



**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: **Greater Mount Tabor Christian Center**

Site Location: 4400 – 4424 (evens) Ramey Avenue Acreage: 4.44

Proposed Use: **Multifamily**

Request: From: "FR" General Commercial Restricted

To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers to open space, front yard, corner lot, and one-or two-family adjacent district setbacks, minimum parking requirement and a waiver to the MFD Multifamily Design Standards submission; site plan required

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

Comprehensive Plan Consistency: Requested change is **not consistent (Significant Deviation)**.

Staff Recommendation: **Approval with submittal of a site plan**

Background:

The proposed site is along Ramey Avenue between the intersections of South Hughes and South Edgewood Terrace. The applicant is requesting a zoning change from "FR" General Commercial Restricted to PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers to open space, front yard and corner lot setbacks, setback adjacency to one- or two-family districts, minimum parking requirement and a waiver to the MFD multifamily design standards submission with a site plan required.

This area is part of the Cavile Place redevelopment project. As a result of planning efforts and continued discussions with the local residents and neighborhood stakeholders, the applicant is proposing to eliminate 45% open space as a result of the adjacent Eastover Park, reduce setbacks and reduce the parking requirement. A new street is proposed to engage pedestrian activity. A bus stop is located just to the west side of the property along Ramey.

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

The table below breaks down the requested development standards from the C District.

Development Standard	C	PD/C	Waiver Required
(MFD) Multifamily Design	(MFD) Additional site plan review	<i>No MFD submission</i>	Yes
Open Space	45% minimum	<i>25% minimum</i>	Yes
Units per acre	24 maximum	24 maximum	No
Front Yard Setback	20' minimum	<i>12' minimum</i>	Yes
Rear Yard Setback	5' minimum	5' minimum	No
Side Yard Setback (Interior lot)	5' minimum	5' minimum	No
Side Yard* Setback (Corner lot **)	20' minimum adjacent to side street	<i>12' minimum adjacent to side street</i>	Yes
Setback adjacent to one- or two-family residential district***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum 1:1 setback with a 10-foot minimum setback for one-story garages and carports 20-foot minimum setback for dumpster enclosures and one-story accessory structures	<i>12' minimum; Setbacks to be consistent with surrounding residential context</i>	Yes
Height	36 feet maximum, slab to top of plate (see Chapter 6, Development Standards, 6.100, Height) * May be subject to projected front yard (see Chapter 6, Development Standards, 6.101 (f), Yards). Paving shall not be permitted between the building face and street and must remain as open space. ** May be subject to other front, side, and rear yard setback requirements (see Chapter 6, Development Standards, 6.101(d), Yards). *** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see 6.300 (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width	<i>Waiver to bufferyard and supplemental setback adjacent to one- or two-family districts</i>	Yes
Residential Parking Count	Multifamily Residential: 1 space per bedroom plus 1 space per 250 square feet of common areas, offices, and recreation (less	Multifamily Residential: <i>1 space per dwelling unit plus 1 space per 350 square feet of common areas, offices, and recreation</i>	Yes

	laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage Multifamily Residential Townhouse Configuration: Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units. Plus 1 space per 250 square feet of common areas, offices, and recreation (less laundry rooms, and storage)	(less <i>hallways</i> , laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage Multifamily Residential Townhouse Configuration: One space per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units. Plus 1 space per 350 square feet of common areas, offices, and recreation (less laundry rooms, and storage)	
Carports	Carports not allowed between the front of the building face and street, see 6.101 (a) and 6.300 (b)	Carports not allowed between the front of the building face and street, see 6.101 (a) and 6.300 (b)	No
Parking Access	No parking or driveways shall be provided between a building and a public or private street	No parking or driveways shall be provided between a building and a public or private street	No

Surrounding Zoning and Land Uses:

- North "A-7.5" One Family / single family, Neighborhood Park
- East PD 289 Planned Development for day care facility, "CF" Community Facilities / single family, church
- South "A-5" One-Family / single family
- West "A-5" One-Family / single family

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	
East Fort Worth Neighborhoods Coalition	Stop Six Sunrise Addition NA
Stop 6/Poly Oversight*	South Edgewood NA
East Fort Worth, Inc.	Southeast Fort Worth, Inc.
Trinity Habitat for Humanity	
Streams and Valleys Inc	Fort Worth ISD

*Located within this registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/C in order to develop a multifamily zoning district for Cavile Place.

Surrounding land uses are primarily single family with a neighborhood park to the north, church and day care facility to the east. A site plan requirement will illustrate the height and location of proposed buildings prior to building permit approval.

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

2. Comprehensive Plan Consistency Southeast

The 2019 Comprehensive Plan designates the subject property as Single Family. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Preserve the character of rural and suburban residential neighborhoods.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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. However, with the submittal of a site plan it may help to eliminate any neighborhood concerns.

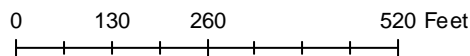
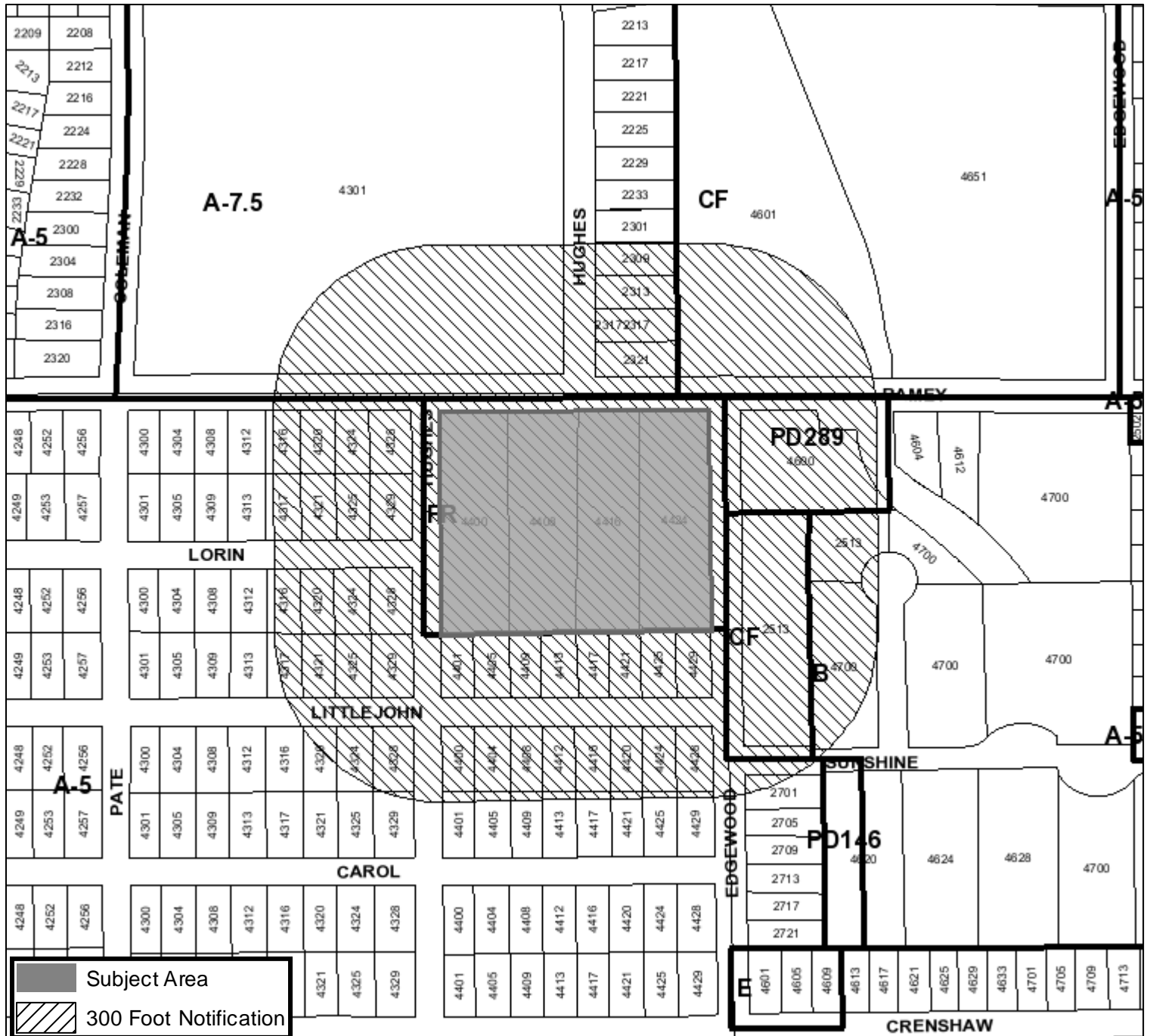
Attachments:

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

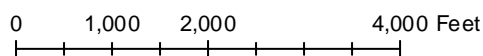
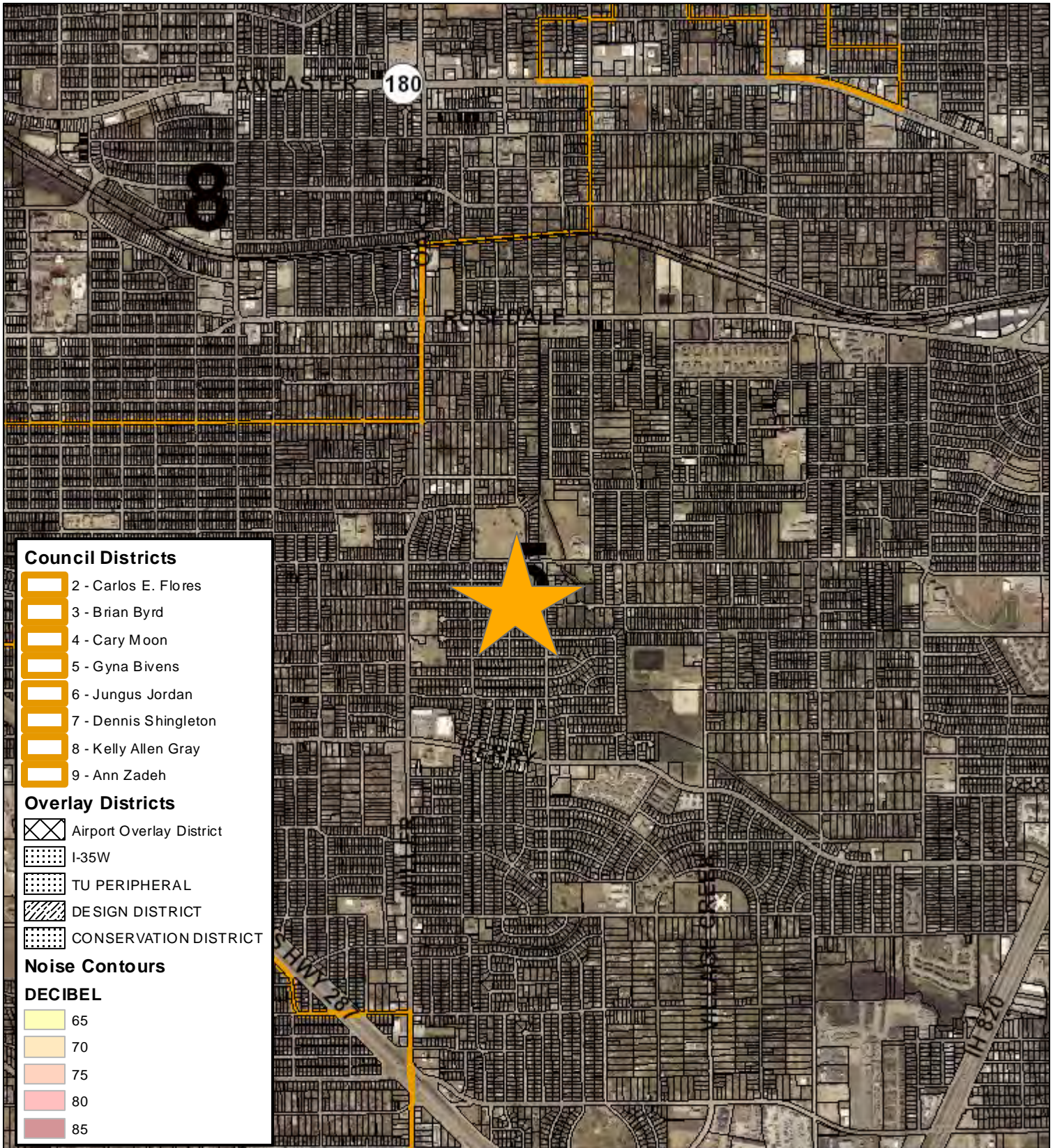


Area Zoning Map

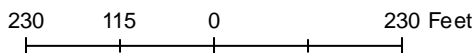
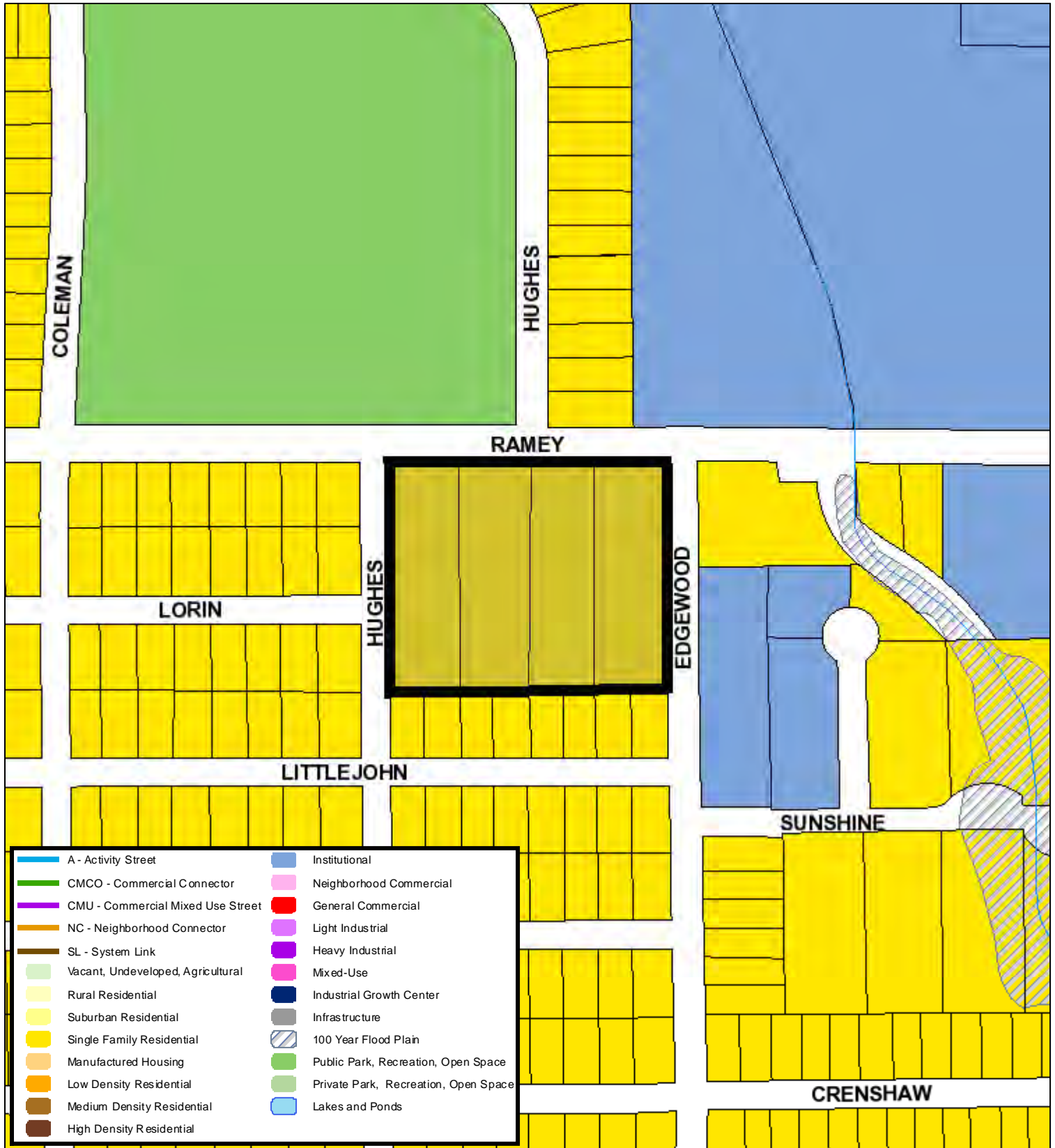
Applicant: Greater Mount Tabor Christian Center
 Address: 4400 - 4424 (evens) Ramey Avenue
 Zoning From: FR
 Zoning To: PD for C uses w/ waivers to open space, setbacks, parking, and MFD standards
 Acres: 4.44569615
 Mapsco: 79N
 Sector/District: Southeast
 Commission Date: 10/9/2019
 Contact: 817-392-2495



Area Map



Future Land Use



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



0 145 290 580 Feet

