



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-115

Council District: 9

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Fort Worth Affordability Inc / Daniel Smith, Ojala Partners

Site Location: 3100 & 3200 Hamilton Avenue

Acreage: 6.91 acres

Request

Proposed Use: Mixed Use, Apartment & Retail

Request: From: “ER” Neighborhood Commercial Restricted & “C” Medium Density Multifamily

To: “MU-2” High-Intensity Mixed Use

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial (Approval motion fails by a vote of 4-5, six affirmative votes needed)**

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Project Description and Background

The applicant is requesting a zoning change from “C” Medium Density Multifamily (with a small portion of “ER” Neighborhood Commercial Restricted) to “MU-2” High Intensity Mixed Use for development of a multifamily complex with a retail component on a portion of the first floor. The proposed development is being referred to as “Spring Hill” at this time. In the instance that the rezoning is approved, the owner would begin the process of demolishing the existing units on the site, prior to initiating redevelopment, which is proposed in two stages. The following narrative is excerpted from the application:

The proposed site is located along University Drive and bordered between Bristol Rd. to the north, Hamilton Ave. to the south, and Bailey Ave. to the west and is in Council District 9. We are requesting to re-zone the property from C (multifamily medium density) and ER (commercial neighborhood commercial restricted) into MU-2 (high intensity mixed-use).

Prior to filing to modify the land-use we have engaged in an extensive community outreach program and have included "X" letters of support from our neighbors. Although we are not located within the jurisdictional boundaries of any Neighborhood Association or Neighborhood Alliance, we have proactively met with the President of the Monticello Neighborhood Association, Linwood Neighborhood Association, and the West 7th Alliance and there is no known opposition.

The MU-2 zoning classification is consistent with the Comprehensive Plan and Future Land Use map. Currently there is only 0.04% of mixed-use projects within the city limits. With only 2.8% of current zoning dedicated to mixed-use, this zoning change would help the City achieve the goal of 11.3%.

Currently the site consists of 284 multifamily units built in 1962. The proposed plan is for multifamily as well as retail intended to serve the community.

The purpose and intent of MU-2 District is to provide areas in which a variety of higher density housing types exist amongst commercial and institutional uses. It is designed to encourage compact, walkable development forms that are land-efficient and cost-effective and revenue positive for the City. Siting such a development in an area with existing established infrastructure, rather than building new on the periphery of the City on a greenfield site, is doubly advantageous and efficient.

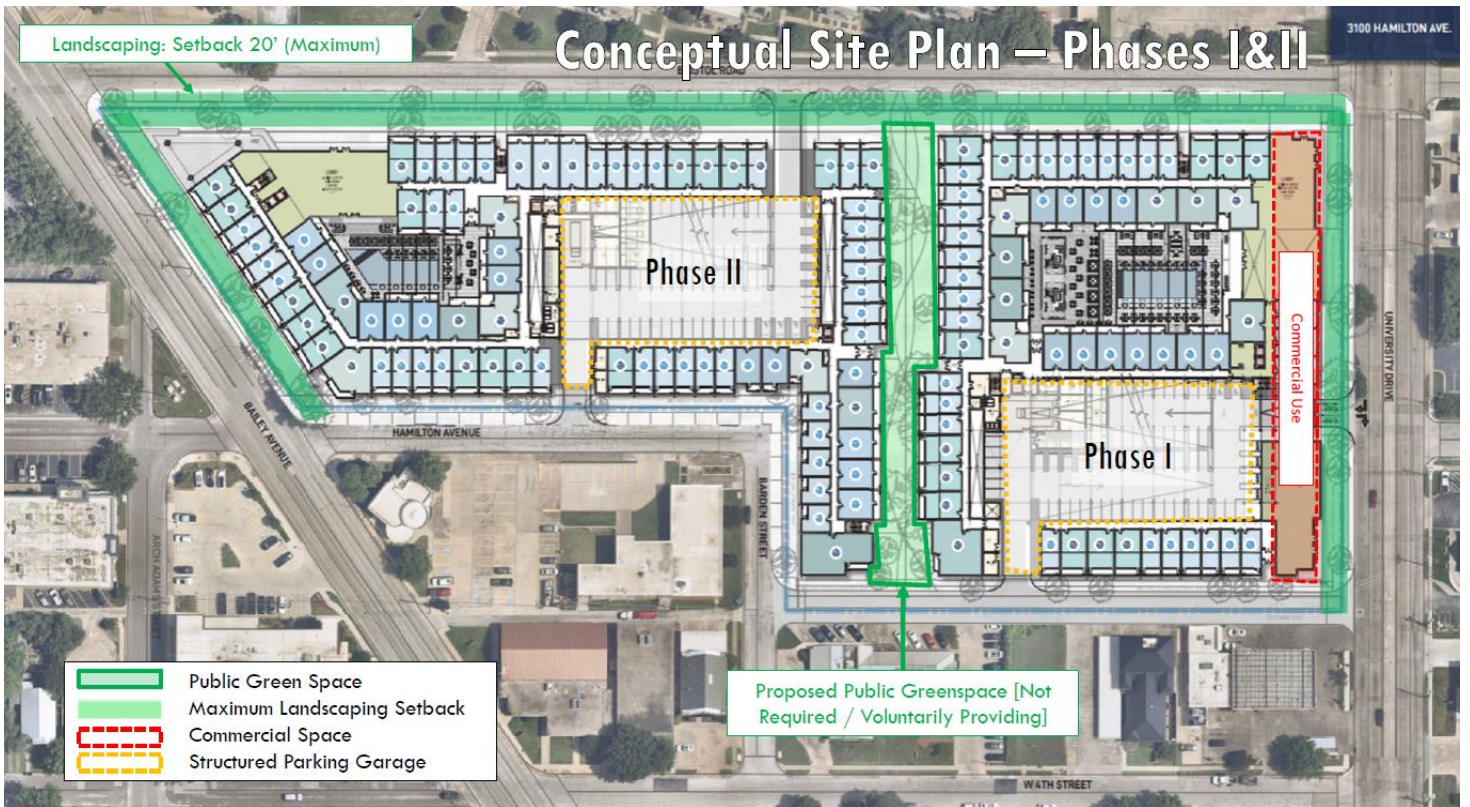
Current site conditions are pictured below:





ZONING AND REDEVELOPMENT SUMMARY: **SPRING HILL (PHASE I&II)**

Development Name:	Spring Hill Redevelopment (placeholder)
Address:	3100 Hamilton Street, Fort Worth, TX
Existing Zoning:	<p>"C" – Medium Density Multifamily</p> <ul style="list-style-type: none"> • Minimum Open Space: 45% • Maximum Building Height 36'
Proposed Zoning:	<p>"MU-2" – Mixed-Use</p> <ul style="list-style-type: none"> • Landscape Setbacks: 20' maximums on University, Bristol, and Bailey • Public Greenspace: Separating Phase I & Phase II
Phase I	~350 units – 2026 Ground Breaking
Phase II	~325 units – 2029 Ground Breaking
Phase I Amenities:	<ul style="list-style-type: none"> ▪ ~5,000 SF of Retail Space along University Drive ▪ ~10,000 SF of interior amenity space including a clubroom, fitness center, business center w/ co-working space, and parcel/package rooms ▪ Dog park, paseo, and a large pool with grills, fire pits, and outdoor games
Phase II Amenities:	<ul style="list-style-type: none"> ▪ Same amenity set as Phase I except for retail space



Surrounding Zoning and Land Uses

North	“G” Intensive Commercial & “C” Med Density Multifamily / Auto parts retail, office, & condos
East	“E” Neighborhood Commercial / Offices & fast food restaurants
South	“CF” Community Facilities & “E” Neighborhood Commercial / Museum, church, and offices
West	“E” Neighborhood Commercial / Offices

Recent Zoning History

- No changes in the past 10 years

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.
 The following organizations were emailed on September 27, 2024:

Organizations Notified	
West Side Alliance	West 7th Neighborhood Alliance
Fort Worth ISD	Cultural District Alliance
Montgomery Plaza Master Condominium Assoc.	Linwood NA*
Monticello NA	Crestwood NA
Casa Blanca HOA	Sixth & Arch Adams HOA

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is in a developed section of inner Fort Worth, and hosts an existing multifamily apartment community called The Springs. The surroundings are quite varied. Generally to the north are residential developments, ranging from condominiums to garden apartments to senior living, most of these complexes are about the same age and caliber as The Springs. The University Drive corridor on the eastern side is a major thoroughfare and hosts many non-residential uses, ranging from retail and restaurant to office space. Across Bailey Avenue to the west are more offices, generally on a smaller scale, as the transition to Monticello neighborhood begins beyond the Bailey Avenue corridor. The Cultural District is proximal, beginning a few blocks to the south, and is a major regional draw featuring major museums, theaters, arenas, and other cultural institutions.

The applicant is proposing a rezoning of the property to accommodate specific land uses and will adhere to all of the design criteria outlined in Section 4.1302 of the Zoning Ordinance detailing development in "MU-2" High-intensity Mixed Use zones. Any deviations from the "MU-2" development standards will necessitate review and approval from the Urban Design Commission.

Considering the surroundings, this is an appropriate development typology, and upon completion will help to contribute vitality and foster continued growth in the Cultural District. The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

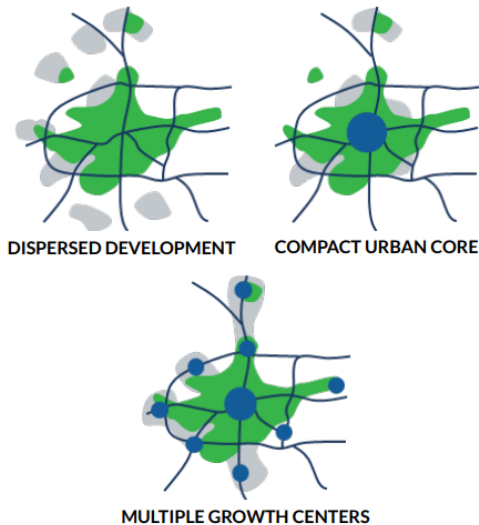
The adopted Comprehensive Plan currently designates the subject property as *future regional mixed use-growth center* on the Future Land Use Map.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
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	UR, MU-1, MU-2, Form-Based Codes, All Commercial

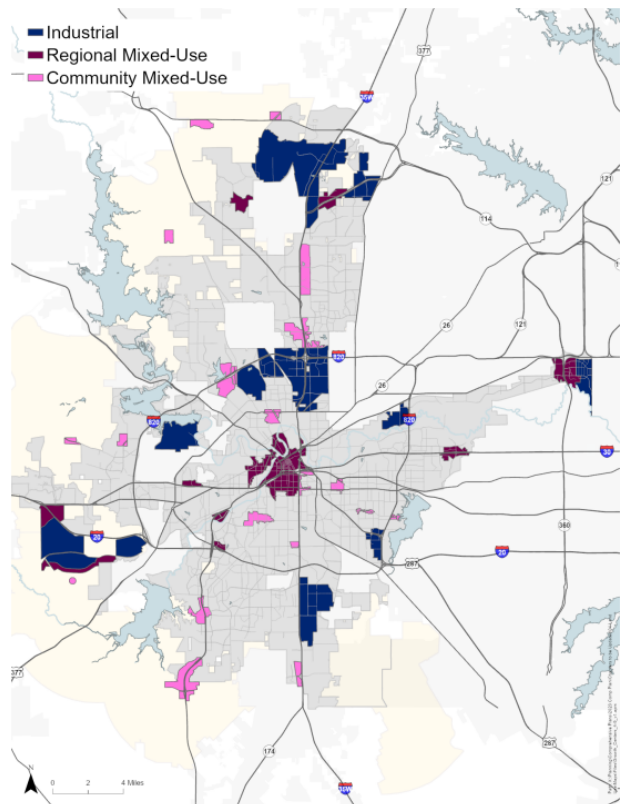
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

Growth centers are located along highway or rail corridors to facilitate transportation linkages to other growth centers. A network of growth centers can accommodate citywide growth with fewer environmental impacts, less land consumption and traffic generation, and less pollution than a dispersed development pattern. The North Central Texas Council of Governments is also promoting this growth strategy in response to growing concerns over traffic, pollution, and reduced funding for transportation infrastructure.

URBAN DEVELOPMENT PATTERNS



INDUSTRIAL AND MIXED-USE GROWTH CENTERS



“MU-2” zoning is listed as an acceptable zoning classification within future mixed use designated areas. This proposed change of zoning would allow the construction of a vertical mixed use project with multifamily and retail components. This type of development espouses the desired characteristics of a regional growth center, including a high concentration of jobs, pedestrian activity, and variety of uses. Adding mixed-use zoning in this area is sensible and well-aligned with the City’s established zoning objectives and urban planning goals, including the two policies listed below that are specific to the Arlington Heights planning sector.

ARLINGTON HEIGHTS SECTOR FUTURE LAND USE

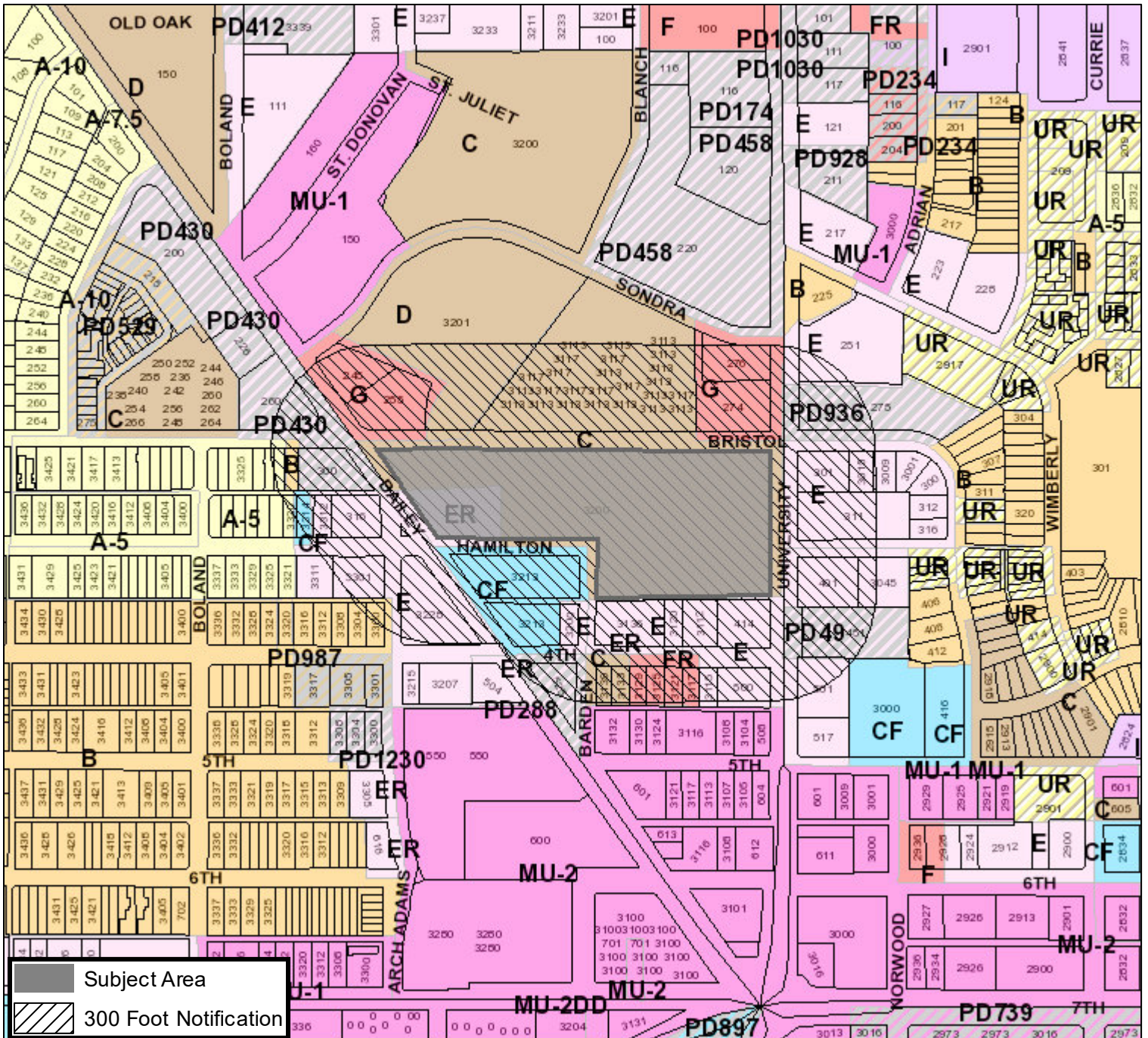
Sector Land Use Policies



2. Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.
8. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

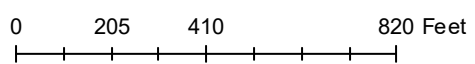
Based on reasons stated above, the proposed zoning to “MU-2” is **consistent** with both the Comprehensive Plan Map and Policies.

Area Zoning Map

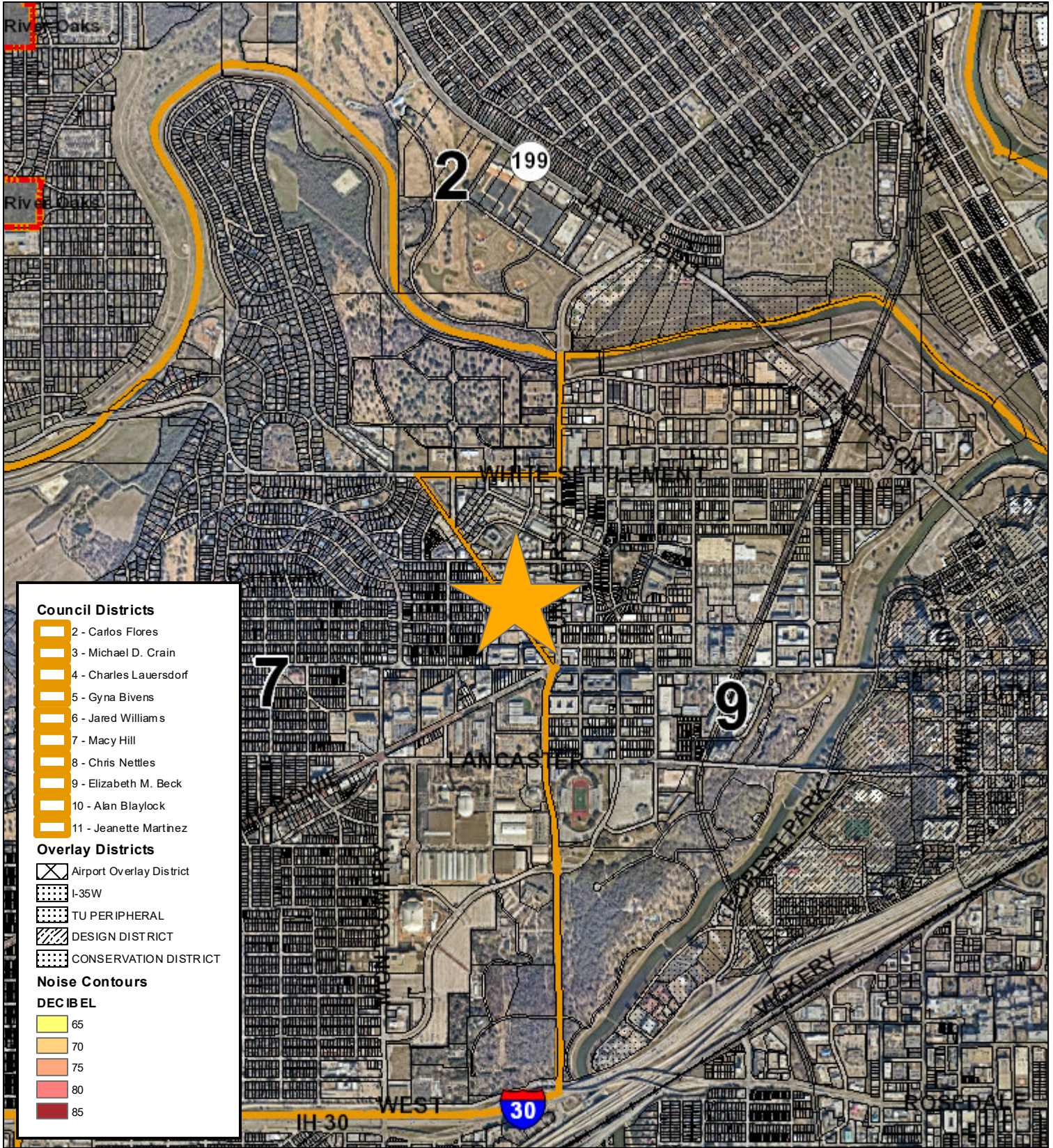
Applicant: Fort Worth Affordability Inc/Ojala Partners
 Address: 3200 Hamilton Avenue
 Zoning From: C & ER
 Zoning To: MU-2
 Acres: 7.87316252
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 10/8/2024
 Contact: null



 Subject Area
 300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

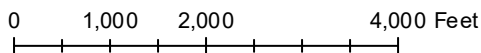
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

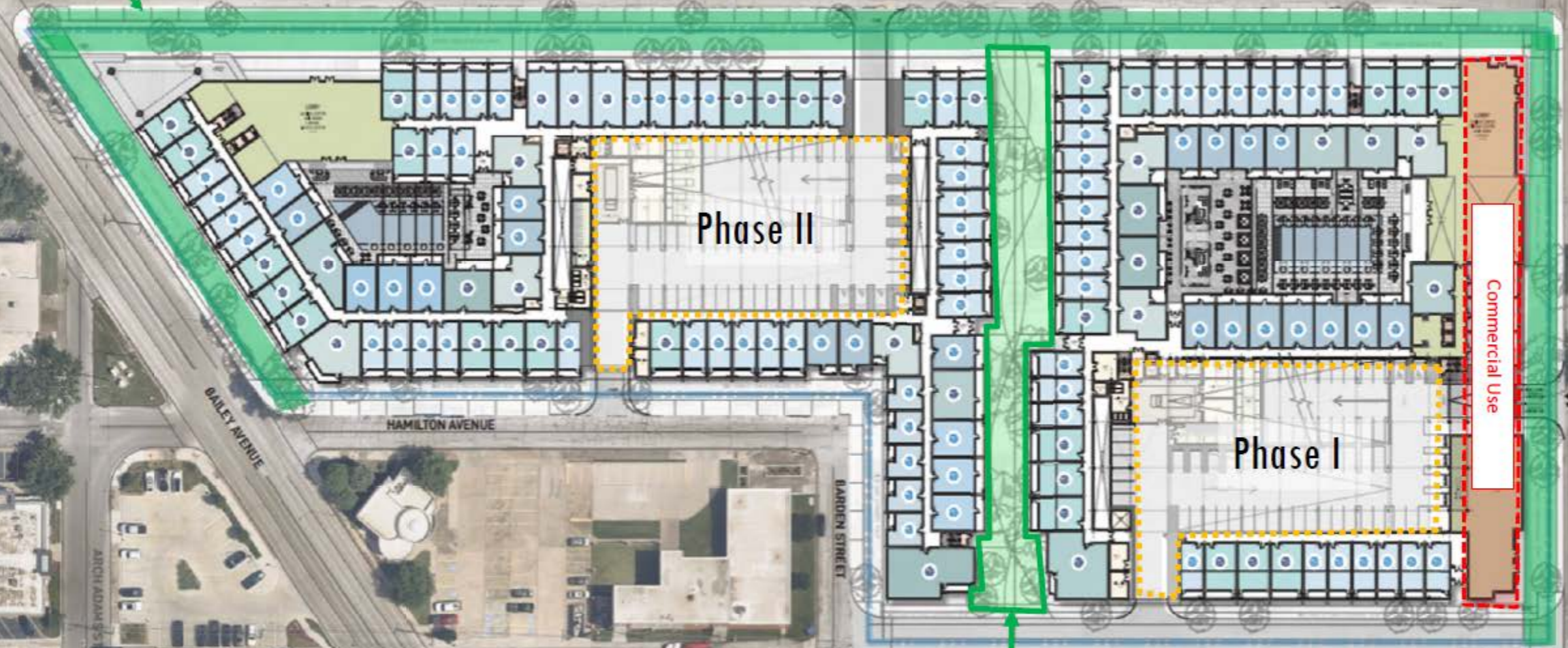
DECIBEL

- 65
- 70
- 75
- 80
- 85



Conceptual Site Plan – Phases I&II

Landscaping: Setback 20' (Maximum)



- Public Green Space
- Maximum Landscaping Setback
- Commercial Space
- Structured Parking Garage

Proposed Public Greenspace [Not Required / Voluntarily Providing]

UNIVERSITY DRIVE

BAILEY AVENUE

HAMILTON AVENUE

BARREN STREET

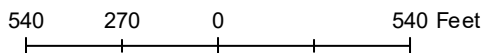
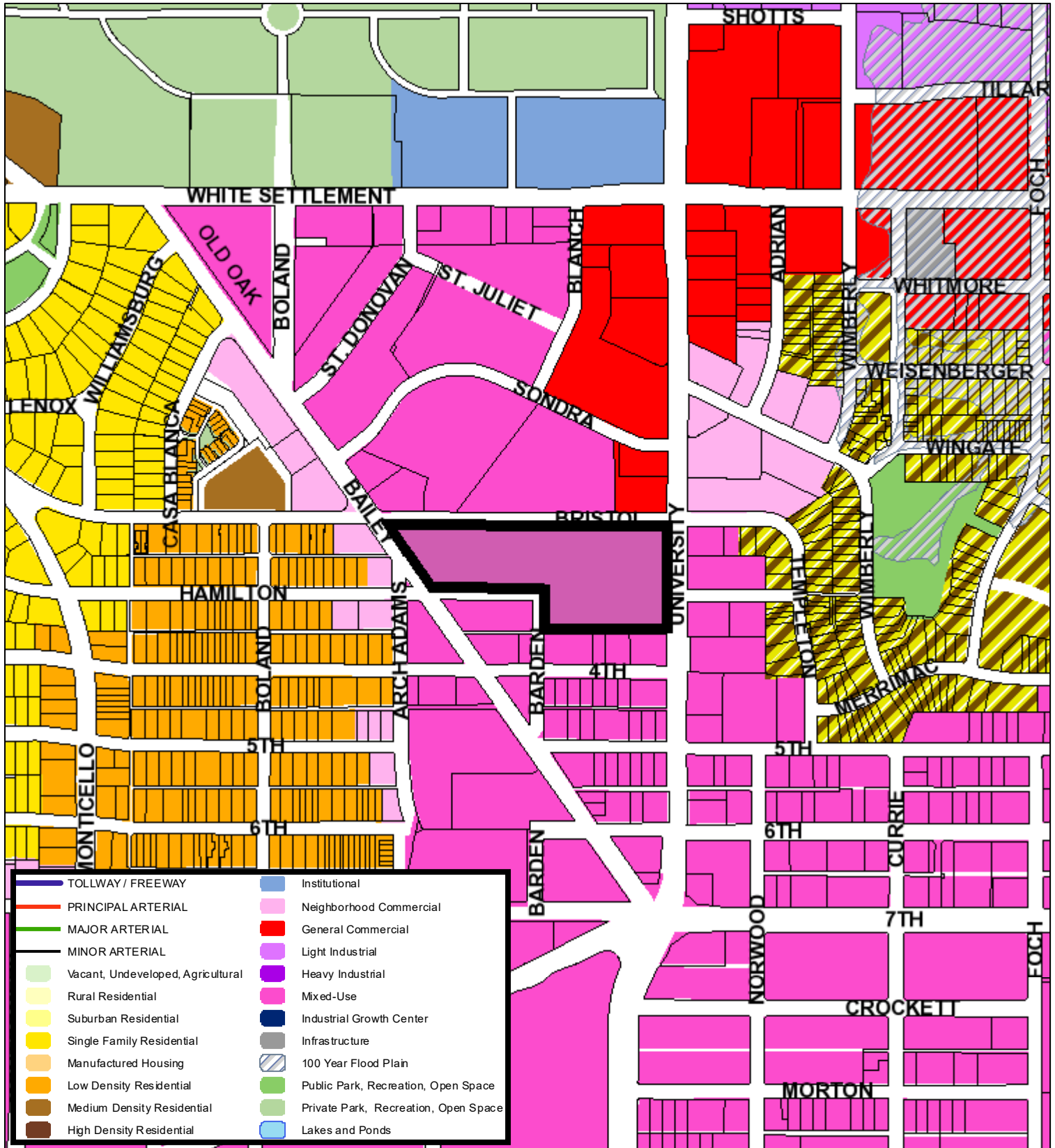
Phase I

Phase II

Commercial Use

W 4TH STREET

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.



