



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-181

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#) & [Sevanne Steiner](#)

Owner / Applicant: Fort Worth Housing Authority / Mary-Margaret Lemons / Brandon Burns

Site Location: 4900-4900 blocks E. Rosedale Street, 4900 block Avenue G **Acreage:** 8.94 acres

Request

Proposed Use: Multifamily Mixed Use

Request: From: “PD1259” and “PD1260” in the Stop Six Overlay

To: Revise PDs for UR and MU-1 uses to add development standards; for height, street-oriented entry, and building frontage; site plan included

Recommendation

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

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

UDC Recommendation: **Approval**

Staff Recommendation: **Approval, pending the below two changes:**
1. The maintenance building be moved out of the 20-foot required supplemental setback
2. Building 8 be moved forward so the front build wall is within the 20-foot maximum setback from Calumet Street

Zoning Commission Recommendation: **Approval as Amended to include the two site plan changes recommended by staff and listed above.**

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](#)
 - c. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

This site is part of the larger plan for Cavile Place, a project of Fort Worth Housing Solutions and the City of Fort Worth. The project is a result of many community meetings and planning efforts spanning over a decade to redevelop the area of Stop Six.

According to the City of Fort Worth webpage on the project,

In 2011, the Fort Worth Housing Authority (FWHA) and City of Fort Worth Housing Finance Corporation hired a consultant team, led by Gilmore Kean, LLC, a Washington D.C. based firm with extensive experience in public housing redevelopment, to develop a comprehensive plan for the Cavile Place apartments and the surrounding neighborhood.

The Cavile Place Neighborhood Transformation Plan proposes the replacement of the 300-unit Cavile Place apartments that were built in 1954 with mixed-income housing as the foundation for the creation of a vibrant, sustainable community with new neighborhood retail and business services, and programs that address education, job training, small business development, and healthy lifestyles of residents.

The plan was then updated in the fall of 2019, according to Fort Worth Housing Solutions' webpage for the development.

Planning efforts in Cavile Place:

2013 Transformation Plan (5 public meetings held May-September 2012)

The development of the 2013 Transformation Plan engaged the residents of Cavile and the wider neighborhood stakeholders. The resulting plan relied heavily on the participation of Cavile residents and Fort Worth stakeholders.

2019 Transformation Plan Update and CNI Planning (4 public meetings held June-July 2019)

FWHS decided to pursue a CNI grant application Cavile and Stop Six neighborhood in the Fall of 2019. The team developed a community engagement strategy and three step process to authentically involve the residents and community in the decision-making for the future of the neighborhood. This process formed the basis for reaching a consensus plan and included:

1.) Listening

Before pencil touched paper, in-depth listening sessions gave the neighborhood leaders, residents, and stakeholders a chance to share their ideas and visions

2.) Testing Ideas Collaboratively

All of the plans were developed during an open workshop in July, with stakeholders and residents invited into the studio multiple times throughout the week to help direct the design.

3.) Deciding on the Path Forward Together

The updated Transformation Plan was refined and brought back to the community to ask for input again before anything was finalized. At this point, the content for the CNI application was shared with residents and stakeholders and they could share their thoughts and feedback.

The site is located south of Rosedale Street, on either side of Amanda Avenue. The subject site encompasses two separate zonings; both are PDs with development standards/waivers; PD1259 is based on "MU-1" Low-Intensity Mixed Use and PD1260 is based on "UR" Urban Residential. For this site plan, the "MU-1" portion is north of Avenue G and the "UR" portion is south of Avenue G. When established, both PDs had a requirement for a site

plan to be submitted at a later date. This site plan is for a portion of each of the PDs. Remaining portions of the PDs for the greater Cavile Place development will be brought forward in the future. This portion of the overall project is being referred to as Hughes' House.

The following is the applicant's description of work, as submitted with their application to the UDC:

Hughes' House

Description of Work

2nd of a 6-phase housing strategy in the Stop Six Choice Neighborhood Transformation Plan adopted by the City of FW in 2019. 11 total buildings across three blocks. Block A bldg. (1) is a 3-4 story, elevator serviced urban design (64 units) multifamily building, maintenance building, dog park. Block B, building (2) is a 4-story, elevator-serviced, urban design (92 units) multifamily building. Ground-floor 12,404 sqft comm/retail space. Block C buildings 3 & 4, walk-up 3-story urban designed multifamily buildings. Block C buildings 5-11, 1 and 2-story walkups with larger units. Block C parking spaces, amenity buildings, swimming pool, splash pad and children's playscape. 65 MR units. Underground detention to be provided on all blocks.

The purpose and intent for the MU-1 and UR zoning districts is to provide a mixture of housing types to frame a pedestrian environment while promoting a walkable, urban form of development consistent with the surrounding areas historic urban development patterns. Any zoning proposal requesting a Planned Development "PD" zoning district or "CUP" Conditional Use Permit that includes waivers from any mixed-use design standard must receive a recommendation from the Urban Design Commission prior to a public hearing by the Zoning Commission or the City Council.

The Urban Design Commission met on this case Thursday September 16th and recommended approval to the additional development standard/waiver requests. The overall Cavile Place project had previously been before the UDC in September 2019 in order to receive a recommendation for the original development standards and waivers requested when the PDs were created as part of ZC-19-151. Because this Hughes' House site plan is not complying with a few additional items that were not included in 2019, it must come back through the public hearing process to amend the ordinance language of the PD and add the site plan, and therefore must receive a recommendation from the UDC, the Zoning Commission, and then the final vote from City Council.

The following table shows the standard requirements in the base zoning district, what was previously approved in 2019, and what the applicant is currently requesting. There are a few other items staff noticed on the site plan that are not in compliance with the Zoning Ordinance, but development standards were not requested by the applicant for those items; therefore, they are not listed in the table, but instead are added into the staff recommendation and are explained in the "Site Plan Comments" section at the end of this report.

Development Standard	Current MU-1 Requirement	PD/MU-1 from 2019	Current Request for PD/MU-1
Density	Maximum residential units per acre. (a) Three stories, single use: maximum 40 units/acre with surface parking	Maximum residential units per acre. (a) Four stories, single use: maximum 60 units/acre with surface parking	N/A No change requested.
Residential Parking Count	Single Family Detached: 2 parking spaces per dwelling unit. Townhouse: 2 parking spaces per dwelling unit.	Single Family Detached: 2 parking spaces per dwelling unit. Townhouse: 1 parking space per dwelling unit.	N/A No change requested.



	<p>Duplex and Manor House (2+ units): 2 spaces per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</p> <p>Apartment/Condominium: .75 to 1 off-street required per bedroom behind the front building line; plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)</p>	<p>Duplex and Manor House (2+ units): <i>1 space per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</i></p> <p>Apartment/Condominium: <i>1 off-street parking required per dwelling unit located behind the front building line; plus 1 space per 350 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)</i></p>	
Height	<p><i>Maximum height single-use.</i> Three stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate.</p>	<p><i>Maximum height single-use.</i> Four stories or 45 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate</p>	<p>Maximum height single-use. <i>Four stories of 48 feet</i>, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate to accommodate ground floor retail and management space at Building 01 and 02 and to accommodate split levels of Building 01 to accommodate 22' of grade change from west to east of site.</p> <p>Staff is supportive of this development standard; it is only a few additional feet in height.</p>
Bufferyard	<p>b. When building a single family detached or a two-unit attached dwelling (duplex) within the MU-1 District, a bufferyard and supplemental setback is not required with an</p>	<p>N/A</p> <p>Request for no bufferyard requirement not approved in 2019.</p>	<p>N/A</p> <p>No change requested.</p>

	<p>adjacent one- or two-family district.</p> <p>▪ c. All uses within the MU-1 District, other than the uses listed in item b. above, shall conform to the supplemental building setback and bufferyard width standards required for the Neighborhood Commercial (“E”) District, as described in § 6.300(c) Area Requirements.</p>												
Transitional Height Plane	A transitional height plane of 45 degrees shall apply to portions of a building above three stories, or 45 feet, whichever is less starting from the property line of the one- or two-family district.	No transitional height plane requirements.	N/A No change requested.										
Residential Entries	<p>4.130 (g) (6) d.1.</p> <p>Apartments, condominiums, and manor houses with street level units shall provide an individual street-oriented entry for each unit abutting the street frontage.</p>	N/A No change requested.	<p>No individual street-oriented entry for each unit abutting the street frontage.</p> <p>Staff is supportive of this waiver along Lancaster, as applicant has expressed safety concerns.</p>										
Setbacks	<p>4.130(d)(4)</p> <table border="1"> <thead> <tr> <th>REQUIREMENT</th> <th>DISTANCE</th> </tr> </thead> <tbody> <tr> <td>① Primary Street (min/max)</td> <td>0'/20'</td> </tr> <tr> <td>② Side Street (min/max)</td> <td>0'/20'</td> </tr> <tr> <td>③ Rear Yard (min)</td> <td>5'</td> </tr> <tr> <td>④ *Common Lot Line (min/max)</td> <td>0'/5'</td> </tr> </tbody> </table> <p><small>* Subject to building code spacing requirements</small></p>	REQUIREMENT	DISTANCE	① Primary Street (min/max)	0'/20'	② Side Street (min/max)	0'/20'	③ Rear Yard (min)	5'	④ *Common Lot Line (min/max)	0'/5'	N/A No change requested.	<p>31' primary street maximum setback and 25' side street maximum setback to provide 18' clearance for overhead electrical lines on primary and side streets.</p> <p>Staff is supportive of this development standard, since it is responding to an existing and high-cost site constraint.</p>
REQUIREMENT	DISTANCE												
① Primary Street (min/max)	0'/20'												
② Side Street (min/max)	0'/20'												
③ Rear Yard (min)	5'												
④ *Common Lot Line (min/max)	0'/5'												



Development Standard	Current UR Requirement	PD/UR from 2019	Current Request for PD/UR
Residential Parking Count	<p>Single Family Detached: 2 parking spaces per dwelling unit.</p> <p>Townhouse: 2 parking spaces per dwelling unit.</p> <p>Duplex and Manor House (2+ units): 2 spaces per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</p> <p>Apartment/Condominium: 1 off-street required per bedroom behind the front building line; plus, 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)</p>	<p>Single Family Detached: 2 parking spaces per dwelling unit.</p> <p>Townhouse: <i>1 parking space per dwelling unit.</i></p> <p>Duplex and Manor House (2+ units): <i>1 space per dwelling unit; plus, 1 space per bedroom over 3 bedrooms per dwelling unit.</i></p> <p>Apartment/Condominium: <i>1 off-street parking required per dwelling unit located behind the front building line; plus 1 space per 350 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage)</i></p>	<p>N/A</p> <p>No change requested.</p>
Height	<p>Maximum height. Three stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate.</p>	<p>Maximum height. Three stories of 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate</p>	<p>N/A</p> <p>No change requested.</p>
Bufferyard	<p>Multifamily development within the UR District shall have a five-foot bufferyard.</p>	<p>N/A</p> <p>Request for no bufferyard requirement not approved in 2019.</p>	<p>N/A</p> <p>No change requested.</p>
Transitional Height Plane	<p>A transitional height plane of 45 degrees shall apply to portions of a building above three stories, or 45 feet, whichever is less starting from the property line of the one- or two-family district.</p>	<p><i>No transitional height plane requirements.</i></p>	<p>N/A</p> <p>No change requested.</p>

Surrounding Zoning and Land Uses

- North “E” Neighborhood Commercial / undeveloped, Family Dollar, and gas well site
- East PD1259 / previous Cavile Place Apartments will be part of overall redevelopment
 PD1260 / previous Cavile Place Apartments will be part of overall redevelopment
- South “E” Neighborhood Commercial / residential
 “A-5” One-Family / residential and vacant
- West “E” Neighborhood Commercial / residential
 “A-5” One-Family / residential and vacant

Recent Zoning History

- ZC-19-151; includes subject site; effective Dec 22, 2019
 - From “A-5” One Family, “CF” Community Facilities, “E” Neighborhood Commercial, PD1089 to PD/MU-1 Planned Development for all uses in “MU-1” Low Intensity Mixed-Use with waivers to maximum building height and minimum parking requirement; site plan required (zone 1)
 - From “B” Two-Family and “E” Neighborhood Commercial to PD/UR Planned Development for all uses in “UR” Urban Residential with waivers to transitional height plane and minimum parking requirement; site plan required (zone 2)
 - To PD/CF Planned Development for all uses in “CF” Community Facilities with waivers to building setback adjacent to one- or two-family, maximum building height, parking parallel to street; site plan required (zone 3)
- ZC-19-116; Creating the boundaries for Stop Six (“SS”) Design District Overlay; 2961 acres, includes subject site; effective October 24, 2019

Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.
 The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Stop Six NA*
Stop 6/Poly Oversight	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc.
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* Located within this registered Neighborhood Association

Land Use Compatibility

The surrounding land uses include a little bit of commercial with the rest residential or vacant; the surrounding areas to the east are included in the overall Cavile Place Redevelopment plan that was rezoned in 2019.

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

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Mixed-Use and Urban Residential, each located where their respective PD is located.

The proposed zoning is not changing and therefore **is consistent** with the land use designations for this area; this zoning case is simply adding a few development standards and the required site plan.

Site Plan Comments

Zoning and Land Use

- Certain requirements of the MU-1 and UR Ordinances will be reviewed upon submittal of building permits, since this site plan does not include enough detail for these reviews, such as façade variation, fenestration, building entry details, bufferyard plantings, enhanced landscaping details, etc.
- The table above shows the development standards the applicant requested of the Urban Design Commission and now of the Zoning Commission. However, upon further review of the site plan, staff noticed a few items that were not in compliance with the Zoning Ordinance.
 - The two references in the “General Notes” section to the Urban Forestry and Landscaping section have been redlined by staff to show the correct wording and section references for the PDs based on MU-1 and UR; the references provided on the site plan are not applicable to the MU-1 and UR zonings of the PD, but rather apply to the normal base zonings.
 - The maintenance building located along the A-5 property near Building 1 is not allowed where it is shown. Because of the adjacency to A-5, that area is subject to a 5’ bufferyard and 20’ supplemental setback. No buildings can be placed within the 20’ supplemental setback. In the 2019 PD case, a waiver from the bufferyard requirement was requested but it was not approved; therefore the project must comply with the bufferyard and supplemental setback requirements of the Ordinance. This maintenance building must either be moved out of the 20’ supplemental setback, or an additional development standard must be requested of the Urban Design Commission, then Zoning Commission, then City Council, in order to allow the building to exist within the required 20’ supplemental setback. Staff has written into the motion recommendation that this maintenance building should be moved out of the 20’ supplemental setback.
 - The requested setback increase as presented at UDC was for the PD/MU-1 portion of the site. No setback increase was included for the PD/UR portion of the site. Staff has measured the setbacks of the buildings to the streets in the UR portion of the site; it appears that Building 8 is placed further than the maximum 20’ setback from Calumet Street. The building should be shifted forward a few feet so that the front build wall is within the maximum 20’ setback from the street. It appears, to the best

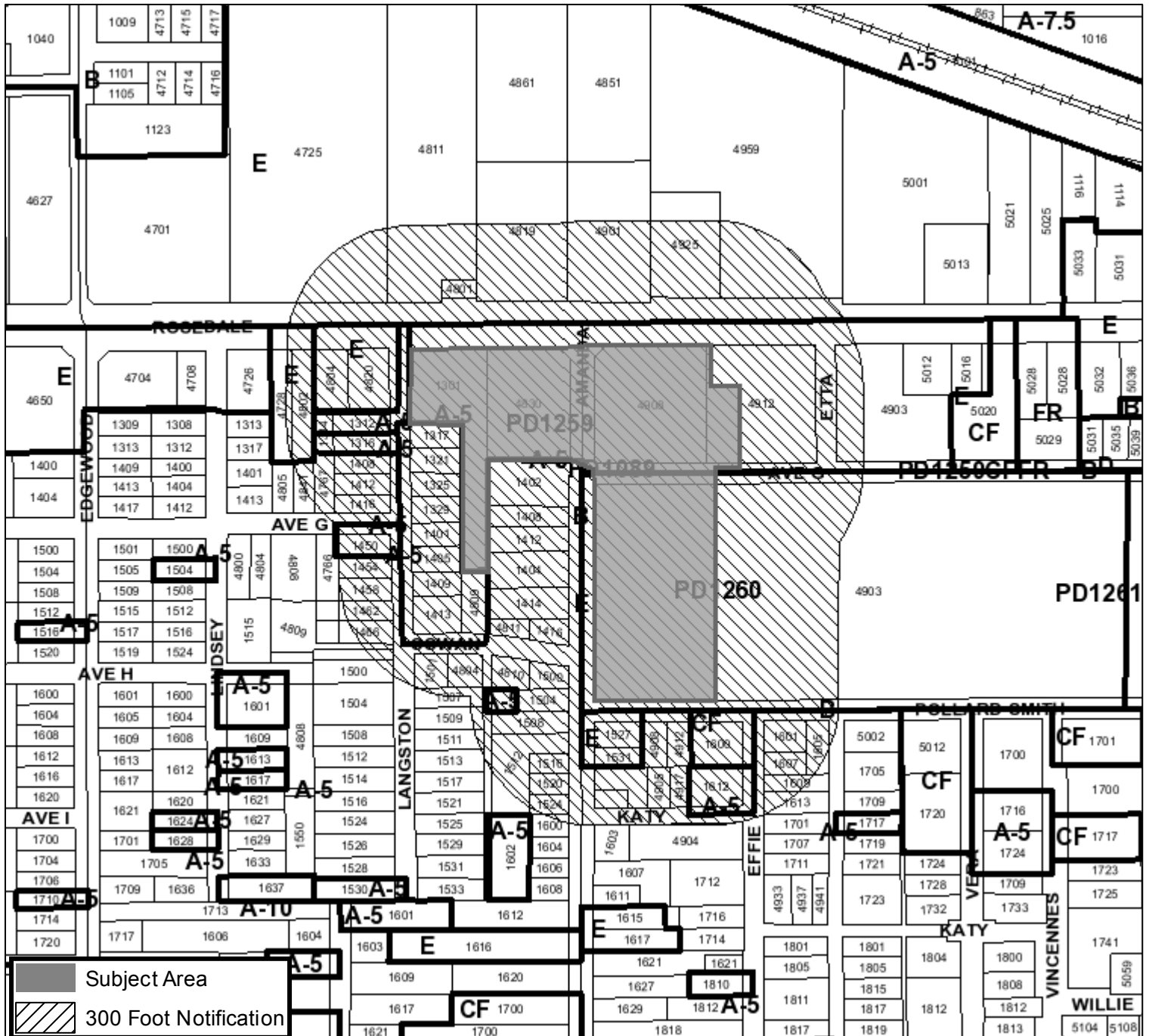
of staff's judgement, that the remaining buildings in the UR portion of the site plan do not exceed the 20' setback; however, if any other buildings exceed the 20' setback, they also should be pulled forward to be within the 20' maximum setback from the street. Staff has written into the motion recommendation that Building 8 be moved forward to meet the maximum 20' setback from the street.



(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

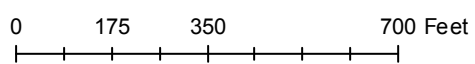


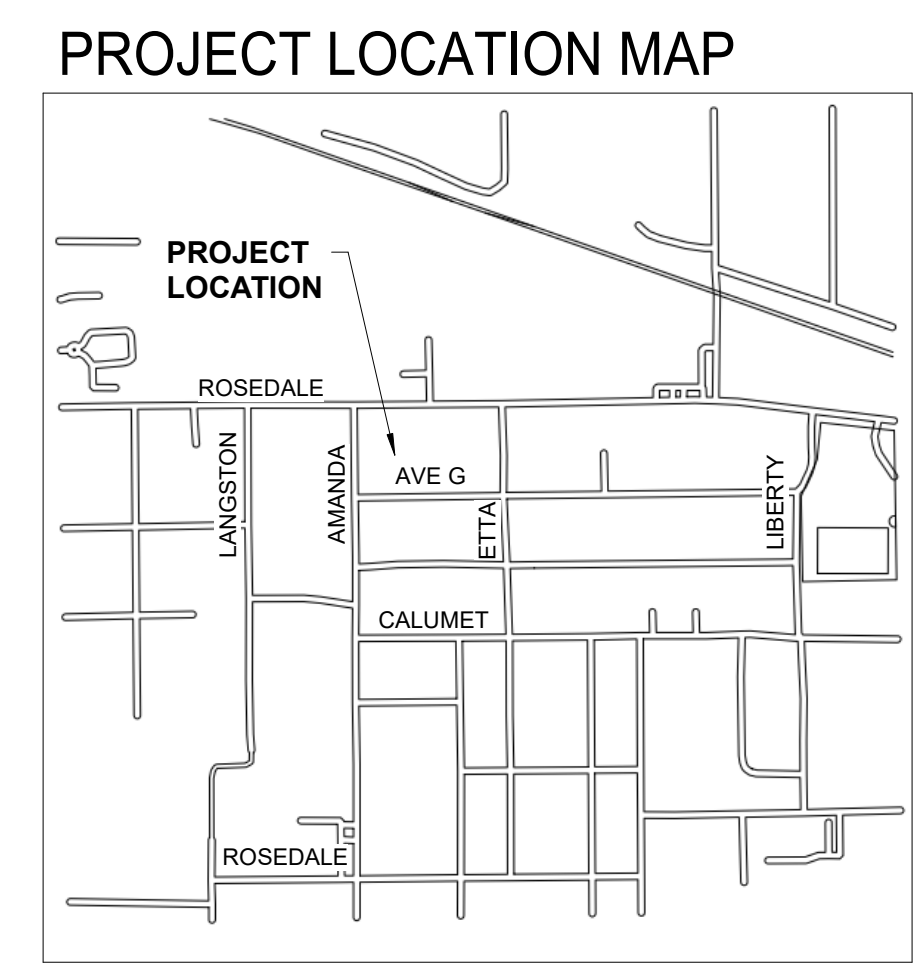
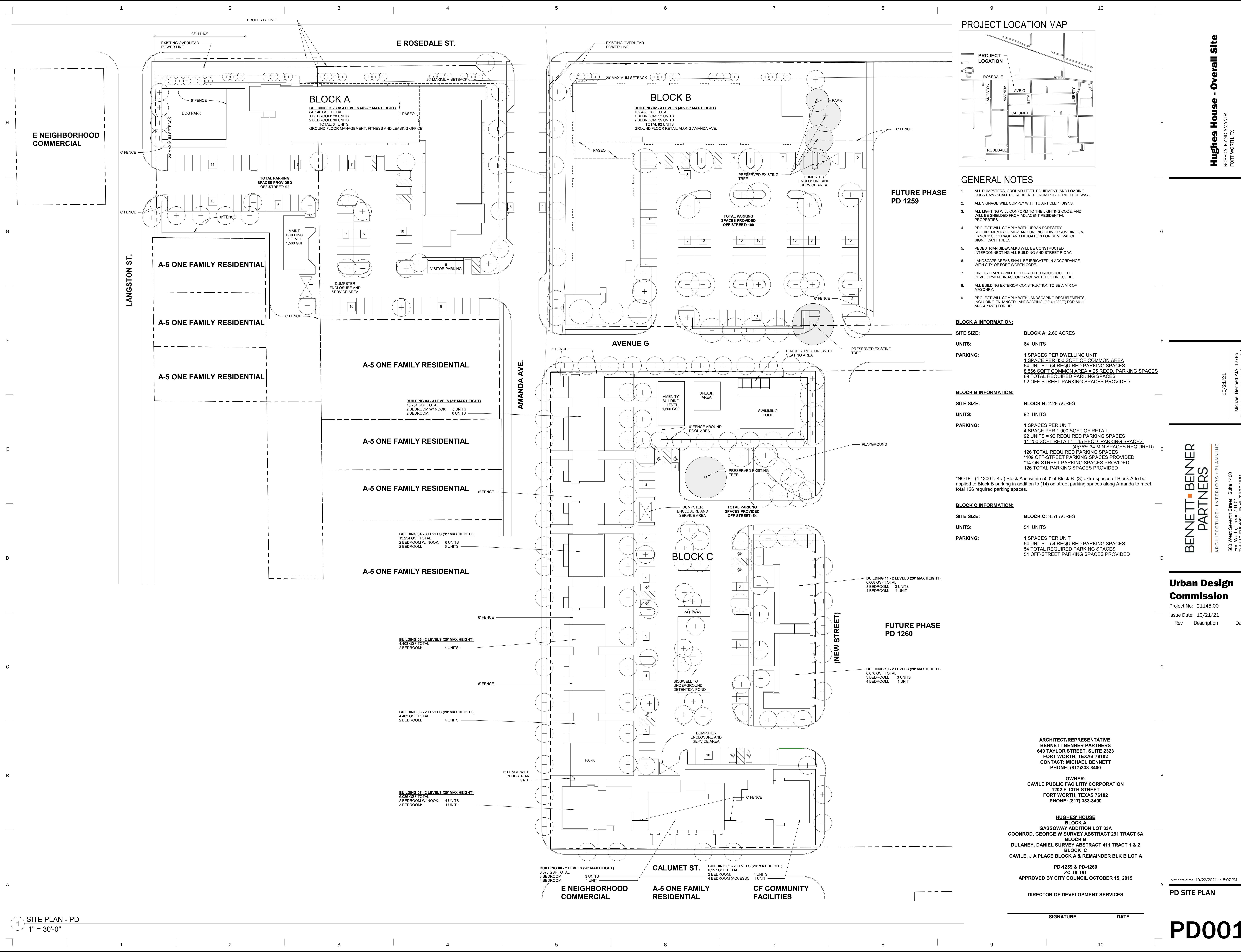
Area Zoning Map

Applicant: FW Housing Authority
 Address: 4900 - 4900 blocks E. Rosedale Street, 4900 block Avenue G
 Zoning From: PD 1259 & 1260 in the Stop Six Overlay
 Zoning To: for MU-1 uses for multifamily with development standards
 Acres: 8.94450192
 Mapsco: 79JK
 Sector/District: Southeast
 Commission Date: 10/13/2021
 Contact: 817-392-8012



 Subject Area
 300 Foot Notification





- GENERAL NOTES**
- ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
 - ALL SIGNAGE WILL COMPLY WITH TO ARTICLE 4, SIGNS.
 - ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE, AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
 - PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS OF MU-1 AND UR, INCLUDING PROVIDING 5% CANOPY COVERAGE AND MITIGATION FOR REMOVAL OF SIGNIFICANT TREES.
 - PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET R.O.W.
 - LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
 - FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE.
 - ALL BUILDING EXTERIOR CONSTRUCTION TO BE A MIX OF MASONRY.
 - PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS INCLUDING ENHANCED LANDSCAPING OF 4.1300(F) FOR MU-1 AND 4.1700(F) FOR UR.

BLOCK A INFORMATION:

SITE SIZE: BLOCK A: 2.60 ACRES

UNITS: 64 UNITS

PARKING: 1 SPACES PER DWELLING UNIT
1 SPACE PER 350 SQFT OF COMMON AREA
64 UNITS = 64 REQUIRED PARKING SPACES
8,566 SQFT COMMON AREA = 25 REQD. PARKING SPACES
89 TOTAL REQUIRED PARKING SPACES
92 OFF-STREET PARKING SPACES PROVIDED

BLOCK B INFORMATION:

SITE SIZE: BLOCK B: 2.29 ACRES

UNITS: 92 UNITS

PARKING: 1 SPACES PER UNIT
4 SPACE PER 1,000 SQFT OF RETAIL
92 UNITS = 92 REQUIRED PARKING SPACES
11,250 SQFT RETAIL = 45 REQD. PARKING SPACES
(67.5% 34 MIN SPACES REQUIRED)
126 TOTAL REQUIRED PARKING SPACES
109 OFF-STREET PARKING SPACES PROVIDED
14 ON-STREET PARKING SPACES PROVIDED
126 TOTAL PARKING SPACES PROVIDED

BLOCK C INFORMATION:

SITE SIZE: BLOCK C: 3.51 ACRES

UNITS: 54 UNITS

PARKING: 1 SPACES PER UNIT
54 UNITS = 54 REQUIRED PARKING SPACES
54 TOTAL REQUIRED PARKING SPACES
54 OFF-STREET PARKING SPACES PROVIDED

*NOTE: (4.1300 D 4 a) Block A is within 500' of Block B. (3) extra spaces of Block A to be applied to Block B parking in addition to (14) on street parking spaces along Amanda to meet total 126 required parking spaces.

BLOCK A INFORMATION:

SITE SIZE: BLOCK A: 2.60 ACRES

UNITS: 64 UNITS

PARKING: 1 SPACES PER DWELLING UNIT
1 SPACE PER 350 SQFT OF COMMON AREA
64 UNITS = 64 REQUIRED PARKING SPACES
8,566 SQFT COMMON AREA = 25 REQD. PARKING SPACES
89 TOTAL REQUIRED PARKING SPACES
92 OFF-STREET PARKING SPACES PROVIDED

ARCHITECT/REPRESENTATIVE:
BENNETT BENNER PARTNERS
640 TAYLOR STREET, SUITE 2323
FORT WORTH, TEXAS 76102
CONTACT: MICHAEL BENNETT
PHONE: (817) 333-3400

OWNER:
CAVILE PUBLIC FACILITY CORPORATION
1202 E 13TH STREET
FORT WORTH, TEXAS 76102
PHONE: (817) 333-3400

HUGHES' HOUSE
BLOCK A
GASSOWAY ADDITION LOT 33A
COONROD, GEORGE W SURVEY ABSTRACT 291 TRACT 6A
BLOCK B
DULANEY, DANIEL SURVEY ABSTRACT 411 TRACT 1 & 2
BLOCK C
CAVILE, J A PLACE BLOCK A & REMAINDER BLK B LOT A

PD-1259 & PD-1260
ZC-19-151
APPROVED BY CITY COUNCIL OCTOBER 15, 2019

DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE _____ DATE _____

1 SITE PLAN - PD
1" = 30'-0"

Hughes House - Overall Site
ROSEDALE AND AMANDA
FORT WORTH, TX

10/21/21
Michael Bennett AIA, 12795
These documents are incomplete
and may not be used for construction
approval, permit, or construction.

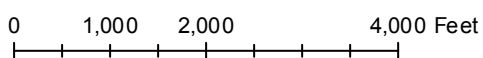
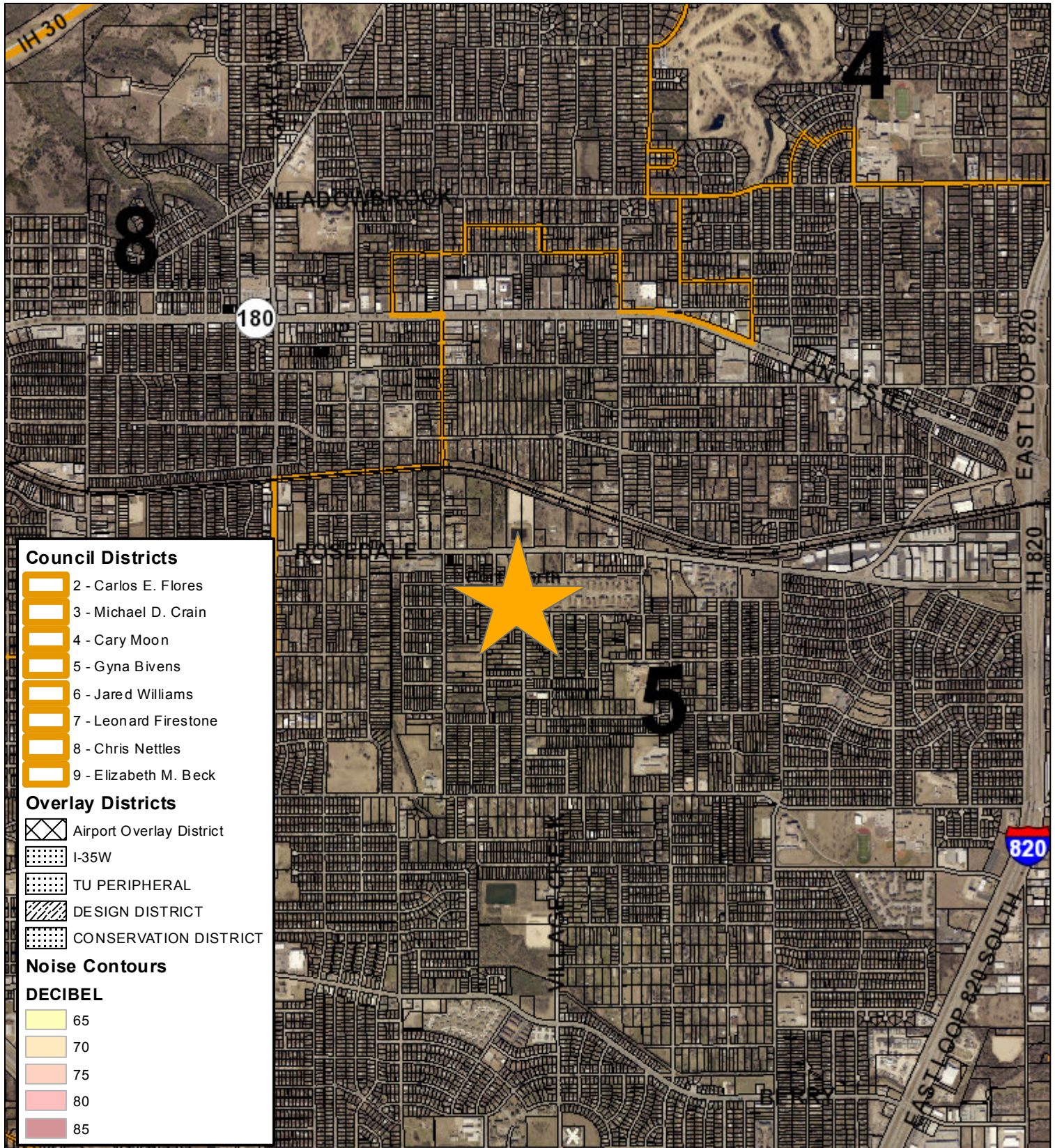
BENNETT BENNER PARTNERS
ARCHITECTURE + INTERIORS + PLANNING
500 West Seventh Street, Suite 1400
Fort Worth, Texas 76102
Tel 817.333.4691 Fax 817.677.1861
www.bbpc.com

Urban Design Commission
Project No: 21145.00
Issue Date: 10/21/21
Rev Description Date

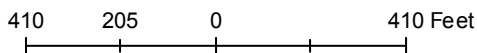
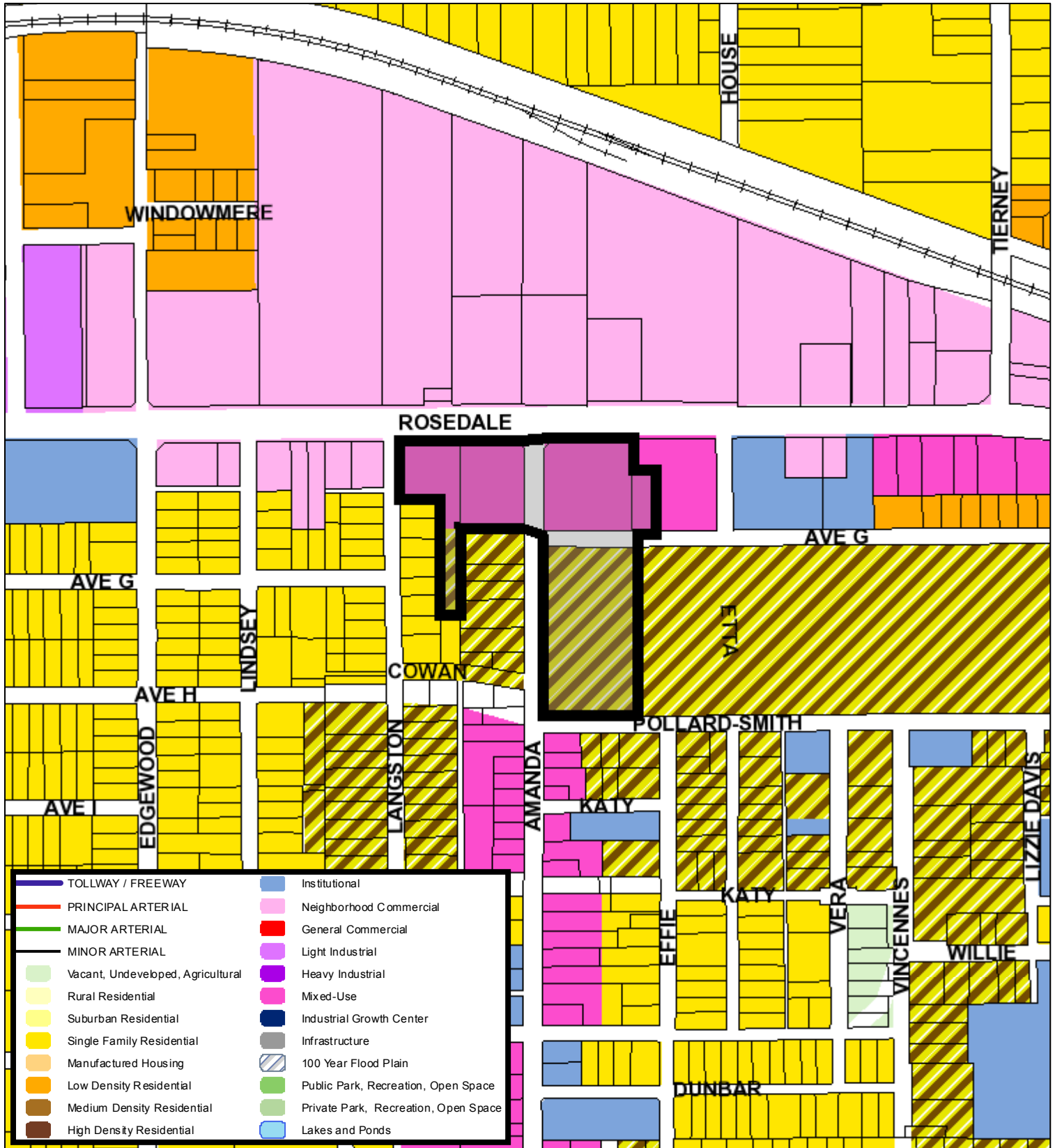
10/22/2021 1:15:07 PM
PD SITE PLAN

PD001

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



0 255 510 1,020 Feet

