



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2020

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None Submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Speed Racer, LLC

Site Location: 3111 Race Street, 3020 Murphy Street Acreage: 2.88

Proposed Use: Required site plan for PD 1250

Staff Recommendation: Approval

Background:

The applicant is requesting approval of a site plan for PD 1250, Planned Development for all uses in "MU-1" Low Intensity Mixed Use for a multifamily development. The PD was approved on August 27, 2019. The PD request was 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 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.

The site is currently meeting all zoning regulations for MU-1 zoning.

Site Information:

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

Zoning History: ZC-19-044 from CF and MU-1 to PD 1250; effective 10/3/19; subject site
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

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission

and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on November 25, 2019.

The following organizations were notified: (emailed November 19, 2019)

Organizations Notified	
Riverside Alliance	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.	Oakhurst Alliance of Neighbors
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Fort Worth ISD	

*Located within this Neighborhood Association

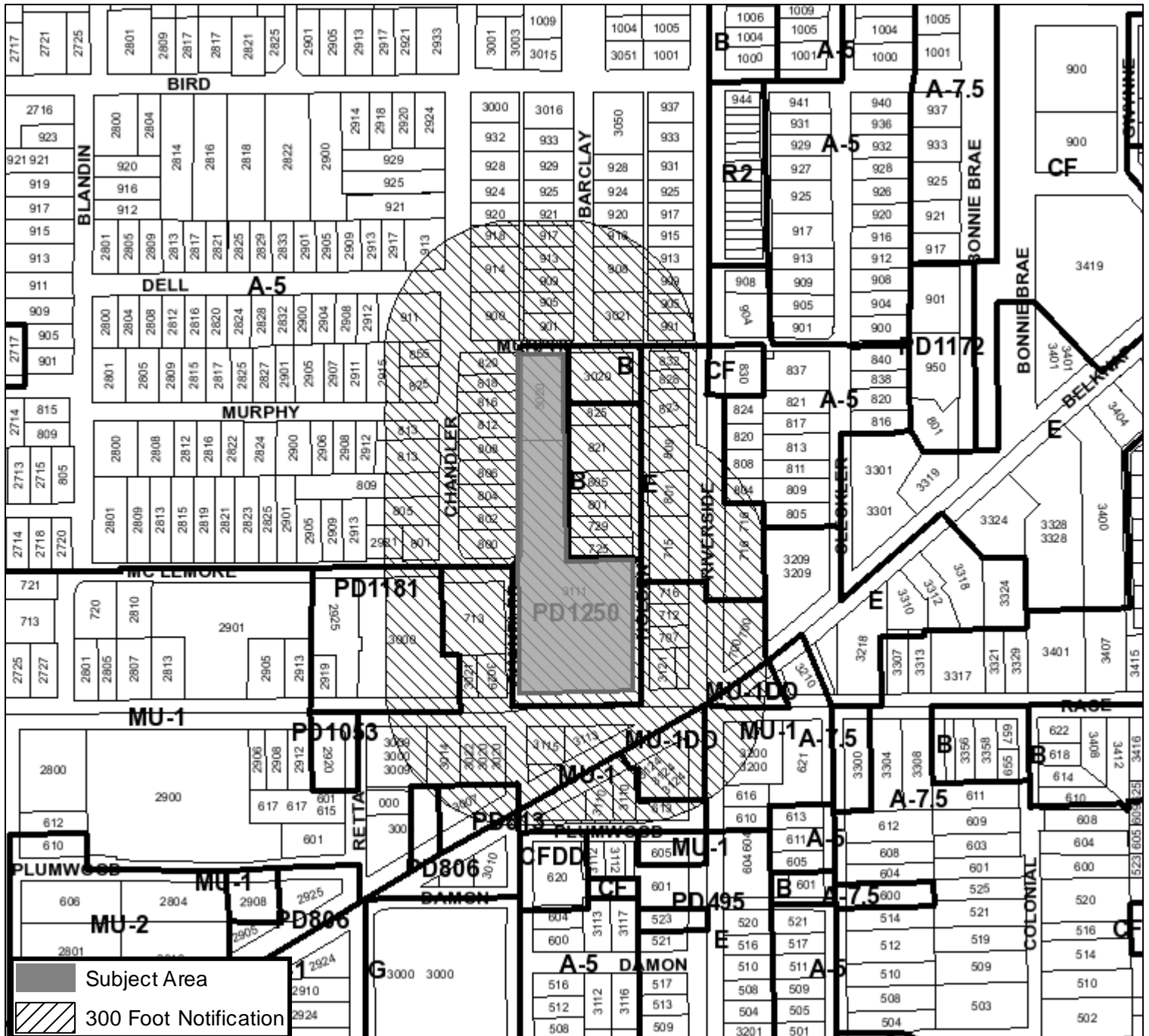
Attachments:

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

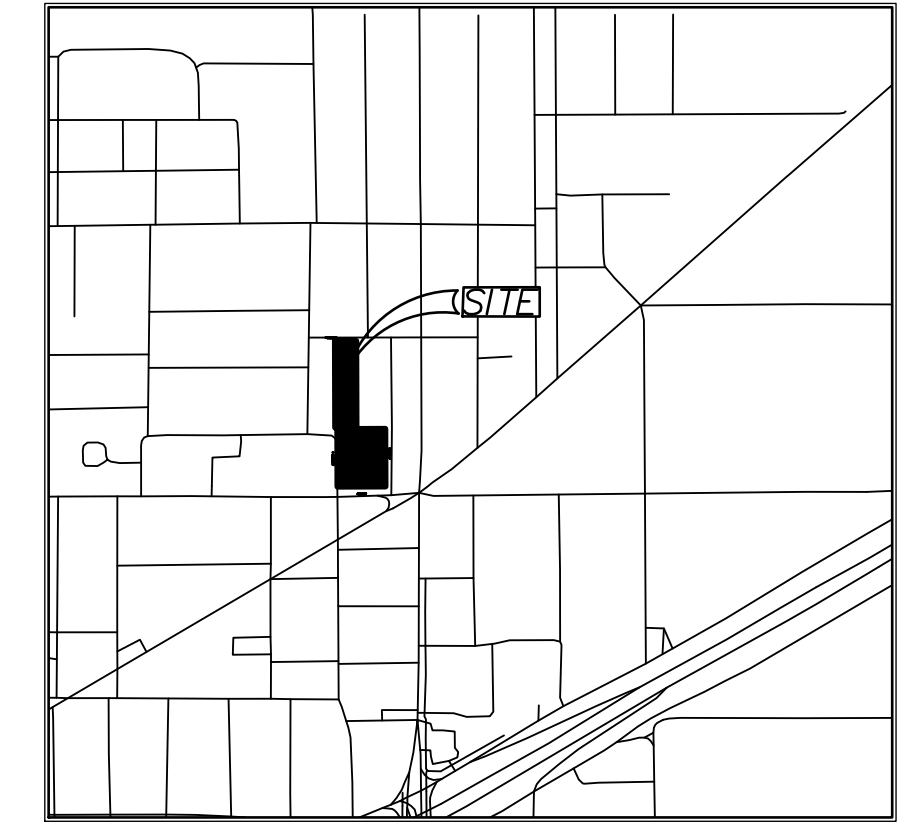
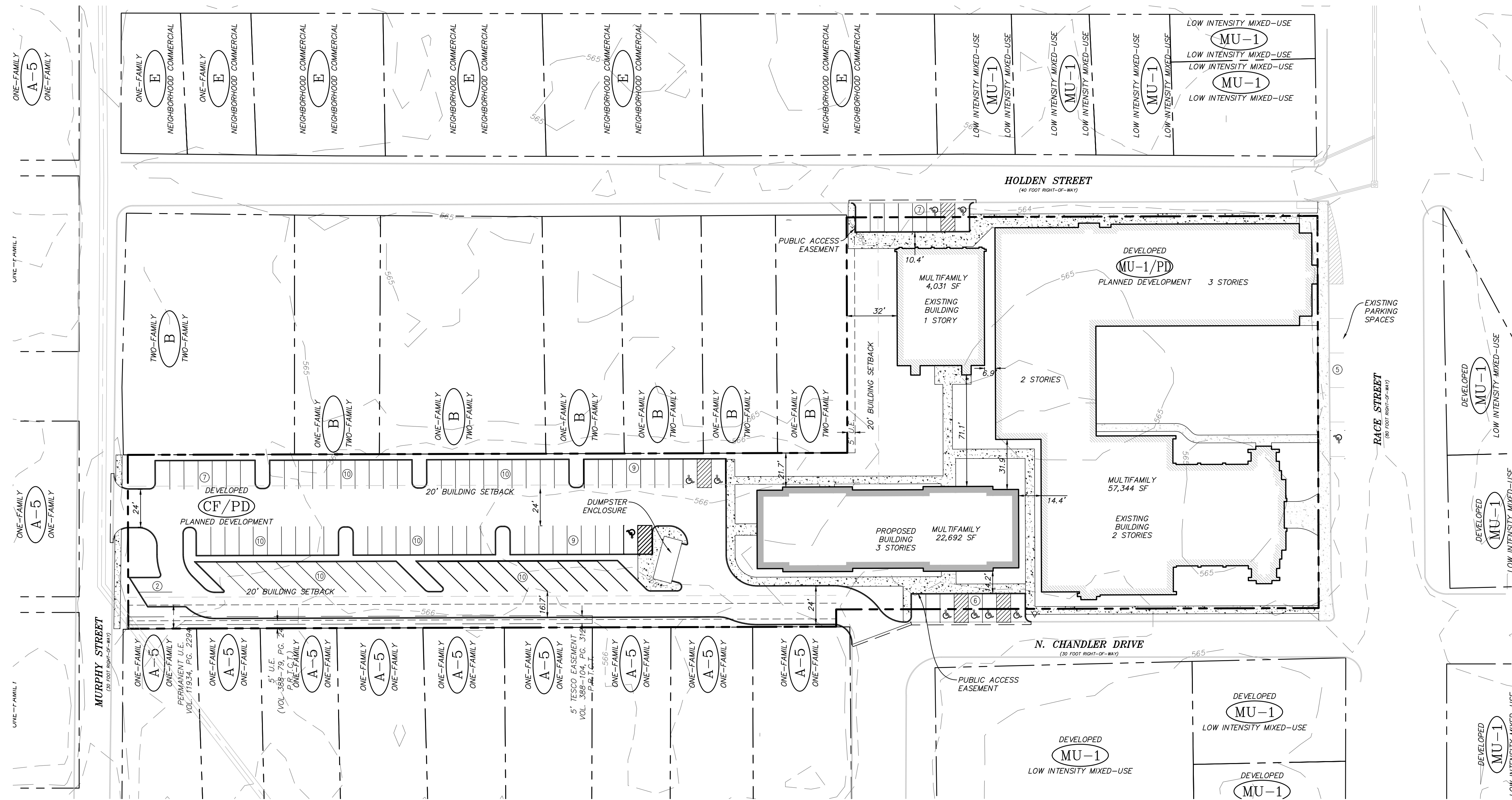


Area Zoning Map

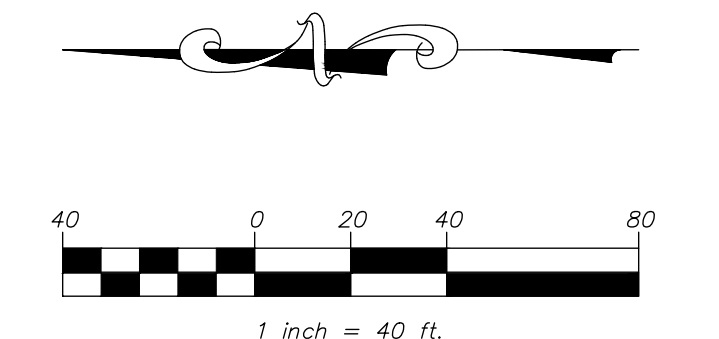
Applicant: Speed Racer, LLC
 Address: 3111 Race Street, 3020 Murphy Street
 Zoning From: PD 1250 for multifamily uses, retain DD overlay
 Zoning To: Site Plan for multifamily complex
 Acres: 2.86816497
 Mapsco: 63R
 Sector/District: Northeast
 Commission Date: 12/11/2019
 Contact: 817-392-8043



0 162.5 325 650 Feet



VICINITY MAP
(NOT TO SCALE)



LEGEND:

- EXISTING LIGHT POST
- EXISTING POWER POLE
- EXISTING OVER HEAD ELECTRIC
- EXISTING FIRE HYDRANT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROP. CONC. SIDEWALK
- EXISTING LAND USE
- EX. ZONING/PROP. ZONING
- PROP. LAND USE
- UNDEVELOPED
- E/A-5
- ONE FAMILY

NOTES:

1. THE PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS AND A MULTIFAMILY DEVELOPMENT SITE PLAN WILL BE SUBMITTED.
2. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
4. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
5. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
6. PARKING REQUIREMENTS TO BE DETERMINED DURING THE RE-ZONING PROCESS.
7. ALL FENCING AND SCREENING WITH COMPLY WITH THE ZONING REQUIREMENTS.

SITE DATA	
GROSS ACREAGE	2.886 ACRES
EXISTING ZONING	MU-1 & CF
EXISTING LAND USE	CHURCH
PROPOSED ZONING	MU-1 & CF
PROPOSED LAND USE	MULTIFAMILY
TOTAL UNITS	91
GROSS DENSITY	32 DU/AC
OPEN SPACE PROVIDED	17.2%

PARKING TABLE			
	REQUIREMENT	#	SPACES PROVIDED
EFFICIENCY	1 PS / BEDROOM	50	38 *
1 BEDROOM	1 PS / BEDROOM	11	8 *
2 BEDROOM	1 PS / BEDROOM	18	27 *
3 BEDROOM	1 PS / BEDROOM	12	27 *
COMMON AREA	1 PS / 250 SF	5,130	0 **
ACCESSIBLE	76-100 TOTAL PARKING SPACES		4
TOTAL			100

*25% REDUCTION OF PARKING SPACES IN ACCORDANCE WITH MU-1 ZONING
 **ALL COMMON AREA IS LOCATED IN THE EXISTING CHURCH. PER ZONING ORDINANCE SECTION 4.1300 (E)(E) USES LOCATED IN HISTORICALLY SIGNIFICANT BUILDINGS SHALL BE EXEMPT FROM OFF-STREET PARKING REQUIREMENTS.

THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.

ZONING SITE PLAN
CIELO PLACE
 RACE STREET, FORT WORTH, TX

ZONING CHANGE SITE PLAN
 ZONING CASE NUMBER: SP-19-018

TRACT 1 LOT 1 BLOCK 2
 TRACT 2 LOT 2-R BLOCK 2

BEING 2.886 ACRES OF LAND BEING A PART OF THE RIVERSIDE BAPTIST CHURCH SITE A. MCLEMORE SURVEY A-1056 FORT WORTH, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER:
 CIELO PLACE, LLC
 220 ADAMS DRIVE, SUITE 190 # 138
 WEATHERFORD, TX 76086
 TEL: 352-213-8700
 CONTACT: LISA STEPHENS

LANDSCAPE ARCHITECT:
 LONDON LANDSCAPES
 P.O. BOX 28
 COLLINSVILLE, TEXAS 76233
 TEL: 972-800-0676
 CONTACT: AMY LONDON

ARCHITECT:
 MILLER SLAYTON ARCHITECTS
 2114 NW 40TH TERRACE, STE B-3
 GAINESVILLE, FLORIDA 32605
 TEL: 352-377-0505
 CONTACT: PAUL MILLER

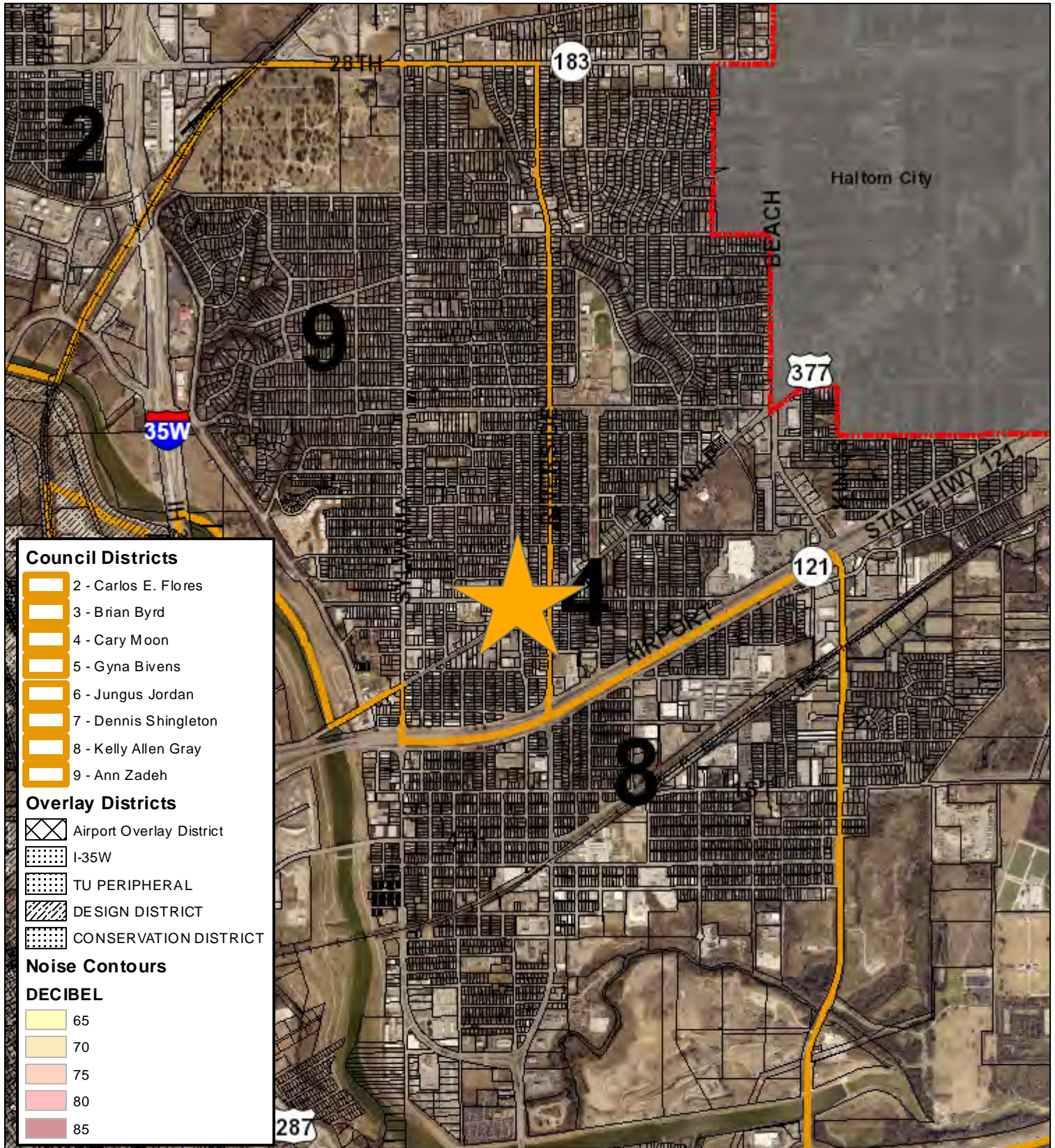
ENGINEER:
 MMA, INC.
 519 E. BORDER ST.
 ARLINGTON, TX 76010
 TEL: 817-469-1671
 CONTACT: ANDREA TAYLOR

SURVEYOR:
 PIONEER MAPPING
 PO BOX 136878
 FORT WORTH, TX 76136
 TEL: 683-233-2550

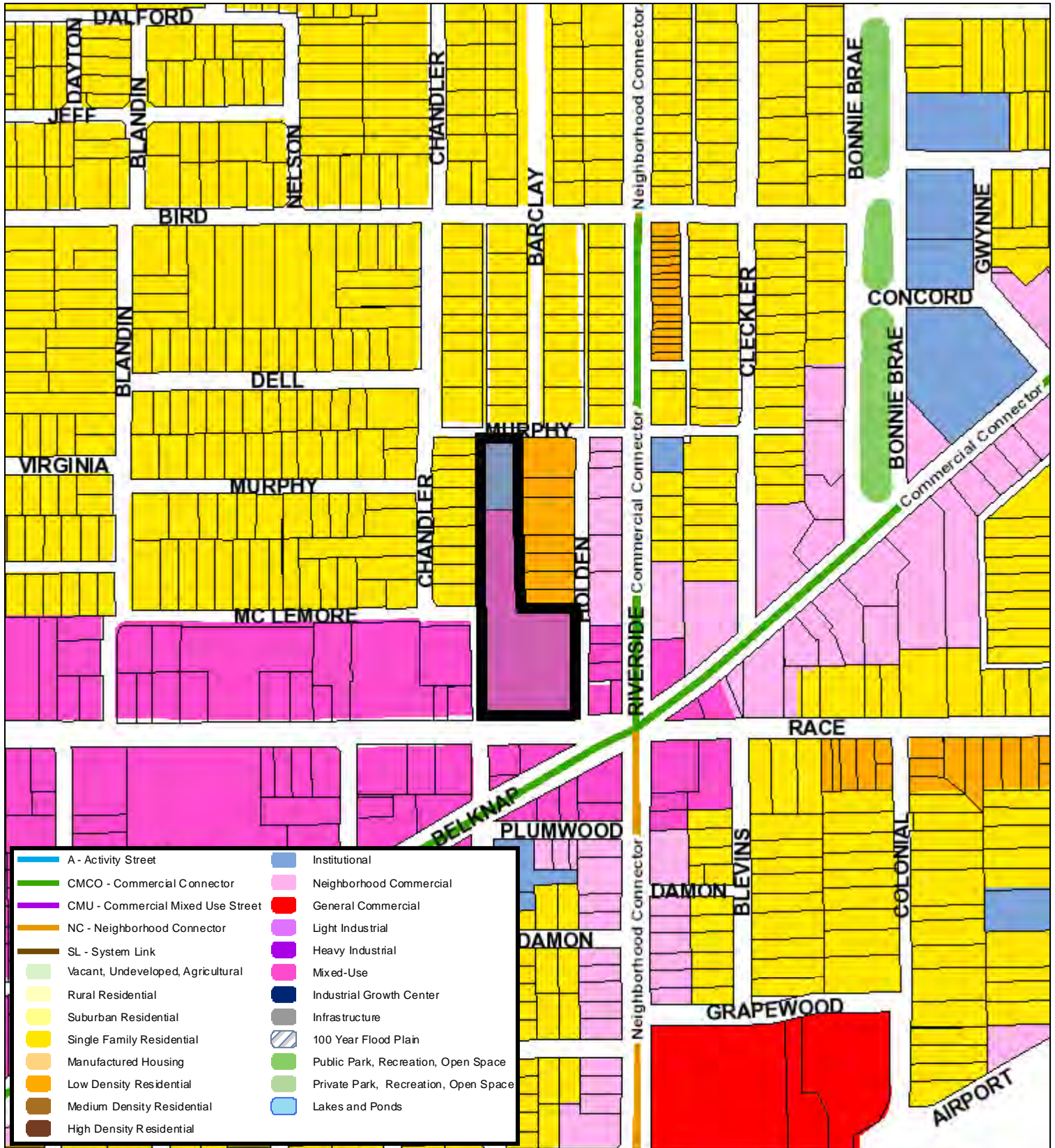
Director of Development
 Signature _____ Date _____

the registration number: 1 - 2759
 tpls registration/license number: 10088000
 519 east border
 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com

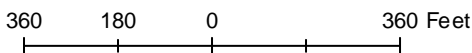
Area Map



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



Felipe Castillo, 4514 Cole Ave

The following correspondence was submitted in opposition of ZC-19-192:
Tehama Ridge HOA (continuance request)
North Fort Worth Alliance (continuance request)

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Gober, that ZC-19-192 be continued for 60 days. Motion passed 8-0.

18. ZC-19-193 Cidema Three Limited Partnership (CD 8) – 5150 Campus Dr. (5.38 ac.) Request: Add Conditional Use Permit (CUP) to allow construction equipment sales & service; site plan included

Dennis Hopkins, 2131 N Collins St Arlington, TX, appeared before the Commission in support of ZC-19-193.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-193 be Approved for 15 years. Motion passed 8-0.

19. ZC-19-195 Jerry Mitchell (CD 2) – 4001 Ohio Gardens Dr. (7.11 ac.) Request: Amend PD 69 to remove hours of operation for loading and unloading for the temporary vehicle storage facility; site plan included

Barry Hudson, 3012 Gunnison Trail, appeared before the Commission in support of ZC-19-195.

The following individuals appeared in support of ZC-19-195:
Troy Porras, 5606 Sawdust Loop

The following individuals appeared in opposition of ZC-19-195:
Scott Weatherford, 3909 Ohio Garden Rd
Nick Pappajohn, 3801 Ohio Garden Rd
Heather Marinello, 3909 Ohio Garden Rd

The following correspondence was submitted in opposition of ZC-19-195:
1 letter

Motion: Commissioner Trevino made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-195 be Approved. Motion passed 8-0.

20. SP-19-018 Speed Racer, LLC (CD 9) – 3111 Race St., 3020 Murphy St. (2.88 ac.) Request: Approval of site plan for PD 1250

Alice Cruz, 1925 Forth Worth Hwy Weatherford, TX, appeared before the Commission in support of SP-19-018.

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, that SP-19-018 be Approved... Motion passed 8-0.