



# Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-013

Council District: 9

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Brewer & Hale, LLC / Darin Norman, Urbanworth LLC

**Site Location:** 1050 Forest Park Boulevard

**Acreage:** 0.29 acres

### Request

**Proposed Use:** Mixed-Use residential and commercial in existing building

**Request:** From: “E” Neighborhood Commercial

To: “PD/MU-1” Planned Development Low Intensity Mixed-Use for all uses in “MU-1” excluding ambulance dispatch station, mortuary, and golf course, with a development standard to not require street trees along Forest Park Boulevard, a development standard to allow 12 parking spaces, and site plan waiver requested

### Recommendation

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

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

**Urban Design Commission Recommendation:** **Approval**

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

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The project area is an approximately quarter-acre northern portion of a lot located in the southwest corner of Rosedale Street and Forest Park Boulevard. This corner is a prominent corner and gateway into the medical district; it is part of an official Scenic Corridor along Rosedale Street. The site is also adjacent to the Historical Mistletoe Heights neighborhood.

The site is currently zoned “E” Neighborhood Commercial, but the applicant seeks to rezone to a Planned Development “PD” with a base of “MU-1” Low Intensity Mixed-Use, removing the uses of ambulance dispatch station, mortuary, and golf course, with a development standard to not require street trees along Forest Park Boulevard, a development standard to allow 12 parking spaces, and site plan waiver requested

The site has an existing building, which previously served as office use but is currently vacant. The applicant is proposing to add a residential use to the upper floors of the building, which is not allowed in “E” Neighborhood Commercial. Because the site is developed there are a few items the site does not comply with for the MU-1 Ordinance. The applicant is therefore requesting altered development standards for the items not in compliance.

Planned Developments based on “MU” must first have the development standards reviewed by the Urban Design Commission (UDC). This case went before the Urban Design Commission (UDC) on March 17 and received a recommendation of approval.

In application documents, the applicant wrote the following:

The project is an adaptive re-use of an existing 3-story building currently zoned E Commercial. A zoning amendment application ZC-22-013 was submitted on 1/24/22 requesting MU-1 zoning. This would be a mixed-use project with commercial/retail at the ground level and multifamily units on the two stories above. The existing site cannot accommodate sufficient parking for the permissible uses in the existing E zoning category for common uses such as restaurant and office given the square footage of the existing structure that was constructed in 1983. That is also true of the proposed MU-1 uses. At approximately 7'-0" wide, the existing streetside between Forest Park Blvd travel lanes and the eastern property line is insufficient to accommodate both street trees and the minimum sidewalk width of 5'-0". By the MU-1 ordinance, re-use of existing structures requires the planting of street trees. For these reasons, we are requesting waivers from the parking and street-tree requirements for MU-1.

### Requested Street Trees Development Standard

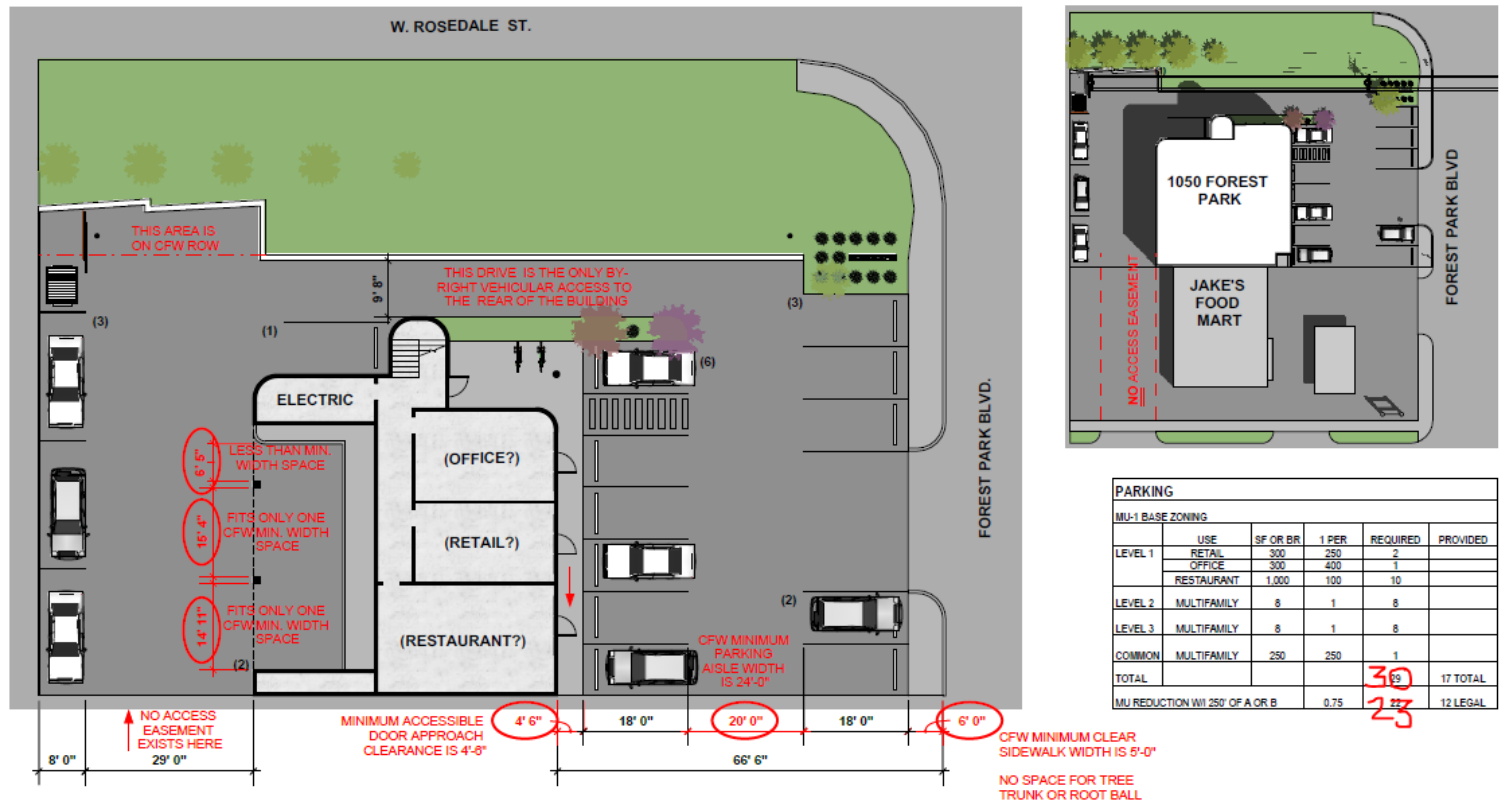
The “MU-1” Ordinance requires street trees to be planted along all public right-of-way. This is a corner lot with Rosedale Street to the north and Forest Park Boulevard to the east. The applicant is requesting a development standard to not require street trees along the eastern property line along Forest Park Boulevard; Street trees will still be required along Rosedale Street.

Staff is supportive of this request as there is not room to plant street trees in the ROW along Forest Park Boulevard. The existing sidewalk abuts the existing pavement of the parking lot.

### Requested Parking Development Standard

Residential parking is always required in “MU-1” zoning; commercial parking would be required at this site, as it is within 250 feet of one- or two-family zoning. Based on the proposed number of bedrooms and combination of commercial uses, as shown in the table, 23 parking spaces are required. The site does not provide the required parking. The applicant is requesting a development standard that only 12 spaces be required.

The site plan below, submitted for the UDC hearing as a conceptual parking plan by the applicant, shows 17 spaces provided. Only 12 of the parking spots can be counted towards the required parking. Five (5) parking spots along Forest Park Boulevard are not able to be counted since the drive aisle width is 20 feet, which is four (4) feet less than the required minimum width.



### Requested Site Plan Waiver

Planned Developments typically require a site plan to be approved by the Zoning Commission and City Council; however, applicants forming a PD can request to waive the site plan. Staff is supportive of a waiver to the site plan submittal for this PD. The site is already developed and will not be changing the footprint of the building or paving, so a site plan would not be providing additional helpful information or tying the site to a specific pre-approved design, as it already exists as is. In requiring a site plan, a change to the site of greater than 5% would require the revision to go back through the entire public hearing process. In waiving the site plan, this allows any future development to redevelop the site by adhering to the current MU-1 code, with the exception of the development standards, without having to go back through the public hearing process.

## Surrounding Zoning and Land Uses

- North "G" Intensive Commercial (across Rosedale) / Office
- East "A-5/HC" One-Family, Historic Mistletoe Heights / Single-Family Residential
- South "E" Neighborhood Commercial / Convenience store with gas pumps
- West "A-5/HC" One-Family, Historic Mistletoe Heights / Single-Family Residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Sunset Terrace NA
Mistletoe Heights NA*	Berkeley Place NA
Near Southside, Inc.	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

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The applicant wishes to renovate the existing commercial building to convert the second and third floors to apartments, while using the first floor for commercial use such as retail, office, and restaurant. The building previously was a commercial use, but is currently vacant. The southern half of the lot is a convenience store with gas pumps. The site is surrounded on three (3) sides by residential homes in the Historic Mistletoe Heights Neighborhood. Across Rosedale Street are commercial uses.

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

### Comprehensive Plan Consistency – TCU/Westcliff

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The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “MU-1” zoning as an appropriate type in the Neighborhood Commercial designation of Future Land Use.

## FUTURE LAND USE AND ZONING CLASSIFICATIONS

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FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

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

### Economic Development Plan

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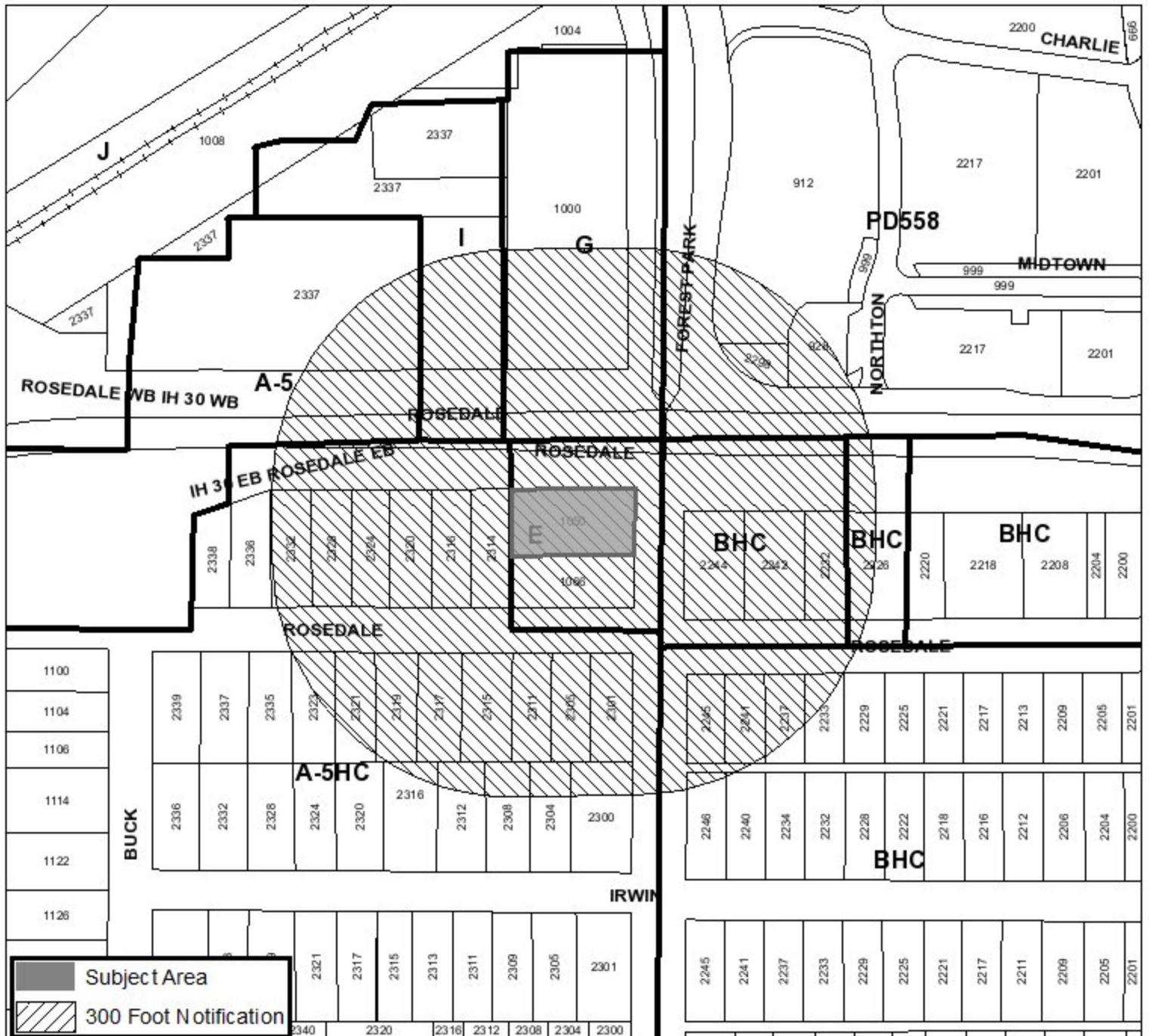
The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

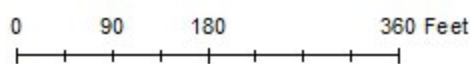


# Area Zoning Map

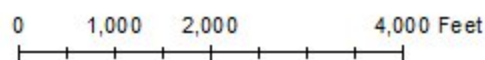
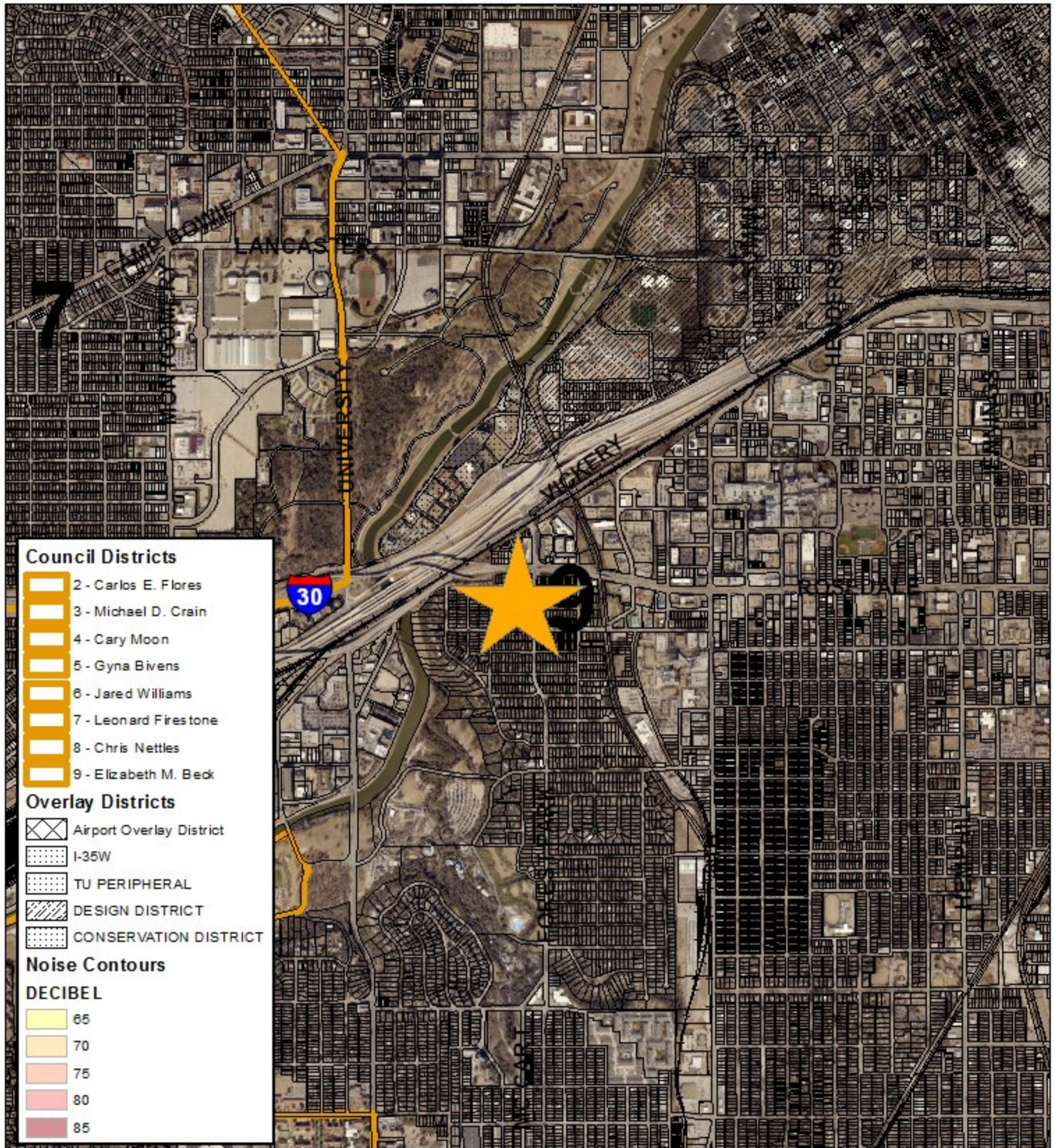
Applicant: Brewer & Hale, LLC  
 Address: 1050 Forest Park Boulevard  
 Zoning From: E  
 Zoning To: PD for MU-1 uses with development waivers and site plan waived  
 Acres: 0.29057402  
 Mapsco: 76K  
 Sector/District: TCU/W.cliff  
 Commission Date: 3/9/2022  
 Contact: 817-392-2806



Subject Area  
 300 Foot Notification



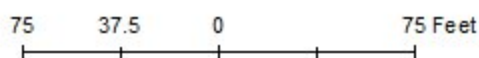
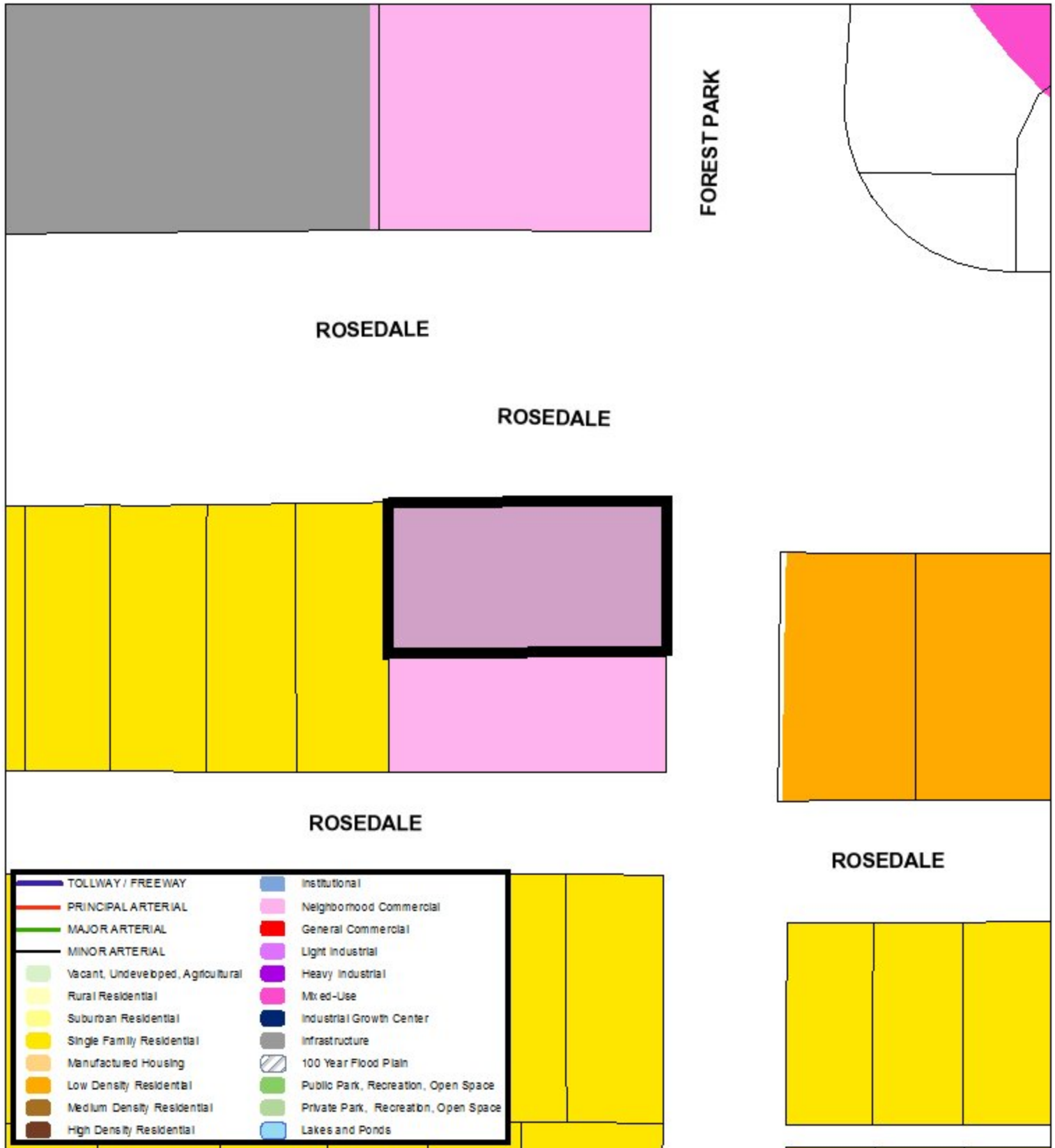
## Area Map





ZC-22-013

Future Land Use

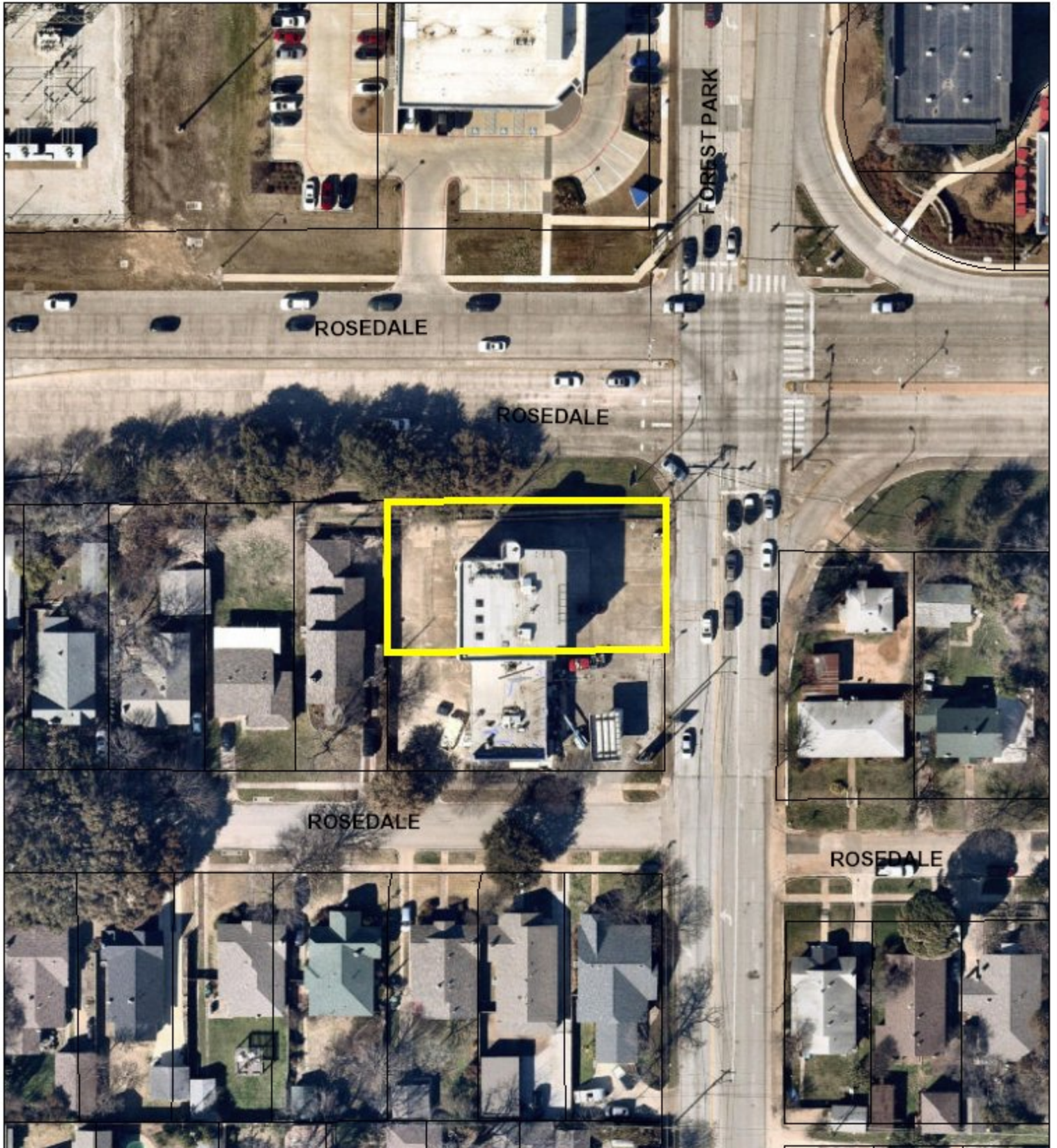


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 45 90 180 Feet

