



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 24, 2017

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes  No   
Case Manager Jocelyn Murphy  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Dolabi Family LLC

**Site Location:** 1200-1214, 1205-1217 S. Henderson, 1120 Magnolia, 1201, 1215 5th Ave.  
Mapsco: 76M

**Proposed Use:** Hotel and Multifamily with parking garage

**Request:** From: "NS-T4" Near Southside/General Urban; "NS-T4N" Near Southside/General Urban Neighborhood  
To: "PD/NS-T4" Planned Development for all uses in "NS-T4" Near Southside/General Urban uses plus hotel with parking garage on separate lot and waivers to garages facing a public street and loading areas; site plan included

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

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

**Background:**

The proposed site is located on both sides of Henderson, north of Magnolia, within the Near Southside form-based district. The applicant is proposing to change the zoning from "NS-T4" Near Southside/General Urban to "PD/NS-T4" Planned Development to allow the construction of a boutique hotel and residential units with parking garage. The Near Southside district staff has been closely involved in the design and review of this project.

On the eastern block, the hotel will be constructed to six stories on the south side fronting Magnolia and four stories on the north side fronting Oleander Way, with residential units overlooking Oleander. On the western block, a parking garage and residential units with a four story building height will be built, with the residential units (to be sold as condominiums) also overlooking Oleander Way. The hotel will have 138 rooms. The rental units are expected to be one to two bedroom and the condominium mix is estimated to be two and three bedrooms.

Commercial space will be provided on the ground floor along Magnolia. The spaces will be accessed from the street and open to the public. A restaurant and possibly retail are expected. A minimum of two courtyards open to the public will be provided along Henderson St. which will provide open space.

Henderson Street travels between the two properties. The street would be redeveloped with roll curbs and reconstructed to encourage slower traffic and pedestrian activity. Since the garage will be across the

street, much pedestrian activity is expected along Henderson. The developer worked to acquire additional property along 5<sup>th</sup> St. in hopes to orient the garage differently but was not successful.

The parking garage will provide separate access to the public/hotel parking on Henderson and private access to the restricted residential areas on the west side on 5<sup>th</sup> St. Two driveways are proposed on Henderson; one for the valet parking area and one for the public/hotel parking areas. The separate driveways on Henderson is intended to minimize the use of Oleander St. to the north as a cut through to the hotel since Oleander is a narrow, one-lane street that also functions as a pathway in the area. Further discussion will continue with TPW concerning the spacing of these driveways, however the developer feels the expected low speeds on Henderson will provide for safe movements.

The two properties to the east and west on Magnolia have historic designations. The architecture of the hotel is being designed to be complimentary to these buildings. It is planned to be 100% brick masonry along Magnolia except for minor variations around windows. While the historic buildings are 3 stories and the hotel will be 6 stories along Magnolia, the top floor is designed to be setback from the façade of the building, providing an outdoor space but primarily to reduce any visual impact to the two historic buildings.

Townhouses to the east are accessed through an existing alley. After discussions with owners of the townhouses, the developer has agreed to offset the building 18 inches to the west and install wall security lighting. This will provide additional maneuvering space for the townhouses and increase the safety of the alley/driveway area. Reconfiguration of this alley and the abandonment of other alleys within the development will be necessary through platting and continue to be worked through. The façade of this east side of the hotel will follow the Near Southside requirements.

The table below describes the standards for NS-T4. The proposed site will follow these development principals. The table below describes the requested development standards to be waived through this PD.

NS-T4/NS-T4N	Proposed PD
<p><b>Uses</b></p>	<p>Add hotel use.</p> <p>(Amendments to the Near Southside Form Based Code are expected in Spring 2017 to add hotel to all the NS districts.)</p>
<p><b>Height</b> Sect. 5.D Building Height</p> <p>Permitted maximum heights/stories T4:</p> <p>Three (3) Single use Five (5) with one of: a) mix of use, b) public space, and/or c) structured parking <b>Six (6) with at least two of: a) mix of use, b) public space, and c) structured parking</b></p>	<p>Meeting Height Bonus; providing 2 of 3:</p> <p>Mix of uses (hotel, residential, and commercial) and structured parking garage. Open space courtyards shall be provided but will not have public access easements.</p> <p>6 stories for hotel on south side along Magnolia 4 stories on north sides for garage and multifamily units <b>(no waiver required)</b></p>
<p>Sect. 5.E. Parking and Driveways</p> <p>5.E.7. COMMERCIAL OR PUBLIC PARKING GARAGES shall be located at the interior of a block or underground and <u>shall not be visible from public rights-of-way</u>, unless the UDC approves an exception.</p> <p><b>Parking</b></p> <p><b>Structured parking garage visible on two right-of-ways</b></p> <p>Located 236 ft. from B district to the south</p>	<p>The Near Southside Design Review Committee and the Urban Design Commission have reviewed the project and recommended approval as proposed.</p> <p>The parking garage will provide additional spaces above those required for the development to be used by the public and area businesses.</p> <p>Allow parking garage to front two public streets <b>(waiver required)</b></p> <p>Green screens will be provided on the 5<sup>th</sup> St.</p>

<p>therefore parking count is required. Reduced by 25%.</p> <p>Hotel Commercial Retail Restaurant Residential Additional public spaces</p> <p><b>Street Facing Garage Door</b></p>	<p>(west) side and the south side. Architecture on the west side facing Henderson and the hotel will be consistent with that of the hotel.</p> <p>Allow garage door for the hotel loading zone to be visible from Henderson St. <b>(waiver required)</b></p>
<p>Sect. 5.E. Parking and Driveways</p> <p>9. DROP-OFF AND LOADING AREAS – On-street drop-off and loading areas support a pedestrian-oriented district and may be approved by the City's Traffic Engineer.</p> <p><b>Off-street loading and drop-off areas that are located between the building and the sidewalk</b> are allowed in T4-I and T5-I zones if a continuous sidewalk is provided adjacent to the street.</p>	<p>Allow off-street drop-off and loading area in T4 on the west side of Henderson, and classify the drop-off area on the east side of Henderson as an "on-street drop-off" <b>(waiver required)</b></p>

The Near Southside district is form based; focusing on the form of future development rather than the tradition focus on land use. Form based codes provide property owners and developers with a wider range of development options while insuring development that engages public areas. The following principles serve as the basis for the standards and guidelines. Development projects are evaluated with respect to these principles:

- Promote a pedestrian-oriented urban form.
- Maximize connectivity and access.
- Require excellence in the design of the public realm (building on Fort Worth's history of civic art) and of buildings that front public spaces.
- Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options.
- Support existing Near Southside businesses.
- Encourage adaptive reuse and support the preservation of historically significant buildings.
- Encourage creativity, architectural diversity, and exceptional design.
- Promote sustainable development that minimizes negative impacts on natural resources.
- Encourage the integration of public art into public and private development.

**Site Information:**

Owner:

Dolabi Family LLC  
3515 Indian Trail  
Fort Worth, TX 76016

Agent:

Michael Bennett

Acreage:

1.86 acres (not including right-of-way)

Comprehensive Plan Sector:

Southside

Surrounding Zoning and Land Uses:

North "NS-T5" Near Southside General Urban / office, commercial  
 East "NS-T4" Near Southside General Urban / medical office and parking  
 South "NS-T4N" Near Southside General Urban Neighborhood / vacant, residential  
 West "NS-T4" Near Southside General Urban; "NS-T4N" Near Southside General Urban Neighborhood / multifamily, medical office

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Site Plan Comments:**

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

1. Allow parking garage to front two public streets. **(waiver required)**
2. Allow garage door for the hotel loading zone to be visible from Henderson Street. **(waiver required)**
3. Allow off-street and loading area in T4 on the west side of Henderson, and classify the drop-off area on the east side as an on-street drop-off. **(waiver required)**

**Compliance with the items noted above shall be reflected on the site plan or waivers are required.**

**TPW Comments:**

1. Master Thoroughfare Plan (MTP) (Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The MTP update was adopted May 3, 2016. The new classification(s) for {Magnolia} is {ACT (E)} which means it is an Activity Street with existing conditions. No additional right-of-way is necessary to be dedicated.
2. Alley Width (31-106.G.2) - Multi-family and non-residential = 20ft. with 20ft. paving edge to edge. The existing alley does not comply with the alley width requirements. Additional right-of-way dedication will be required to meet the alley width requirement.
3. ROW Dedication: Partial - Dedicate ½ of {10ft.} ROW for {the alley}
4. ROW Vacation: Alternate Access - Vacation or closure of ROW requires alternate public access to be required. The site plan shows an alley and several access easements being abandoned. These abandonments/vacations will have to be approved prior to recording of the plat.
5. Vacation Ordinance - Show City Ordinance Number for {the alley and the access easements} to be Vacated.
6. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
7. Dumpster Pickup - Dumpster pickup must be located internal to the site. The site plan does not show the location for any dumpster/trash removal.
8. Special Needs Note – {The site plan shows several terraces encroaching into the right-of-way on Henderson and Magnolia. Encroachment agreements are required for these improvements}.
9. Special Needs Note – {The valet/check in stand along Henderson shall include space for a minimum of three vehicles to ensure that the vehicle stacking is not occurring within the street right-of-way.}

**Platting Comments:**

No comments have been made at this time.

**Water Comments:**

No comments have been made at this time.

**Comments made by Fire, Platting, and TPW staff cannot be waived through the zoning process.**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed
South Henderson	Major Arterial	Major Arterial

Magnolia	Residential	Residential
5 <sup>th</sup> Ave	Residential	Residential
Oleander	Residential	Residential

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.

The following organizations were notified: (emailed November 22, 2016)

Organizations Notified	
Near Southside Neighborhood Alliance	NUP- Neighborhood Unification Project
Fairmount NA*	Trinity Habitat for Humanity
Fort Worth South Inc.	Streams And Valleys Inc.
Hemphill Corridor Task Force	Fort Worth ISD

\*Closest neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

“PD/NS-T4” Planned Development for all uses in “NS-T4” Near Southside/General Urban uses plus hotel and parking garage on a separate lot; site plan included. Surrounding land uses vary with office and commercial to the north, townhouse residential and offices with parking to the east, vacant and residential to the south and multifamily and medical office to the west.

NS-T4 allows a maximum of three stories for a single use. The applicant is requesting six stories. Surrounding structures are primarily one to two stories. However, the NS-T4 district allows up to six stories, by right, with a mix of uses and public spaces.

The proposed zoning will comply with the overall Near Southside Development Standards and **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Mixed Use Growth Center, is in the Medical District Growth Center and the Magnolia NEZ. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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