



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 11, 2021

Council District 8

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Arty Wheaton-</u>	
	<u>Rodriguez</u>		
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Dalton’s Best Maid Products**

Site Location: 1363 & 1365 S. Riverside Dr., 1330 & 1334 Ash Crescent St.
Acreage: .68

Proposed Use: **Employee Parking for Industrial Use**

Request: From: “A-5” One-Family, “B” Two-Family and “E” Neighborhood Commercial
To: “J” Medium Industrial

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

Comprehensive Plan Consistency: Requested change **is consistent (minor boundary adjustment)**

Staff Recommendation: **Approval**

Background:

The proposed site is located at the northeast corner of S. Riverside Drive and Morphy Street. The applicant is requesting to rezone the proposed site area, to “J” Medium Industrial to be used as employee parking for the adjacent Best Maid Products manufacturing facilities. Currently, parking not contained on the existing manufacturing site spills over into adjacent ROWs, including sidewalk areas.

The Best Maid Products complex currently has structures on both the east and west sides of S. Riverside from E. Maddox Avenue on the south and E. Morphy St. on the north. The facility has a long standing history in the area with manufacturing of Best Maid Products dating back to 1946. Many of the current structures associated with Best Maid Products started construction in the 1970s and continued through 1986.

Site Information:

Surrounding Zoning and Land Uses:

- North “E” Neighborhood Commercial, “A-5 One-Family and “B” Two-Family/ residential
- East “B” Two-Family/ residential
- South “J” Medium Industrial / manufacturing and distribution

West "A-5 One-Family/ residential, separated by S. Riverside Dr.

Recent Relevant Zoning History:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on March 25, 2021.

The following organizations were notified: (emailed March 16, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA
Parker Essex Boaz NA	Historic Southside NA
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Site located within this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from "A-5" One-Family, "B" Two-Family and "E" Neighborhood Commercial to "J" Medium Industrial for a parking lot for employees of the adjacent Best Maid Products manufacturing and distribution center. Typically staff would look at a situation like this and state that industrial was encroaching into adjacent one- and two-family developments, but in this case, that encroachment has a long standing history. The 1400 blocks of S. Riverside Drive have been zoned "J" Medium Industrial since 1946. Parking today has encroached into the neighborhoods with employees parking on adjacent streets and within sidewalk areas near the facility. Adding a dedicated parking lot for employees alleviates the current parking situation.

There are plans under review for the vacation (VA-20-022) of the portion of E. Morphy St. between the current Best Maid distribution facility and the proposed parking lot site. Along with that proposed vacation is a proposed replat of all of the Best Maid controlled property into one lot, along with a public park dedication at the southern end of the lot. This vacation and replat addresses concerns with encroachment as it allows the facility to control the existing traffic existing from their docks onto the adjacent roadways. If approved, traffic patterns could change in this area.

If future proposals for the proposed site include building construction, the residentially zoned properties are protected by existing building supplemental setbacks (50 feet) and bufferyards within our industrial zoning districts.

As a result, the proposed "J" Medium Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency-Southside

The 2021 Comprehensive Plan designates the subject property as Single-Family Residential.

The proposed "J" Medium Industrial zoning district is consistent with the following Comprehensive Plan policies.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

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

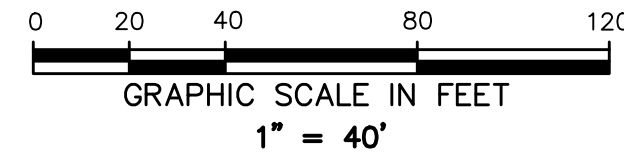
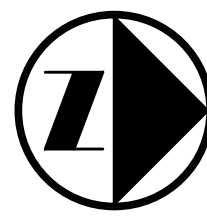
3. Economic Development Strategic Plan

The 2018 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 Plan includes Business Retention & Expansion (BRE) initiatives to help existing businesses remain and grow in the community.

- A solid BRE program is, arguably, more important than a recruitment program. Not only does BRE offer similar potential for job creation (through the “expansion” part of the title), it also creates a climate that is more supportive of business growth generally. Stated another way, it is difficult to recruit a new company if existing businesses are not thriving, especially if they have a negative attitude about the local business climate. In addition to creating a supportive business climate, a robust BRE program must also help mitigate risks and vulnerabilities facing existing employers.

Attachments:

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



LOT A, BLOCK 12
LAKE VIEW ADDITION
(VOL. 388-70, PG. 20)

LOT 16, BLOCK 11
LAKE VIEW ADDITION
(VOL. 204, PG. 5)

S. RIVERSIDE DRIVE

N 00°06'32" W 814.50'
565.97'

E. MADDOX AVENUE

S 89°20'08" W 155.82'
125.01'

LOT 1-R1, BLOCK 13
LAKE VIEW ADDITION
4.585 ACRES (199,716 SQ. FT.)

LEWIS MOORE SURVEY - ABSTRACT NO. 1093
JOAN W. HAYNES SURVEY - ABSTRACT NO. 778
LOT 1-R, BLOCK 13
LAKE VIEW ADDITION
(VOL. 388-189, PG. 57)

DALTON'S BEST MAID PRODUCTS, INC.
(VOL. 4980, PG. 985)
(VOL. 4981, PG. 705)
(VOL. 7076, PG. 210)
(VOL. 7711, PG. 1807)
(VOL. 7883, PG. 1414)
(INST. NO. D184301613)
(INST. NO. D205175310)
(INST. NO. D209287648)
(INST. NO. D210299293)

ASH CRESCENT STREET

S 00°32'32" E 839.91'
534.32'

LOT 1-R2, BLOCK 13
LAKE VIEW ADDITION
"PICKLE PARK"
(PUBLIC PARK DEDICATION)
29,343 SQ. FT. (0.674 ACRES)

LOT 19-R, BLOCK 13
LAKE VIEW ADDITION
(VOL. 388-189, PG. 61)

BLOCK 74
HIGHLANDS OF GLENWOOD
(VOL. 106, PG. 99)

BLOCK 75
HIGHLANDS OF GLENWOOD
(VOL. 106, PG. 99)

LOT 1, BLOCK 76
HIGHLANDS OF GLENWOOD
(VOL. 106, PG. 99)

LOT 7, BLOCK 77
HIGHLANDS OF GLENWOOD
(VOL. 310, PG. 15)

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Dalton's Best Maid Products, Inc. is the owner of a 5.259 acre (229,064 square foot) tract of land situated in the John Davis Survey, Abstract No. 418, the Joan W. Haynes Survey, Abstract No. 778 and the Lewis Moore Survey Abstract No. 1093, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 10 and Lot 11, and part of an adjacent 8-foot alley dedication in Block 9 and all of Lot 12 and Lot 13, in Block 13 in Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 204, Page 5, of the Plat Records of Tarrant County, Texas; and being all of Lot 8 and Lot 9, and the North 23-foot of Lot 10, and part of an adjacent 10-foot alley dedication in Block 79 Highlands to Glenwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 15 of said Plat Records; said tract also being all of Lot 1-R, Block 13, Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-189, Page 57 of said Plat Records; said tract also being all of Lot 19-R, Block 13, Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-189, Page 61 of said Plat Records; said tract also being all of E. Morphy Street right-of-way and a portion of aforementioned alley rights-of-way in said Lake View Addition and said Highlands to Glenwood Addition vacated by City Ordinance Number XXXX-XX-2021 (Case No. VA-20-022) said 5.259 acre (229,064 square foot) tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 18, 2021 with a combined scale factor of 1.00012):

BEGINNING, at a 1/2-inch iron rod found in the west right-of-way line of Ash Crescent Street (a 60-foot right-of-way); said point being the northeast corner of said Lot 8 and the southeast corner of Lot 7 in said Block 79 Highlands to Glenwood Addition;

THENCE, South 00 degrees, 32 minutes, 32 seconds East, along the said west line of Ash Crescent Street and along the east line of said Lot 9, the east line of said Lot 10, the east line of said Lot 11, the east line of said abandoned E. Morphy Street and the east line of said Lot 1-R, and the east line of said Lot 19-R, a distance of 839.91 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at the southeast corner of said Lot 19-R, said point being at the intersection of said west line of Ash Crescent Street and the north right-of-way line of E. Maddox Avenue (a variable width-foot right-of-way);

THENCE, North 89 degrees, 07 minutes, 17 seconds West, departing the said west line of Ash Crescent Street and along the south line of said Lot 19-R and the north line of said E. Maddox Avenue, a distance of 125.01 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 19-R and the most southerly southeast corner of said Lot 1-R;

THENCE, South 89 degrees, 20 minutes, 08 seconds West, along the south line of said Lot 1-R, the south line of said Lot 13 and said north line of E. Maddox Avenue, a distance of 155.82 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at the southwest corner of said Lot 13, said point being at the intersection of said north line of E. Maddox Avenue and the east right-of-way line of S. Riverside Drive (a variable width right-of-way);

THENCE, North 00 degrees, 06 minutes, 32 seconds West, along the said east line of S. Riverside Drive and along the west line of said Lot 13, the west line of Lot 12, the west line of said Lot 1-R, the west line of said abandoned E. Morphy Street and the west line of said Lot 11, and the west line of Lot 10, a distance of 814.50 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at the northwest corner of said Lot 10 and the southwest corner of Lot 9 in said Block 9, from which a 5/8-inch iron rod bears North 28 degrees, 58 minutes West, a distance of 1.1 feet and from which a 1/2-inch iron rod found for the northwest corner of Lot 3 in said Block 9 North 00 degrees, 06 minutes, 32 seconds West, a distance of 450.00 feet;

THENCE, North 89 degrees, 53 minutes, 28 seconds East, departing said east line of S. Riverside Drive and along the north line of said Lot 10 and the south line of said Lot 9, a distance of 131.84 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 10 and the southeast corner of said Lot 9, said point also being the northwest corner of said alley vacated by the City of Fort Worth;

THENCE, North 89 degrees, 27 minutes, 28 seconds East, along the north line of said vacated alley, a distance of 18.00 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at the northeast corner of said vacated alley, said point also being in the west line of said Lot 8;

THENCE, North 00 degrees, 32 minutes, 32 seconds West, along the east line of said alley and the west line of said Lot 8, a distance of 23.66 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap set at the northwest corner of said Lot 8 and the southwest corner of Lot 7 in said Block 79;

THENCE, North 89 degrees, 27 minutes, 28 seconds East, departing the east line of said alley and along the north line of said Lot 8 and the south line of said Lot 7, a distance of 124.80 feet to the POINT OF BEGINNING;

CONTAINING: 5.259 acre (229,064 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Robert W. Bryan, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision during August 2020, and that all corners are shown herein;

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 2/3/21.

Robert W. Bryan
Registered Professional Land Surveyor No. 5508

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert W. Bryan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Robert W. Bryan and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 18, 2020 with a combined scale factor of 1.00012.
- The Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0310L, Community-Panel No. 0310L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- A drainage study shall be required prior to grading or building permit issuance.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that Dalton's Best Maid Products, Inc. does hereby appoint this plat as LOT 1-R1 & 1-R2, BLOCK 13, LAKE VIEW ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instruments as shown hereon.

Executed this the ___ day of _____, 2021.

By: _____
Name: Noah Bass
Title: Vice President Operations/Sales
Dalton's Best Maid Products, Inc.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Noah Bass, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: ROBERT W. BRYAN

OWNER:
DALTON'S BEST MAID PRODUCTS INC.
1401 S. RIVERSIDE DRIVE
FORT WORTH, TX 76104
817-335-5494
CONTACT: NOAH BASS

FINAL PLAT LOT 1-R1 & 1-R2, BLOCK 13 LAKE VIEW ADDITION

BEING 5.259 ACRES OF LAND AND BEING A REPLAT OF LOTS 10 & 11, BLOCK 9 AND LOTS 12 & 13, BLOCK 13, LAKE VIEW ADDITION RECORDED IN VOL. 204, PG. 5
LOT 1-R, BLOCK 13, LAKE VIEW ADDITION RECORDED IN VOL. 388-189, PG. 57
LOT 19-R, BLOCK 13, LAKE VIEW ADDITION RECORDED IN VOL. 388-189, PG. 61
LOTS 8, 9 & PART OF 10, BLOCK 79, HIGHLANDS TO GLENWOOD RECORDED IN VOL. 310, PG. 15, P.R.T.C.T.
AND A PORTION OF VACATED E. MORPHY STREET AND 18-FOOT ALLEY LOCATED IN THE CITY OF FORT WORTH AND BEING OUT OF THE JOHN DAVIS SURVEY, ABSTRACT NO. 418, JOAN W. HAYNES SURVEY, ABSTRACT NO. 778, AND LEWIS MOORE SURVEY, ABSTRACT NO. 1093 TARRANT COUNTY, TEXAS

Pacheco Koch
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008001

DRAWN BY AMB	CHECKED BY RWB	SCALE 1"=40'	DATE JAN. 2021	JOB NUMBER 4519-20.459
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CASE No. FS-21-0XX

LEGEND

- PROPERTY CORNER
- OFFSITE PROPERTY LINE
- EASEMENT LINE
- PROPERTY LINE
- CENTERLINE
- IRS 1/2 INCH IRON ROD WITH "PACHECO KOCH" CAP SET
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS



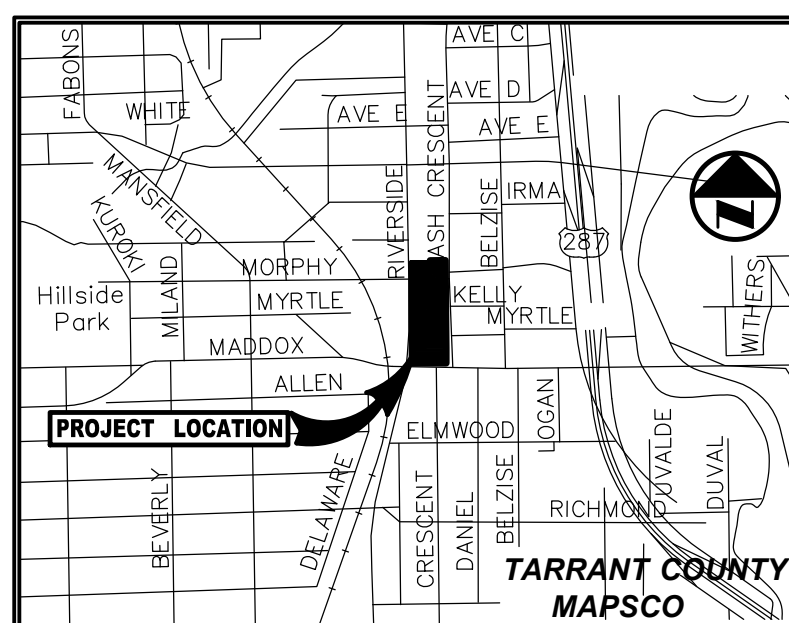
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date:

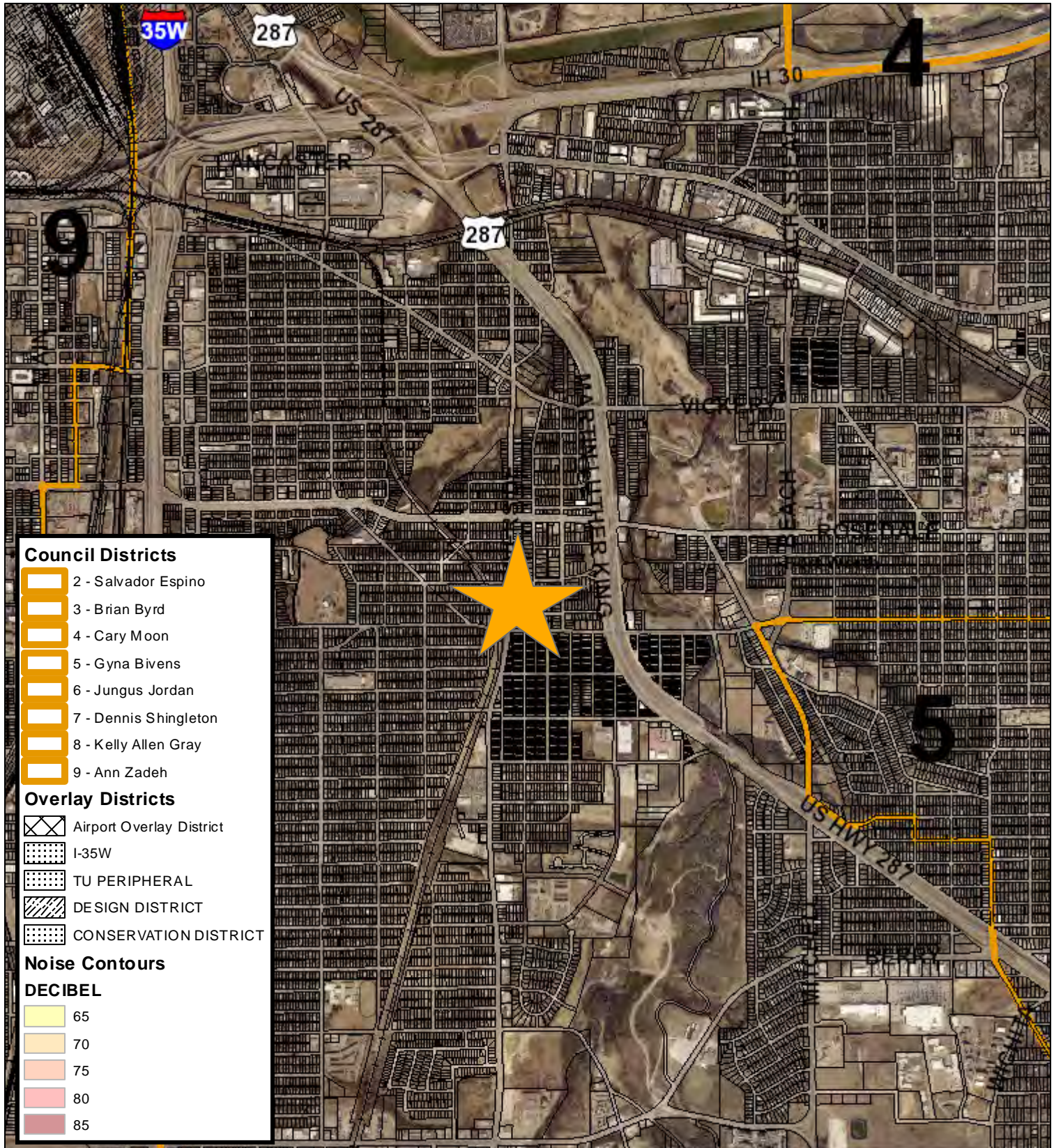
By: _____ Chairman

By: _____ Secretary





VICINITY MAP (NOT TO SCALE) F77-M






Area Map



Council Districts






-  2 - Salvador Espino
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

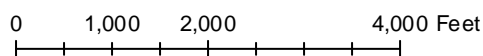
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

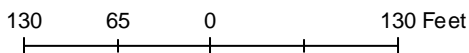
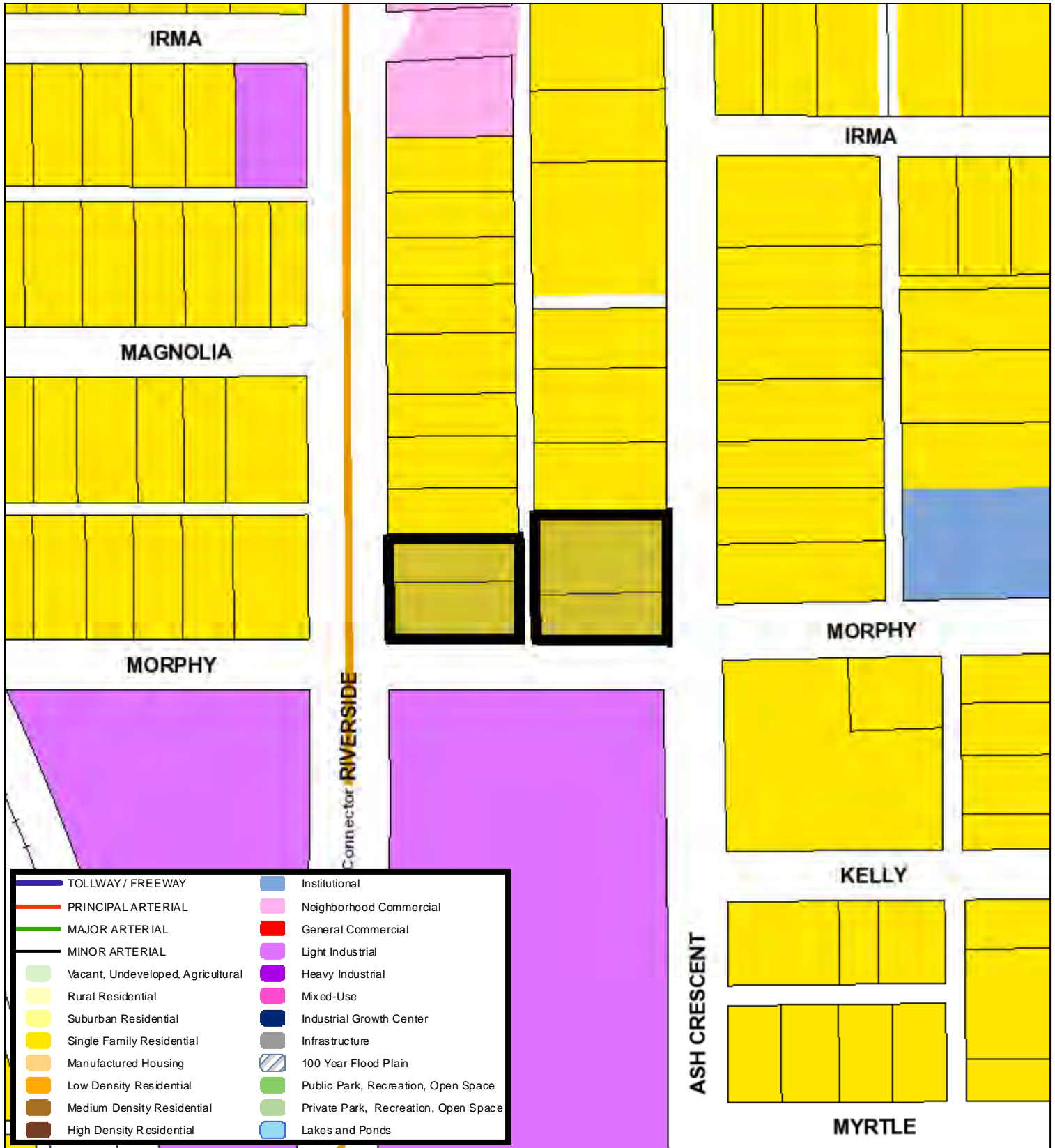
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use





ZC-21-030

Aerial Photo Map



0 85 170 340 Feet

