPW Stormwater Comments

Reviewer: Robin Stevens

Contact: sds@fortworthtexas.gov

- Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance.

Supplemental Information



This rendering was provided by the applicant but will not be part of the ordinance

Photographs



Taken from East Rosedale Avenue



Taken from the Family Dollar off East Rosedale Avenue



Taken from East Rosedale Avenue



Taken from East Rosedale Avenue



Taken from Etta Street facing east





Taken from Etta Street facing east



Taken from Etta Street facing north



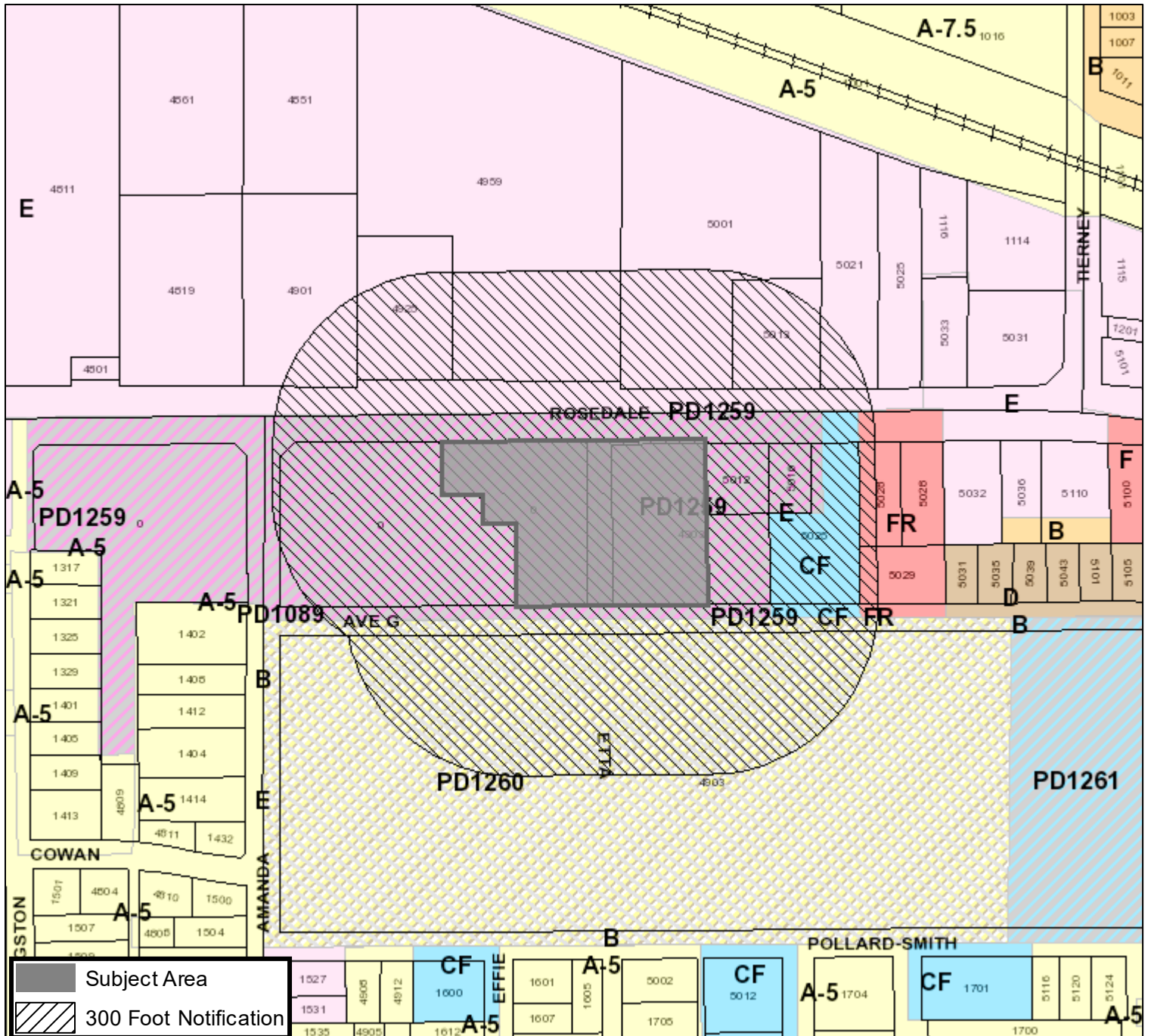




Taken from Avenue G facing north

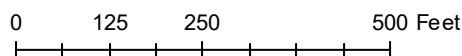


Area Zoning Map

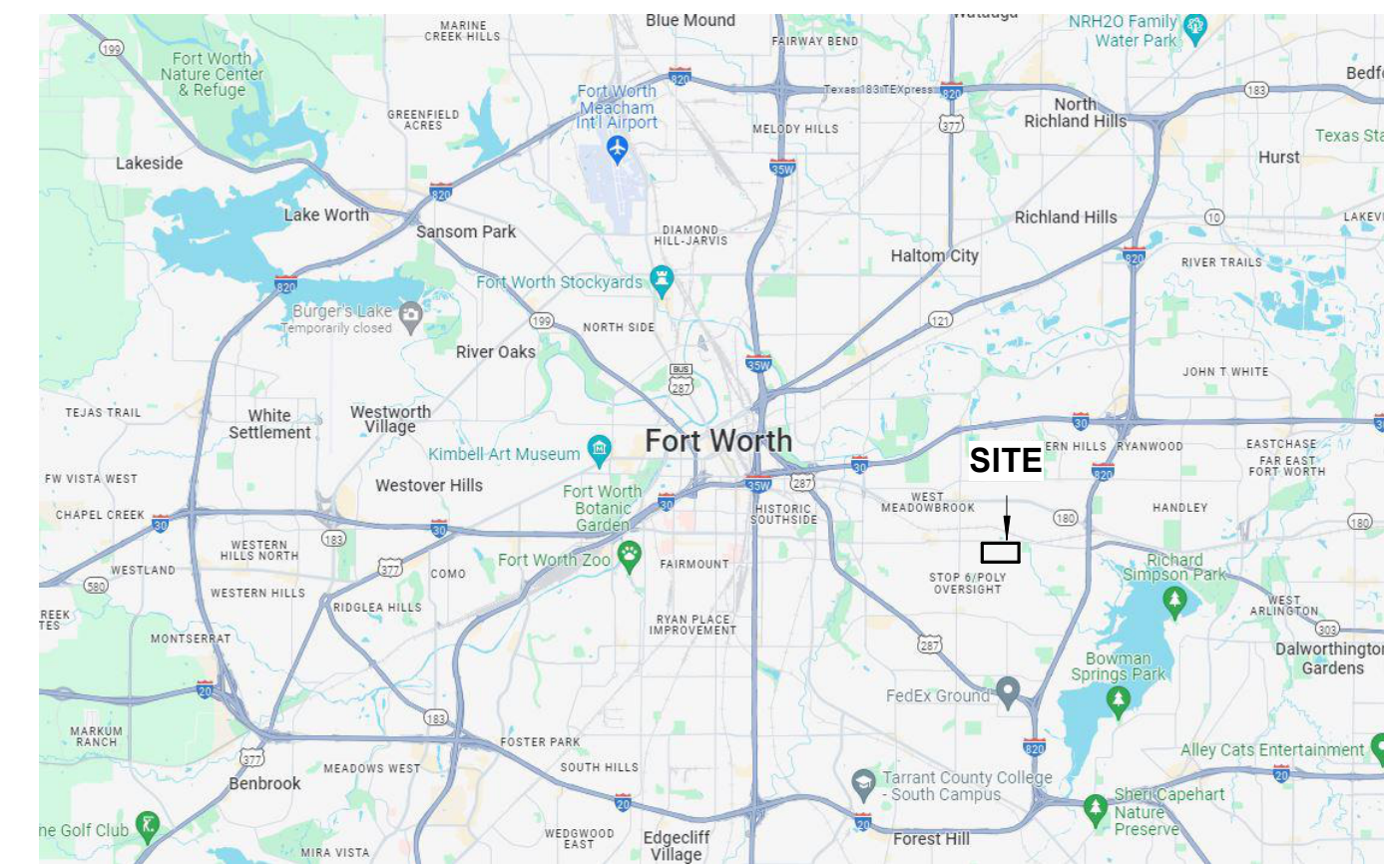
Applicant: Hughes House III GP, LLC
 Address: 4912 Rosedale Street
 Zoning From: PD/MU-1
 Zoning To: Amend "PD 1259" to add development standards to increase the maximum setback, and to
 Acres: 2.60670574
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 1/8/2025
 Contact: 817-392-2806



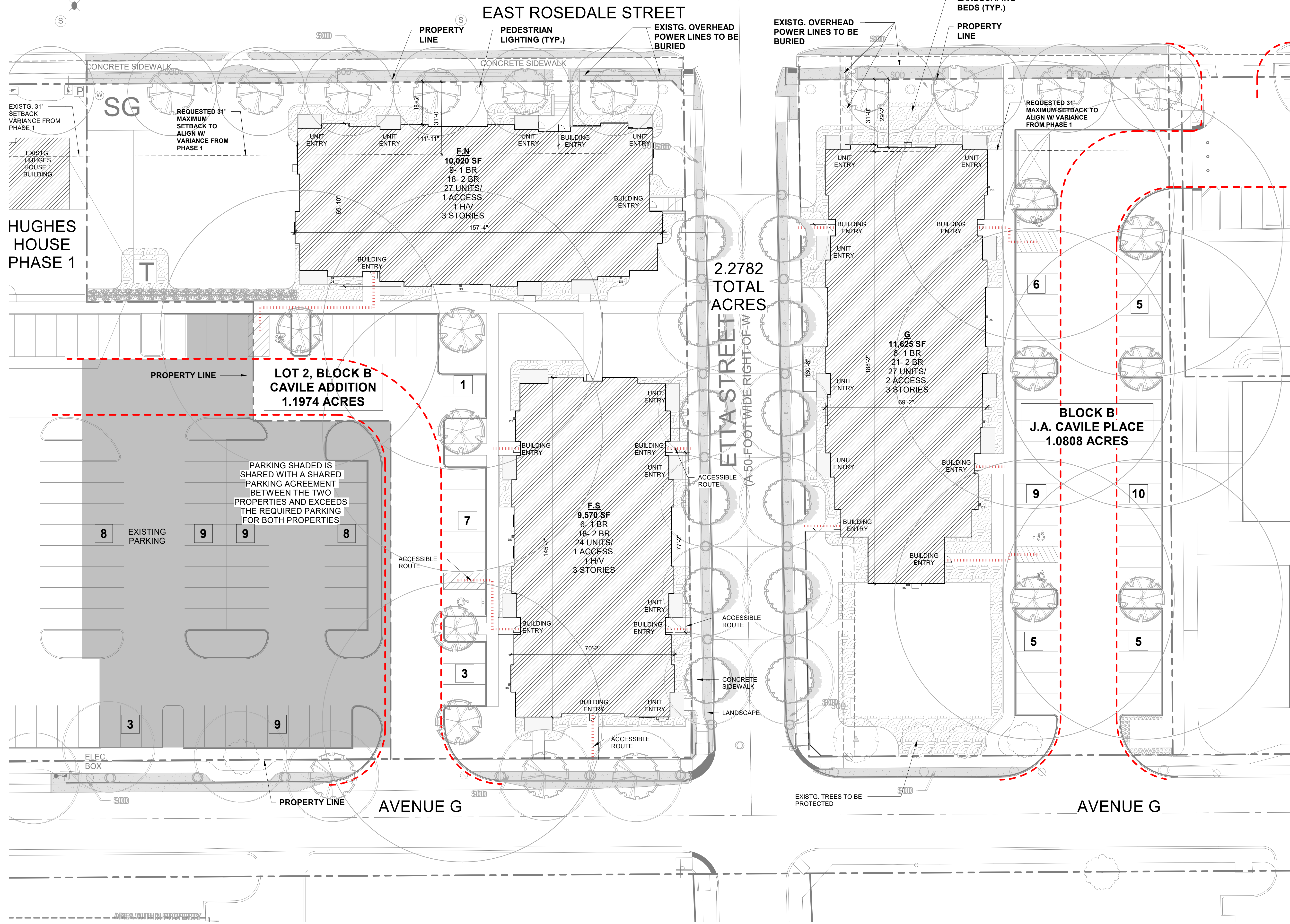
	Subject Area
	300 Foot Notification



VICINITY MAP



ROSEDALE STREET
(AN 80-FOOT WIDE RIGHT-OF-WAY)



LOT 2, BLOCK B CAVILE ADDITION INFORMATION:

SITE SIZE: 1.1974 ACRES
UNITS: 51 UNITS
PARKING: LOCAL ZONING PD REQUIRES 1 SPACES PER UNIT
 51 UNITS = 51 REQUIRED PARKING SPACES
 51 TOTAL REQUIRED PARKING SPACES
 68 SURFACE PARKING SPACES PROVIDED
 2 ACCESSIBLE PARKING SPACES PROVIDED

BLOCK B, J.A. CAVILE PLACE INFORMATION:

SITE SIZE: 1.0808 ACRES
UNITS: 27 UNITS
PARKING: LOCAL ZONING PD REQUIRES .5 SPACES PER UNIT
 1 SPACE PER 350 SQFT OF COMMON AREA
 27 UNITS = 27 REQUIRED PARKING SPACES
 2,203 SQFT COMMON AREA = 7 REQD. PARKING SPACES
 34 TOTAL REQUIRED PARKING SPACES
 40 SURFACE PARKING SPACES PROVIDED
 3 ACCESSIBLE PARKING SPACES PROVIDED

*COMMON AREA EXCLUDING HALLWAYS AND STORAGE AS PER CITY OF FORT WORTH ZONING ORDINANCE

MOBILITY AND HEARING/VISUAL ACCESSIBLE UNITS SHOWN ON FLOOR PLANS

GENERAL NOTES

- ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
- ALL SIGNAGE WILL COMPLY WITH ARTICLE 4, SIGNS.
- ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET R.O.W.
- LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
- FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE.
- ALL BUILDING EXTERIOR CONSTRUCTION TO BE A MIX OF MASONRY.
- ALL BUILDING HEIGHTS TO COMPLY WITH CURRENT ZONING RESTRICTIONS.
- PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS, INCLUDING ENHANCED LANDSCAPING, OF 4.130(MF) FOR MU-1 AND 4.113(F) FOR UR.
- THERE IS NO FLOODPLAIN IN THE PROPERTY.
- ALL GROUND-MOUNTED EQUIPMENT WILL BE SCREENED FROM THE R.O.W. TO COMPLY WITH SECTION (4) MECHANICAL EQUIPMENT SCREENING

SITE PLAN SYMBOL LEGEND

- FIRE LINE
- - - - - SETBACK
- · — · — PROPERTY LINE
- ▬ ACCESSIBLE ROUTE

HUGHES HOUSE PHASE III

CIVIL/LANDSCAPE
 KIMLEY HORN
 801 CHERRY ST., UNIT 11
 SUITE 1300
 FORT WORTH, TX 76102

STRUCTURAL
 DUNAWAY ASSOCIATES
 550 BAILEY AVE.
 #400
 FORT WORTH, TX 76107

MEP
 SOLARE ENGINEERING ULTD
 1300 SUMMIT AVE.
 FORT WORTH, TX 76102

bennett partners

ARCHITECTURE INTERIORS PLANNING

VERIFY SCALE 0 1"
 BAR IS ONE INCH ON ORIGINAL DRAWING; IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE ON SHEET: < NOT USED >

SCALE ON SHEET: < NOT USED >

50% DD

Project No: 24103.00
 Issue Date: 09/30/2024
 Rev Description Date

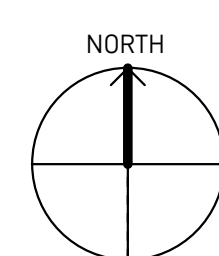
ARCHITECT/REPRESENTATIVE:
 BENNETT PARTNERS
 640 TAYLOR STREET, SUITE 2323
 FORT WORTH, TEXAS 76102
 CONTACT: BRANDON BURNS
 PHONE: (817)333-2732

OWNER:
 FW HUGHES HOUSE III GP, LLC
 1407 TEXAS STREET
 FORT WORTH, TEXAS 76102
 PHONE: (817)333-3400

HUGHES' HOUSE PHASE 3
 LOT 2, BLOCK B
 CAVILE ADDITION &
 BLOCK B J.A. CAVILE PLACE
 PD-1259 & PD 1398

DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE DATE



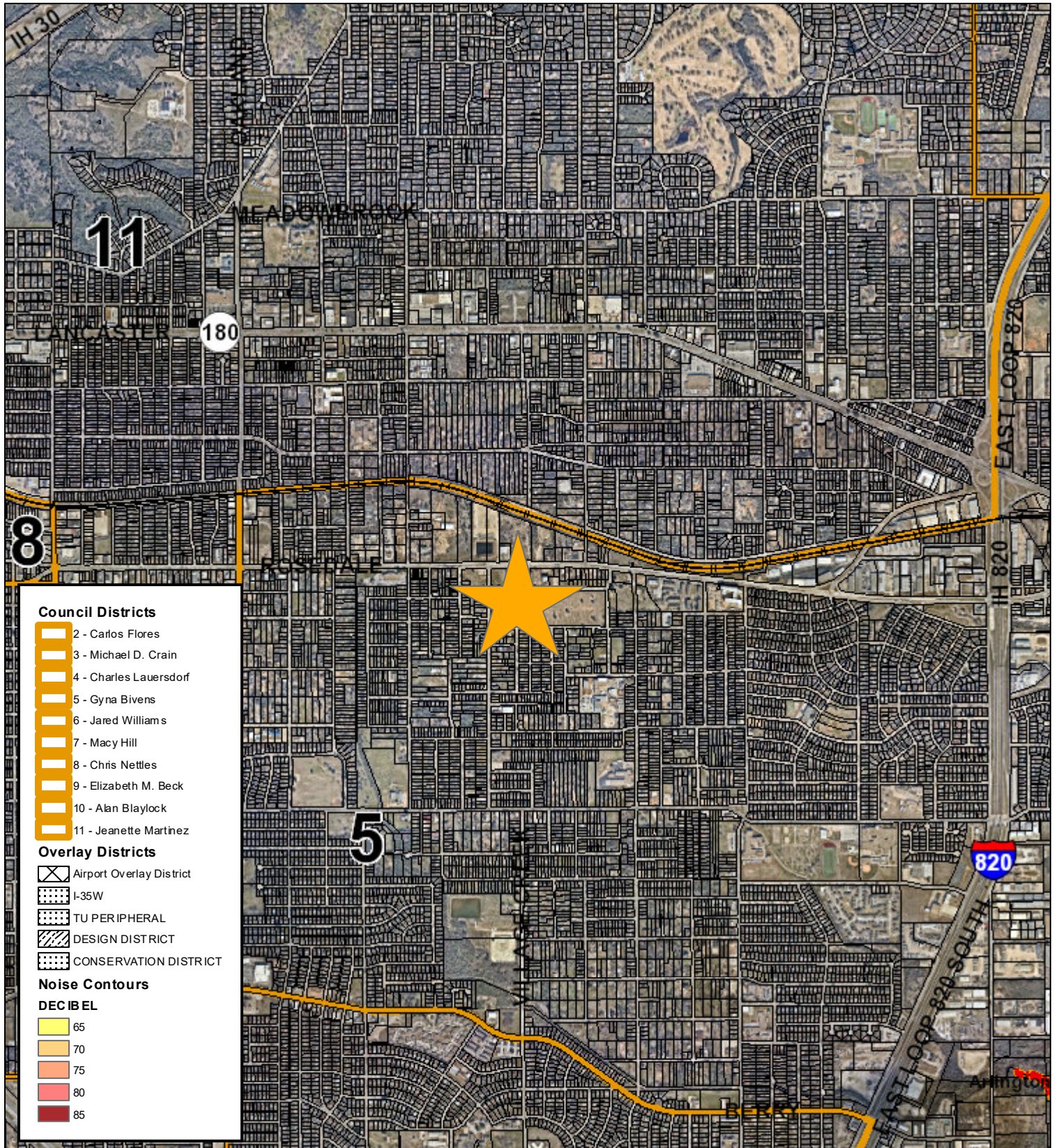
plot date/time: 11/4/2024 12:35:51 PM
SITE PLAN

SP-01

SITE PLAN - OVERALL SP-01

1" = 20'-0"






Area Map








Council Districts

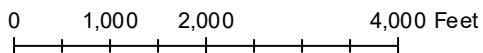
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

Overlay Districts

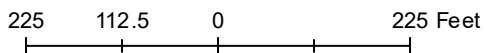
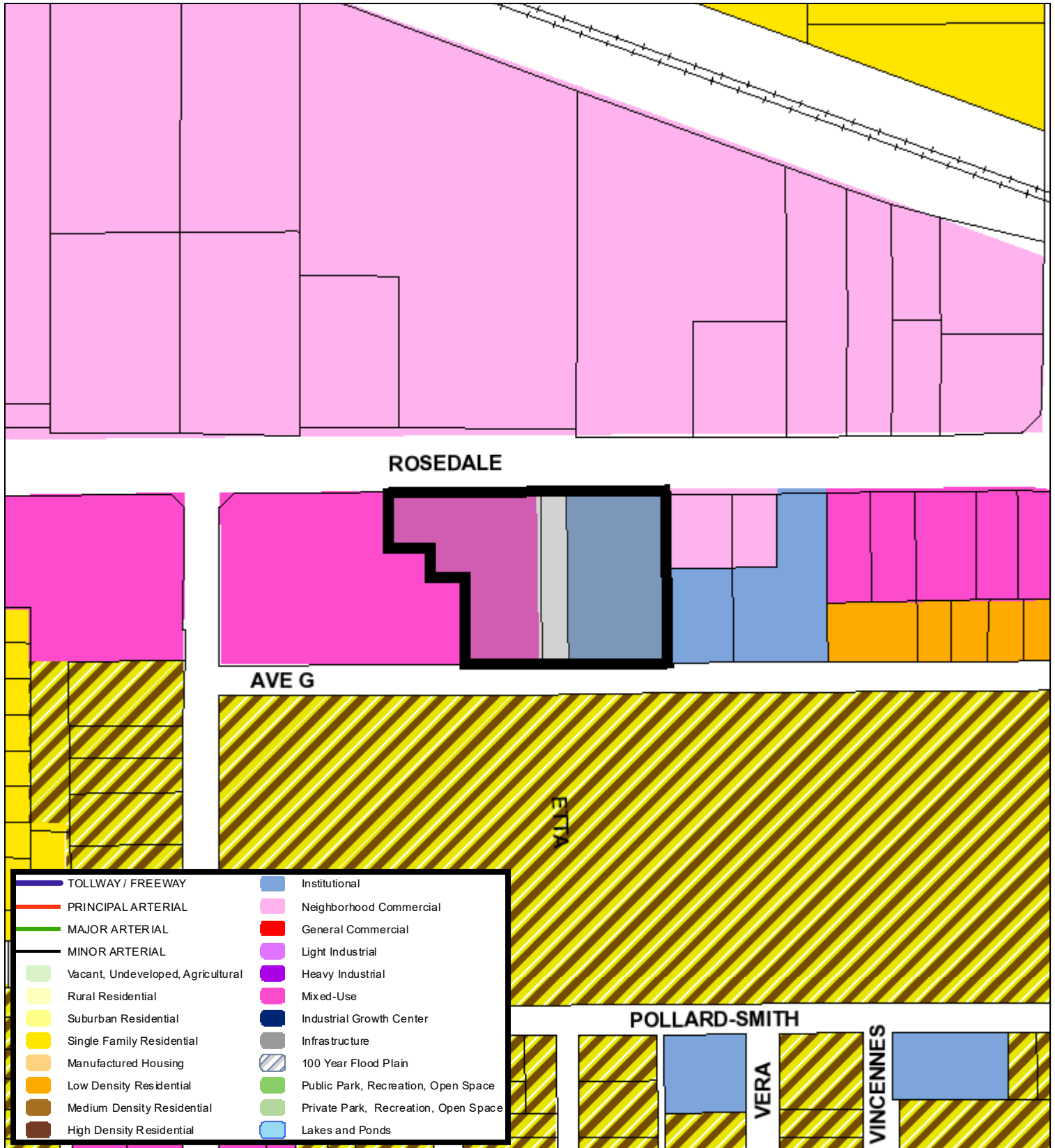
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

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



0 140 280 560 Feet

