



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 3, 2020

**Council District**     **9**

**Zoning Commission Recommendation:**  
Denial by a vote of 6-3

**Opposition:** Eight people spoke; Paschal NA; Park Hill Place HOA; Fairmount NA; Berkley Place; Frisco Heights 76 letters; 4 notices

**Support:** Four people spoke; 25 letters; 1 notice

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

**Owner / Applicant:**        **Moore/Key 22/Pinon/ADNA & 828 Prop./et al**

**Site Location:**            2800 blocks Forest Park Boulevard & Wayside Avenue        Acreage: 3.17

**Proposed Use:**            **Multifamily**

**Request:**            From: "B" Two Family and "C" Medium Density Multifamily / TCU Residential Overlay

To: "PD/UR" Planned Development for all uses in "UR" Urban Residential; site plan included / TCU Residential Overlay

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

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

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

---

**Background:**

The proposed rezoning is located at the northwest corner of Lowden Street and Wayside Drive. The applicant is proposing to rezone the area from "B" Two Family and "C Medium Density Residential to "PD/UR" Planned Development for all uses in "UR" Urban Residential, site plan included for a multifamily development.

The property is located within the TCU Mixed-Use Growth Center. The site is also located within the TCU Residential Overlay. However, the requirement for not more than three (3) unrelated residents would not apply in this situation due to the proposed zoning not being an "A" district.

During the continuance period the applicant submitted a revised site plan that reduced the total number of bedrooms by 100, added green space to the site, and reduced the height of the residential building to three stories. The applicant has stated they will be providing all required parking plus 10% for visitor parking.

The site plan as submitted meets all "UR" regulations. The applicant is not requesting any waivers, but the PD does allow standards to be more restrictive and ties the development to the approved site plan. Below is a chart that shows the UR standards and the proposed PD/UR standards.

Requirement	UR Standards	Proposed PD/UR
Density	Maximum 60 units per acre (with structured parking height bonus)	47 units per acre (complies)
Front Yard	Minimum 0' Maximum 20'	Varies 0'-20' (complies)
Height	Maximum height 4 stories with parking garage	Varies 3 stories (residential buildings to 4 stories (where the parking entrance is located) (complies)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	347 bedrooms – 347 spaces unknown s.f. office/amenity – 25 spaces 385 spaces provided (complies) 10% visitor parking – 11 spaces

**Site Information:**

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single family  
 East "A-5" One-Family; "C" Medium Density Multifamily / single family; multifamily  
 South "BU-CIV" Berry/University Civic / high school  
 West "B" Two Family / duplex

Zoning History: None

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

***(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 December 20, 2019.

The following organizations were notified: (emailed December 20, 2019)

Organizations Notified	
Las Familias de Rosemont NA	Park Hill Place HOA
Paschal NA*	Frisco Heights NA
University West NA	Ryan Place Improvement Assn
Park Hill NA	Bluebonnet Place NA
Berkeley Place NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Berry Street Initiative
Fort Worth ISD	

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/UR" for a multifamily development. Surrounding land uses are single-family to the north and east, multifamily to the east, duplexes to the west, and a school to the south.

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

**2. Comprehensive Plan Consistency – TCU/Westcliff**

The 2019 Comprehensive Plan designates the subject property as Mixed-Use. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Promote commercial, mixed-use, and urban residential development within the Hulen/Cityview and TCU Mixed-Use Growth Centers
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

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





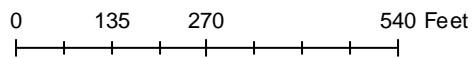
ZC-20-009

# Area Zoning Map

Applicant: Moore/Key 22//Pinon/ADNA & 828 Prop./ et al  
 Address: 2800 blocks Forest Park Boulevard & Wayside Avenue  
 Zoning From: B & C with TCU Residential Overlay  
 Zoning To: PD for UR uses with TCU Residential Overlay  
 Acres: 3.17325227  
 Mapsco: 76X  
 Sector/District: TCU/W.cliff  
 Commission Date: 1/8/2020  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



**LEGAL DESCRIPTION**

BEING all of Lots 1 thru 18, Block 17, and a 10' Alley adjacent to said Block 17, Frisco Heights, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 204-A, Page 96, Plat Records, Tarrant County, Texas, and being of all Lots 1R, Block 5, Prospect Heights Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Volume 388-30, Page 185, Plat Records, Tarrant County, Texas, and being of all Hagler Avenue adjacent to said Block 17 and said Block 5, of said additions.

**SIGNAGE**

Signage will comply with Article 4, Signs and Development Standards. 6829 Fortune rd., Ft., Texas 76116 8177-538-2910

**SITE LIGHTING**

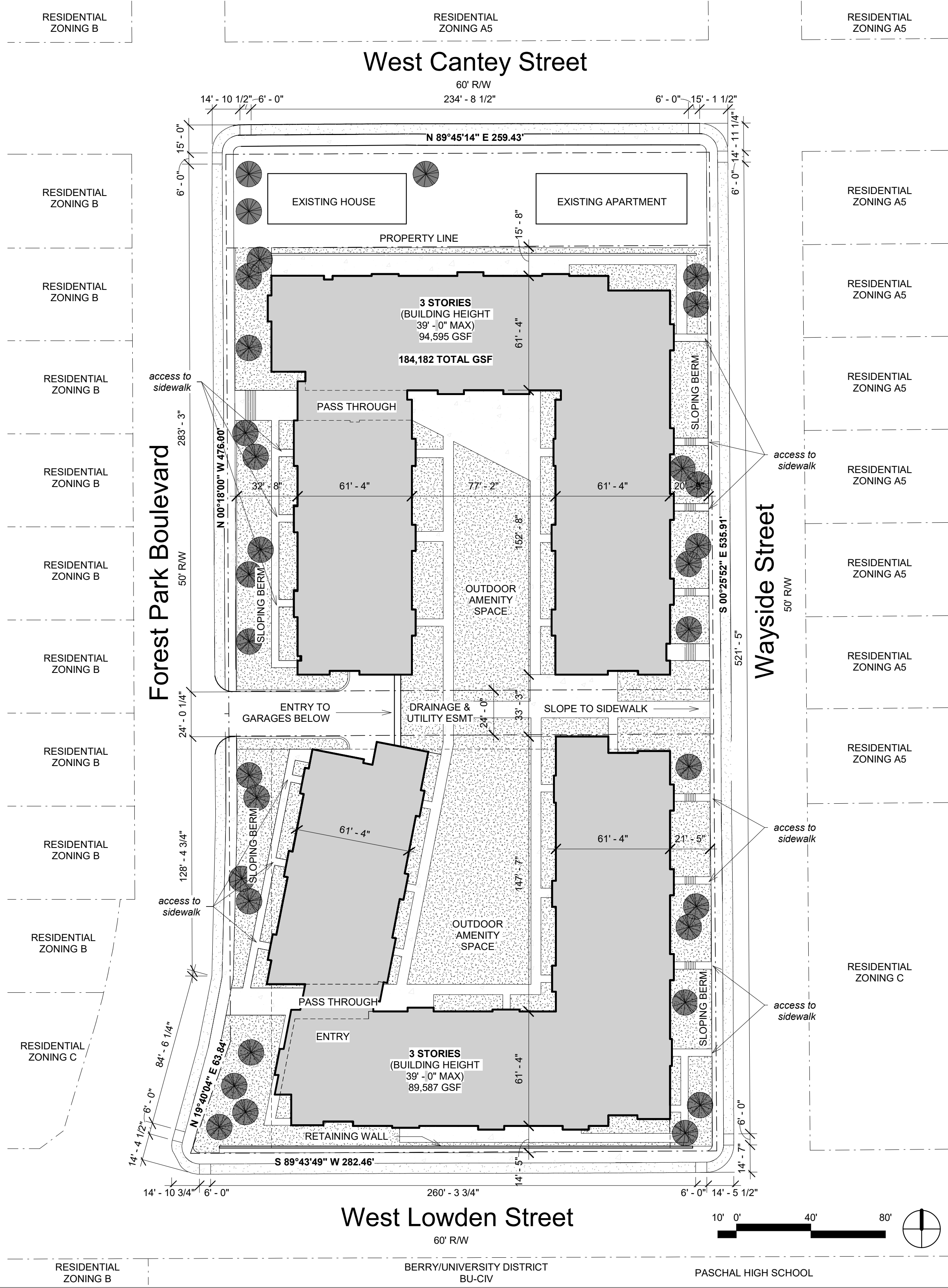
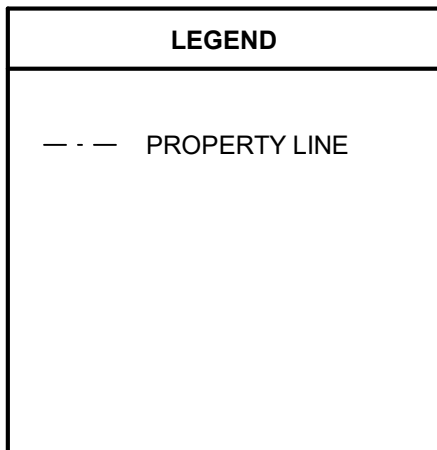
Site Lighting will conform with Lighting Standards in U.D.C.

**LANDSCAPING / TREES**

Project will comply with Section 6.301, Landscaping  
Project will comply with Section 6.302, Urban Forestry

**PHASING**

PD will be constructed in a single phase.



**ZONING**

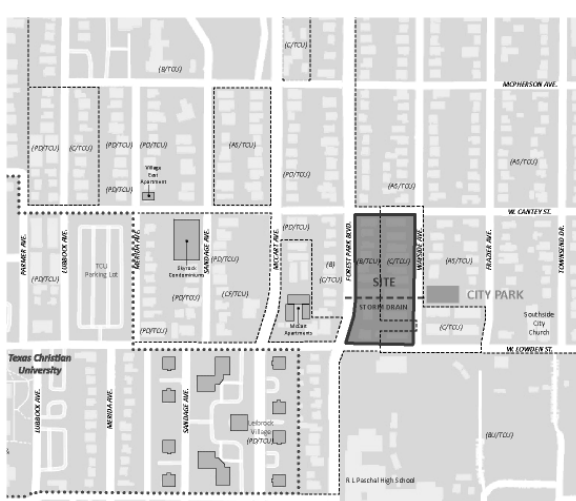
<b>ZONING</b>	
Land Area	2.916 acres
Current Zoning	B & C
Requested Zoning	UR

**BUILDINGS**

Limited to four (4) stories, plus roof access for mechanical only.	
Maximum number of bedrooms: 350	
Maximum Building Height: 45 ft	

**PARKING**

Parking Spaces to be 9' x 18'	
Unit Type	
4 Bedroom	25
3 Bedroom	71
2 Bedroom	17
1 Bedroom	0
Amenity Space	25
<b>Total Required Parking Spaces</b>	<b>372</b>



**LOWDEN APARTMENTS**

January 22, 2020

Developer: CRG  
35 E. Wacker Dr., Suite 1300  
Chicago, IL 60601  
314-890-7528

Prepared By: Lamar Johnson Collaborative  
35 E. Wacker Dr., Suite 1500  
Chicago, IL 60601  
312-429-0400

Director of Planning & Development

Date

**2845 FOREST PARK BLVD**

**LJC**  
LAMAR JOHNSON COLLABORATIVE  
35 E WACKER DR, SUITE 1500  
CHICAGO, IL, 60601  
312-429-0400



**CRG**  
35 E WACKER DR, SUITE 1300  
CHICAGO, IL, 60601

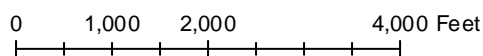


**REALSEARCH OF TEXAS, LLC**  
P.O. Box 1006, Godley,  
Texas 76044  
682-200-6050

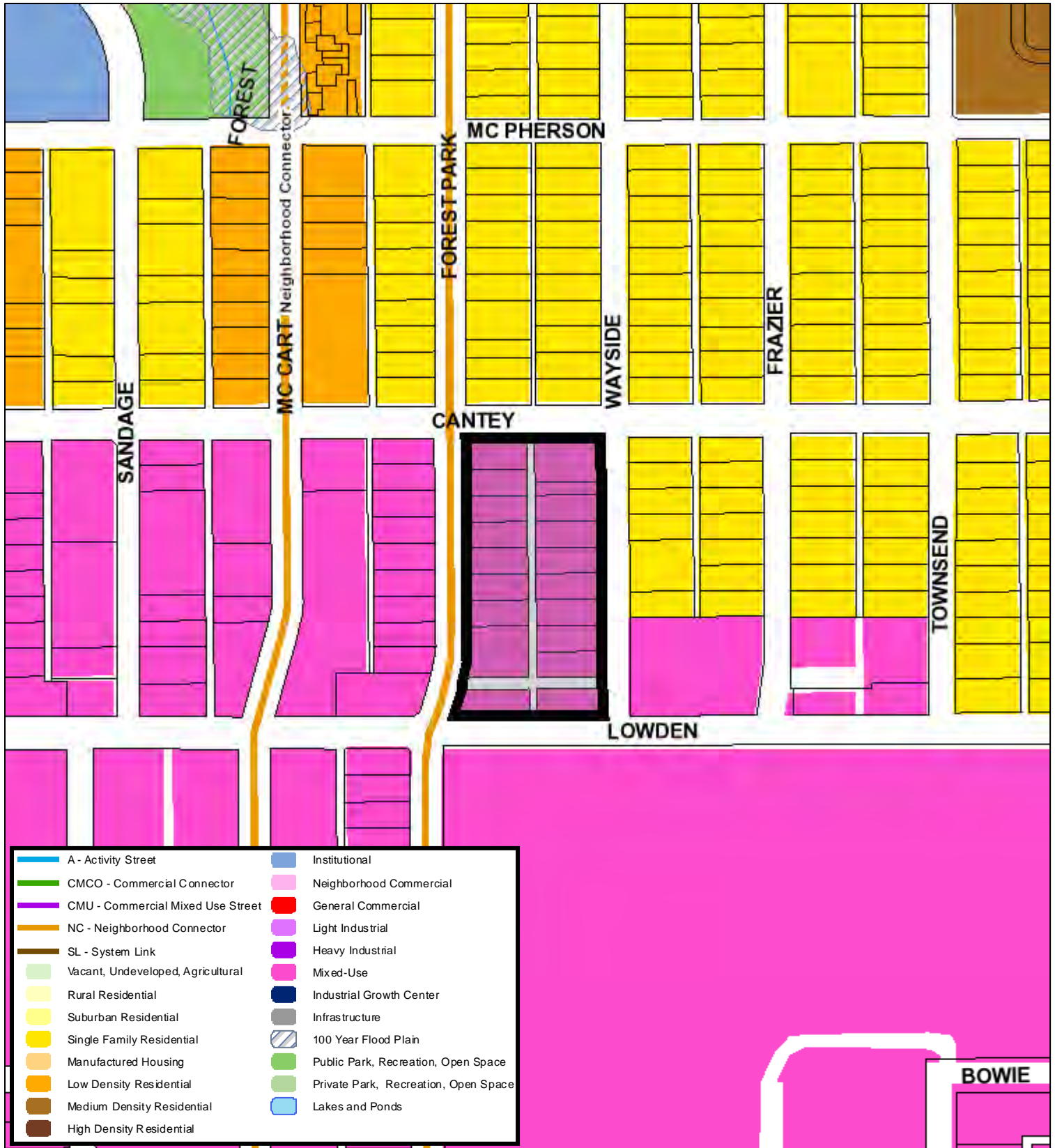
1 Site Plan  
1" = 40'-0"

Project Name  
**2845 FOREST PARK BLVD**

### Area Map



### Future Land Use



250 125 0 250 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

