



Zoning Staff Report

Date: June 25, 2024

Case Number: ZC-24-012

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Jeff Givens / Jason Eggenburger

Site Location: 1332-1344 (evens) Main St.; 1313-1315 (odds) Commerce St. **Acreage:** 0.88 acres

Request

Proposed Use: Existing Historic Building; purposed to allow for a boutique hotel; To allow parking within a 20 ft setback, a dumpster without a primary use.

Request: From: “J” Medium Industrial & “B” Two-Family

To: **Tract 1:** PD/MU-1 Planned Development for all uses in “MU-1” Low-Intensity Mixed-Use plus hotel, site plan waiver requested.

Tract 2: PD/E Planned Development for all uses in neighborhood commercial with development standards for parking within 20 ft setback, dumpster without a primary use, site plan included

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 9-0**

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Project Description and Background

The subject properties, span 0.88 acres, with two tracks at 1332-1344 (evens) Main St. and 1313-1315 (odds) Commerce St.

Tract 1: 1332-1344 (evens) Main St.

Tract 1, which encompasses 1338 N. Main Street, is situated within the Demolition Delay overlay district along North Main Street. This property was designated as an overlay district during the April 6, 1998 HCLC meeting (Figure 1). However, it is presently unclear why 1338 N. Main Street was excluded from this overlay. This omission is subject to reassessment for potential inclusion in the overlay. Tract 1 comprises three attached buildings: 1332 N Main Street, constructed in 1912, and the buildings at 1342-1344 N. Main Street, built in 1927. These two buildings with historic designations are interconnected by a one-story building. The current zoning of the property is 'J' Medium Industrial. The applicant is pursuing a zoning change to PD/MU-1 to allow for all uses permitted in "MU-1" Low-Intensity Mixed-Use, including a hotel. While no site plan proposal has been submitted yet, its approval from staff will be required prior to permitting.

#10 1332 N. Main Street, Greines Furniture Co., c.1912; 1935.
MEETS CRITERIA: A B E / MARINE COMMERCIAL HISTORIC DISTRICT

Meyer and Moses began to operate their furniture store here in 1912. Previous to this, a dry goods store had carried on business at this site. According to community residents, this building housed the Rosen Inn Hotel, although documentation has not shown this conclusively. The structure was rebuilt or given a Moderne style facade in 1935. The buff brick storefront is highlighted by horizontal bands of ochre brick.

#11 1342-44 N. Main Street, Piggly-Wiggly Stores, Inc. No. 821, c.1927.

MEETS CRITERIA: A B E / MARINE COMMERCIAL HISTORIC DISTRICT

Constructed on the site of earlier retail businesses, this building had Piggly-Wiggly Store No. 821 as its principal tenant in 1927. The buff brick, one-story structure contains several wood-framed storefronts. A shed-roofed eave with medallions is interrupted by a high, shaped parapet topped with cast-stone urns and coping. The corner building exhibits original transom windows.

Fig. 1 – Historic and Cultural Landmarks Commissions: Agenda for the April 6, 1998 meeting page 24 of 35.

Tract 2: 1313-1315 (odds) Commerce St.

Tract 2 is currently a vacant lot and is split zoning of 'B' Two family and 'J' Medium Industrial. The applicant seeks a zoning change to PD/E Planned Development for all uses in the neighborhood commercial with development standards for parking within a 20 ft setback, and a dumpster without a primary use. A site plan proposal has been submitted but may require approval from staff before permitting.

The applicant has included a detailed project description '*...This zoning change will help connect the Marine Commercial Historic District with the Historic Stockyards and continue the revitalization of the Historic North Side. The Mulholland buildings (LOTS 6-11) sit on North Main Street at the entry of 'Fort Worth's Historic North Side' which is monumented by the sign on the southwest corner of the QuickTrip. Originally built circa 1912, the Mulholland buildings have housed various uses including apartments, hotel, grocer, drug store, a furniture store,*

and the first ever self-service washateria. The owner is exploring restaurant, office, retail, business, multi-family, and boutique hotel use for LOTS 6-11. LOT 17 and the portion of LOT 18 will provide off-street parking for the residential uses. It is also important to note that our client is in the process of obtaining State and Federal historic status for the buildings on LOTS 6-11, excluding LOT 10. The developer's decision to seek historic status for these buildings is another reason why this mixed-use development would contribute to the revitalization and preservation of the Historic North Side. The regulations enforced by state and federal historic designation would ensure that the buildings remain 3-stories or less...'

Surrounding Zoning and Land Uses

Tract 1: 1332-1344 (evens) Main St.

North “J” Medium Industrial / Restaurant
 East “B” Two-Family / Residential
 South “J” Medium Industrial / Commercial
 West “MU-1” Low-Intensity Mixed Use / Commercial

Tract 2: 1313-1315 (odds) Commerce St.

North “B” Two-Family / Residential
 East “B” Two-Family / Residential
 South “J” Medium Industrial / Commercial
 West “J” Medium Industrial / Commercial

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on March 29, 2024.
 The following organizations were notified: (emailed March 29, 2024)

Organizations Notified	
Historic Northside Business Association	Inter-District 2 Alliance
Trinity Habitat for Humanity	Streams And Valleys Inc

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding parcels for both tract 1 and tract 2 are currently zoned, featuring a variety of zoning districts including “J” Medium Industrial, “B” Two-Family, and “MU-1” Low-Intensity Mixed Use, staff believes the requested zoning changes are compatible.

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

Comprehensive Plan- Map Consistency – Northeast Sector

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and all Commercial districts. With that said changing the zoning district from “J” Medium Industrial to “MU-1” Low-Intensity Mixed Use will not increase the density level.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Figure 1

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

The proposed Low-Intensity Mixed Use zoning for this area does align with the policies outlined in the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

The proposed zoning is **consistent** with the land use designations for this area.

Site Plan Comments

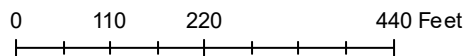
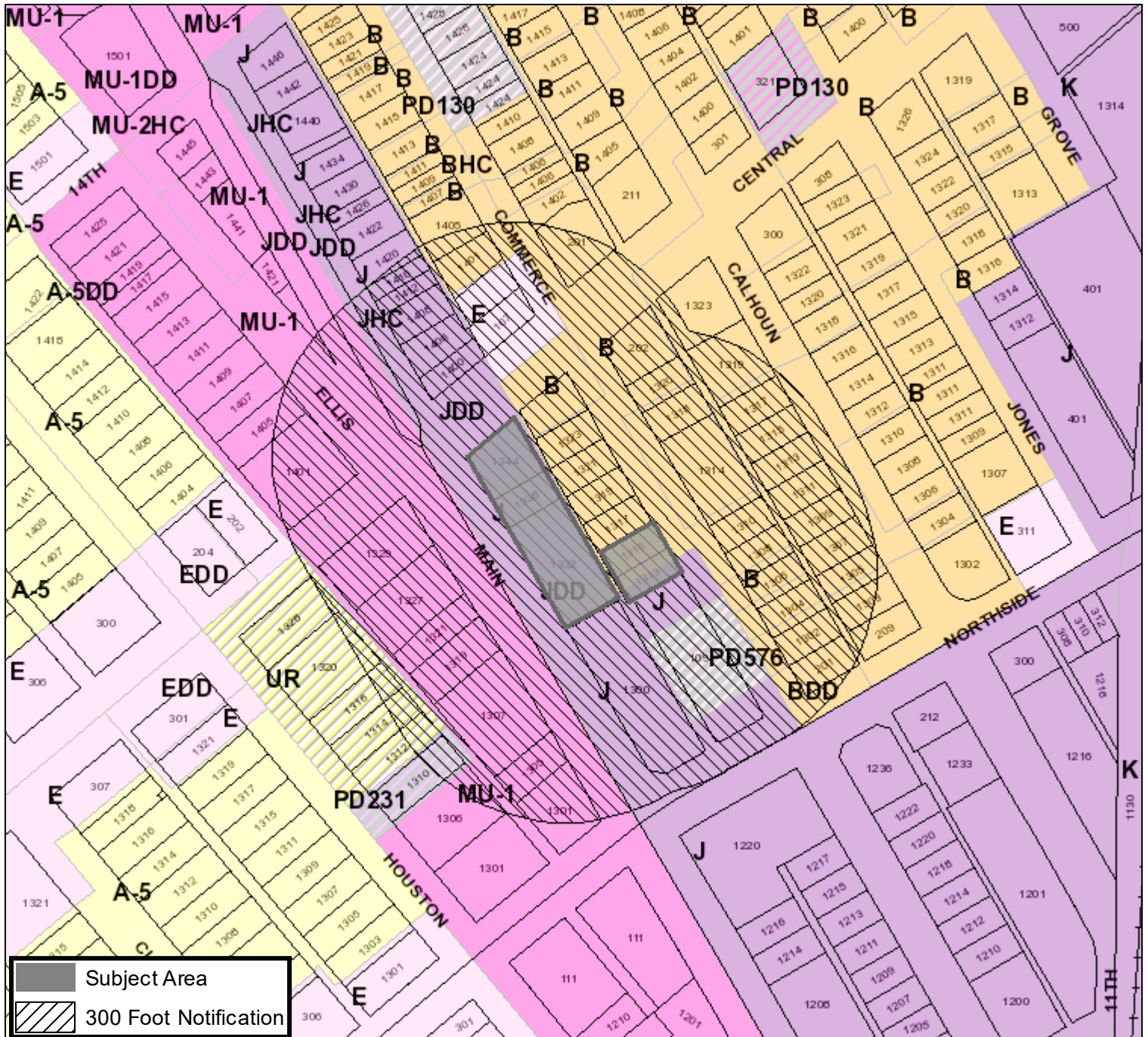
Zoning

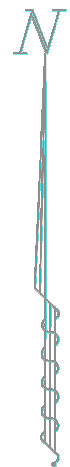
- All site plans, whether previously included or not, must be submitted for review in accordance with the requirements and design guidelines for "MU-1" Low-Intensity Mixed Use before permitting.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

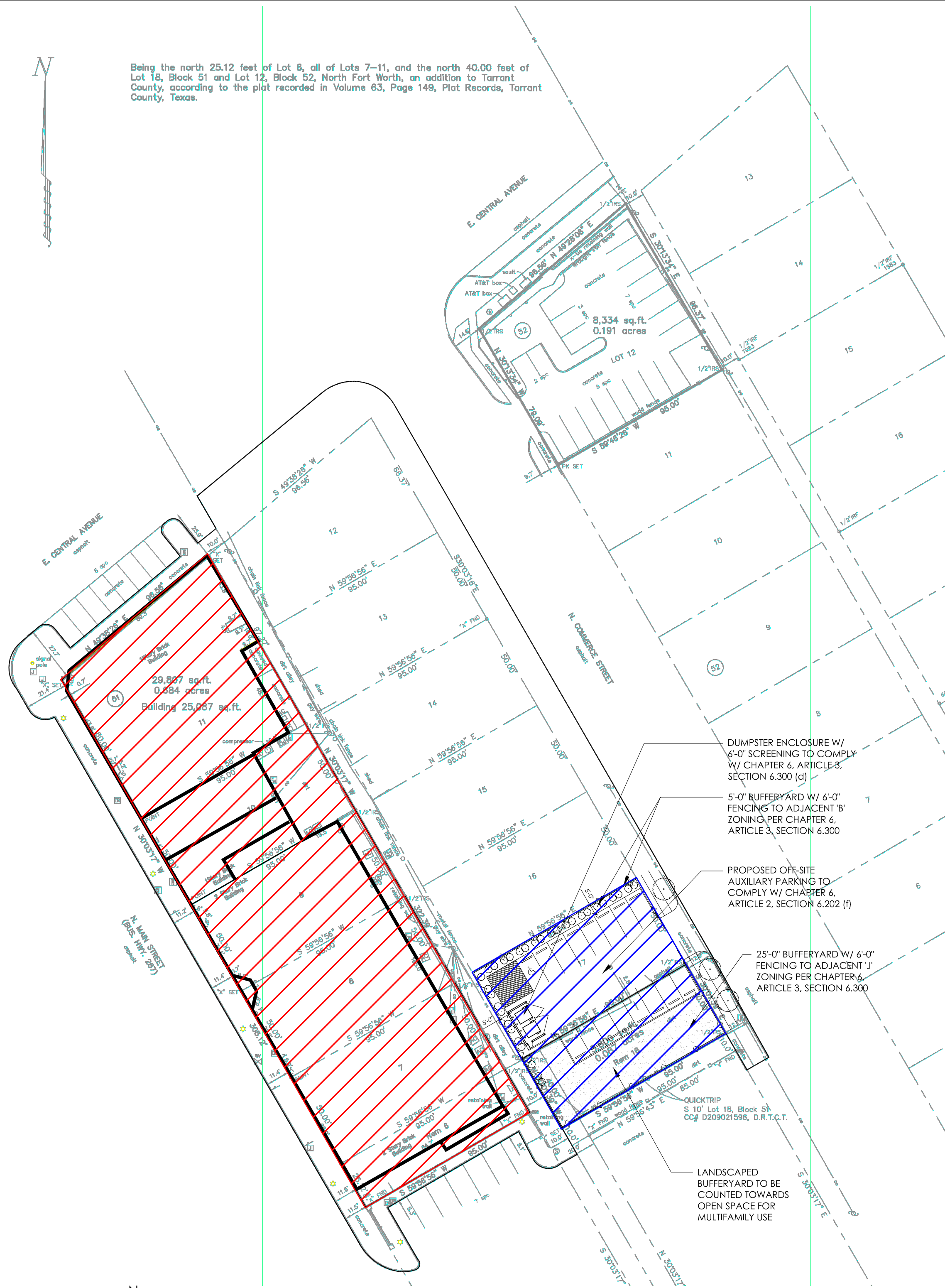
Area Zoning Map

Applicant: Theron Bryant, Jeff Givens; Gyant Marine LLC
 Address: 1332-1344 (evens) Main Street; 1313-1315 (odds) Commerce Street
 Zoning From: J & B
 Zoning To: MU
 Acres: 0.88006433
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 4/10/2024
 Contact: null

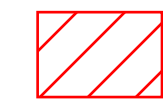
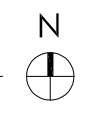




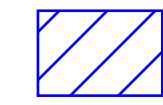
Being the north 25.12 feet of Lot 6, all of Lots 7-11, and the north 40.00 feet of Lot 18, Block 51 and Lot 12, Block 52, North Fort Worth, an addition to Tarrant County, according to the plat recorded in Volume 63, Page 149, Plat Records, Tarrant County, Texas.



SITE PLAN
SCALE: 1" = 40'-0"

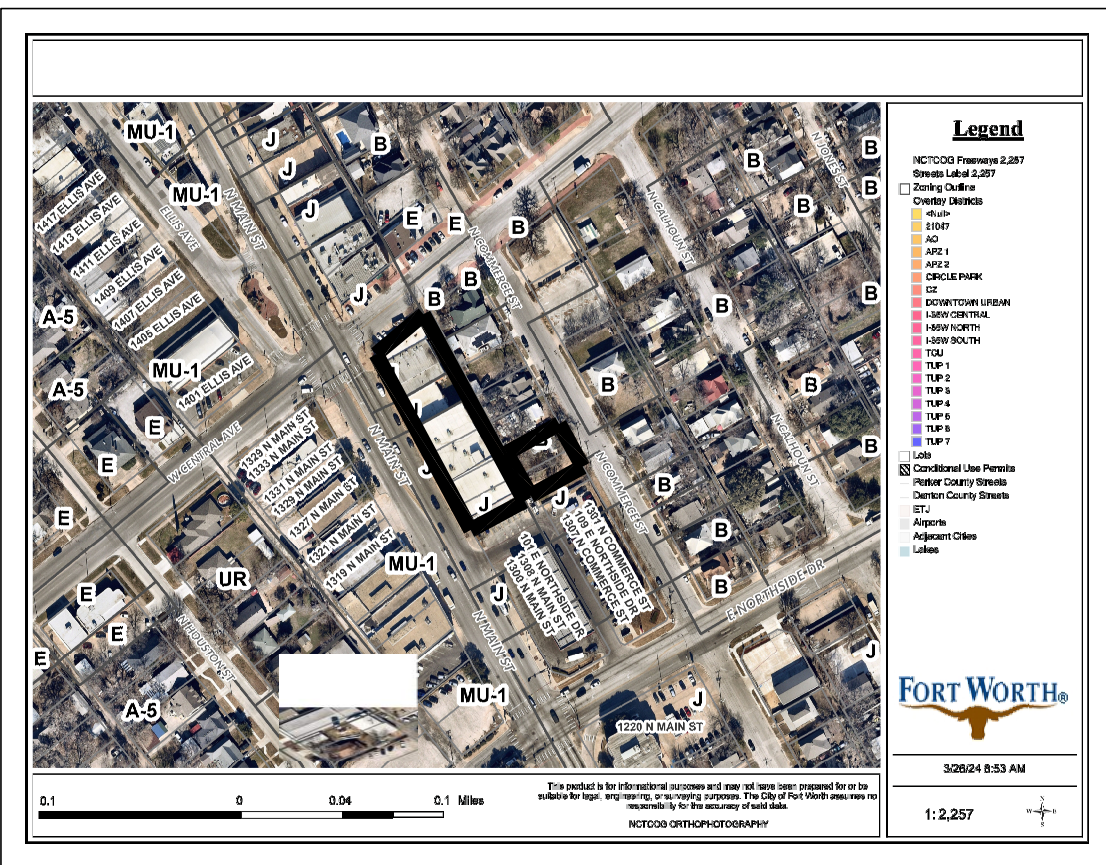


TRACT 1
NORTH 25.12 FEET OF LOT 6 AND LOTS 7-11, BLOCK 51, NORTH FORT WORTH ADDITION
CURRENT ZONING: 'J' MEDIUM INDUSTRIAL
PROPOSED ZONING: 'PD/MU-1' LOW INTENSITY MIXED-USE PLANNED DEVELOPMENT
PD/MU-1 DESCRIPTION: BASE ZONING DISTRICT 'MU-1' WITH A PLANNED DEVELOPMENT (PD) DESIGNATION TO ALLOW FOR A BOUTIQUE HOTEL USE AT FUTURE PHASE. INITIAL PROJECT PHASE TO INCLUDE RESTORATION OF EXISTING HISTORIC DESIGNATED BUILDINGS UNDER DEMOLITION DELAY OVERLAY. MIXED USE TENANT TYPES INCLUDE RESTAURANT, OFFICE, RETAIL, AND MULTIFAMILY USE.
GROSS FLOOR AREA: 28,293 GSF
NUMBER OF STORIES: EXISTING 1 & 2 STORY BUILDINGS
LAND ACREAGE: .684
BUILDING HEIGHT: ±29'-4"
EXTERIOR MATERIALS: MASONRY & METAL PANEL
CURRENT PARKING: 0 SPACES REQUIRED PER CITY OF FORT WORTH DEVELOPMENT CODE CHAPTER 6, ARTICLE 2, SECTION 6.201 (b) (3) FOR BUILDINGS W/ HISTORIC DESIGNATION
PROPOSED PARKING: 0 SPACES REQUIRED PER CITY OF FORT WORTH DEVELOPMENT CODE CHAPTER 6, ARTICLE 2, SECTION 6.201 (b) (3) FOR BUILDINGS W/ HISTORIC DESIGNATION. OFF-SITE PARKING PROPOSED AT 1:1 FOR MULTIFAMILY UNITS. SEE TRACT 2 PROPOSED PARKING.



TRACT 2
LOT 17 AND NORTH 40.00 FEET OF LOT 18, BLOCK 51, NORTH FORT WORTH ADDITION
CURRENT ZONING: 'B' TWO-FAMILY RESIDENTIAL
PROPOSED ZONING: 'PD/E' NEIGHBORHOOD COMMERCIAL PLANNED DEVELOPMENT
PD/E DESCRIPTION: BASE ZONING DISTRICT 'E' WITH A PLANNED DEVELOPMENT (PD) DESIGNATION TO ALLOW FOR A DUMPSTER ENCLOSURE W/O PRIMARY BUILDING STRUCTURE NO EXISTING BUILDINGS
GROSS FLOOR AREA: N/A
NUMBER OF STORIES: N/A
LAND ACREAGE: .196
BUILDING HEIGHT: N/A
CURRENT PARKING: N/A
PROPOSED PARKING: 16 OFF-SITE PARKING SPACES (INCLUDING 1 ACCESSIBLE STALL) PROPOSED FOR ADJACENT MULTIFAMILY UNITS.

NOTES:
-ALL SIGNAGE TO CONFORM TO ARTICLE 4, SIGNS, OF THE CITY OF FORT WORTH DEVELOPMENT CODE
-THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING, OF THE CITY OF FORT WORTH DEVELOPMENT CODE.
-THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY OF THE CITY OF FORT WORTH DEVELOPMENT CODE.
-ALL SITE LIGHTING WILL CONFORM WITH CHAPTER 6, SECTION 6.202 OF THE CITY OF FORT WORTH DEVELOPMENT CODE.



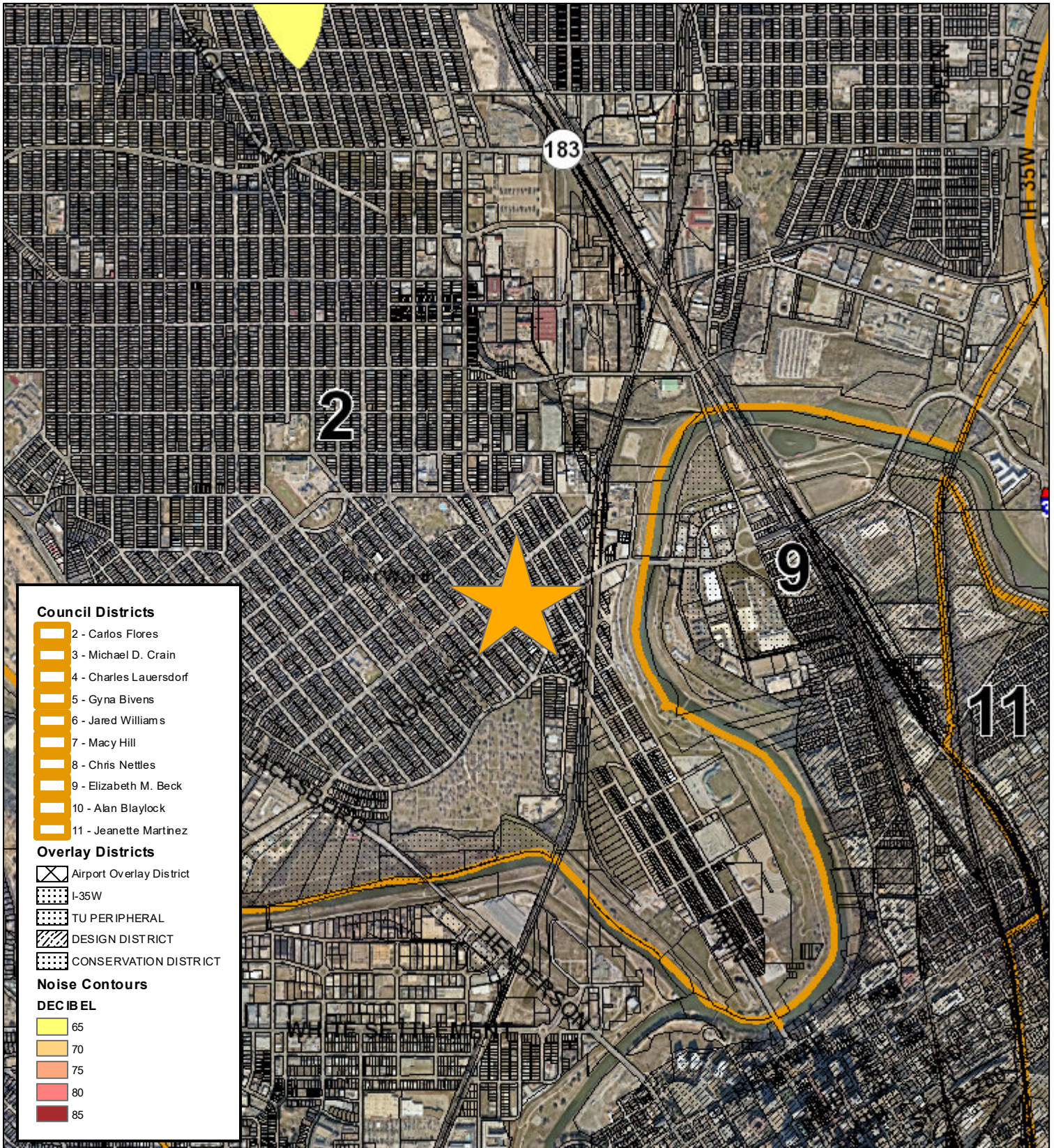
LAND USE AND ZONING / LOCATION MAP

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

GYANT MARINE LLC
LEGAL DESCRIPTION -
NORTH 25.12 FEET OF LOT 6, LOTS 7-11, LOT 17, AND NORTH 40.00 FEET OF LOT 18, BLOCK 51, NORTH FORT WORTH ADDITION
ZONING CASE NUMBER - ZC-24-012

PREPARED BY 97w, LLC ON APRIL 01, 2024
TEXAS REGISTRATION # 23759
901 SOUTH MAIN STREET
FORT WORTH, TX 76104

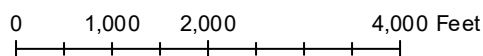
Area Map



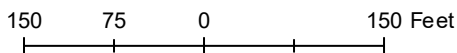
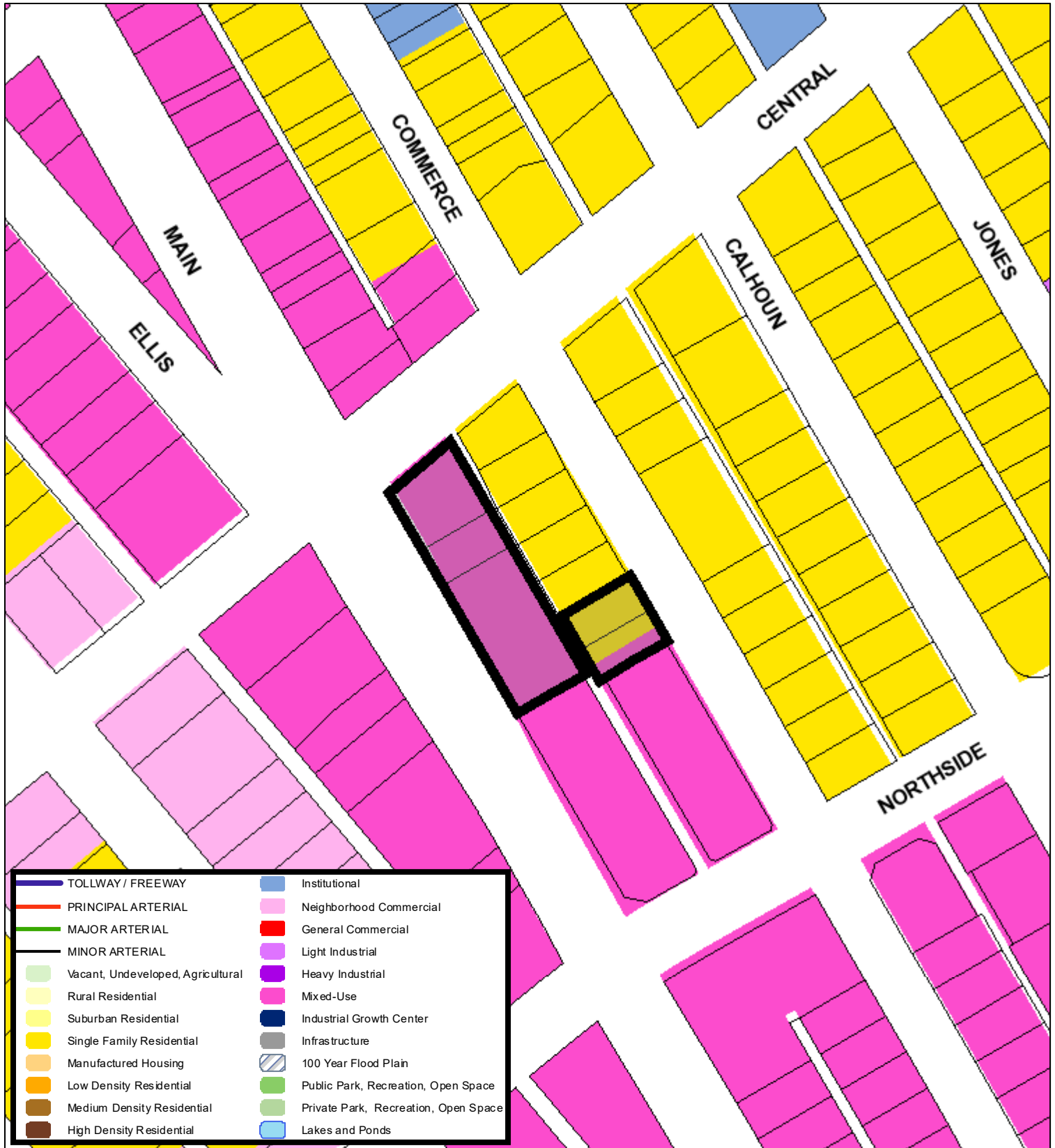
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



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



0 100 200 400 Feet

