



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 4, 2020

**Council District** 8

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> Glencrest Civic League <b>Support:</b> Morningside NA; Bowie St NA; Morningside/Hillside Crime Watch; United Communities Assoc; Oakridge Terrace; New Mitchell Blvd; Southeast FW Inc; Belmont NA	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Vertex Asset Partners

**Site Location:** 2851 S. Riverside Drive                      Acreage: 22.27

**Proposed Use:** Mixed-Use and Industrial

**Request:**     From: PD 760 and "MU-1" Low Intensity Mixed-Use  
                  To:     "A-5" One Family and amend the boundary of PD 760

**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 from "MU-1" Low Intensity Mixed-Use to "A-5" One Family for a single family residential development. The site is located at the southeast corner of South Riverside Drive and Glen Garden Drive

The site was previously rezoned from PD 760 to MU-1 with the intention of developing the site with a mix of different housing types, however the property has been vested to an "A-5" development based on meetings the developer has had with the city over the last several months.

The site is located on the edge of the Berry/Riverside Urban Village. "MU-1" zoning is based on "E" zoning, and does allow for "A-5" development, however the developer is unable to meet some of the additional design and siting requirements. This site is located on the periphery of the Urban Village and this site is the only portion that extends this far north in the area. There are existing single family neighborhoods to the north and west of the site.

**Site Information:**

Surrounding Zoning and Land Uses:  
North "A-5" One Family / single family

East "E" Neighborhood Commercial / undeveloped  
 South "MU-1" Low Intensity Mixed-Use / commercial  
 West "PD1124" and "A-5" One Family / undeveloped and single family

Zoning History: ZC-19-114 from PD 760 to MU-1; effective; (subject site)  
 ZC-07-078 from K to PD/SU for E w/ exclusions; effective 5/15/07 (subject site)

**Public Notification:**

300 foot Legal Notifications were mailed on June 19, 2020.

The following organizations were notified: (emailed June 16, 2020)

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	

\*Closest registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" zoning. Surrounding uses are primarily industrial with single family and undeveloped property, with commercial uses along Berry and a park to the northeast.

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

**2. Comprehensive Plan Consistency – Southside**

The 2020 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is consistent with the following Comprehensive Plan policy:

- Encourage infill of compatible housing.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.

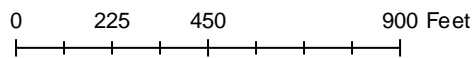
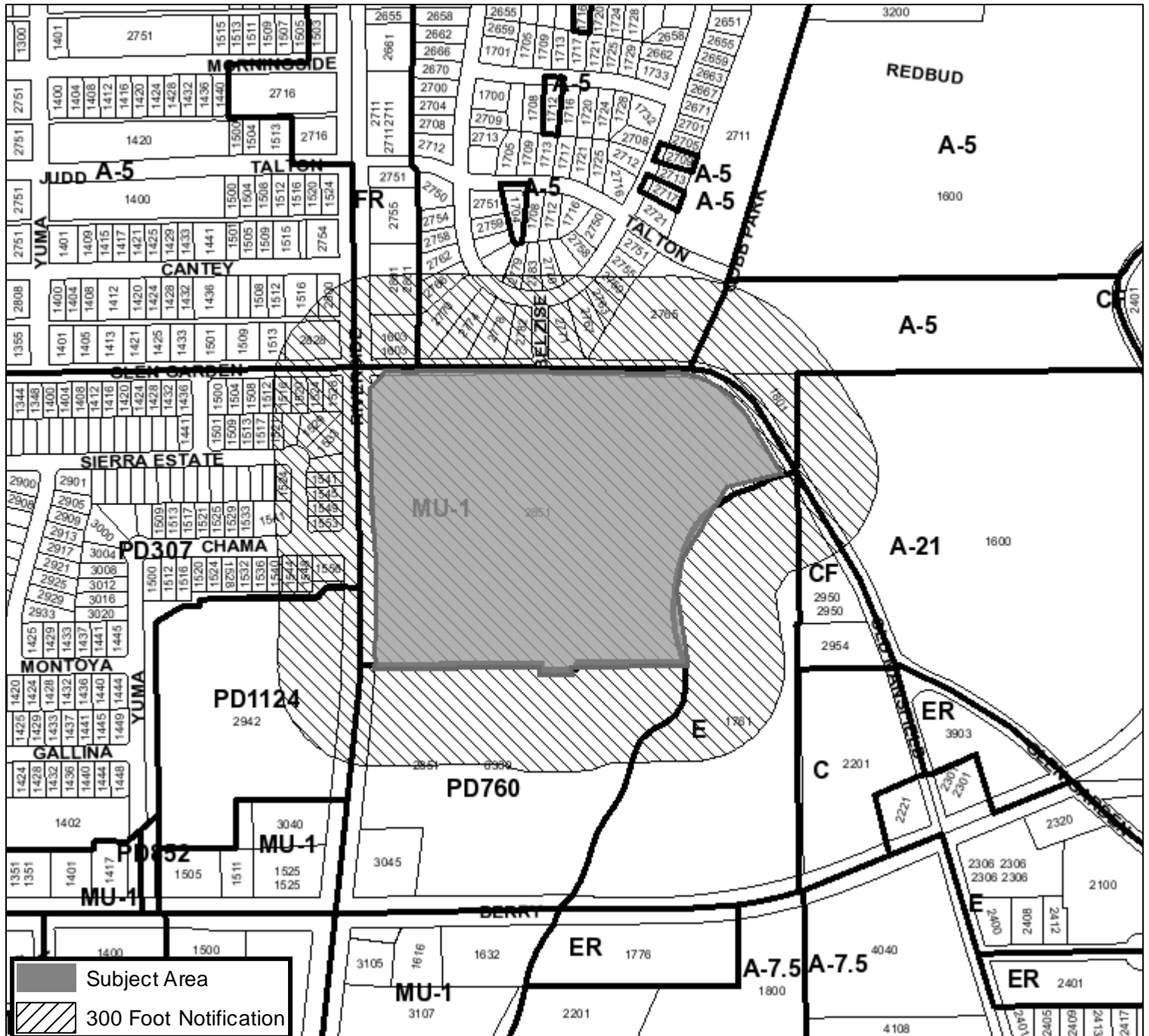
The proposed zoning **is consistent** with the 2020 Comprehensive Plan.

**Attachments:**

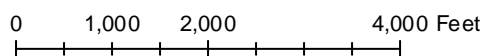
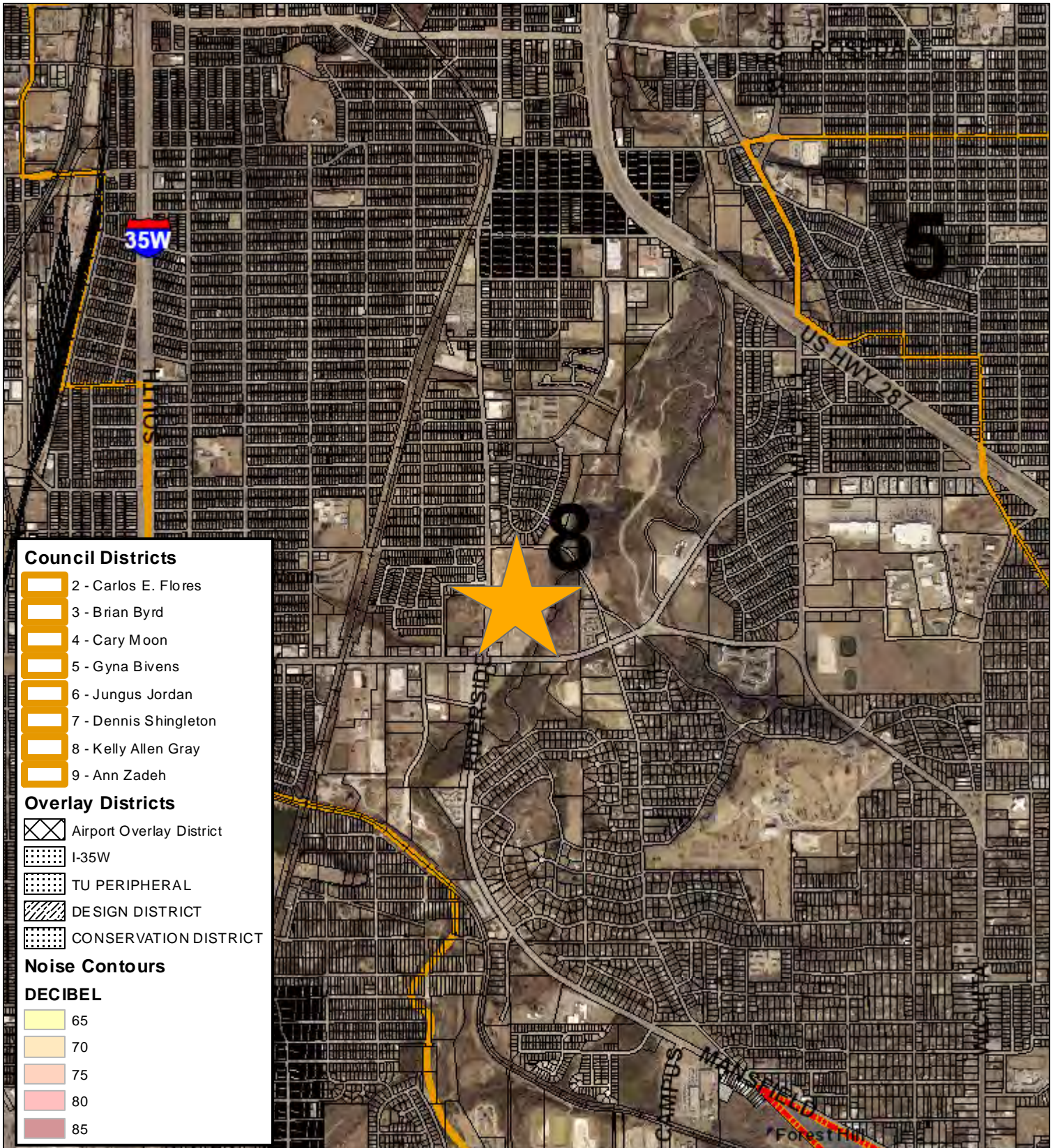
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

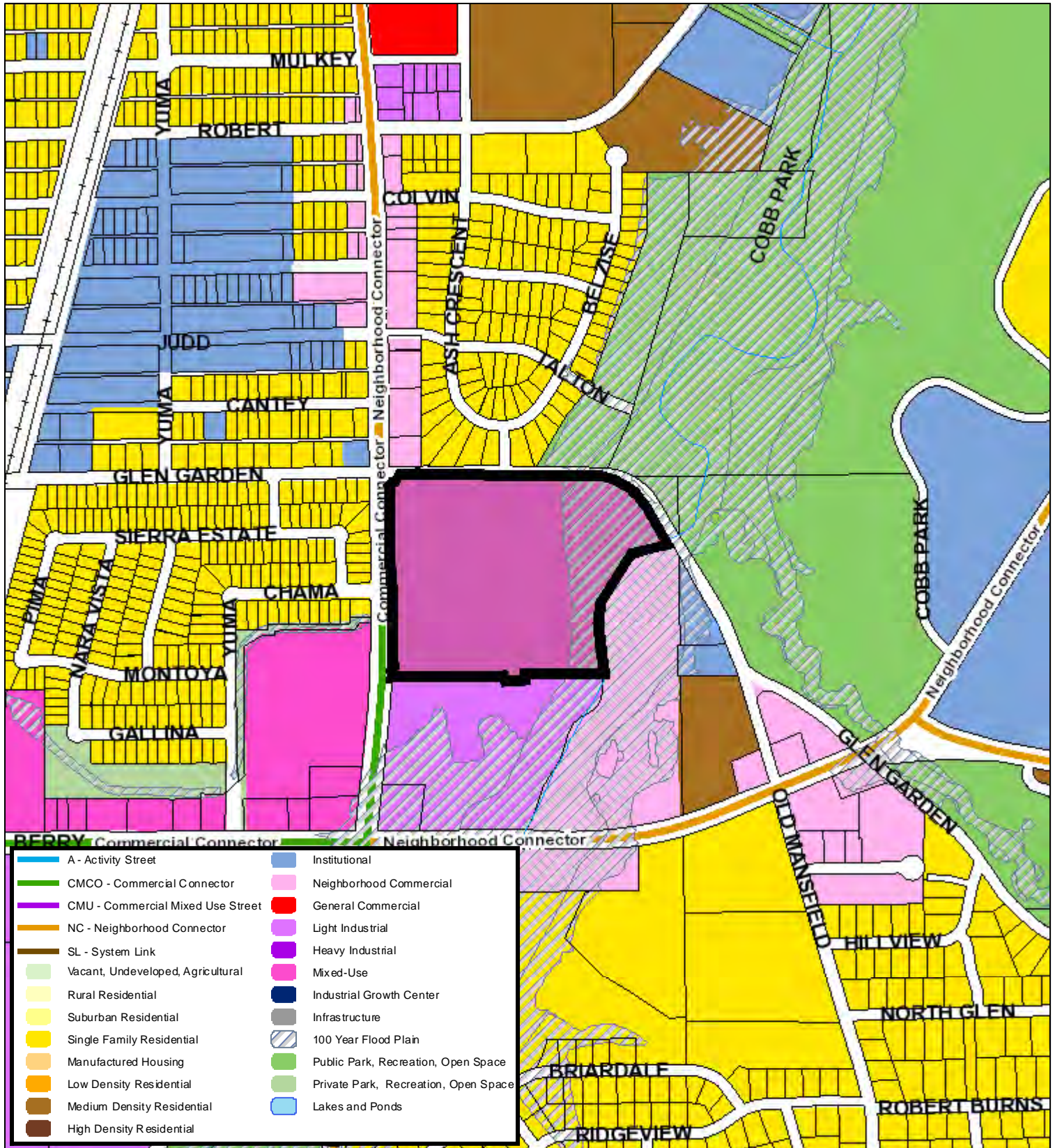
Applicant: Vertex Asset Partners  
 Address: 2851 S. Riverside Drive  
 Zoning From: MU-1  
 Zoning To: A-5 and PD 760  
 Acres: 22.27217136  
 Mapsco: 77Z  
 Sector/District: Southside  
 Commission Date: 7/8/2020  
 Contact: 817-392-8043



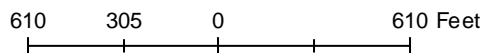
## Area Map



### Future Land Use



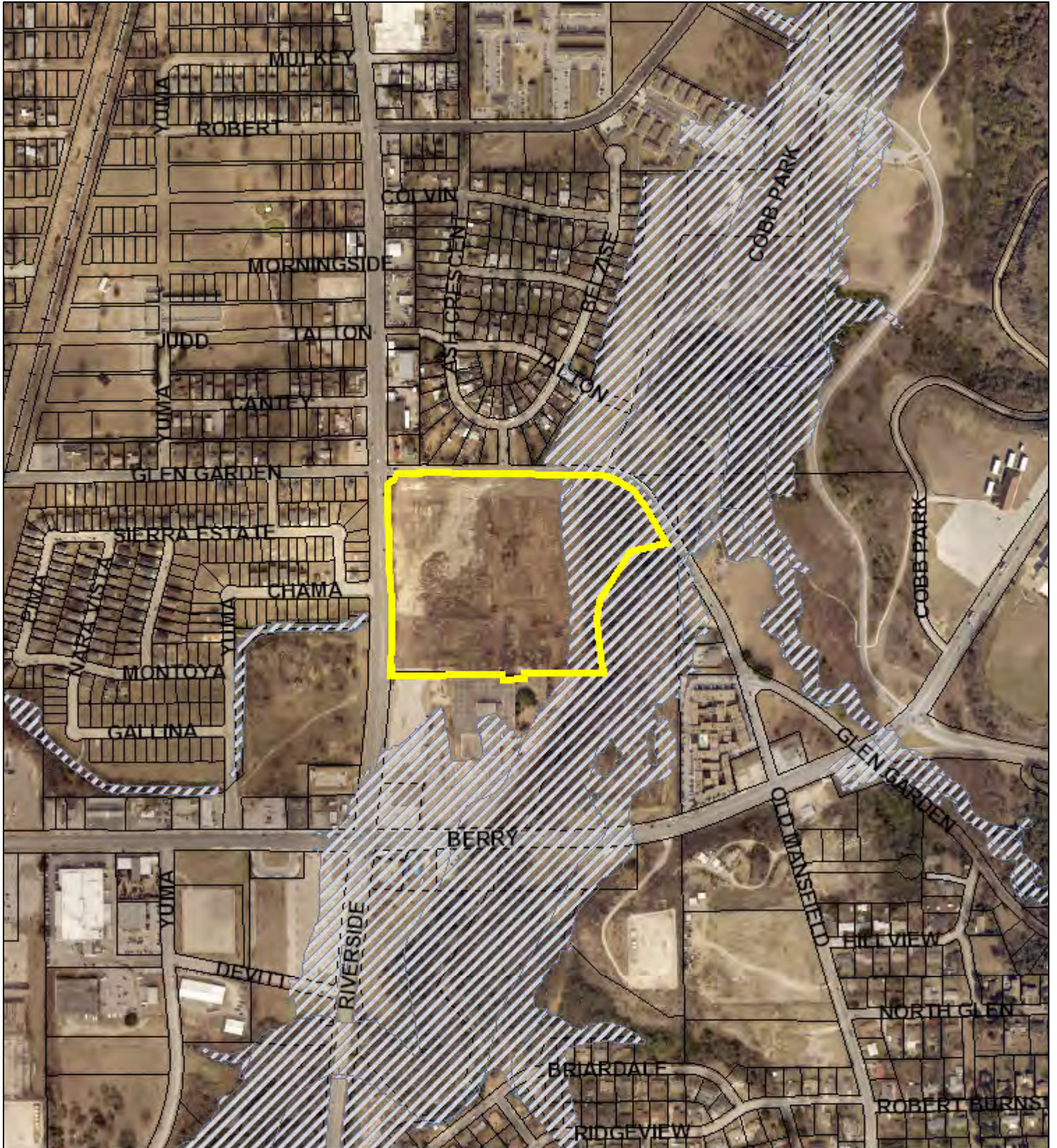
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial 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



0 380 760 1,520 Feet

