



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 16, 2011

**Council District** 8

<b>Zoning Commission Recommendation:</b> Approved by a vote of 9-0	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Opposition:</b> None			

**Owner / Applicant:** Vertex Asset Partners, L.P.

**Site Location:** 2942 S. Riverside Drive Mapsco: 77Y

**Proposed Use:** Senior Living

**Request:** From: "PD-852" Planned Development for all uses in "E" Neighborhood Commercial with development standards, excluding certain uses. Site plan waived.

To: "UR" Urban Residential

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

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

**Background:**

The applicant is requesting a zoning change from "PD/E" to "UR" Urban Residential for the construction of senior living. The purpose of UR is to provide a residential density transition zone between low density single-family and higher density commercial areas.

The proposed site is located within the Berry/Riverside Urban Village, with the ultimate goal providing for dense, multiple-use development that is mass-transit and pedestrian friendly. Mixed-use zoning is located south of the site and a planned bus transfer facility is proposed near the intersection of Riverside Drive and Berry Street. Additionally, UR form would provide enhancement to the area due to more stringent landscaping and design standards.

This case will be heard by City Council on August 16, 2011.

**Site Information:**

Owner: Vertex Asset Partners, L.P.  
3715 Camp Bowie Blvd.  
Fort Worth, Texas 76107

Agent: Brandy O'Quinn/Urban Strategies of Texas  
Acreage: 8.8 acres  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North "PD 307" PD/SU for all uses in "AR" One-Family Restricted; with a minimum of 4,000 square foot lots with 5 foot side yards. Site plan required / single-family, vacant

East "PD 760" PD/SU for "E" Neighborhood Commercial, excluding certain uses: Site Plan waived / vacant, industrial  
 South "MU-1" Low Intensity Mixed-Use / motel, gas station  
 West "PD 307" PD/SU for all uses in "AR" One-Family Restricted; with a minimum of 4,000 square foot lots with 5 foot side yards. Site Plan required / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-075 from "G" to "PD/E" excluding certain uses, site plan waived; approved 8/4/09 (subject site).  
 PD 307, PD/SU for all uses in "AR" One-Family Restricted; with a minimum of 4,000 square foot lot with 5 foot side yards, site plan required; approved 12/04 (west of the proposed site).

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Riverside Drive	Major Arterial	Major Arterial	No
Berry Street	Major Arterial	Major Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

- |                                       |                                |
|---------------------------------------|--------------------------------|
| Morningside Park                      | Southside Preservation Assoc.  |
| Glencrest Civic League                | Southeast Fort Worth, Inc.     |
| Southeast Kingdom                     | Stream & Valley                |
| Morningside NA                        | United Communities Association |
| Sierra Vista                          | Fort Worth ISD                 |
| Morningside/Hillside Crime Watch COPS |                                |

**Development Impact Analysis:**

**1. Land Use Compatibility**

Surrounding land uses vary with single-family to the north and west, a motel and gas station just south, and industrial east of the proposed site. The proposed senior living or urban residential will act as buffer between adjacent single-family uses and incompatible uses. Additionally, the proposed UR is in keeping with the objectives of the Berry/Riverside Urban Village.

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

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. All residential zoning districts are compatible with neighborhood commercial. The proposed site is consistent with the following policies:

- Locate multifamily units adjacent collector streets, arterial streets, or rail transit stations (pg. 37)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.
- Accommodate higher density residential and mixed uses in areas designated as mixed-use growth center on the City's future land use map.

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

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area

- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting





ZC-11-049

# Area Zoning Map

Applicant: Vertex Asset Partners, LP  
 Address: 2942 S. Riverside Drive  
 Zoning From: PD 852 for certain E uses  
 Zoning To: UR  
 Acres: 8.87  
 Mapsco: 77Y  
 Sector/District: Southside  
 Commission Date: 07/13/2011  
 Contact: 817-392-8043

 300 Ft. Buffer

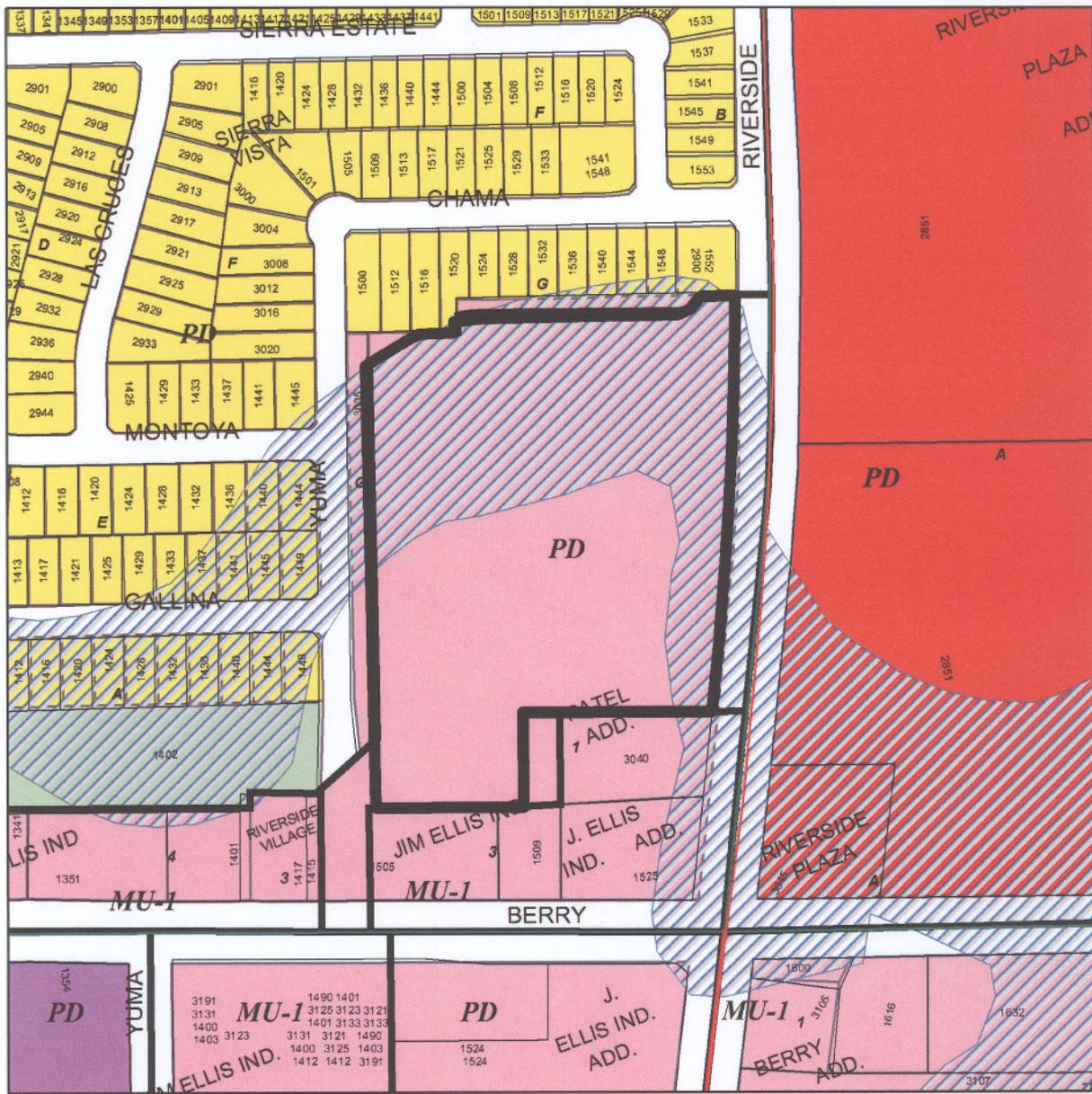


200 100 0 200 Feet

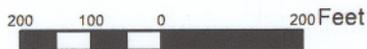
# FORT WORTH

## Future Land Use

ZC-11-049



- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | General Commercial       | CFWGIS.SDE.CAD_addresses    |
| Suburban Residential              | Light Industrial         | Freeways/Toll Roads         |
| Single Family Residential         | Heavy Industrial         | Proposed Freeway/Toll Road  |
| Manufactured Housing              | Mixed-Use Growth Center  | Principal Arterial          |
| Low Density Residential           | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential        | Infrastructure           | Major Arterial              |
| High Density Residential          | Lakes and Ponds          | Proposed Major Arterial     |
| Institutional                     | Public Park, Open Space  | Minor Arterial              |
|                                   | Private Park, Open Space | Proposed Minor Arterial     |
|                                   |                          | Flood Plain                 |



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.



## Aerial Photo Map



In rebuttal, Mr. Clark mentioned he understands the concerns and noted there is floodplain at the back of the property by the school property and nothing would be built back there. As far as the height issue, he is aware of it based on a previous case for the hospital. Mr. Clark mentioned if they change the zoning to I, they would come back at a later time to request for J for a specific user or go before the Board of Adjustment for a height variance.

Motion: Following brief discussion, Mr. Genua recommended approval of the request as amended for I Light Industrial, seconded by Mr. Edmonds. The motion carried unanimously 7-0.

Document received for written correspondence				ZC-11-046	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Ray Stringer/Lake Worth ISD	6805 Telephone Rd	In	Opposition		Spoke at hearing

**3. ZC-11-048 McKinney Memorial Bible Church. (CD 3)- 4805 Arborlawn Drive (Overton West School Site, Block A, Lot 1R, 19.71 Acres): from “A-5” One-Family to “CF” Community Facilities.**

Robert Stroup, 4805 Arborlawn Drive Avenue, Fort Worth, Texas representing the Church and the Board of Elders, explained to the Commissioners that they are requesting to zone the property to CF Community Facilities for future expansions and to be consistent with the Comprehensive Plan. Mr. Stroup mentioned their Community Master Plan calls for CF.

Motion: Following brief discussion Mr. Wilson recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 7-0.

**4. ZC-11-049 Vertex Asset Partners LP (CD 8)- 2942 S. Riverside Drive (SP Loving Survey, Abstract 943, 8.87 Acres): from “PD-852” Planned Development for E uses with exclusions to “UR” Urban Residential**

Brandy O’Quinn, 2801 Willing Avenue, Fort Worth, Texas representing Vertex Asset Partners explained to the Commissioners the request to rezone the property to UR. Ms. O’Quinn explained this area has been designated an Urban Village. Mr. Mallick owns several properties around this area. He developed Sierra Vista, the single-family development to the west of the subject property. She explained there is a real demand for senior housing. The UR zoning district is fitting for the Urban Village. It encourages housing next to transit and a future transit station is proposed across the street. Ms. O’Quinn also mentioned they have a letter of support from the United Communities neighborhood. Fort Worth Southeast Inc. has not had their board meeting yet to give input on the development.

Cleveland Harris, 1037 Colvin Street, Fort Worth, Texas represented the Morningside Neighborhood and spoke in support of the request.

Clifford Martin, 2405 Hillview Drive, Fort Worth, Texas representing Glencrest Civic League also spoke in support.

Mr. Romero asked if any meeting was scheduled with the neighborhoods to show what they are proposing. He also encouraged the applicant to provide a rendering of what is being proposed so the Commissioners have a clear picture. Ms. O'Quinn in response mentioned the role of the Commissioners and what is the highest and best use of the land. Her concern is the timing involved to bring back a rendering prior to it going to City Council.

Ms. Burghdoff explained to the Commissioners there has been some communication with Ms. Hicks about delaying the case. Ms. O'Quinn did mention there has been communication between Mr. Mallick and Ms. Hicks.

Dr. Barnes asked what the problem with delaying the case was. Ms. O'Quinn said there is a potential contract with a developer for the property.

Mr. Ortiz asked about C zoning. Ms. O'Quinn explained C zoning would not be conducive for their development.

<i>Document received for written correspondence</i>					<i>ZC-11-049</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 200 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Cleveland Harris/Morningside NA	1037 Colvin Street	Out		Support	Spoke at hearing
Clifford Martin/Glencrest Civic League	2405 Hillview Drive	Out		Support	Spoke at hearing
Carl Pointer/United Community Assoc.	NA	Out		Support	Letter of support

Motion: Following brief discussion, Mr. Romero recommended a 30 day continuance of the request, seconded by Mr. Edmonds. The motion carried 4-3 with Mr. Ortiz, Mr. Wilson and Dr. Barnes being against.

**5. ZC-11-050 TP Development LLC (CD 7)- 8809-8851 S Normandale Street (Western Hills Addition, Block 88, Lot 3BR1, Normandale Terrace Addition, Block 3, Lots 1 thru 12, 8.14 Acres): from "R-2" Townhouse/Cluster Residential to "C" Medium Density Multifamily**

Brandy O'Quinn 2801 Willing Avenue, Fort Worth, Texas representing TP Development LLC explained to the Commissioners the request to rezone to C zoning to allow for multifamily. She explained there is a large demand for quality apartments. Ms. O'Quinn also mentioned townhomes would not be developed on this site.