



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-114

Council District: 8

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Stonehawk Capital Partners / Kimley-Horn

Site Location: 2212 E. 4th Street

Acreage: 21.2 acres

Request

Proposed Use: Multi Family

Request: From: “PD 310R” Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail restaurant and commercial.

To: Amend “PD 310” to remove the multifamily density per acre restriction to allow 44 acres with a maximum unit count of 1,682 and 12.5 acres of retail, restaurant and commercial.

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Zoning Staff Report

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Project Description and Background

The proposed site is located south of East 4th Street and just north of the TRE commuter rail. A portion of this area falls within the floodplain. The subject property includes a gas compression facility and is adjacent to a gas well pad site with seven (7) active gas wells, tank batteries and a lift compressor. It is just south of the new Top Golf facility.

In 1998 a Zoning request application was submitted to change the zoning from “C” Multi-family, “E” and “F” Commercial and “J” Medium Industrial to “PD/SU” Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail, restaurant and commercial.

The PD request 310 zoning on this property was originally approved by City Council in 1998, subject to the following density requirements:

- o 37 Acres 30-36 units/acre
- o 7 Acres 30-50 units/acre
- o 12.5 acres retail, restaurant and commercial

Per the PD, a site plan was to be submitted at the time of development.

Figure 1 – Total area of PD310



In 2017, the PD was amended to add a use for natural gas production for a period of ten (10) years.

In 2021 the applicants submitted a site plan to develop the north portion of the PD. Please see Figures 2 and 3 below:

Figure 2

SITE DATA STONEHAWK 4TH			
	PD 310R : Z-98-117A		
FLOOD ZONE:	SUBJECT PROPERTY LOCATED IN SUMP. FFE REQUIRED TO BE MINIMUM OF 2' ABOVE SUMP ELEVATION OF 520.8'. EXISTING AREA BELOW SUMP ELEVATION TO BE MAINTAINED POST DEVELOPMENT.		
SITE AREA:	9.1171 ACRES		
UNIT MIX:	336 UNITS; 33 STUDIO, 219 (1) BDRM, 84 (2) BDRM		
PARKING CALCULATIONS:	MIN: 1 SPACES PER BEDROOM + 1 SPACE PER 250 SQ. FT OF COMMON AREAS. 420 BEDROOMS + 10000 SQ FT COMMON SPACE = 460 SPACES		
<u>PARKING SUMMARY:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	
SURFACE PARKING:	460	414 SPACES	
ATTACHED GARAGES:	0 SPACE	58 SPACE	
TOTAL SPACES:	460	472 SPACE	
BUILDING HEIGHT:	47' FROM SLAB TO TOP OF ROOF ± 50' TO TOP OF PARAPET		
PROPOSED DENSITY:	36.85 UNITS PER ACRE		



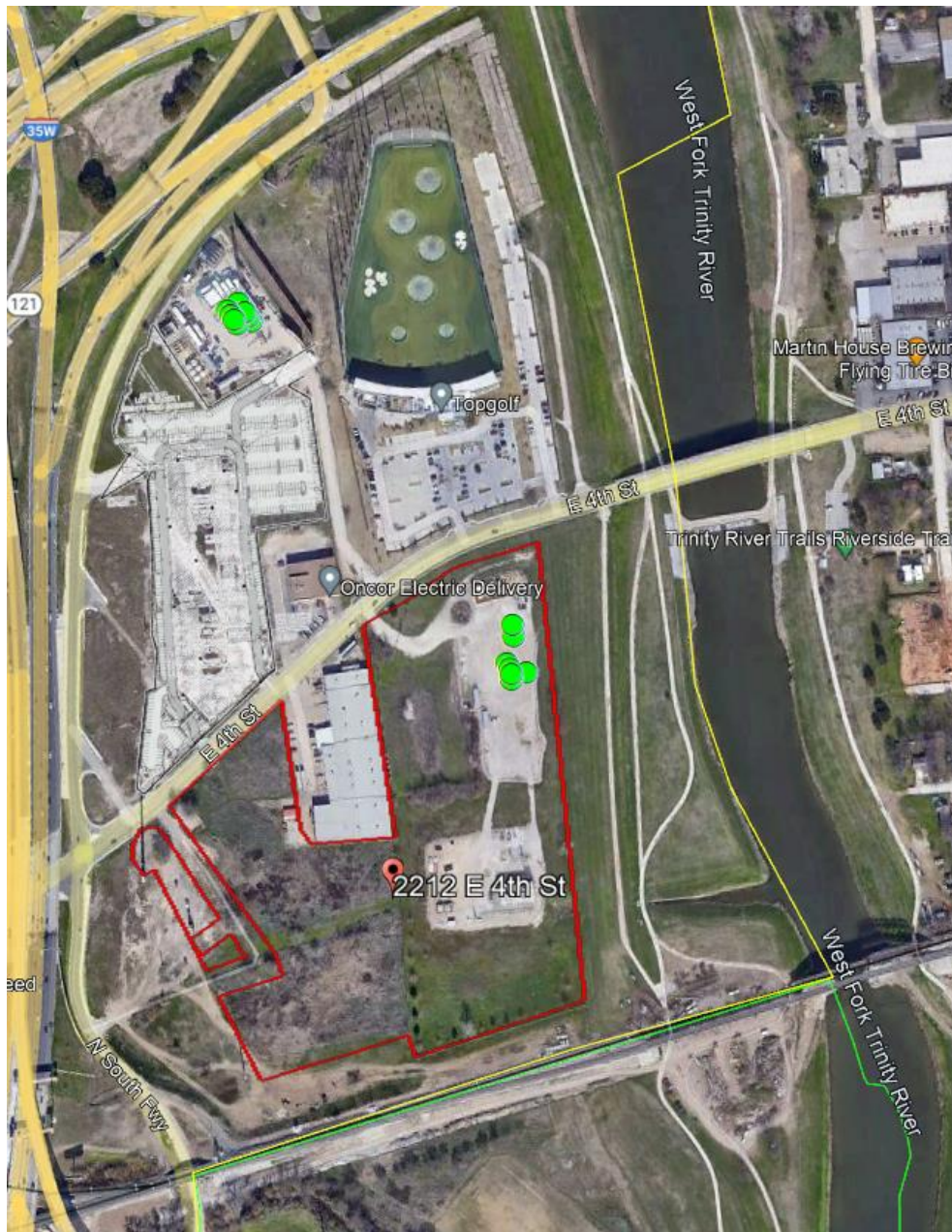
Figure 3



Although there was not a site plan apart of the original PD, based on the language associated, the PD allows for up to 1,682 units ($37 \times 36 = \underline{1332}$ (+) $7 \times 50 = \underline{350}$). Per the site plan above, the project under construction accounts for 336 units, allowing for 1,346 units to be developed over the remainder of the PD.

The red boundary in the figure 4 below depicts the remainder of the area to be developed per PD310:

Figure 4



The only remaining density available is at 30-36 units per acre, limiting the proposed development to under 300 units ($36 \times 8.27 = 298$). This is the reasoning behind the zoning request to remove the density requirement (keeping remaining units available at 1,346), allowing for more flexibility.

Surrounding Zoning and Land Uses

North "A-5" One-Family / HWY 121/ Greenway Park
East "O-1" Floodplain District / Vacant/Trinity River
South "O-1" Floodplain District / Harmon Field Park
West "J" Medium Industrial / I-35 W

Recent Zoning History

- ZC-15-133: From PD 310 for multifamily & commercial uses To PD for F uses plus net poles up to 170 feet in height.
- ZC-17-050: PD/SU for natural gas line compressor
- SP-20-033: Required Site Plan for multifamily

Public Notification

300-foot Legal Notifications were mailed on September 1, 2022

The following organizations were notified: (emailed August 26, 2022)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Riverside Alliance
Vintage Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association*	Fort Worth ISD

**This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The existing zoning of this site is “PD 310” PD Planned Development/Specific Use for multi-family and commercial subject to 37 acres of multi-family residential at a density of 30 to 36 units per acre, 7 acres of multi-family residential at a density of 30 to 50 units per acre, 12.5 acres of retail restaurant and commercial.

The amendment request does not intend to change the land use, only to remove the density requirements for this portion of the PD310 district to build the maximum number of units allowed.

Properties to the north are part of the planned development, and multi-family units are currently under construction. A newly constructed Top Golf is located northeast of the proposed amendment.

Trinity trails and river are located to the east, providing recreation and fitness opportunities and using alternate transportation.

Property to the south is zoned “O-1” Floodplain and the location of Harmon Field Community park.

The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. As shown in the excerpt below from the 2022 Comprehensive Plan, various zoning districts and land uses can be appropriate within the mixed-use designation, including all multi-family residential and commercial uses.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

Furthermore, the proposed zoning aligns with the following policies in the comprehensive plan:

- Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

- Per the current PD a site plan will be required to be submitted at the time of development.

Stormwater Development Services

- Drainage study for site already accepted, DS-21-0133
- Encroachment agreement for private SD crossing Water easement must be approved by all reviewing departments prior to grading permit issuance.
- FDP-21-00274 is for waterline only, FDP for private construction still needed (FDP-22-00096 was approved)
- Post-construction LOMR will be required

Fire Department

- Building Setback radii from the Tank Battery and equipment and label:
- "200' Tank Battery Building Setback for Protected Use, Public Building, or Habitable Structure"
- IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1.3.3 Existing Natural Gas Wells
- According to exhibit, non-permitted well heads and lift compressors do not impact this site. A set of tank batteries exists near the eastern border of the site.

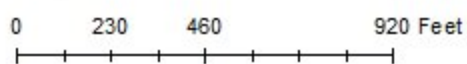
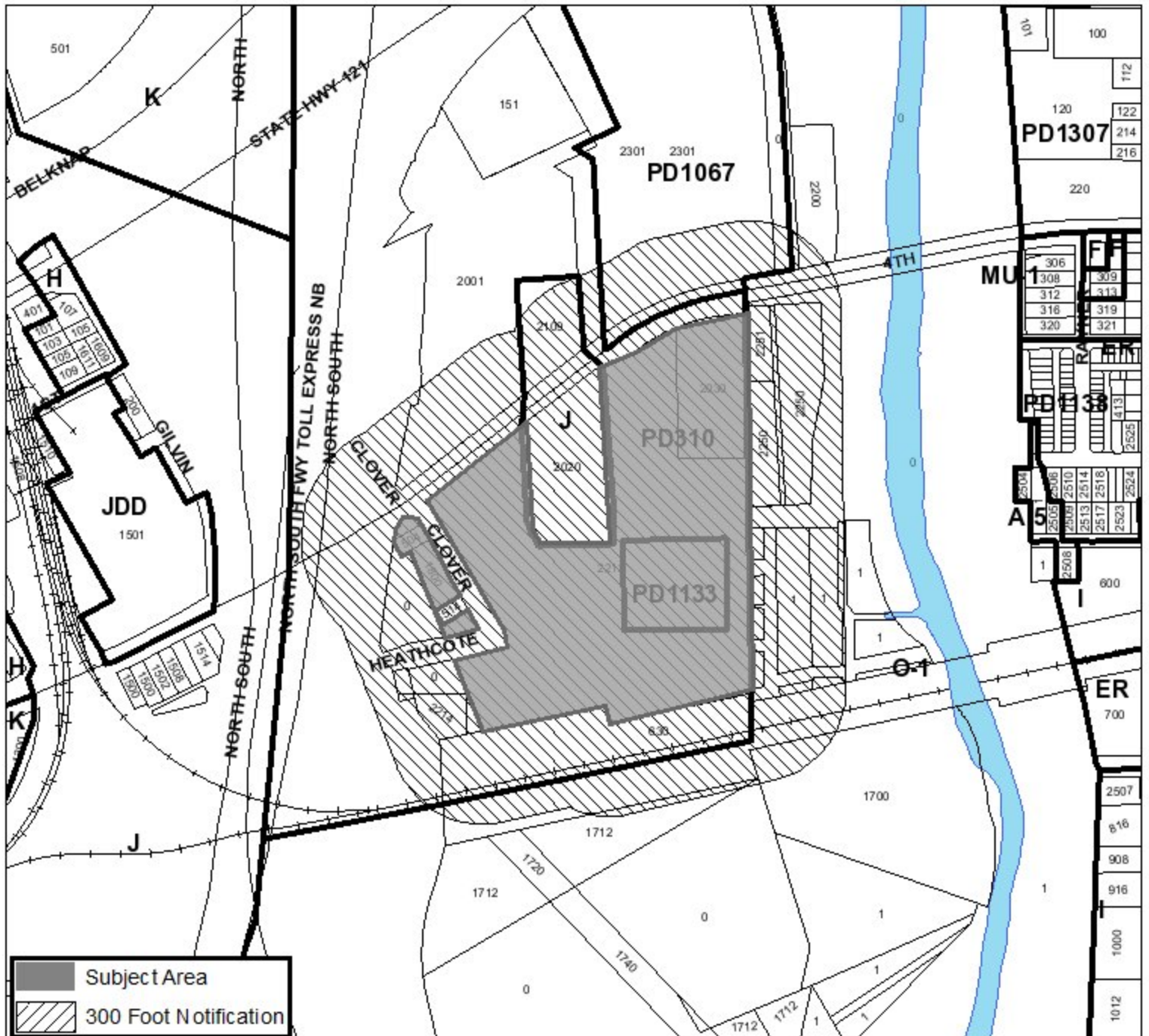
- The lots numbers don't match the exhibit and the zoning case shading in GIS doesn't match the exhibit (east side). If the gas well pad site is included, as shown in GIS, then a lift compressor setback (200') and non-permitted gas well setbacks (300' from well head) will apply.
- Minimum standards for Multi-family developments would apply for each lot with mixed use if any part of the development is multi-family.
- General information:
 - Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
 - It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.CFW

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, 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.)

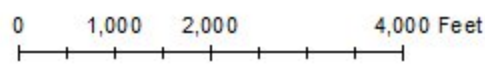
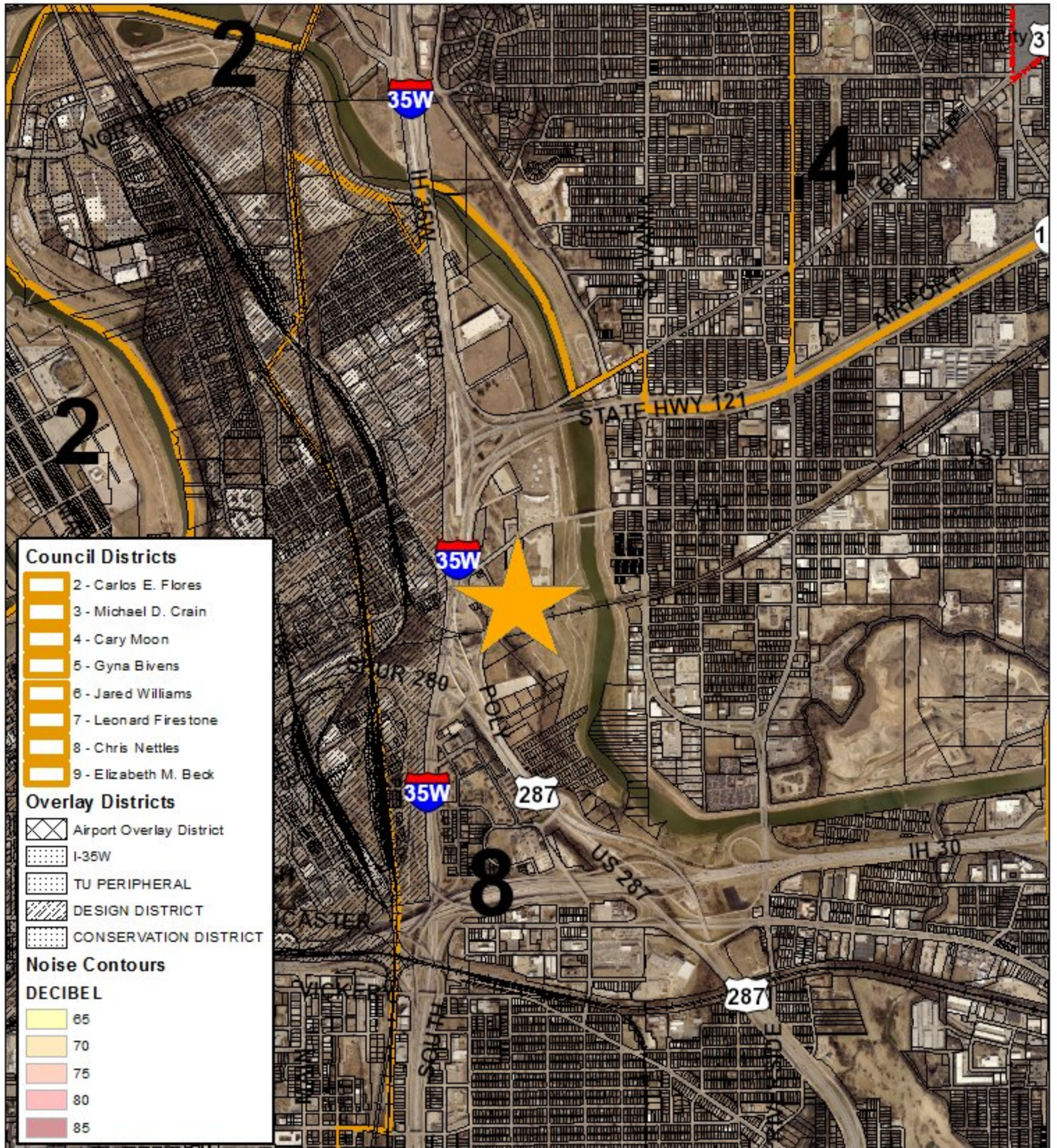


Area Zoning Map

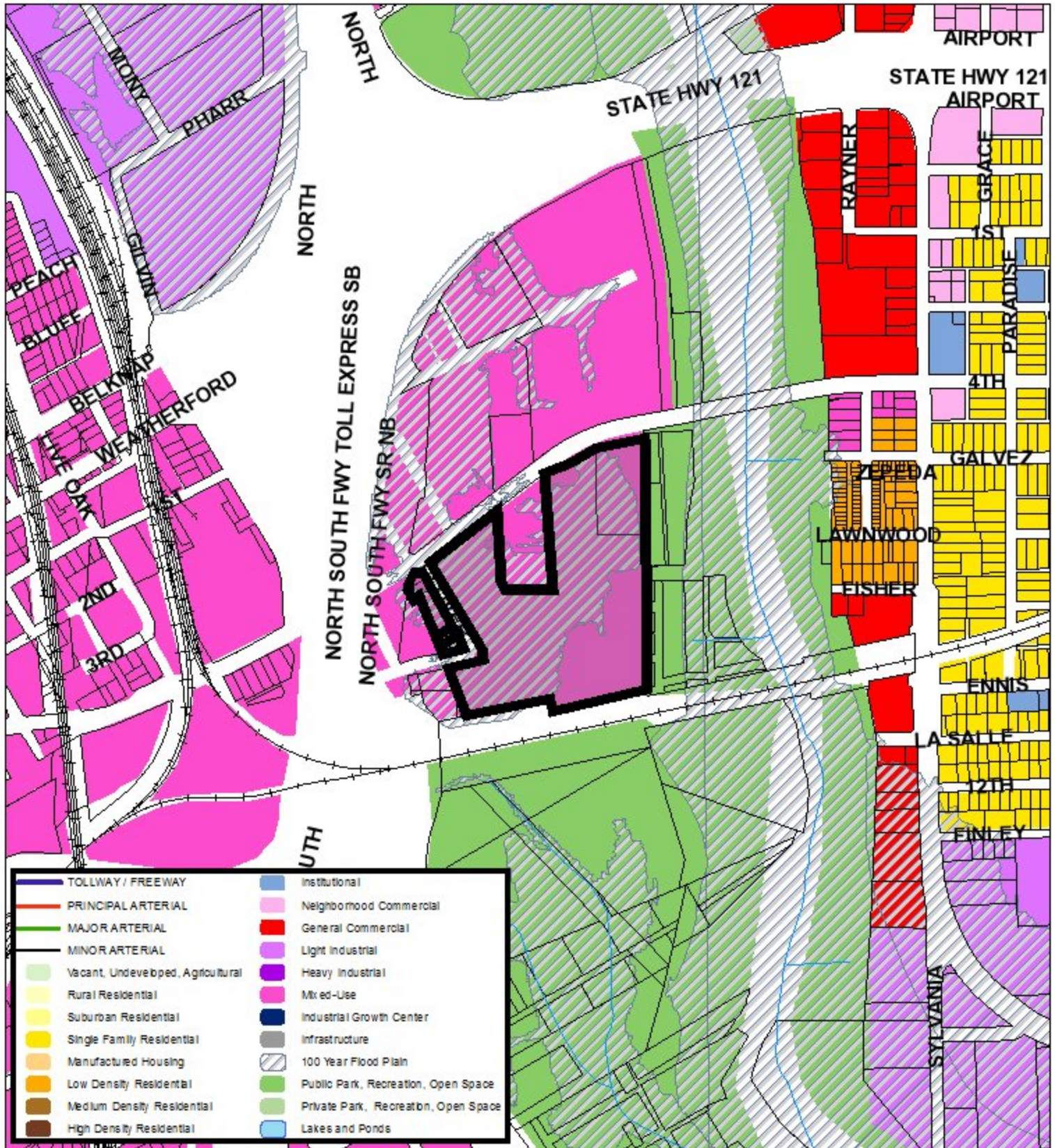
Applicant: TOTAL E&P USA REAL ESTATE LLC
 Address: 2212 E. 4th Street
 Zoning From: PD310
 Zoning To: Amend PD310 to remove density requirements, but maintain max. amount of units
 Acres: 21.20156832
 Mapsco: 63X
 Sector/District: Northeast
 Commission Date: 9/14/2022
 Contact: 817-392-8047



Area Map



Future Land Use



650 325 0 650 Feet

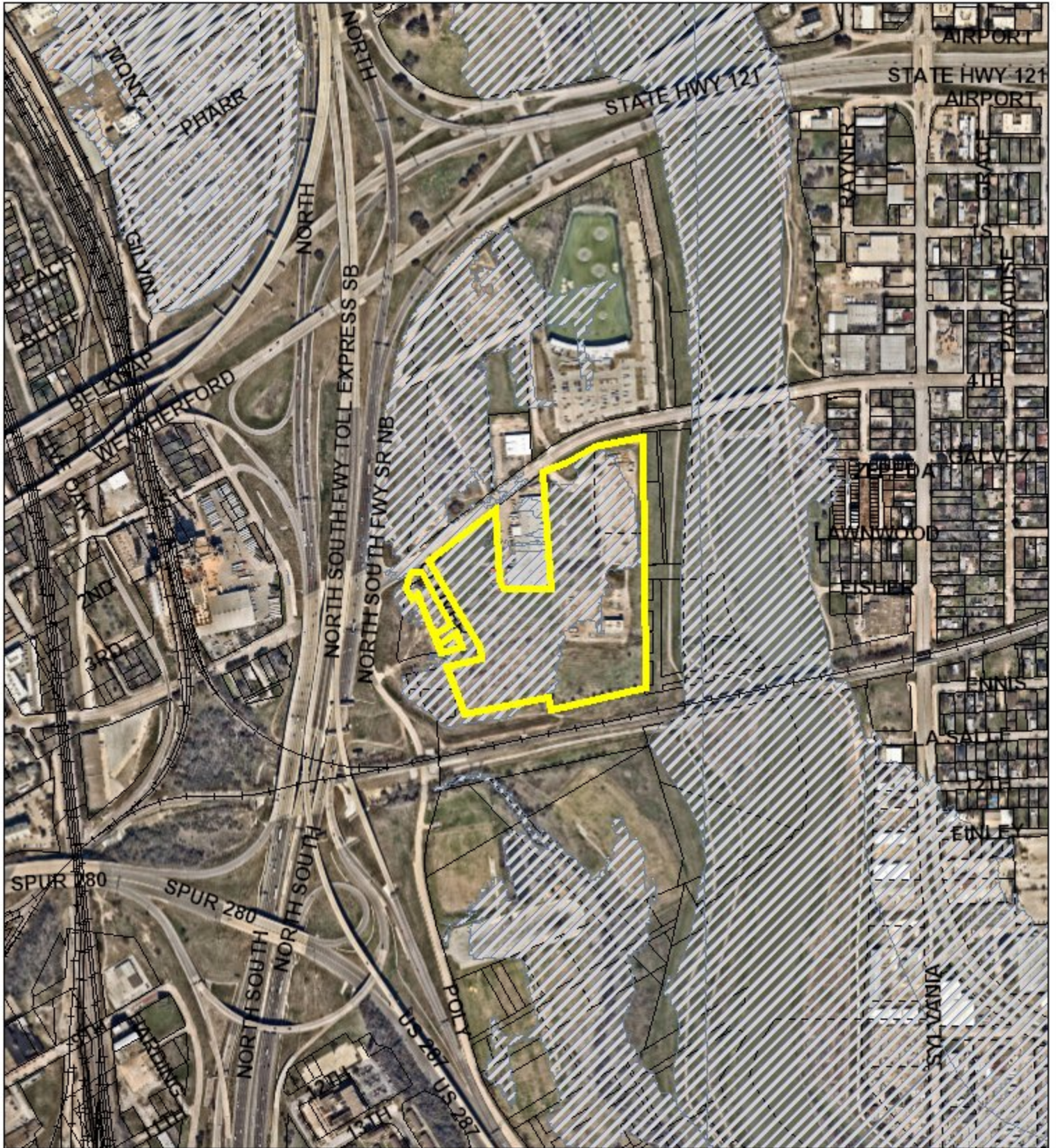
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 400 800 1,600 Feet

