



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 7, 2020

**Council District** 4

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

**Opposition:** None submitted  
**Support:** Riverside Alliance; Carter Riverside NA; 1 letter; 1 notice

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

**Owner / Applicant:** Yun Kyong Chu

**Site Location:** 4001 Fain Street Acreage: 5.08

**Proposed Use:** Multifamily

**Request:** From: "D" High Density Multifamily  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers to projected front yard; parking location; parking lot landscaping islands; parking lot screening; site plan included

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

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

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

**Background:**

The applicant is requesting a zoning change from "D" High Density Multifamily to "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers to projected front yard; open space; parking location; dumpster and accessory building setbacks; screening fence; fence location; parking lot landscaping islands; parking lot screening; and height; site plan included. The property is located north of Fain Street between Beach Street and Kings Highway.

The original zoning case rezoned the property from "E" Neighborhood Commercial to "D" High Density Multifamily was approved at the City Council meeting on January 15, 2019. The new multifamily design standards were approved at the December 4<sup>th</sup>, 2018 City Council meeting. The new standards revised allowed height and units per acre and strengthened existing design standards for multifamily development by adding enhanced landscaping, façade variation, and building orientation.

The site is also located in a Neighborhood Empowerment Zone (Area Four), which is an overlay put in place to promote housing, economic development and quality service within the central city. Municipal property tax abatements, fee waivers and release of city liens are available to property owners who build or rehabilitate property within a NEZ. These incentives are designed to promote affordable housing, economic development and expanded services.

At the time of the previous application, the applicant's agent indicated that this development will be able to meet the new design regulations, however due to the floodplain on-site they have had to modify their initial plan. While staff would usually not support modifications to the Multifamily Design Standards, we understand that the site constraints make it difficult to conform to certain standards, such as the location and orientation of the structures and parking.

Below is a table illustrating the differences between "D" zoning and the proposed PD development.

<b>Regulation</b>	<b>D</b>	<b>PD/D</b>	<b>Conformance</b>
Established Front Yard	50' required (house to the north is setback ~65' )	20'	Does not comply <b>(waiver required)</b>
Parking location	No parking or driveways shall be provided between a building and a public or private street.	Parking is shown along Fain St between the building and street.	Does not comply <b>(waiver required)</b>
Landscaping	Landscape islands, linear landing strips, bio-swales or rain gardens shall be required in parking lots with 12 or more spaces	The site plan is indicates they will not be meeting this standard.	Does not comply <b>(waiver required)</b>
Setbacks adjacent to A or B zoning	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30' minimum  1:1 setback with a 10' minimum setback for one-story garages and carports  20' minimum setback for dumpster enclosures and one-story accessory structures	108' required setback  88' shown	Does not comply <b>(waiver required)</b>
Height	Maximum 36'	The site plan indicates a maximum height of 30'7"	Complies
Open Space	Minimum 35%  No space or area less than 25 feet in either dimension shall be counted as open space.	The site plan indicates a minimum open space of 37.6%	Complies
Density	Maximum 32 units per acre	The site plan indicates a maximum density of 17.75 units per acre	Complies
Parking count	1 space per bedroom plus 1 space per 250 sf	134 bedroom; 4,527 sf of common space	Complies

	of	152 spaces required 152 spaces provided	
--	----	--	--

**Site Information:**

Surrounding Zoning and Land Uses:

North "B" Two-Family "F" General Commercial / single-family, commercial  
 East "B" Two-Family / Single-Family  
 South PD 1176 (PD/E) / convenience store  
 West "E" Neighborhood Commercial / commercial

Zoning History: ZC-18-190 from E to D; effective; subject property  
 ZC-17-184 from E to PD/E; effective 2/10/18 (south of subject property)

**Site Plan Comments:**

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

1. There is a projected front yard from the property to the north of the site. **(waiver required)**
2. No parking or driveways shall be provided between a building and a public or private street. The parking along Fain St will need to be moved behind the building **(waiver required)**
3. Landscape islands, linear landing strips, bio-swales or rain gardens shall be required in parking lots with 12 or more spaces. All parking areas shall provide tree canopy coverage per the Urban Forestry Ordinance. **(waiver required)**
4. 108' supplemental setback to B zoning is required. Site plan indicated 88'. **(waiver required)**

***(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.)***

**Public Notification:**

300 foot Legal Notifications were mailed on February 19, 2020.  
 The following organizations were notified: (emailed February 14, 2020)

Organizations Notified	
Riverside Alliance	Neighborhoods of East Fort Worth
Carter Riverside NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to PD/D for a multifamily development. Surrounding land uses are single family to the north and east, and commercial uses to the south and west.

The proposed multifamily **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Northeast**

The 2019 Comprehensive Plan designates the subject property as medium density residential, reflecting the previous zoning change. The proposed multifamily development meets the below policies within the following Comprehensive Plan:

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.

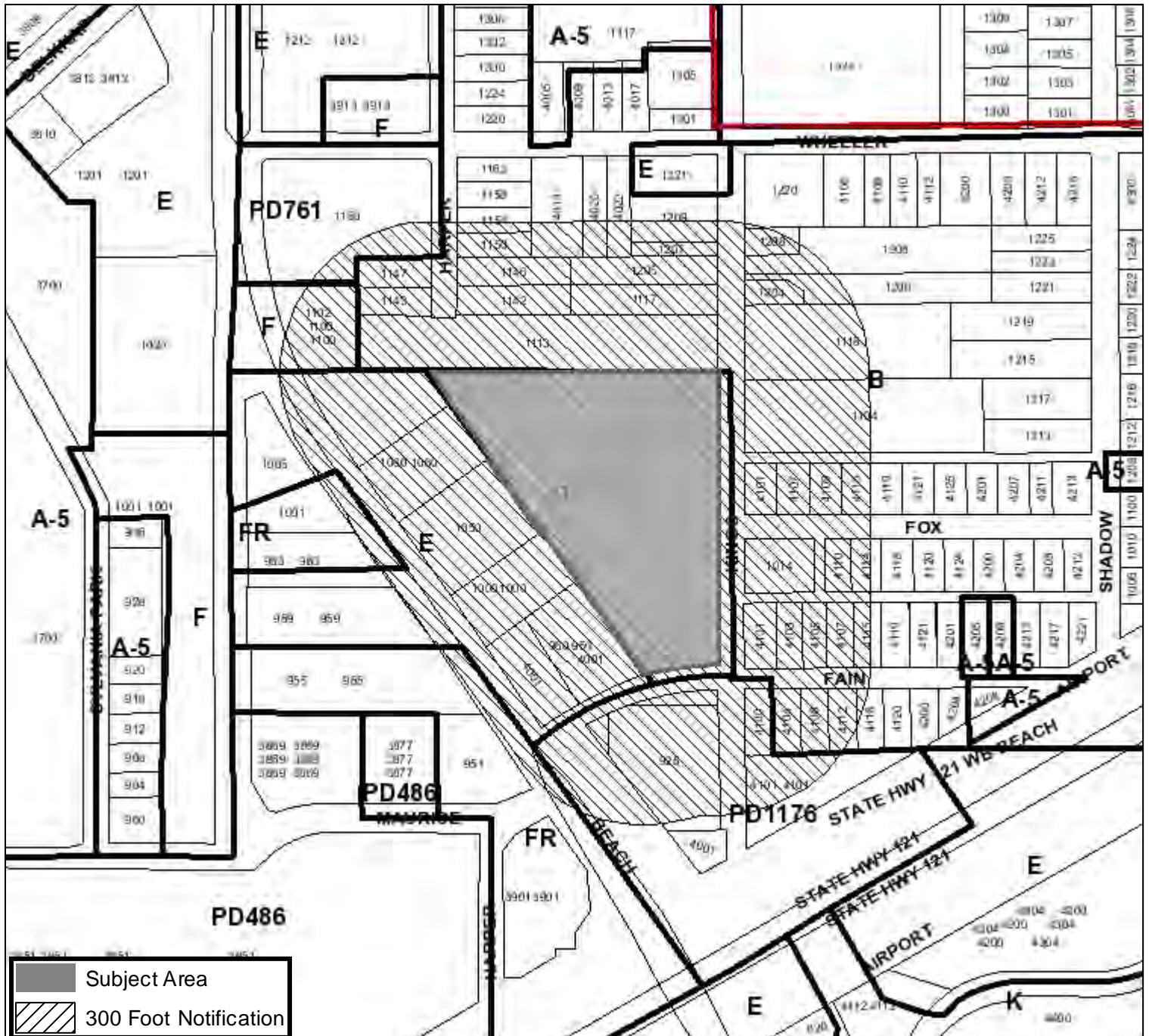
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



***Attachments:***

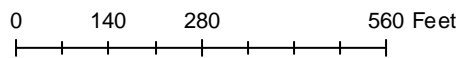
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan

### Area Zoning Map

Applicant: Yun Kyong Chu  
 Address: 4001 Fain Street  
 Zoning From: D  
 Zoning To: PD for D multifamily uses with waivers; site plan included  
 Acres: 5.07824562  
 Mapsco: 64N  
 Sector/District: Northeast  
 Commission Date: 3/4/2020  
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification





**SITE DATA**  
 -4.94 ACRES  
 -90 UNITS  
 - DENSITY: 18.21 UNITS/ACRE  
 - 37.6% OPEN SPACE  
 - KNOWN FLOODPLAIN SHOWN  
 - KNOWN EASEMENTS SHOWN

**PARKING TABULATION**

PARKING REQUIRED	
1.00 PER 1-BR (56x1)	56
2.00 PER 2-BR (24x2)	48
3.00 PER 3-BR (10x3)	30
<b>TOTAL</b>	<b>134</b>

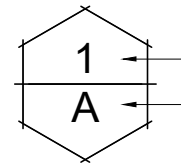
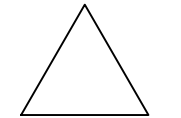
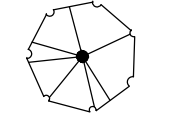

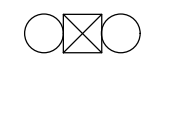
**COMMON SPACE**  
 (1/250: 4,602 SF)

<b>TOTAL REQUIRED</b>	<b>152</b>
-----------------------	------------

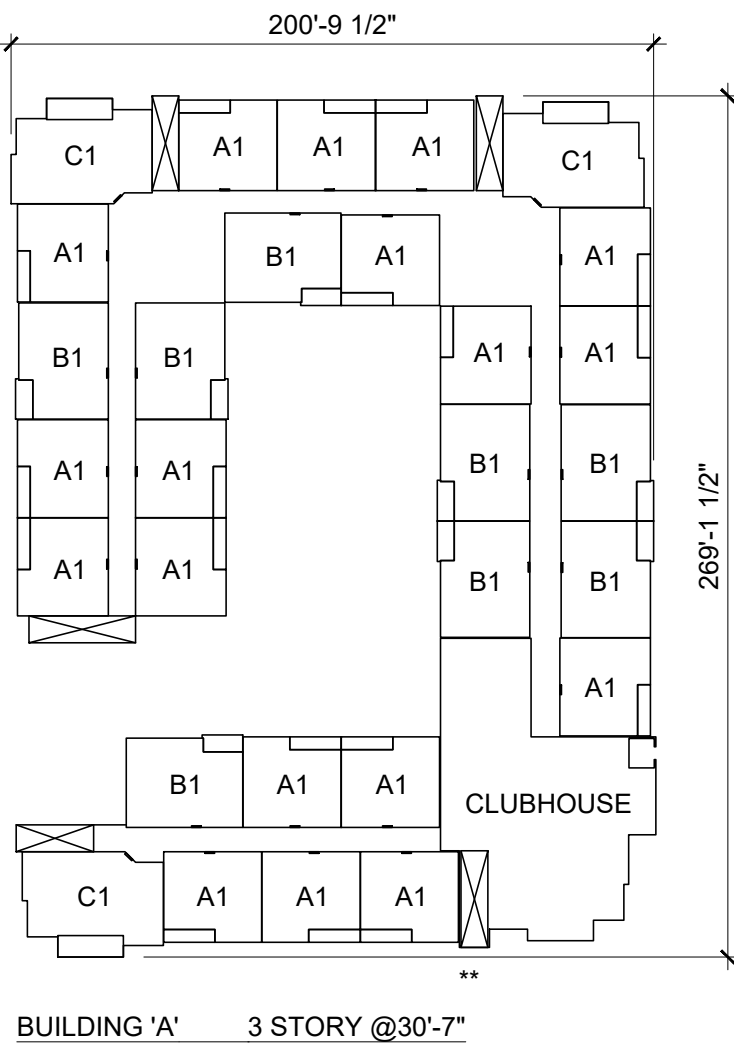
**PARKING PROVIDED**

<b>TOTAL</b>	<b>152</b>
INCLUDING 11 HANDICAP PARKING SPACES	

**SITE PLAN KEY**

-  BUILDING NUMBER  
BUILDING TYPE
-  BUILDING ENTRANCE/EXIT
-  STREET TREES
-  SHRUBS (48" HIGH)
-  STREET LIGHTING

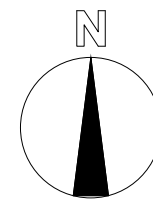
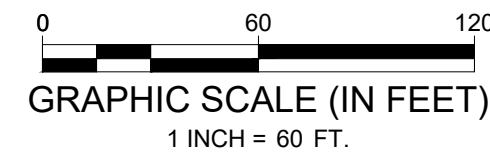
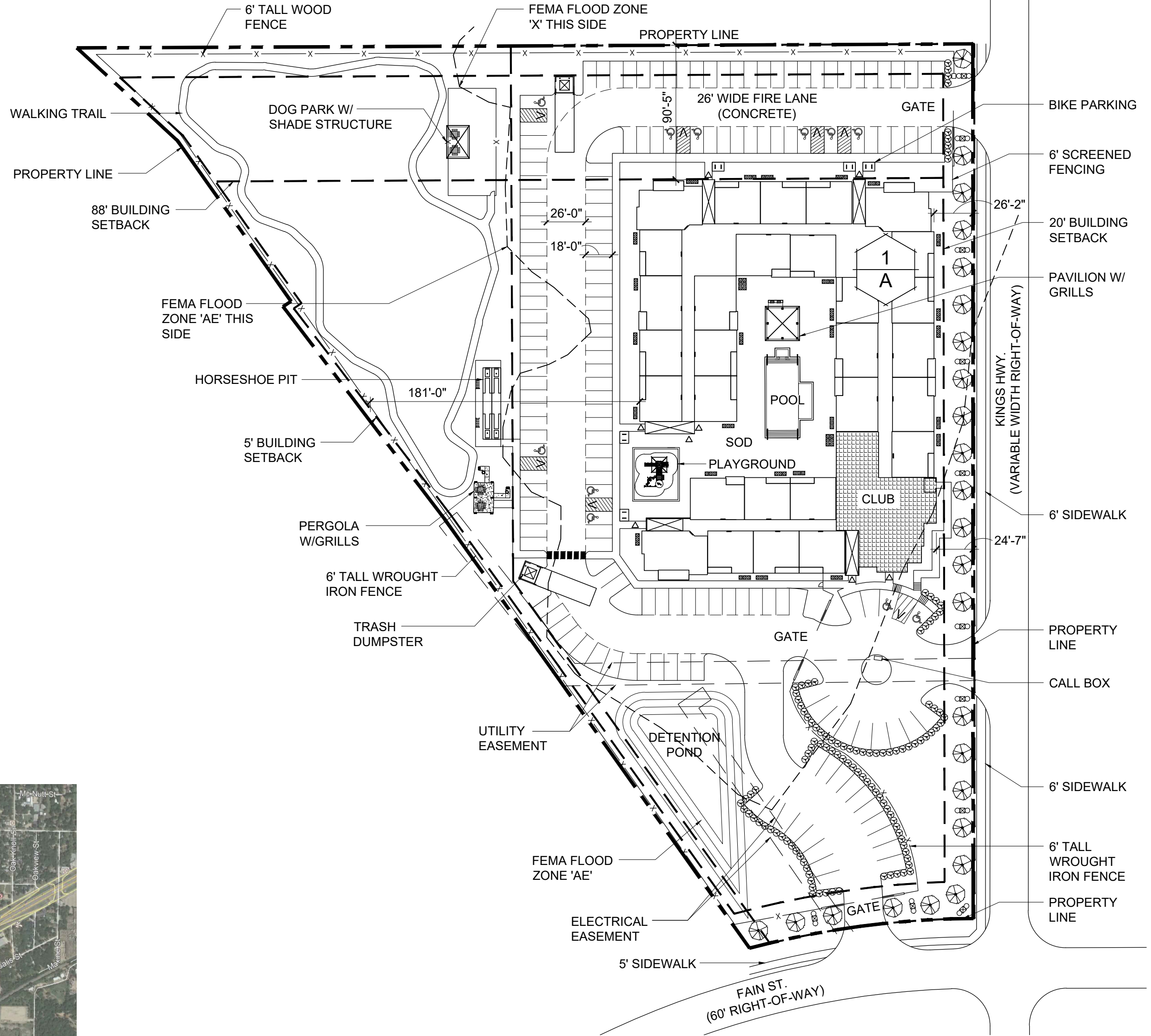
\*Please refer to site plan for locations



**LAND USE:**  
 -PLANNED DEVELOPMENT FOR ALL USES IN 'D' WITH A MAXIMUM OF 90 UNITS, SITE PLAN INCLUDED  
 -NORTH OF PROPERTY, ZONE 'B'  
 -WEST OF PROPERTY, ZONE 'E'  
 -EAST OF PROPERTY, ZONE 'B'  
 -SOUTH OF PROPERTY, ZONE 'PD1176'  
 -LOT I, BLOCK I  
 GREEN ACRES ADDITION

**VARIANCES:**  
 - SETBACK FROM RESIDENTIAL ZONING IS 108'-0". WE ARE SHOWING AN 88'-0" SETBACK.  
 - DUE TO PARKING REQUIREMENT, WE WILL NOT INCLUDE LANDSCAPE ISLANDS IN THE PARKING LOT  
 - PARKING VARIANCE TO ALLOW FOR PARKING BETWEEN BUILDING AND FAIN STREET.  
 - AN ACCESS MANAGEMENT WAIVER IS REQUIRED FOR SITE ENTRANCE ON FAIN STREET AND COMMERCIAL PROPERTY TO THE WEST.  
 - AN ACCESS MANAGEMENT WAIVER IS REQUIRED FOR SITE ENTRANCE ON KINGS HIGHWAY AND FOX DRIVE.  
 - AN ACCESS MANAGEMENT WAIVER IS REQUIRED FOR SITE ENTRANCE ON KINGS HIGHWAY AND THE DRIVE JUST NORTH OF THE PROPERTY.

- NOTE: AN MFD WILL BE SUBMITTED FOR THIS PROJECT
- NOTE: BUILDING MATERIALS WILL BE OF SIDING AND SIMULATED STONE
- NOTE: ALL PROVIDED LIGHTING WILL CONFORM TO FORT WORTH LIGHTING CODE
- NOTE: ALL SIGNAGE WILL CONFORM TO FORT WORTH SIGN CODE ARTICLE 4, SIGNS
- NOTE: PROJECT WILL COMPLY WITH FORT WORTH ENHANCED LANDSCAPING SYSTEM
- NOTE: PROJECT WILL COMPLY WITH FORT WORTH CODE SECTION 6.302, URBAN FORESTRY



**SITE PLAN**  
 SCALE 1" = 60' - 0"

**UNIT TABULATION**

TYPE		# UNITS	S.F.	TOTAL SQ. FT.
A1	ONE BEDROOM, ONE BATH	53	800 S.F.	42,400 S.F.
A1-HC	ONE BEDROOM, ONE BATH	3	800 S.F.	2,400 S.F.
B1	TWO BEDROOM, TWO BATH	22	960 S.F.	21,120 S.F.
B1-HC	TWO BEDROOM, TWO BATH	2	960 S.F.	1,920 S.F.
C1	THREE BEDROOM, TWO BATH	9	1,154 S.F.	10,386 S.F.
C1-HC	THREE BEDROOM, TWO BATH	1	1,154 S.F.	1,154 S.F.
<b>TOTAL</b>		<b>90</b>		<b>79,380 S.F.</b>

**BUILDING TABULATION**

TYPE	# BLDGS.	UNITS	UNIT TYPES	BLDG. S.F.	TOTAL SQ. FT.
A	1	90	A1-56, B1-24, C1-10	79,380 S.F.	79,380 S.F.
<b>TOTAL</b>	<b>1</b>				<b>79,380 S.F.</b>

FLOOD MITIGATION WILL BE ACCOMPLISHED BY SITE GRADING TO ESTABLISH MINIMUM FINISH FLOOR ELEVATIONS FOR ANY STRUCTURE TO BE A MINIMUM OF 2'-0" ABOVE FEMA DOCUMENTED 100-YEAR FLOOD WATER ELEVATIONS.

VARIOUS TYPES OF NOISE MITIGATION ARE AVAILABLE AND CAN BE UTILIZED TO DECREASE THE NOISE ENVIRONMENT ESPECIALLY IN THE MORE NOISE SENSITIVE LOCATIONS SUCH AS INTERIOR SPACES. WE PLAN ON IMPLEMENTING WHAT WE FEEL IS NECESSARY TO ACHIEVE LESS THAN 65 DECIBELS WITHIN THE INTERIOR SPACES.



CROSS ARCHITECTS  
 879 JUNCTION DRIVE  
 ALLEN, TEXAS 75013  
 972.398.6644

CASE NUMBER

**PALLADIUM FAIN STREET  
 FT. WORTH, TEXAS**

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

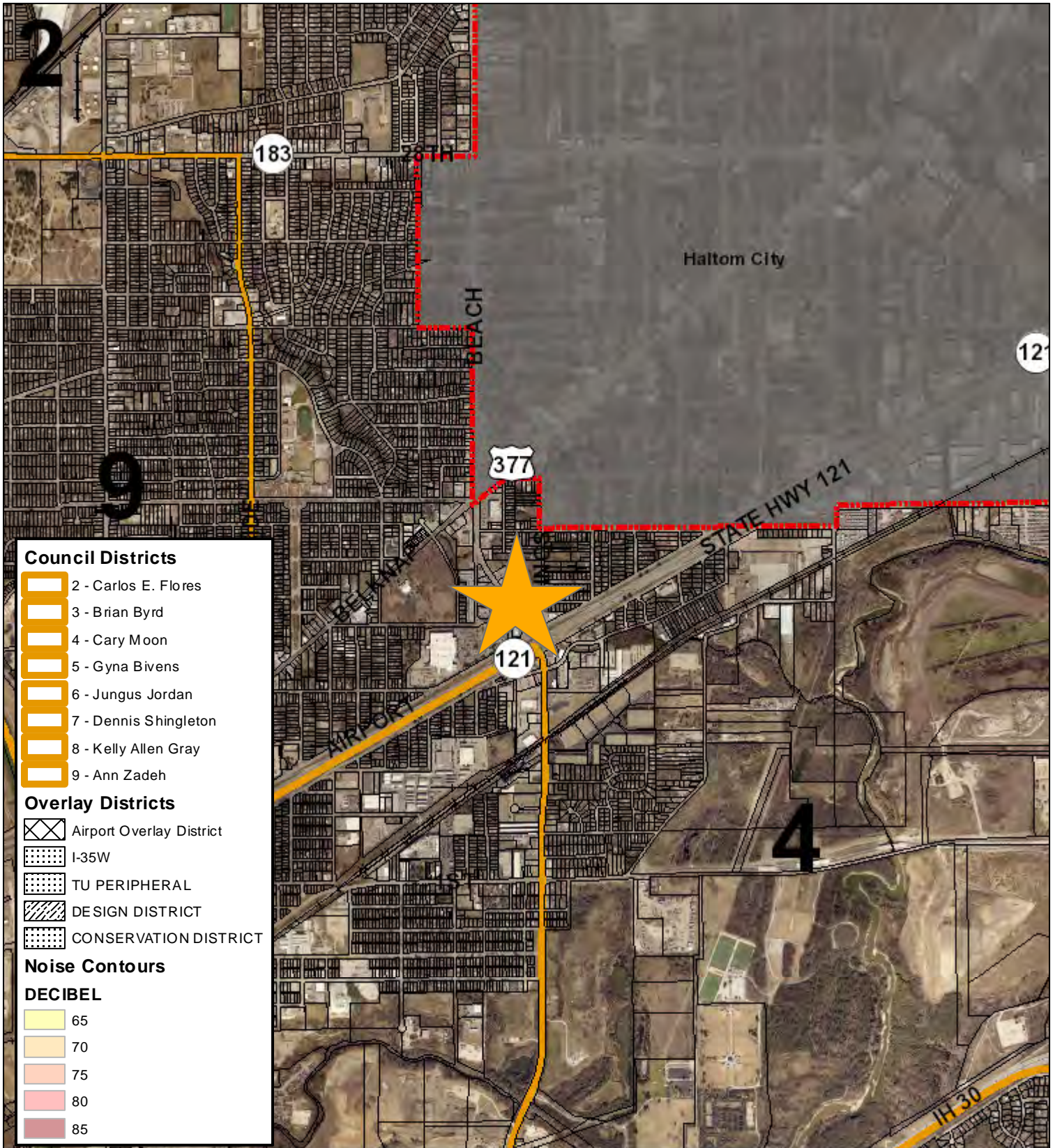
02/01/2020

**A1.0  
 SITE PLAN**

Copyright © 2019








### 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

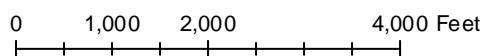
**Overlay Districts**

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

**Noise Contours**

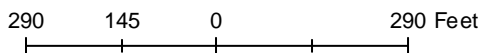
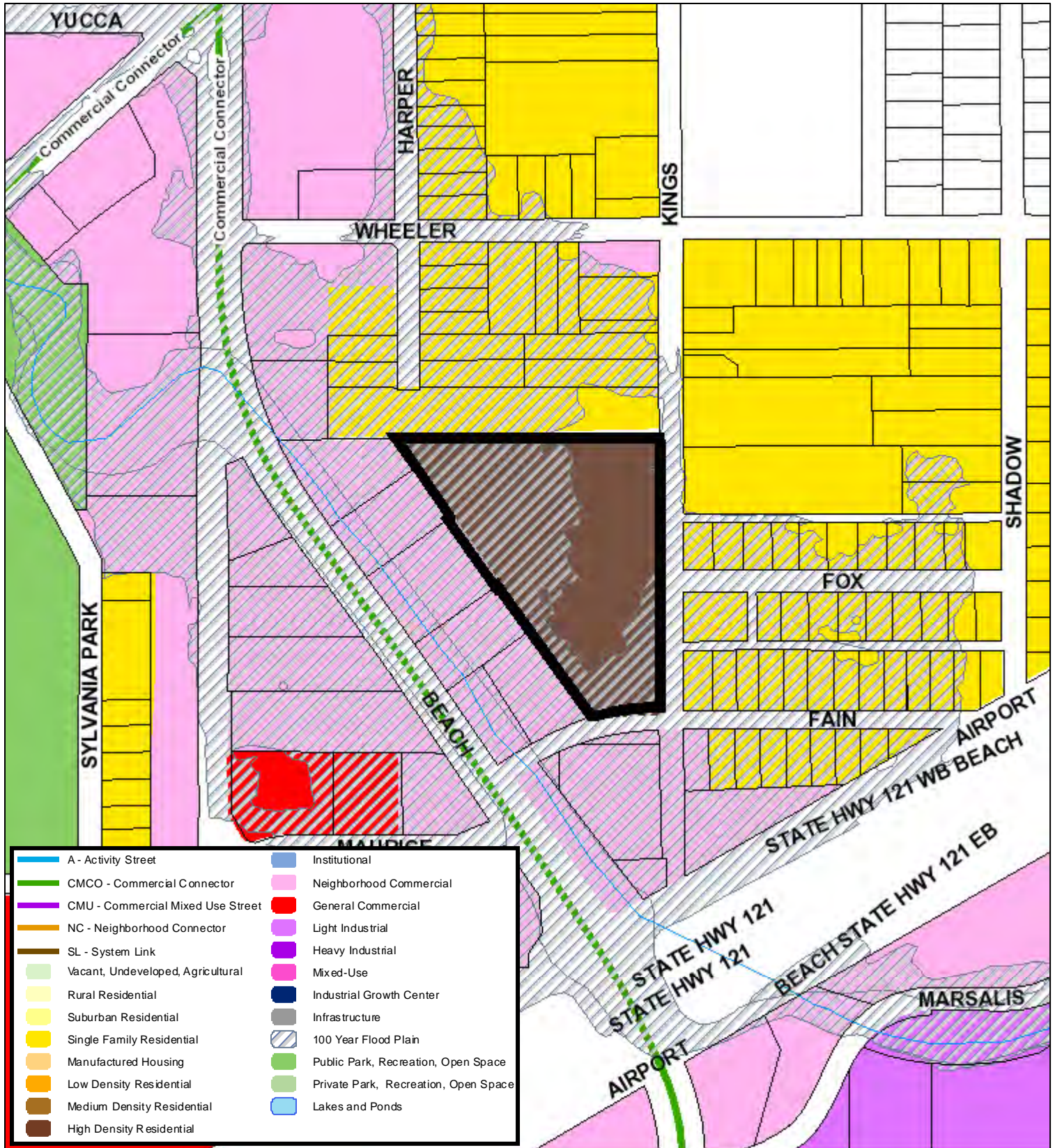
**DECIBEL**

-  65
-  70
-  75
-  80
-  85





### Future Land Use

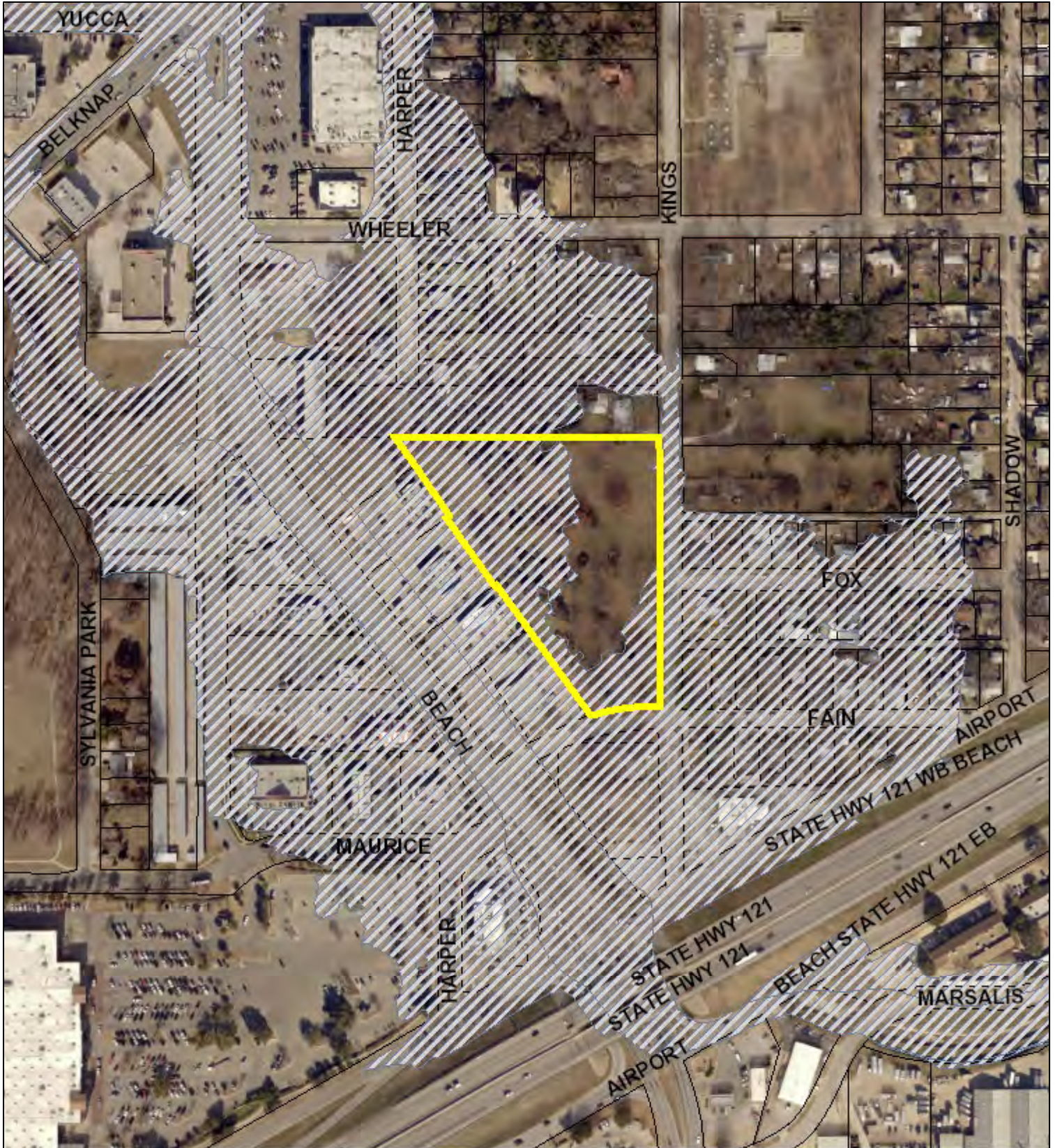


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 5, 2019.





**Aerial Photo Map**



0 185 370 740 Feet

