



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District **9**

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

Opposition: several letters; four people spoke
Support: several letters, five people spoke

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Panther City Holding & 2700 Azalea Ave Dev. Group**

Site Location: 2700-2724 (evens) Azalea Ave Acreage: 1.39

Proposed Use: **Multifamily**

Request: From: "A-5" One Family and "MU-1" Low Intensity Mixed-Use
To: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed-Use with development regulation standards for parking; site plan included

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

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

Staff Recommendation: **Approval**

Urban Design Commission Hearing Date: **April 23, 2020**

Background:

The subject property is located at the northwest corner of Carroll Street and Azalea Avenue. The site is currently partially developed with single family homes and partially undeveloped. The developer plans to redevelop the site with a multifamily development. The site is currently zoned "A-5" One Family and "MU-1" Low Intensity Mixed-Use. Surrounding properties are zoned "UR" Urban Residential, "MU-1" Low Intensity Mixed-Use, Planned Development (PD) 956, which has a base zoning of "UR" Urban Residential, and PD 574 which has a base zoning of "MU-2" High Intensity Mixed-Use.

There is a zoning case currently in process to rezone the property to a PD with a base zoning of "MU-1" Low Intensity Mixed-Use. The site is located adjacent to the West Seventh Urban Village, and a portion of the site is located in the Cultural District Growth Center.

A majority of the surrounding area has been rezoned in recent years to Mixed-Use and Urban residential districts, which is in compliance with the Comprehensive Plan's Future Land Use designations of the area, as well as the adjacency to the urban village and growth center. The new zoning accommodates new mixed-use and urban residential developments that facilitate the creation of well-designed, walkable, compact neighborhoods.

The original waiver requests were heard by the Urban Design Commission on April 23rd and recommended for **denial**. The recommendation for a height bonus was denied based on concerns for the amount of public interaction at the ground floor. The waiver to the screening and location of services areas was denied as the applicant provided the commission with an alternative that would have the cans located in the garage.

§ 4.1300 LOW INTENSITY MIXED-USE (“MU-1”) DISTRICT.

b) Administrative Review Requirements

Any zoning proposal requesting a Planned Development "PD" zoning district or "CUP" conditional use permit that includes waivers from any mixed-use design standard must receive a recommendation from the Urban Design Commission prior to a public hearing by the zoning commission or the city council.

The applicant had originally requested two waivers – one for the location of the service (dumpster) area, and one for a height bonus while not providing 100% of the required parking within the parking structure. After discussion with the neighborhood the applicant revised their application to move the dumpster area and added the leasing office to the ground floor. This reconfiguration left ho them losing ten spaces. During the zoning commission the applicant stated that this project was over parked for what the residents usually need for parking.

Site Information:

Surrounding Zoning and Land Uses:

- North “UR” Urban Residential / multifamily
- East PD/MU-2 / commercial
- South PD/UR / multifamily
- West “UR” Urban Residential / multifamily

Zoning History: None

Site Plan Comments:

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

1. Minimum parking requirement is 137 spaces. The applicant is providing 127. (**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 April 22, 2020.

The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
West 7th Neighborhood Alliance	Westside Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
Linwood NA*	Tarrant Regional Water District
Streams And Valleys Inc	Trinity Habitat for Humanity
Montgomery Plaza Master Condominium Association, Inc.	Cultural District Alliance
Camp Bowie District, Inc	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/MU-1 for a multifamily project. Surrounding uses consist of multifamily and commercial uses.

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

2. Comprehensive Plan Consistency – Arlington Heights

The 2020 Comprehensive Plan designates the subject property as Urban Residential and Mixed-Use. The proposed multifamily meets the below policies within the following Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

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

3. Economic Development 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:

GOAL 3. ENSURE COMMUNITY VITALITY
INITIATIVE 3.1. DOWNTOWN FORT WORTH

Accelerate downtown Fort Worth's emergence as the premier mixed-use business district in Texas.

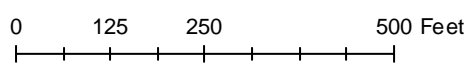
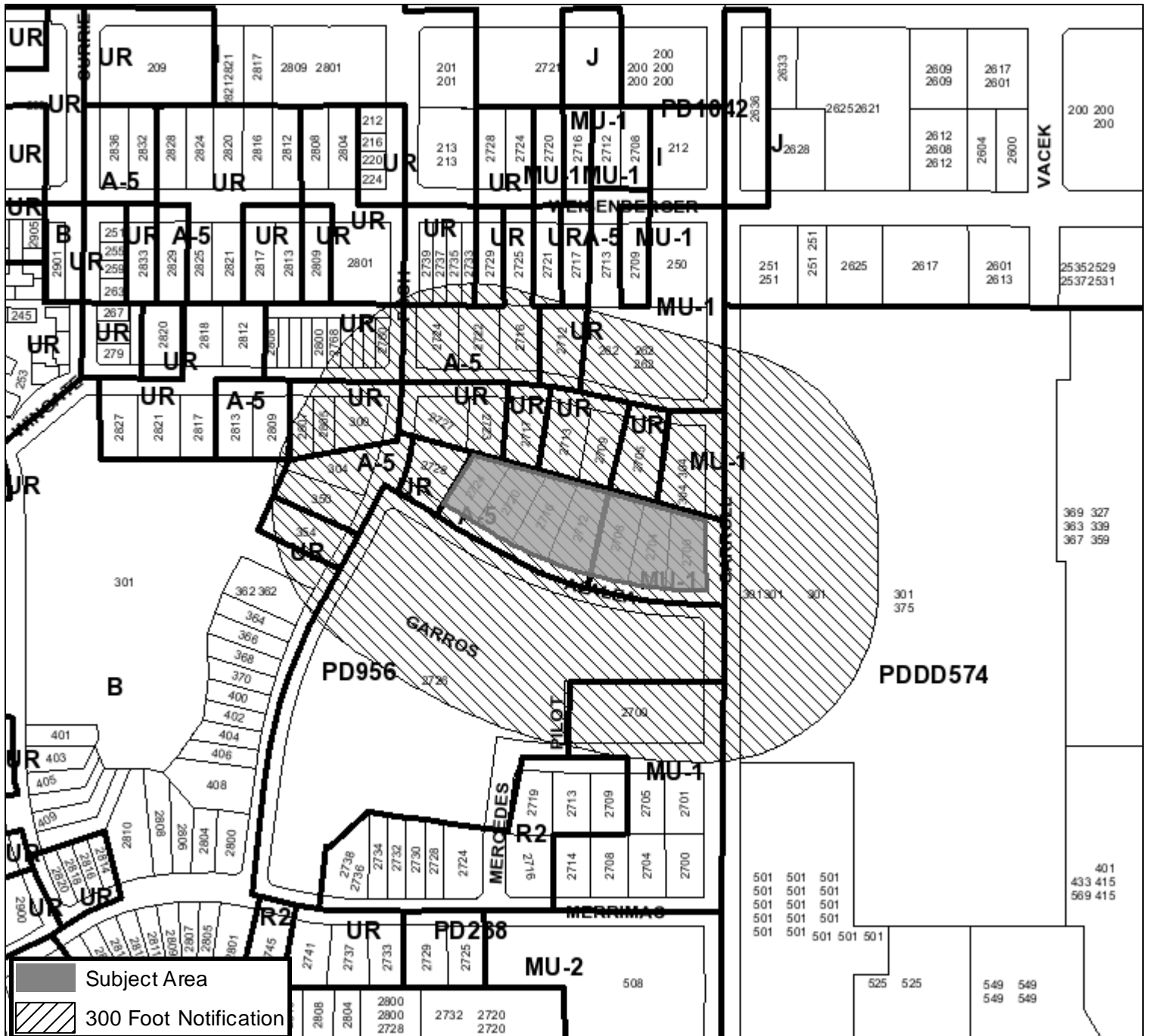
3.1.1. Rapidly increase the density of residential development in downtown Fort Worth and **surrounding urban districts.**

Attachments:

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

Area Zoning Map

Applicant: Panther City Holding & 2700 Azalea Ave Dev. Group
 Address: 2700-2724 (evens) Azalea Avenue
 Zoning From: MU-1 and A-5
 Zoning To: PD/MU-1 with waivers to parking height bonus and trash collection location; site plan included
 Acres: 1.39197163
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 5/13/2020
 Contact: 817-392-8043



SITE DATA	
GROSS ACREAGE	1.413 ACRES
EXISTING ZONING	A-5, MU-1
EXISTING LAND USE	SINGLE FAMILY/UNDEVELOPED
PROPOSED ZONING	PD MU-1
PROPOSED LAND USE	MULTIFAMILY
TOTAL UNITS	80
GROSS DENSITY	57 DU/AC

REQUIREMENT	#	SPACES	
		REQUIRED	PROVIDED
MULTIFAMILY	0.75 PS / BEDROOM	169	127
COMMON AREA	1 PS / 250 SF	2,400 SF	10
			0*
ACCESSIBLE	150-199 TOTAL PARKING SPACES		5
			8
TOTAL			137
			127

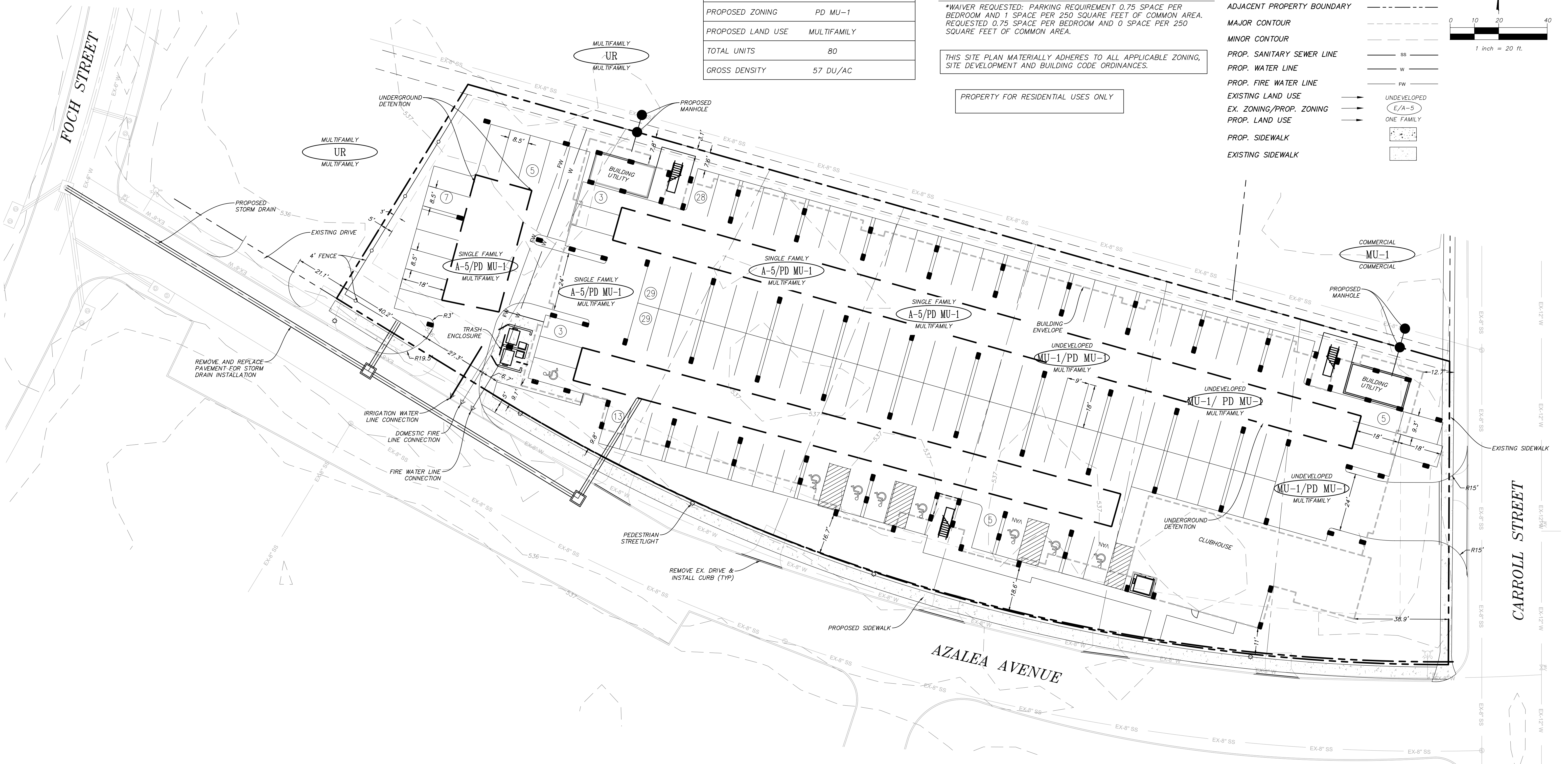
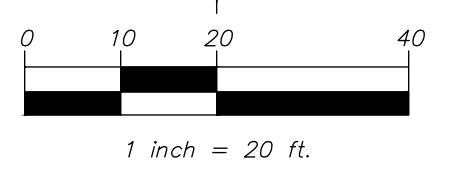
*WAIVER REQUESTED: PARKING REQUIREMENT 0.75 SPACE PER BEDROOM AND 1 SPACE PER 250 SQUARE FEET OF COMMON AREA. REQUESTED 0.75 SPACE PER BEDROOM AND 0 SPACE PER 250 SQUARE FEET OF COMMON AREA.

THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.

PROPERTY FOR RESIDENTIAL USES ONLY

LEGEND

- EXISTING LIGHT POST
- EXISTING POWER POLE
- EXISTING OVER HEAD ELECTRIC
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- PROP. SANITARY SEWER LINE
- PROP. WATER LINE
- PROP. FIRE WATER LINE
- EXISTING LAND USE
- EX. ZONING/PROP. ZONING
- PROP. LAND USE
- PROP. SIDEWALK
- EXISTING SIDEWALK



civil engineering surveying landscape architecture planning

tbpls registration number: 1 - 2759
 tbpls registration/license number: 10088000

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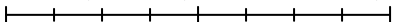
ZONING SITE PLAN
 AZALEA WEST
 AZALEA AVENUE, FORT WORTH, TX

PLOTTED BY: ANDREA TAYLOR DATE: 06/09/2020 10:57 AM PATH: P:\02100001700\Land Development\01.LD.Fishbills\25104001 SITE PLAN.dwg

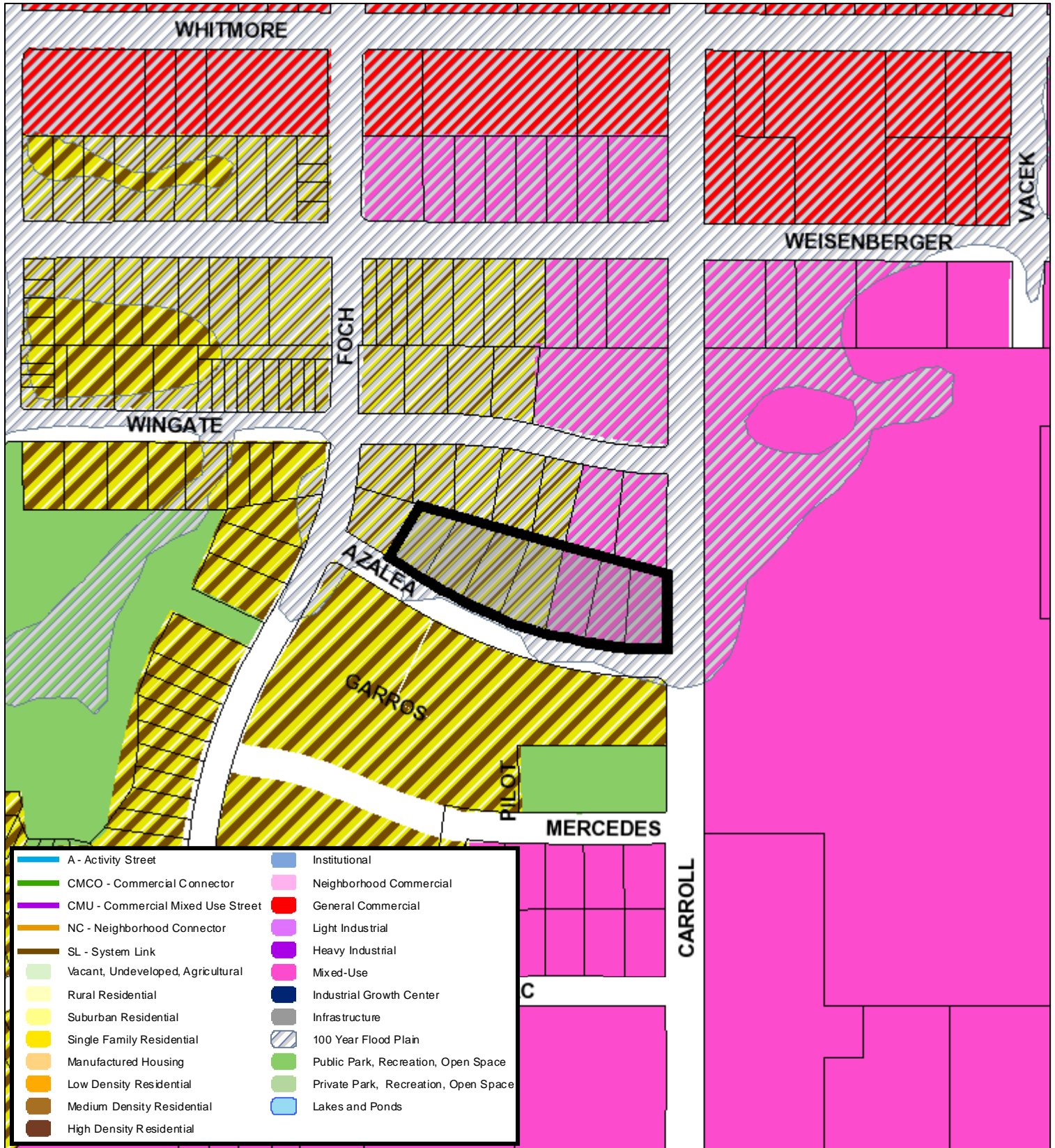
Area Map



0 1,000 2,000 4,000 Feet



Future Land Use

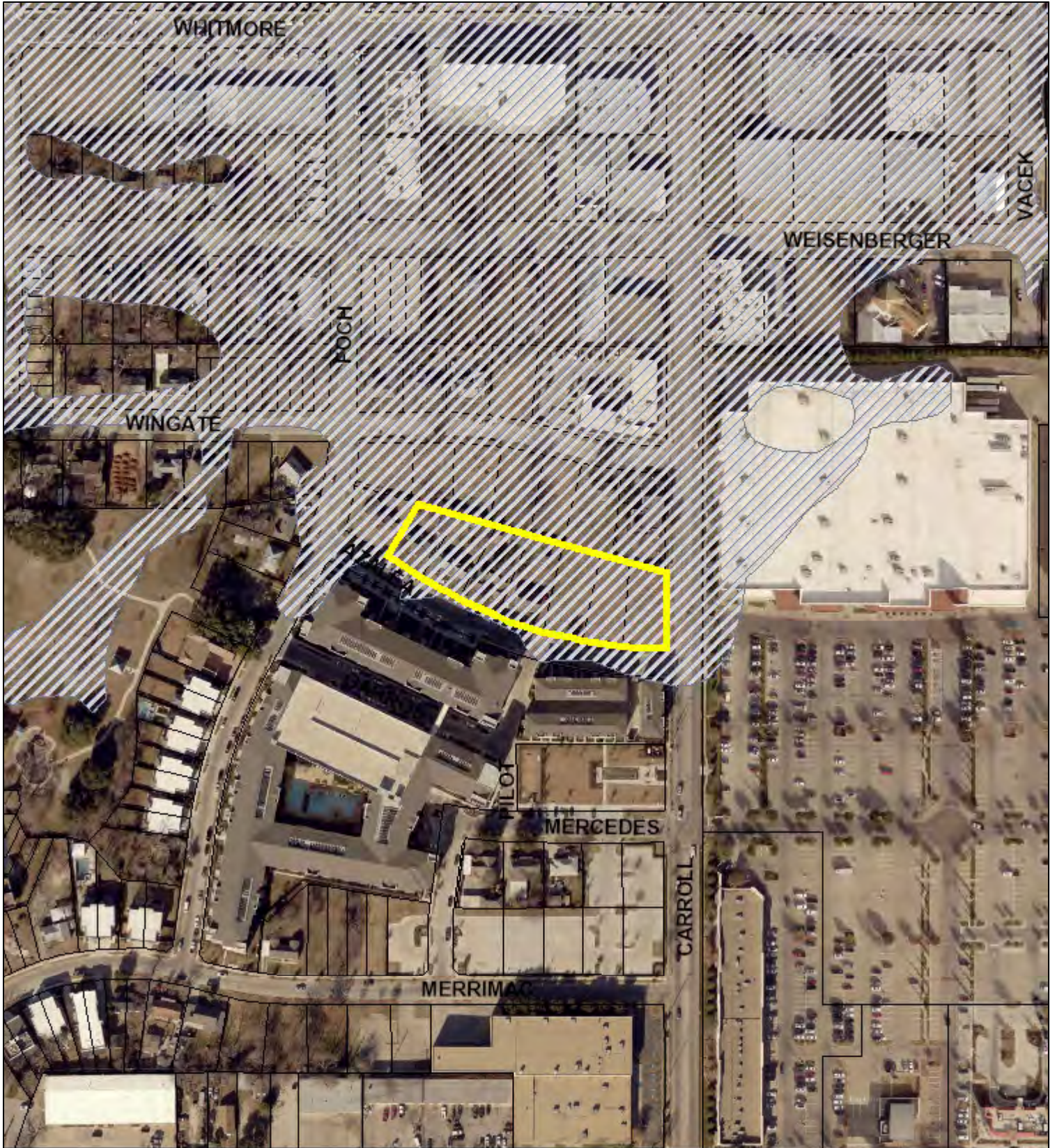


220 110 0 220 Feet

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 5, 2019.



Aerial Photo Map



0 140 280 560 Feet

