



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
November 13, 2019

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: 2 persons spoke Support: 3 persons spoke in support, DFWI letter, Cowtown Brewing Company a petition and several letters submitted	Continued	Yes ___	No ___
	Case Manager	<u>Sevanne Steiner</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Testarossa II, Ltd; Trinity Bluff Development, Ltd; Centaline Enterprise, LLC; Legacy Capital Partners II, Ltd.**

Site Location: 400 block of N. Nichols, N. Hampton, Wall Streets and 1200 block of E. Peach Street. Acreage: 1.54

Proposed Use: **Multifamily**

Request: From: "D" High Density Multifamily, "G" Intensive Commercial and "MU-1" Low Intensity Mixed Use

To: "PD/H" Planned Development for "H" Central Business District uses and the Downtown Urban Design District overlay with a 10 story height limit; site plan waiver requested

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

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

Staff Recommendation: **Approval**

Background:

The properties are located north of W. Peach Street. The applicant is proposing a zoning change from various zoning districts to "PD/H" Planned Development for "H" Central Business District uses and the Downtown Urban Design District Overlay. The property is currently vacant land. The applicant intends to redevelop the property for four story apartments. The applicant will be subject to the Downtown Urban Design Standards and Guidelines and the Downtown Urban Design District will approve the site plan.

During the Zoning Commission meeting the applicant did mention future approval of the site will be required to go through the Downtown Design Review Board. They are proposing two phases for a multifamily Rock Island Development. Two persons spoke in opposition their concerns mentioned were no connectivity to the neighborhood, density and improving existing infrastructure.

Surrounding Zoning and Land Uses:

- North "D" High Density Multifamily/ vacant
- South "G" Intensive Commercial and "D" High Density Multifamily / vacant
- East "G" Intensive Commercial / vacant
- West "D" High Density Multifamily/ vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on October 23, 2019.

The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Downtown Fort Worth Inc.	Samuels Ave/ Rock Island NA
Greenway NA	Inter-District 2 Alliance
Fort Worth ISD	East Fort Worth, Inc.
Streams and Valleys Inc.	Fort Worth Downtown Neighborhood Alliance
Trinity Habitat for Humanity	

**Closest registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

"G" General Commercial, "MU-1" Low Intensity Mixed Use and "D" High Density Multifamily to "PD/H" Planned Development for "H" Central Business District uses and the Downtown Urban Design District overlay with a 10 story height limit; site plan waiver requested. Surrounding land uses are vacant.

As a result, the proposed "PD/H" Central Business District zoning **is compatible** at this location.

2. Comprehensive Plan Consistency-Eastside

The 2019 Comprehensive Plan designates the subject property as Downtown Growth Center. The proposed "PD/H" Planned Development for "H" Central Business District zoning district, is consistent with the following Comprehensive Plan policies.

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps.

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

3. Economic Development Strategic Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

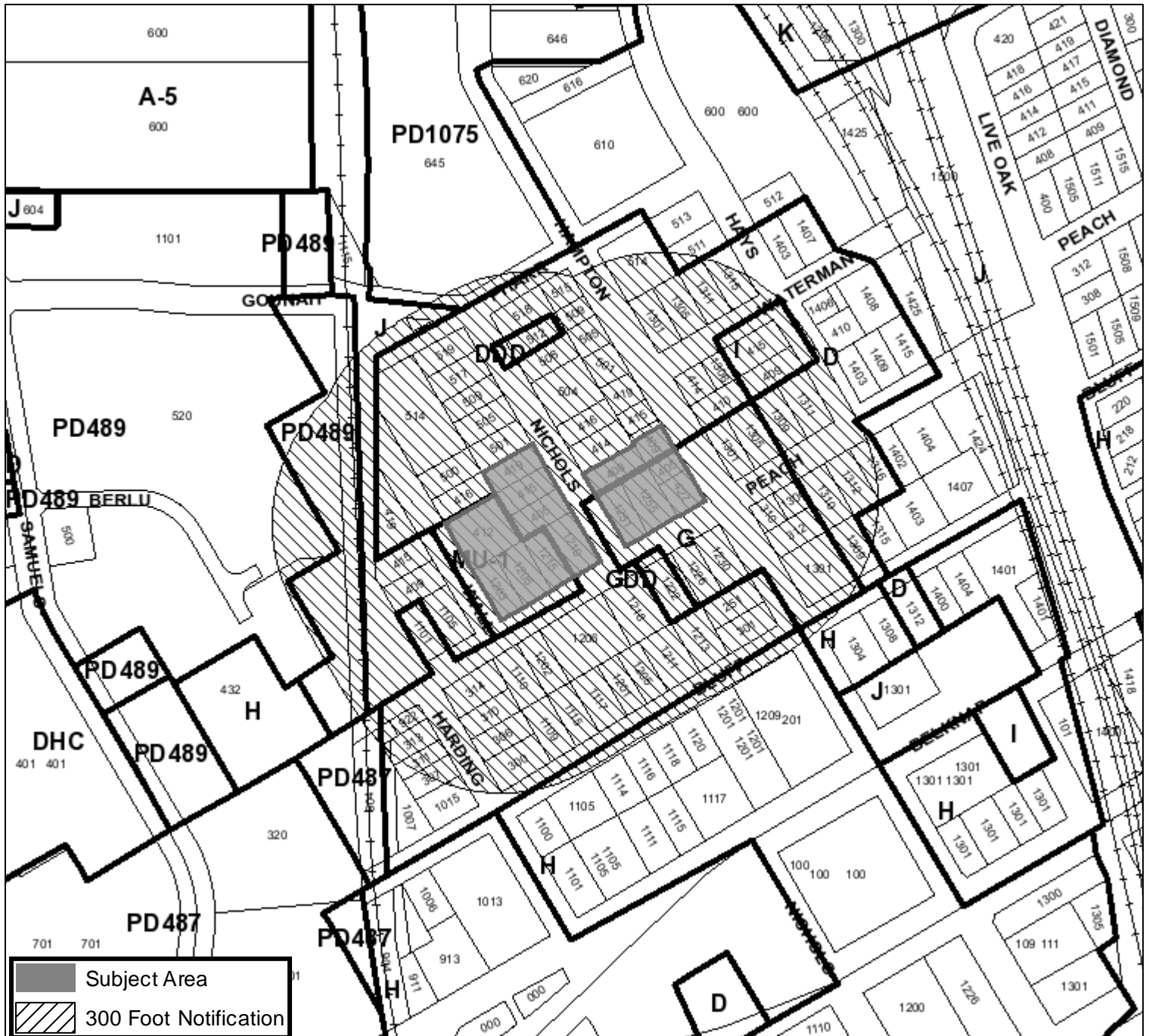
- Rapidly increase the density of residential development in downtown Fort Worth and surrounding urban districts.
- Evaluate and revise zoning to encourage dense mixed-use development along key corridors radiating out from downtown

Attachments:

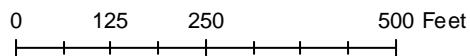
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Centaline/Legacy Capital/Testarossa/Trinity Bluff
 Address: 400 blocks N. Hampton, N. Nichols, & Wall Streets and 1200 block E. Peach Street
 Zoning From: D, MU-1, G
 Zoning To: PD for H uses with 10-story multifamily
 Acres: 1.54597858
 Mapsco: 63S
 Sector/District: Downtown
 Commission Date: 11/13/2019
 Contact: 817-392-8012



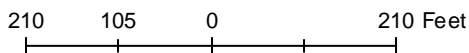
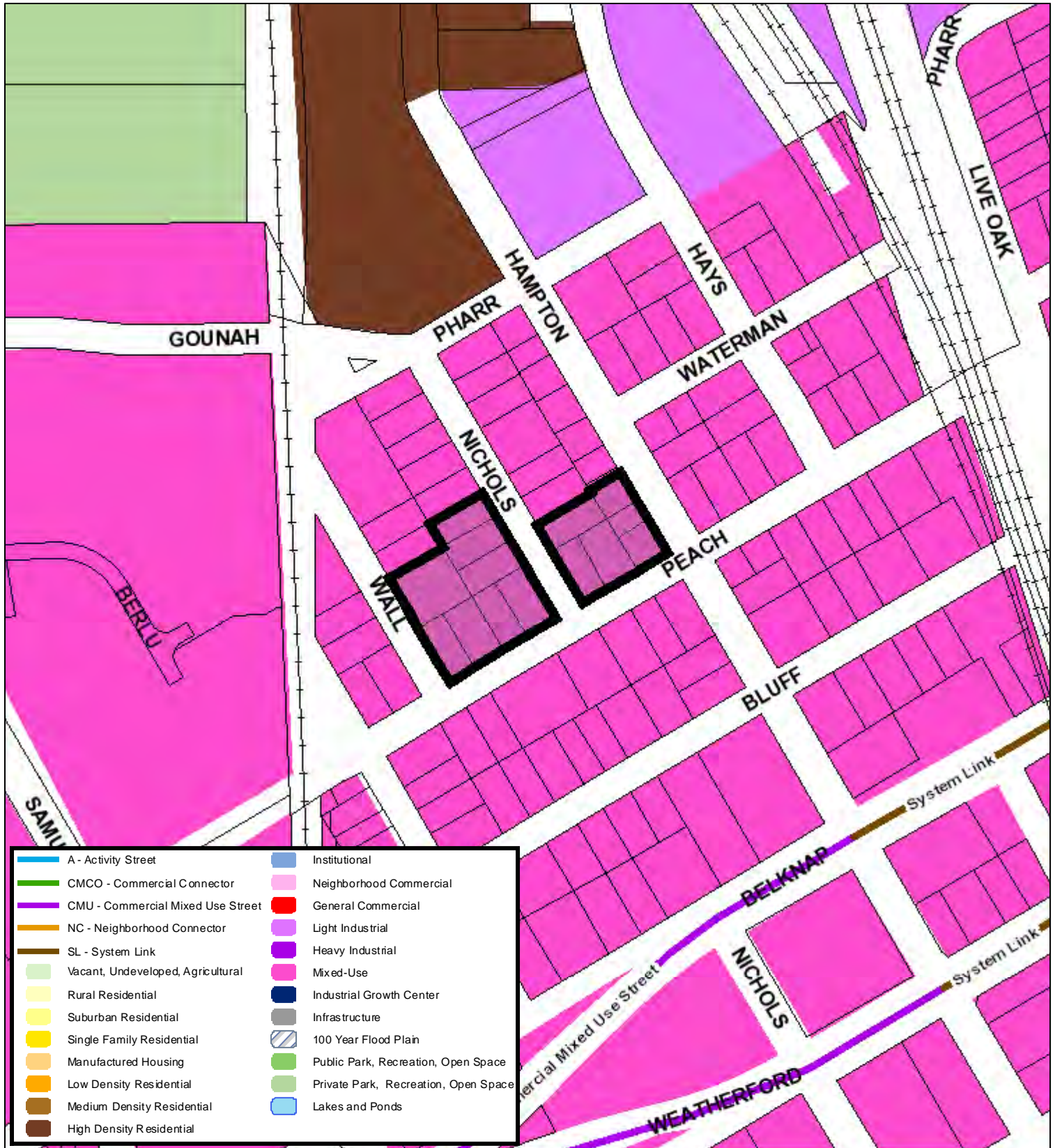
Subject Area
 300 Foot Notification



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 5, 2019.



Aerial Photo Map



0 137.5 275 550 Feet

