



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-109

Council District: 6

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Mark Nastri

Site Location: 2900 Hervie Street; 5337 & 5333 Lovell Avenue

Acreage: +/- 1.602 acres

Request

Proposed Use: Multi-Family

Request: From: “C” Medium Density

To: “UR” Urban Residential

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial w/Prejudice by a vote of 8-1**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject properties consist of vacant, unused land spanning approximately 1.602 acres (**Figure 1**). The parcels are predominantly surrounded by "A-5" One-Family zoning, with the exception of the northern side, which is zoned "CB-HC" Camp Bowie. Situated in a well-established residential neighborhood, the surrounding homes have been integral to the City of Fort Worth since the mid-20th century, contributing to the neighborhood's stability and character over the decades (Figure 2).

There have been no recent or historical rezoning initiatives for these parcels, and the land remains un-platted. If the rezoning request is approved, the parcels will need to go through the platting process to consolidate them for future development. This step will ensure that the properties align with the city's development standards and the zoning change to Urban Residential.



Figure 1: Site photos taken on September 30, 2024, staff provided

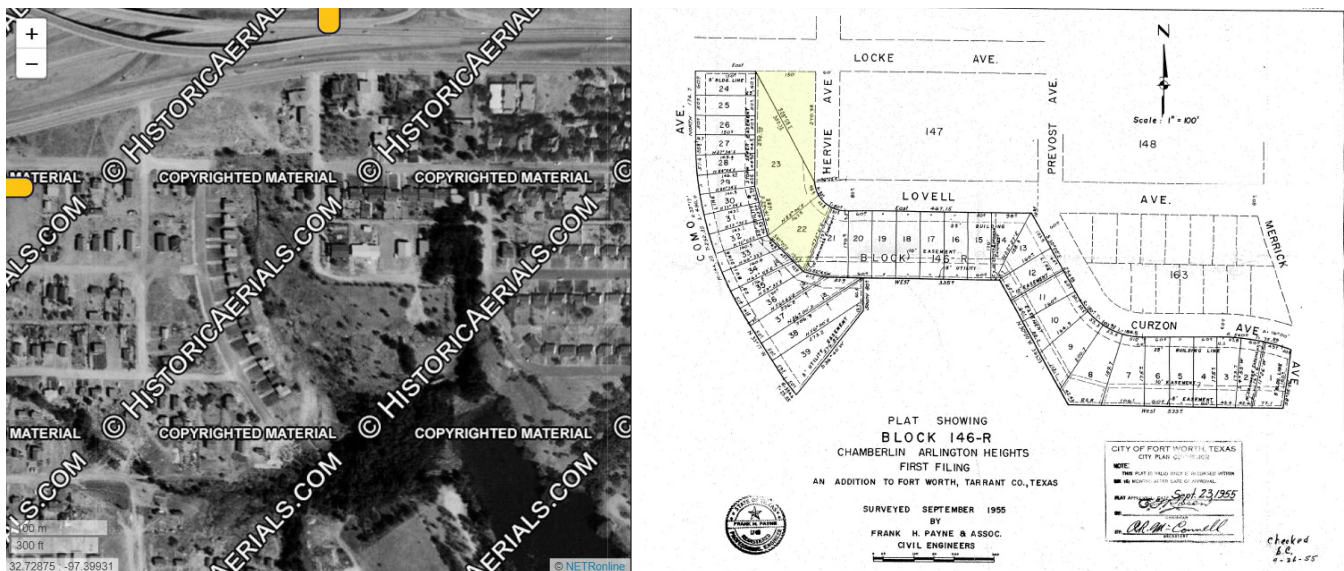


Figure 2: Left-Historical Aerial taken in 1956, [Historic Aerials: Viewer](#); Right- Plat, provided by applicant

The applicant is requesting to rezone the current “C” Medium Density designation to “UR” Urban Residential. This change is aimed at increasing the allowable density for these parcels. The applicant has provided a detailed description of their intended plans, which can be reviewed in the screenshot below.

We are requesting a zoning change to allow for the increased density for our proposed +/- 87 unit multifamily development located on 1.602 acres on 3 parcels (TAD account #'s 00487732, 00487945, 00487937). The site is currently undeveloped with heavy floodplain located at the rear of the site that naturally separates this property from the single-family homes on the other side (western) of the said floodplain.

The proposed development will be Class A multifamily consisting of two 4-story buildings with the top 3 stories being multifamily units and the first (ground) floor being parking under the building for a total of 82 units. We are also proposing 5 townhomes for an overall total of 87 units.

Currently, the site is zoned "C" - Medium Density which allows for multifamily use with a max of 24 unit/ac; however, our current site is planned for 87 total units equating to a density 54 units/acre. The site is located in a mixed-use growth center & urban village and is in a transitional area between mixed-use, commercial/business and single-family residences. We are requesting either a zoning change to "UR" Urban Residential or establish a PD that would allow for our proposed multifamily development.

We believe an increased density multifamily development here will be the best use for this property due to (1) Maximizing Land Use Efficiency, (2) Meeting Market Demand, (3) Proximity to Employment/Retail/Commercial Centers, (4) Sustainable and Smart Growth, and (5) Economic Viability. By leveraging the above advantages, this multifamily development makes the most efficient use while meeting the housing needs of the growing Fort Worth population.

The multifamily buildings will be designed and orientated in a manner where the exterior look and appearance will fit /blend in with the surrounding neighborhood. New landscaping will add a refreshing natural feel and the overall development will enhance the neighborhood without detracting from the single-family feel of the area.

Screenshot of applicant’s detailed project description

Surrounding Zoning and Land Uses

2900 Hervie Street

North	“CB-HC” Camp Bowie / Commercial
East	“A-5” One Family / Residential
South	“A-5” One Family / Residential
West	“A-5” One Family / Residential

5337 & 5333 Lovell Avenue

North	“C” Medium Density/ Residential
East	“A-5” One Family / Residential
South	“A-5” One Family / Residential
West	“A-5” One Family / Residential

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.

The following organizations were notified: (emailed September 27, 2024)

Organizations Notified	
Como NAC	Streams and Valleys Inc
Trinity Habitat for Humanity	

** Located within a registered Neighborhood Organization*

Development Impact Analysis

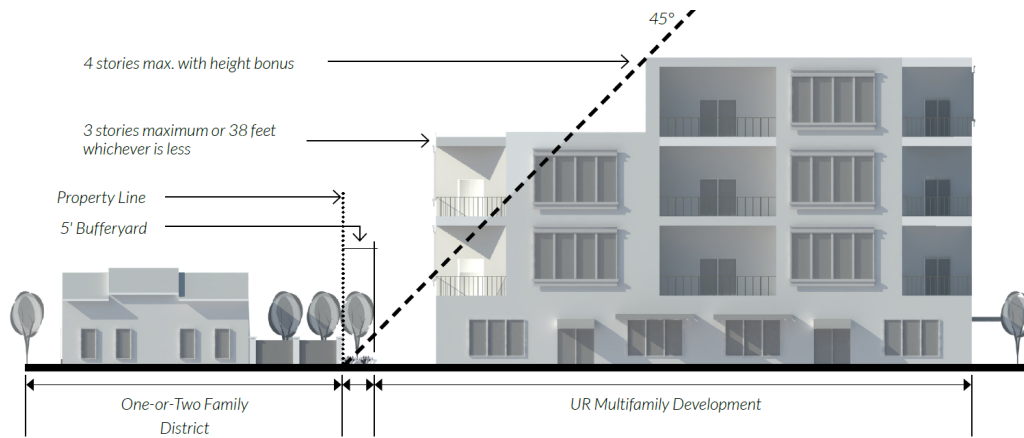
Land Use Compatibility

The majority of the adjacent parcels are currently zoned as “A-5” One-Family, with the exception of the “CB-HC” Camp Bowie designation to the north. Several factors make the applicant’s request to rezone these parcels compatible with the surrounding area, despite being located in a well-established residential neighborhood. The nearby commercial parcels will further support this zoning change. The proposed “UR” Urban Residential zoning district supports the applicant's goal of increasing density and constructing a 4-story building, provided they meet specific criteria. Additionally, the Urban Residential zoning includes standards designed to protect existing single-family neighborhoods, and these must be adhered to in order for the requested use to be permitted.

The Urban Residential zoning district comes with a set of regulations that must be met for the applicant to achieve their desired height and density. These include:

- **Intent of the Urban Residential Zoning District:**
 - Promote a pedestrian-oriented urban form.
 - Encourage walkability.
 - Maximize connectivity and access.
 - Support affordable housing and mixed-income communities.
- **Maximum Height and Density:**
 - The base maximum height allowed in the Urban Residential district is 3 stories and 40 units per acre.
 - The applicant can only achieve an additional story, allowing for up to 4 stories and 60 units per acre, by meeting one of the district's **height bonus criteria**. Either a public pocket park or structured parking. The applicant plans to meet this by providing structured parking.
- **Structured Parking Requirements:**
 - One additional story of height is permitted if the applicant provides structured parking for 100% of all off-street parking to qualify for the height bonus.
 - The structured parking **must be designed to minimize the visual impact** of surface parking or to enhance public amenities through aesthetic or environmental features.
- **Buffering and Transitional Height Requirements:**
 - A **5-foot buffervyard is required** for any multi-family development within the Urban Residential zoning district that is adjacent to one- or two-family homes.

- A **transitional height plane of 45 degrees** applies to portions of buildings above 3 stories or 38 feet, whichever is less, as measured from the property line of the adjacent one- or two-family district.
- Any portion of a building exceeding 3 stories must be set back to ensure it does not encroach beyond the transitional height plane.



Screenshot of diagram for the Urban Residential Transitional Height Plane requirement

The Urban Residential zoning district is intended to serve as a transition between single-family homes and higher-density urban areas. This zoning designation allows Fort Worth to grow in a way that respects the established character of longstanding neighborhoods while accommodating the city's increasing demand for urban spaces. The proposed land use strikes a balance between the existing single-family homes and the need for increased density in Fort Worth, making the requested zoning change compatible with its surroundings.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as an Urban Residential on the Future Land Use (FLU) Map. The FLU classifies Urban Residential as a medium to high density, residential-only, pedestrian-oriented development for use between higher and lower intensity uses. With that said changing the zoning district from “C” Medium Density to “UR” Urban Residential does not go against the Comprehensive Plan policies and map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrianoriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

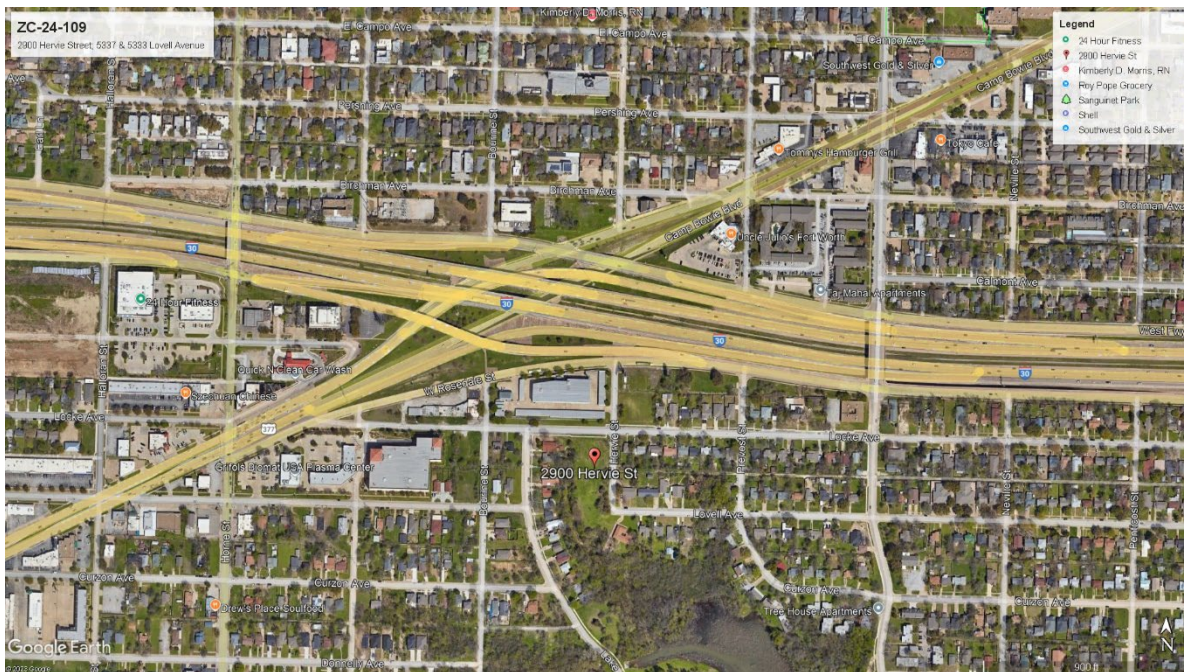
Table 1

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

The proposed Urban Residential zoning for this area does align with the policies outlined in the Comprehensive Plan:

- *Accommodate higher-density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.*
- *Include projects in future Capital Improvement Programs that support the growth center concept, transit oriented development, and urban villages.*
- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high-density uses.*



The proposed rezoning of the parcel aligns with the city's future plans, which emphasize promoting higher-density residential and mixed uses. Additionally, these policies encourage multifamily units to be located within walking distance of public transportation, employment, recreation, and shopping to improve accessibility and reduce vehicular traffic. The map above highlights nearby amenities that support these goals. Furthermore, Urban and Low-Density Residential uses are recommended as transitional zones between Single-Family Residential and high-density areas, which the applicant achieves by requesting Urban Residential zoning—the core intent of this district.

The proposed zoning is **consistent** with the land use designations for this area.