



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District 9

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: submitted Support: submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Voltmann</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Gurudeo Corporation/Lex on Jessamine LLLP

Site Location: 2260, 2274 Hemphill Street, Acreage: 1.49
710 W. Jessamine Street

Proposed Use: Multifamily

Request: From: "E" Neighborhood Commercial
To: PD/NS-T4 Planned Development for all uses in "NS-T4" Near Southside General Urban Zone with waivers from development regulations for height, individual unit ground level entrances, and parking space count; site plan included

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

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

Staff Recommendation: Approval

Urban Design Commission Hearing Date: April 23, 2020

Background:

The subject property is located at the northwest corner of Hemphill Street and W. Jessamine Street. The site is currently partially developed with single story commercial buildings. The developer plans to redevelop the site with a multifamily development. The site is currently zoned "E" Neighborhood Commercial. Surrounding properties are zoned Neighborhood Commercial, "CF" Community Facilities, "B" Two Family, and "A-5" One Family.

This is a rezoning request case to change the property to a PD with a base zoning of "NS-T4" Near Southside General Urban. The purpose of the planned development is to secure variations to the standard NS-T4 zoning to allow a four-story (4) building, elimination of the individual entry requirement for ground floor units, and a decrease in required parking, from 104 spaces to 88.

The subject property is also included in the proposed Council-initiated rezoning of Hemphill Street. The rezoning of the corridor is scheduled to appear on the Zoning Commission and City Council agendas in June 2020. For financial reasons, the property owner has chosen to proceed with the rezoning prior to the Council-initiated rezoning. However, the proposed zoning for this site is compatible with the proposed rezoning of the Hemphill Corridor.

The adjacent properties to the west and north are located in the Fairmount historic district. This neighborhood has seen substantial investment and rehabilitation since its designation as a local historic district in 1990. Magnolia Avenue forms the top border of the historic district and has been a focus of commercial investment in the area. The residential and commercial development activity reinforce each other, with commercial and multifamily growth beyond the Fairmount district. Both this request and the Council-initiated rezoning effort extend the highly successful Near Southside zoning district, which supports a variety of mixed-use development.

Requested Waivers

Waiver	NS-T4 Standard	Proposed Standards
Height	3 stories unless providing a) a mix of uses, b) structured parking, or c) public open space 5 stories with provision of a, b or c 6 stories with provision of 2 items above	4 stories with no mix of uses, structured parking or public open space
Parking Space Count	0.75 space per bedroom, with an additional space for every 250 square feet of common space	Reduction in required parking from 104 to 88 spaces
Ground Floor Unit Entry Requirement	Apartments, condominiums, manor houses, and townhomes with street level units shall provide individual street-oriented entries for each unit along the primary street frontage.	No entry into individual units.

Height

The requested waiver to the height standard applies to the building at the street edge. The taller, four (4) story building lines Hemphill Street and Jessamine Street. Although this exceeds the base height of three (3) stories allowed in NS-T4, the increased height along an arterial such as Hemphill Street will help to frame the street and provide a sense of enclosure that supports pedestrian activity. The overall design of the site concentrates the density along the streets and then transitions down to two (2) stories and parking along the border with the Fairmount Neighborhood, in compliance with the transitional height plan in the standards.

Parking Space Count

The proposed development requires 104 parking spaces. This is based on a city-wide standards parking ratio of one (1) space per bedroom, with a 25% reduction due to the location in the Near Southside district. The applicant is providing 88 spaces. The development is a tax credit project targeted to workforce housing. A portion of the units are three bedroom. These are intended for families, occupants that would not all need separate parking spaces. Additionally, the presence of a public transit stop and bus route on Hemphill Street mitigates the reduction in parking. The South Hemphill bus route is one of the primary north-south routes with service every 15 minutes. The developer will work with Trinity Metro if bus stop improvements are needed on Hemphill Street.

The development plan includes 21 1-bedroom units, 36 2-bedroom units, and 15 3-bedroom units for a total of 72 individual units. This ensures at least one space per unit, with 16 additional spaces provided in off street parking. Typically, on-street spaces are counted towards the required parking. Currently, parking is legal on Jessamine Street and Hemphill Street although neither is likely under current conditions. Jessamine Street is almost one continuous drive cut along the property. The new project would include curb and gutter, with only one driveway cut at the west

end of the property. This new curb space provides a potential for seven (7) parking spaces. Likewise, Hemphill Street has a potential of seven (7) spaces. Hemphill Street will be restriped and the new cross section may include on-street spaces. With the additional 14 spaces of on street parking, the total would be 102 parking spaces.

Ground Floor Unit Entry Requirement

The applicant requests the elimination of the individual unit ground floor entry requirements. This requirement was a recent addition to the standards inspired by large scale multifamily project constructed adjacent to local streets intended to activate the street and increase pedestrian activity. The presence of the bus route on Hemphill Street and the school on the south side of Jessamine Street provide pedestrian activity along these roadways. Additional concerns about safety were expressed by community members. The apartments on the ground floor will be accessed by an interior corridor.

All waiver requests were heard by the Urban Design Commission on April 23rd and recommended for **approval**.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family Residential and "E" Neighborhood Commercial /residential and commercial
- East "E" Neighborhood Commercial / commercial
- South "CF" Community Facilities / school
- West "B" Two Family Residential / residential

Zoning History: ZC-08-168 Council-initiated rezoning to remove intensive commercial and industrial zoning districts and align zoning with the future land use map and Comprehensive Plan.

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Height exceeds 3 stories. Applicant is requesting 4 stories (**waiver required**).
2. Parking space count deficient by 16 spaces (**waiver required**).
3. Ground floor unit entry requirement not met. No individual unit entries provided (**waiver required**).

(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.)

Public Notification:

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

Organizations Notified	
Jennings May St Louis NA	South Hemphill Heights NA
Ryan Place Improvement Assn	Fairmount NA*
Streams And Valleys	Trinity Habitat for Humanity
NUP-Neighborhood Unification Project	Hemphill Corridor Task Force
Near Southside Inc	Fort Worth ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/NS-T4 for a multifamily project. Surrounding uses consist of community facility, residential, and commercial uses.

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

2. **Comprehensive Plan Consistency – Southside**

The 2020 Comprehensive Plan designates the subject property as Mixed-Use. The proposed multifamily meets the below policies within the following Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

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.**

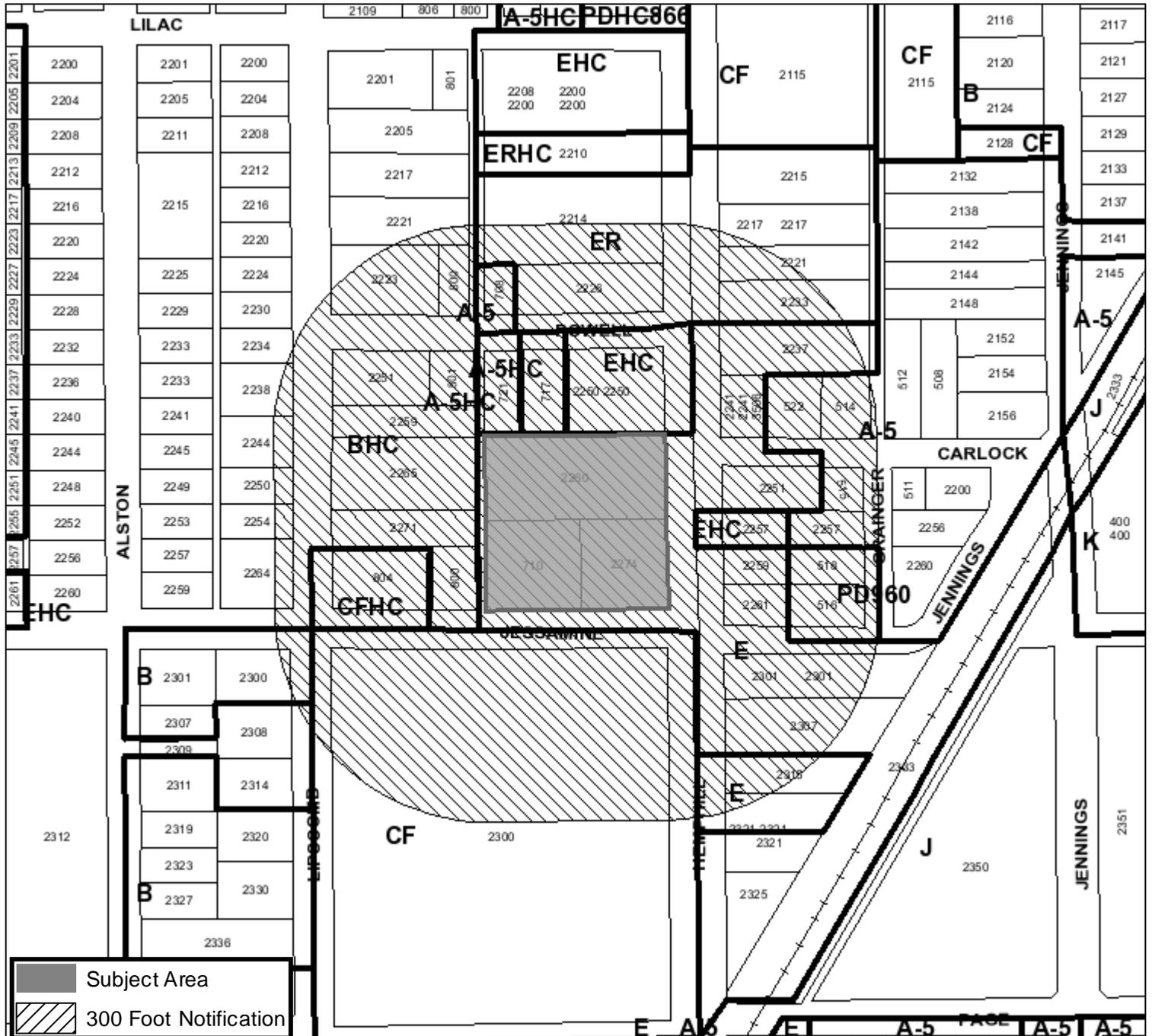
Attachments:

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

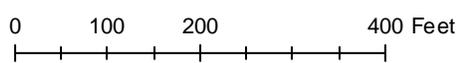


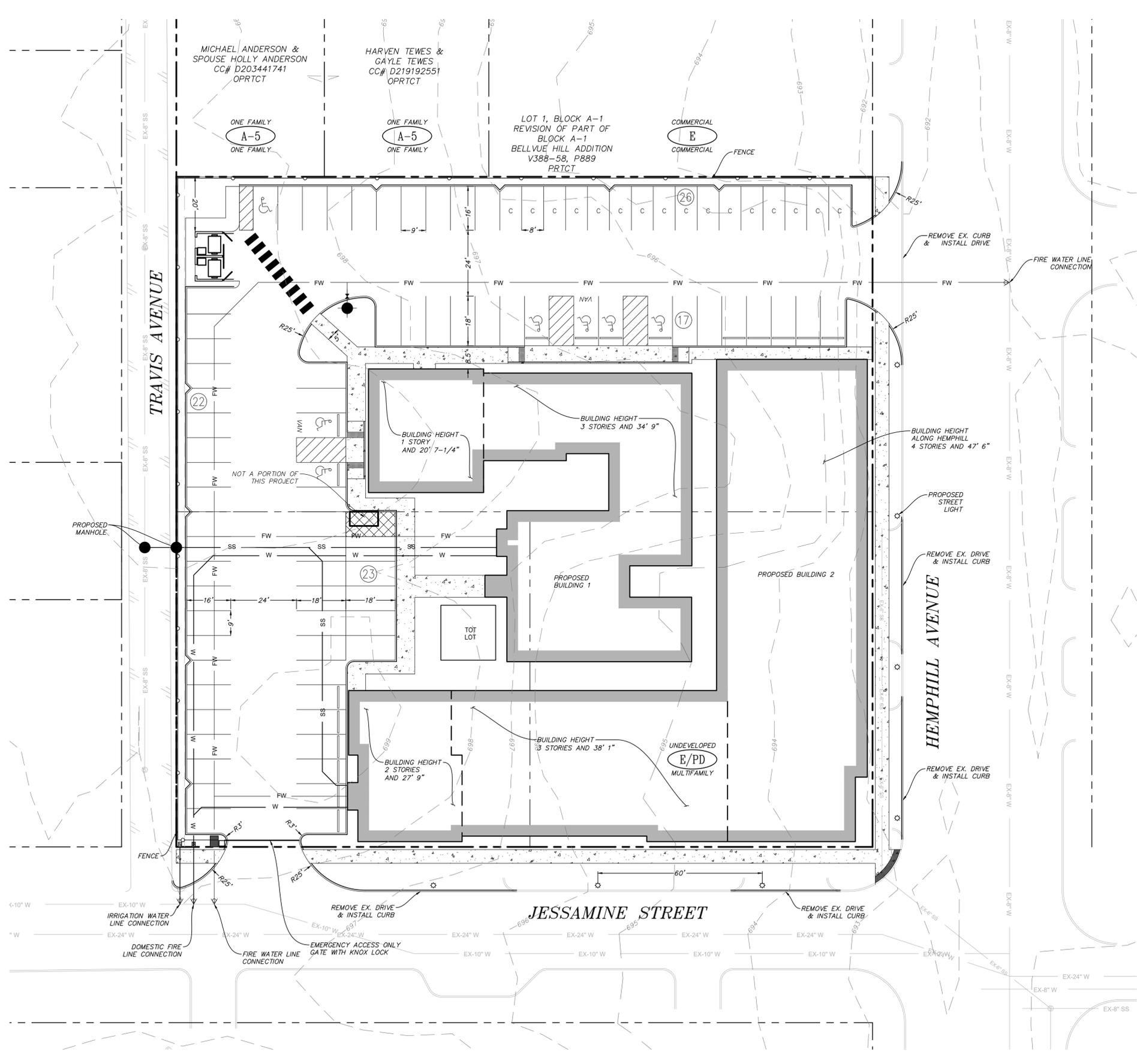
Area Zoning Map

Applicant: Gurudio Corporation
 Address: 2260 & 2274 Hemphill Street, 710 W. Jessamine Street
 Zoning From: E
 Zoning To: PD-NS-T4H
 Acres: 1.46689284
 Mapsco: 77S
 Sector/District: Southside
 Commission Date: 5/13/2020
 Contact: 817-392-8043



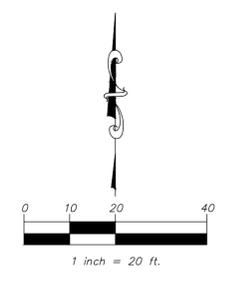
 Subject Area
 300 Foot Notification





PARKING TABLE		REQUIREMENT	#	SPACES REQUIRED	SPACES PROVIDED
MULTIFAMILY	1 PS / BEDROOM		138	138	88
ACCESSIBLE	76-100 TOTAL PARKING SPACES		4	7	
TOTAL			138	88	

THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.



SITE DATA	
GROSS ACREAGE	1.422 ACRES
EXISTING ZONING	E
EXISTING LAND USE	VACANT STRUCTURES
PROPOSED ZONING	PD-NS-T4H
PROPOSED LAND USE	MULTIFAMILY
TOTAL UNITS	72
GROSS DENSITY	51 DU/AC
OPEN SPACE PROVIDED	4.39%

LEGEND

- EXISTING LIGHT POST
- EXISTING POWER POLE
- EXISTING OVER HEAD ELECTRIC
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- PROP. SANITARY SEWER LINE
- PROP. WATER LINE
- PROP. FIRE WATER LINE
- EXISTING LAND USE
- EX. ZONING/PROP. ZONING
- PROP. LAND USE
- PROP. SIDEWALK
- EXISTING SIDEWALK

NOTES:

1. LIGHTING WILL CONFORM TO THE LIGHTING CODE.
2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
3. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
4. PARKING REQUIREMENTS TO BE DETERMINED DURING THE RE-ZONING PROCESS.

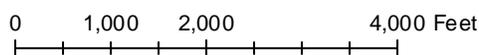
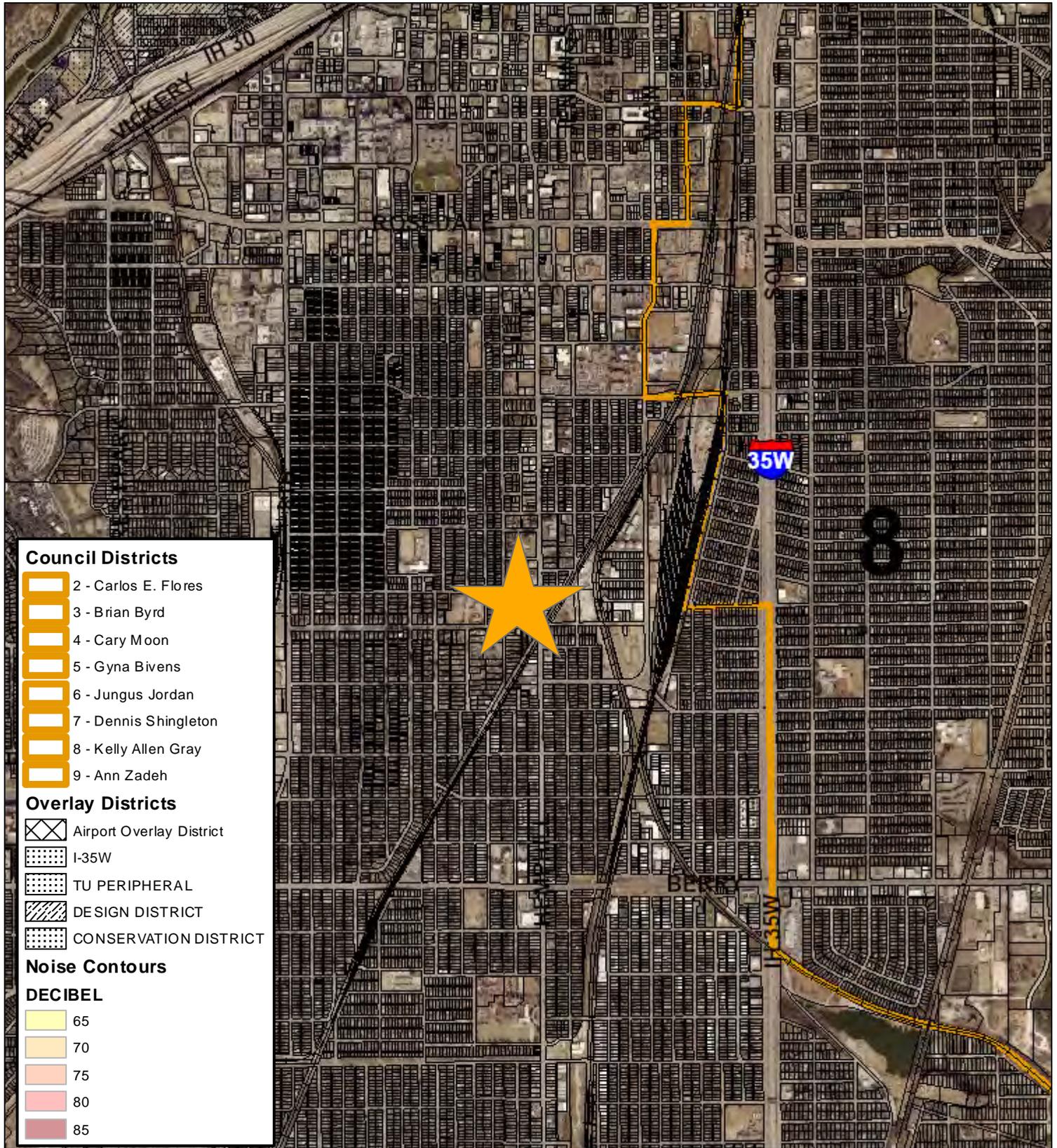
 DIRECTOR OF DEVELOPMENT SERVICES

 DATE

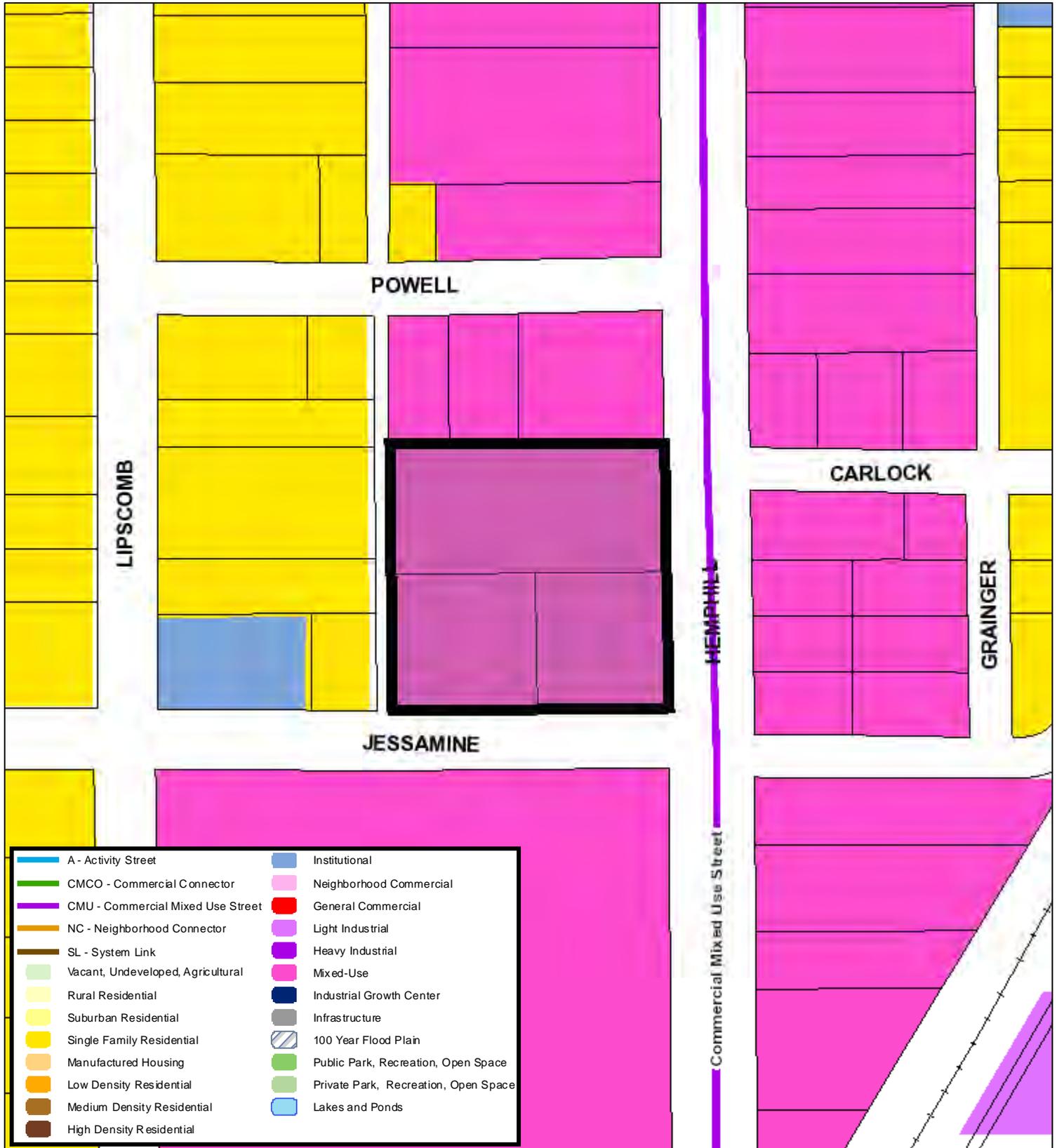
tblps registration number: 1-2759
 tblps registration/license number: 10088000
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 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com

SITE PLAN
 LEX ON JESSAMINE
 JESSAMINE STREET, FORT WORTH, TX

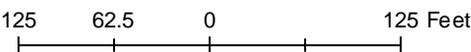
Area Map



Future Land Use



 A - Activity Street	 Institutional
 CMCO - Commercial Connector	 Neighborhood Commercial
 CMU - Commercial Mixed Use Street	 General Commercial
 NC - Neighborhood Connector	 Light Industrial
 SL - System Link	 Heavy Industrial
 Vacant, Undeveloped, Agricultural	 Mixed-Use
 Rural Residential	 Industrial Growth Center
 Suburban Residential	 Infrastructure
 Single Family Residential	 100 Year Flood Plain
 Manufactured Housing	 Public Park, Recreation, Open Space
 Low Density Residential	 Private Park, Recreation, Open Space
 Medium Density Residential	 Lakes and Ponds
 High Density Residential	



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.





ZC-20-033

Aerial Photo Map



0 75 150 300 Feet

