



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 12, 2019

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** One person spoke; 3 letters

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

**Owner / Applicant:** **Marc Cline and Ramiro Ruiz**

**Site Location:** 2095 & 2925 E. Belknap St, and 2908 Plumwood Dr Acreage: 0.591

**Proposed Use:** **Mixed-Use**

**Request:** From: PD 806 and "MU-1" Low Intensity Mixed-Use  
To: "MU-2" High Intensity Mixed Use and PD 806 for MU-2 uses plus auto sales & repair

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

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

**Staff Recommendation:** **Approval**

**Background:**

The proposed site is located on the north side of East Belknap Street, west of Retta Street. The applicant is requesting a zoning change to "MU-2" High Intensity Mixed Use for a mixed-use development.

The property was designated as part of the Six Points Urban Village in order to encourage higher quality and higher density development. Much of the surrounding area was rezoned to MU-1 in 2008 as part of a council-initiated rezoning, with parts of the area experiencing redevelopment in recent years. The property was zoned to PD806 to allow the existing auto repair to remain a legal use but add the MU zoning. The MU-2 zoning is requested to allow a higher density and taller structures in an area that serves as the core of the urban village.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "MU-1" Low Intensity Mixed-Use / multifamily
- East "MU-1" Low Intensity Mixed-Use / commercial
- South "MU-1" Low Intensity Mixed-Use / undeveloped
- West "MU-2" High Intensity Mixed-Use / undeveloped

Zoning History: ZC-18-073 from MU-1 and PD 807 to MU-2; effective 7/19/18; west of site

**Public Notification:**

300 foot Legal Notifications were mailed on September 20, 2019.  
 The following organizations were notified: (emailed September 16, 2019)

<b>Organizations Notified</b>	
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	

*\*Site located within this registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “MU-2” for a mixed-use development in accordance with the Mixed-Use standards. Surrounding land uses vary with a multifamily development to the north, undeveloped land to the south and west, and commercial to the east.

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

**2. Comprehensive Plan Consistency – Northeast**

The 2019 Comprehensive Plan designates the subject property as Mixed-Use. 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.

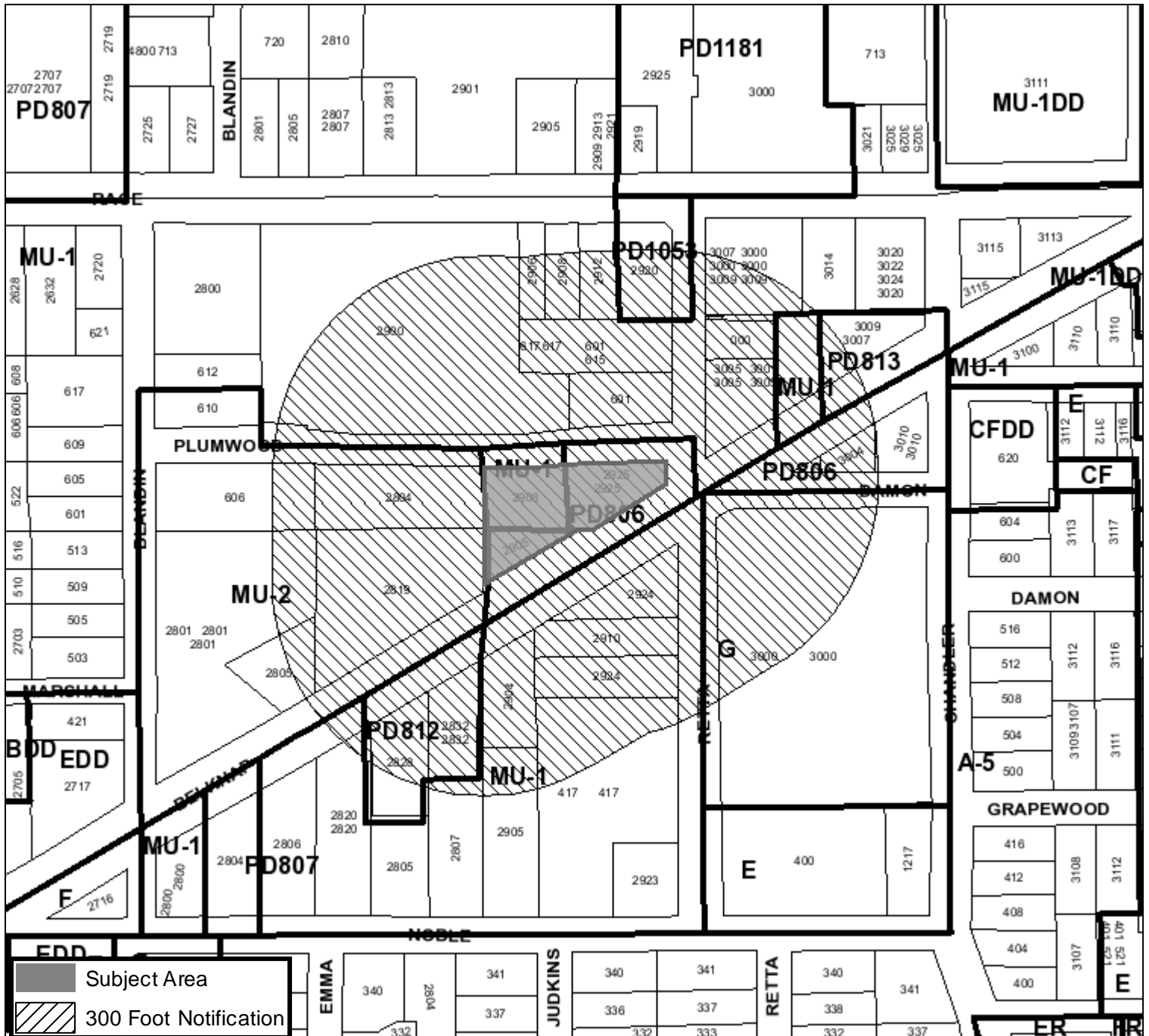
Based on the conformance with the future land use map and the policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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

## Area Zoning Map

Applicant: Marc Cline & Ramiro Ruiz  
 Address: 2095 & 2925 E. Belknap Street, 2908 Plumwood Drive  
 Zoning From: MU-1, PD 806 for MU-1 uses plus auto sales & repair  
 Zoning To: MU-2, PD 806 for MU-2 uses plus auto sales & repair  
 Acres: 0.59103915  
 Mapsco: 63R  
 Sector/District: Northeast  
 Commission Date: 10/9/2019  
 Contact: 817-392-8043






0    100    200    400 Feet








## Area Map








**Council Districts**

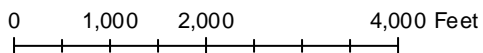
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

**Overlay Districts**

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

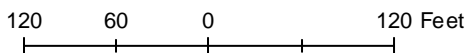
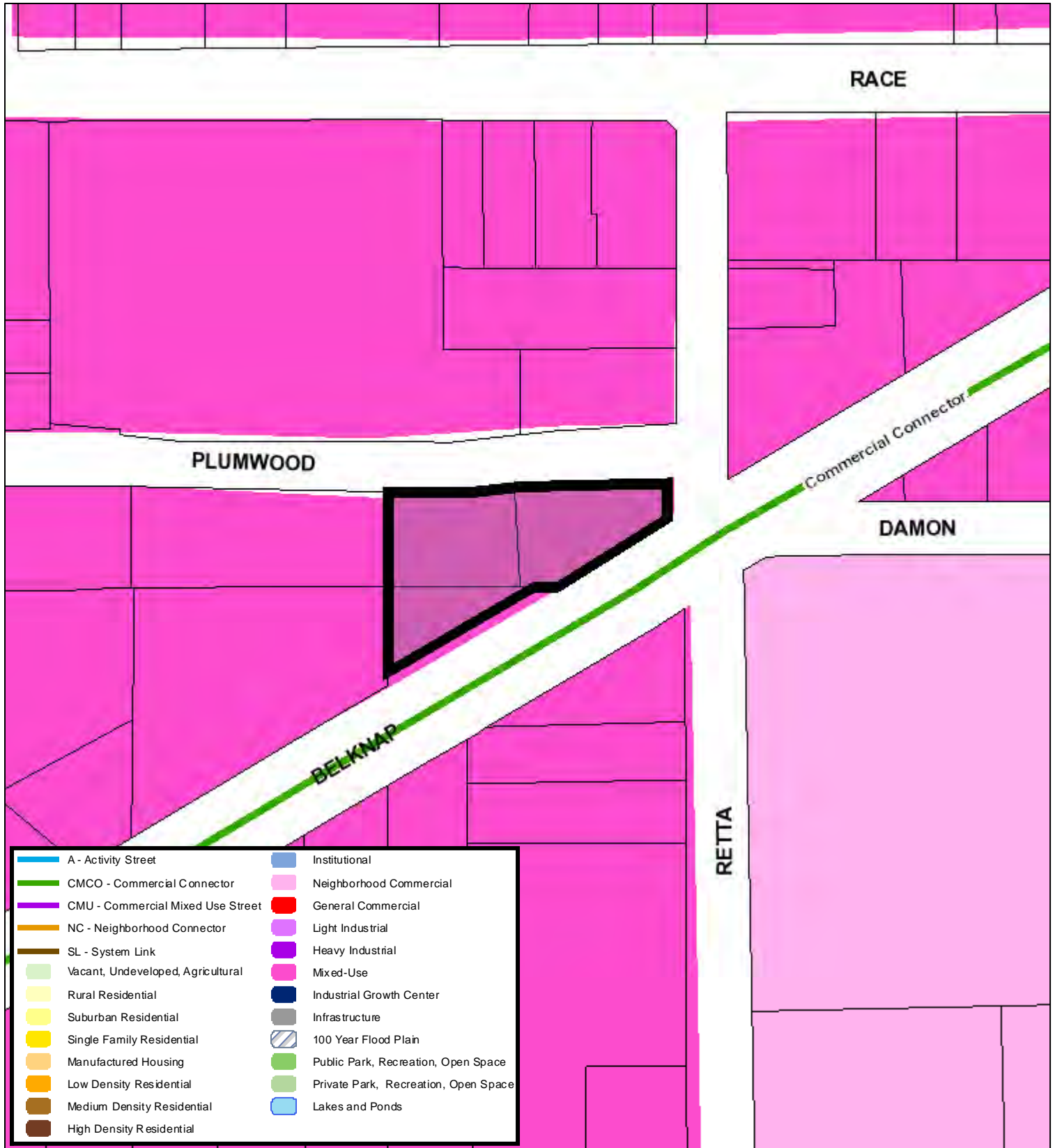
**Noise Contours**

- DECIBEL**
-  65
  -  70
  -  75
  -  80
  -  85





### Future Land Use



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 75 150 300 Feet

