



Zoning Commission

Date: June 14, 2022

Case Number: ZC-22-072

Council District: 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: MTV LLC / Dunaway Associates – Barry Hudson

Site Location: 2100 & 2120 W. Rosedale Street and 1005 Jerome Street **Acreage:** 2.458

Request

Proposed Use: Hotel

Request: From: “G” Intensive Commercial

To: “PD/G” Planned Development for “G” Intensive Commercial uses plus hotel with development standards for parking, site plan included

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 7-0**

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Project Description and Background

The property is located on the north side of W. Rosedale Street between Jerome Street and the railroad. It is located east of the Midtown development and north the Mistletoe Heights Historic District. The applicant is proposing to rezone the property from “G” Intensive Commercial to “PD/G” Intensive Commercial for a Hotel with a site plan. The site plan includes a waiver from parking. The applicant is required to provide 139 spaces and is requesting that be reduced to 113 spaces. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development (PD) district must be created for such use.

Surrounding Zoning and Land Uses

North: Railroad/ Interstate 30

East: PD 558 / Midtown- Hotel and Restaurants

South: “NS-T5I” Near Southside Form Based Code – Multifamily

West: “NS-T5I” Near Southside Form Based Code - Industrial/ Medical offices and uses

Recent Zoning History

- ZC-21-211 In January 2022 the applicant requested to rezone to NS-T5. The request was recommended 6-0 by the Zoning Commission and was Denied without prejudice at City Council.

Public Notification

300-foot Legal Notifications were mailed on 4.29.22

The following organizations were notified: (emailed 4.29.22)

Organizations Notified	
Fort Worth Downtown Neighborhood	Alliance Sunset Terrace NA
Mistletoe Heights NA *	Fairmount NA
Near Southside, Inc.	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD
Fort Worth Downtown Neighborhood Alliance	Sunset Terrace NA

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

Development Impact Analysis

Land Use Compatibility

The properties to the east and west are hotel, medical offices and uses, and retail restaurants. The properties to the south are multifamily. The applicant is required to provide 139 spaces and is requesting that be reduced to 113 spaces. The site is sandwiched between properties that are zoned Near Southside and Mixed-Use, both districts receive a 25% reduction in parking. If the same reduction was applied to this site only 104 parking spots would be required thus staff is supportive of the development standard waiver. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as mixed use as part of the Near Southside/ Medical District Mixed-Use Growth Center. Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

Mixed-use, multifamily, and commercial zoning classifications are most desirable for mixed-use areas because they provide the density of jobs and residential units needed to create a vibrant urban sense of place. Townhouse, duplex, and similar residential zoning classifications are usually acceptable in appropriate locations on the periphery of the mixed- use core.

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

- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Attract high quality freeway commercial development along the interstate highways.
- Reinforce medical institutions by providing opportunities for expansion.
- Encourage office and high-density residential uses which will support area commercial uses.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts

Based on conformance with the policies stated above, the proposed zoning is **consistent** 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. The below recommendations apply to this project:

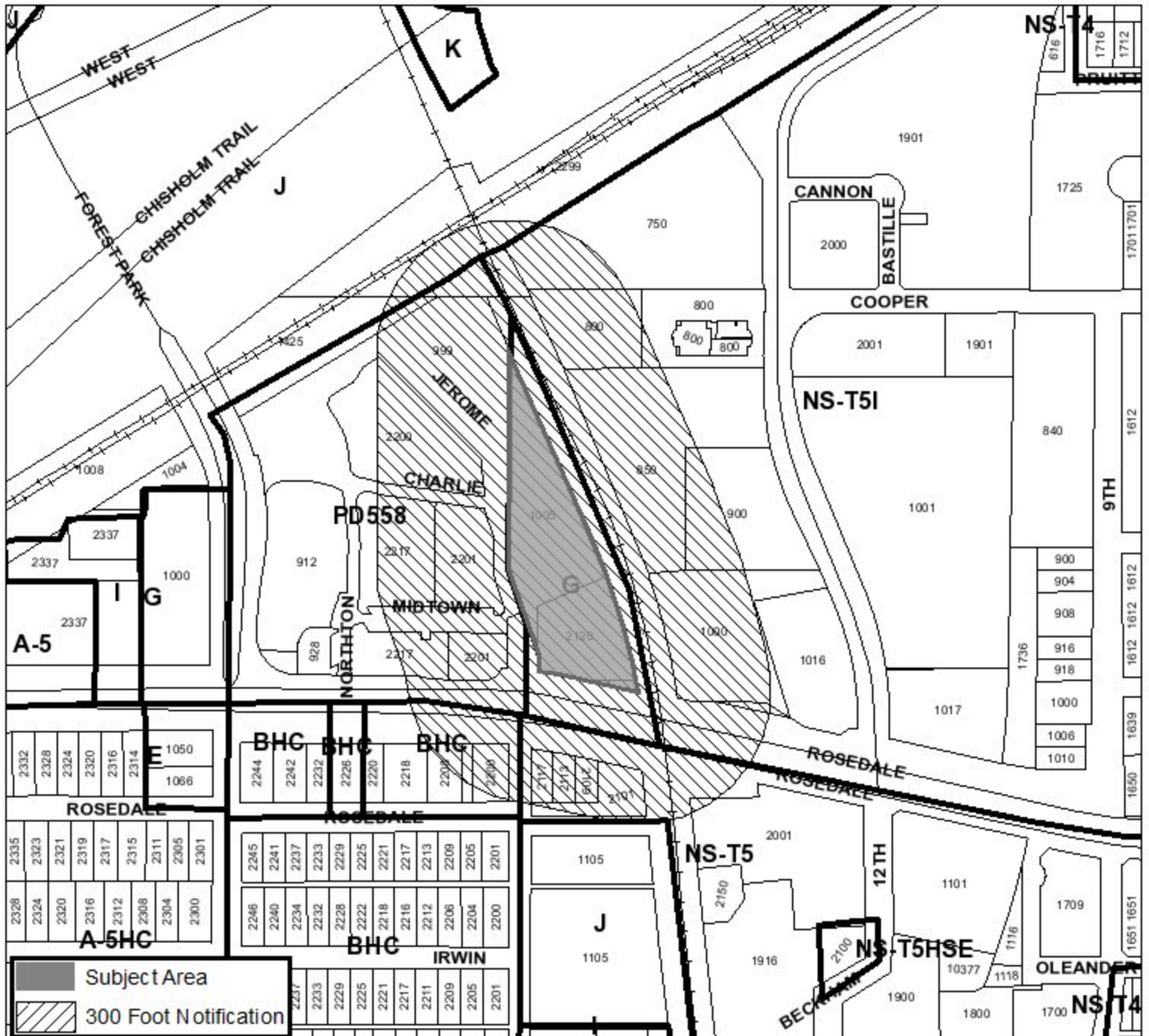
- Enhance and expand the Near Southside's role as a medical innovation district and position it to become the most livable medical district in the US.



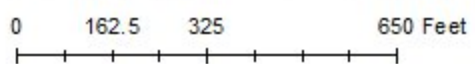
ZC-22-072

Area Zoning Map

Applicant: MTV LLC
 Address: 2100 & 2120 W. Rosedale Street, 1005 Jerome Street
 Zoning From: G
 Zoning To: PD for G uses with development waiver
 Acres: 2.45598085
 Mapsco: 76L
 Sector/District: Southside
 Commission Date: 5/11/2022
 Contact: 817-392-8012



Subject Area
 300 Foot Notification





VICINITY MAP
NOT TO SCALE

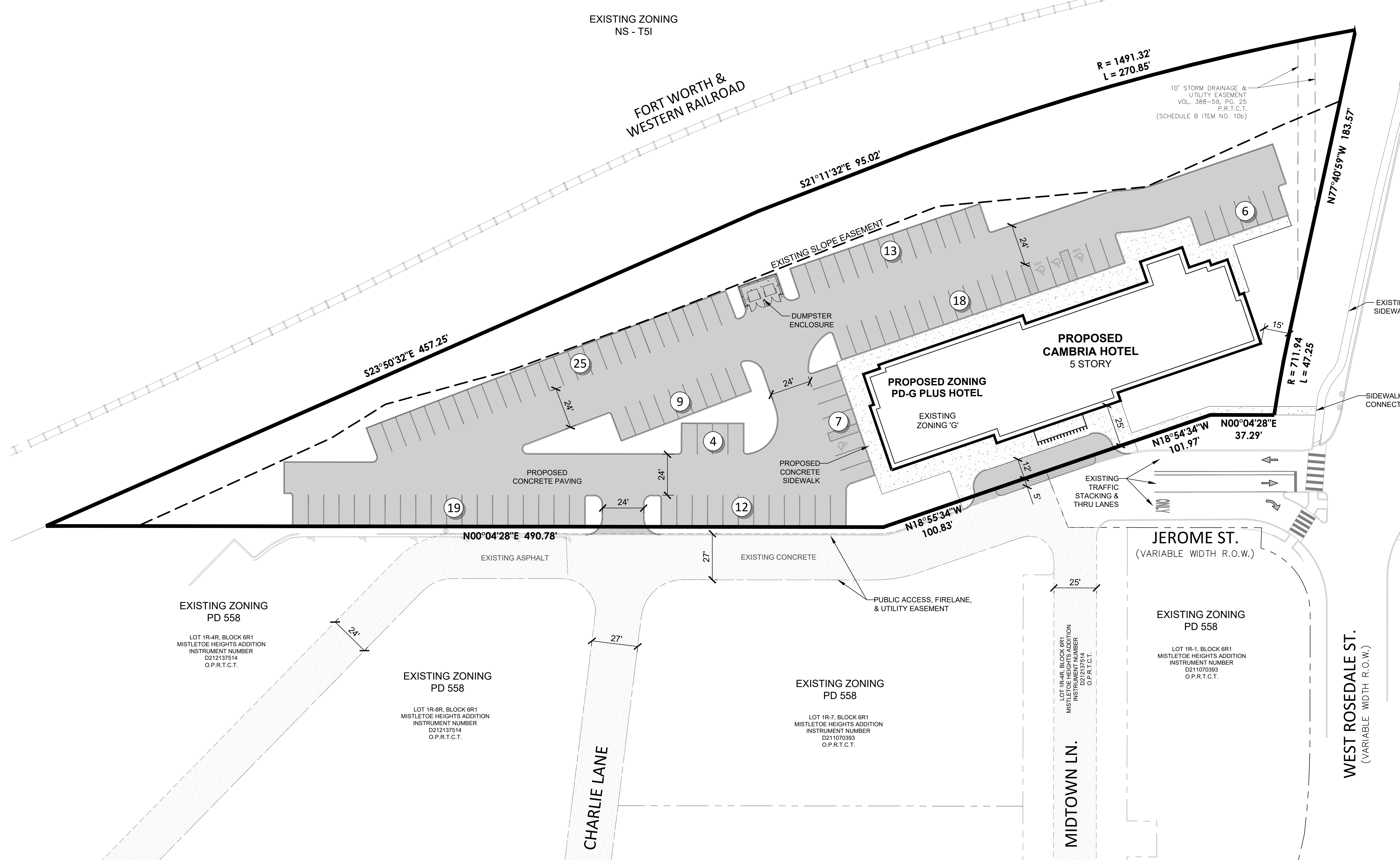
OWNER/DEVELOPER: MTV, LLC
308 Bridgepoint Circle
Bossier City, LA 71111

ENGINEER / PLANNER / SURVEYOR: Dunaway Associates
550 Bailey Ave., Suite 400
Fort Worth, TX 76107

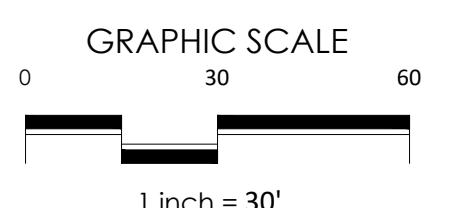
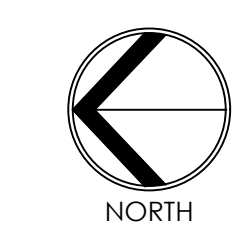
LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING SLOPE EASEMENT
- EXISTING LOT LINES
- EXISTING PUBLIC ACCESS EASEMENT
- PROPOSED HOTEL PARKING
- PROPOSED SIDEWALK
- PARKING COUNT

SITE DATA	
EXISTING ZONING	"G" INTENSIVE COMMERCIAL
PROPOSED ZONING	"PD-G PLUS HOTEL"
SITE	2.45 AC.
HOTEL BUILDING FOOTPRINT	13,825 SF
HOTEL BUILDING HEIGHT	5 STORIES
PARKING	
HOTEL ROOMS	139
REQUIRED	139 SPACES
PROVIDED	113 SPACES (INCLUDES 4 ACCESSIBLE SPACES)



DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____



"PD-G / HOTEL" SITE PLAN
CAMBRIA HOTEL
2.458 ACRES
LOT A-R, BLOCK 5
MISTLETOE HEIGHTS ADDITION
VOL. 388-59, PG. 25
P.R.T.C.T.
April 4, 2022

ZC-22-XXX

WAIVER REQUESTED
1. Required minimum parking (Required 139 spaces, Provided 113 spaces)

- NOTES:**
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING.

Area Map








Council Districts

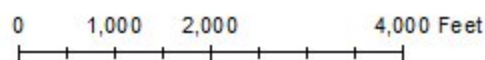
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

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

Noise Contours

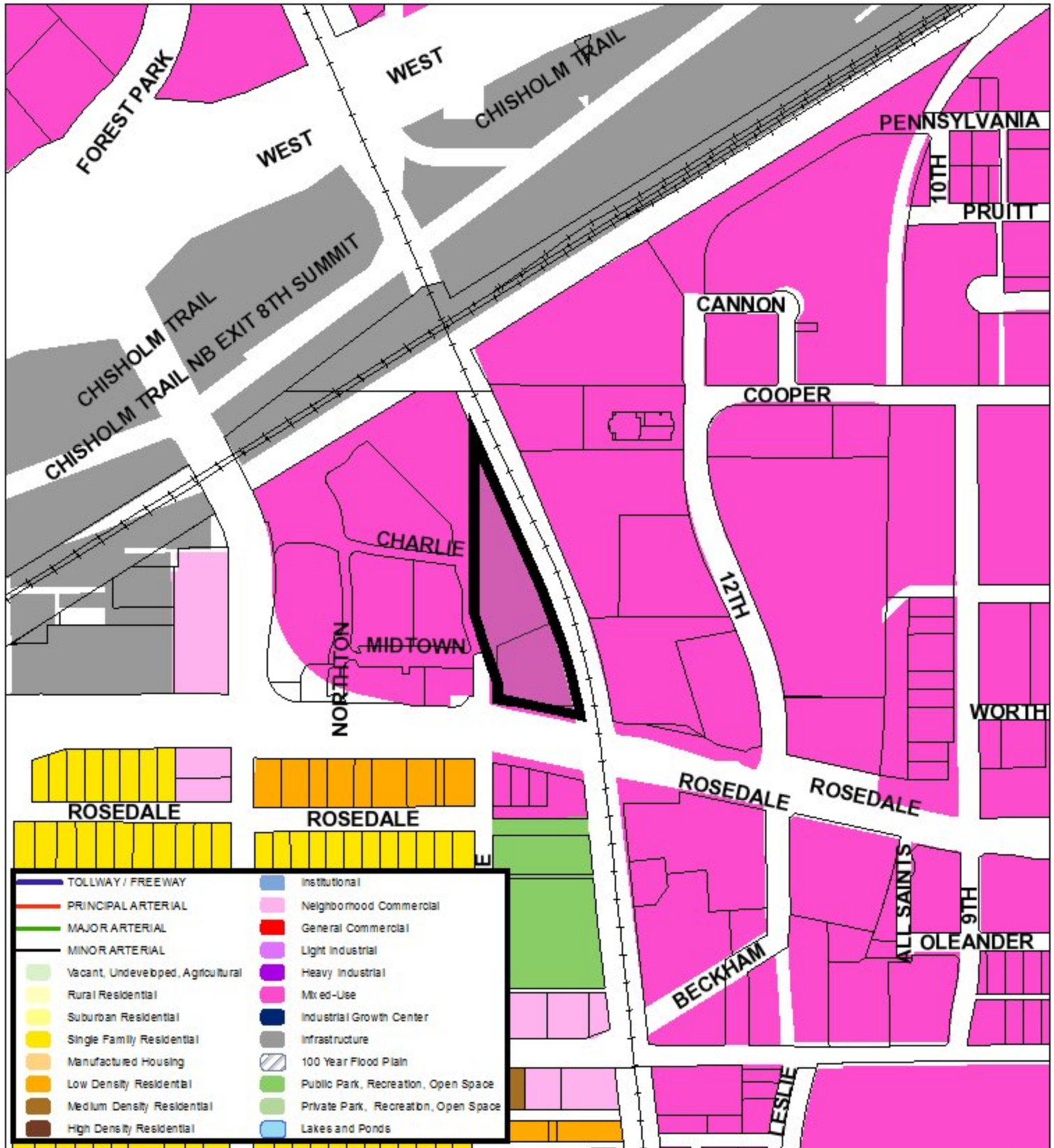
- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85





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Future Land Use



360 180 0 360 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.



Aerial Photo Map



0 235 470 940 Feet

