



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 8

Zoning Commission Recommendation:
Denial by a vote of 4-3

Opposition: None submitted
Support: Oakhurst NA; Carter Riverside NA; Riverside Alliance; 4 letters

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

Owner / Applicant: Ron Winsett & Cool Anchor Properties

Site Location: 2400 & 2412 E. Belknap Street Acreage: 3.10

Proposed Use: Multifamily

Request: From: "O-1" Floodplain and "J" Medium Industrial
To: "MU-2" High Intensity Mixed Use

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Technical Inconsistency).

Staff Recommendation: Approval

Background:

The proposed site is located between Belknap Street, a Neighborhood Connector on the Master Thoroughfare Plan and Highway 121, west of Rayner Street, with frontage along the Trinity River. The applicant is requesting a zoning change to "MU-2" High Intensity Mixed Use for a multifamily development.

The property is located near the Six Points Urban Village which was created in order to encourage higher quality and higher density development. Much of the surrounding area to the north and south of the site has been rezoned to MU-1 and MU-2 to promote high density development.

During the zoning commission a motion to deny failed by a vote of 3 to 4. A subsequent motion to approve failed to receive five votes which becomes a recommendation of denial.

Site Information:

Surrounding Zoning and Land Uses:

- North "O-1" and "MU-2" / river and multifamily
- East "I" Light Industrial / commercial
- South "MU-1" Low Intensity Mixed Use / commercial
- West "O-1" Floodplain / river

Zoning History: ZC-14-097 from various to UR and MU-2; effective 10/11/14; north of subject property

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.

The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	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

*Within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to MU-2 for a multifamily development. Surrounding uses consist of the river, multifamily, and commercial uses.

The proposed development is **compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Northeast

The 2020 Comprehensive Plan designates the subject property as General Commercial, reflecting the current use on-site. The proposed multifamily development meets the below policies within the following Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

Based on conformance with the policies stated above, the proposed zoning is **consistent (Technical Inconsistency)** with the Comprehensive Plan.

3. Economic Development Plan

The 2017 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 below strategies apply to this project:

GOAL 3. ENSURE COMMUNITY VITALITY
INITIATIVE 3.1. DOWNTOWN FORT WORTH

Accelerate downtown Fort Worth’s emergence as the premier mixed-use business district in Texas.

3.1.1. Rapidly increase the density of residential development in downtown Fort Worth and **surrounding urban districts.**

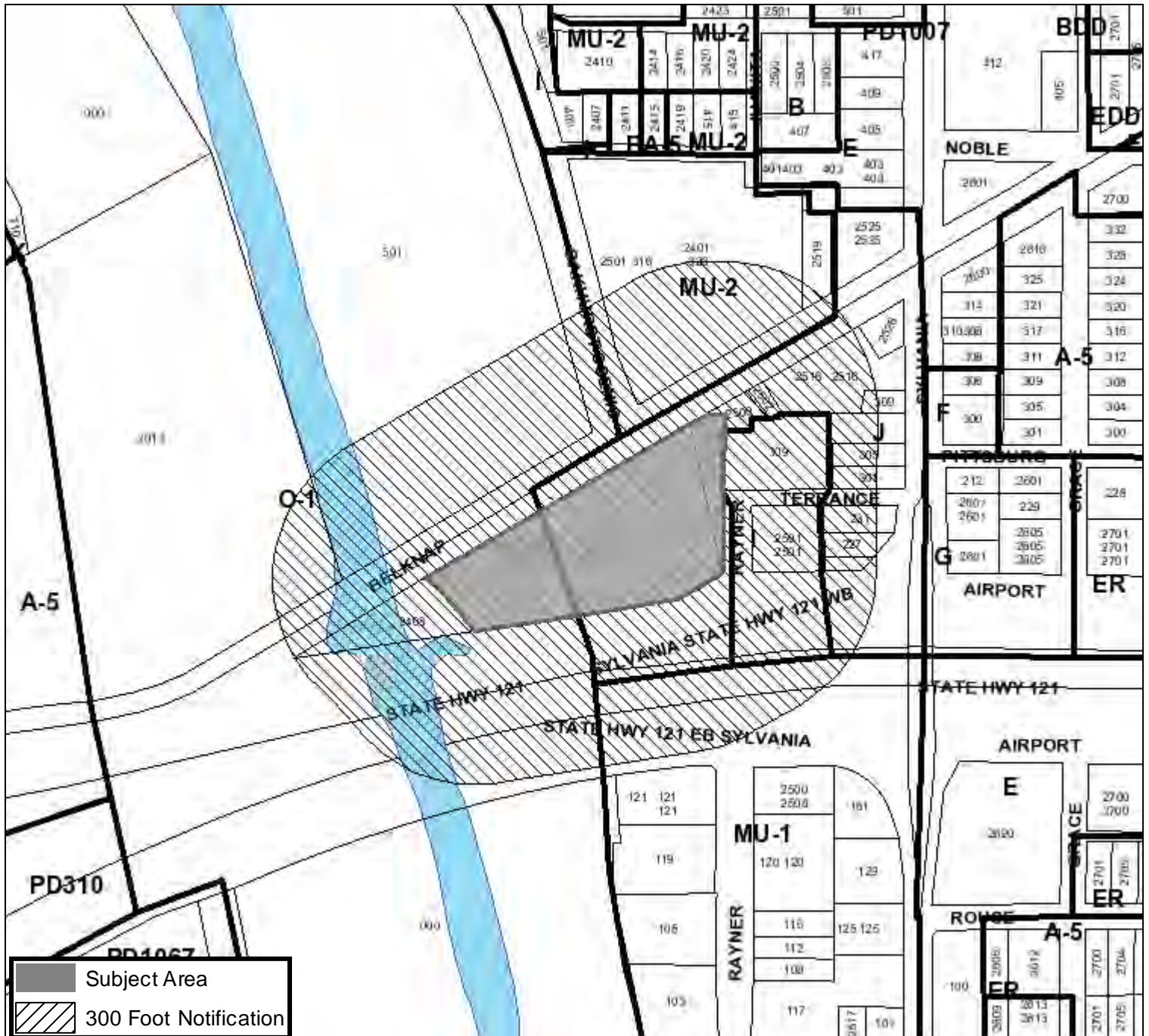
3.1.7. Encourage high-density, **mixed-use corridor** development to strengthen the linkages between downtown Fort Worth and surrounding urban districts.



Attachments:

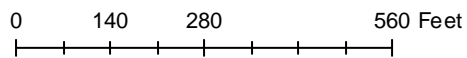
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Ron Winsett & Cool Anchor Properties
 Address: 2400 & 2412 E. Belknap Street
 Zoning From: O-1 & J
 Zoning To: MU-2
 Acres: 3.10183927
 Mapsco: 63U
 Sector/District: Northeast
 Commission Date: 5/13/2020
 Contact: 817-392-8043



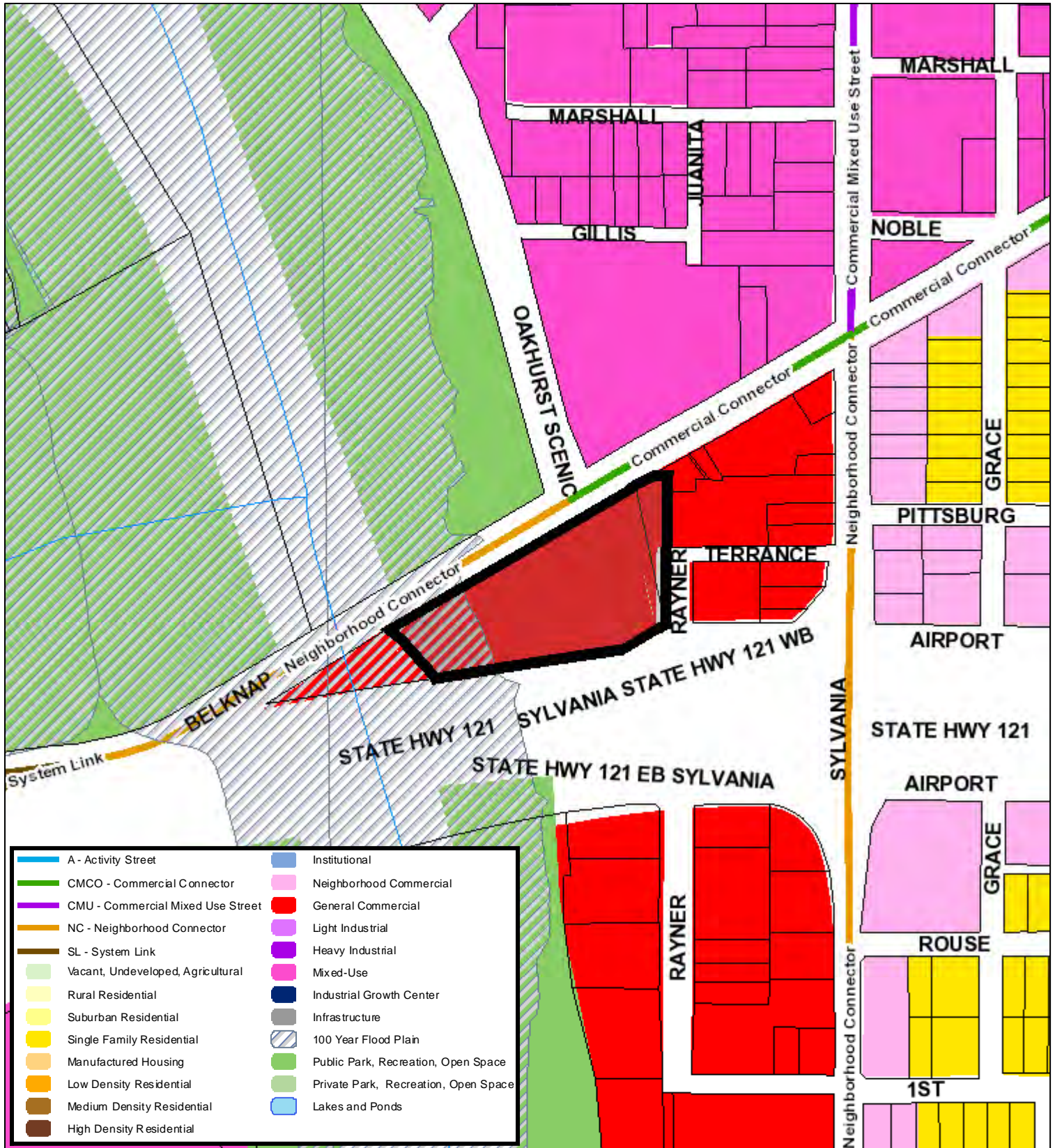
	Subject Area
	300 Foot Notification



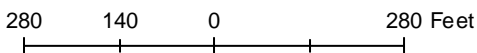
Area Map



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



0 180 360 720 Feet

