



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-061

Council District: 2

Zoning Text Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: City of Fort Worth/ Development Services Department

Site Location: Generally bounded by NE/NW 22nd Street, Clinton Avenue, NE 29th Street, and SLSW Railroad. **Acreage:** 130.01 acres

Request

Proposed Use: Mixed Use

Request: From: N/A

To: Amend the land use table in the Fort Worth Stockyards Form-Based Code and Design Guidelines to remove multifamily from certain Stockyard districts. Multifamily will no longer be an allowed use in the following districts:

- Edge Commercial Corridor District “SY-ECC-68”
- Transition Northern Edge District “SY-TNE-105”
- Transition Neighborhood Mixed-Use District “SY-TNX-55”
- Transition Neighborhood Mixed-Use District “SY-TNX-80”
- Transition Swift/Armour District “SY-TSA-80”
- Transition Swift/Armour District “SY-TSA-105”(north)
- Transition Swift/Armour District “SY-TSA-105”(south)
- Transition Swift/Armour District “SY-TSA-55” (north)

Recommendation

Amend the land use table in the Fort Worth Stockyards Form-Based Code and Design Guidelines to remove multifamily from certain Stockyard districts.

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 5-3**



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Project Description and Background

During the creation of the Stockyards design overlay and subsequently, the Stockyards Form-Based Code, concerns were raised that multifamily is incompatible with high levels of tourism and a broad range of entertainment options. Initially, there was little to no interest in multifamily in districts where multifamily was permitted. However, there has been significant interest in adding single-use multifamily to the former Swift/Armor site. There are currently two projects underway that would add a total of 730 units to the Swift/Armor subdistrict, with lobby space as the only non-residential use component. Given the amount of multifamily currently proposed in these sub-districts, community concern about achieving a greater balance of uses has resurfaced.

The city is proposing to amend the Zoning Ordinance to remove where multifamily allowed by right in the Stockyards District and the use table in Chapter 4, Article 12. The intent of this change is to encourage commercial uses along North Main Street, Exchange Avenue, Stockyards Boulevard, and 28th Street, where commercial uses traditionally existed. This text amendment supports the continued role of these streets as commercial corridors and by extension the tourism industry in the Historic Stockyards.

The City is requesting approval of the proposed Text Amendment.

Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted, “F” General Commercial, “J” Medium Industrial, “K” Heavy Industrial / vacant.

East “K” Heavy Industrial, / vacant.

South “A-5” One-Family, “MU-1” Low-Intensity Mixed-Use, “K” Heavy Industrial, “SY-TSA-55” Stockyards Transition Swift/Armour-55 (mixed-use), “SY-TMC-68” Stockyards Transition Marine Creek-68, “SY-ENX-40” Stockyards Edge Neighborhood Mixed Use-40/ vacant.

West “A-5” One-Family, “UR” Urban Residential, “ER” Neighborhood Commercial restricted, “SY-ENX-55”, Stockyards Edge Neighborhood Mixed Use-55, “SY-ENX-40” Stockyards Edge Neighborhood Mixed Use-40.

Recent Zoning History

- ZC-17-044: on 02/05/2017 Council approved the adoption of the Stockyards Form-Based Code as approved and amended by Ordinance No. 22702-05-2017.
- ZC-17-045: on 02/05/2017 Council approved the rezoning of the Stockyards Area Generally bounded by 29th Street, UPRR, 23rd Street, Ellis and Clinton Streets from "E" Neighborhood Commercial, "F" General Commercial, "MU-1" Low Intensity Mixed Use, "MU-2" High Intensity Mixed Use, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, PD 993 (Planned Development base E), and PD1017 (Planned Development base MU-2); To: Stockyards Form Based Code with Subdistricts: 1. Historic Shopfront (SY-HCO); 2. Historic Core (SY-HSH) 3. Transition Marine Creek (SY-TMC); 4. Transition North Forty (SY-TNF); 5. Transition Neighborhood Mixed Use (SY-TNX); 6. Transition Northern Edge (SY-TNE); 7.

Transition Swift/Armour (SY- TSA); 8. Edge Neighborhood Mixed Use (SY-ENX); and 9. Edge Commercial Corridor (SY-ECC).

Public Notification

300-foot Legal Notifications were mailed on September 30, 2022.

Development Impact Analysis

Land Use Compatibility

Surrounding uses consist of vacant land and commercial uses to the north, vacant land and commercial uses to the west, commercial and future multifamily to the south. There is vacant land and some industrial uses east of the site, on the other side of the railroad tracks. The proposed text amendment is compatible with surrounding uses.

Comprehensive Plan Consistency – Northside

The 2022 Comprehensive Plan designates the subject properties as Mixed-Use. The use meets the below policies within the following Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Encourage land uses which are compatible with tourism and nearby residences along North Main Street.
- Encourage and support implementation of the 2011 Northside Economic Development Strategy Report.

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 identifies the Stockyards District is one of the five major districts that generates economic benefits for the city and is considered a major employment node; the Plan also calls for the City to “leverage Fort Worth’s downtown tourism assets for broader economic growth” (Section. 3.1.10) and also generally calls for the City to allow development of a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Applicable Stockyards Form-Based Code:

Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.1)

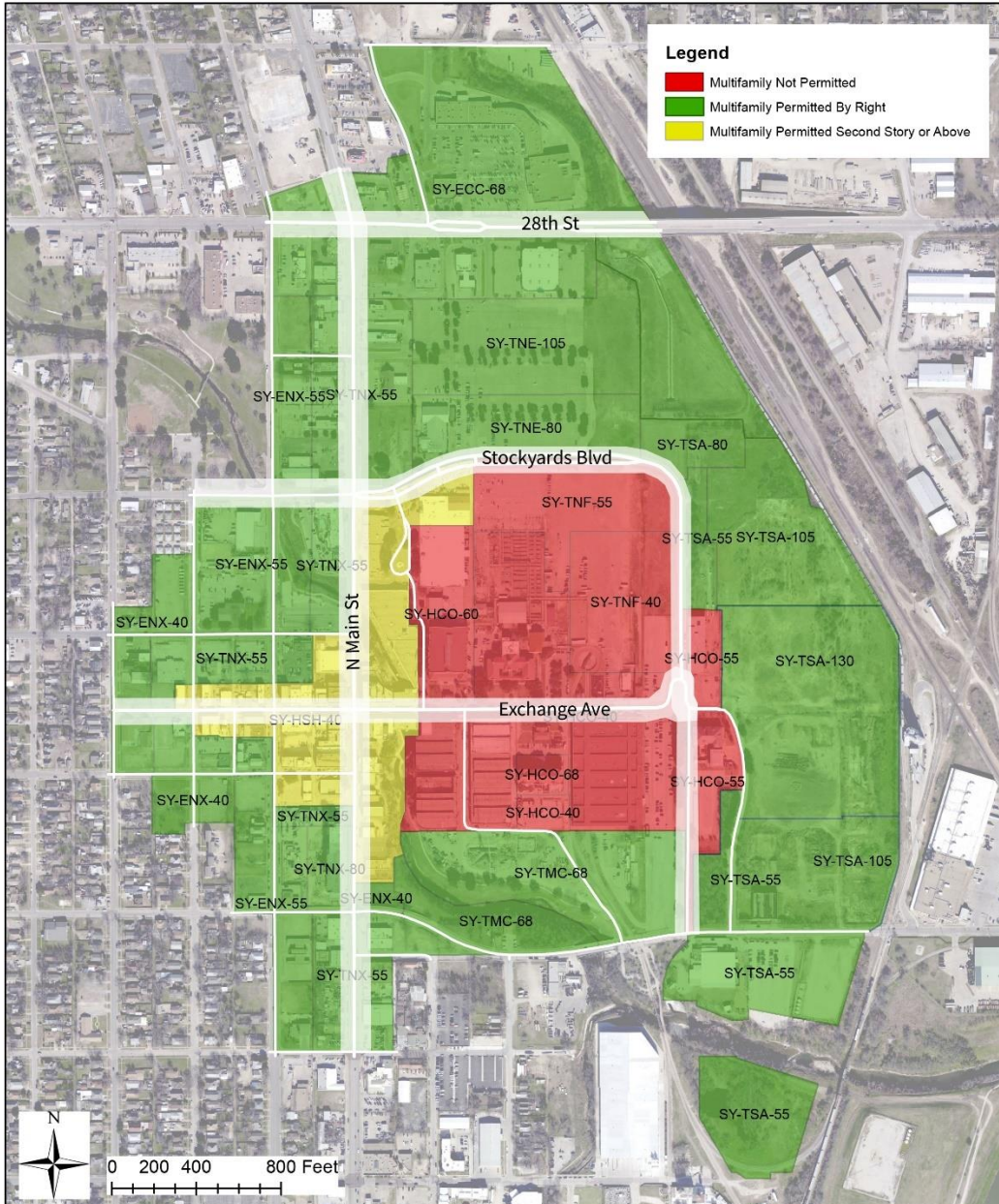
The Transition Districts are intended to provide a transition in scale and character to non-historic areas of the Stockyards. The objective is to promote development that is compatible with the Historic District along its edge, while permitting a transition to buildings of larger scale farther away from the Historic District. Development also is intended to be influenced by the design traditions of the Historic District, in terms of form, materials and character, but in more abstract ways than within the Historic District itself. The intent is to promote best practices in urban design, by establishing a more pedestrian and bike friendly environment and to enhance connectivity within properties and to the other parts of the stockyards area. Streets should be designed to be active and visually engaging at the sidewalk edge.

Edge Districts – Stockyards Form-Based Code Intent (Sec. 4.1)

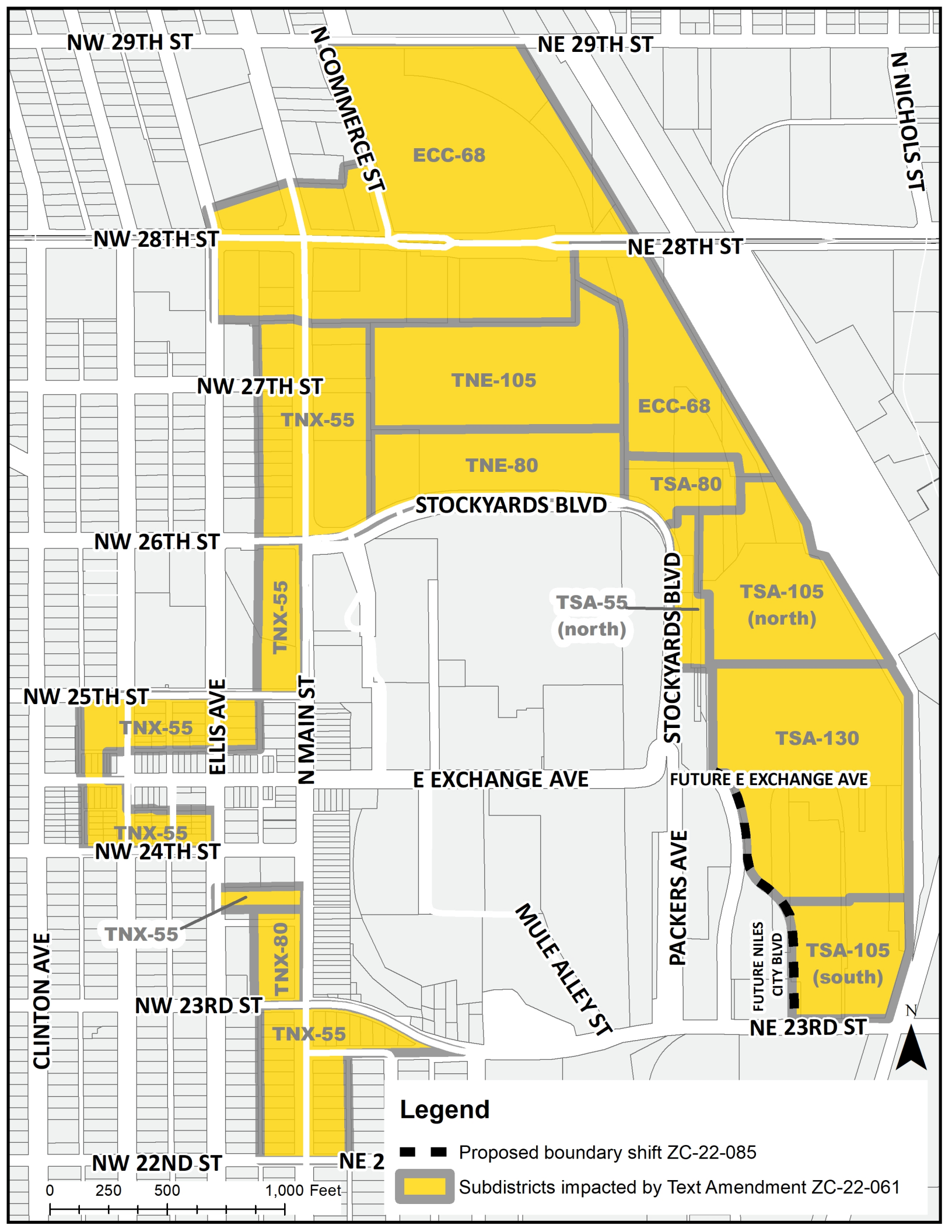
The Edge District is the area most removed from the Historic District. As such, greater flexibility in design is available here, in terms of form, character and materials. While this area was historically associated with the Stockyards, little evidence of this remains today and new development is anticipated here that will be less influenced by historic precedents. Therefore, greater variety in building form and materials is appropriate in the Edge District. An objective is to provide services that support the overall Stockyards area and adjacent neighborhoods.



Stockyards - Existing Status of Multifamily



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NW 29TH ST

NE 29TH ST

N COMMERCE ST

N NICHOLS ST

ECC-68

NW 28TH ST

NE 28TH ST

NW 27TH ST

TNE-105

ECC-68

TNX-55

TNE-80

TSA-80

STOCKYARDS BLVD

NW 26TH ST

TNX-55

TSA-55
(north)

TSA-105
(north)

NW 25TH ST

TNX-55

ELLIS AVE

N MAIN ST

STOCKYARDS BLVD

TSA-130

E EXCHANGE AVE

FUTURE E EXCHANGE AVE

TNX-55

NW 24TH ST

CLINTON AVE

TNX-55

TNX-80

MULE ALLEY ST

PACKERS AVE

FUTURE NILES
CITY BLVD

TSA-105
(south)

NW 23RD ST

TNX-55

NE 23RD ST

NW 22ND ST

NE 2

Legend

■ ■ Proposed boundary shift ZC-22-085

■ Subdistricts impacted by Text Amendment ZC-22-061

0 250 500 1,000 Feet

