



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: 1 notice
Support: Linwood NA; Northside NA

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Sandra & Toni Klidas, Geers Klidas Living Trust

Site Location: 1209 Jacksboro Highway Acreage: 8.99

Proposed Use: Multifamily

Request: From: "B" Two Family, "F" General Commercial
To: "MU-1" Low Intensity Mixed-Use

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change to "MU-1" Low Intensity Mixed Use for a multifamily development. The property is also part of the Trinity Uptown Peripheral Overlay, which was put in to place to promote development compatible with the Trinity Uptown Form Based Districts, which have since been renamed Panther Island.

The proposed multifamily is located along Jacksboro Highway, a commercial connector on the Master Thoroughfare Plan. There are also several bus stops along Jacksboro Highway.

The MU-1 district allows for the construction of a three story single use buildings or a five story mixed use buildings. The applicant has indicated the intent is to construct a wholly multifamily development.

The property is fully within the floodplain. It is likely that all of the buildings will be elevated out of the floodplain and detention will be required, after completion and approval of the Storm Water Plan.

Site Information:

Surrounding Zoning and Land Uses:

- North "FR" General Commercial Restricted / USE
- East "I" Light Industrial / Commercial
- South "B" Two Family / Trinity River
- West "F" General Commercial; "B" Two Family / undeveloped

Zoning History: ZC-10-106 – amended Trinity Uptown guidelines; effective 9/4/10; subject site and surrounding

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.
The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
West 7th Neighborhood Alliance	Inter-District 2 Alliance
North Side NA	Linwood NA
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Cultural District Alliance
Fort Worth ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to MU-1 for a multifamily development. Surrounding uses are primarily undeveloped with the Trinity River to the south and commercial uses across Jacksboro Highway.

The proposed multifamily **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Northside

The 2020 Comprehensive Plan designates the subject property as General Commercial and Open Space. The proposed multifamily meets the below policies within the following Comprehensive Plan:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

While the proposed use does not match the future land use designations, based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

GOAL 3. ENSURE COMMUNITY VITALITY
INITIATIVE 3.1. DOWNTOWN FORT WORTH

Accelerate downtown Fort Worth’s emergence as the premier mixed-use business district in Texas.

3.1.1. Rapidly increase the density of residential development in downtown Fort Worth and surrounding urban districts.

3.1.7. Encourage high-density, mixed-use corridor development to strengthen the linkages between downtown Fort Worth and surrounding urban districts.

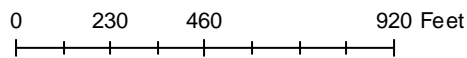
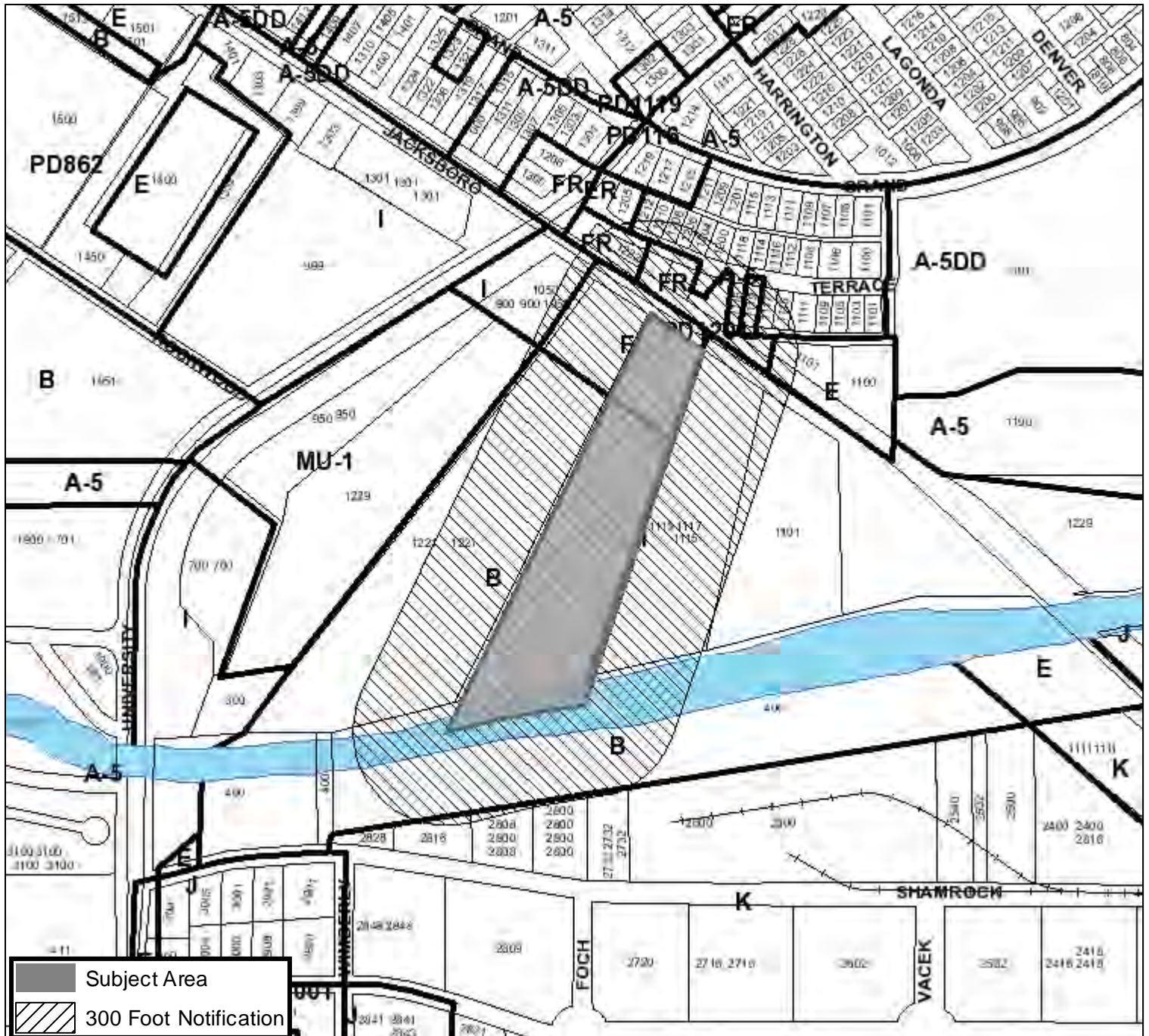
3.1.7.2. Evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth

Attachments:

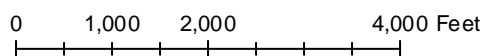
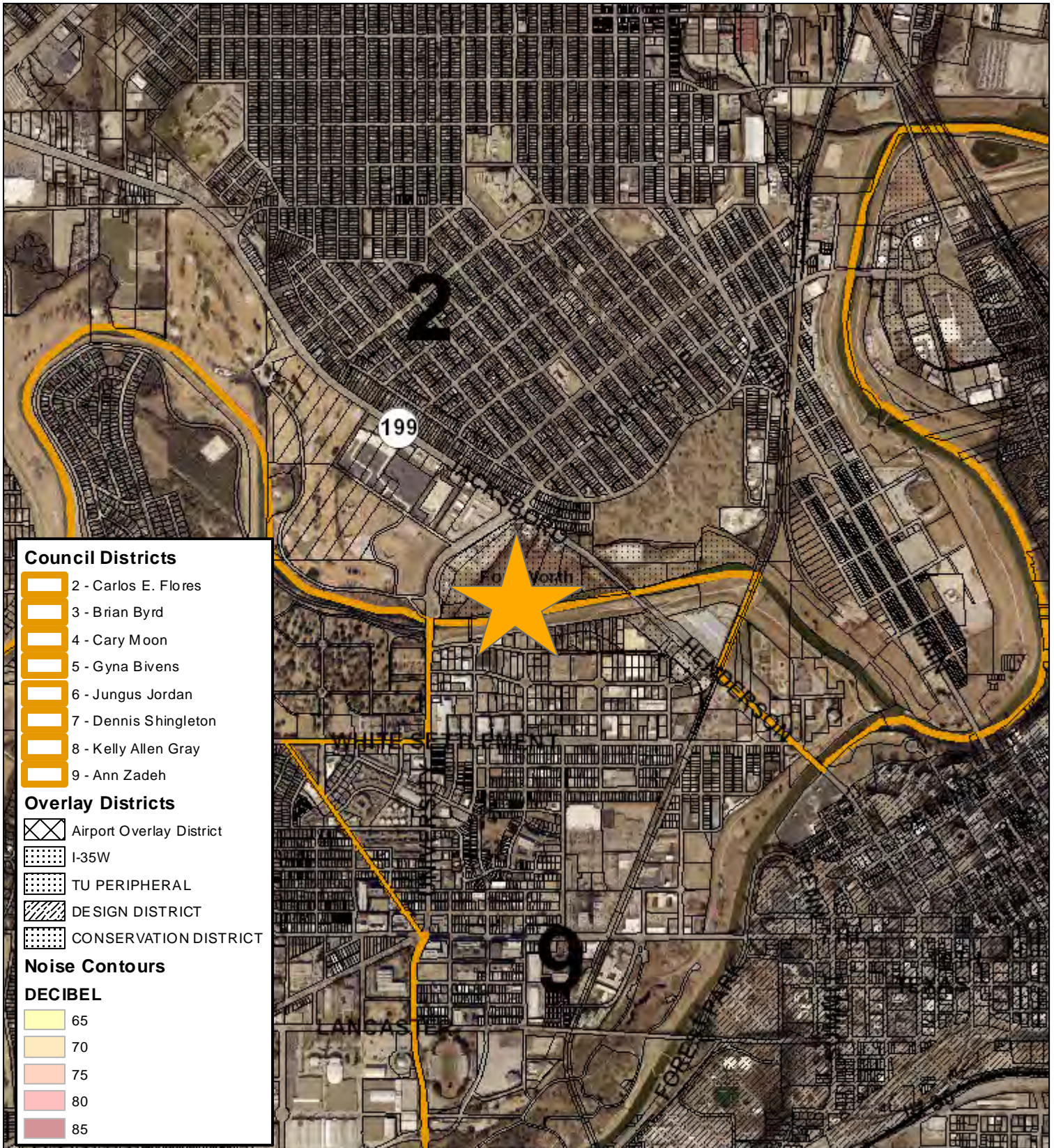
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

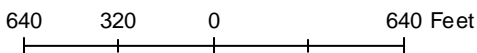
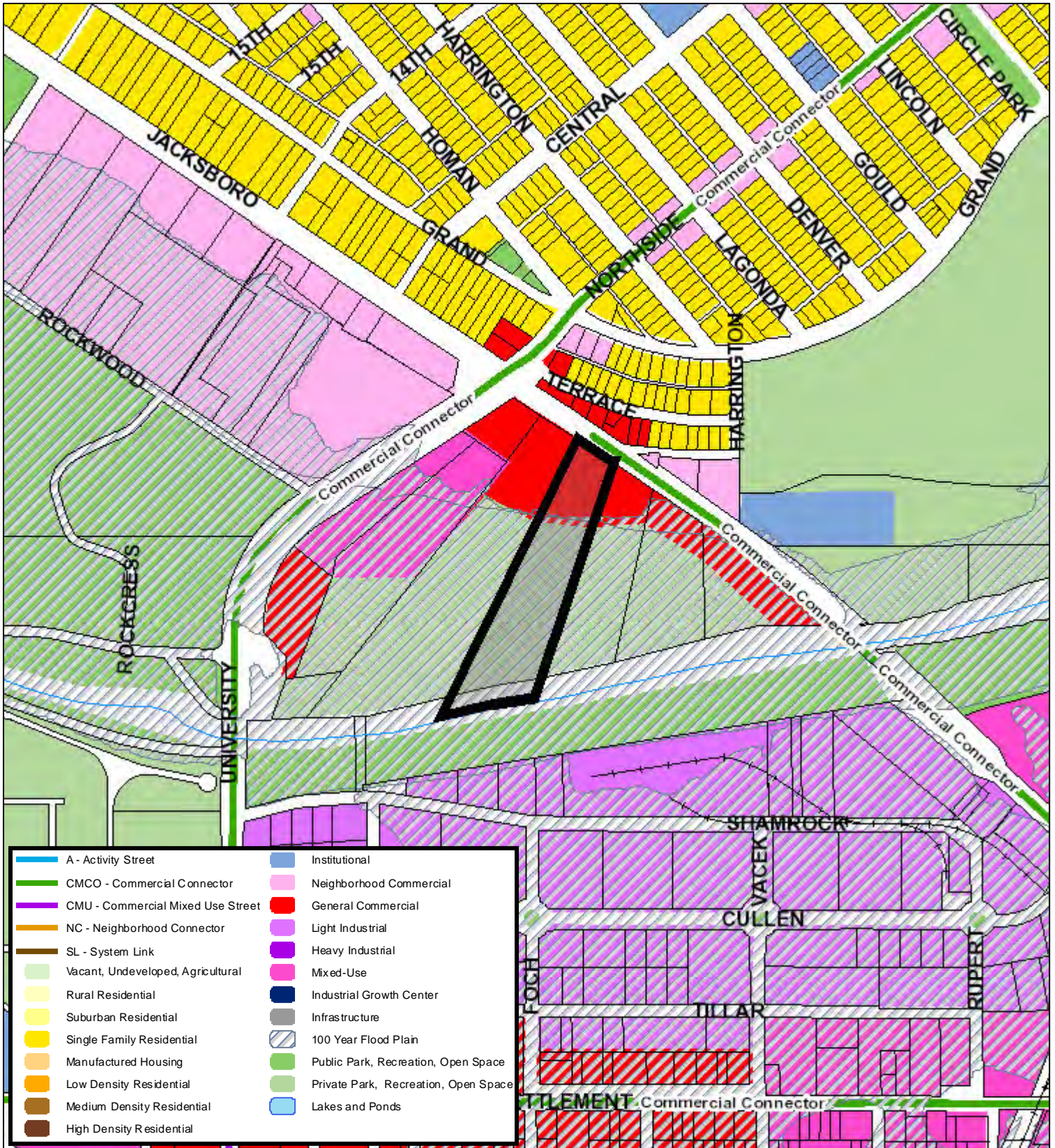
Applicant: Sandra & Toni Klidas, Geers Klidas Living Trust
 Address: 1209 Jacksboro Highway
 Zoning From: B, F
 Zoning To: MU-1
 Acres: 8.99032544
 Mapsco: 62T
 Sector/District: Northside
 Commission Date: 5/13/2020
 Contact: 817-392-8043



Area Map



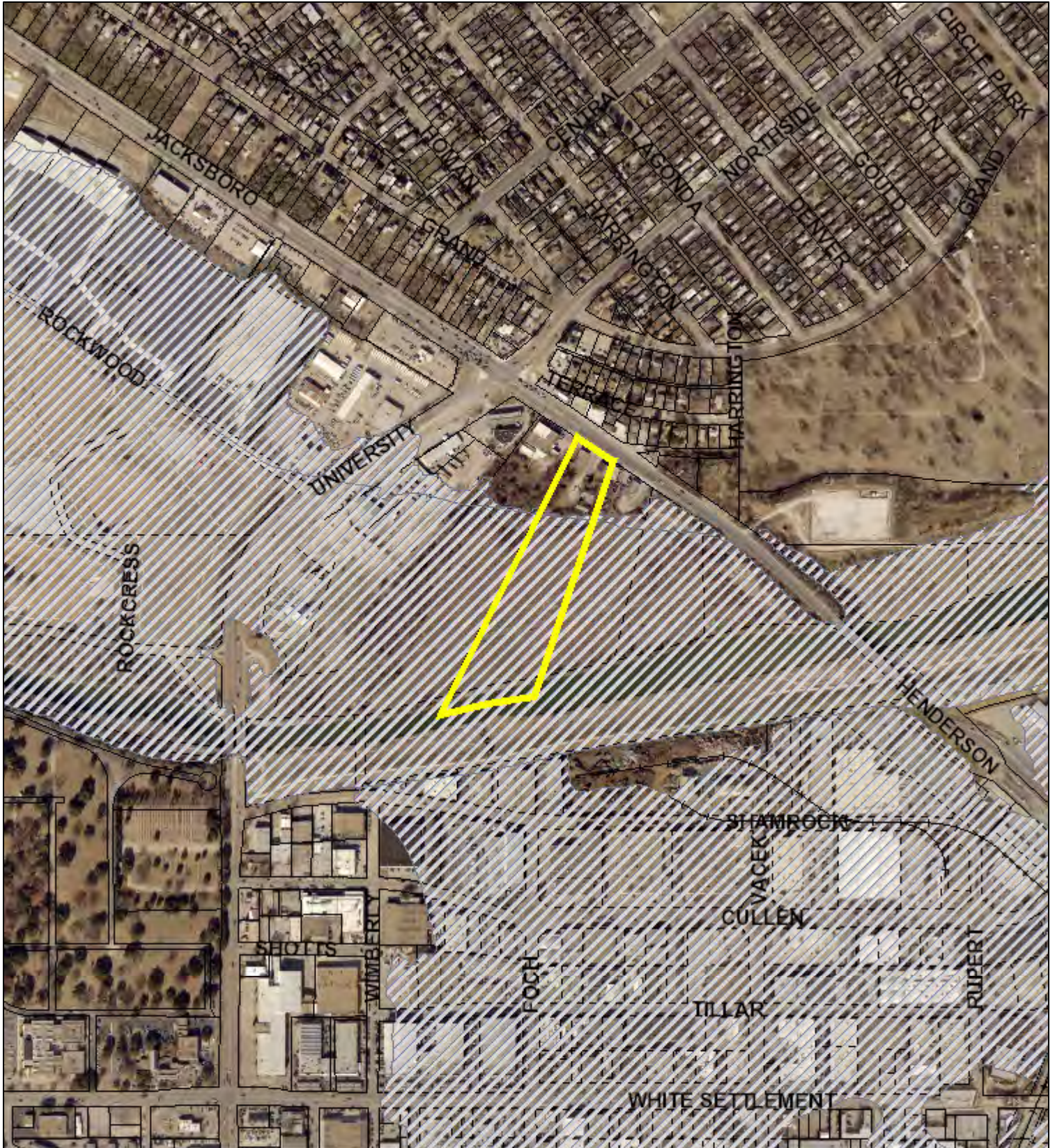
Future Land Use



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 5, 2019.



Aerial Photo Map



0 400 800 1,600 Feet

