



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: Carter Riverside, 2 letters submitted	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: 2925 Race LLC

Site Location: 2919 - 3009 (odds) Race St; 3000, 3004, 3008 McLemore Ave
Acreage: 1.918

Proposed Use: Brewery, winery, and distillery

Request: From: PD 1181

To: Amend PD 1181 to add brewery, winery, and distillery; site plan waiver recommended

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

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

Staff Recommendation: **Approval**

Background:

The site is located on the north side of Race Street at the terminus of Retta Road within the Six Points Urban Village. The property was zoned to MU-1 in 2007 to support the redevelopment of the Six Points Urban Village.

The applicant is proposing to amend PD 1181 "PD/MU-1" Planned Development for MU-1 uses plus bar/tavern, site plan waived in order to add the Brewery, winery, and distillery use. The property was previously rezoned to PD 1181 in order to add the bar/tavern use in 2017. Additional property was added to the PD earlier this year.

This side of Race Street is within 250 feet of the nearby "A-5" One-Family zoned district, therefore a minimum parking count is required. It will be necessary at the time of permitting for the applicant to demonstrate that this lot has adequate parking for the use. The applicant has explained that they own multiple lots and share a large rear parking lot. At permitting, an analysis will be necessary to show that in total, parking is provided for the uses and a parking agreement that provides this lot/use with permanent parking is included with the permit and Certificate of Occupancy.

The Six Points Urban Village is currently experiencing new redevelopment activity including the awarding of funding for the street reconstruction in parts of the village.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single family
- East "MU-1" Low Intensity Mixed-Use / commercial
- South "MU-1" Low Intensity Mixed-Use / commercial
- West "MU-1" Low Intensity Mixed-Use / commercial

Zoning History: ZC-19-064 expand PD 1181; effective 7/11/19; subject site
 ZC-17-221 from MU-1 to PD/MU-1 plus bar; effective 3/17/18; portion of subject site

Public Notification:

300 foot Legal Notifications were mailed on October 25, 2019.
 The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Riverside Alliance	Vintage Riverside NA*
Carter Riverside NA	United Riverside NA
Tarrant Regional Water District	Friends of Riverside Park
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Riverside Business Alliance
Oakhurst Scenic Drive Inc.	Oakhurst Alliance of Neighbors
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Fort Worth ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to amend PD 1181 to add a brewery, winery, and distillery use. Surrounding land uses consist primarily of commercial to the west, south and east with a single family neighborhood to the north.

While the proposed use is not permitted by right in MU-1 zoning, the proposed use will be located in an urban village where higher levels of activity are encourage. As a result, the proposed zoning **is compatible** with the neighborhood.

2. Comprehensive Plan Consistency – Northeast

The 2019 Comprehensive Plan designates the site as Mixed-Use. When the area was rezoned, the MU-1 Low Intensity Mixed Use zoning district was selected due to the smaller scale and density of the area.

The uses in the MU-1 zoning district are based on "E" Neighborhood Commercial and "E" is intended to provide neighborhood-serving uses. Therefore, the proposed zoning is consistent with the following Comprehensive Plan and 2007 Six Points Master Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- It is the purpose and intent of the Low Intensity Mixed-Use ("MU-1") District to provide areas in which a variety of housing types exist among neighborhood-serving commercial and institutional uses.
- Urban Race Street North: Mixed-use (MU-1) zoning should be allowed throughout this zone. The primary uses within this zone should include: entertainment, restaurant, services, hotel, and office.

As a result, the proposed zoning **is consistent** with the Comprehensive Plan.

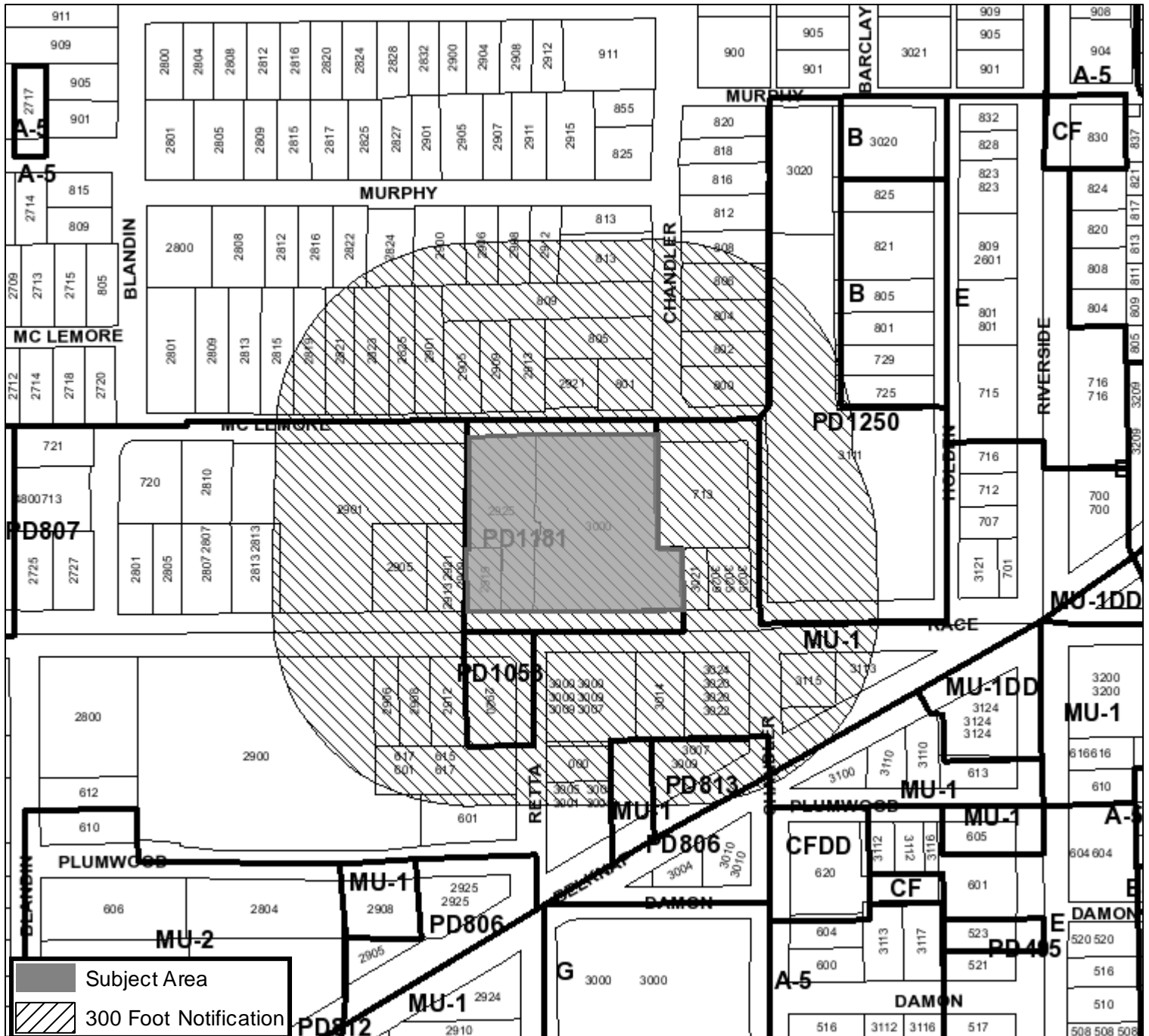
Attachments:

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

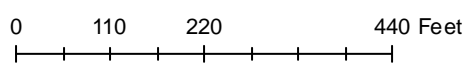


Area Zoning Map

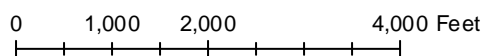
Applicant: 2925 Race LLC
 Address: 2919 - 3009 (odds) Race St; 3000, 3004, 3008 McLemore Ave
 Zoning From: PD 1181
 Zoning To: Amend PD 1181 to add brewery, winery, and distillery
 Acres: 1.91837404
 Mapsco: 63R
 Sector/District: Northeast
 Commission Date: 11/13/2019
 Contact: 817-392-8043



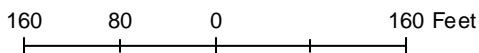
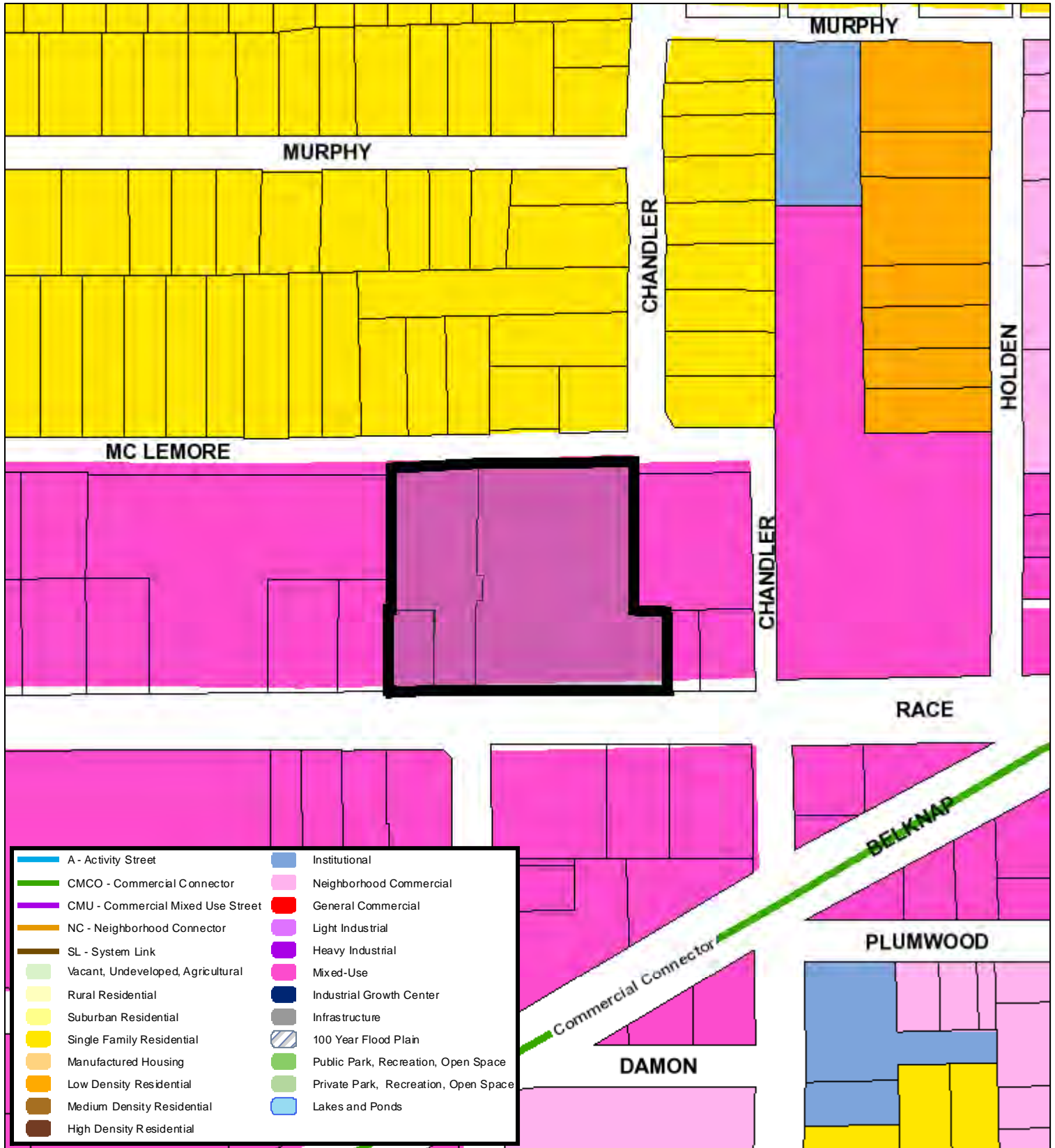
Subject Area
 300 Foot Notification



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.





ZC-19-176

Aerial Photo Map



0 100 200 400 Feet

