



# Zoning Commission

Date: December 14, 2021

Case Number: ZC-21-199

Council District: 8

## Zoning Map Amendment

**Case Manager:** Jamie DeAngelo ([Jamie.DeAngelo@fortworthtexas.gov](mailto:Jamie.DeAngelo@fortworthtexas.gov))

**Owner / Applicant:** Fort Worth Housing Finance Corporation/ Amy Connolly

**Site Location:** 900 block Missouri and Evans Avenues; 1000 blocks Evans Ave **Acreage:** 5.15 acres

### Request

**Proposed Use:** Mixed-Use Development

**Request:** From: “PD/MU-1” Low-Intensity Mixed Use; “PD/MU-1/HC” Low-Intensity Mixed Use/ Historic and Cultural; “PD/E” Neighborhood Commercial.

To: “NS-T4R” Near Southside General Urban Restricted

### 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 6-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject properties are located east of I-35, south of Terrell Avenue, west of Evans Avenue, and north of Pulaski Street. The applicant requests a rezoning of the site from two planned development (“PD 864/MU-1” Low-Intensity Mixed Use and “PD 863 /E” Neighborhood Commercial) to “NS-T4R” Near Southside General Urban Restricted and the rezoning of the vacant lot at 924 Evans Avenue from “PD/MU-1/HC” Low-Intensity Mixed Use/ Historic and Cultural to “NS-T4R” Near Southside General Urban Restricted (removal of the cultural and historic overlay).

The site is composed of approximately 31 parcels that were all previously developed as single-family housing and some commercial in the early 20th century. These parcels are now vacant, with the exception of 900 Evans Ave, which has a vacant commercial structure from the 1920s.

This rezoning request is being pursued to support an economic development project in the Evans and Rosedale Urban Village. It is staff’s understanding that the developer will pursue a mixed-use housing development which includes multifamily, townhomes, and live-work units.

The applicant is requesting “NS-T4R” Near Southside General Urban Restricted for all subject properties in this rezoning proposal in order to be consistent with the Comprehensive Plan and new development plans presented to the community through a public private partnership. The previous planned development zoning (PD 863 and PD 864) were created in 2010 to create higher site development standards and to facilitate a specific development project that is no longer applicable. The extension of the Near Southside form-based code into the project area is supported by Near Southside Inc and incorporates form-based urban design standards desired in the neighborhood without tying them to a specific development project. The choice of “NS-T4R” (restricted category) also ensures that the development will remain compatible with adjacent residential neighborhoods.

The applicant is also requesting the removal historic and cultural overlay from 924 Evans Avenue because the structure for which it was added in 1997 (a historic restaurant) was supported for demolition by the Landmarks Commission in 2005 and demolished in 2006, and the historic overlay is therefore no longer needed.

## Surrounding Zoning and Land Uses

- North “MU-1” Low-Intensity Mixed Use / “PD 833/HSE” Planned Development’ Historically Significant-Endangered/ vacant
- East “NS-T4NR/HC” Near Southside General Urban Neighborhood Restricted/Historic and Cultural Resources (Terrell Heights Historic District), “NS-T4R/HC” Near Southside General Urban Restricted /Historic and Cultural Resources (Terrell Heights Historic District) / vacant
- South PD 887 Planned Development for all uses in “E” Neighborhood Commercial with development standards, PD 863 Planned Development for “E” Neighborhood Commercial minus certain uses, “NS-T4NR” Near Southside General Urban Neighborhood Restricted / vacant.
- West “NS-T4” Near Southside General Urban, “C” Multifamily, I-35 Right-of-way.

## Recent Zoning History

ZC-09-074: on 1/12/2010 Council adopted PD 863 for “E” Neighborhood Commercial uses, and PD 864 for “MU-1” Low Intensity Mixed Use. Both PDs required site plans and excluded the following uses:

- community homes
- group home
- ambulance dispatch station
- liquor or package store
- mortuary or funeral home

PD 863 and PD 864 included additional parking, architectural, and sign standards. They are summarized as follows:

*Parking and Driveways:* Requires the screening of parking lots along Missouri Ave, the creation of clearly visible pedestrian access points and a continuous sidewalk, the location of mechanical equipment and trash disposal areas behind structures, and street trees every 40 feet.

*Architectural Standards:* Requires façade variation in buildings facing publicly accessible streets (including variation in structure frame, floor/roof delineation, foundation, the use of recessed or projecting elements, and materials and color) and the screening of mechanical equipment. A building materials list requires brick, stone, wood, and some other primary materials, and prohibited the use of vinyl/aluminum siding and mirrored glasses. Building facades facing a public street require 25% fenestration with transparent glazing for residential uses and 40% for non-residential uses.

*Signs:* Electronic changeable copy signs are prohibited.

ZC-97-109: adopted a Historic and Cultural Overlay at 924 Evans Ave. When the building was approved for demolition the HC overlay was not removed concurrently, and thus still needs to be removed now.

## Public Notification

300-foot Legal Notifications were mailed on October 29, 2021.

The following organizations were notified: (emailed October 29, 2021)

Organizations Notified	
United Communities Association of Fort Worth	Historic Southside NA*
Near Southside, Inc	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

\* Located within this registered Neighborhood Association

## Land Use Compatibility

---

The applicant is requesting to change the zoning to “NS-T4R” Near Southside General Urban Restricted for multifamily, retail, and mixed-use development. Surrounding uses consist of commercial and institutional uses (public plaza) to the south and institutional/community uses (city facilities) to the north. There is vacant land and some commercial uses west of the site, on the other side of I-35. On the east side of the subject properties, there are institutional uses (churches), single family and vacant land underneath a Historic and Cultural district overlay (Terrell Heights Historic District).

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

## Comprehensive Plan Consistency – Planning Sector

---

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

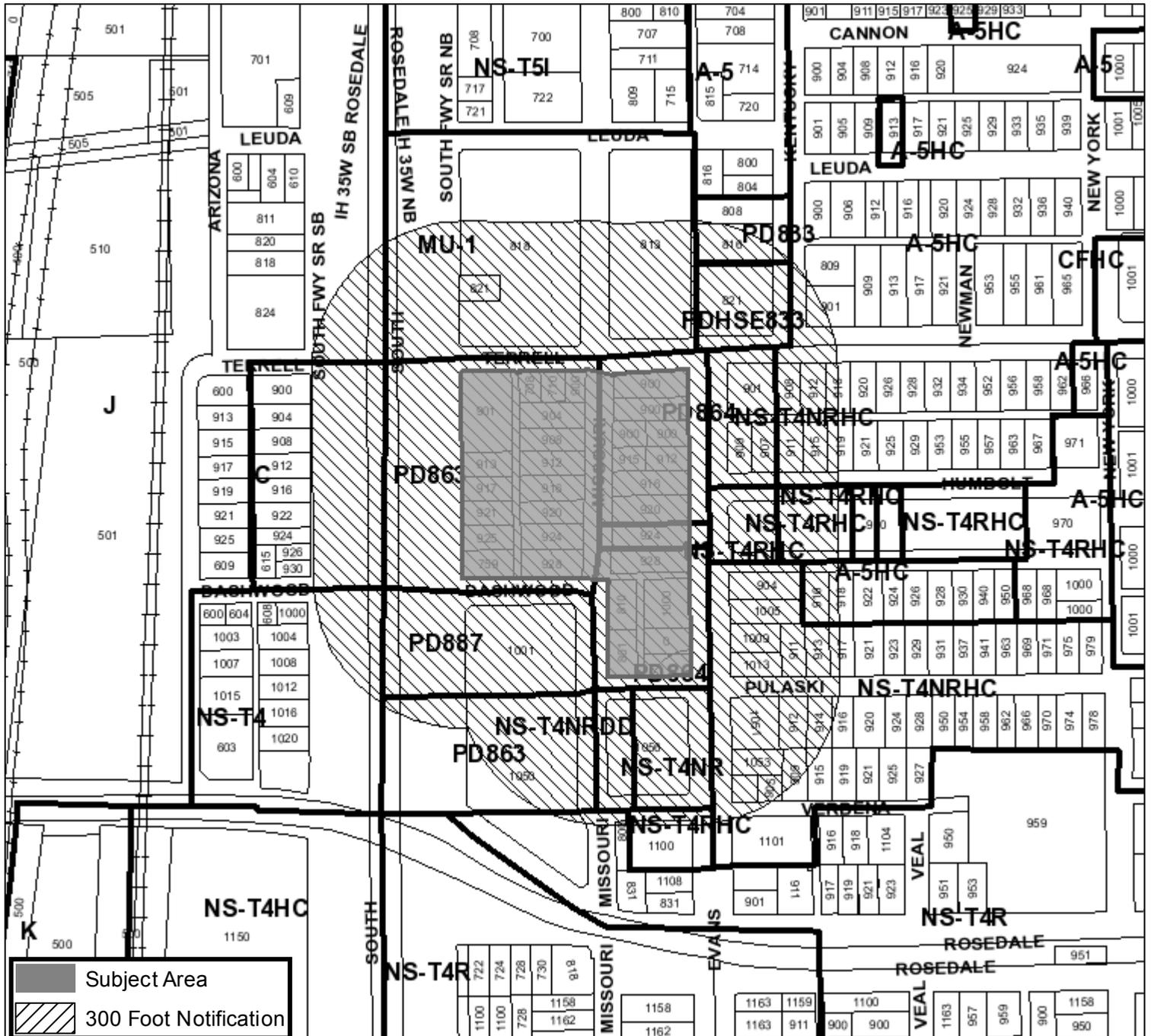
The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage development type and intensity appropriate to existing or planned street infrastructure.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- 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.

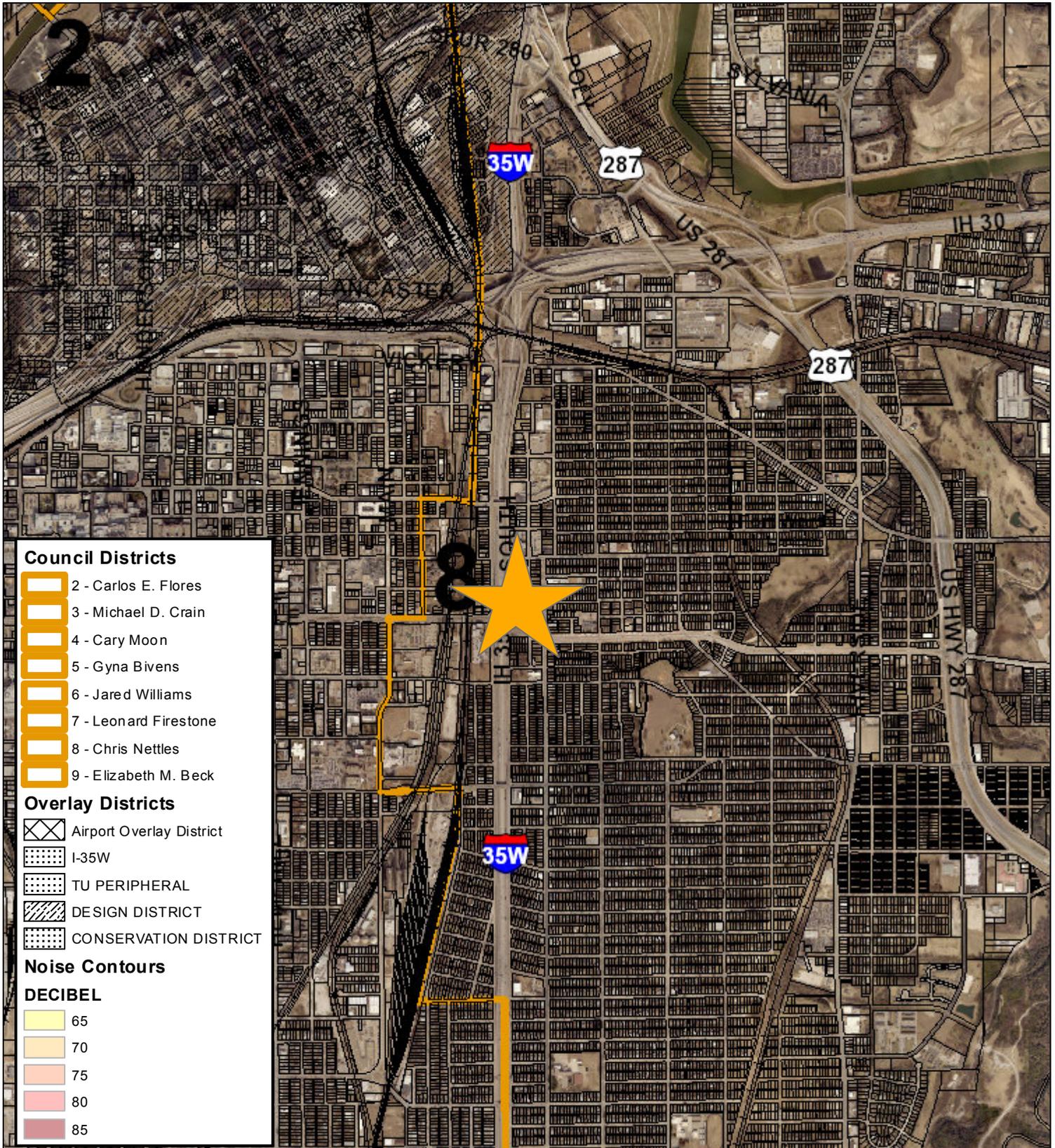
## Area Zoning Map

Applicant: FW Housing Finance Corp. & Alyah Holdings  
 Address: 900 blocks of Missouri & Evans Avenues, 1000 block Evans Avenue  
 Zoning From: PD 863 & 864 with 1 HC Overlay  
 Zoning To: NS-T4R  
 Acres: 5.15089734  
 Mapsco: 77K  
 Sector/District: Southside  
 Commission Date: 11/10/2021  
 Contact: 817-392-7556



0 145 290 580 Feet

### Area Map



**Council Districts**

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

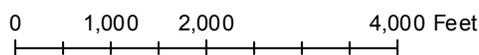
**Overlay Districts**

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

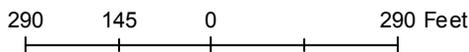
**Noise Contours**

**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



0 187.5 375 750 Feet

