



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 3, 2021

Council District 8

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: None

Support: 3 letters, Historic Morningside NA, Belmont NA, The New Mitchell Boulevard NA, Glencrest Civic League, United Communities Association, Vicki Lane-Bowie Street Homeowners & Tenants Association

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Vertex Asset Partners, LP**

Site Location: 2855 S. Riverside Drive Acreage: 13.91

Proposed Use: **Mini-warehouse; Light Industrial Uses**

Request: From: "PD 760" Planned Development for all use in "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 waived.

To: Amend "PD 760" Planned Development for all use in "I" Light Industrial plus mini-warehouses including outdoor sales, rental and storage including yards, contractors, lumber or storage, automobiles, equipment, storage yards & containers, building materials excluding certain uses with development 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 to add mini-warehouse and outdoor storage uses to the current PD. The site is located at the northeast corner of South Riverside Drive and Berry Street and in close proximity to Riverside/Berry Urban Village. The zoning was amended on the subject site in 2019 to allow for "I" Light Industrial uses. The applicant intends to occupy the existing structure for the mini-warehouse with storage and truck rental, similar to the activities at other mini-warehouses located around Fort Worth.

Mini-warehouses are prohibited in "I" Light Industrial except through PD zoning. The proposed renovation is intended to serve the numerous single-family residences in the area. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation. The applicant would like to maintain retail on the hard corner of Berry and Riverside to provide a commercial buffer to the Urban Village.

Surrounding Zoning and Land Uses:

- North "A-5" One Family / undeveloped
- East "E" Neighborhood Commercial / undeveloped
- South "MU-1" Low Intensity Mixed-Use / commercial
- West "PD1124" PD/UR for 272 multifamily units; "MU-1" Low Intensity Mixed-Use / multifamily, motel, gas station

Recent Relevant Zoning History:

- ZC-19-114- from "PD 760" Planned Development to "PD 760" Planned Development for all use in "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 waived (subject site)
- ZC-07-078- from "K" Heavy Industrial to "PD/SU" Planned Development for Specific Use for "E" Neighborhood Commercial w/ exclusions; effective 5/15/07 (subject site)

Public Notification:

300 foot Legal Notifications were mailed on May 18, 2021.
The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	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	Vicki Lane-Bowie Street Homeowners and Tenants Association

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to add mini-warehouse units within an existing industrial warehouse building. Surrounding land uses are undeveloped to the north and east, with commercial to the south and multifamily to the west. The proposed mini-warehouse use enables the vacant site to be utilized with minimal operational impacts.

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

2. Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policy:

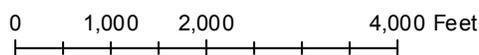
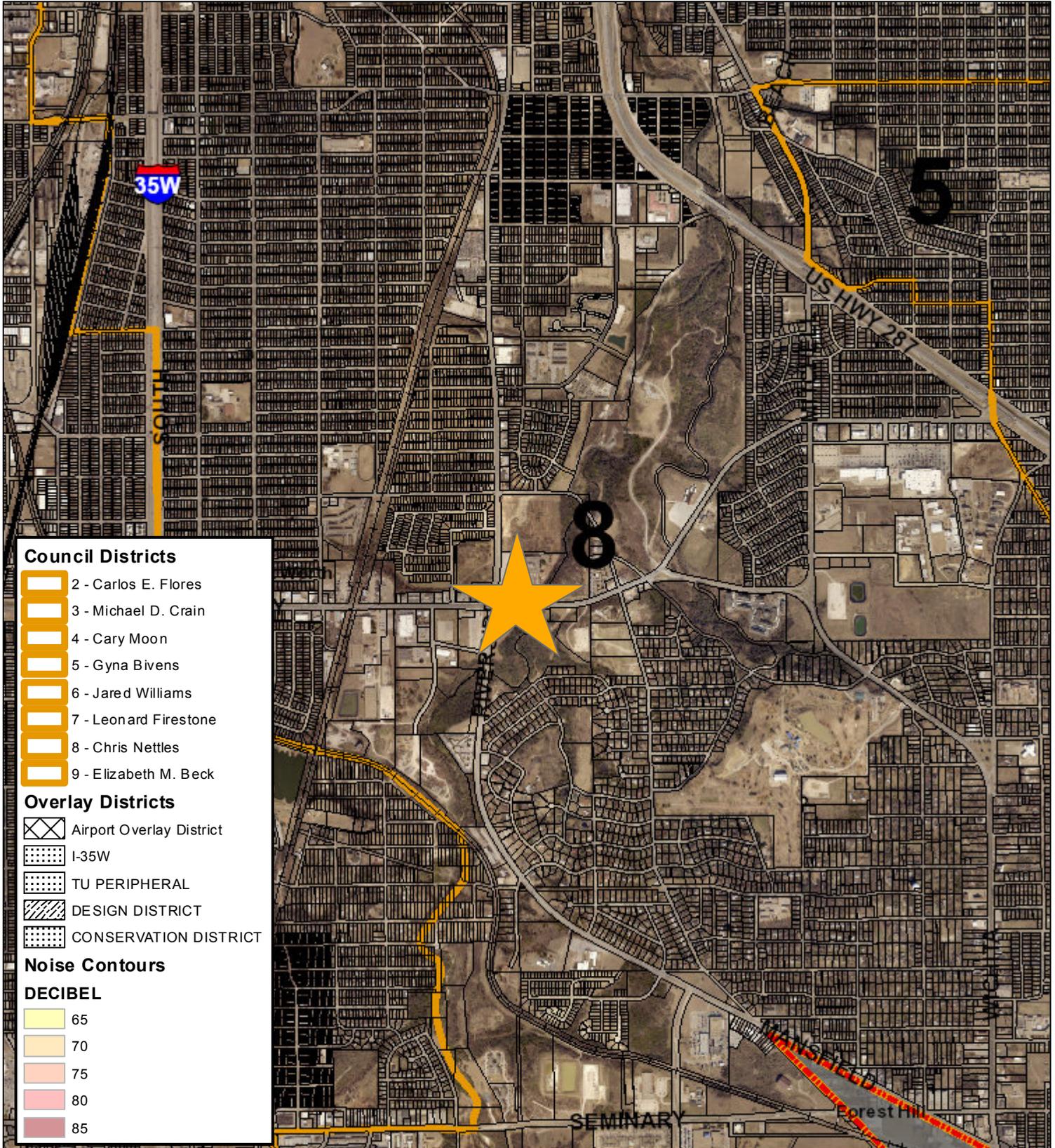
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city

The proposed zoning **is consistent** with the 2021 Comprehensive Plan.

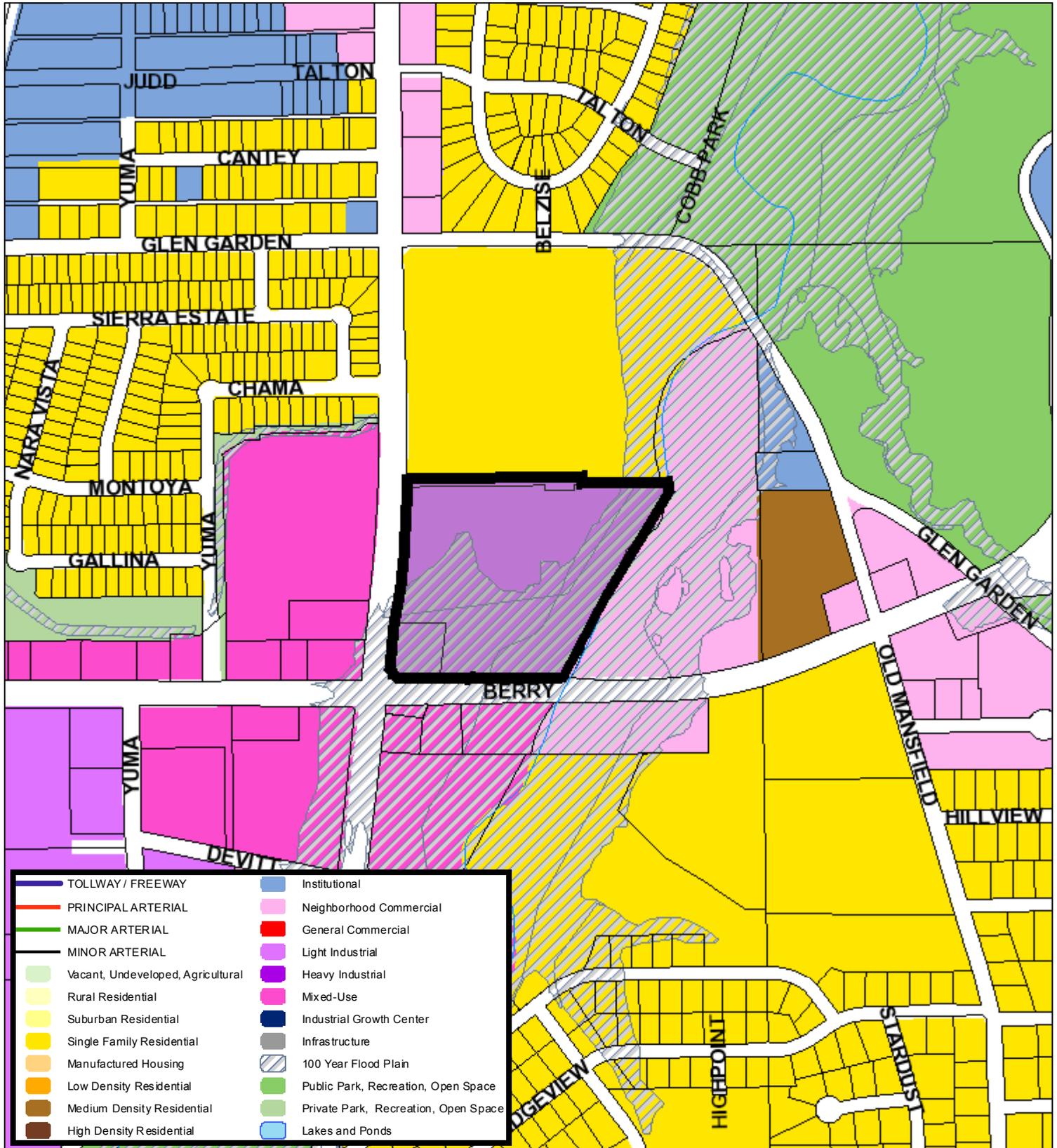
Attachments:

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

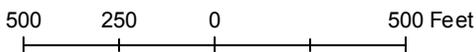
Area Map



Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 6, 2018.



Aerial Photo Map



0 310 620 1,240 Feet

