



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 23, 2021

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0

**Opposition:** None submitted  
**Support:** Linwood NA

Continued Yes \_\_\_ No X  
Case Manager Sarah Bergman  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Sandra & Toni Klidas, Sandra Geers Klidas Revocable Living Trust**

**Site Location:** 1209 Jacksboro Highway Acreage: 8.99

**Proposed Use:** **Multifamily**

**Request:** From: "MU-1" Low Intensity Mixed-Use  
To: "MU-2" High Intensity Mixed-Use

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

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

**Staff Recommendation:** **Approval**

**Background:**

The applicant is requesting a zoning change from "MU-1" Low Intensity Mixed-Use to "MU-2" High Intensity Mixed-Use on 8.99 acres of land located along the south side of Jacksboro Highway, just east of its intersection with North University Drive. The existing "MU-1" zoning was approved by the Fort Worth City Council on June 2, 2020 to allow construction of a multifamily development.

Building height in the MU-1 district is limited to three stories for single-use buildings and five stories for mixed-use buildings. However, the applicant has indicated that they would like to construct a single-use (all residential) development that exceeds three stories in height. To provide this flexibility, the applicant is requesting a zoning change to MU-2 district, which allows up to five stories in height for single-use buildings and ten stories for mixed-use buildings.

The subject property is located within the Trinity Uptown Peripheral Overlay, which was established to promote development compatible with the Trinity Uptown Form Based Districts, since renamed Panther Island. Jacksboro Highway is designated as a commercial connector on the City's Master Thoroughfare Plan, and there are several bus stops along this roadway. In addition, the majority of the subject property is located within the FEMA 100-year floodplain, and therefore any new construction will need to be elevated above the floodplain. Detention will likely be required with completion and approval of the Storm Water Plan.

**Surrounding Zoning and Land Uses:**

- North "FR" General Commercial Restricted / commercial use
- East "I" Light Industrial / automotive shop
- South "B" Two Family / Trinity River
- West "F" General Commercial / church and "B" Two Family / undeveloped

**Recent Relevant Zoning History:**

- ZC-10-106: Amended Trinity Uptown guidelines; effective 9/4/10
- ZC-20-031: Rezoned the subject property from "B" Two-Family and "F" General Commercial to "MU-1" Low-Intensity Mixed Use

**Public Notification:**

300-foot Legal Notifications were mailed on February 24, 2021.  
 The following organizations were notified: (emailed February 18, 2021)

Organizations Notified	
West 7th Neighborhood Alliance	Inter-District 2 Alliance
North Side NA	Linwood NA
Tarrant Regional Water District	Streams and Valleys Inc
Trinity Habitat for Humanity	Cultural District Alliance
Fort Worth ISD	

*Subject property is not located within a registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from "MU-1" Low Intensity Mixed-Use to "MU-2" High Intensity Mixed-Use, specifically to allow an increase in building height for a previously proposed multifamily development. The property is bounded at the southern end by the Trinity River, and much of the adjacent property to the east and west is undeveloped. Property to the west is zoned for residential development, and there are existing commercial uses along Jacksboro Highway.

The proposed multifamily **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Northside**

The 2020 Comprehensive Plan designates the front portion of subject property along Jacksboro Highway as General Commercial, which can include multifamily and mixed-use development. The remainder of the property, which is located in the FEMA 100-year floodplain, is designated as Open Space. The proposed multifamily development meets the below policies within the following Comprehensive Plan:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

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

**3. Economic Development Plan**

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

**GOAL 3. ENSURE COMMUNITY VITALITY**  
**INITIATIVE 3.1. DOWNTOWN FORT WORTH**

Accelerate downtown Fort Worth's emergence as the premier mixed-use business district in Texas.

3.1.1. Rapidly increase the density of residential development in downtown Fort Worth and surrounding urban districts.

3.1.7. Encourage high-density, mixed-use corridor development to strengthen the linkages between downtown Fort Worth and surrounding urban districts.

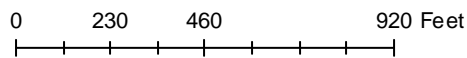
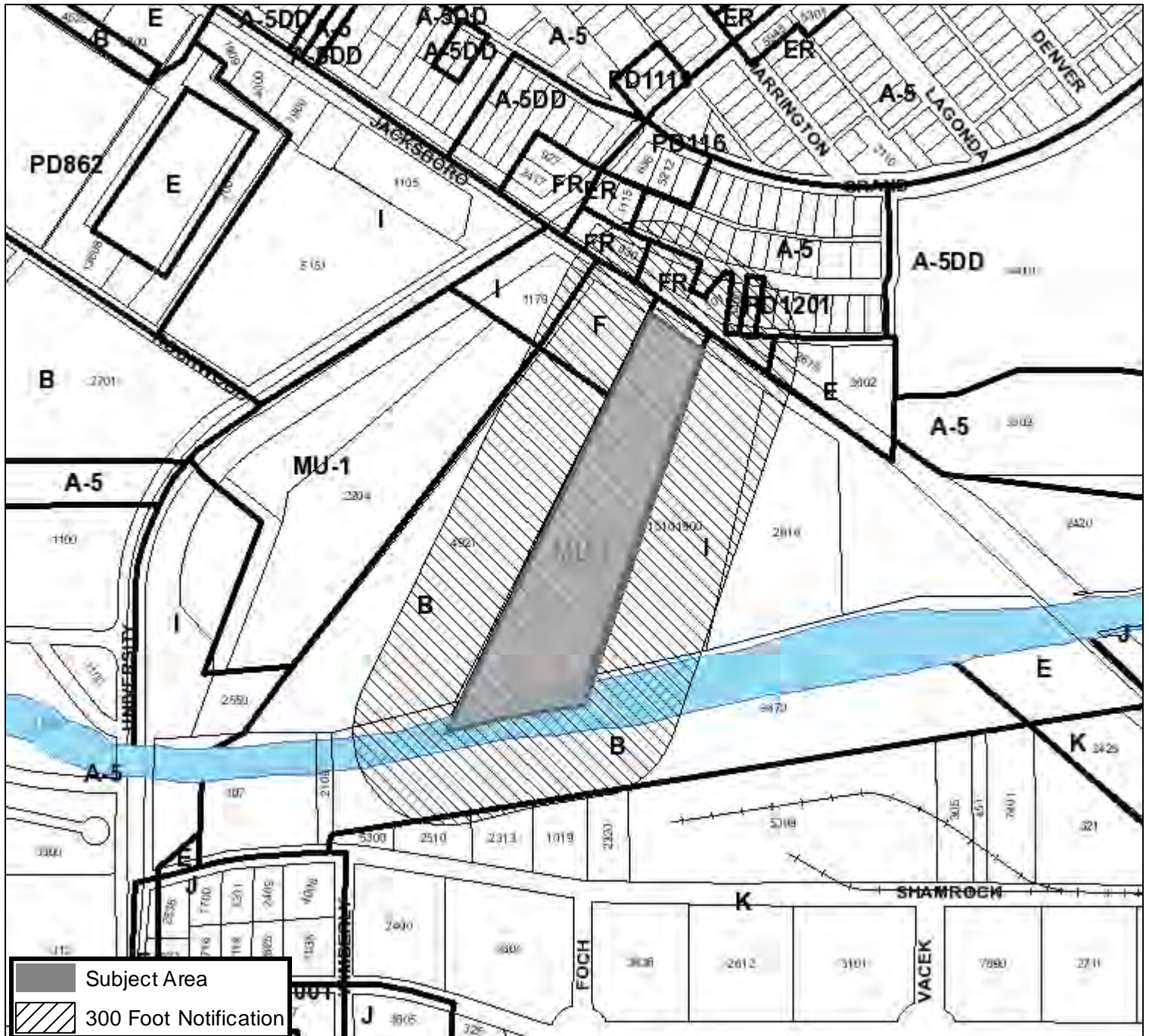
3.1.7.2. Evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth

***Attachments:***

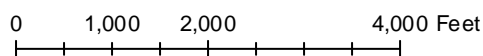
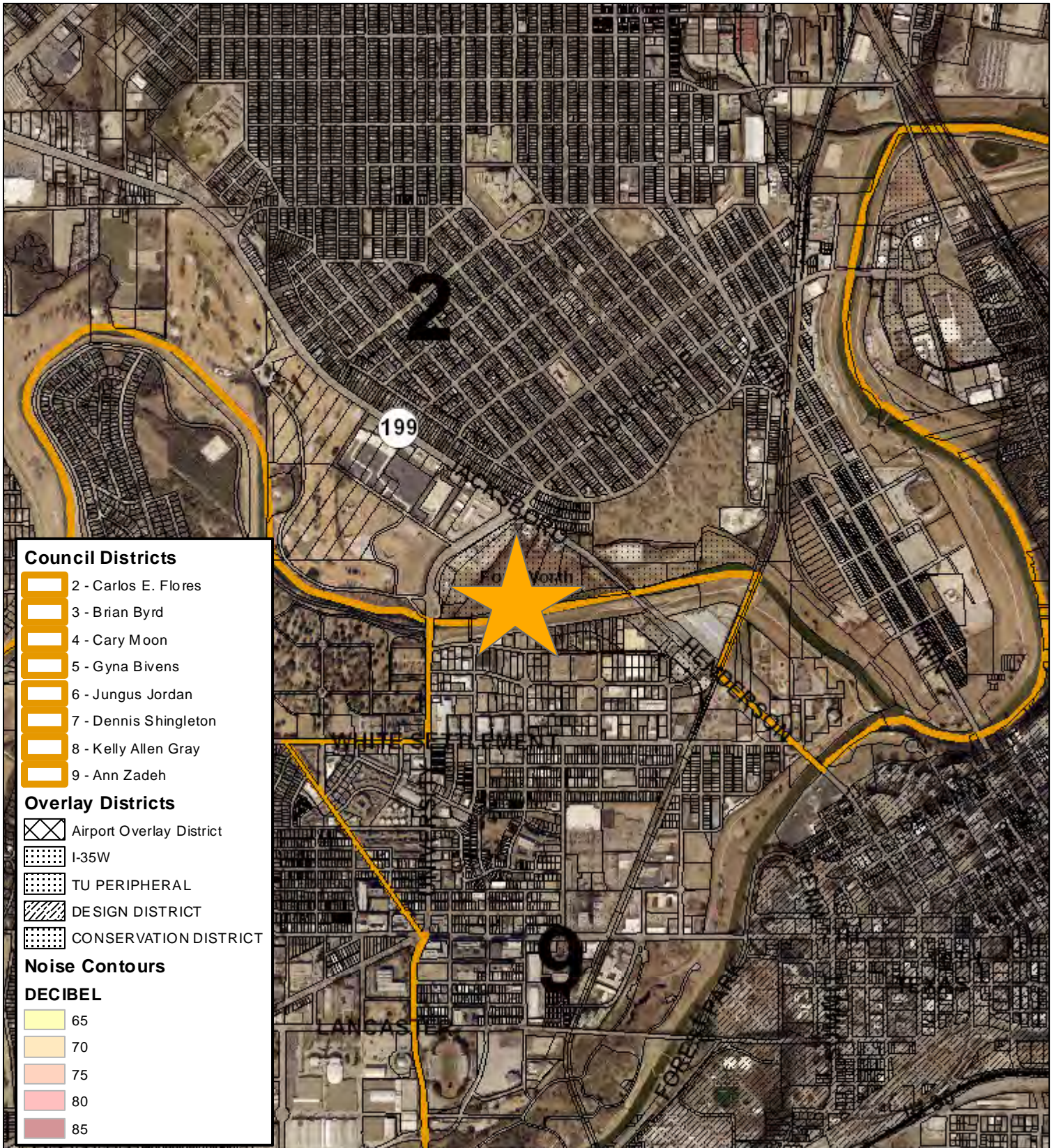
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

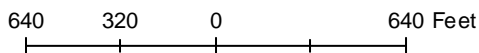
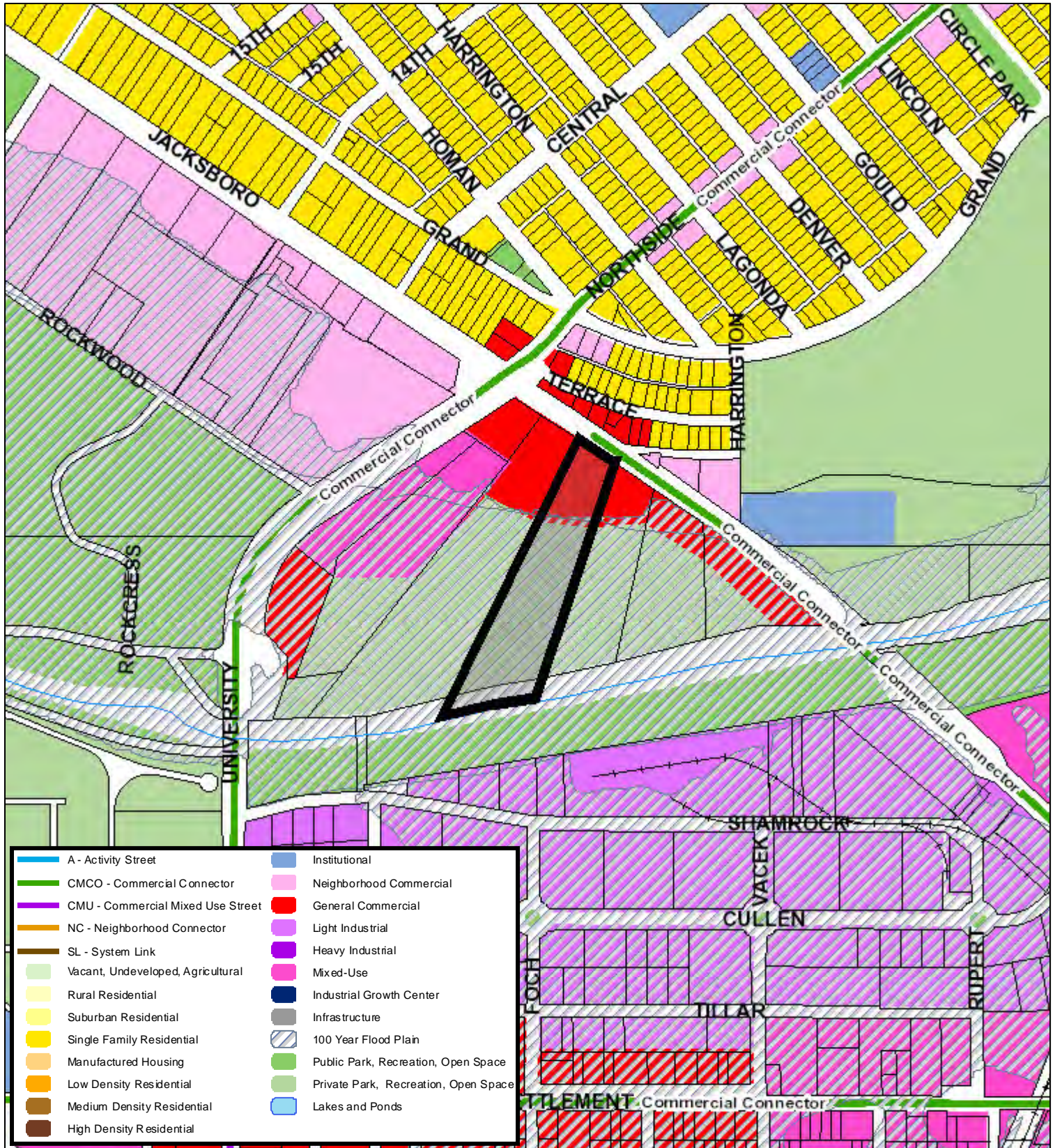
Applicant: Sandra & Toni Klidas, Geers Klidas Living Trust  
 Address: 1209 Jacksboro Highway  
 Zoning From: MU-1  
 Zoning To: MU-2  
 Acres: 8.99032544  
 Mapsco: 62T  
 Sector/District: Northside  
 Commission Date: 3/10/2021  
 Contact: 817-392-8026



### Area Map



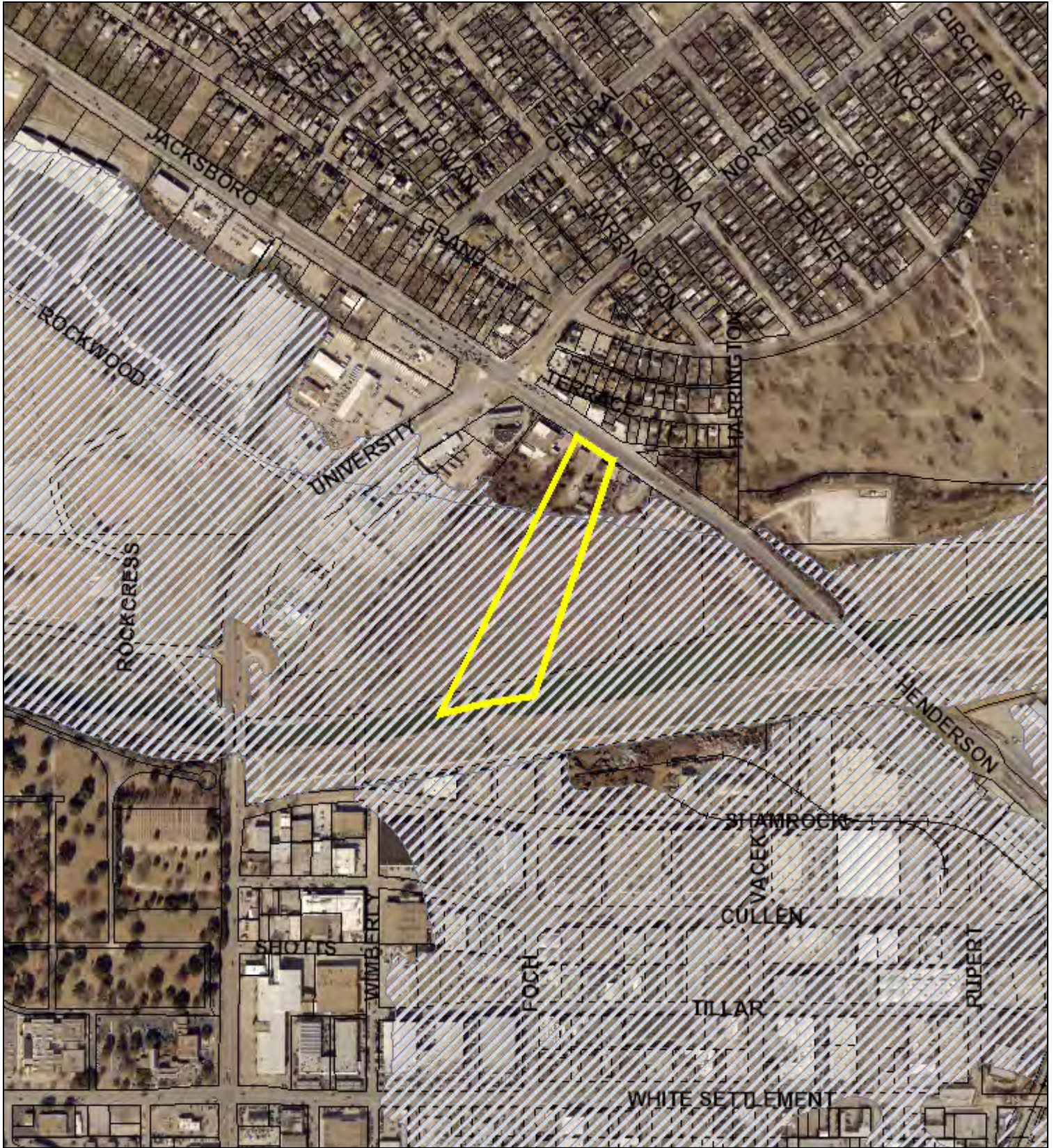
### Future Land Use



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



0 400 800 1,600 Feet

