



Zoning Staff Report

Date: March 8, 2022

Case Number: ZC-21-232

Council District: 8

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Housing Channel / Brad Lonberger

Site Location: 708-714 (evens) Parkdale Avenue

Acreage: 0.37 acres

Request

Proposed Use: Urban Residential

Request: From: “PD 437” PD/SU Planned Development Specific Use for apartments for transitional housing for women and children

To: “UR” Urban Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Technical Inconsistency)**.

Staff Recommendation: **Approval**

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

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Project Description and Background

The site is located along the west side of Parkdale Avenue, one lot south of Vista Street; it is part of the residential block at the northeast corner of Beach Street and Vickery Boulevard. The site is within the Neighborhood Empowerment Zone (NEZ) Area Six (6). The southern half of the block, beginning five lots south of the subject site, is within the Polytechnic/Wesleyan Urban Village. Per the application document, the site's current use is "housing for abused and neglected women and children."

The site was previously rezoned in 2001 from "B" Two-family to Planned Development PD437 for transitional housing for women and children. According to the 2001 staff report, the Women's Second Change organization had been in the neighborhood a number of years operating across the street and was offered the land to expand their services, purchasing the property with federal funds. The property was refurbished to provide housing, counseling, and training for homeless and abused women.

The applicant is now requesting to rezone from PD437 to "UR" Urban Residential zoning. City Council approved updates to the "UR" Urban Residential ordinance on October 12, 2021; should this lot be rezoned to "UR" Urban Residential, any new development must comply with the newly updated ordinance.

Surrounding Zoning and Land Uses

North "A-5" One-Family / residential
East "A-5" One-Family / residential
South "A-5" One-Family / residential
"UR" Urban Residential / residential
"MU-1" Low Density Mixed-Use / commercial and vacant
West "A-5" One-Family / residential

Recent Zoning History

- ZC-17-069, 0.44 acres from "A-5" to "MU-1"; effective 6/20/17; southwest of subject site
- ZC-14-030, 99.57 acres council initiated rezoning from "B" and various to "A-5" and various; effective 4/24/14; large area including subject site
- AZC-01-1046, from "B" to "PD/SU" Planned Development/Specific Use for Apartments for transitional housing for women and children; effective 10/16/01; subject site

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

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

Organizations Notified	
Neighborhoods of East Fort Worth	Parker Essex Boaz NA
Polytechnic Heights NA*	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* Located within this registered Neighborhood Association

Land Use Compatibility

The applicant is requesting to rezone from PD437 for transitional housing to “UR” Urban Residential. The adjacent land uses are single family residential use in “A-5” One-family zoning.

The southern half of the block, beginning five lots south of the subject site, is already zoned “UR” Urban Residential from the 2014 council initiated rezoning. Southeast of the site, the zoning is “MU-1” Low Density Mixed-Use, with commercial uses and vacant lots. These areas are part of the Polytechnic/Wesleyan Urban Village.

While “UR” Urban Residential zoning allows for a variety of housing types from a single-family detached product through an apartment/condominium, there are several sections of the ordinance to serve as protections for the existing structures, ensuring the scale of the “UR” Urban Residential development is better suited for the adjacent uses.

- Rear setbacks in “UR” Urban Residential are increased from five (5) feet to twenty (20) feet when adjacent to a one- or two-family structure.
- If the “UR” Urban Residential product is not a one- or two-family structure, then it must have a five (5) foot bufferyard with screening and plantings, as it is surrounded by a one-family district.
- While the “UR” Urban Residential district allows a structure of three (3) stories by right, with the option to earn a fourth story with a height bonus for providing either structured parking or public open space, all uses adjacent to one- or two-family districts must apply a transitional height plane of 45 degrees to portions of the building about 3 stories or 38 feet, whichever is less, as measured from the property line of the one- or two-family district. The current “A-5” One-Family district has a maximum height of 35 feet, although none of the surrounding properties appear to be more than one story. The current PD437 appears to have a two-story structure.

It should be noted that the maximum lot size for a single-family lot in the “UR” Urban Residential district is 5,000 square feet. Two of the lots being rezoned meet the criteria. However, the largest northern lot exceeds this maximum size and could not have a single-family home built on it without replatting.

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

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Medium-Density Residential on the Future Land Use Map. This designation is due to the Planned Development zoning that allows for multifamily use; the adjacent lots are all designated as single-family residential. The southern half of the block, beginning five lots south of the subject lot, is designated as Mixed-Use future land use; this Mixed-Use designation extends along Vickery Boulevard all the way from Beach Street to the railroad tracks to the east.

The proposed zoning is consistent (technical inconsistency) with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations.
- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

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

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

- 3.2.2. Encourage substantial new housing investment and development in the city's under-served neighborhoods.

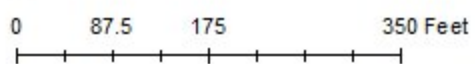


Area Zoning Map

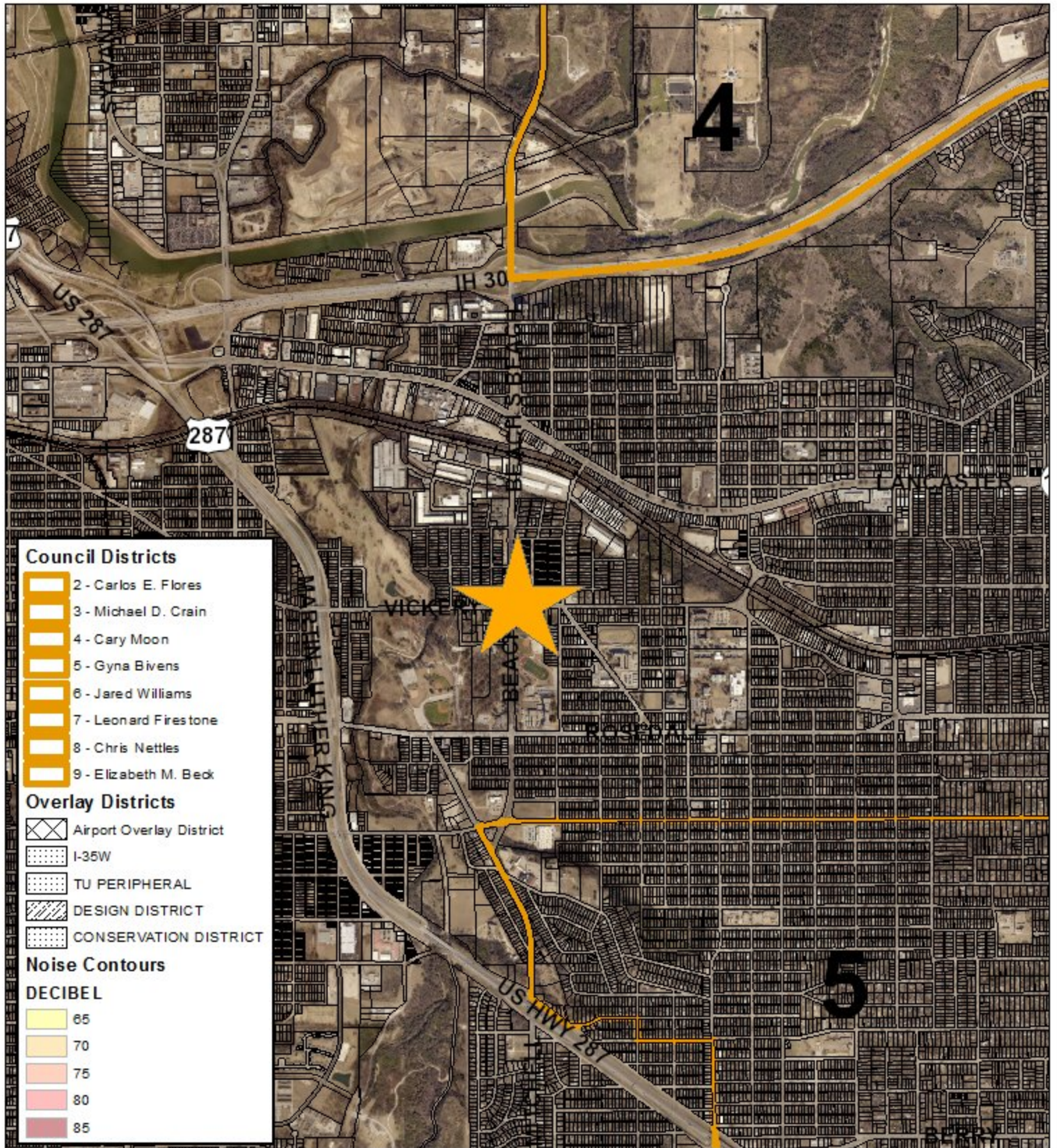
Applicant: Housing Channel
 Address: 708 - 714 (evens) Parkdale Avenue
 Zoning From: PD 437 for transitional housing
 Zoning To: UR
 Acres: 0.37023007
 Mapsco: 78E
 Sector/District: Southeast
 Commission Date: 2/9/2022
 Contact: null



Subject Area
 300 Foot Notification



Area Map



Council Districts

- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

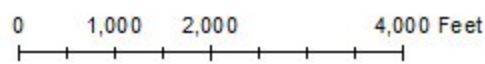
Overlay Districts

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

Noise Contours

DECIBEL

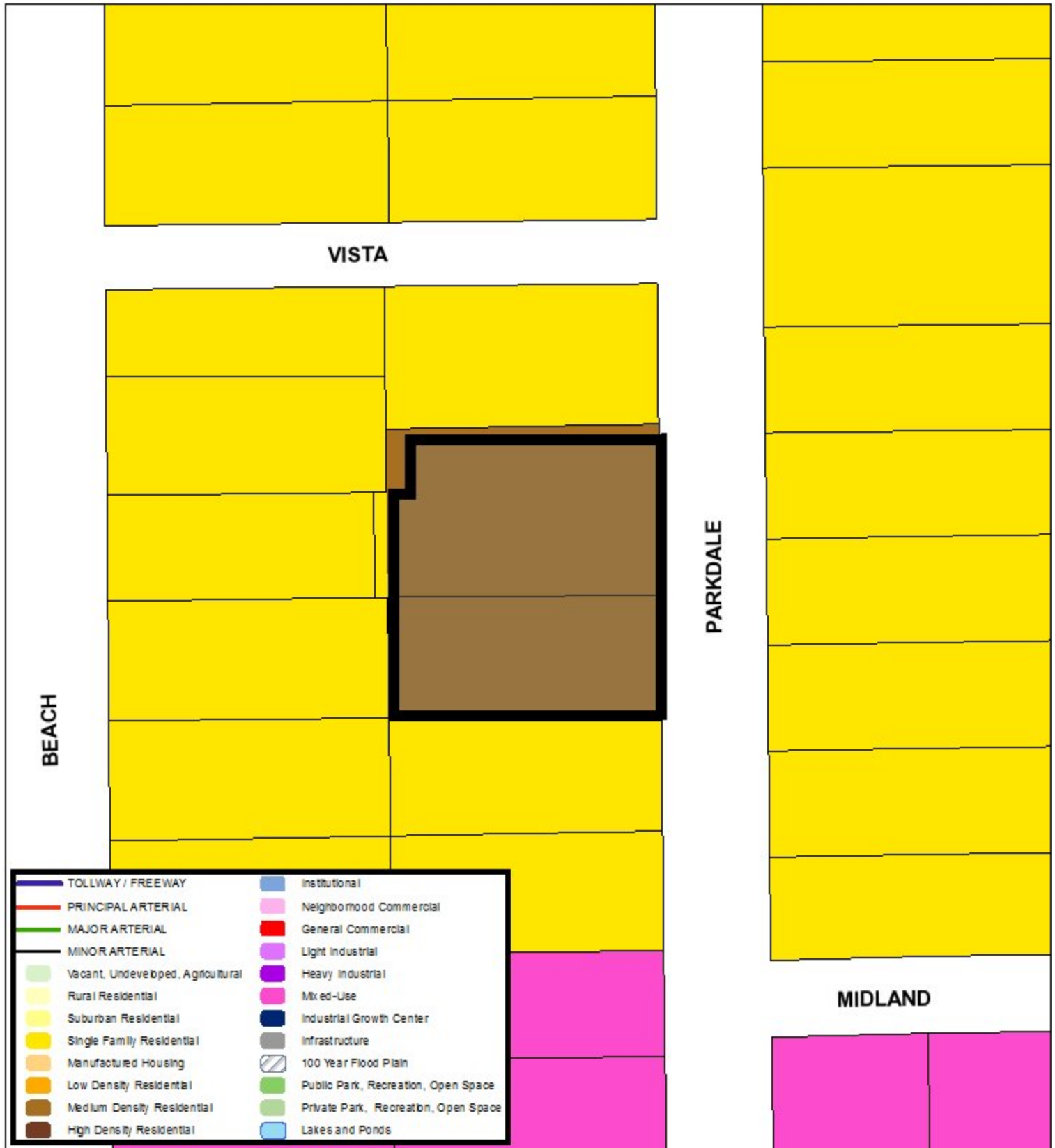
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- 70
- 75
- 80
- 85



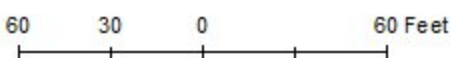


ZC-21-232

Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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.



Aerial Photo Map



0 37.5 75 150 Feet

