



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 27, 2019

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** One notice submitted  
**Support:** Three letters submitted

Continued Yes X No \_\_\_  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Speed Racer, LLC

**Site Location:** 3111 Race Street, 3020 Murphry Street Mapsco: 63R

**Proposed Use:** Multifamily

**Request:** From: "MU-1/DD" Low Intensity Mixed Use and "CF/DD" Community Facilities with Demolition Delay

To: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use, retaining Demolition Delay, site plan required

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

**Comprehensive Plan Consistency:** Requested change is consistent (Minor Boundary Adjustment).

**Staff Recommendation:** Approval

**Background:**

The applicant is requesting a zoning change to a PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use for a multifamily development, with a site plan required. Part of the property is currently zoned MU-1 and this case is to change the remainder of the property to MU-1. The PD request is in order to place the site plan requirement so that the intentions for the development and especially the parking area on the north side are documented. The site plan will be submitted separately at a future date and will go through the public hearing process as a SP case.

The area is located at the edge of the Six Points Urban Village near the intersection of Riverside Drive, Race Street, and Belknap. Much of the surrounding area was rezoned to MU-1 in order to prepare it for higher density redevelopment to take advantage of the location. There is an established single family neighborhood to the north that directly abuts the northern portion of the site.

**Site Information:**

Owner: Speed Racer, LLC  
PO Box 100654  
Fort Worth, TX 76185  
Agent: Lisa Stephens / Cielo Place LLC  
Acreage: 2.886 ac.

Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

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

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-007 from various to various (Race St rezoning); effective 8/29/08 (subject site and surrounding)  
ZC-04-185 add demolition delay; effective 8/10/04 (subject site)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Race St	Collector	Collector	No
Chandler	Residential	Residential	No
Murphy	Residential	Residential	No
Holden	Residential	Residential	No
Riverside	Commercial Connector	Commercial Connector	No

- **A bus stop is located less than 1/10-mile to the east of the site on Riverside Drive.**

**Public Notification:**

300 foot Legal Notifications were mailed on March 22, 2019.

The following organizations were notified: (emailed March 20, 2019)

Organizations Notified	
Riverside Alliance	Sylvan Heights NA
Vintage Riverside NA*	Oakhurst NA
Carter Riverside NA	United Riverside NA
Friends of Riverside Park	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
Eastside Sector Alliance	Oakhurst Alliance of Neighbors
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Assn
Fort Worth ISD	

\*Located within this neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to PD/MU-1 in order to develop in accordance with the Mixed-Use zoning. Multifamily uses are allowed in the MU-1 zoning district.

Surrounding land uses are primarily single family, with higher intensity commercial uses along Race Street. MU-1 zoning has a transitional height plane in place where adjacent to A and B zoning districts. A site plan requirement will illustrate the height and location of proposed buildings prior to building permit approval.

As a result, the proposed zoning for the sites **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Mixed-Use and Institutional, mirroring the existing zoning. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage mixed use projects in mixed use growth centers, transient oriented developments, and urban villages.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

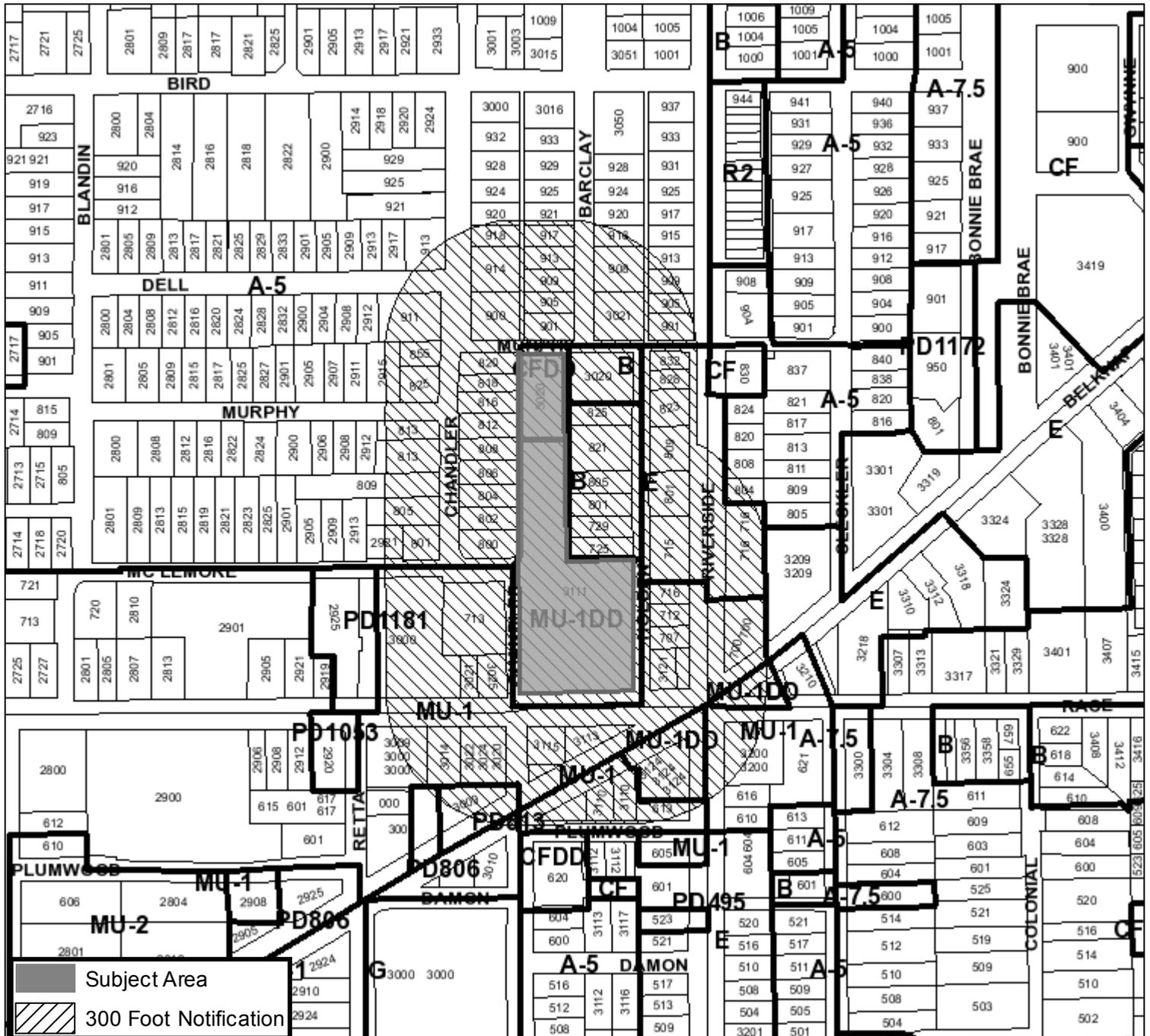
Based on the conformance with the future land use map and the policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

***Attachments:***

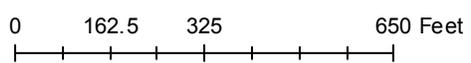
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Zoning Map

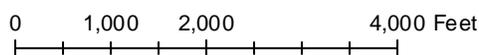
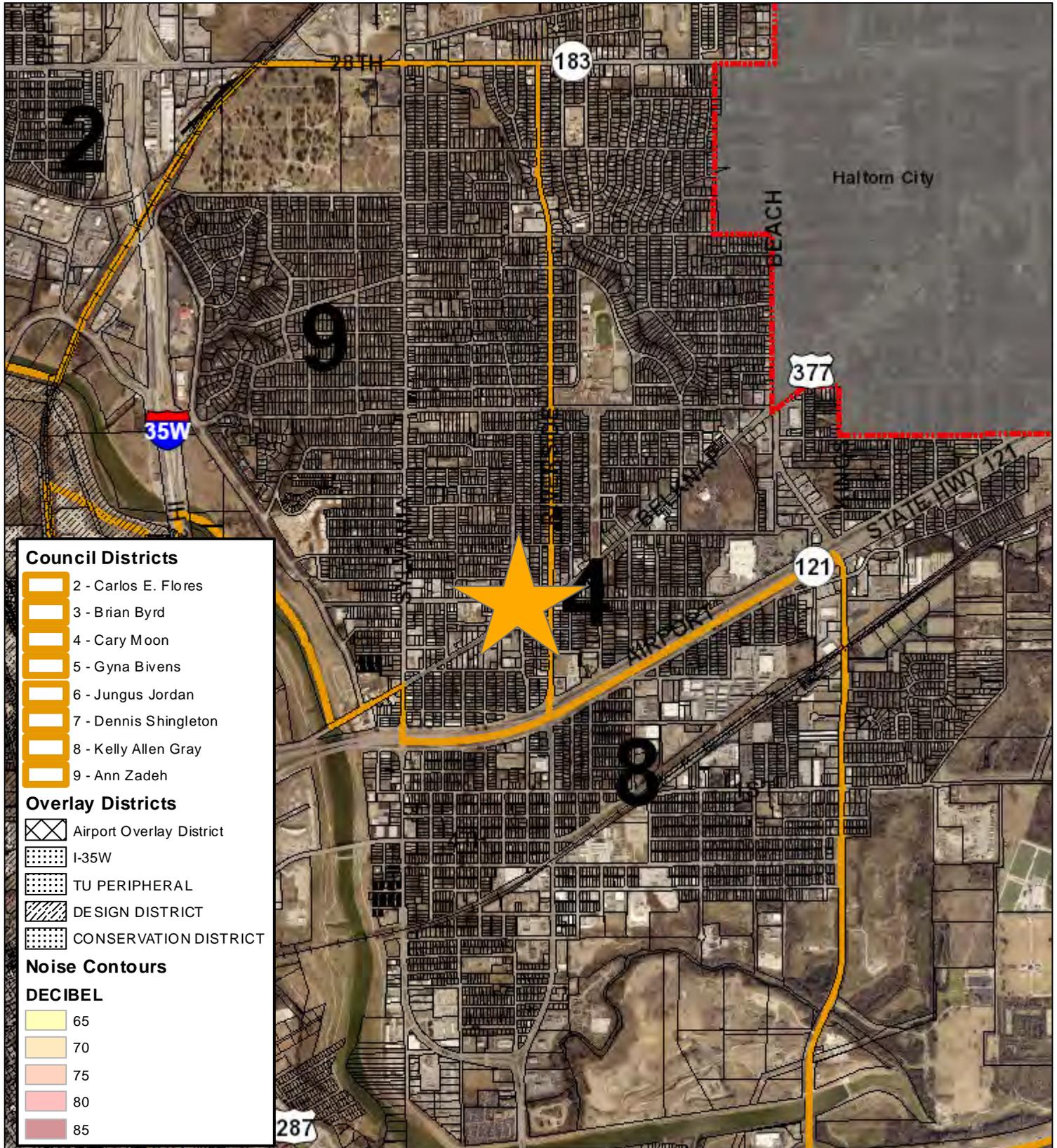
Applicant: Speed Racer, LLC  
 Address: 3111 Race Street, 3020 Murphy Street  
 Zoning From: CF-DD, MU-1/DD  
 Zoning To: PD/MU-1 for multifamily uses, retain DD overlay  
 Acres: 2.86816498  
 Mapsco: 63R  
 Sector/District: Northeast  
 Commission Date: 4/10/2019  
 Contact: 817-392-8043



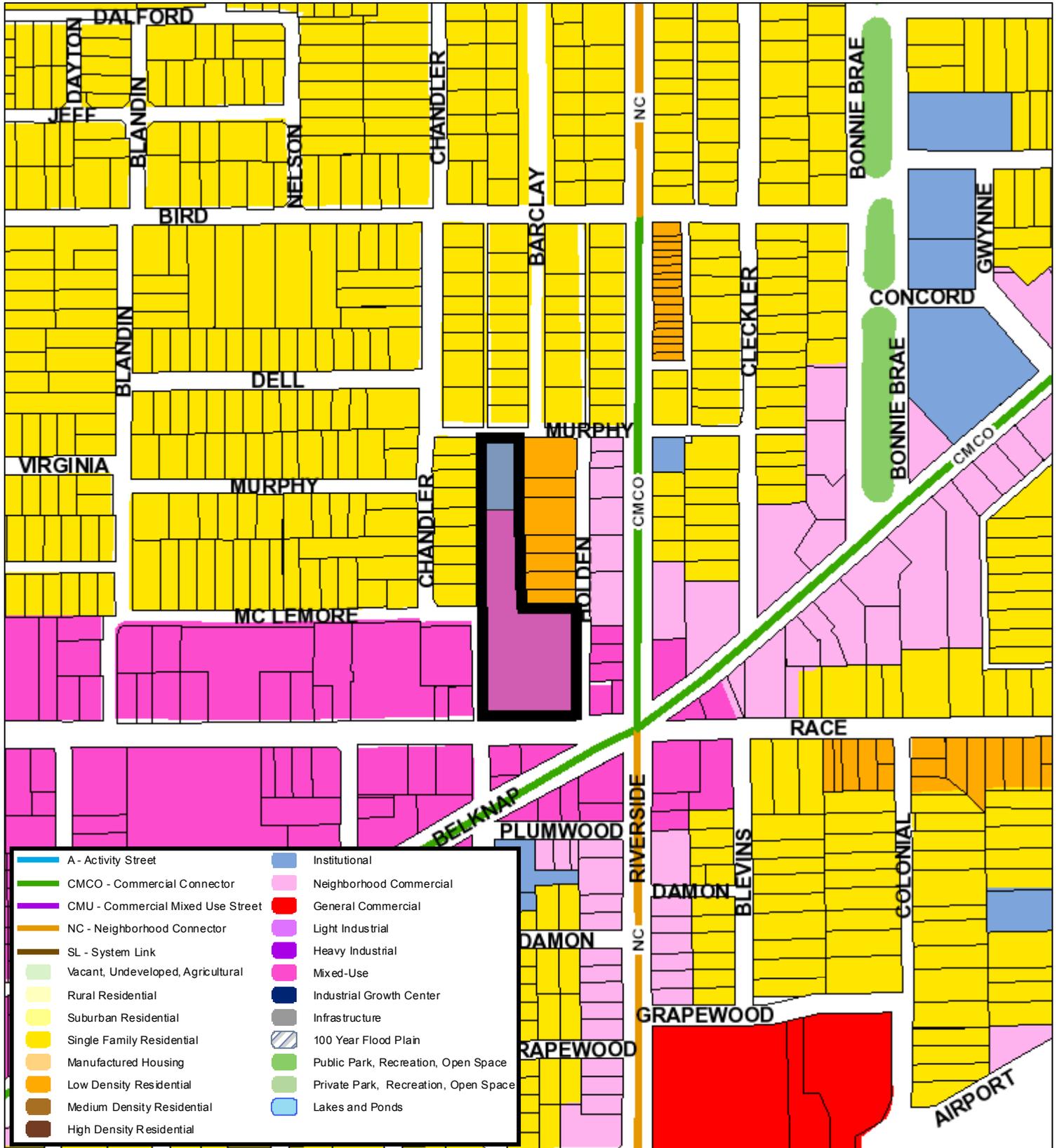
Subject Area  
 300 Foot Notification

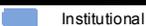
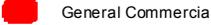
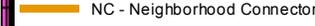
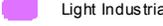
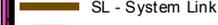
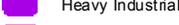
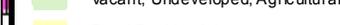
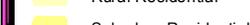
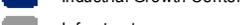
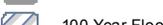
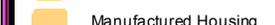
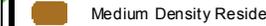
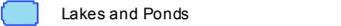
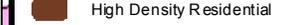


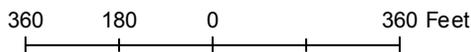
## Area Map



### 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.



## Aerial Photo Map



0 230 460 920 Feet



**approved To: Amend the required site plan for PD 768 to add additional maintenance buildings**

Charles Marsh, representing the applicant, stated this is an amendment to add additional buildings to the site.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Ms. Trevino. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					<i>SP-19-005</i>
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Charles Marsh	9116 Vineyard Ln		Support		Representing the applicant

**8. ZC-19-043 AIL Investment, LP (CD 7) – 3001 Alliance Gateway (Alliance Gateway West Lot 3 Block 100, 4.87 ac.) From: "C" Medium Density Multifamily To: "G" Intensive Commercial**

Craig Schkade, representing the applicant, requested a 60-day continuance.

Motion: Following brief discussion, Ms. Conlin recommended a 60-day continuance of the request, seconded by Ms. Trevino. The motion passed unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-19-043</i>
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Craig Schkade	9800 Hillwood Pkwy		Support		Representing the applicant

**9. ZC-19-044 Speed Racer, LLC (CD 9) 3111 Race Street, 3020 Murphy Street (Riverside Baptist Church Lots 1R&2R Block 2, 2.89 ac.) From: "MU-1/DD" Low Intensity Mixed Use and "CF/DD" Community Facilities with Demolition Delay To: PD/MU-1 Planned Development for all uses in "MU-1" Low Intensity Mixed Use, retaining Demolition Delay, site plan required**

Megan Lasch, representing the applicant, stated they are multifamily developers with a focus on affordable housing. They are proposing 91 tax credit units. They will be restoring the facades and remodeling the interiors of the church. The site plan is to ensure there won't be a multifamily building farther into the neighborhood. She showed historic pictures of the site as well as renderings of the new development. She also stated they have met with the neighborhood associations in the area.

Libby Willis spoke in support of the PD/MU-1 and the fact that they are keeping the original structures.

Motion: Following brief discussion, Ms. Miller recommended Approval of the request, seconded by Mr. McDonnell. The motion passed unanimously 8-0.

<i>Document received for written correspondence</i>					<b>ZC-19-044</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft. notification area</b>	<b>Position on case</b>		<b>Summary</b>
Megan Lasch	55001 A Balcones Dr, Austin, TX		Support		Representing the applicant
Libby Willis	2300 Primrose		Support		Spoke at hearing
Cathy Seifert			Support		Sent letter
Carter Riverside NA			Support		Sent letter
Rick Herring			Support		Sent letter
Luis Alaniz	804 N Riverside			Opposition	Sent notice

**10. ZC-19-045 Azleway Inc. (CD 8) – 2504 Oakland Boulevard (Oakland James M Floyd Lots 5R1&5R2 Block 1, 2.78 ac.) From: “CF” Community Facilities and “A-10” One Family To: PD/C Planned Development for all uses in “C” Medium Density Multifamily with waivers to parking, open space, front yard setback, supplemental setback adjacent to one- or two-family zoning, and screening; site plan included**

Megan Lasch, representing the applicant, stated the development is named after the Fash Mansion that once stood on the property. She stated they got to work closely with the neighborhood for this project, and the wavers are a compromise between the original design and what the neighbors wanted. She stated it has 66 units and is one and two stories tall, with 82 parking spaces, which should be more than adequate.

Jason Ray, president of the East Fort Worth Business Associated turned in a letter of support for the project.

Dan Haase, spoke in support. He stated the developer worked well with the neighborhood and that the project abuts the Oakland Corners Urban Village. He thinks this development could help with East Lancaster.

Michael Phipps, representing the West Meadowbrook NA, spoke in support. He lives nearby by and stated he usually opposes multifamily projects. He has never had a developer that was so accommodating to their concerns. He also turned in letters of support from other people in the area.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. McDonnell. The motion passed unanimously 8-0.

<i>Document received for written correspondence</i>					<b>ZC-19-045</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft. notification area</b>	<b>Position on case</b>		<b>Summary</b>