



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-212

District (old/new): 9 / 11

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: F & P Properties / Enduro Coffee Roasters

Site Location: 2400 block (odds) Gillis Street

Acreage: 0.42 acres

Request

Proposed Use: Café

Request: From: “I” Light Industrial, “B” Two-Family, and “A-5” One-Family

To: “MU-2” High Intensity Mixed-Use

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**

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. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

This site is located at the northeast corner of Oakhurst Scenic Drive and Gillis Street. Oakhurst Scenic Drive runs along the eastern bank of the West Fork Trinity River. The site is in the northwest quadrant of Belknap Street and Sylvania Avenue. It is located within the Six Points Urban Village, as well as Neighborhood Empowerment Zone (NEZ) Area Four. The westernmost lot, 400 Oakhurst Scenic Drive, has an existing building; the applicant is proposing to use the existing building as a café; the business must have a parking lot, which will spill over onto the residentially zoned lots. The applicant has elected to request a rezoning to accommodate the proposed business endeavor.

The application provided the following narrative:

We are in the process of opening a café in the building at 400 Oakhurst Scenic Dr. The 4 lots behind the property are still zoned for residential use. All of the surrounding lots are now commercial use. We propose to rezone the 4 lots to MU-2 mixed use so that it will allow us to open the café with a small parking lot adjacent to these 4 lots. Being zoned for residential use does not allow us to build parking space. The area we are in used to be a neighborhood but has since been developed into commercial use. Rezoning these lots will both allow us to open and bring the surrounding lots up to date with the current development.

The western-most lot, 400 Oakhurst Scenic Drive, applied for a Change of Use permit on April 8, 2022. The permit's description of work states the site is changing from office to bulk storage and retail. The permit is currently on hold; the holds include multiple zoning items regarding parking.

If the site is rezoned to "MU-2" High Intensity Mixed-Use, the new development will need to be designed to meet the "MU-2" Ordinance. All design items must be met. Any portions of the Ordinance that will not be met must receive a waiver from the Urban Design Commission (UDC). Certain items, such as height, setback, or number of parking spaces, also require a Variance from the Board of Adjustment (BOA).

The "MU-2" High Intensity Mixed Use Ordinance can be viewed here: [mu-2-ordinance-2021-final.pdf \(fortworthtexas.gov\)](https://www.fortworthtexas.gov/mu-2-ordinance-2021-final.pdf). The parking section begins on page 14. A few notable requirements are that parking lots cannot extend beyond the building façade and cannot be located between the building and the street. There are maximum frontage percentages for surface parking lots. Landscaping and screening are required in parking lots within the "MU-2" High Intensity Mixed-Use district.

Rezoning these lots to "MU-2" High Intensity Mixed-Use would allow for development of any allowed use in the district; it would not be restricted to only the proposed café use and associated parking lot.

Surrounding Zoning and Land Uses

North "MU-2" High Intensity Mixed-Use / Multifamily Apartments
East "A-5" One-family / undeveloped
South "MU-2" High Intensity Mixed-Use / Multifamily Apartments
West "O-1" Floodplain / Riverside Park then the Trinity River

Recent Zoning History

- ZC-17-133 from “B” to “MU-2” effective 9-12-17; northeast of subject site

Public Notification

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

The following organizations were emailed on December 30, 2022:

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Riverside Alliance
Greenway NA	Vintage Riverside NA*
United Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

* *Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject lots are bound on the west by Oakhurst Scenic Drive, Riverside Park, and the Trinity River. There are two undeveloped “A-5” One-Family lots adjacent to the east of the subject lots. Otherwise, the site is completely enveloped by newly built multifamily apartment buildings. Further east are several commercial uses and some one- and two-family residential homes.

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

Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

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

- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.

- Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites.
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

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

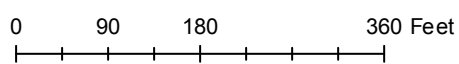
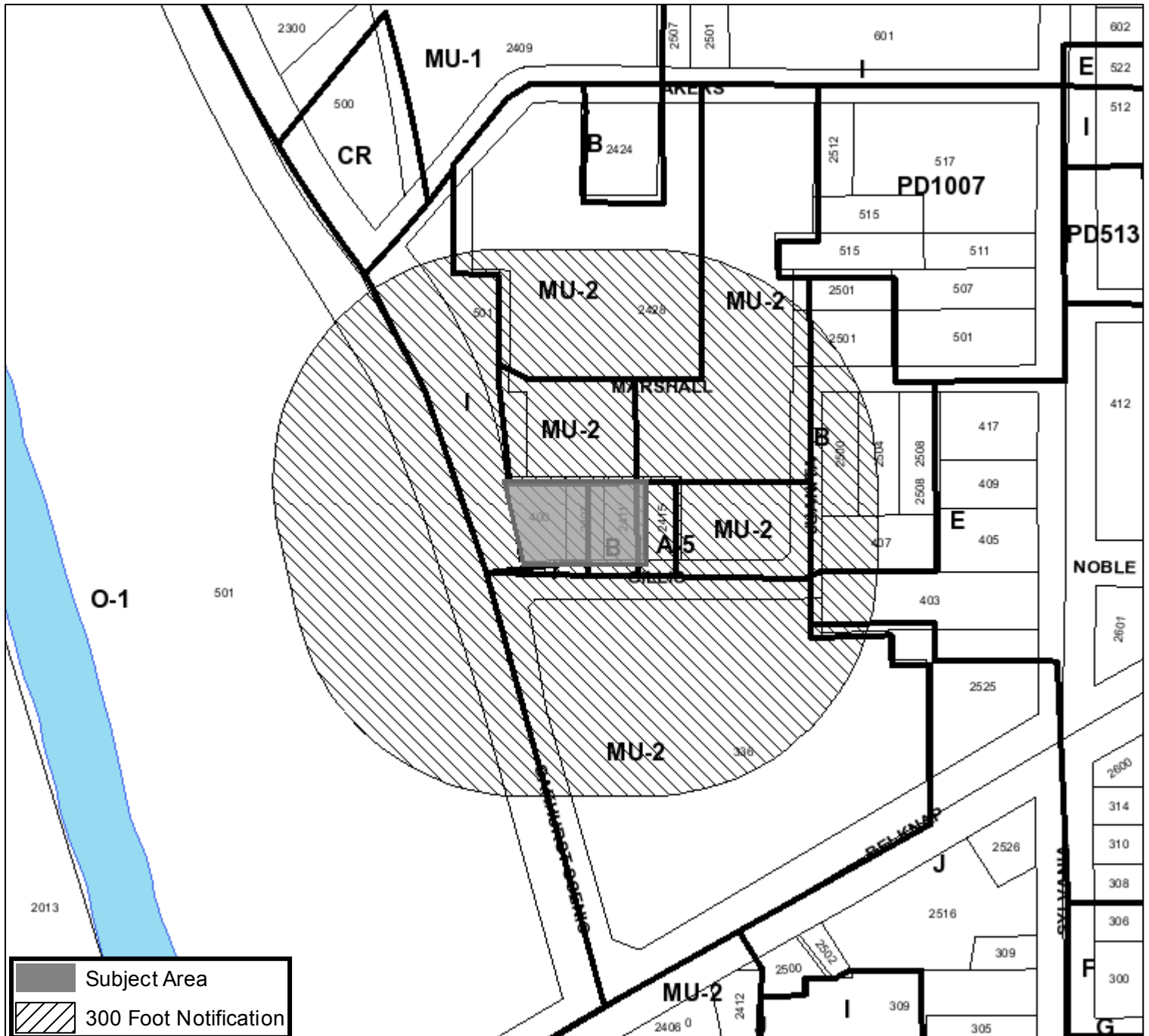
Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

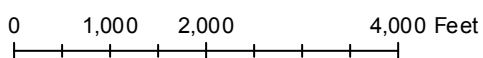
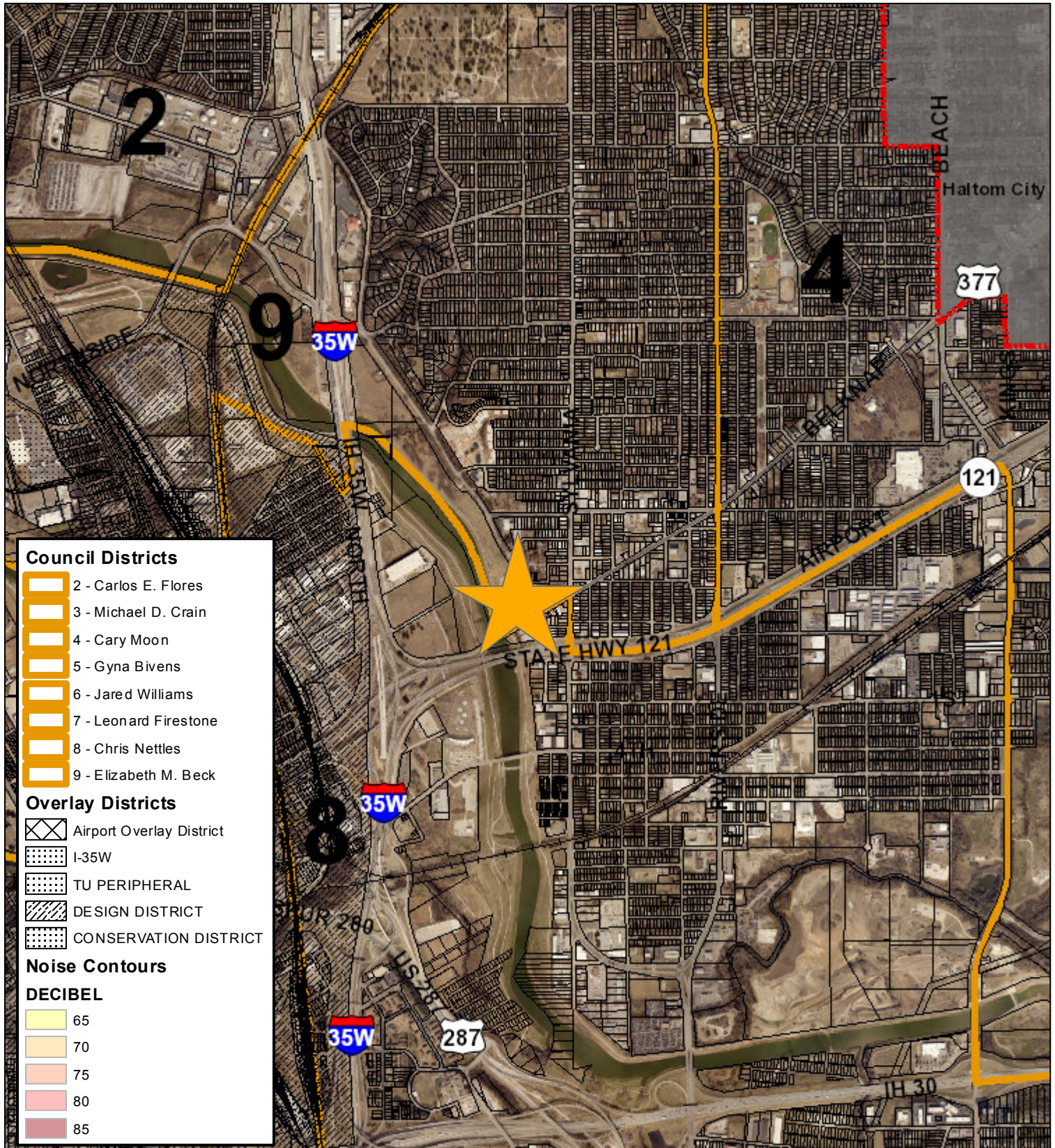
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

Area Zoning Map

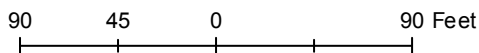
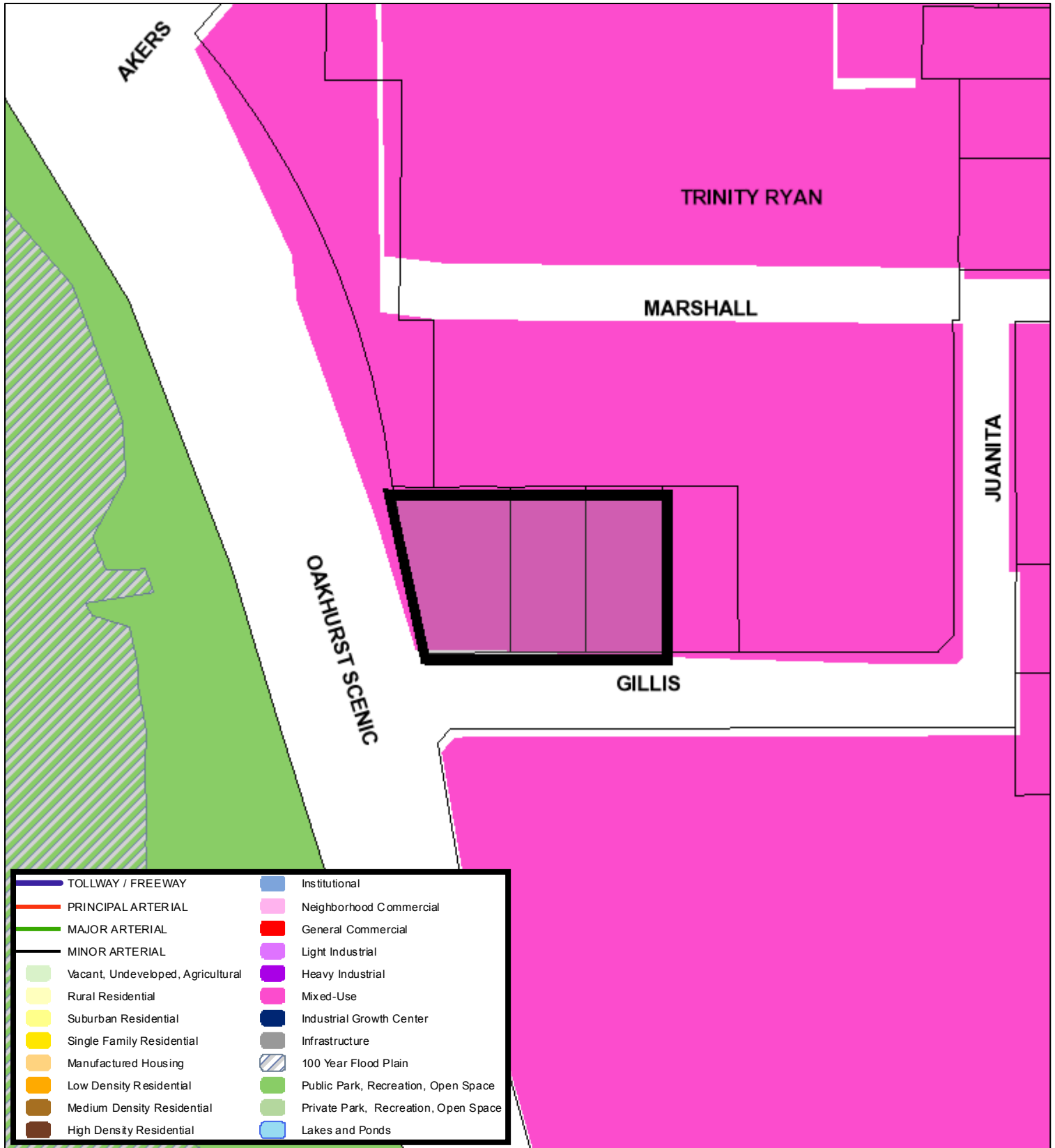
Applicant: F&P Properties
 Address: 400 Oakhurst Scenic Drive
 Zoning From: I,B, A-5
 Zoning To: MU-2
 Acres: 0.42451605
 Mapsco: 63U
 Sector/District: Northeast
 Commission Date: 1/11/2023
 Contact: null



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 55 110 220 Feet

