



Zoning Staff Report

Date: June 10, 2025

Case Number: ZC-25-036

Council District: 7

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning

Site Location: Generally, 1700 – 2500 Blocks University Drive, 1900 – 2500 Blocks Montgomery Street, 3220 Botanic Garden Boulevard **Acreage:** 83.77 acres

Request

Proposed Use: Commercial, restaurant, bar, bank, retail, warehouse, food processing

Request: From: “J” Medium Industrial and “A-5” One-Family Residential

To:

Properties West of Montgomery Street:

“PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto uses, max height five (5) story; site plan waiver requested

“E” Neighborhood Commercial;

“CUP” Conditional Use Permit for bar in “E” Neighborhood Commercial;

“CUP” Conditional Use Permit for warehouse in “E” Neighborhood Commercial; and

“CUP” Conditional Use Permit for warehouse/food processing in “E” Neighborhood Commercial

Properties East of Montgomery Street:

“PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto uses; site plan waiver requested; and

“CF” Community Facilities

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**



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Project Description and Background

The zoning case was continued from the March meeting to allow more time for the opposition to meet with CM Hill. A meeting was held with a Legal representative for 5 property owners. CM Hill is moving forward with the proposed zoning request.

The proposed zoning area is bounded by Montgomery Street, Collinwood Avenue, Dexter Avenue, Pershing Avenue, 3624 Linden Avenue, 3605 El Campo Avenue, 1700, 2000, 2300 University Drive and Botanic Gardens Boulevard. The request is from “J” Medium Industrial to (West side Montgomery) “E” Neighborhood Commercial, “E” Neighborhood Commercial plus CUP for bar; site plan waiver; “E” Neighborhood Commercial plus CUP for warehouse, site plan waiver; “E” Neighborhood Commercial plus CUP for warehouse and food processing, site plan waiver; “PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto-related uses, 5 story height limit; site plan waiver. (East side Montgomery) “CF” Community Facilities and “PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto related uses; site plan waiver.

The affected parcels are mostly developed with commercial, retail service and park uses. The proposed rezoning will bring the properties in conformance with the Comprehensive Plan. The Comprehensive Plan outlines the following policy to promote orderly and sustainable growth.

Council Member Macy Hill (District 7) held meetings for the affected property owners for approximately 83.7 acres between September 12, 2024, and January 9, 2025 to discuss the proposed zoning change.

Surrounding Zoning and Land Uses

North PD896 Planned Development for all uses in “I” Light Industrial plus certain uses and excluding certain uses; site plan waived, / Dickies Arena
East PD896, “A-5” / Dickies Arena, Bank, Office, Retail, Vacant, Botanic Gardens
South I-30 West Freeway / Interstate
West Various Zoning Districts / Single-Family, Church, Duplex, Retail, Office, Restaurant, Bar, Warehouse

Recent Zoning History

PD896-ZC-19-099 Amend PD896 to add property and sign regulations as depicted in Exhibit A; ZC-10-189-“PD/I” Planned Development for all uses in “I” Light Industrial plus uses and excluding uses; site plan waived (Approved December 2013)
PD1077-ZC-15-170 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar in a separate building only as accessory to restaurant; site plan approved (Approved April 2016)
PD973-ZC-12-079 Amend “PD449 plus “A-5” Planned Development/Specific Use for church, accessory buildings and parking; site plan approved (May 2013)
PD485-SP-07-025 Site plan approved for church parking lot (Approved June 2007)
PD1229-ZC-18-205 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus boutique hotel with accessory bar and coffee shop; site plan approved (Approved June 2019)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were notified: emailed February 26, 2025

| Organizations Notified | |
|---|--|
| West Side Alliance | West 7 th Neighborhood Alliance |
| Fort Worth Neighborhood Downtown Alliance | Crestline Area NA |
| SO7 Townhome Association | Alamo Heights NA |
| Arlington Heights NA* | Mistletoe Heights NA |

| | |
|------------------------------|---------------------------------|
| North Hi Mount NA | Tarrant Regional Water District |
| Cultural District Alliance | Camp Bowie District, Inc. |
| Trinity Habitat for Humanity | Streams and Valleys Inc. |
| Fort Worth ISD | |

Development Impact Analysis

Land Use Compatibility

Council Member Hill is requesting to change the zoning of this area to more closely match the existing land uses with the zoning designated as Neighborhood Commercial, Community Facilities and Mixed-Use Cultural District.

The proposed rezoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts established along Montgomery Corridor.

Comprehensive Plan Consistency– Arlington Heights

| ADDRESS | FROM | TO | FUTURE LAND USE/CONSISTENCY |
|---|---|---|-------------------------------------|
| 2300 University Dr. | “A-5” One-Family & “J” Medium Industrial | “CF” Community Facilities | Existing Public Parkland/Consistent |
| 3220 Botanic Garden Blvd 3221 Botanic Garden Blvd 1700 University Dr 2000 University Dr | “J” Medium Industrial | “CF” Community Facilities | Existing Public Parkland/Consistent |
| 2301 Montgomery St 2309 Montgomery St | “J” Medium Industrial | “PD/G” Planned Development for “G” Intensive Commercial excluding auto-related uses; site plan waiver | Mixed-Use/Technical Inconsistency |
| 3613 Collinwood Ave 3617 Collinwood Ave 3621 Collinwood Ave 3600 Dexter Ave 3605 El Campo Ave 3624 Linden Ave 2100 Montgomery St 2112 Montgomery St 2312 Montgomery St 2400 Montgomery St 2408 Montgomery St 2504 Montgomery St 3605 Pershing Ave | “J” Medium Industrial | “E” Neighborhood Commercial | Neighborhood Commercial/Consistent |

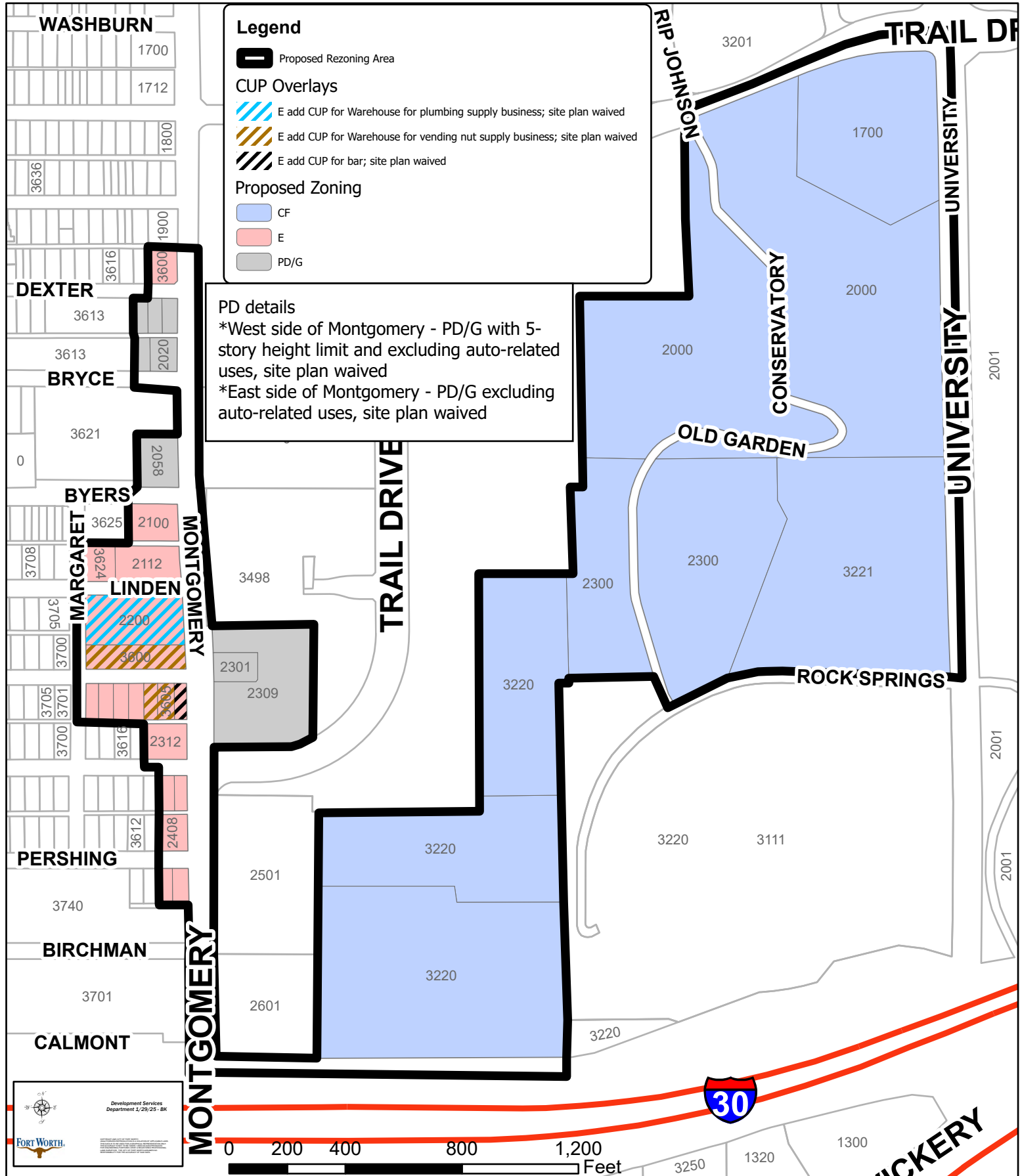
| | | | |
|---|-----------------------|--|---|
| 2300 Montgomery St | “J” Medium Industrial | “E” Neighborhood Commercial add CUP for bar; site plan waiver | Neighborhood Commercial/Consistent |
| 2200 Montgomery St | “J” Medium Industrial | “E” Neighborhood Commercial add CUP for warehouse; site plan waiver | Neighborhood Commercial/Consistent |
| 3600 Collinwood Ave 3605 Collinwood Ave 3609 Collinwood Ave | “J” Medium Industrial | “E” Neighborhood Commercial add CUP for warehouse/food processing; site plan waiver | Neighborhood Commercial/Consistent |
| 3605 Dexter Ave 2000 Montgomery St 2020 Montgomery St 2058 Montgomery St | “J” Medium Industrial | “PD/G” Planned Developmnt for “G” Intensive Commercial excluding auto-realted uses, 5-story height limit; site plan waiver | Neighborhood Commercial/Technical Inconsistency |

The proposed zoning districts **are consistent** with the land use designations for this area along with the following Comprehensive Plan policies:

- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Preserving the character of residential neighborhoods
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers
- Promote appropriate development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

Proposed Zoning Districts

From: "CR" Low Density Multifamily, "J" Medium Industrial To: "CF" Community Facilities, "E" Neighborhood Commercial, & "PD/G" Planned Development for certain "G" Intensive Commercial uses with restrictions, plus Conditional Use Permit Overlays

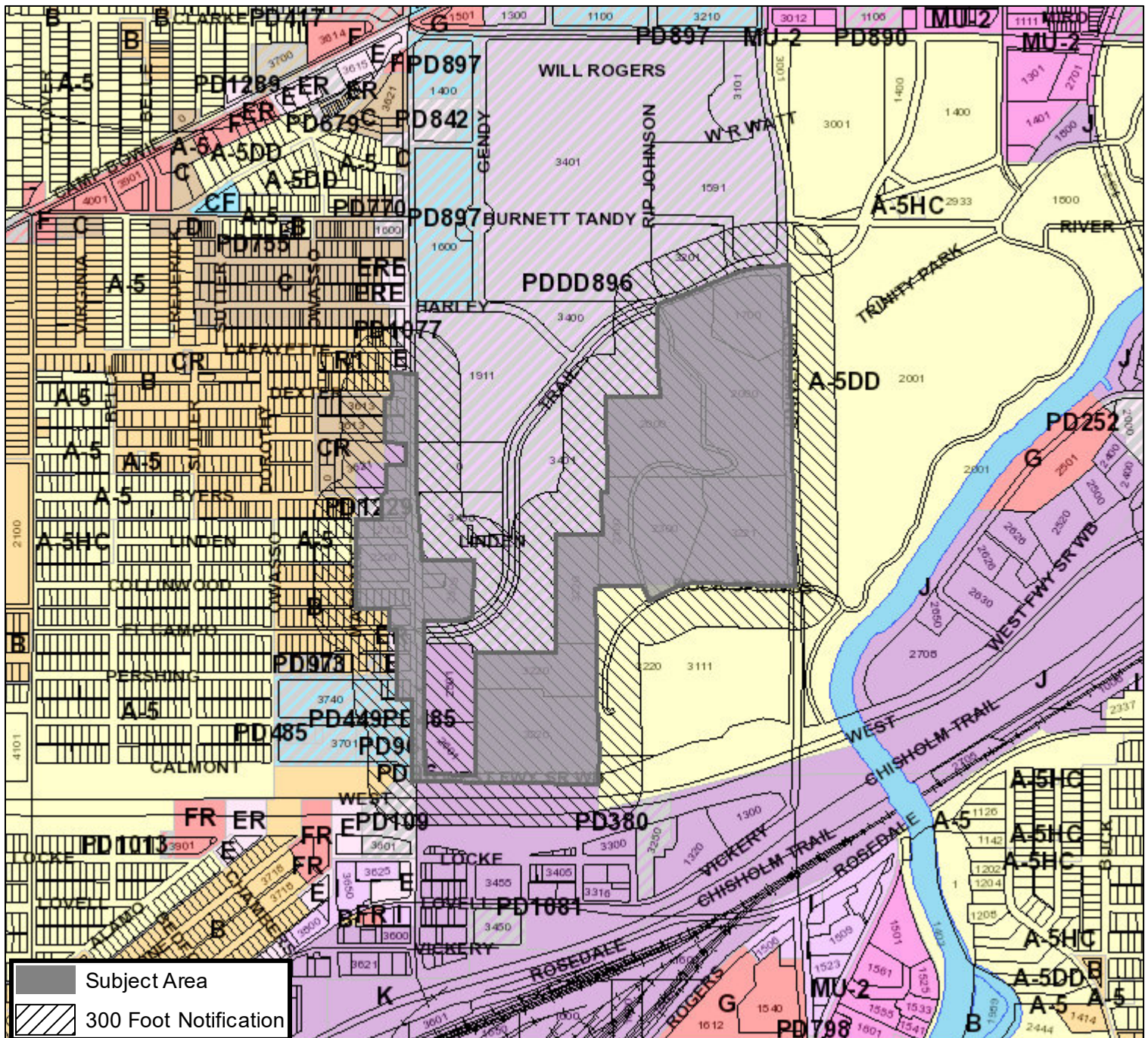




ZC-25-036

Area Zoning Map

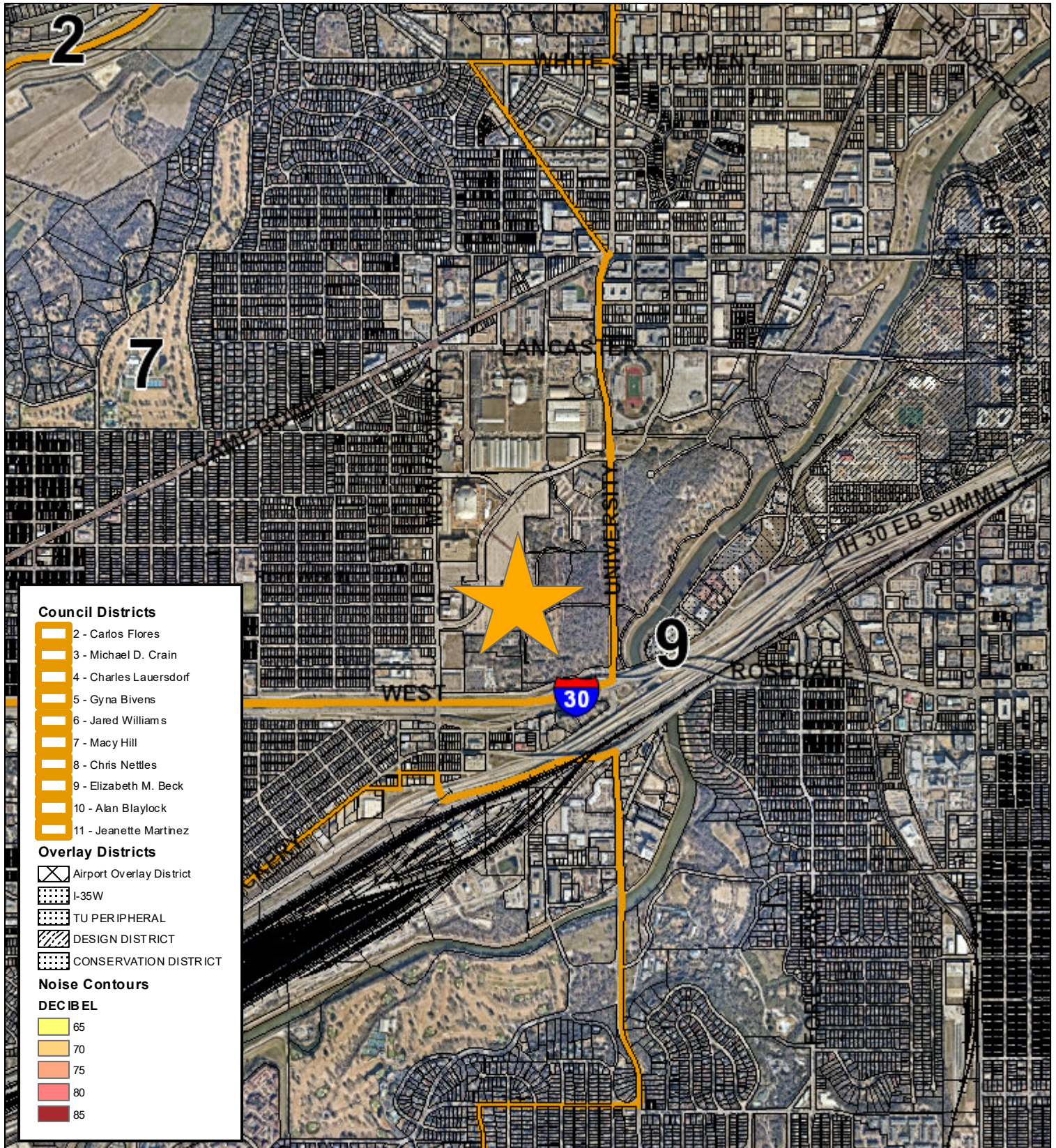
Applicant: City of Fort Worth - Development Services
Address: Generally, 1700-2500 blks University Dr, 1900-2500 blks Montgomery St, 3220 Botanic Gd
Zoning From: J
Zoning To: CF, E, E/CUP-3 specific uses, West-PD/G excl. auto uses, 5-story; East-PD/G excl. auto uses
Acres: 83.77524105
Mapsc0: Text
Sector/District: Arlington_Heights
Commission Date: 3/12/2025
Contact: 817-392-7869



0 487.5 975 1,950 Feet

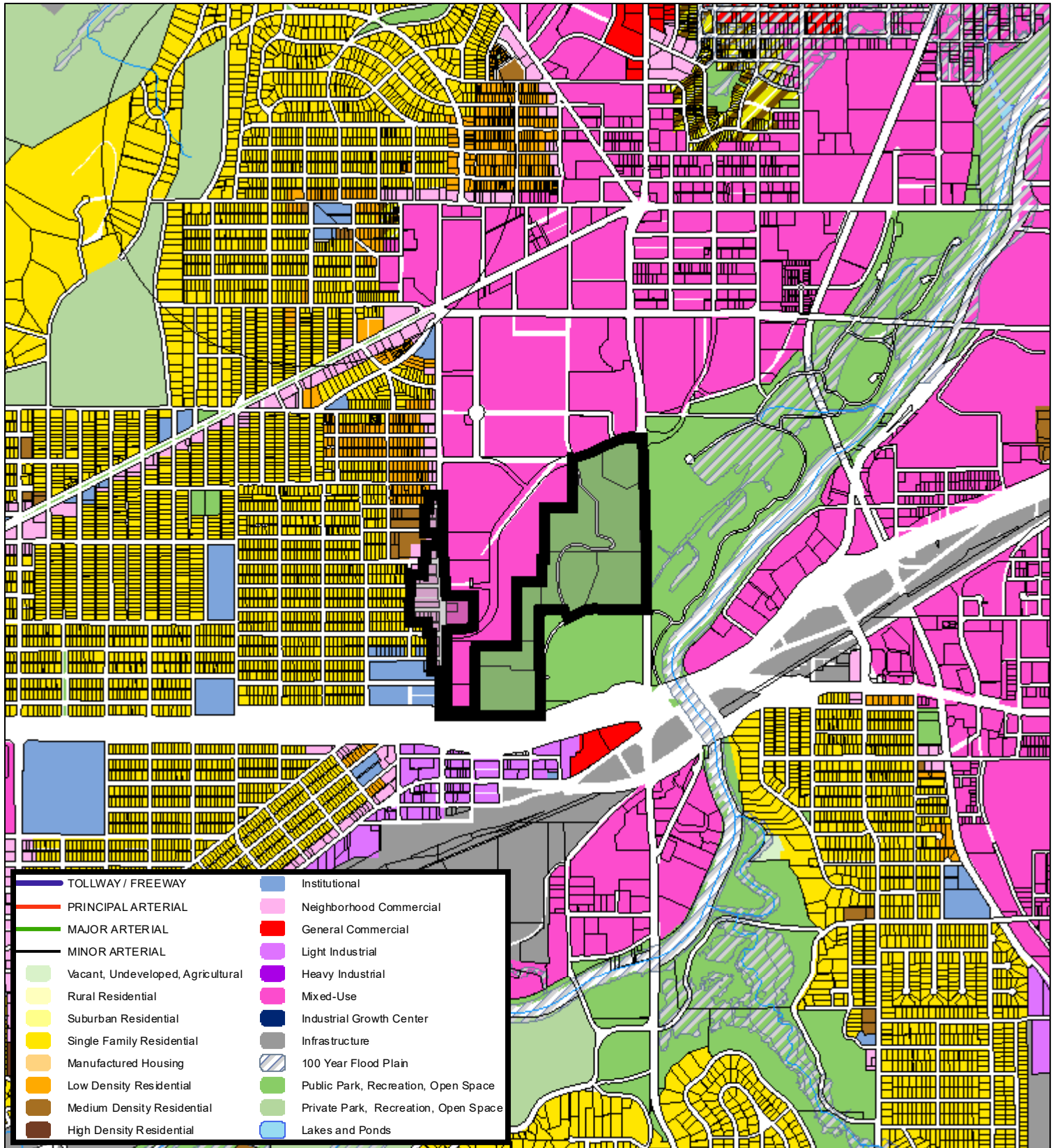
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Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



1,600 800 0 1,600 Feet

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 6, 2018.



Aerial Photo Map

