



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 15, 2019

Council District **5**

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: None submitted

Support: None submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Cavile Public Housing Corp & FW Housing Authority**

Site Location: 4830 – 5016 (evens) E. Rosedale Street, 1301 Langston Street, 1401 Etta Street
Acreage: 30.43

Proposed Use: **Multifamily, Community Center, Management Space**

Request: From: "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "E" Neighborhood Commercial, PD 1089

To: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use with waivers to maximum building height, minimum parking requirement; site plan required (zone 1); PD/UR Planned Development for all uses in "UR" Urban Residential with waivers to parking requirement, transitional height plane; site plan required (zone 2); PD/CF Planned Development for all uses in "CF" Community Facilities with waivers to building setback adjacent to one or two-family, maximum building height, parking parallel to street; site plan required (zone 3)

Land Use Compatibility: Requested change **is compatible.** (zones 1, 2 and 3)

Comprehensive Plan Consistency: Requested change **is consistent.** (zone 1)
Minor Boundary Adjustment)
Requested change **is consistent.** (zone 2)
Requested change **is not consistent**
(Significant Deviation). (zone 3)

UDC Recommendation: **Approval excluding bufferyard waiver**
Staff Recommendation: **Approval**

Background:

The proposed site is bounded by Langston, E. Rosedale, Calumet and Liberty Street. The applicant is requesting a zoning change to a PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use for a multifamily development, PD/UR Planned Development for all uses in "UR" Urban Residential and PD/CF Planned Development for all uses in "CF" Community Facilities for Community

Center with waivers to parking, maximum building height and supplemental setbacks adjacent to A-5 or B zoning with a site plan required.

As a result of a series of planning efforts and continued discussions with the local residents and neighborhood stakeholders, the applicant is proposing to increase the maximum building height for single-use to a maximum of 4 stories or 45 feet and reduce the residential off-street parking requirement for a townhouse 1 parking space per dwelling unit; duplex or manor house (2+ units) 1 parking space per dwelling unit plus per 350 square feet of common area

This area is part of the Cavile Place redevelopment project. New streets will be proposed to improve blocks lengths and engage pedestrian activity. There are several bus stops located along E. Rosedale.

The purpose and intent for the MU-1 and UR zoning districts is to provide a mixture of housing types to frame a pedestrian environment while promoting a walkable, urban form of development consistent with the surrounding areas historic urban development patterns.

The Urban Design Commission met on this case Thursday September 19th, excluding waiver to the bufferyard adjacent to A-5 or B zoning.

This case is expected to be heard by the City Council October 15, 2019.

The table below breaks down the requested development standards from both “UR” and “MU-1”.

Development Standard	MU-1	PD/MU-1	Waiver Required																												
Density	Maximum residential units per acre (a) Three stories, single use: maximum 40 units/acre with surface parking	Maximum residential units per acre (a) <i>Four stories</i> , single use: maximum 60 units/acre with surface parking	Yes																												
Front Yard Setback	0' min/20' max	0' min/20' max	No																												
Side Yard Setback	0' min/5' max	0' min/5' max	No																												
Rear Yard Setback	5' min	5' min	No																												
Residential Parking Count	Single Family Detached: 2 parking spaces per dwelling unit. Townhouse: 2 parking spaces per dwelling unit. Duplex and Manor House (2+ units): 2 spaces per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit. Apartment/Condominium: .75 to 1 off-street required per bedroom behind the front building line; plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)	Single Family Detached: 2 parking spaces per dwelling unit. Townhouse: <i>1 parking space per dwelling unit.</i> Duplex and Manor House (2+ units): <i>1 space per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</i> Apartment/Condominium: <i>1 off-street parking required per dwelling unit</i> located behind the front building line; plus 1 space per 350 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)	Yes																												
Non-residential Parking Count	<table border="1"> <thead> <tr> <th rowspan="2">LOCATION</th> <th colspan="2">REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)</th> </tr> <tr> <th>MINIMUM</th> <th>MAXIMUM**</th> </tr> </thead> <tbody> <tr> <td>Project not located within 250 feet of a one- or two-family zoned property</td> <td>None</td> <td>100%</td> </tr> <tr> <td>Project located within 250 feet of a one- or two-family zoned property</td> <td>75%</td> <td>100%</td> </tr> <tr> <td>Project located within 1,000 feet of an existing or approved passenger rail station or stop</td> <td>50%</td> <td>100%</td> </tr> </tbody> </table>	LOCATION	REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)		MINIMUM	MAXIMUM**	Project not located within 250 feet of a one- or two-family zoned property	None	100%	Project located within 250 feet of a one- or two-family zoned property	75%	100%	Project located within 1,000 feet of an existing or approved passenger rail station or stop	50%	100%	<table border="1"> <thead> <tr> <th rowspan="2">LOCATION</th> <th colspan="2">REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)</th> </tr> <tr> <th>MINIMUM</th> <th>MAXIMUM**</th> </tr> </thead> <tbody> <tr> <td>Project not located within 250 feet of a one- or two-family zoned property</td> <td>None</td> <td>100%</td> </tr> <tr> <td>Project located within 250 feet of a one- or two-family zoned property</td> <td>75%</td> <td>100%</td> </tr> <tr> <td>Project located within 1,000 feet of an existing or approved passenger rail station or stop</td> <td>50%</td> <td>100%</td> </tr> </tbody> </table>	LOCATION	REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)		MINIMUM	MAXIMUM**	Project not located within 250 feet of a one- or two-family zoned property	None	100%	Project located within 250 feet of a one- or two-family zoned property	75%	100%	Project located within 1,000 feet of an existing or approved passenger rail station or stop	50%	100%	No
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Height	Maximum height single-use. Three stories or 38 feet, whichever is less as measured from	Maximum height single-use. <i>Four stories of 45 feet</i> , whichever is less as measured from	Yes																												

	the top of the finished slab at grade level to the top of the highest wall top plate.	the top of the finished slab at grade level to the top of the highest wall top plate	
Bufferyard	b. When building a single family detached or a two-unit attached dwelling (duplex) within the MU-1 District, a bufferyard and supplemental setback is not required when an adjacent one- or two-family district c. All uses within the MU-1 District, other than the uses listed in item b. above, shall conform to the supplemental building setback and bufferyard width standards required for the (“E”) District, as described in Section 6.300 (c) Area Requirements.	NA	No
Transitional Height Plane	A transitional height plane of 45 degrees shall apply to portions of a building above three stories, or 45 feet, whichever is less starting from the property line of the one- or two-family district.	<i>No transitional height plan requirements.</i>	Yes

As a result of a series of planning efforts and continued discussions with the local residents and neighborhood stakeholders, the applicant is proposing to reduce the residential off-street parking requirement for a townhouse 1 parking space per dwelling unit; duplex or manor house (2+ units) 1 parking space per dwelling unit plus per 350 square feet of common area

Development Standards	UR	PD/UR	Waiver Required
Density	Three stories, single use: Maximum 60 units/acre Four stories, single use with height bonus: 60 units/acre	Three stories, single use: Maximum 60 units/acre Four stories, single use with height bonus: 60 units/acre	No
Front Yard Setback	0’ min/20’ max	0’ min/20’ max	No
Side Yard Setback	0’ min/20’ max Common Lot Line: 0’ min/5’ max	0’ min/20’ max Common Lot Line: 0’ min/5’ max	No
Rear Yard Setback	Primary Structure: 20’ min Accessory Structure: 5’ min, 0’ min if alley is provided	Primary Structure: 20’ min Accessory Structure: 5’ min, 0’ min if alley is provided	No
Residential Parking Count	Single Family Detached: 2 parking spaces per dwelling unit. Townhouse: 2 parking spaces per dwelling unit. Duplex and Manor House (2+ units): 2 spaces per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit. Apartment/Condominium: 1 off-street required per bedroom behind the front building line; plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)	Single Family Detached: 2 parking spaces per dwelling unit. Townhouse: <i>1 parking space per dwelling unit.</i> Duplex and Manor House (2+ units): <i>1 space per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</i> Apartment/Condominium: <i>1 off-street parking required per dwelling unit located behind the front building line; plus 1 space per 350 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)</i>	Yes
Height	Maximum height. Three stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate.	Maximum height. Three stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate	No

Bufferyard	Multifamily development within the UR District shall have a five-foot bufferyard.	NA	No
Transitional Height Plane	A transitional height plane of 45 degrees shall apply to portions of a building above three stories, or 45 feet, whichever is less starting from the property line of the one- or two-family district.	<i>No transitional height plane requirements.</i>	Yes
As a result of a series of planning efforts and continued discussions with the local residents and neighborhood stakeholders, the applicant is proposing to reduce the front yard setback across the street from an "A-5" or "B" district to 10 ft. minimum, maximum building height to 55 feet, allow head-in parking, diagonal parking and parking spaces to be parallel to the street.			
Development Standards	CF	PD/CF	Waiver Required
Density	NA	NA	No
Front Yard Setback	Front yard across street from front yard in "A" or "B" district: 20 ft. minimum	Front yard across street from front yard in "A" or "B" district: 10 ft. minimum	Yes
Side Yard Setback	Adjacent to residential district: 5 ft. minimum Across street from a side yard in a residential district: 10 ft. minimum	Adjacent to residential district: 5 ft. minimum Across street from a side yard in a residential district: 10 ft. minimum	No
Rear Yard Setback	5 feet minimum reduced to 0 feet where adjacent to an alley at least 10 feet wide	5 feet minimum reduced to 0 feet where adjacent to an alley at least 10 feet wide	No
Height	Based on most restrictive adjacent district. Stealth telecommunication towers are permitted to a height of 15 feet above the allowable height of the most restrictive district as a special exception approved by the board of adjustment. The scenic preservation and design review commission must approve the design of all stealth telecommunication towers. Telecommunication towers are permitted to the height of the most restrictive adjacent district as a special exception approved by the board of adjustment.	Based on most restrictive adjacent district. 55 foot maximum Stealth telecommunication towers are permitted to a height of 15 feet above the allowable height of the most restrictive district as a special exception approved by the board of adjustment. The scenic preservation and design review commission must approve the design of all stealth telecommunication towers. Telecommunication towers are permitted to the height of the most restrictive adjacent district as a special exception approved by the board of adjustment.	Yes
Bufferyard	A bufferyard in accordance with the requirements of Section 6.300 shall be required when a "CF" district is located adjacent to any one- or two-family district	NA	No
Off-street Parking	Daycare, kindergarten: 1 space per facility plus 1 space per 10 children (as licensed by the state) in back of front building line Medical clinic, health services facility, assisted living facility: 1 space per doctor plus 1 space per 4 employees plus 4 spaces per 1,000 square feet of gross floor area Outdoor amusement (for more than 3 days): 1 space per 5 participants/spectators based on maximum capacity	NA	No

Development adjacent to a one- or two-family district	When adjacent to or across the street from a one-or two-family district, parking is prohibited in the front yard. Access to parking may be through the front yard	When adjacent to or across the street from a one-or two-family district, <i>head-in parking, diagonal parking, and parking spaces or drop off area parallel to the street are allowed.</i> Access to parking may be through the front yard	Yes
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Surrounding Zoning and Land Uses:

- North "A-5" One Family, "I" Light Industrial / single family with outdoor storage, commercial and vacant land
- East "B" Two-Family, "E" Neighborhood Commercial / single family, vacant land
- South "E" Neighborhood Commercial / vacant, fuel station, commercial services
- West "E" Neighborhood Commercial, "I" Light Industrial / commercial, self-storage, light industrial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-19-116 Map Amendment for Stop Six Council-initiated rezoning for stop six overlay to require certain development standards approved by City Council 9-10-19.

Public Notification:

300 foot Legal Notifications were mailed on September 26, 2019.

The following organizations were notified: (emailed September 16, 2019)

Organizations Notified	
Neighborhoods of East Fort Worth	East Fort Worth Business Association
Stop 6/Poly Oversight*	West Meadowbrook NA*
East Fort Worth, Inc.	Southeast Fort Worth, Inc.
Trinity Habitat for Humanity	East Fort Worth Neighborhoods Coalition
Streams and Valleys Inc	Fort Worth ISD

*Closest registered neighborhood associations

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/MU-1 and PD/UR in order to develop in accordance with the Mixed-Use zoning districts for Cavile Place and PD/CF for a community center facility. Single-Family, Duplex and Multifamily uses are allowed in the UR and MU-1 zoning districts.

Surrounding land uses are primarily single family and vacant, with higher intensity commercial uses along Miller and Rosedale. UR and MU-1 zoning have a transitional height plane in place where adjacent to A and B zoning districts. The applicant is seeking a waiver to the transitional height plane. A site plan requirement will illustrate the height and location of proposed buildings prior to building permit approval.

As a result, the proposed zoning districts for the sites **is compatible** at this location.

2. Comprehensive Plan Consistency Southeast

The 2019 Comprehensive Plan designates the subject property as Cavile Place Mixed-Use and Neighborhood Commercial (zone 1). The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage mixed use projects in mixed use growth centers, transient oriented developments, and urban villages.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

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

The 2019 Comprehensive Plan designates the subject property as Urban Residential (zone 2). The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

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

The 2019 Comprehensive Plan designates the subject property as Urban Residential (zone 3). The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and adopted complete streets policy.

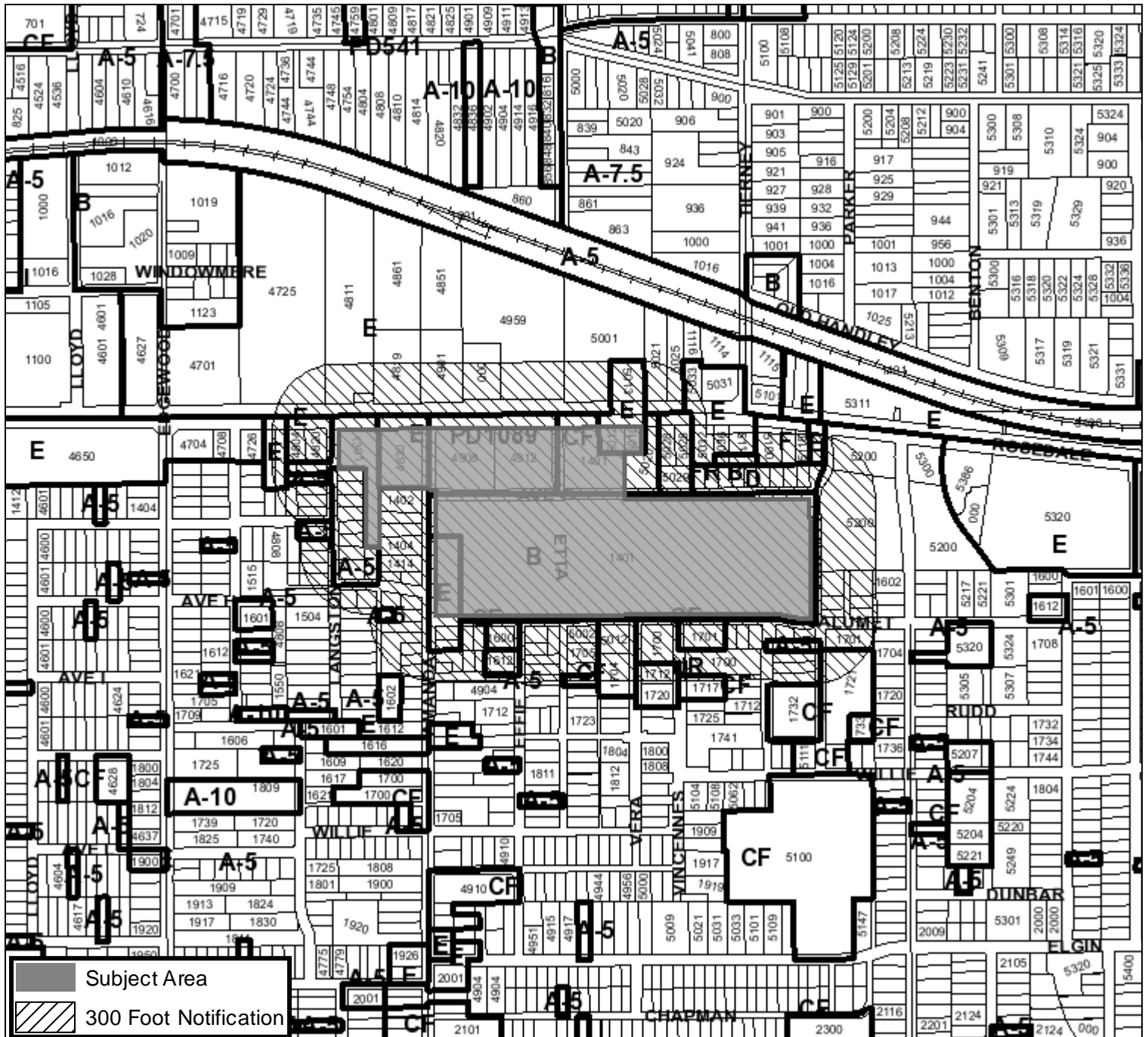
Based on the lack of conformance with the future land use map and the policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

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

Area Zoning Map

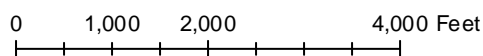
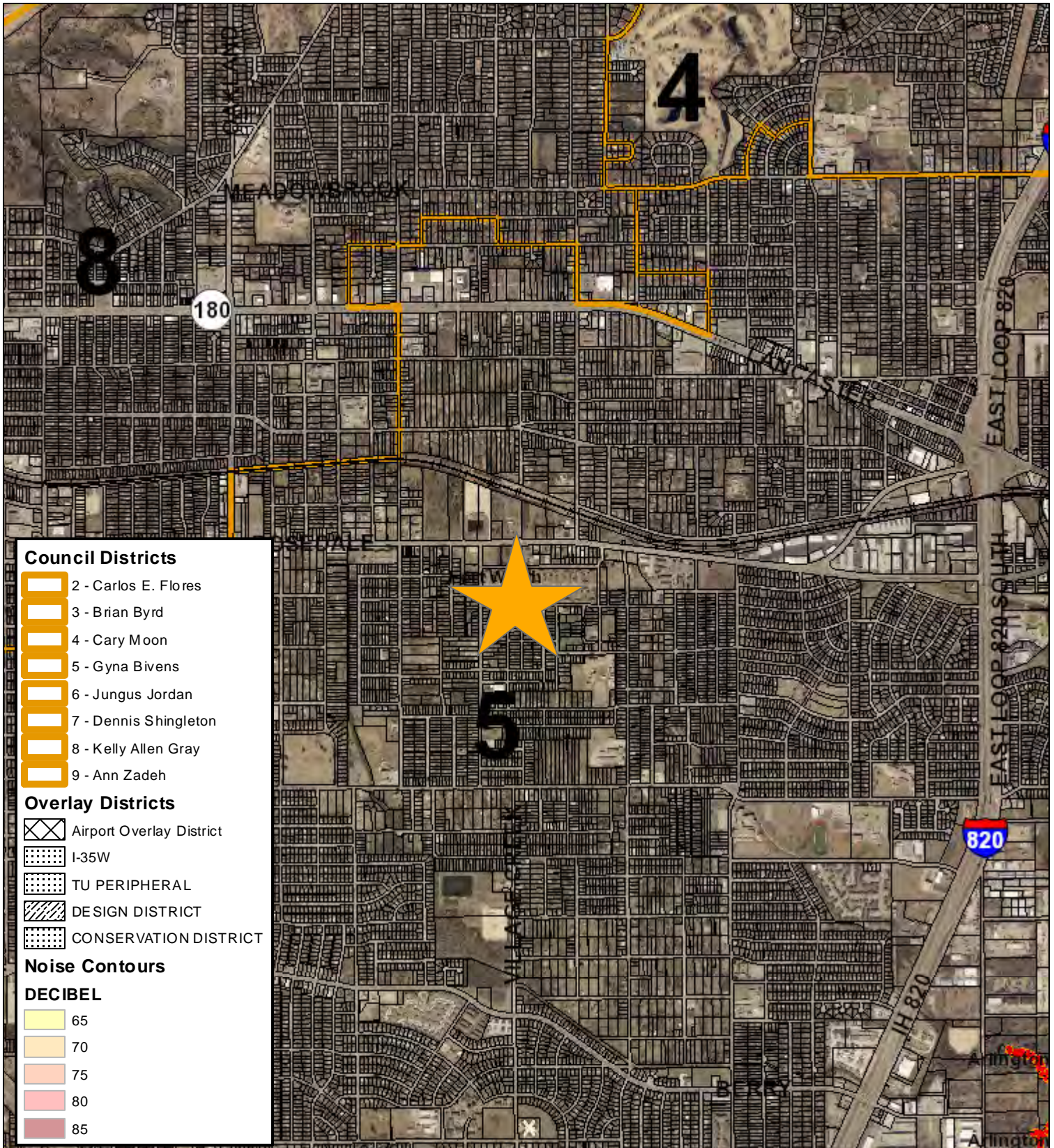
Applicant: Cavile Public Housing Corp. & FW Housing Authority
 Address: 4830- 5016 (evens) E. Rosedale Street, 1301 Langston Street & 1401 Etta Street
 Zoning From: A-5, B, CF, E, PD 1089 for D uses
 Zoning To: PD/CF, PD/UR, PD/MU-1 w/ waivers to parking, setbacks, bldg height, and height plane
 Acres: 30.43846054
 Mapsco: 79JK
 Sector/District: Southeast
 Commission Date: 10/9/2019
 Contact: 817-392-2495



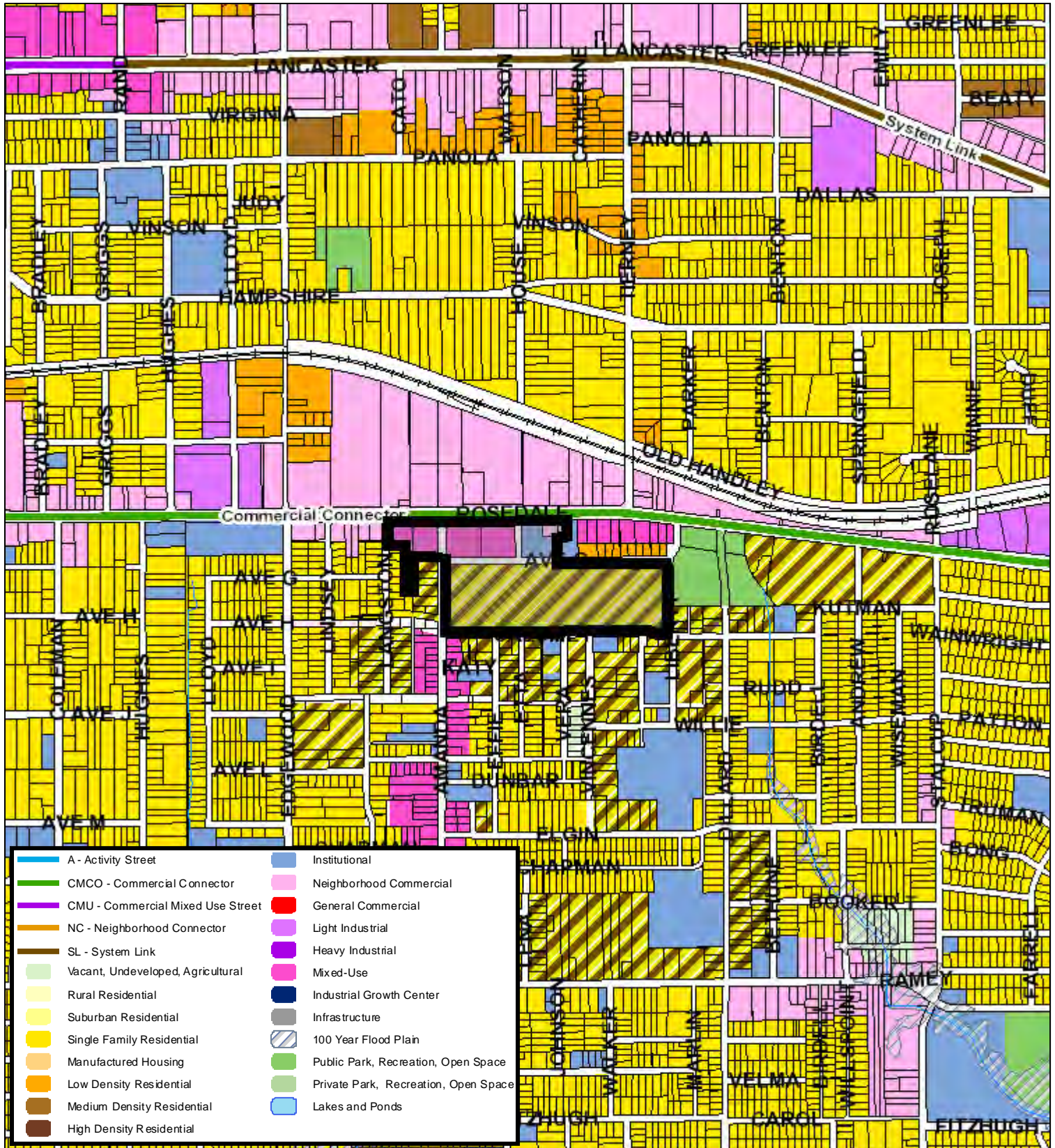
[Solid Grey Box] Subject Area
 [Diagonal Line Box] 300 Foot Notification

0 320 640 1,280 Feet

Area Map



Future Land Use

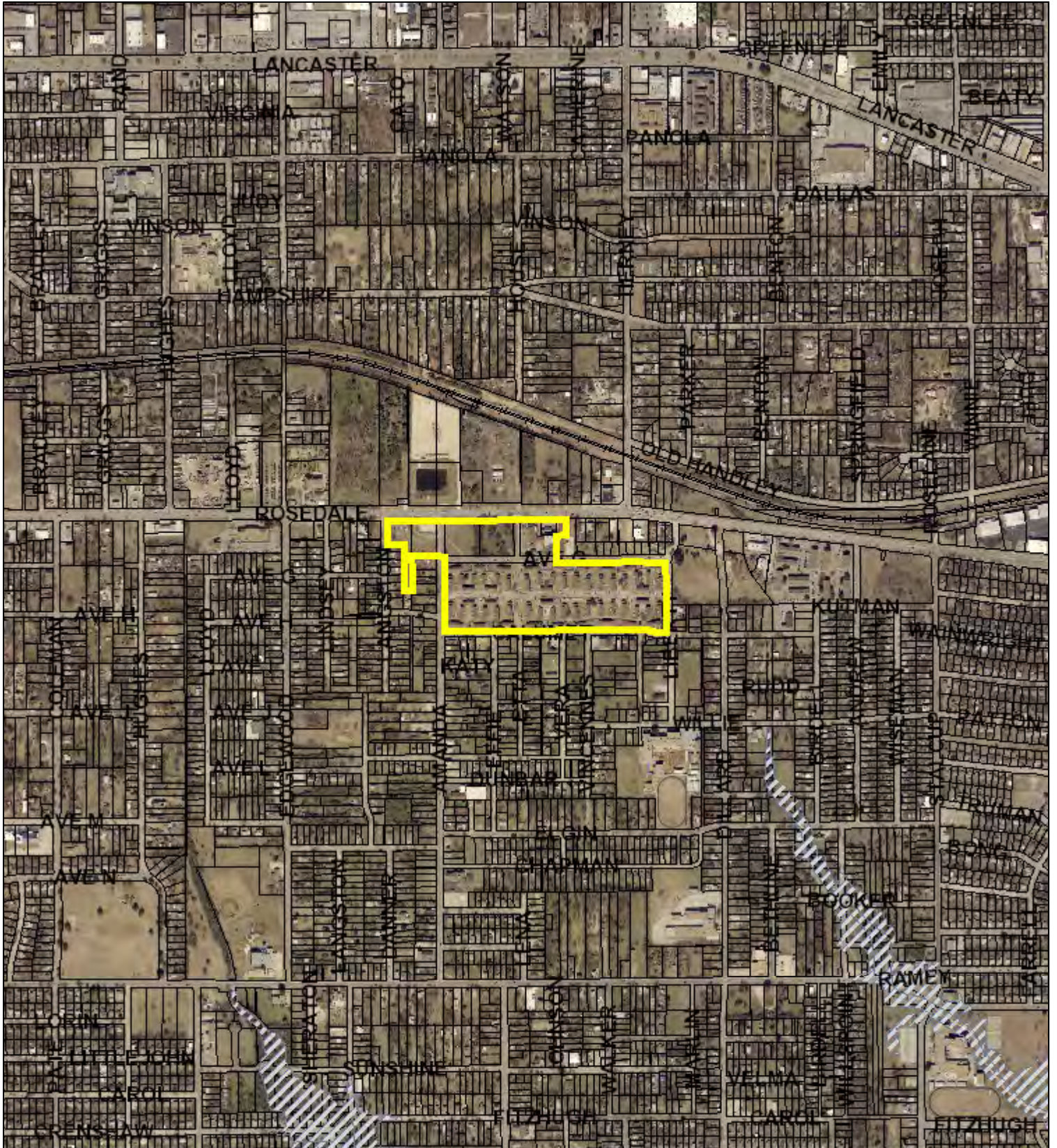


1,000 500 0 1,000 Feet

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



0 625 1,250 2,500 Feet



ZC-19-151

LOT 33, GASSOWAY ADDITION
VOLUME 388-145, PAGE 97

TRACT 3

TRACT 1

TRACT 2

BLOCK B, J.A. CAVILE PLACE
VOLUME 388-Y, PAGE 107

LOT 1 & LOT 2, BLOCK B, J.A. CAVILE PLACE
VOLUME 388-186, PAGE 28

BLOCK AREA: 2.64 AC.

ZONE 1
PD/MU-1 XXX
Existing Vacant Lot
Existing Zoning: "PD 1089", "A-5", "CF"
Proposed Zoning: PD/MU-1
BLOCK AREA: 3.60 AC.

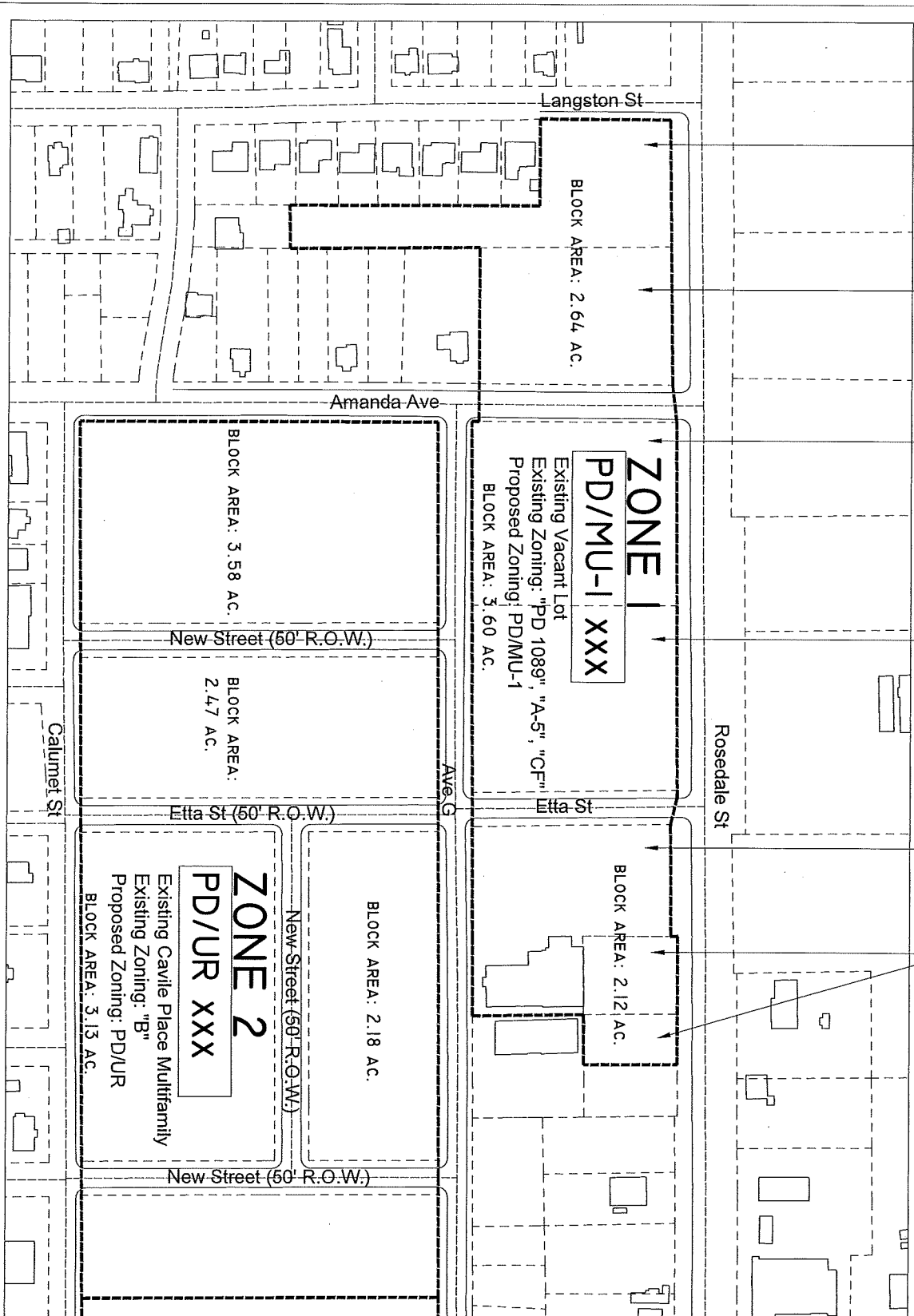
BLOCK AREA: 2.12 AC.

BLOCK AREA: 2.18 AC.

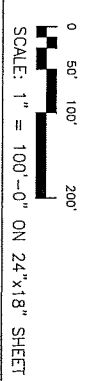
BLOCK AREA: 3.58 AC.

BLOCK AREA: 2.47 AC.

ZONE 2
PD/UR XXX
Existing Cavile Place Multifamily
Existing Zoning: "B"
Proposed Zoning: PD/UR
BLOCK AREA: 3.13 AC.



PRELIMINARY SITE PLAN



- GENERAL NOTES:
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 3. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 4. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 5. SITE PLAN APPROVAL REQUIRED AT LATER DATE.

LEGAL DESCRIPTIONS:
LOT 33, GASSOWAY ADDITION
VOLUME 388-145, PAGE 97;
TRACT 1;
TRACT 2;
TRACT 3;
BLOCK B, J.A. CAVILE PLACE
VOLUME 388-Y, PAGE 107;
LOT 1 & LOT 2, BLOCK B, J.A. CAVILE PLACE
VOLUME 388-186, PAGE 28

ENGINEER AND SURVEYOR:
KINLEY-HORN
801 CHERRY STREET, SUITE 11
FORT WORTH, TEXAS 76102
TEL 817 335-6511

ARCHITECT:
T.B.D

PROPERTY OWNER / DEVELOPER:
FORT WORTH HOUSING SOLUTIONS
1201 EAST 13TH STREET
FORT WORTH, TEXAS 76102-5764
TEL 817 333-3400
FAX 817 332-4830

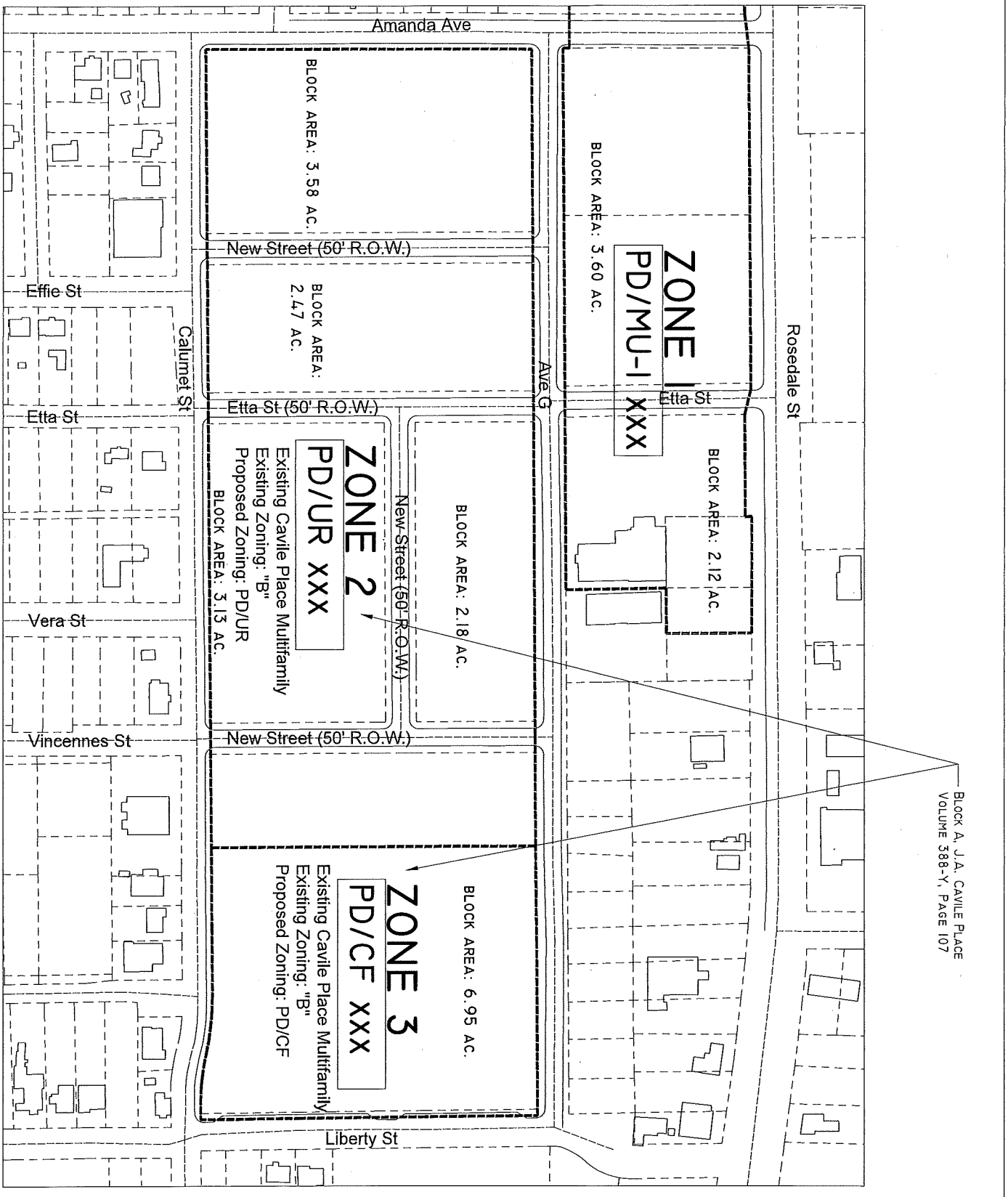
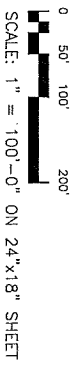
PLANNER:
BROWN DESIGN ASSOCIATES
3 PPG PLACE, SUITE 300
PITTSBURGH, PENNSYLVANIA 15222
TEL 412 263-5200
FAX 844 270-8374

SUBMISSION DATE: SEPTEMBER 6, 2019

SCHEMATIC DESIGN:
NOT FOR CONSTRUCTION

DIRECTOR OF PLANNING & DEVELOPMENT
STOP SIX CN1 - CAVILE AND ROSDALE
FART WORTH, TEXAS
ZONING CASE NUMBER:
EXHIBIT B-2
ID# P6974

PRELIMINARY SITE PLAN



Block A, J.A. Caville Place
Volume 388-Y, Page 107

- GENERAL NOTES:**
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, CHAPTER 10, ORDINANCE 1000000.
 3. THIS PROJECT WILL CONFORM WITH SECTION 6.302 URBAN FORESTRY.
 4. THE PROJECT WILL CONFORM WITH SECTION 6.302 URBAN FORESTRY.
 5. SITE PLAN APPROVAL REQUIRED AT LATER DATE.

LEGAL DESCRIPTIONS:
LOT 33, GASSAWAY ADDITION
VOLUME 388-145, PAGE 97;
TRACT 1;
TRACT 2;
TRACT 3;
BLOCK B, J.A. CAVILLE PLACE
BLOCK A, J.A. CAVILLE PLACE
VOLUME 388-Y, PAGE 107;
LOT 1 & LOT 2, BLOCK B, J.A. CAVILLE PLACE
VOLUME 388-186, PAGE 28

ENGINEER AND SURVEYOR:
KINLEY-HORN
901 CHERRY STREET, SUITE II
FORT WORTH, TEXAS 76102
TEL 817 335-6511

ARCHITECT:
T.B.D

PROPERTY OWNER / DEVELOPER:
FORT WORTH HOUSING SOLUTIONS
1201 EAST 13TH STREET
FORT WORTH, TEXAS 76102-5764
TEL 817 333-3400
FAX 817 332-4830

PLANNER:
***** DESIGN ASSOCIATES
3 PPG PLACE, SUITE 300
PITTSBURGH, PENNSYLVANIA 15222
TEL 412 263-5280
FAX 844 270-8374

SUBMISSION DATE:
SEPTEMBER 6, 2019

DIRECTOR OF PLANNING & DEVELOPMENT

STOP SIX CNI - CAVILLE AND ROSEDALE
FORT WORTH, TEXAS

ZONING CASE NUMBER:

**SCHEMATIC DESIGN:
NOT FOR CONSTRUCTION**