



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 20, 2019

Council District 8

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: Glencrest Civic League; Southeast FW Inc; Morningside Historic NA; United Communities NA Alliance; Morningside/Hillside Crime Watch; Bowie St HOA & Tenants Assoc.; Historic Southside NA; Oakridge Terrace NA; 1 letter	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Vertex Asset Partners

Site Location: 2851 S. Riverside Drive

Proposed Use: Mixed-Use and Industrial

Request: From: PD 760

To: "MU-1" Low Intensity Mixed-Use and Amend PD 760 to have a base of "I" Light Industrial, excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, and retaining current PD 760 standards, site plan waiver requested.

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 from PD 760 to "MU-1" Low Intensity Mixed-Use and PD/I Planned Development for all uses in "I" Light Industrial except chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, site plan waiver requested.

There is a large existing building currently on the site of the proposed PD/I portion of the property. The applicant has stated their intent to reuse this building for industrial uses. There is not an intended user at this time.

The site is located on the edge of the Berry/Riverside Urban Village. "MU-2" zoning is based on "I" zoning, but does not allow certain light industrial uses and has increased design requirements for buildings and frontages.

Site Information:

Owner: Vertex Asset Partners
3715 Camp Bowie Blvd
Fort Worth, Texas 76107
Agent: Brandy O'Quinn / Urban Strategies of Texas
Acreage: 34.29 acres
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "A-5" One Family / single family
East "E" Neighborhood Commercial / undeveloped
South "MU-1" Low Intensity Mixed-Use / commercial
West "PD1124" and "A-5" One Family / undeveloped and single family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-078 from K to PD/SU for E w/ exclusions; effective 5/15/07 (subject site)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E Berry St	Neighborhood Connector	Neighborhood Connector	No
S Riverside Dr	Commercial Connector	Commercial Connector	No
Glen Garden Dr	Collector	Collector	No

Public Notification:

300 foot Legal Notifications were mailed on July 19, 2019.

The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
United Communities Association of South FW	Belmont NA
Glencrest Civic League NA*	The New Mitchell Boulevard NA
Morningside NA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

**Site located adjacent to these registered neighborhood associations*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "MU-1" and "PD/I" with exclusions. Surrounding uses are primarily industrial with single family and undeveloped property, with commercial uses along Berry and a park to the northeast.

Based on surrounding land uses, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is consistent with the following Comprehensive Plan policy:

- Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.

- 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.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.

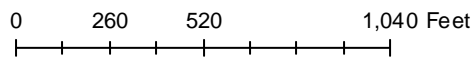
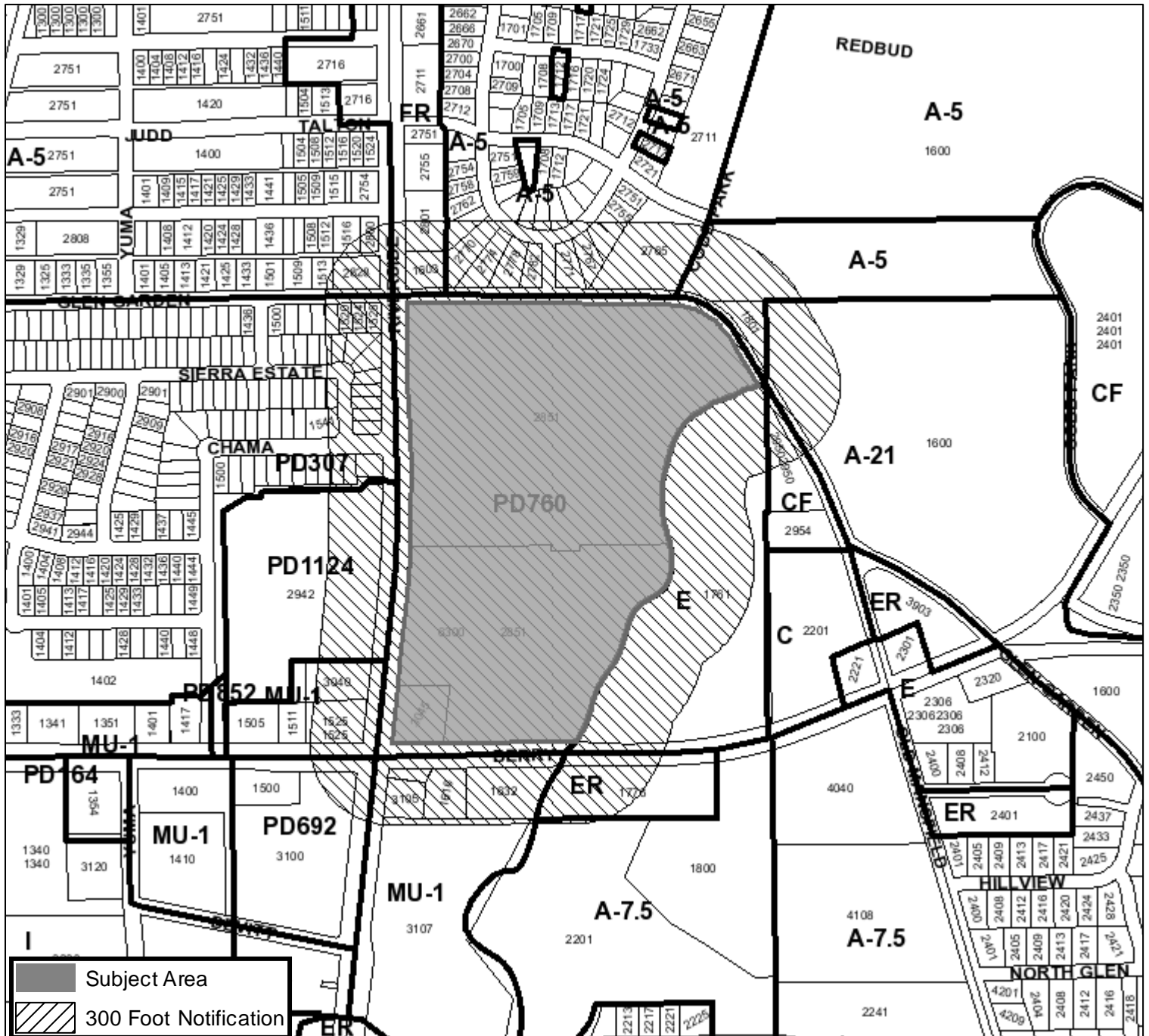
The proposed zoning **is consistent** with the 2019 Comprehensive Plan.

Attachments:

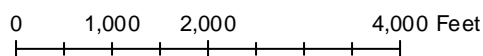
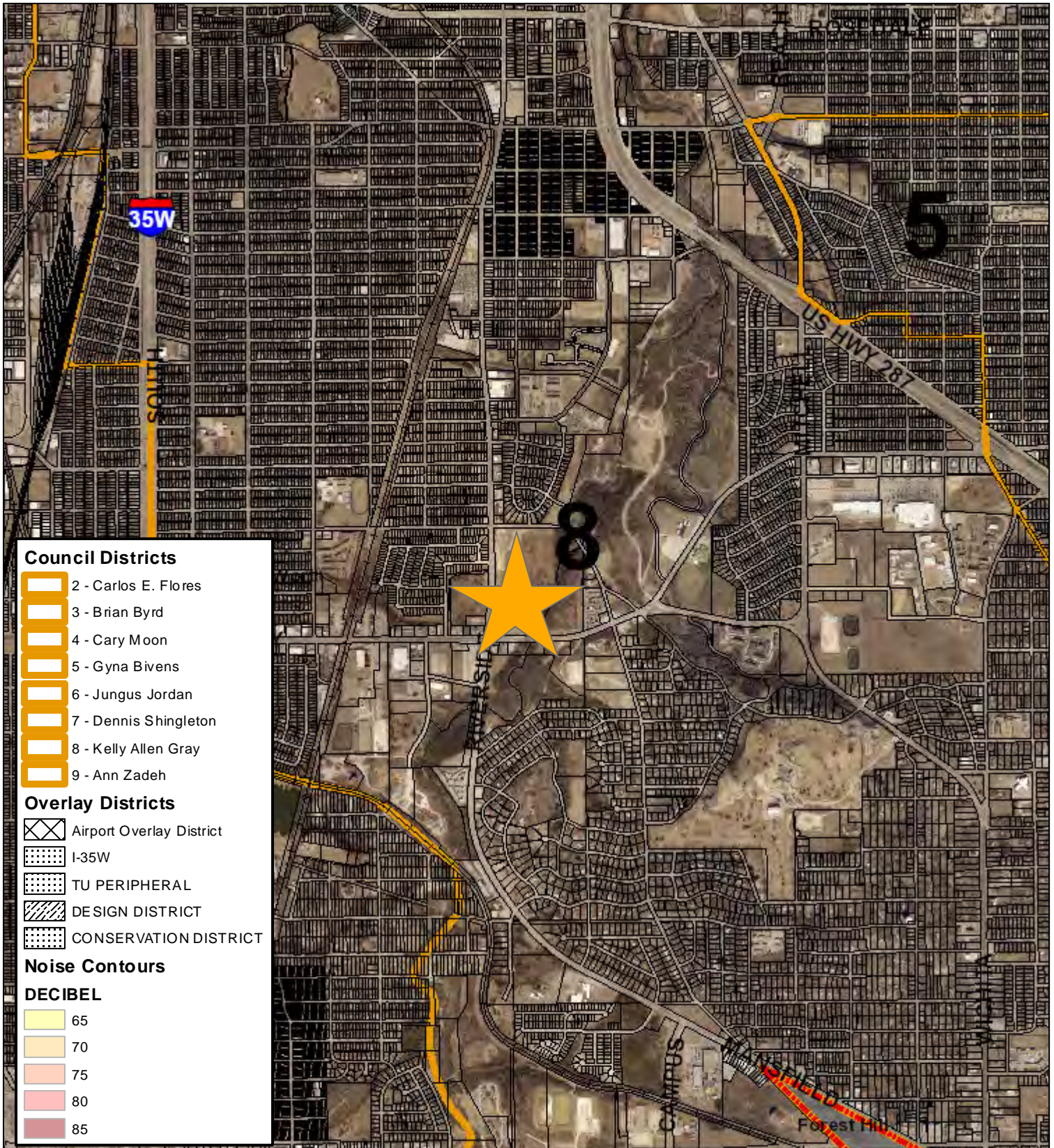
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

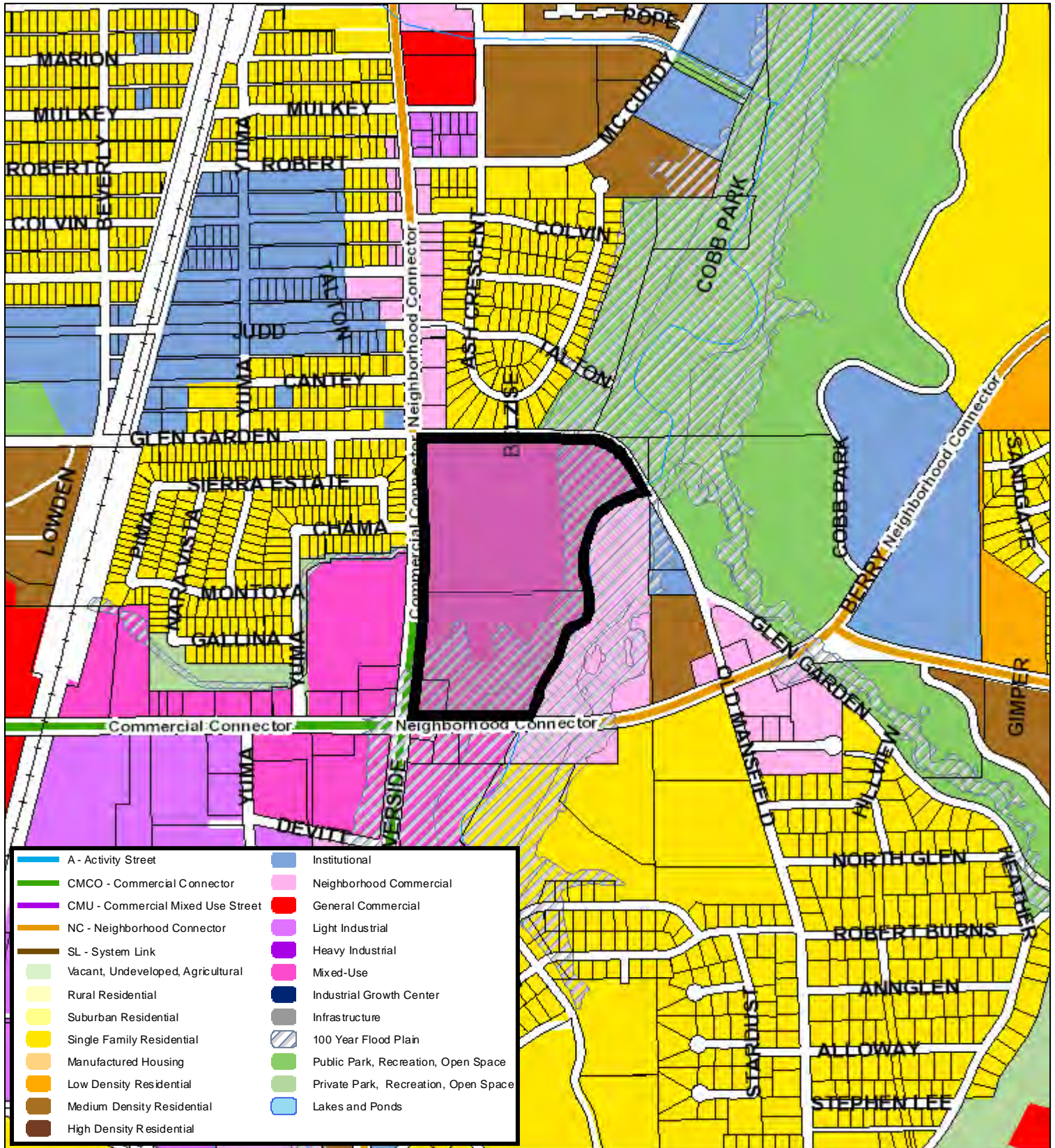
Applicant: Vertex Asset Partners
 Address: 2851 S. Riverside Drive
 Zoning From: PD 760 for certain E uses
 Zoning To: MU-1, PD/I excl. chicken battery/brooder, coal, coke or wood yard, outdoor sales & storage
 Acres: 34.2933181
 Mapsco: 77Z
 Sector/District: Southside
 Commission Date: 8/14/2019
 Contact: 817-392-8043



Area Map



Future Land Use

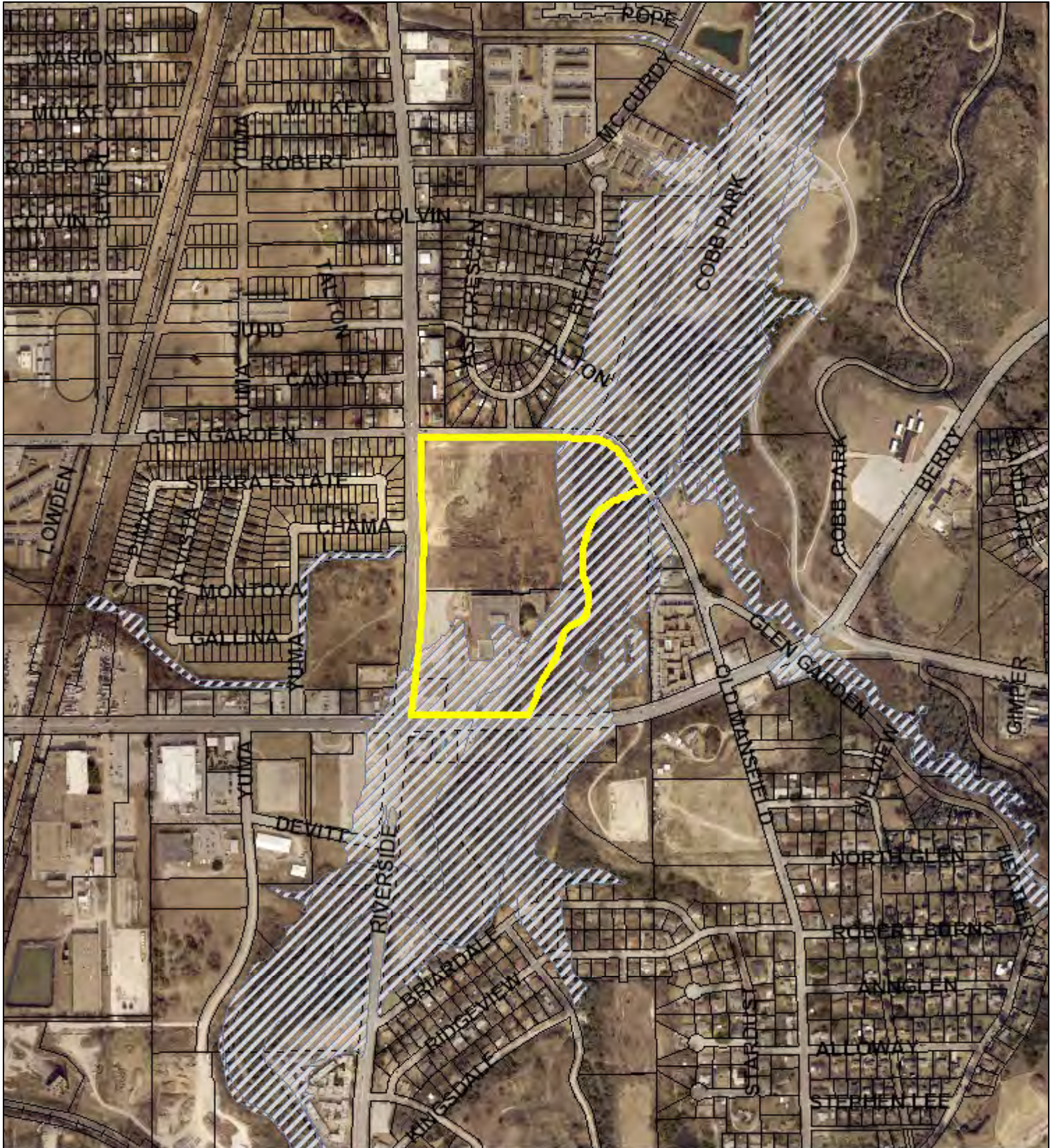


770 385 0 770 Feet

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 5, 2019.

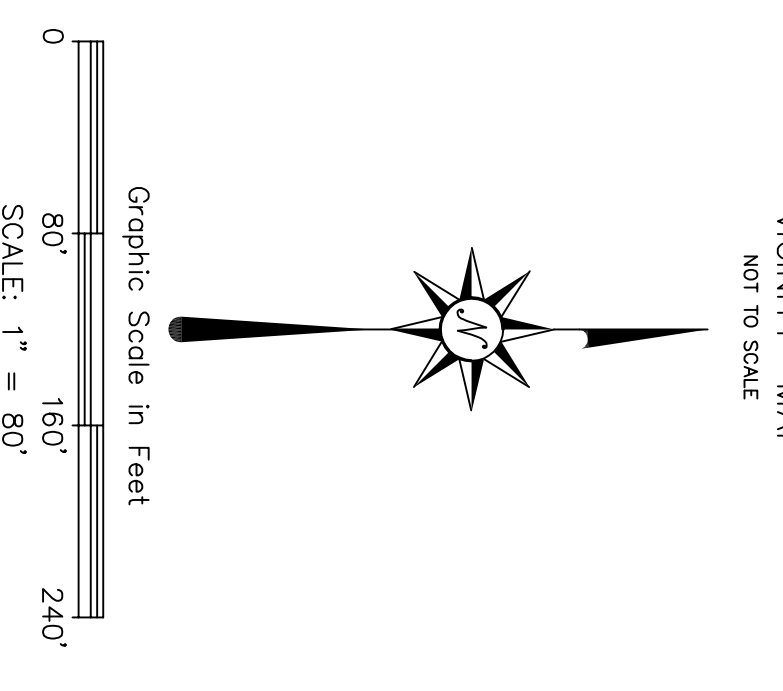


Aerial Photo Map



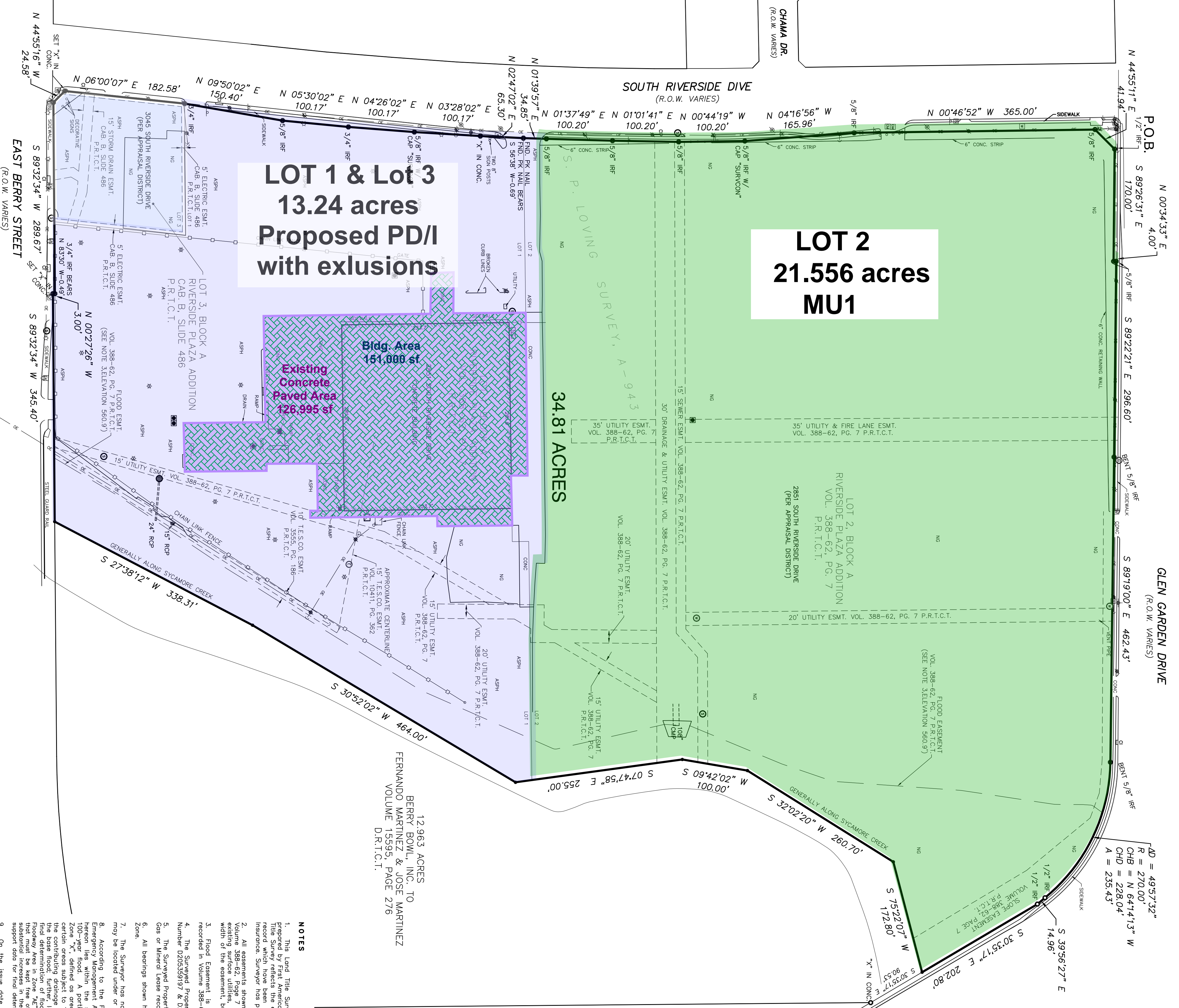
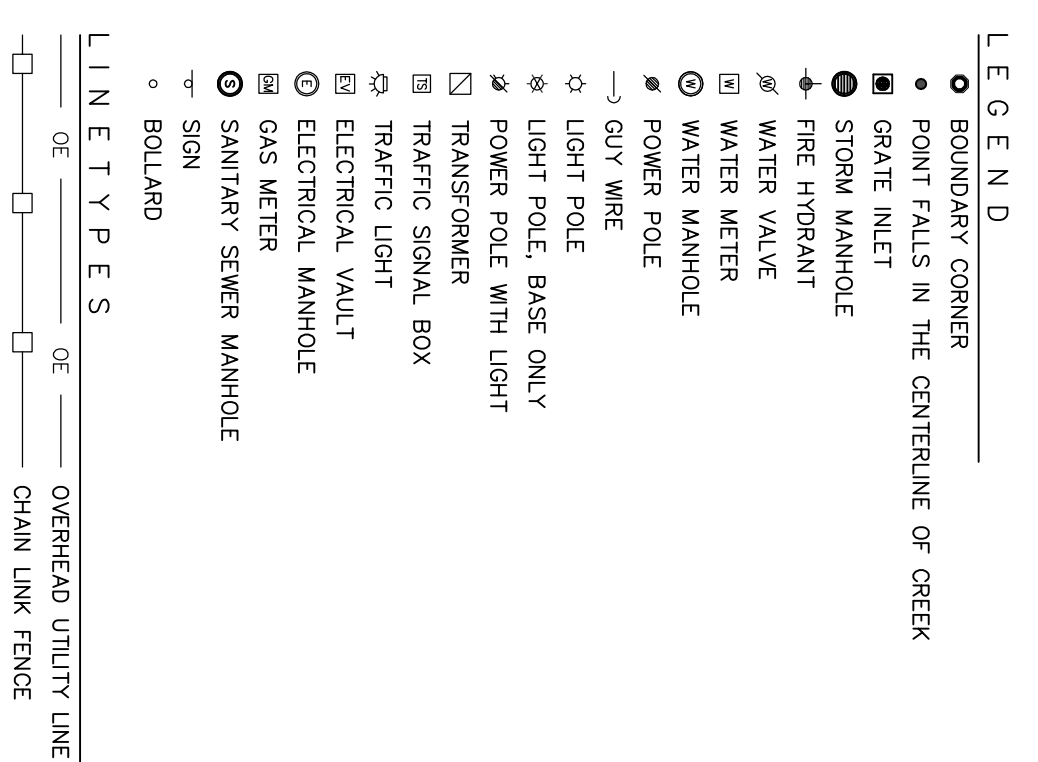
0 485 970 1,940 Feet





ABBREVIATIONS
P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
C.B. CABINET
DOC. NO. DOCUMENT NUMBER
IRF IRON ROD FOUND
P.O.B. POINT OF BEGINNING
C.M. CONTROLLING POINTMENT
U.E. UTILITY EASEMENT
ESMT. EASEMENT
R.O.W. RIGHT-OF-WAY
TESCO. TEAMS ELECTRIC SERVICE COMPANY
RCP. REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
ASPH ASPHALT
CONC CONCRETE
NG NATURAL GROUND

- LEGEND
- BOUNDARY CORNER
 - POINT FALLS IN THE CENTERLINE OF CREEK
 - ⊙ GATE INLET
 - ⊙ STORM MANHOLE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ WATER MANHOLE
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - ⊙ LIGHT POLE
 - ⊙ LIGHT POLE, BASE ONLY
 - ⊙ POWER POLE WITH LIGHT
 - ⊙ TRANSFORMER
 - ⊙ TRAFFIC SIGNAL BOX
 - ⊙ ELECTRICAL VAULT
 - ⊙ ELECTRICAL MANHOLE
 - ⊙ GAS METER
 - ⊙ SANITARY SINKER MANHOLE
 - ⊙ SIGN
 - ROLLAND



$$AD = 49.5732'$$

$$R = 270.00'$$

$$CHB = N 64^{\circ}14'13'' W$$

$$CHD = 228.04'$$

$$A = 235.43'$$

12.963 ACRES
BERRY BOWL, INC. TO
FERNANDO MARTINEZ & JOSE MARTINEZ
VOLUME 13595, PAGE 276
D.R.T.C.T.

NOTES

- This Land Title Survey is issued in conjunction with the Commitment for Title Insurance... [Detailed text regarding title insurance and survey requirements]
- All easements shown on this survey per the Plat of Riverside Plaza Addition... [Text regarding easements and survey data]
- Flood Easement is at an elevation of 5603.9' per the Plat of Riverside Plaza Addition... [Text regarding flood easement]
- The Surveyed Property is subject to Mineral and/or royalty interest... [Text regarding mineral and royalty interests]
- The Surveyed Property is subject to the terms, conditions and stipulations contained in the Oil, Gas or Mineral Lease recorded in Document Number D200404570 & D2004347802 P.R.T.C.T. [Text regarding lease terms]
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone. [Text regarding coordinate system]
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property. [Text regarding underground utilities]
- According to the Flood Insurance Risk Map No. 4834X001010, published by the Federal Emergency Management Agency, dated March 21, 2019, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone AE-1, inundated by the 100-year flood. [Text regarding flood hazard area]
- The Surveyor is not a registered Professional Surveyor in the State of Texas. [Text regarding surveyor registration]
- On the issue date of this survey, the surveyed property herein is zoned PD 780 minimum and maximum setback requirements. [Text regarding zoning requirements]

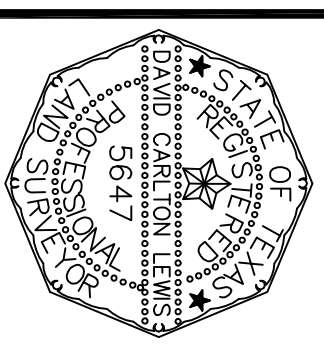
NETS AND POINTS DESCRIPTION
34.81 ACRES
LOTS 1, 2 AND 3, BLOCK A, RIVERSIDE PLAZA ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

All that certain 34.81 acres of land, which is all of Lots 1 and 2, Block A, Riverside Plaza Addition, recorded in Volume 388-62, Page 7 in the Public Records of Tarrant County, Texas (P.R.T.C.T.) and all of Lot 3, Block A, Riverside Plaza Addition, recorded in Document Number D205359197 & D202348889 and D205359198 P.R.T.C.T., in the S. P. Lovins Survey, A-943, City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at the southeast right-of-way cutback of the intersection of the south right-of-way line of Glen Garden Drive (R.O.W. Varies) and the east right-of-way line of South Riverside Drive (R.O.W. Varies);

THENCE along the south right-of-way line of said Glen Garden Drive, common to the north line of said Lot 2, Block A, Riverside Drive the following courses:

- South 89° 26' 31" East - 170.00' to a 5/8" iron rod found for corner;
- North 00° 34' 33" East - 4.00' to a 5/8" iron rod found for corner;
- South 89° 22' 21" East - 286.60' to a bent 5/8" iron rod found for corner;
- South 89° 19' 00" East - 462.43' to a bent 5/8" iron rod found for a point on a curve to the right, having a central angle of 49° 57' 32", a radius of 270.00' and a chord bearing and distance of South 64° 14' 13" East - 228.04';
- Along said curve to the right, an arc distance of 235.43', to a 1/2" iron rod found for the end of curve;
- South 39° 56' 27" East - 14.96' to a 1/2" iron rod found for corner;
- South 30° 35' 17" East - 202.80' to the most easterly corner of the herein described tract; common to the north corner of P.R.T.C.T. Volume 388-62, Page 7, Block A, Riverside Plaza Addition, recorded in Volume 13595, Page 276 of said 34.81 acres tract; bears South 30° 35' 17" East - 90.53';
- THENCE along the east line of said Lot 2 and Lot 1, Block A, Riverside Plaza Addition, common to the west line of said 12.963 acre tract, and generally along Sycamore Creek the following courses:
- South 75° 22' 07" West - 172.80';
- South 32° 02' 20" West - 280.70';
- South 09° 42' 02" West - 100.00';
- South 07° 47' 58" East - 255.00';
- South 30° 52' 02" West - 484.00';
- South 27° 38' 12" West - 338.31' to the southeast corner of said Lot 1, Block A, Riverside Plaza Addition; common to the southwest corner of said 12.963 acre tract, and in the north right-of-way line of East Berry Street (R.O.W. Varies);
- THENCE along the north right-of-way line of said East Berry Street, common to the south line of said Lot 1 and Lot 3, Block A, Riverside Plaza Addition the following courses:
- South 89° 32' 34" West - 345.40' to an "x" in concrete set for corner;
- North 00° 07' 07" East - 182.58' to a 3/4" iron rod found for corner;
- North 09° 50' 02" East - 150.40' to a 5/8" iron rod found for corner;
- North 05° 30' 02" East - 100.17' to a 3/4" iron rod found for corner;
- North 04° 26' 02" East - 100.17' to a 5/8" iron rod with a cap stamped SURVCON found for corner;
- North 03° 28' 02" East - 100.17' to an "x" in concrete found for corner;
- North 02° 47' 02" East - 63.30' to a PK nail in asphalt found for found, from which a second PK nail bears South 56° 38' West - 0.89';
- North 01° 39' 57" East - 34.85' to a 5/8" iron rod found for corner;
- North 01° 37' 49" East - 100.20' to a 5/8" iron rod found for corner;
- North 01° 01' 41" East - 100.20' to a 5/8" iron rod found for corner;
- North 00° 44' 19" West - 100.20' to a 5/8" iron rod with a cap stamped SURVCON found for corner;
- North 04° 16' 58" West - 163.96' to a 5/8" iron rod found for corner;
- North 00° 46' 52" West - 365.00' to a 5/8" iron rod found for the south corner of the said southeast right-of-way cutback of the intersection of the south right-of-way line of said Glen Garden Drive and the east right-of-way line of said South Riverside Drive;
- THENCE North 44° 55' 11" East - 41.94' along said southeast right-of-way cutback to the POINT OF BEGINNING and containing 34.81 acres of land.



June 3, 2019
CERTIFICATE DATE
DAVID CARLTON LEWIS, R.P.L.S., NO. 5647
REVISION NOTES

SPRY & SURVEYORS
LAND TITLE SURVEY
34.81 ACRES
2851 & 3045 S. RIVERSIDE PLAZA ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Scale: 1" = 80'