



# Zoning Staff Report

**Date:** April 9, 2024

**Case Number:** ZC-24-020

**Council District:** 5

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** FW Hughes House II GP, LLC/ Brandon Burns

**Site Location:** 1401 Etta Street

**Acreage:** 14.35 acres

### Request

**Proposed Use:** Multifamily

**Request:** To: Add site plan and amend PD 1260 “PD/UR”, zone 2 to amend phase 1 site plan and to allow 35’ primary street maximum setback along Avenue G.

### 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:** **Approval by a vote of 10-0**

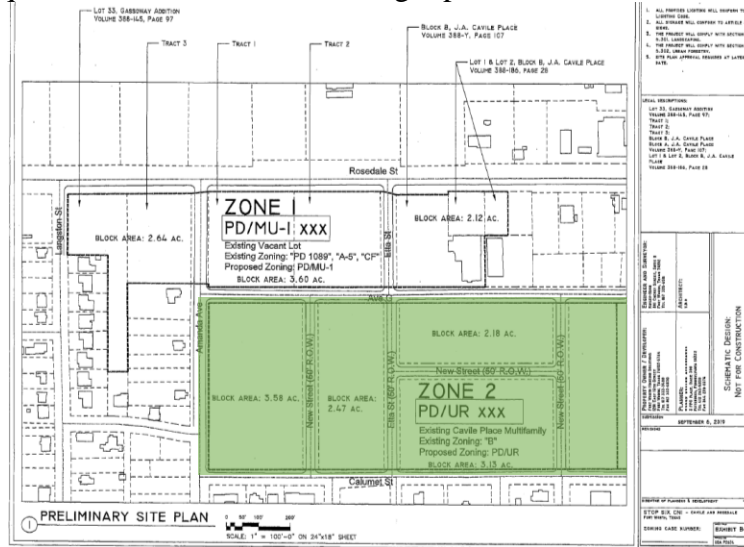
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## Project Description and Background

The subject property, spanning 14.35 acres, is situated within the Stop Six Choice Neighborhood Transformation Plan. It is bordered by “A-5” One-family zoning to the west and “PD 1261” “CF” Community Facilities zoning to the east. To the north, the adjacent properties are zoned as “PD 1259” “MU-1” Mixed Use-1, providing a smooth transition from the single-family zoned area to the west and south.

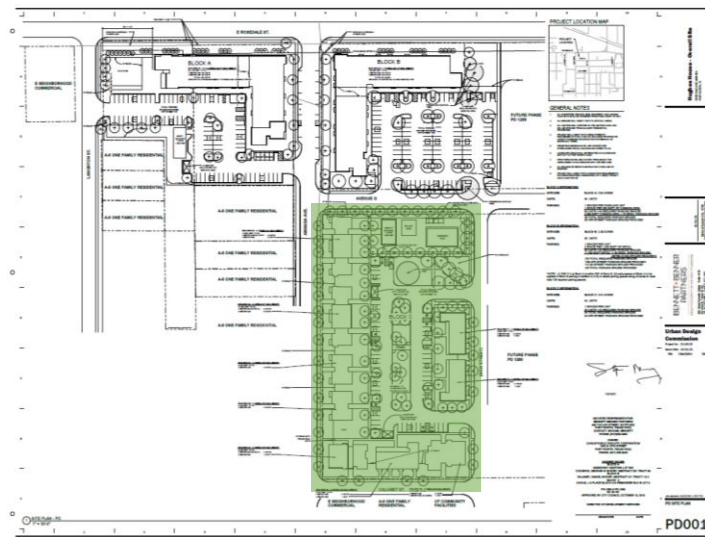
This parcel was previously part of the Stop Six (“SS”) Design District Overlay in 2019 (ZC-19-116) (please refer to 'Recent Zoning History'). The overlay aimed to activate this area and promote positive development. Additionally, in 2019, PD1260-UR zone 2 (ZC-19-151) was established for all uses in “UR” Urban Residential with waivers to parking requirements and transitional height plane.



**Fig. 1 - PD 1260:** Preliminary site plan that was submitted. Highlighted area indicate the zone for the new proposal and area of requested waiver.

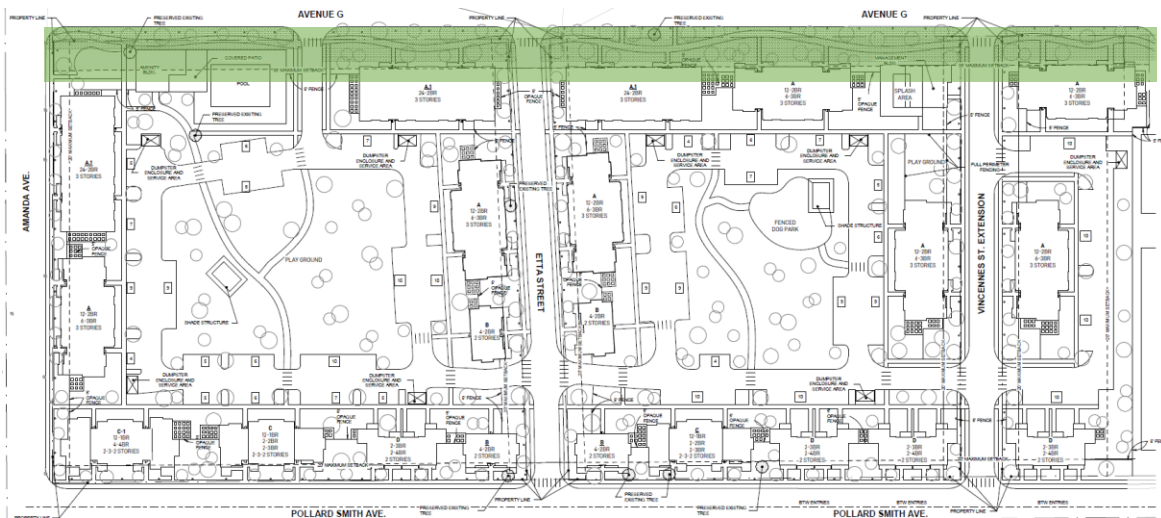
The first request is to add site plan to PD1260 in zone 2 (PD-UR). The site plan submission marks phase II of the project, encompassing 23 structures spread across three blocks (Figure 1). Among these structures, 22 buildings feature a range of walk-up apartments, totaling 278 units. These multi-family residences, varying from 2 to 3 stories, offer a blend of garden and townhome-style units (Figure 3). The architectural approach strategically positions taller structures to the north, gradually decreasing in height and scale towards the south to seamlessly integrate with the neighboring area south of Pollard-Smith Avenue.

The second request is to obtain approval for the revised portion to reflect the update of the site plan for phase two. The applicant aims to modify a portion of the already submitted phase 1 in the zone 2 section outlined in PD 1260 (Figure 1). Zone 2, currently designated as PD-UR. A portion of the proposed site plan was previously submitted and approved as Phase 1, but there is a minor alteration to a section of the Phase 1 site plan (Figure 2).



**Fig. 2 - PD 1260:** The requested amended are site plan area. The site plan was approved on 12/15/2021

Lastly, the applicant requested to increase the maximum setback from 20' to 35' along Avenue G. The applicant is proposing to create an accessible walking path and linear park connector between the neighborhood, the entire Hughes House project, and the future community center lot adjacent to the east. This unique design proposal is meant to provide an enhanced pedestrian experience along Avenue G and link various components of the overall development together physically.



**Fig. 3 -** \*The request for an additional 15' is highlighted in green.

On **January 18, 2024** the Urban Design Commission (UDC) reviewed and approved the request for a recommendation of approval to the Zoning Commission to amend PD-1260 to allow for the following development standard changes from the Urban Residential (UR) Standards:

- **Allow for a 35-foot setback from the primary street where the maximum setback is 20 feet along Avenue G be approved.**

## Surrounding Zoning and Land Uses

North	“PD 1259” “MU-1” Mixed Use-1 / Community Center and Vacant Lot
East	“PD 1261” “CF” Community Facilities/ Vacant Lot
South	“A-5” One-family / Residential
West	“A-5” One-family / Residential

## Recent Zoning History

- ZC-19-116; to create the boundaries for Stop Six (“SS”) Design District Overlay; approved 9/10/2019;
- ZC-19-151; to create PD/MU-1 Planned Development for all uses in “MU-1” Low-Intensity Mixed Use with waivers to maximum building height, minimum parking requirement; site plan required (zone 1); PD/UR Planned Development for all uses in “UR” Urban Residential with waivers to parking requirement, transitional height plane; site plan required (zone 2); 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); approved 10/9/2019;
- ZC-23-197 (SP-23-012); to add site plan and amend PD 1259 “PD/MU-1”, zone 1 to allow the use of Vendor, food, and potentially hazardous food. With the intent to redevelop an existing vacant building into a community center and a tenant business space to support the new Hughes House development. The site plan proposes to house a new outdoor space that includes a community garden, shade structures, and an open artificial lawn. As well as a permanent food truck area that will have a maximum of four food trucks; approved 01/10/2024;

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
Neighborhoods of East Fort Worth	East Fort Worth, Inc.
Historic Stop Six NA	Fort Worth ISD
Stop 6/Poly Oversight	Trinity Habitat for Humanity
West Meadowbrook NA	Southeast Fort Worth Inc
Echo Heights Stop Six Environmental Coalition	East Fort Worth Business Association

\* Located within a registered Neighborhood Organization

## Development Impact Analysis

### Land Use Compatibility

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

## Comprehensive Plan Consistency

The adopted Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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

- Encourage Urban Residential and Low-Density Residential as transitional uses between Single-Family Residential and high-density uses.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.

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

## Site Plan Comments

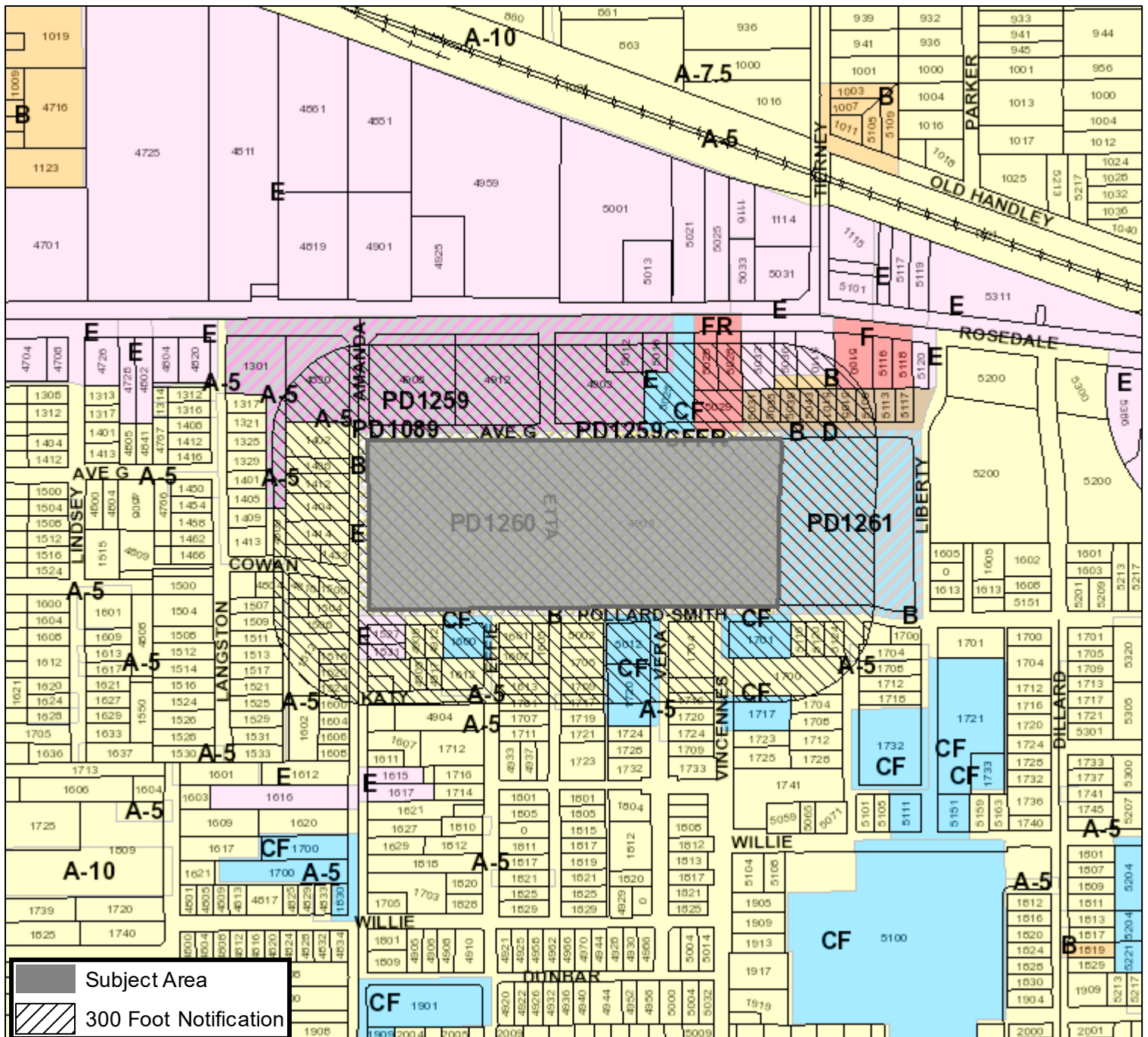
### Zoning

- They will need to submit a site plan for review per the requirements and design guidelines for PD-1260/ UR before submission.
- This proposed request aligns with the Purpose & Intent of the Urban Residential (UR) standards by establishing a uniquely memorable, cozy, and welcoming public urban environment along Avenue G. Additionally, it will establish a clear view corridor throughout the development, aiding residents and visitors in navigating their surroundings. Emphasizing pedestrian-priority spaces is pivotal in crafting a walkable, accessible, and pleasant city. These spaces offer opportunities for individuals of all ages and abilities to engage with the cityscape without the constraints of vehicular traffic.
- After going through all necessary Commission Meetings and procedures they will need to obtain the Certificate of Appropriateness (COA) if granted approval per Urban Design Commission (UDC) guidelines.

*(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.)*



Applicant:	FW Hugues House II GP, LL
Address:	4903 Pollard-Smith Avenue
Zoning From:	PD1260
Zoning To:	Amend PD-1260 to increase maximum set back to 35'
Acres:	15.60473593
Mapsco:	Text
Sector/District:	Southeast
Commission Date:	3/13/2024
Contact:	null



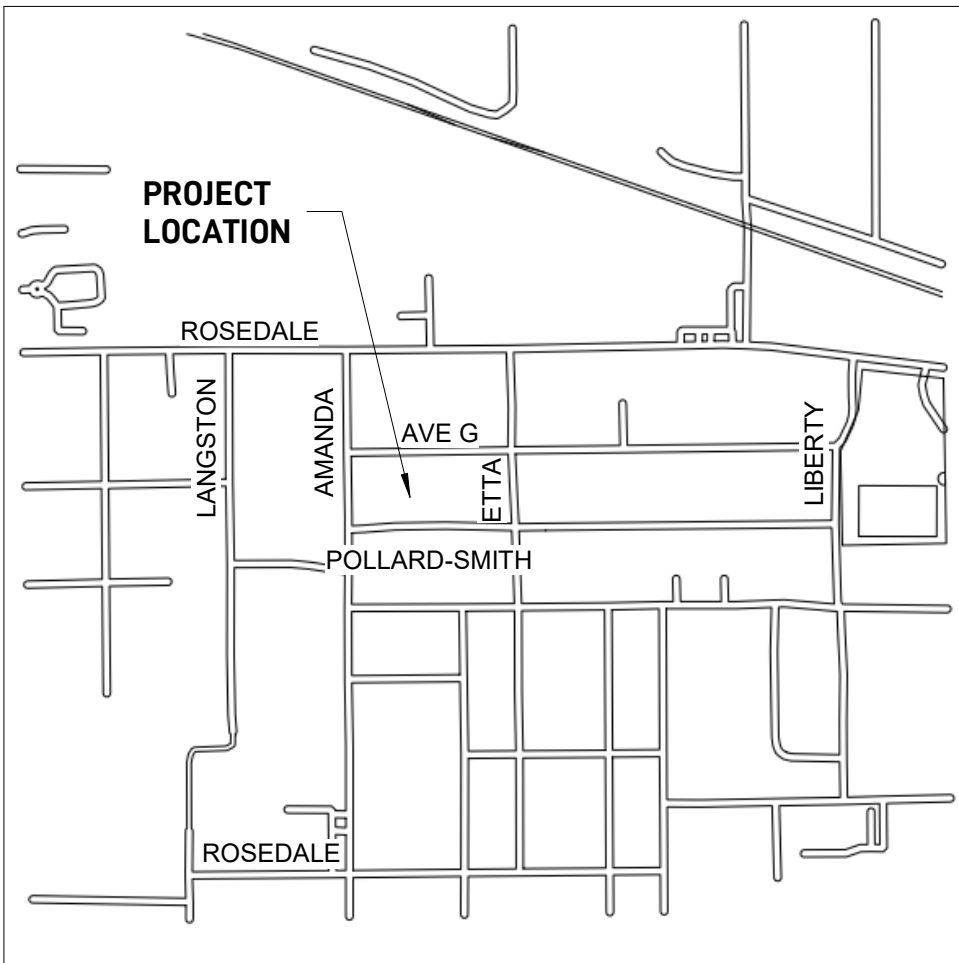
0      225      450      900 Feet



GENERAL NOTES

1. ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
2. ALL SIGNAGE WILL COMPLY WITH TO ARTICLE 4. SIGNS.
3. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE, AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
4. PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS OF MU-1 AND UR, INCLUDING PROVIDING 5% CANOPY COVERAGE AND MITIGATION FOR REMOVAL OF SIGNIFICANT TREES.
5. PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET RIGHT OF WAY.
6. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
7. FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE.
8. ALL BUILDING EXTERIOR CONSTRUCTION TO BE A MIX OF MASONRY.
9. PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS, INCLUDING ENHANCED LANDSCAPING, OF 4.1300(F) FORMU-1 AND 4.713(F) FOR UR.
10. ALL GROUND-MOUNTED EQUIPMENT WILL BE SCREENED FROM THE R.O.W. TO COMPLY WITH SECTION 4.1 MECHANICAL EQUIPMENT SCREENING.

PROJECT LOCATION MAP



BLOCK C LOT 1 INFORMATION:

**SITE SIZE:** BLOCK C LOT 1: 6.6806 ACRES  
**UNITS:** 128 UNITS  
**PARKING:** 1 SPACE PER UNIT  
128 UNITS = 128 REQUIRED PARKING SPACES  
128 TOTAL REQUIRED PARKING SPACES  
128 OFF-STREET PARKING SPACES PROVIDED

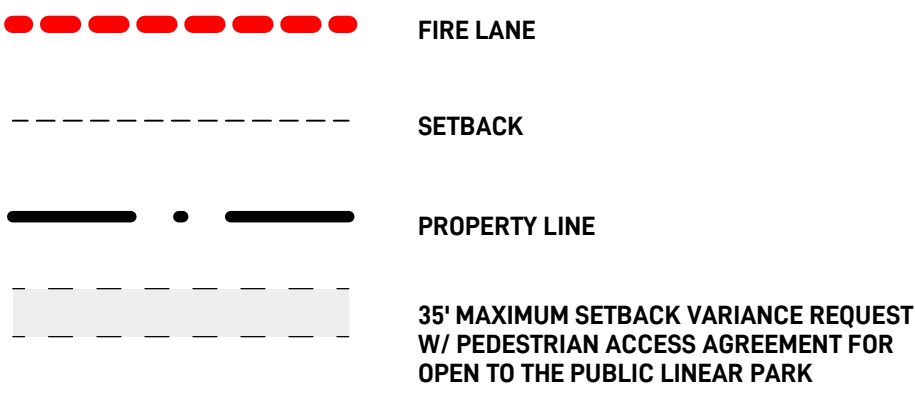
BLOCK C LOT 2 INFORMATION:

**SITE SIZE:** BLOCK C LOT 2: 5.7528 ACRES  
**UNITS:** 110 UNITS  
**PARKING:** 1 SPACES PER UNIT  
110 UNITS = 110 REQUIRED PARKING SPACES  
110 TOTAL REQUIRED PARKING SPACES  
114 OFF-STREET PARKING SPACES PROVIDED

BLOCK C LOT 3 INFORMATION:

**SITE SIZE:** BLOCK E: 1.9225 ACRES  
**UNITS:** 40 UNITS  
**PARKING:** 1 SPACES PER UNIT  
40 UNITS = 40 REQUIRED PARKING SPACES  
40 TOTAL REQUIRED PARKING SPACES  
41 OFF-STREET PARKING SPACES PROVIDED

SITE PLAN SYMBOL LEGEND



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

OWNER:  
FW HUGHES HOUSE II GP, LLC  
1407 TEXAS STREET  
FORT WORTH, TEXAS 76102  
PHONE: (817) 333-3400

HUGHES' HOUSE PHASE II  
BLOCK C  
CAVILE, J A PLACE BLOCK A & REMAINDER BLK B LOT A

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

DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE DATE

HUGHES HOUSE - PHASE II  
AVENUE G AND ETTA ST.  
FORT WORTH, TX

02/05/24  
Michael Bennett AIA, 12705  
These documents are incomplete  
and may not be used for regulatory  
approval, permit, or construction.

bennett  
partners  
ARCHITECTURE  
INTERIORS  
PLANNING

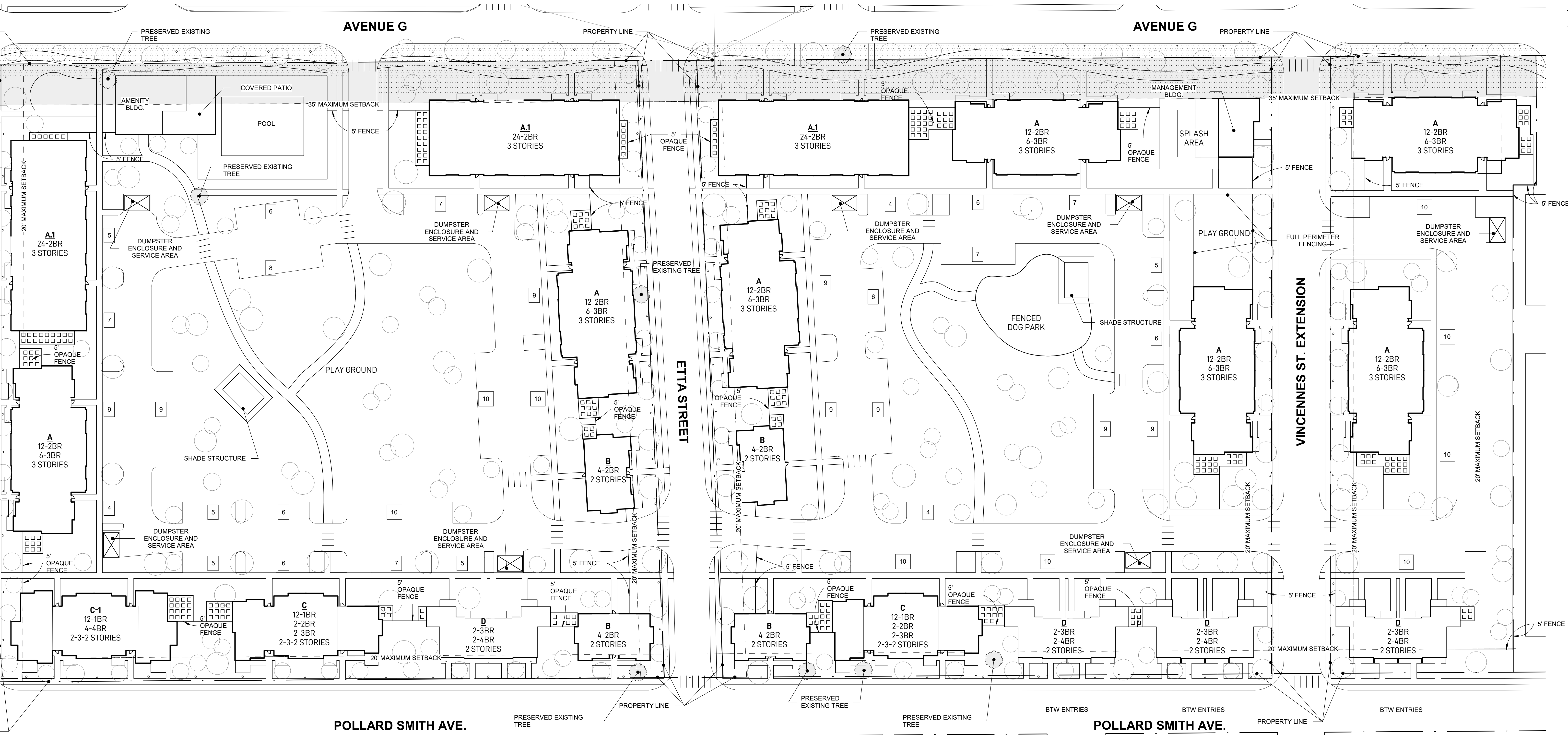
640 Taylor Street Suite 2323  
Fort Worth, Texas 76102  
Tel 817.333.4391 Fax 817.877.1861  
www.bbptx.com

PD SITE PLAN

Project No: 21168.00  
Issue Date: 02/05/24  
Rev Description Date

plot date/time: 2/5/2024 2:13:37 PM  
PD SITE PLAN

PD001



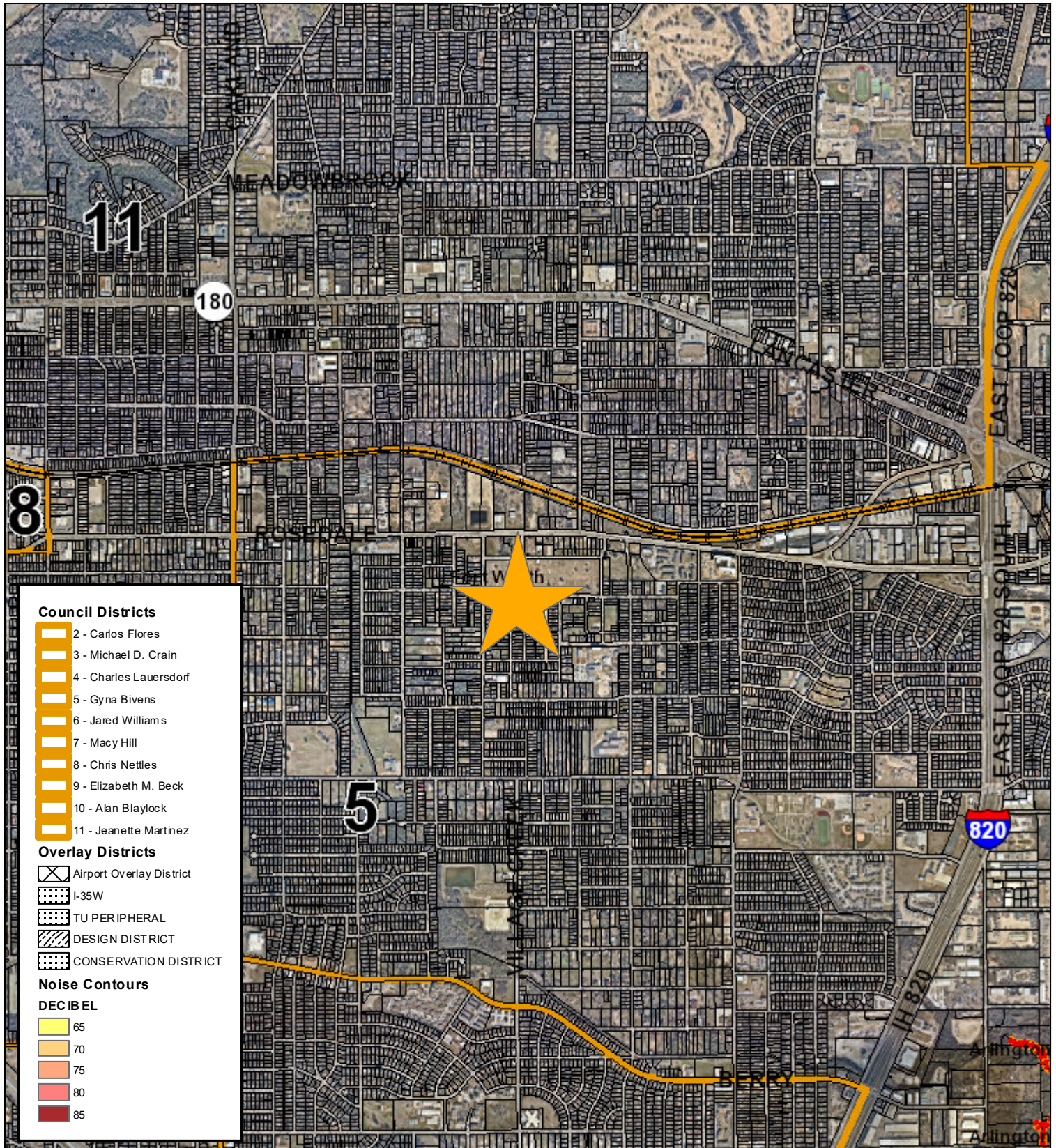
1 SITE PLAN - PD  
1" = 40'-0"





ZC-24-020

## Area Map



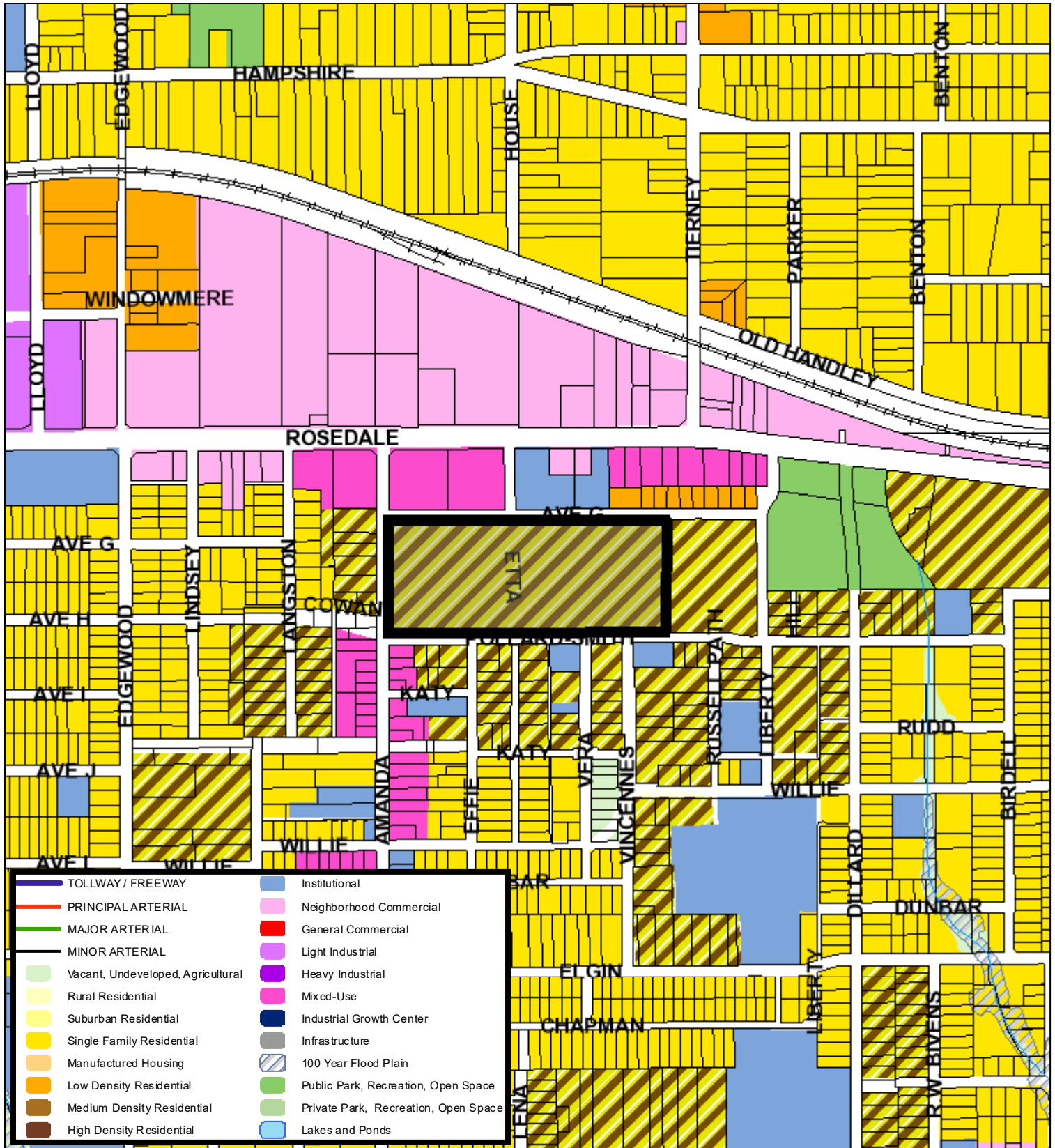
0 1,000 2,000 4,000 Feet





ZC-24-020

## Future Land Use



620 310 0 620 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.







ZC-24-020

## Aerial Photo Map



0 387.5 775 1,550 Feet

