



Zoning Commission

Date: March 8, 2022

Case Number: ZC-21-234

Council District: 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Dalal 1000, LLC/ Samer Dalal

Site Location: 2100 Block of Wenneca Avenue, 2200 Block of W. Petersmith, W. Freeway, W 14th Avenue and W. Tucket Street **Acres:** 1.58

Request

Proposed Use: Mixed- Use and Townhomes

Request: From: “J/DUDD” Medium Industrial/Downtown Urban Design District

To: “PD/H/DUDD” Central Business District/DUDD overlay with Brewery and Distillery with 10 story height limit, site plan waived

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

These properties are located within the Downtown Mixed- Use Growth Center. They are bounded to the South by Holly Water Treatment Plant, North by I-30, East by the Trinity River and West by the Sunset Terrace Neighborhood.

The applicant is proposing to rezone from the properties from “J” Medium Industrial to “PD/H” plus brewery and distillery with a 10-story height limit and the site plan waived. The site plan will be reviewed by the Downtown Design Review Board prior to building permit being issued because the properties will remain in the Downtown Urban Design District.

The properties are currently vacant land the applicant would like to develop a 10-story mixed-use building and townhomes.

Surrounding Zoning and Land Uses

North: “J” Medium Industrial/ Office – Warehouse
East “J” Medium Industrial/ Office – Warehouse
South “J” Medium Industrial/ Office – Warehouse
West “J” Medium Industrial/ Office – Warehouse

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on 1/27/2022.
The following organizations were notified: 1/25/2022.

Organizations Notified	
West 7th Neighborhood	Alliance Fort Worth Downtown Neighborhood Alliance
Sunset Terrace NA *	Mistletoe Heights NA
Near Southside, Inc.	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

* *This Neighborhood Association is located closest to the subject property*

Land Use Compatibility

The site is located south of Holly Water Treatment Plant, north of I-30, East of the Trinity River and West of the Sunset Terrace Neighborhood. The surrounding area is a combination of office and warehouse uses. As development in the Central Business District intensifies, pressure to the adjacent parcels not eligible to be zoned to “H” Central Business District has increased. There currently is not a zoning district that is sustainable for these areas that are located within the Downtown Mixed -Use Growth but not the Central Business District. As a result staff has recommend “PD/ H” with a 10 story height limit. This is similar to what occurs on the northside of the Central Business District along Samuels Avenue.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Downtown

The 2021 Comprehensive Plan currently designates the subject property as Mixed Use.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- 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.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Link growth centers with major thoroughfares, public transportation, trails, and linear parks.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

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

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

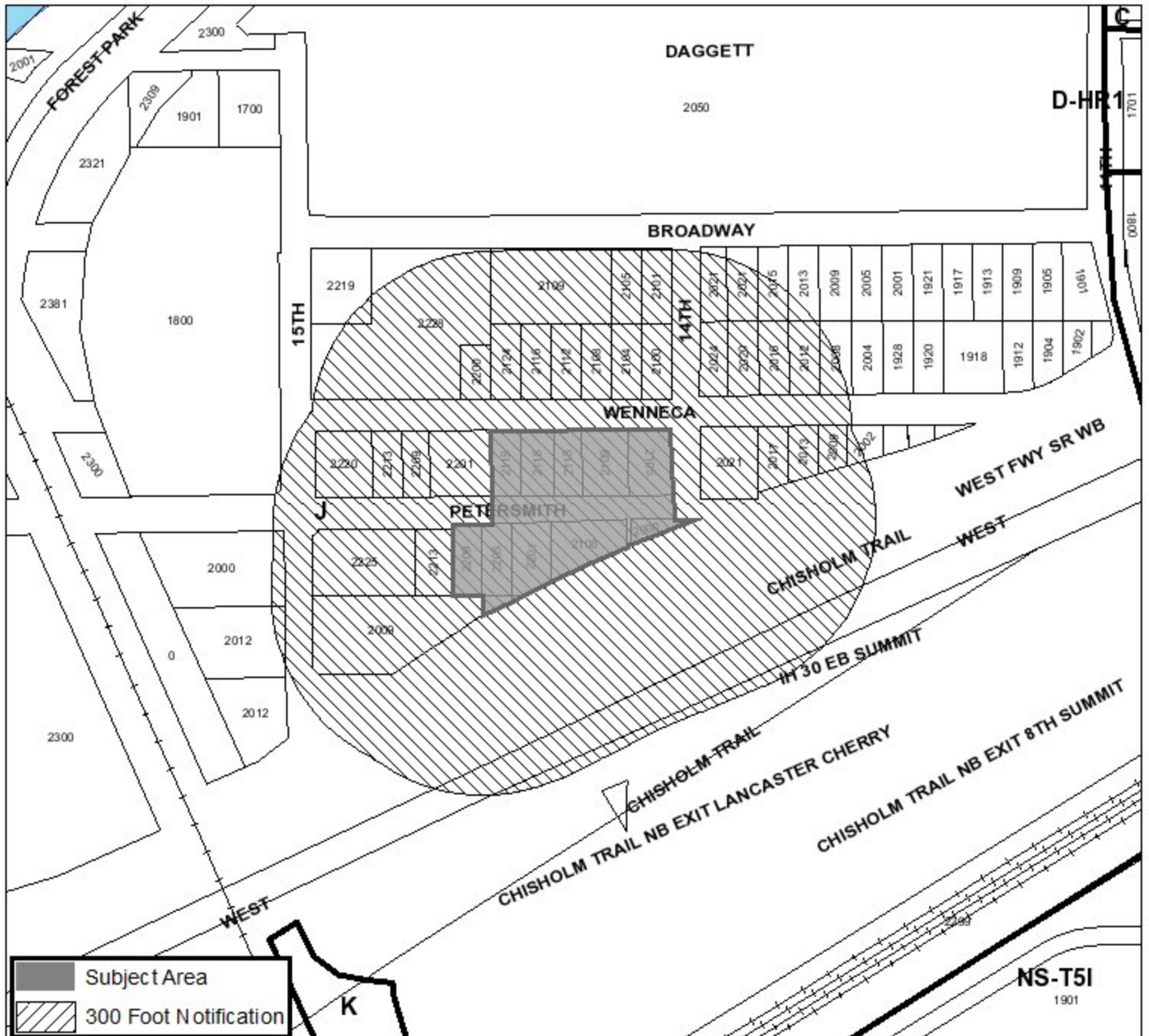
- Rapidly increased residential units in downtown and downtown adjacent neighborhoods.



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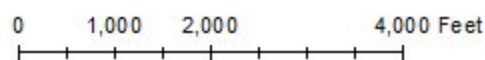
Area Zoning Map

Applicant: Dalal 1000 LLC, Sameer Dalad
 Address: 2100 blks Wennca Ave. & West (I-30) Freeway, 2100 - 2200 blks W. Petersmith St.
 Zoning From: J with Downtown Urban Design District Overlay
 Zoning To: PD for H uses plus brewery and distillery with Downtown Urban Design District Overlay
 Acres: 1.79014476
 Mapsco: 76G
 Sector/District: Downtown
 Commission Date: 2/9/2022
 Contact: null



0 120 240 480 Feet

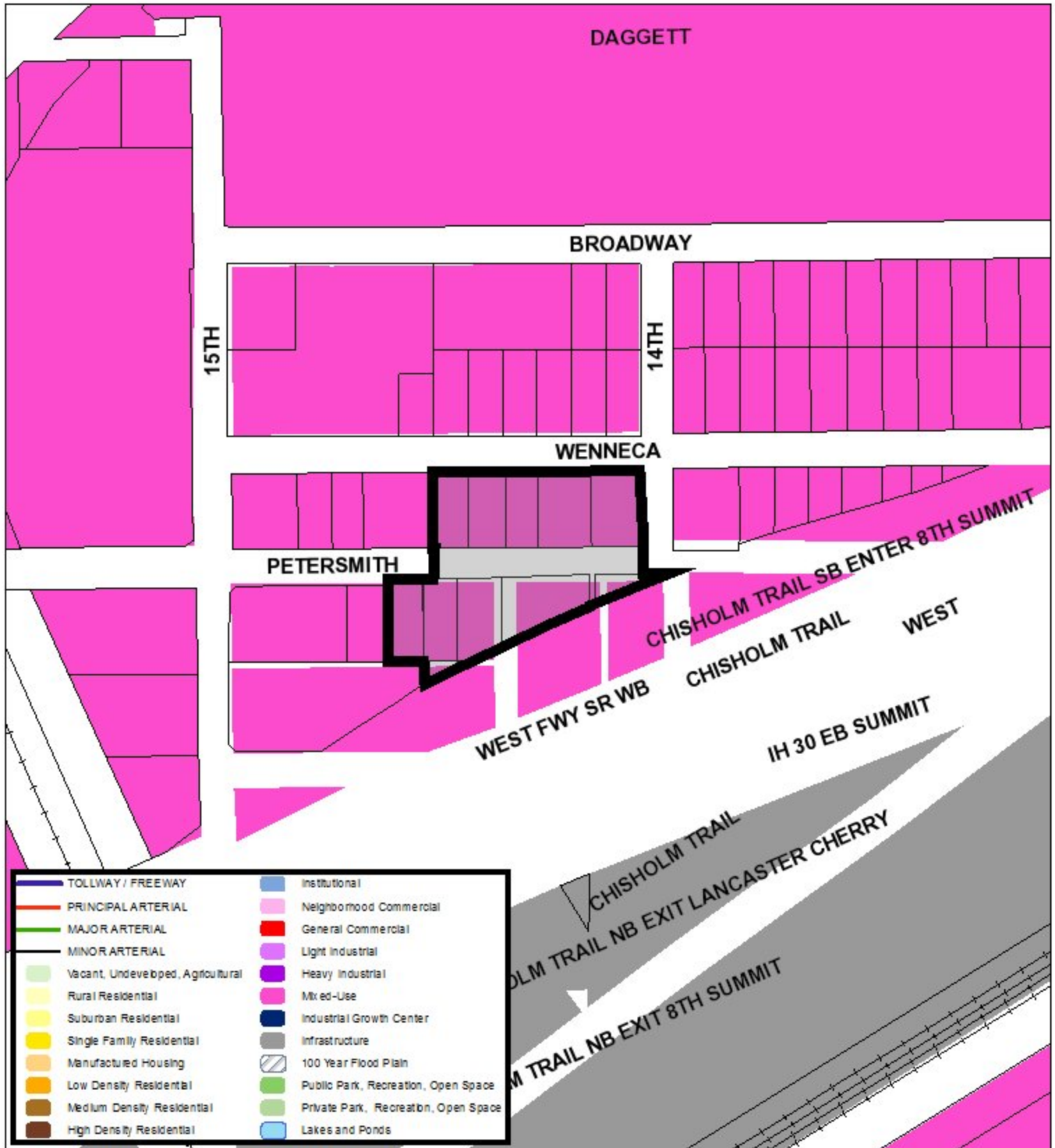
Area Map





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Future Land Use



190 95 0 190 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.



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Aerial Photo Map

