



Zoning Staff Report

Date: March 11, 2025

Case Number: ZC-24-063

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Trinity Phoenix LLC / Felix Wong

Site Location: 519-521 (odds) and 601 Paradise St. & 518, 519, 520 Baurline St. **Acreage:** 0.9 acre

Request

Proposed Use: Detached Multifamily

Request: From: “A-5” One-Family Residential

To: “PD-CR” Planned Development for all uses in “CR” Low Density Multifamily, excluding government office, museum, and country club; development standards for a reduced projected front yard setback, a reduced setback adjacent to one- or two-family residential district, and a reduced open space requirement; site plan included.

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent (technical inconsistency)**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approve as Amended, remove Units #1, #6, #10 from site plan by a vote of 8-0**

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. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

Prior Consideration

This case was initially heard September of last year. Council remanded it back to Zoning Commission in order to create a project that is less dense. As a result, the applicant has brought a new zoning case. Although, the zoning is based on “CR” Low Density Multifamily, the project is more single-family in nature.

Summary

The subject site is a 0.90-acre tract within the Riverside Addition to the City of Fort Worth, in Council District 11. The site is currently undeveloped and is proposed to be rezoned from the existing “A-5” One Family Residential zoning to “PD-CR” Planned Development Low Density Multifamily to accommodate a multi-family (more single-family in nature) development on one lot comprised of 9 units.

It should be noted that this site has potential high water that can get up to 5 ft deep. No FEMA Floodplain or City Flood Risk Area on site. However, an accepted drainage study is required prior to platting, commercial grading issuance, and building permit issuance. In addition, increased density may impact the roadway in this area.

Development Standards for this site are as follows:

Property Development Standards

REQUIREMENTS	A-5 DISTRICT REQUIREMENTS	PD DEVELOPMENT STANDARDS
Lot Area	5,000 sf	Average 3,942 sf per dwelling (i.e. 39,426 sf total lot area / 10 dwellings)
Lot Width	50'	Not applicable; all dwellings will be on a single lot
Lot Coverage	50%	Less than 50% of the single lot mentioned above
Front Yard	20' minimum; and subject to projected front yard per Section 6.101(d)&(f)	25' minimum along Paradise St 5' minimum along Baurline St
Rear Yard	5' minimum	5' minimum
Side Yard, Interior Lot	5' minimum; 10' between dwellings	10' between dwellings
Height	35' maximum	35' maximum
Fences	Per requirements in Section 4.705(c)(2)	No fence along front yard or perimeter except for a 6' high wood screening fence adjacent to the existing houses
Signage	Per requirements in Section 4.705(d)(1)	No proposed signs
Parking	2 parking spaces located behind front building wall for dwellings with three or fewer bedrooms	2 parking spaces per dwelling in the garage behind front building wall
Single Family Residential Design Standards	Substantive variation and diversity in front elevations within a certain lot pattern per Section 6.507	Development will conform with the provisions of Section 6.507

Landscape and Buffer	May be required for nonresidential uses	Not applicable for this residential development
Maximum parking	Shall not exceed 125% of minimum, otherwise one additional tree for every 10 parking spaces per Section 6.201(b)(2)	Proposed parking will not exceed 125% of the minimum required parking

CR requires 60% open space percentages for multifamily. The applicant will provide 10.7%. This figure doesn't include any area less than 25' x 25', which isn't considered as qualifying open space by the city. By comparison, the last site plan showing 13 townhouses that went to the Commission has 12.3% open space. The current development layout is more spread out causing more non-qualifying open space among the single family detached houses. That being stated, this development is more in line with single-family residential and support the waiver request for open space.

The applicant intends to provide the following enhanced landscaping.

Enhanced Landscaping	Enhanced landscaping required along public rights-of-way and shall earn minimum 20 points	10 pts - Street Trees - large canopy trees 35-40 ft. on center along Paradise St 5 pts - Widened sidewalks - 10' wide concrete sidewalks along Paradise St 5 pts - Sustainable Landscaping - Xeriscaping with native plants recommended for use in North Central Texas
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Applicant's Submission

A narrative, provided by the applicant as part of their submittal package, is included below further describing the proposed development.

This will be a low density single-family residential development on a single lot of almost one acre in area. The detached dwellings will cluster around a private common access road, which will serve as a fire lane. This small-scale development will be the impetus for redevelopment and reinvestment in this area. The scale and low intensity will allow it to fit into the fabric of the existing neighborhood. After zoning change approval, the next steps will be a replat of the existing lots to a single lot for all the proposed dwellings, the abandonment of the unused right-of way of Fisher Avenue and the creation of a homeowner's association for maintenance of the common access road and open space.







Surrounding Zoning and Land Uses

North "A-5" One Family Residential / single-family residential
 East "A-5" One Family Residential / undeveloped
 South "A-5" One Family Residential / railroad tracks
 West "A-5" One Family Residential / single-family residential

Recent Zoning History

ZC-19-057, Approved on June 4, 2019, Council initiated rezoning for the area generally bounded by Highway 121, Riverside Drive, and the Trinity River. This council-initiated zoning change request was intended to align the existing land uses and zoning and received input and support from the neighborhood (United Riverside). The entire area covered by the rezoning is 400 acres

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on January 31, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on January 30th, 2025:


Organizations Notified	
Riverside Alliance	United Riverside NA*
East Fort Worth Business Association	Vintage Riverside NA
United Riverside Rebuilding Corporation Inc	East Fort Worth, Inc
Trinity Habitat for Humanity	Streams and Valleys Inc
Tarrant Regional Water District	Oakhurst Alliance of Neighbors
Fort Worth ISD	Friends of Riverside Park

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "A-5" One-Family residential. The subject site is surrounded on all four sides by one-family residential zoning, including direct adjacency on the northern property lines. Areas to the west and east are generally developed as single-family residential neighborhoods. To the south, both streets (Paradise & Baurline) dead end at the railroad tracks, which pass in an approximately east-west direction. These tracks are utilized by TRE Trinity Railway Express commuter rail service that links Dallas and Fort Worth.

Being situated adjacent to the rail line, and with the street dead ends forming a cul-de-sac type of environment with limited through traffic, this request limited to 9 units appears to be an ideal location for this type of housing. Access would be provided through two streets instead of being concentrated down to a single street for ingress/egress. The limited façade lengths would be in-scale with the existing surroundings. The proposed rezoning is compatible with surrounding land uses.



The adopted Comprehensive Plan currently designates the subject property as *future single family residential* on the Future Land Use Map. This designation is analogous to, but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. “CR” Townhouse/Cluster zoning would be classified as Medium Density Residential under the adopted Future Land Use Plan. The difference between Single-Family Residential and Medium Density Residential is negligible as both have a residential character.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, 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 pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

While the proposed zoning is not strictly consistent with the map designation for this area, the proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Encourage infill of compatible housing
- Support the 2023 Fort Worth Neighborhood Conservation Plan & Housing Affordability Strategy to encourage development of all types of market rate housing

While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan Future Land Use Map designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

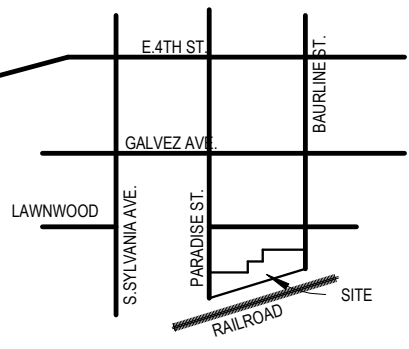
Site Plan Comments

If approved, the following items need to be complied on the site plan prior to the ordinance becoming effective:

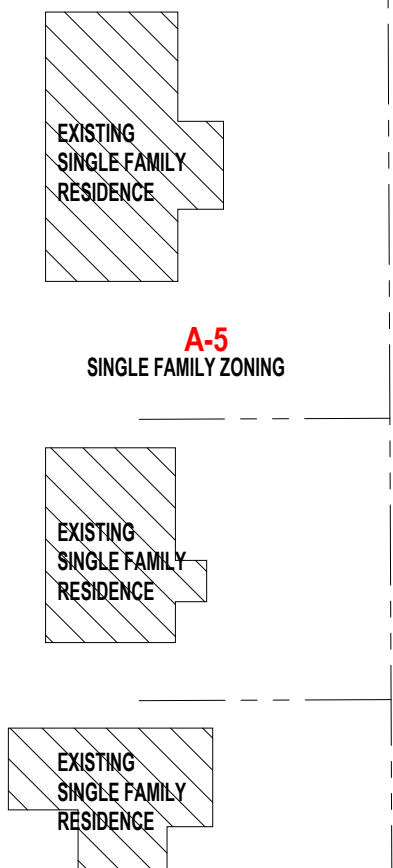
- Items needed to be complied prior to the ordinance being published
 - All items need are provided
- Items that are permitting comments, but don't necessarily impact the face of the site plan;
 - Fire.
 - 20ft. Fire lanes thru out the complex (24 provided)
 - Possibility of adding a fire hydrant
 - Alley paved to current fire code standards
- Items that are important for consideration of the PD request.
 - Stormwater
 - Site has potential high water that can get up to 5 ft deep. No FEMA Floodplain or City Flood Risk Area on site.

- Storm Infrastructure is located along Lawnwood St per TPW Plan Set S-0602, K-1018, & K-0133.
- An accepted drainage study is required prior to platting, commercial grading issuance, and building permit issuance.
- Zoning
 - Open space roughly 11 percent (60 percent required)
 - *Staff supports this development standard because the proposal is more in line with single-family detached*





VICINITY MAP



A-5
SINGLE FAMILY ZONING



Lawnwood St.

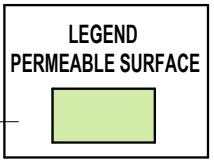
APPROVED SITE PLAN VIA ZONING COMMISSION

Paradise St.

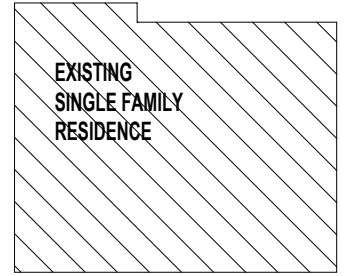


Baurline St.

FIRE APPARATUS ACCESS



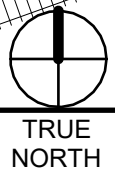
A-5
SINGLE FAMILY ZONING



TOTAL SITE AREA = 39,426 S.F.
IMPERMEABLE SURFACE = 25,033 S.F.
PERMEABLE SPACE = 14,393 S.F.(36%)

SITE PLAN

SCALE: 1" = 40'-0"

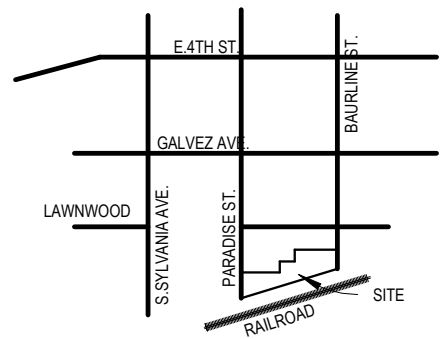


PARADISE STREET TOWNHOUSES

ZC-24-063
2-24-25

Director of Development Services

Date



VICINITY MAP



A-5 SINGLE FAMILY ZONING



EXISTING SINGLE FAMILY RESIDENCE



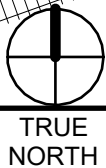
EXISTING SINGLE FAMILY RESIDENCE

Paradise St.



SITE PLAN

SCALE: 1" = 40'-0"



PARADISE STREET DEVELOPMENT

ZC-24-063
12-02-24

Director of Development Services

Date

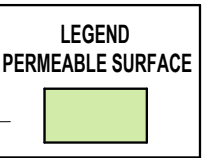
PROPOSED USE - ONE-FAMILY DETACHED DWELLINGS WITH ALL UNITS ON A SINGLE LOT ACCESSED FROM PARADISE STREET

TOTAL RESIDENTIAL UNITS = 10
PARKING SPACES REQUIRED = 20
GARAGE PARKING PROVIDED = 20

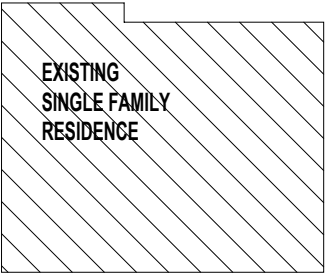
TOTAL SITE AREA - 39,426 SF
IMPERMEABLE AREA = 25,033 SF
PERMEMABLE AREA = 14,393 SF (36%)

The development is designed to "A-5" standards from Section 4.705 of the Zoning Ordinance, with the exception of any waiver/development standards listed below.
1. Average lot area per dwelling less than 5,000 SF
2. Front yard setback minimum along Baurline St

Additionally, the development will comply with requirements of the following:
1. Section 6.300 and 6.301 Landscaping and Bufferyard
2. Section 6.302, Urban Forestry
3. Section 6.507 One-family Dwelling Unit Design Standards



A-5 SINGLE FAMILY ZONING



EXISTING SINGLE FAMILY RESIDENCE

FIRE APPARATUS ACCESS

SCHAUMBURG ARCHITECTS

8432 Blue Heron Ct., Ft. Worth, TX 76018 817-929-2389
Coombs Surveying, PO Box 6160, Fort Worth TX 76115, 817-920-7600
Brunel Engineering, Box 40147, Fort Worth TX 76140, 817-995-3132
Owner: Trinity Pheonix LLC, 309 E Broad St, Mansfield TX 76063, (817) 473-3332

ADDRESS 512 PARADISE STREET
BEING all of Lots 7 and 8, and portions of Lots 9, 10, 11 and 12, Block 58 and portions of Lots 1 and 2, Block 83, Riverside Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 63, Page 97 of the Plat Records of Tarrant County, Texas, and a portion of Fisher Avenue lying between said Blocks 58 and 83

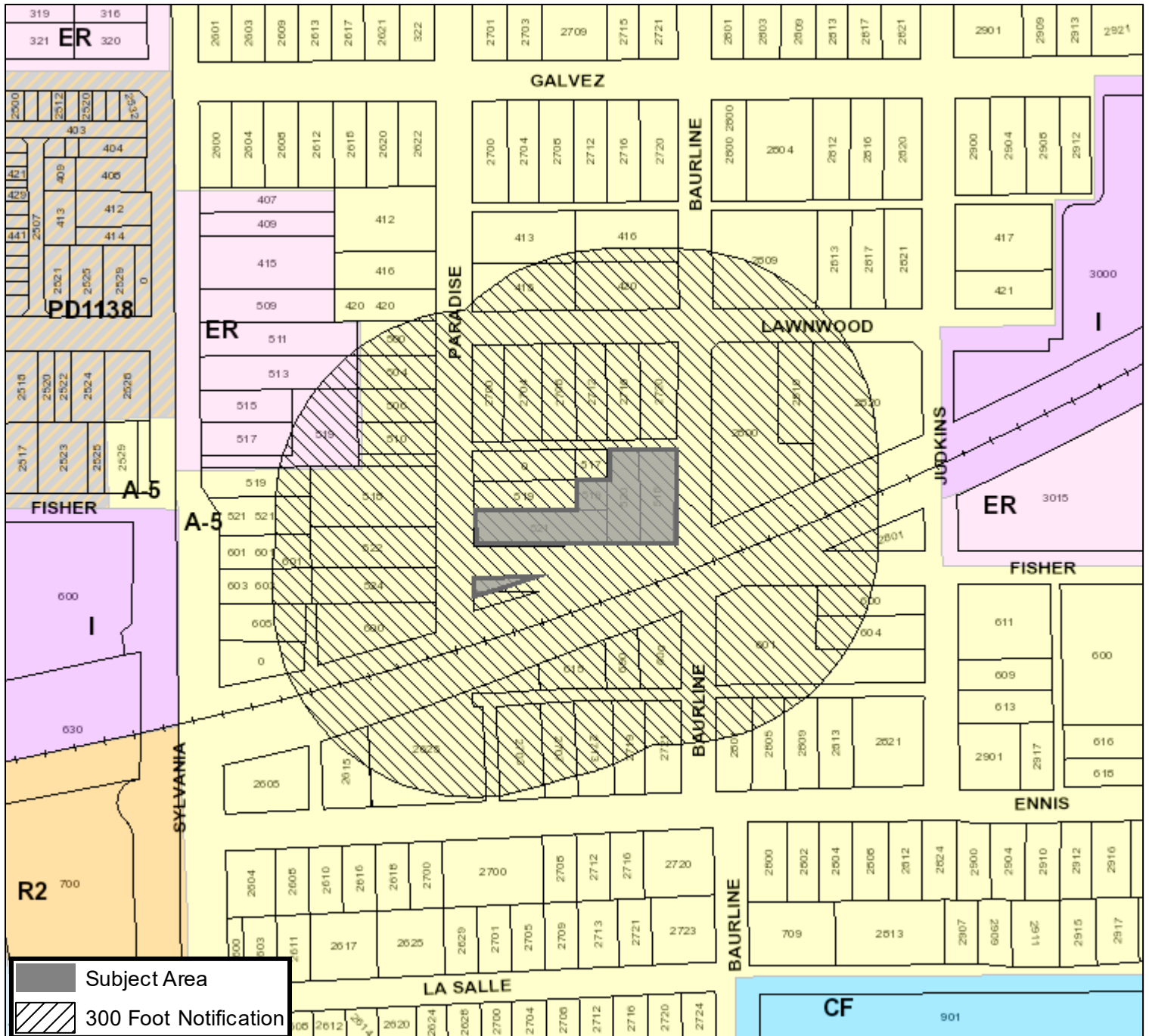
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ZC-24-063

Area Zoning Map

Applicant: Trinity Phoenix LLC/Felix Wong
Address: 519-521(odds) & 601 Paradise Street & 518-520 (evens) Baurline Street
Zoning From: A-5
Zoning To: PD/CR Planned Development for all uses in "CR" Low Density Multifamily, with development
Acres: 0.63240312
Mapsc0: Text
Sector/District: Northeast
Commission Date: 2/12/2025
Contact: 817-392-8043



0 105 210 420 Feet

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Area Map

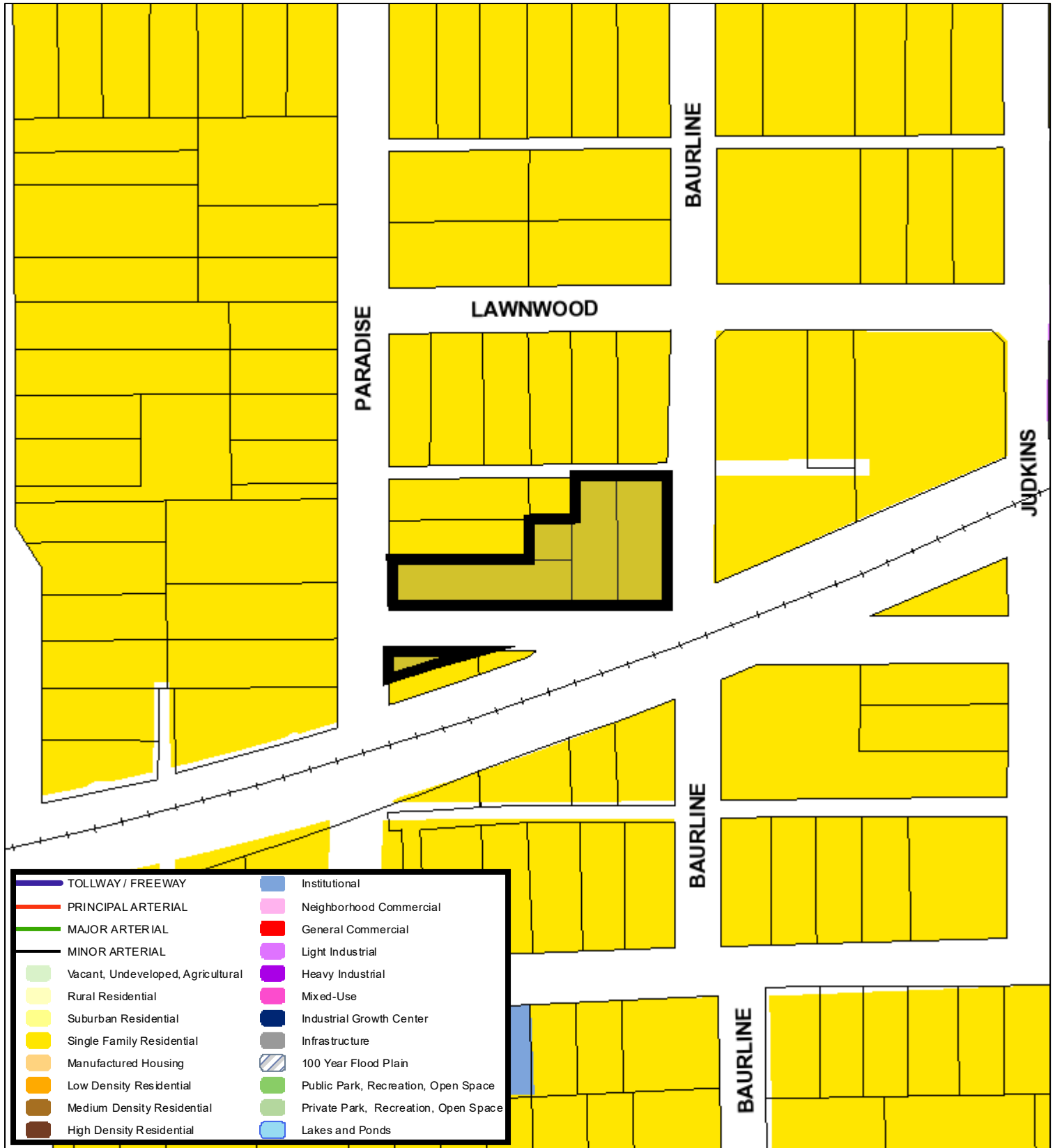


0 1,000 2,000 4,000 Feet



ZC-24-063

Future Land Use



140 70 0 140 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 6, 2018.



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ZC-24-063

Aerial Photo Map



0 90 180 360 Feet

