



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 25, 2020

Council District 9

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: 3 persons spoke, Linwood HOA, West 7 th Alliance, several letters submitted Support: 1 person spoke, 1 letter submitted	Continued	Yes <u>X</u>	No <u> </u>
	Case Manager	<u>Arty Wheaton-</u>	
	<u>Rodriguez</u>		
	Surplus	Yes <u> </u>	No <u>X</u>
	Council Initiated	Yes <u> </u>	No <u>X</u>

Owner / Applicant: Panther City Holding Company, LLC

Site Location: 2712-2724 (evens) Azalea Ave Acreage: 0.79

Proposed Use: Urban Residential

Request: From: "A-5" One Family
 To: "UR" Urban Residential

Land Use Compatibility: Requested change **is compatible** in use, scale, and density.

Comprehensive Plan Consistency: Requested change **is consistent** with the Future Land Use designation of Urban Residential.

Staff Recommendation: **Approval**

Background:

The subject property is located west of Carroll Street on the north side of Azalea Avenue. The site is adjacent to the West Seventh Urban Village, and a portion of the site is in the Cultural District Growth Center. The site is partially developed with single family homes. The developer and property owner plan to redevelop the site with an urban residential compatible housing type. The site is currently zoned "A-5" One Family. Surrounding properties are zoned "UR" Urban Residential, "MU-1" Low Intensity Mixed-Use, Planned Development (PD) 956, which has a base zoning of "UR" Urban Residential, and PD 574 which has a base zoning of "MU-2" High Intensity Mixed-Use.

This zoning case is a request to change property zoned "A-5" to "UR" with no waivers. A majority of the surrounding area has been rezoned in recent years to Mixed-Use and Urban Residential districts, which is in compliance with the Comprehensive Plan's Future Land Use designations of the area.

Site Information:

Surrounding Zoning and Land Uses:

- North "UR" Urban Residential / multifamily
- East PD/MU-2 / commercial
- South PD/UR / multifamily
- West "UR" Urban Residential / multifamily

Zoning History: ZC-20-034 was recommended for approved by the Zoning Commission and denied by City Council for a proposed seven (7) lots as a PD based on Mixed-Use Low Intensity "MU-1"

Public Notification:

300 foot Legal Notifications were mailed on July 24, 2020.
The following organizations were notified: (emailed July 22, 2020)

Organizations Notified	
West 7th Neighborhood Alliance	Westside Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
Linwood NA*	Tarrant Regional Water District
Streams And Valleys Inc	Trinity Habitat for Humanity
Montgomery Plaza Master Condominium Association, Inc.	Cultural District Alliance
Camp Bowie District, Inc	Fort Worth ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

UR has a maximum density 40 units per acre with up to 60 units if a height bonus is obtained for structured parking. UR has a maximum height of three (3) stories with a height bonus for an additional floor if the development incorporates structured parking. The surrounding multifamily projects in this area are within the range of units per acre associated with those maximums.

Surrounding Context

- The PD based on UR immediately south (Aviator apartments) of this project allowed f five stories.
- The property located to the northwest is zoned UR. The project is three (3) stories and was granted a waiver from to accommodate the development plans and site context.

The proposed urban residential multifamily **is compatible** with surrounding uses in scale, use, and density.

2. Comprehensive Plan Consistency – Arlington Heights

The 2020 Comprehensive Plan designates the subject property as Urban Residential and Mixed-Use. The proposed multifamily meets the below policies within the following Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

3. **Economic Development Plan**

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

PRIORITY STRATEGY: Rapidly increase the density of residential development in downtown and surrounding urban districts such as Panther Island. Challenge High-density residential development is the “secret” ingredient for the success of downtown Austin, Denver, and Seattle as dynamic mixed-use business districts. Each of these cities made a commitment to a downtown housing strategy first and is now reaping the benefits in the form of commercial office development and the expansion of tech firms and other professional jobs in their urban cores. Fort Worth is beginning to see these benefits, thanks to its commitment to urban residential development in recent years. However, the City needs a much more aggressive program to accelerate the growth of housing in downtown, Panther Island, the Near Southside, and surrounding urban districts.

GOAL 3. ENSURE COMMUNITY VITALITY

INITIATIVE 3.1. DOWNTOWN FORT WORTH

Accelerate downtown Fort Worth’s emergence as the premier mixed-use business district in Texas.

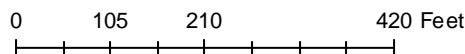
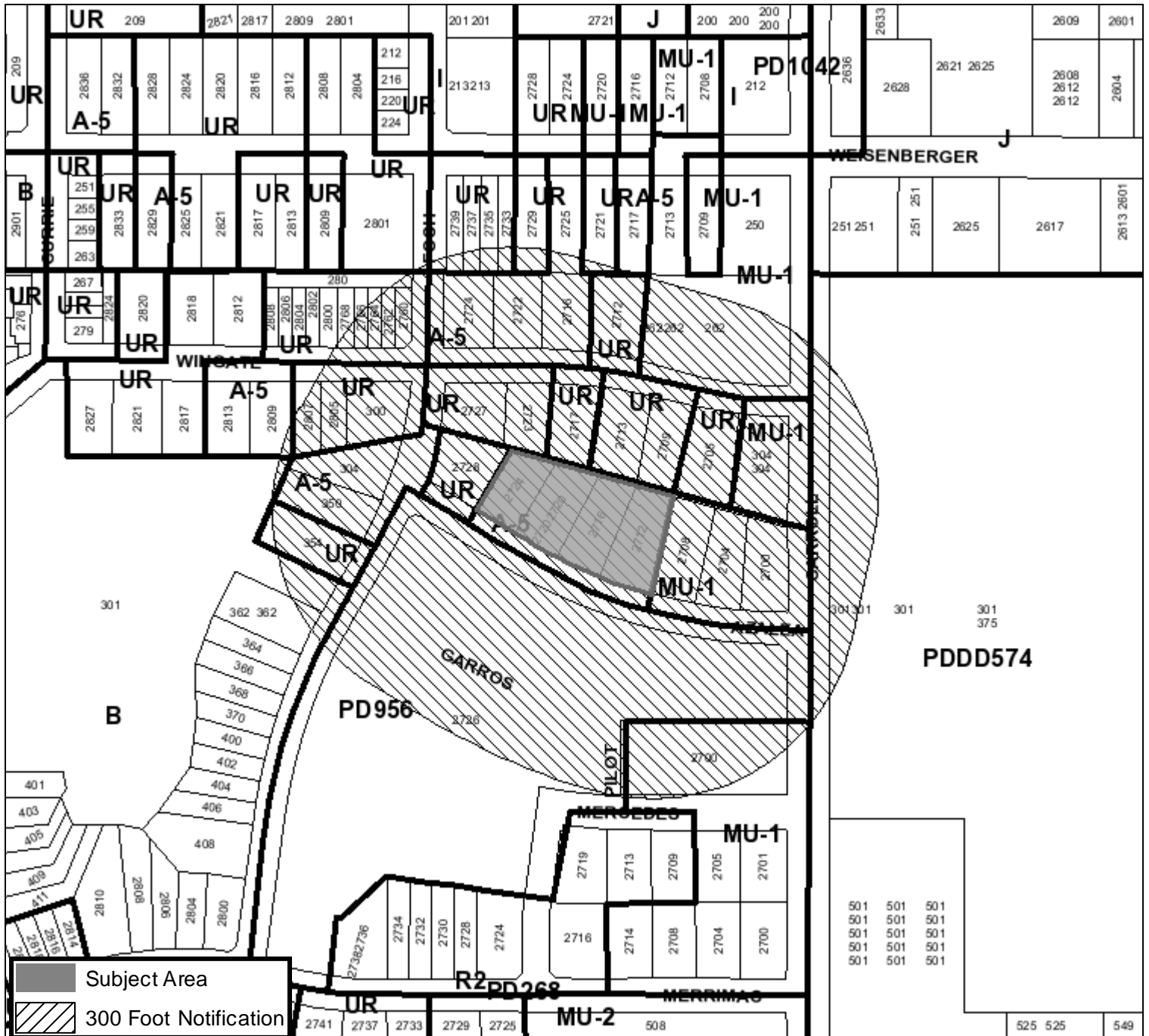
3.1.1. Rapidly increase the density of residential development in downtown Fort Worth and **surrounding urban districts.**

Attachments:

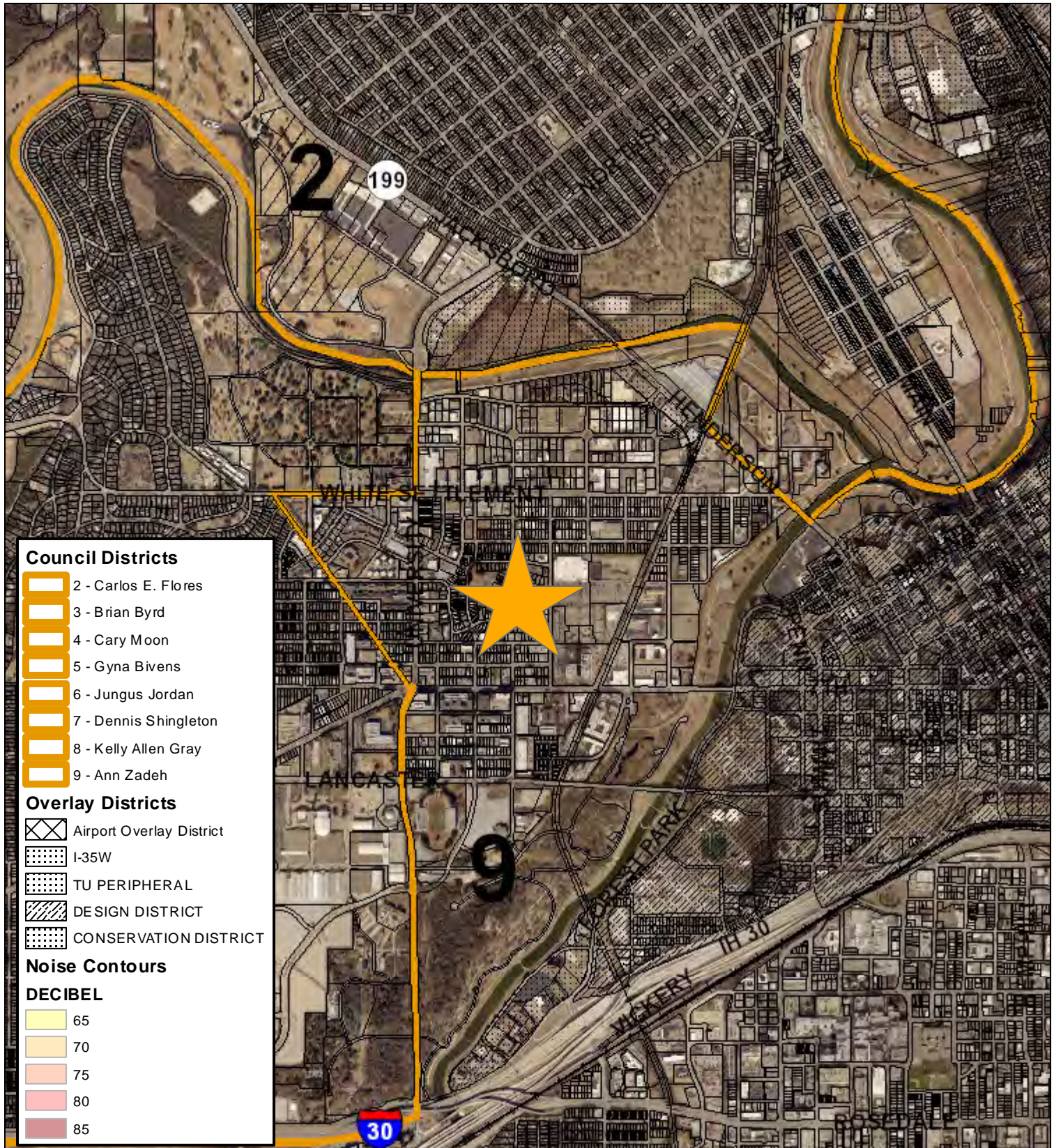
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

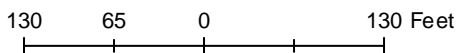
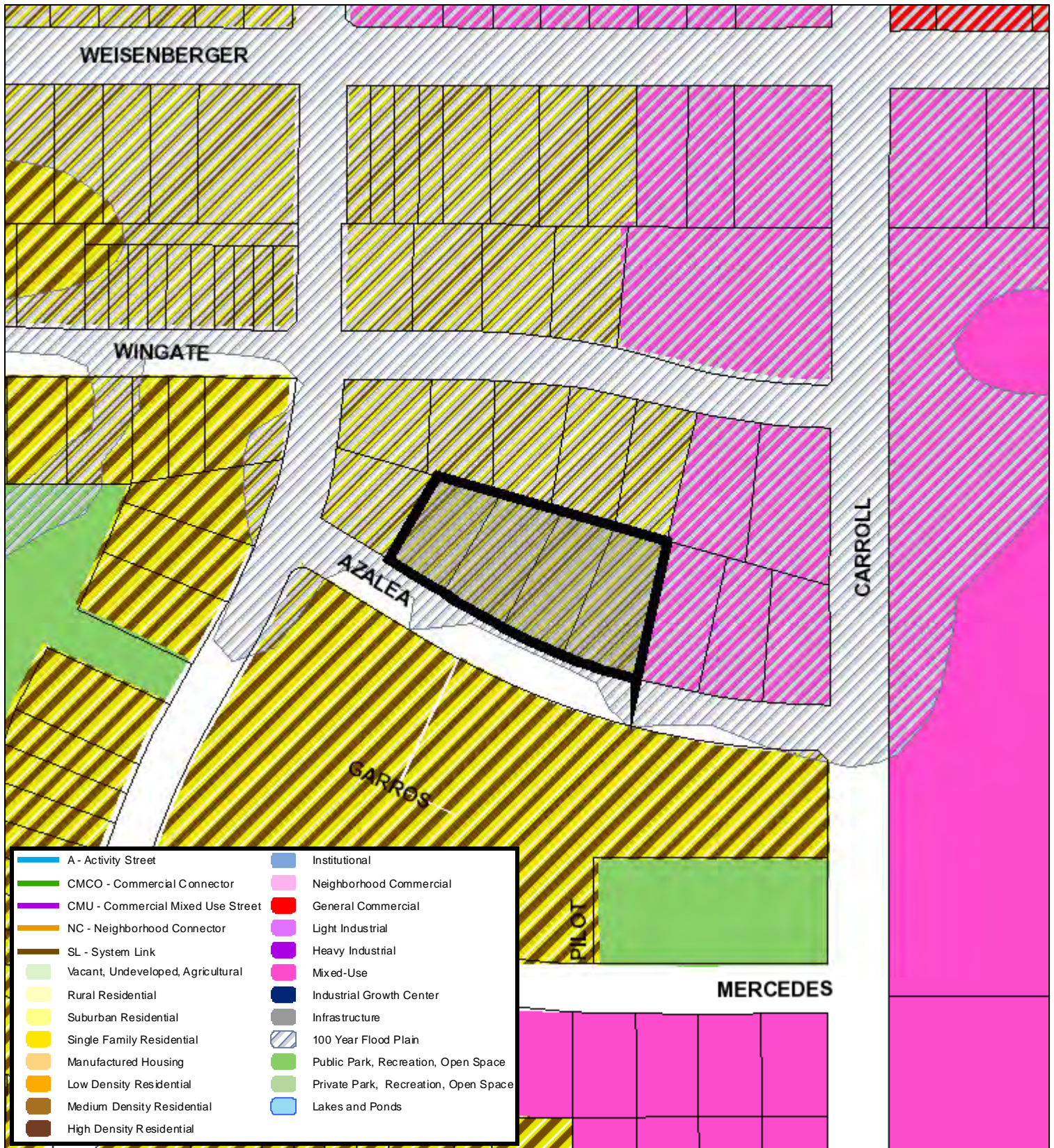
Applicant: Panther City Holding
 Address: 2712-2724 (evens) Azalea Avenue
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.79337273
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 8/12/2020
 Contact: 817-392-6226



Area Map



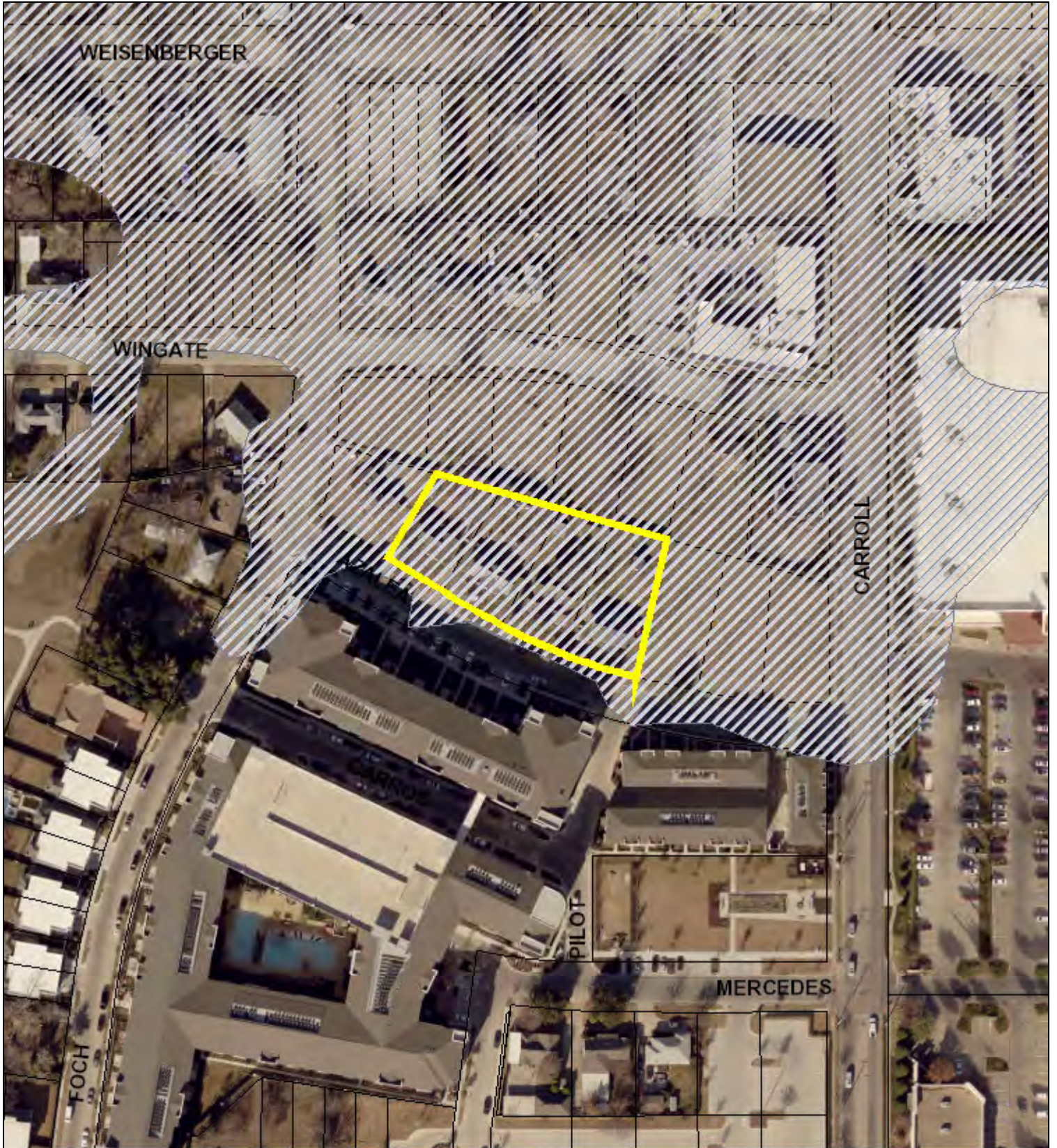
Future Land Use



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 6, 2018.



Aerial Photo Map



0 87.5 175 350 Feet

