



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-100

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: John Amesworth / Oldham Goodwin Capital, LLC

Acreage: 15.55

Site Location: 109 NW 29th, 151 NE 29th, 201 NE 29th, 3000 & 3016-3020 (evens) N Main, 3001-3023 (odds) N Main

Request

Proposed Use: Multifamily, retail, commercial and hotel

Request: From: “J” Medium Industrial and “K” Heavy Industrial

To: “D” High Density Multifamily; “G” Intensive Commercial and “PD-G” Planned Development Intensive Commercial for a hotel within 1,000 feet of a one-family zoning district; site plan waiver requested

Recommendation

Land Use Compatibility:

Requested change **is compatible**

Comprehensive Plan Consistency:

Requested change “G” and “D” **is not consistent;**
“PD-G” **is consistent**

Staff Recommendation:

Approval

Zoning Commission Recommendation:

Approval by a vote of 6-0

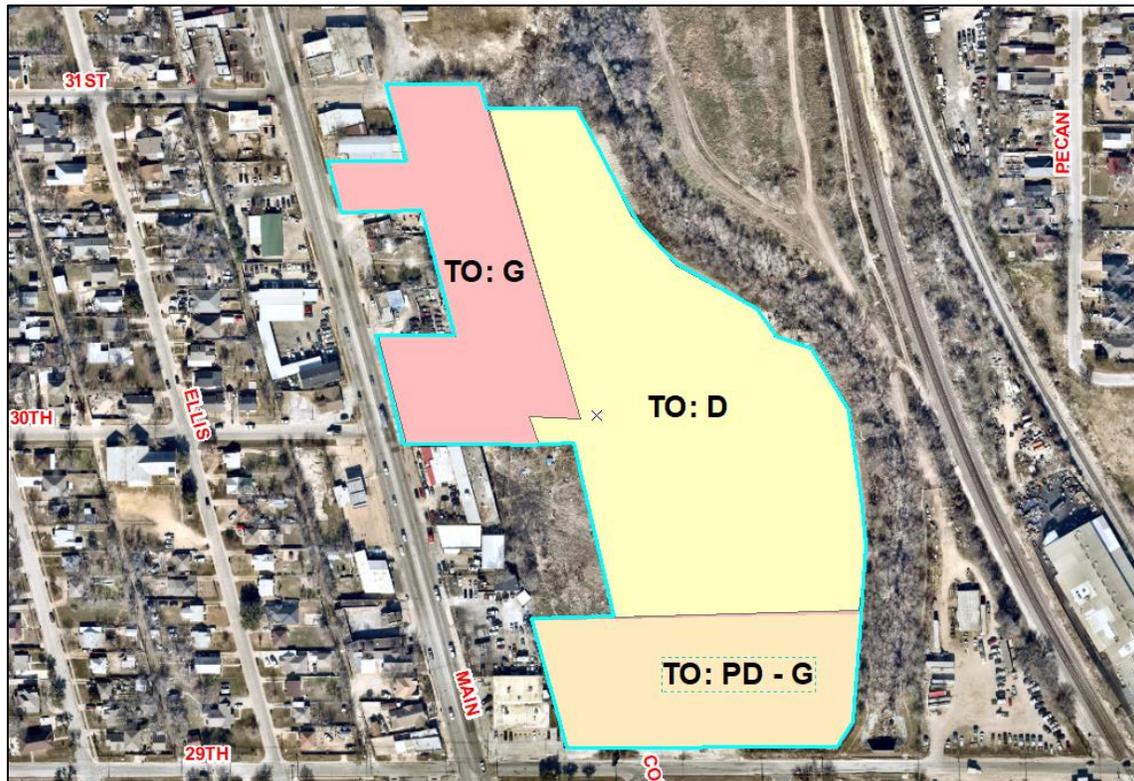
Table of Contents

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

Project Description and Background

The subject site is a 15-acre piece of property off NW 29th Street and N Main Street in Council District 2. The site consists of multiple older tracts that are primarily undeveloped. One of the parcels situated near NW 29th and Atchinson Topeka Sant Fe Rail contains an outdoor storage yard for freight equipment. The area is generally bounded by Main St on the west, 31st St to the north, 29th street to the south and the Railway to the east.

This request seeks to rezone the 15-acre site from “J” Medium Industrial and “K” Heavy Industrial to “D” High Density Multi-family, “G” Intensive Commercial and “PD-G” Planned Development Intensive Commercial. The purpose of this request is for future redevelopment of the site into a mix of multifamily, retail and commercial including a hotel. A map of the proposed zoning districts is provided below for reference:



The Planned Development is being requested in compliance with Zoning Ordinance, Chapter 5, Section 5.116, which states:

Location adjacent to residential district. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development district shall be created for such use. Provided however, this regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet.

There is existing “A-5” One-Family zoning within the 1,000-foot distance specified to the west of this property across from N Main Street. The applicant is also requesting a site plan waiver as the site plan for the hotel is still being developed (proposed for the PD-G property on the above map).

Surrounding Zoning and Land Uses

North “J” Medium Industrial & “K” Heavy Industrial / industrial, commercial and undeveloped land
East “K” Heavy Industrial / primarily undeveloped; adjacent to railway
South “SY-ECC-68” Stockyards Form Based District / commercial
West “J” Medium Industrial / commercial and service uses

Recent Zoning History

- ZC-11-037: The western and southern portion of the property was included in a 22-acre rezoning from K to PD-K which was denied

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.
The following organizations were emailed on June 29, 2023:

Organizations Notified	
Diamond Hill Jarvis NAC*	Northside NA
Inter-District 2 Alliance	Trinity Habitat for Humanity
North Fort Worth Historical Society	Streams and Valleys Inc
Far Greater Northside Historical NA	Fort Worth ISD

**Located within this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

This property consists of multiple tracts that are zoned under different districts as noted above (refer to attached zoning map). The uses along the Main and 29th street corridors are various commercial uses. There is an established single-family neighborhood approximately 200 feet to east which is buffered from this development by existing commercial uses situated along the Main Street corridor. The existing railway provides an additional separation of this development to single-family uses to the east. The proposed multifamily portion of the development would be nestled in between the commercial main street frontage uses to the west and the railway on the eastern side of the development.

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

Comprehensive Plan Consistency – Northside

The adopted 2022 Comprehensive Plan designates the subject property as a mix of Neighborhood Commercial (west) and Light Industrial (east). The proposed zoning request to “PD-G” is situated in an area designated for future Light Industrial and does align with the Comprehensive Plan. The proposed zoning for both “G” and “D”

zoning do not align with the future land use designations of the Comprehensive Plan. Refer to chart below for a comparison of acceptable zoning classifications per future land use designations:

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)		
FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

Additionally, this request appears to be alignment with the following land use policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing 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.
- Encourage locating multiple-unit residential structures on corner lots.

The proposed rezoning to “PD-G” **is consistent** with the Comprehensive Plan.

The proposed rezoning to “G” and “D” **is not consistent** with the Comprehensive Plan.

Staff recommends the Future Land Use Map be amended if this zoning change is acted favorably upon.

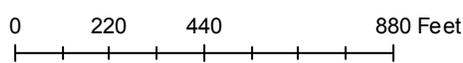


Area Zoning Map

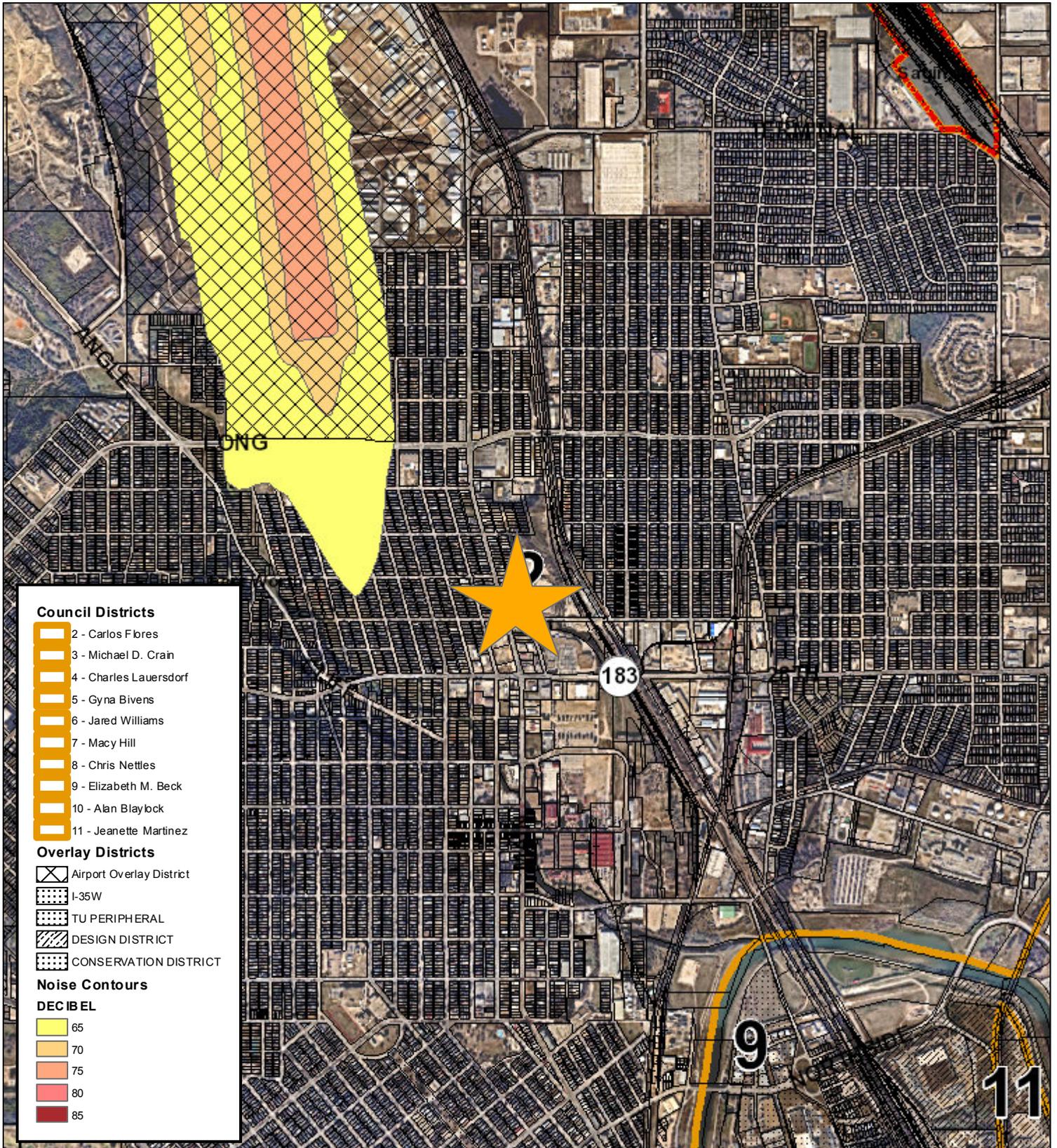
Applicant: Oldham Goodwin Capital LLC./Klmley Horn
 Address: 3016-3020 N MAIN ST (EVENS), 3000 N MAIN ST, 3001-3023 N COMMERCE ST
 Zoning From: (ODDS), 109 NW 29TH ST, 151 NE 29TH ST, 201 NE 29TH ST
 Zoning To: J/K
 Acres: D,G & PD/G
 Mapsco: 15.92676114
 Sector/District: Text
 Commission Date: Northside
 Contact: 7/12/2023



Subject Area
 300 Foot Notification



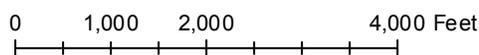
Area Map



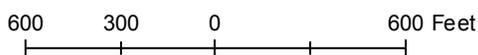
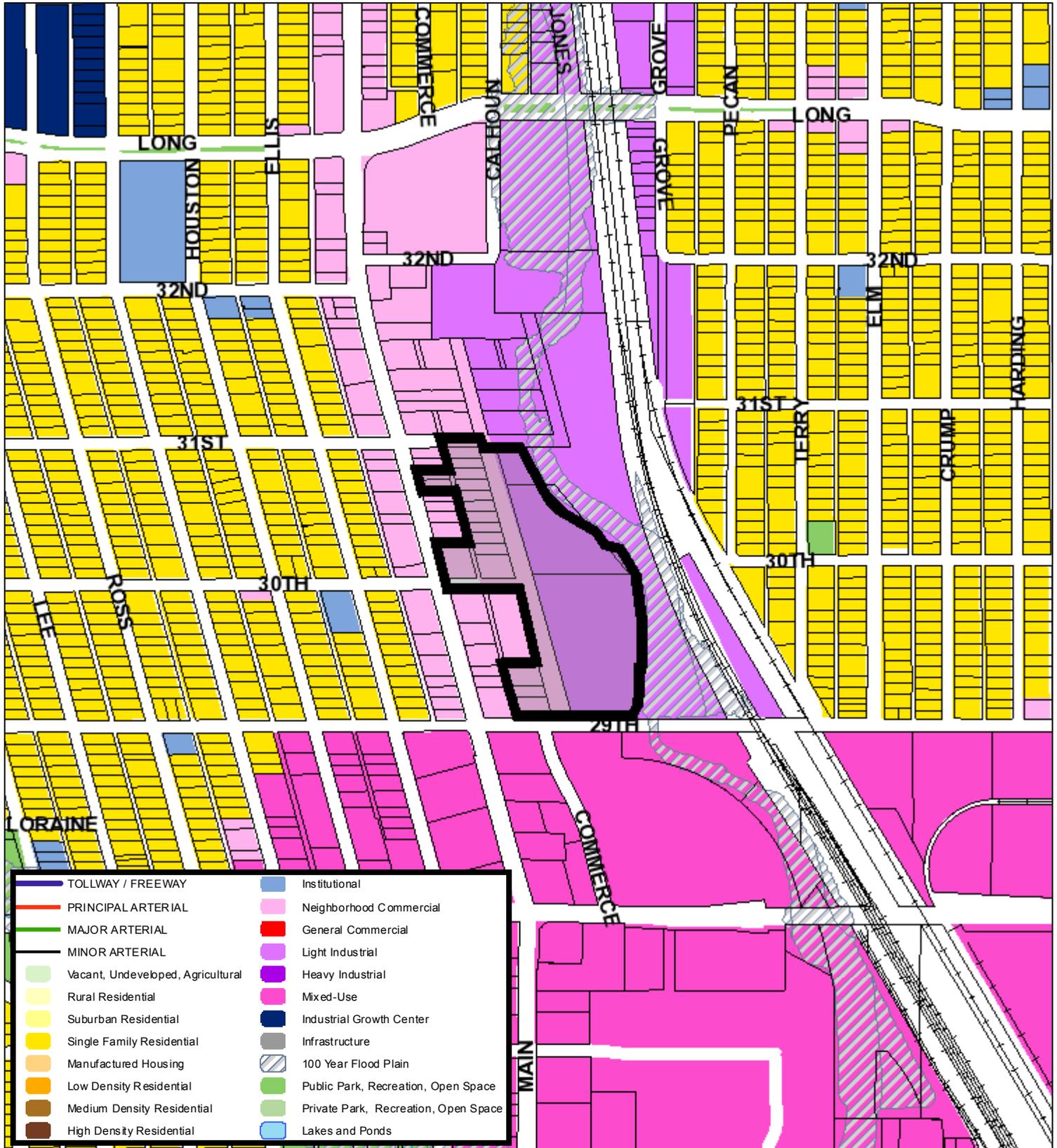
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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



0 375 750 1,500 Feet

