



Zoning Commission

Date: November 9, 2021

Case Number: ZC-21-161

Council District 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: BH Operations/ Phillip Stewart

Site Location: 515 – 521 Samuels Avenue Acreage: 0.27

Request

Proposed Use: Multifamily

Request: From: “D” High Density Multifamily, PD 489/ “H” Central Business District/Downtown Urban Design District Overlay

To: “PD/H” Planned Development for “H” Central Business District uses and the Downtown Urban Design District overlay with a ten (10) story height limit; site plan waiver requested

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**

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Project Description and Background

The properties are located between at the top of Trinity River bluff and Samuels Avenue. The applicant is proposing a zoning change from various zoning districts to “PD/H” Planned Development for “H” Central Business District uses and the Downtown Urban Design District Overlay with a height restriction of ten (10) stories. The property is currently vacant land. The applicant intends to redevelop the property for townhomes. The applicant will be subject to the Downtown Urban Design Standards and Guidelines and the Downtown Urban Design District will approve the site plan.

Surrounding Zoning and Land Uses

North PD 489/ “H” Central Business District / Townhomes
East PD 489/ “H” Central Business District / Apartments
South PD 489/ “H” Central Business District / Condominiums
West PD 488/ “H” Central Business District/ Vacant- Trinity River

Recent Zoning History

- A portion of the site was rezoned to PD 489/ H in 2008.

Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.
The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Downtown Fort Worth Inc.	Samuels Ave/ Rock Island NA*
Greenway NA	Inter-District 2 Alliance
Fort Worth ISD	East Fort Worth, Inc.
Streams and Valleys Inc.	Fort Worth Downtown Neighborhood Alliance
Trinity Habitat for Humanity	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are all high-density multifamily projects. Additionally, they are all zoned PD/ “H” Central Business District.

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

Comprehensive Plan Consistency

The 2021 Comprehensive Plan designates the subject property as Downtown Growth Center. The proposed “PD/H” Planned Development for “H” Central Business District zoning district, is consistent with the following Comprehensive Plan policies.

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City’s future land use maps.

Based on conformance with the future land use map and policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

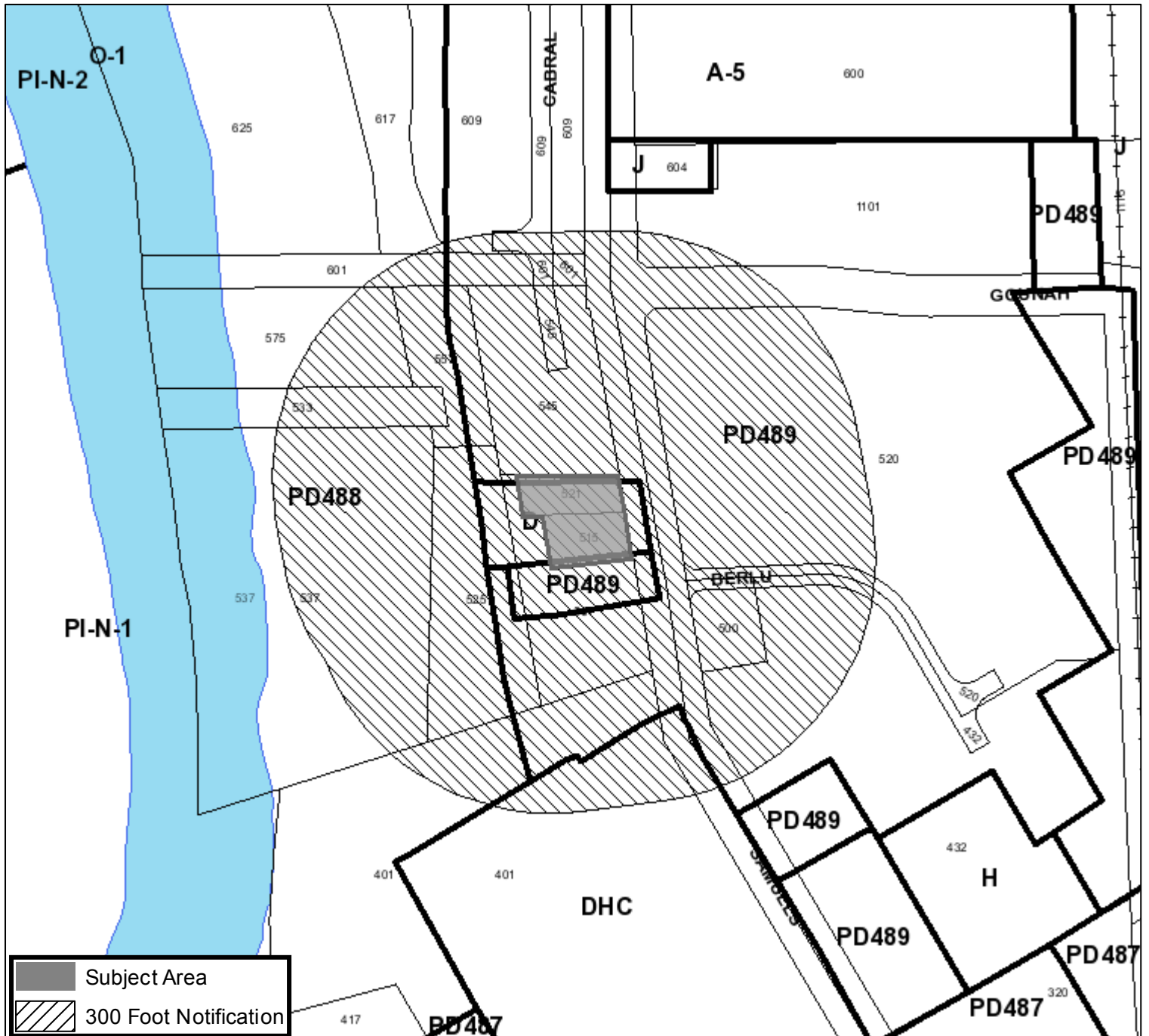
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:



- Rapidly increase the density of residential development in downtown Fort Worth and surrounding urban districts.
- Evaluate and revise zoning to encourage dense mixed-use development along key corridors radiating out from downtown

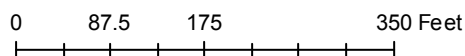


Area Zoning Map

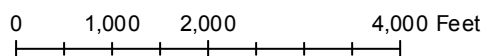
Applicant: Brewer & Hale LLC
 Address: 515 - 521 (odds) Samuels Avenue
 Zoning From: D, PD 489 for certain H uses
 Zoning To: PD for H uses
 Acres: 0.27861967
 Mapsco: 63S
 Sector/District: Northeast
 Commission Date: 10/13/2021
 Contact: 817-392-8012



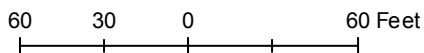
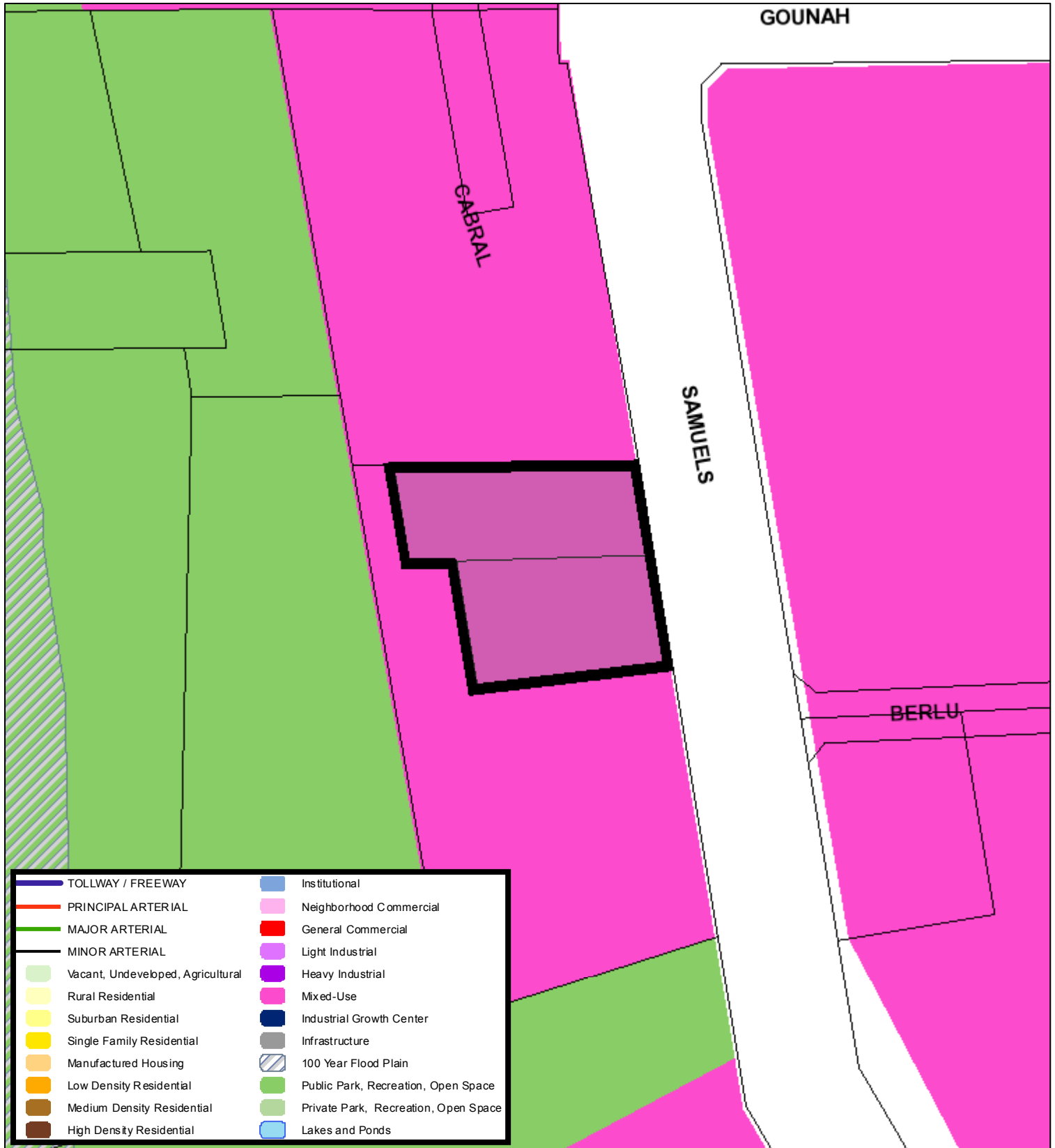
	Subject Area
	300 Foot Notification



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 40 80 160 Feet

