



Zoning Staff Report

Date: October 15, 2024

Case Number: ZC-24-063

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: Brett Mangum

Owner / Applicant: Trinity Phoenix LLC / Felix Wong

Site Location: 521 & 601 Paradise St., 518, 519, & 520, Baurline St. **Acreage:** 0.905 acres

Request

Proposed Use: Townhouses

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: **Denial by a vote of 5-4**

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Project Description and Background

The subject site is a 0.90-acre piece of property 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 townhome community comprised of 13 units. The density is approximately 15 dwelling units per acre, below the maximum density of 16 dwelling units per acre allowed in “CR” zones.

Development Standards for this site are as follows:

- Reduce projected front yard setback from 25 feet to 10 feet
- Reduction of open space from 60% to 12%
- Reduction in setback adjacent to one-family zoning from 3 feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum to 5 feet
- Add Site Plan

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 townhouse development on a tract of almost one acre in area. The townhouses will cluster around a private common access road, which will serve as a fire lane. The 2-story height, residential gable roof and open space areas will be intentionally designed to be compatible with the nearby single-family residential uses. Also, the building facade will be substantially less than the maximum allowable facade length.

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 in Riverside Addition to a single lot for all the townhouses, the abandonment of the unused right-of-way of Fisher Avenue and the creation of a homeowners 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

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

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

**Located within this registered Neighborhood Association*

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 & Fort Worth.

Being situated adjacent to the rail line, and with the street dead ends forming a cul-de-sac type of environment with little through traffic, this 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. This development should provide an impetus for redevelopment and reinvestment in this community. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast Sector

The 2023 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. Townhouses would be slightly more intense than a single-family

residences, but both would be less intensive uses than commercial or industrial zoning. Townhouses are still considered to be single family in terms of occupancy.

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

Zoning / Land Use

As of 8/19/2024, all zoning comments have been addressed

Fire

FYI: Per site plan provided the following will be needed.

1. 20ft. Fire lanes thru out the complex.
2. Possibility of adding a fire hydrant
3. Alley paved to current fire code standards

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received. Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

Platting

No response provided

Water



No response provided

Park & Recreation

PARD-PDP will apply

Building Plans Exam

No response provided

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.

Transportation & Public Works

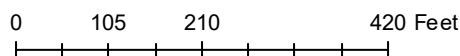
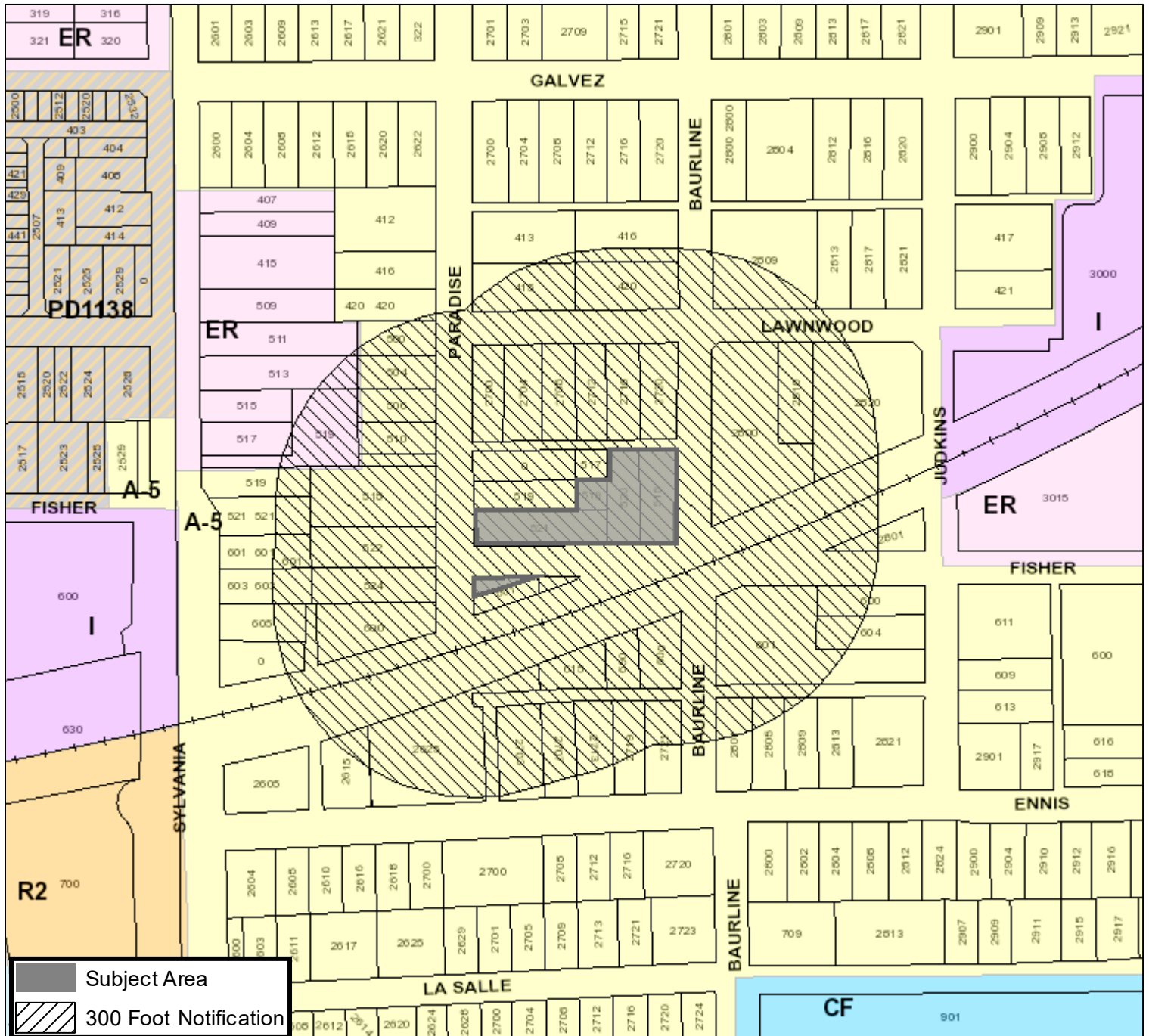
No response provided

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review 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

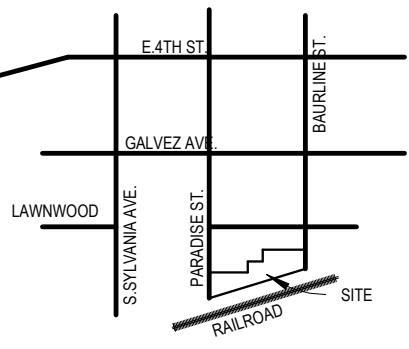
Applicant: Trinity Phoenix LLC/Felix Wong
 Address: 519-521(odds) & 601 Paradise Street & 518-520 (evens) Baurline Street
 Zoning From: A-5
 Zoning To: PD/CR Planned Development for all uses in "CR" Low Density Multifamily, with development
 Acres: 0.63240312
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 9/11/2024
 Contact: 817-392-8043



Lawnwood St.

LEGEND

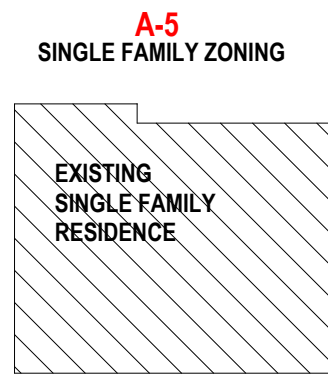
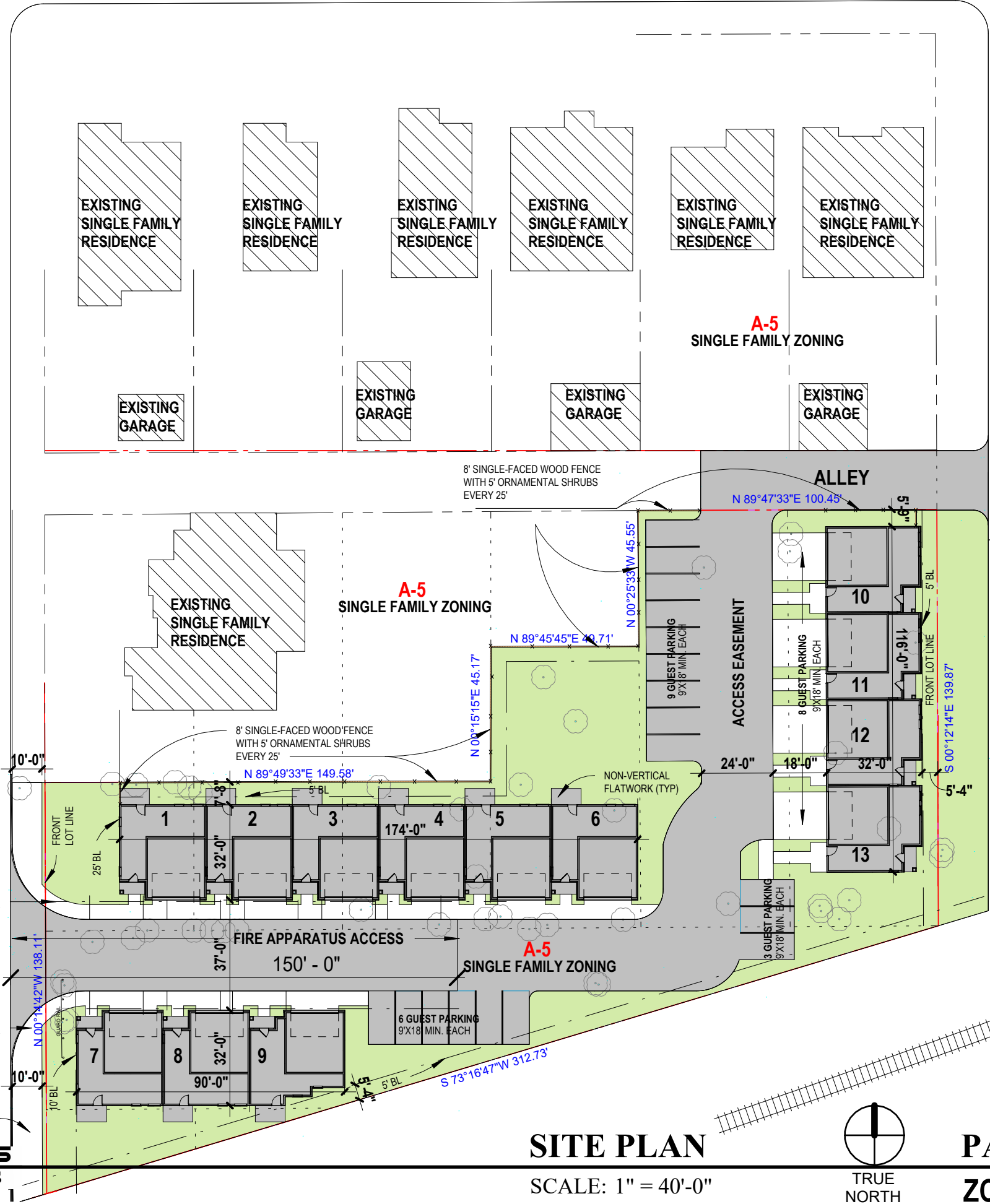
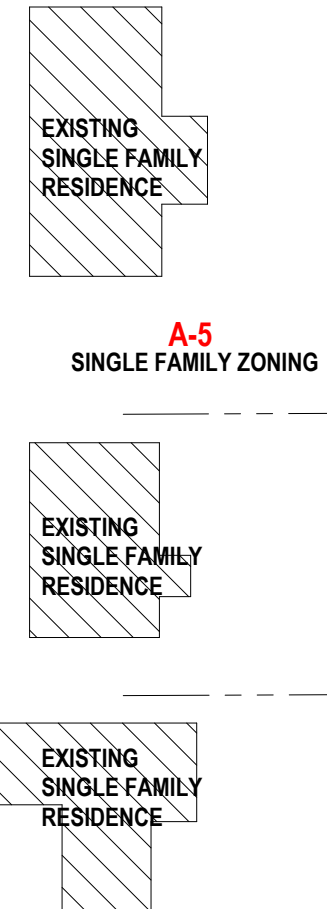
PERMEABLE SURFACE 



VICINITY MAP

Paradise St.

Baurline St.



A-5 SINGLE FAMILY ZONING

TOTAL SITE AREA = 39,426 S.F.
 INPERMEABLE SURFACE = 27,496 S.F.
 PERMEABLE SPACE = 11,930 S.F.(30%)

TOTAL RESIDENTIAL UNITS= 13
 PARKING PROVIDED= 52
 GARAGE PARKING PROVIDED = 26
 SURFACE PARKING PROVIDED = 26
 BUILDING HEIGHT = 32'

ALL PROPOSED TOWNHOUSES WILL BE ON A SINGLE LOT WITH STREET FRONTAGE ON PARADISE ST.

521 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

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

"This project will comply with Enhanced Landscaping Requirements for Section 4.710 (D)(6)
 This project will comply with Section 6.302, Urban Forestry.
 All signage will conform to Article 4, Signs.
 All provided lighting will conform to the Lighting Code.
 This project will comply with the Multifamily Design Standards(MFD) and an MFD Site Plan shall be submitted.

Development is designed to "CR" standards from Section 4.710 of the Zoning Ordinance, with the exception of any waivers/development standards listed below:
 1. Front yard setback minimum.
 2. Setback adjacent to one- or two- family residential district.
 3. Open space minimum.



EXHIBIT B - DEVELOPMENT STANDARDS/WAIVER EXHIBIT

Purpose: To provide a small scale, low density townhouse development with high quality designs to be compatible with the nearby single-family homes.

Use: Townhouses to be clustered around a private common access on a single lot with frontage on Paradise Street.

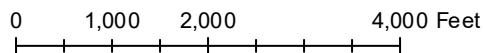
Property Development Standards

REQUIREMENTS	CR DISTRICT REQUIREMENTS	PD DEVELOPMENT STANDARDS
Unit per acre	16 maximum	15 maximum
Front Yard	20' minimum	25' minimum along Paradise St. for units adjacent to the existing house; 10' minimum along Paradise St. for units adjacent to the railroad 5' minimum along Baurline St.
Rear Yard	5' minimum	5' minimum
Side Yard, Interior Lot	5' minimum	5' minimum
Setback adjacent to one- or two-family residential district	3' for every 1' as measured from slab to top of sill plate	5' minimum (along northern lot line)
Height	36' maximum	32' maximum
Open Space	60% minimum	12% minimum
Buffer yard and screening adjacent to one- or two-family residential district	5' buffer yard and 6' minimum screening fence on the property line and 25 landscape points	5' buffer yard, plus - 8' single-faced wood fence along northern lot line (10 pts) - 5 ornamental shrubs every 25 linear feet (15 pts)
Parking	2 parking spaces per unit located within a garage of the individual unit, have access to and from that unit, and not accessible or usable by other residential units	2 parking spaces per unit located within a garage of the individual unit, have access to and from that unit, and not accessible or usable by other residential units
Signage	Per requirements in Section 4.710(d)(1)	No proposed signs

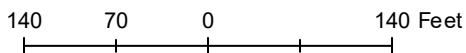
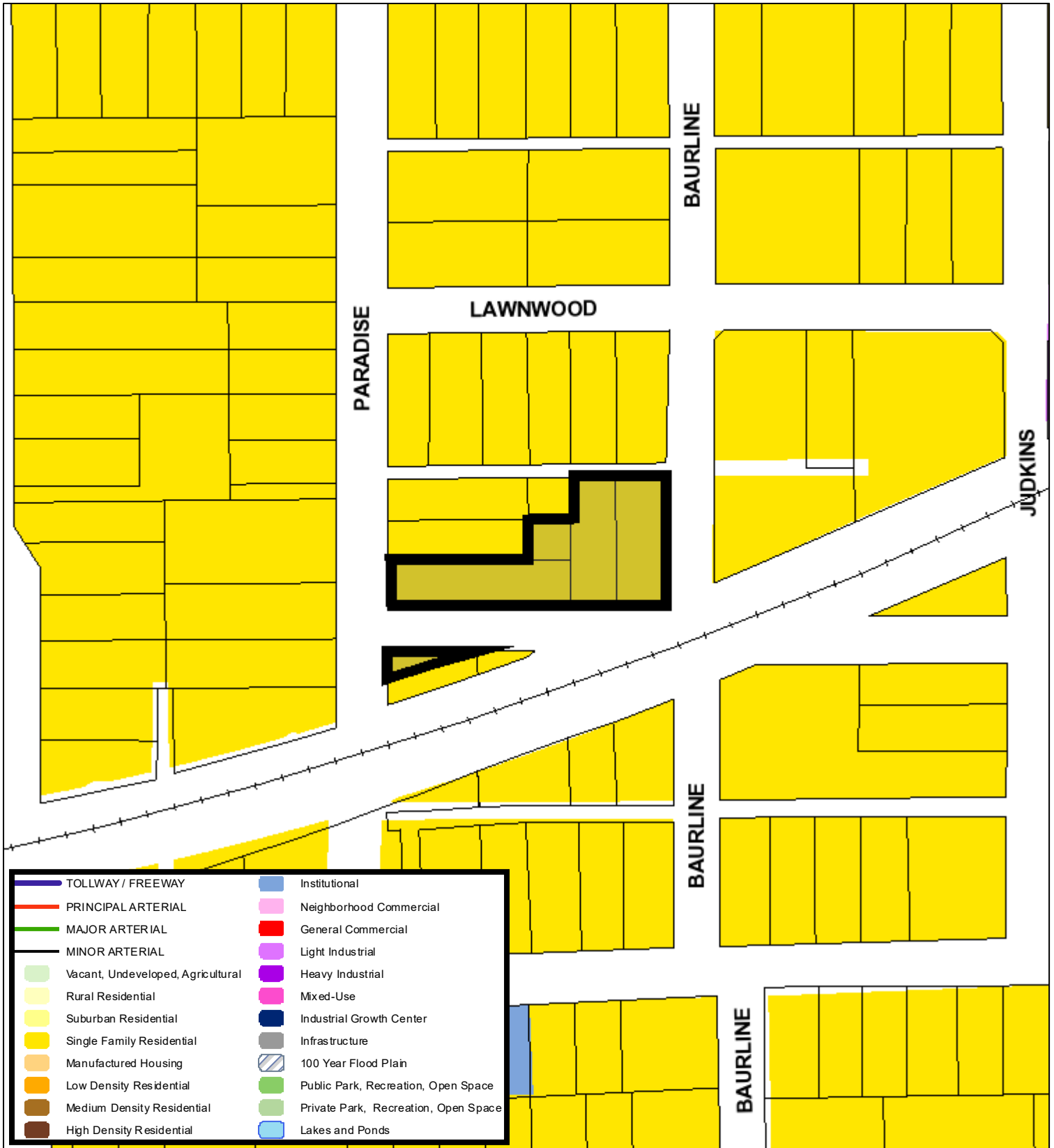
Fences and gates	Per requirements in Section 4.710(d)(4)	No fence or gate along front yard or perimeter except for the screening fence adjacent to one- or two-family residential district
Building orientation	Buildings located on public streets must face the street with the longest length of the building; where site constraints require, the building end may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the street	Due to site physical constraints, the side building elevations of the townhouses will be oriented towards Paradise Street and will have similar architecture design and construction materials as the front building facade
Facade Variation	Building facades oriented to public streets, private streets and walkways accessible via public use easement, publicly accessible open space shall provide facade variations per Section 4.710(d)(5)b.2.	See proposed facade variations on the Exterior Side Elevation Drawing
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



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 90 180 360 Feet

