



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 15, 2019

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 7-0

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: Cavile Public Facility Corporation

Site Location: 5400 & 5420 E. Rosedale Street

Acreage: 5.11

Proposed Use: Multifamily

Request: From: PD 1088

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 and transitional height plane; site plan required

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

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

UDC Recommendation: **Approval excluding bufferyard waiver**

Staff Recommendation: **Approval**

Background:

The proposed site is along E. Rosedale between the intersections of Stalcup Road and Andrew Avenue. 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 with waivers to maximum building height, transitional height plane and minimum parking requirement with a site plan required.

This area is part of the Cavile Place redevelopment project. As a result of a series of planning efforts and continued discussions with the local residents and neighborhood stakeholders, the applicant is proposing to increase the maximum building height for a single-use to a maximum of four stories or 45 feet, reduce the parking requirement and no transitional height plane adjacent to A-5 or B zoning districts. There are two bus stops just to the east side of the property along Stalcup.

The purpose and intent for the MU-1 zoning district 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 19th, excluding the 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 “MU-1”.

Development Standard	MU-1	PD/MU-1	Waiver Required																												
Density	Three stories, single use: maximum 40 units/acre with surface parking	<i>Four stories</i> , single use: maximum 40 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. Townhouse: 2 parking spaces per dwelling unit. Duplex and Manor House (2+ units): 2 spaces per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit. 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. Townhouse: <i>1 parking space per dwelling unit.</i> Duplex and Manor House (2+ units): <i>1 space per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</i> Apartment/Condominium: <i>0.5 off-street parking required per senior or age restricted 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
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Height	Maximum height single-use. Three stories or 45 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 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																												

	two-family district.		
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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
Historic Carver Heights NA	Handley NA
East Fort Worth, Inc.	Southeast Fort Worth, Inc.
Historic Rosedale Park NA*	
Trinity Habitat for Humanity	Historic Handley Development Corporation
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 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 MU-1 zoning district.

Surrounding land uses are primarily single family to the east and south, vacant land to the north and multifamily to the west. MU-1 zoning has 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 Urban Residential. 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 Technical Inconsistency)** with the Comprehensive Plan.

Attachments:

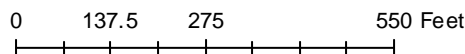
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

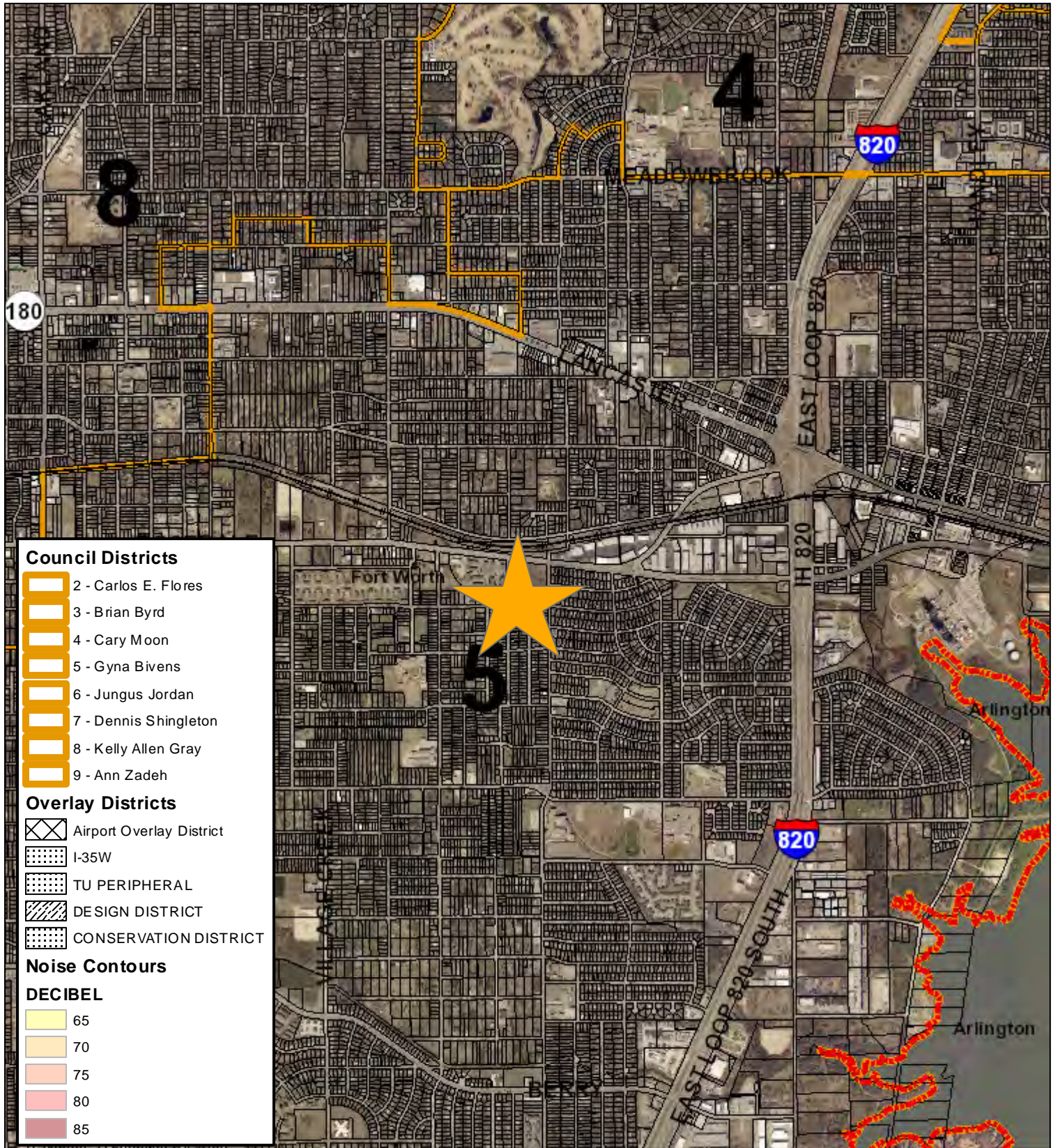
Applicant: Cavile Public Facility Corporation
 Address: 5400 & 5420 E. Rosedale Street
 Zoning From: PD 1088
 Zoning To: PD/MU-1 w/ waivers to bldg height, parking, transitional height plane w/ urban dev. stand.
 Acres: 5.11386435
 Mapsco: 79L
 Sector/District: Southeast
 Commission Date: 10/9/2019
 Contact: 817-392-8043











Subject Area
 300 Foot Notification








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

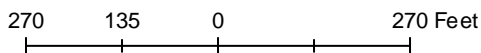
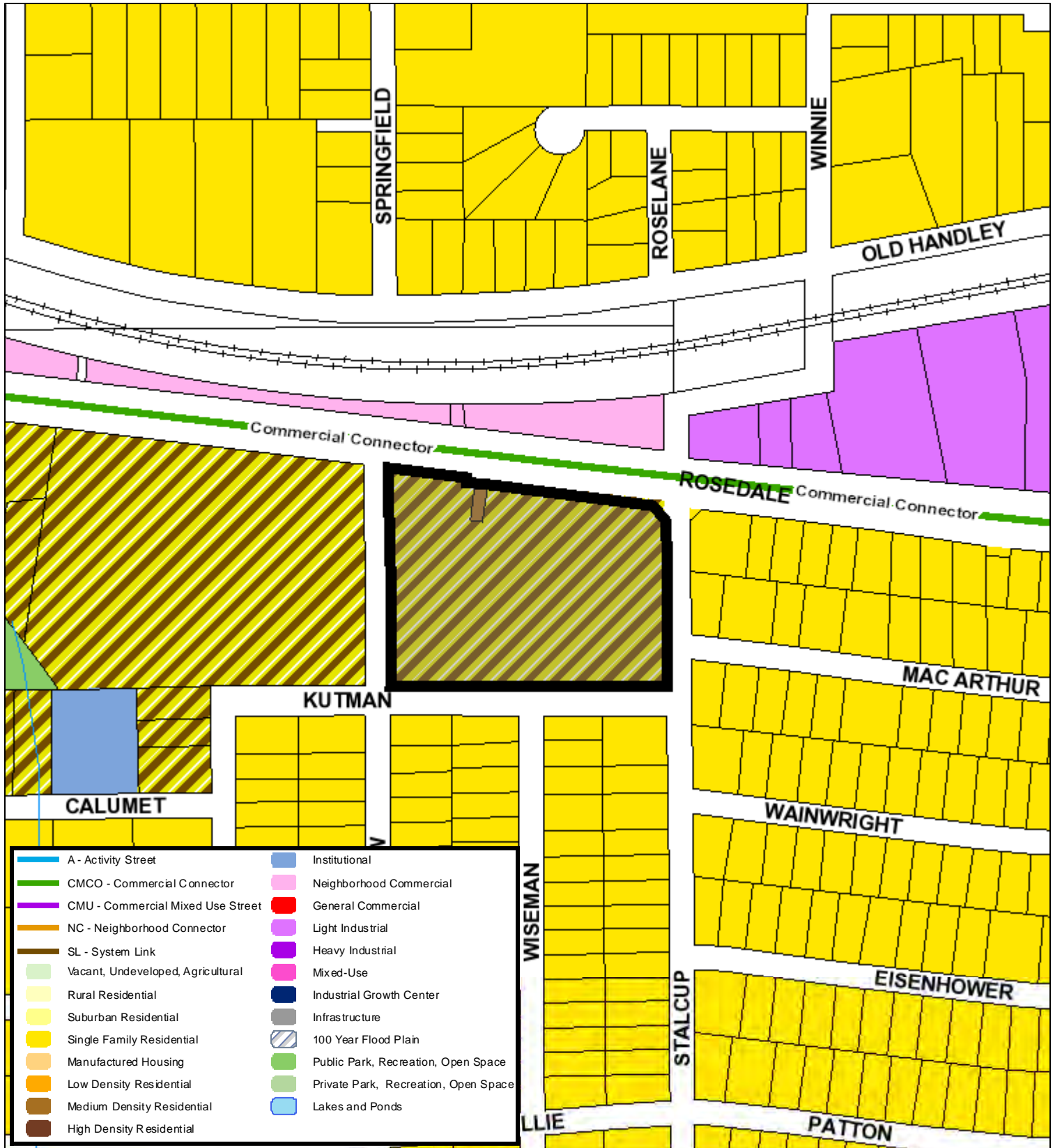
DECIBEL

-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet

Future Land Use



Aerial Photo Map



0 170 340 680 Feet

