



Zoning Staff Report

Date: April 22, 2025

Case Number: ZC-24-138

Council District: 9

Zoning Map Amendment

Case Manager: [Ana Alvarez](#)

Owner / Applicant: W Terrell LLC / Stephen Rivers, Riverbank Capital

Site Location: 400 W Terrell Ave (Near Southside Form-Based Code District)

Acreage: +/- 0.403 acres

Request

Proposed Use: Existing building will be remodeled for an event space and the new construction building will be for offices.

Request: From: “NS-T4N” Near Southside, Transect Zone T4: General Urban Neighborhood Zone

To: “NS-T4” Near Southside, Transect Zone T4: General Urban

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

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Zoning Staff Report

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Project Description and Background

The subject property is located north of Terrell Avenue and west of May Street. There is an existing building along the west property line which is proposed to be repurposed from warehouse into an event center. The remainder of the lot appears to have been used as a parking area, which is now in disrepair, with grass growing through the broken pavement and enclosed by a chain-link fence. A new two-story building is proposed along the north property line, perpendicular to the existing structure, and is intended for office use. The site has historically been commercial.

The property is zoned as "NS-T4N", Near Southside – General Urban Neighborhood Zone. However, the applicant wants to rezone the property to "NS-T4" Near Southside – General Urban Zone. This request aims to allow the proposed event center and office uses, which are permitted under NS-T4 zoning but not under the current NS-T4N designation, as the existing Neighborhood Zone does not allow single-use, non-residential developments.

NS-T4N zoning is a sub-zone within Near Southside that is meant to encourage smaller-scale neighborhood development, with structures up to four stories in height. The surrounding area is also zoned NS-T4N and primarily consists of two-story single-use commercial office buildings and apartment buildings ranging from two to four stories.

The proposed design for the existing and new structures at 400 W Terrell Avenue is generally consistent with the Near Southside Development Standards and Guidelines, as well as the requirements of the proposed new zoning (NS-T4). The proposed project complies with Section 2.B.1 (Promote a pedestrian-oriented urban form) to help promote a walkable, urban form of development, consistent with the district's historic urban character, promoting buildings that conform to tested urban design principles, and that adapt to changing conditions over time. The proposed project also complies with Section 5.A.1 and 5.A.2 in Streets and Public Spaces, promoting pedestrian activity, comfort, and balancing automobiles circulation requirements. Lastly, it is consistent with Section 5.A.1 and 5.A.8 in Sites and Buildings, providing an active, human-scale, continuous pedestrian-oriented street edge along the public sidewalks.

On December 19, 2024, the Urban Design Commission approved several waivers from the Near Southside Form-Based Code.

The UDC approved the waivers as outlined in the request, with the condition that the applicant works with staff on waiver #2 to reduce the proposed 10' wall to 8'.

That the requested Certificate of Appropriateness (COA) for the following six waivers from the Near Southside Standards and Guidelines be approved:

- 1) A primary pedestrian entrance located behind the parking lot, where primary entrance doors shall be located on the street frontage of the building;
- 3) A Parking lot in front of the building, where parking lots shall be located behind or to the side of buildings;
- 4) An approximately 48% "Maximum Surface Parking Lot Frontage" along W Terrell St (primary street), where parking lot frontage along primary streets shall not exceed 40%;
- 5) Provide windows and doors approximately 11% at the east elevation of the existing building, where new façades fronting on publicly accessible streets shall have openings and transparent glazing together more than 25% of the façade.
- 6) Provide 35% "Ground Floor Transparency" on the south elevation of the existing building, where at least 40% is required.

- 7) Provide approximately 16% "Ground Floor Transparency" on the east elevation of the existing building, where at least 40% is required.

On January 9, 2025, Design Review Staff approved a Certificate of Appropriateness for the construction of the new two-story structure and renovation of the existing single-story structure. Plans were approved with the modifications outlined by the Urban Design Commission at the hearing.



Mia (Hsin-Yi) Ho

Digitally signed by Mia (Hsin-Yi) Ho
Date: 2025.01.22 08:37:16 -06'00'

Certificate of Appropriateness Urban Design Commission

Stephen Rivers / Nate Galata
400 W Terrell Ave

On December 19, 2024, the Urban Design Commission (UDC) APPROVED a request for a Certificate of Appropriateness for the following waivers from the Near Southside Development Standards and Guidelines to construct a new two-story building and renovate the existing single-story structure at the above-referenced address within the Near Southside District.

All in accordance with the plans stamped 'APPROVED' on January 9, 2025.

The requests for the following waivers (1, 3, 4, 5, 6, 7) are approved:

1. A primary pedestrian entrance located behind the parking lot;
3. A surface parking lot in front of the building;
4. An approximately 48% "Maximum Surface Parking Lot Frontage" along W Terrell St (primary street);
5. Provide windows and doors approximately 11% at the east elevation of the existing building;
6. Provide 35% "Ground Floor Transparency" on the south elevation of the existing building;
7. Provide approximately 16% "Ground Floor Transparency" on the east elevation of the existing building.

The applicant works with staff on waiver #2 to lower the proposed 10-foot-tall front yard fence to 8-foot.

APPROVALS AND PERMITS

Urban Design Commission or Urban Design Review Staff must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case does not negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances before a building permit will be issued.

APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY

An appeal to this decision may be submitted by written request to the City Secretary and the Urban Design Staff within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance.

FURTHER INFORMATION

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

Figure 1 Certificate of Appropriateness

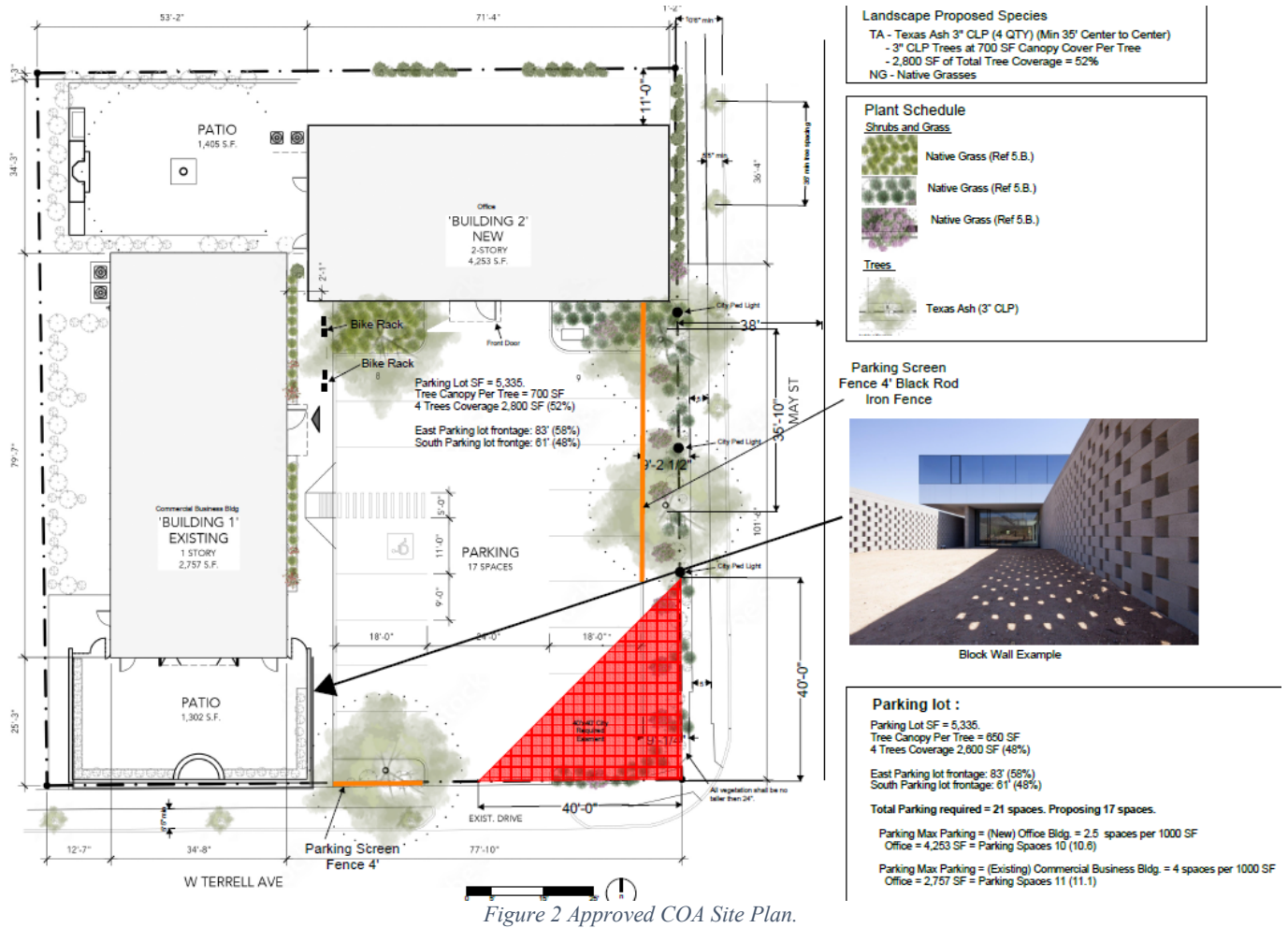




Figure 4 Google Street View of Subject Property. Existing building shown on the left will be repurposed.

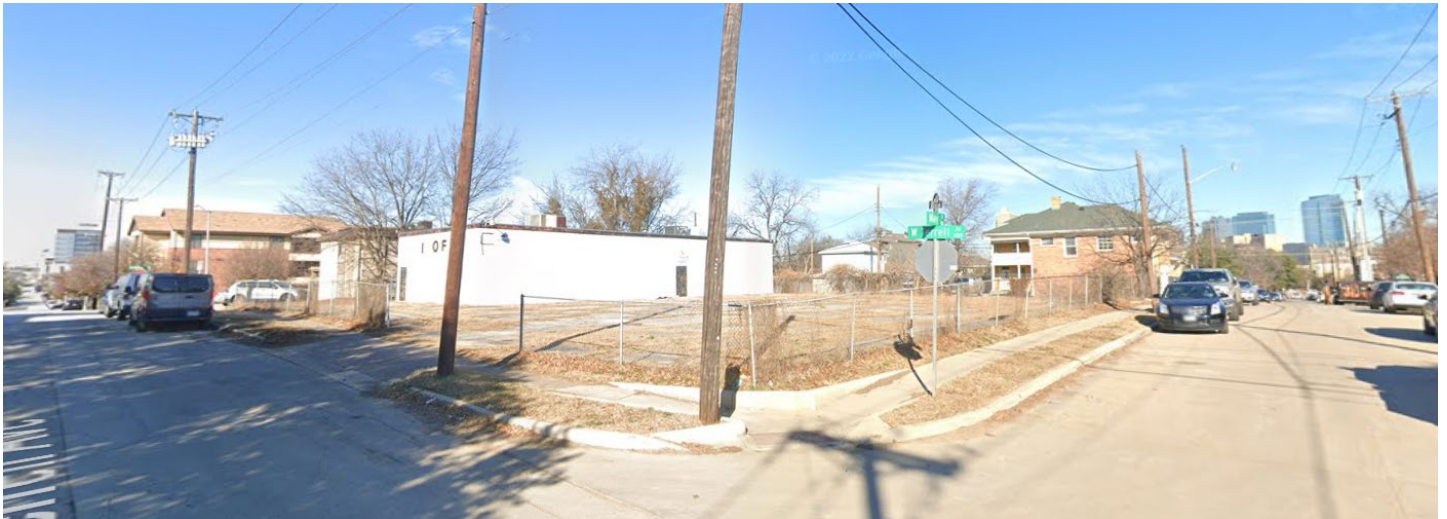


Figure 5 Google Street View looking northwest at the Subject Property



Figure 6 Google Street View of the properties east of the Subject Property. 2-story multifamily structures on the left and parking lot on the right



Figure 7 Google Street View of the properties north of the Subject Property. 2-story building with the last known use of office



Figure 8 Google Street View of the properties to the west of the Subject Property. 2-story office building

Surrounding Zoning and Land Uses

North	“NS-T4N” Near Southside T4N District / Two-Story Office Buildings (M E Operating & Serv Inc)
East	“NS-T4N” Near Southside T4N District / Two-Story Structures (Apartments) and parking lot
South	“NS-T4N” Near Southside T4N District / Four-Story Building (Parker Common Apartments)
West	“NS-T4N” Near Southside T4N District / Two-Story Office Building (Tarrant Co. MHMR Foundation)

Recent Zoning History

- ZC-07-164, from Various to NS-T5I with and without historical overlays; City initiated rezoning; subject property (in yellow) and large surrounding area.

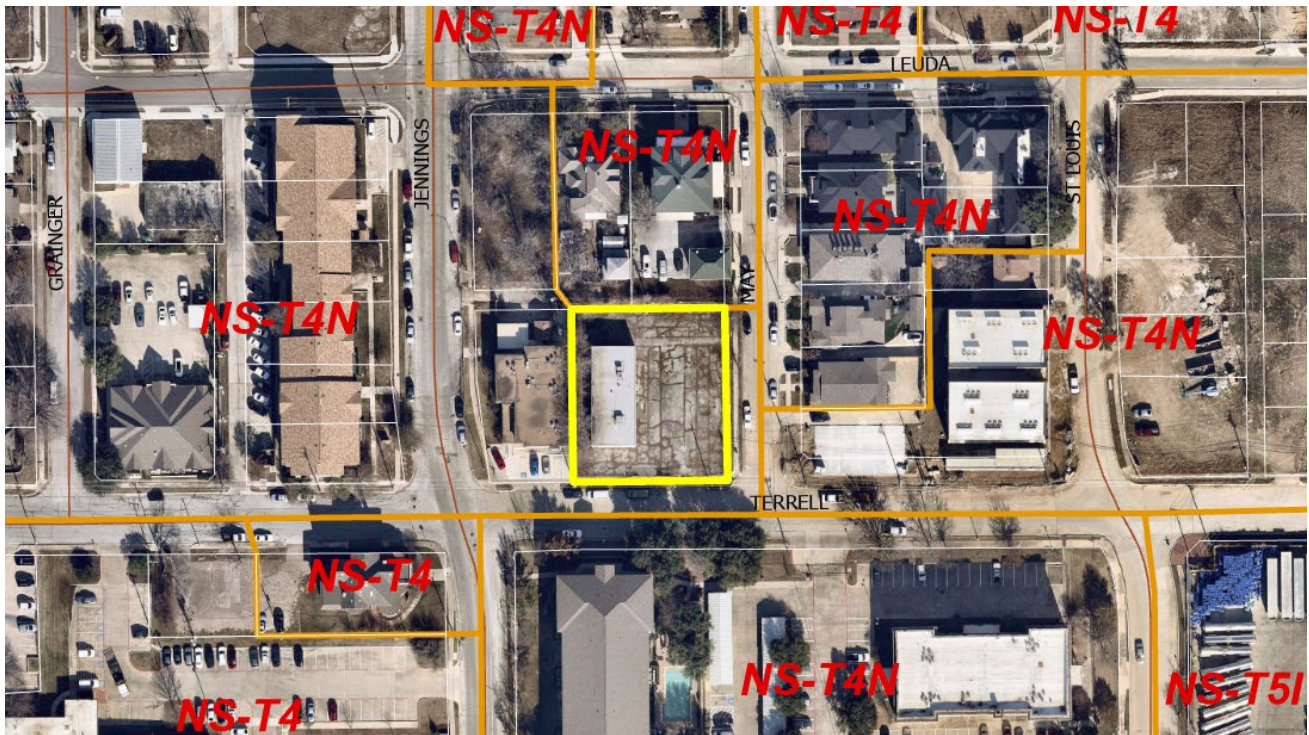


Figure 9 Zoning Map, Subject Property in yellow

Public Notification

300-foot Legal Notifications were mailed on March 28, 2025.
 The following organizations were notified: (emailed)

Organizations Notified	

* Site is not located within a registered NA

Development Impact Analysis

Land Use Compatibility

The primary purpose of this text amendment is to rezone the property from NS-T4N to NS-T4.
 The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan- Map Consistency – Southside

The adopted Comprehensive Plan currently designates the Near Southside Form-Based District as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and All Commercial. The proposed zoning is consistent with the following Comprehensive Plan policy.

MIXED-USE		Form-Based Codes
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Figure 10 FLU Map description

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

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

- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Encourage office and high-density residential uses which will support area commercial uses.

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

Economic Development Plan

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

1. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
2. 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.
3. Citywide urban and mixed-use development.

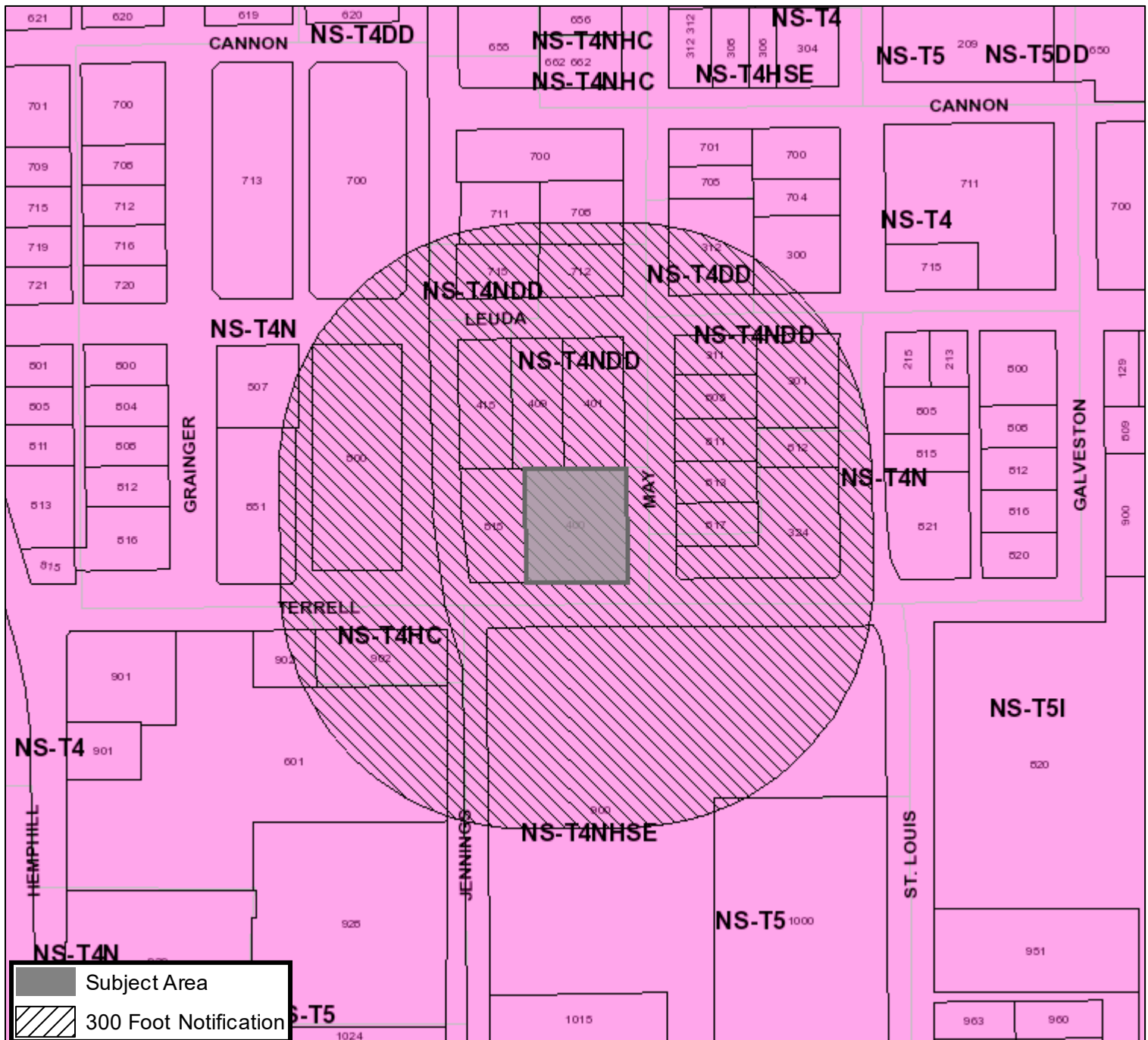




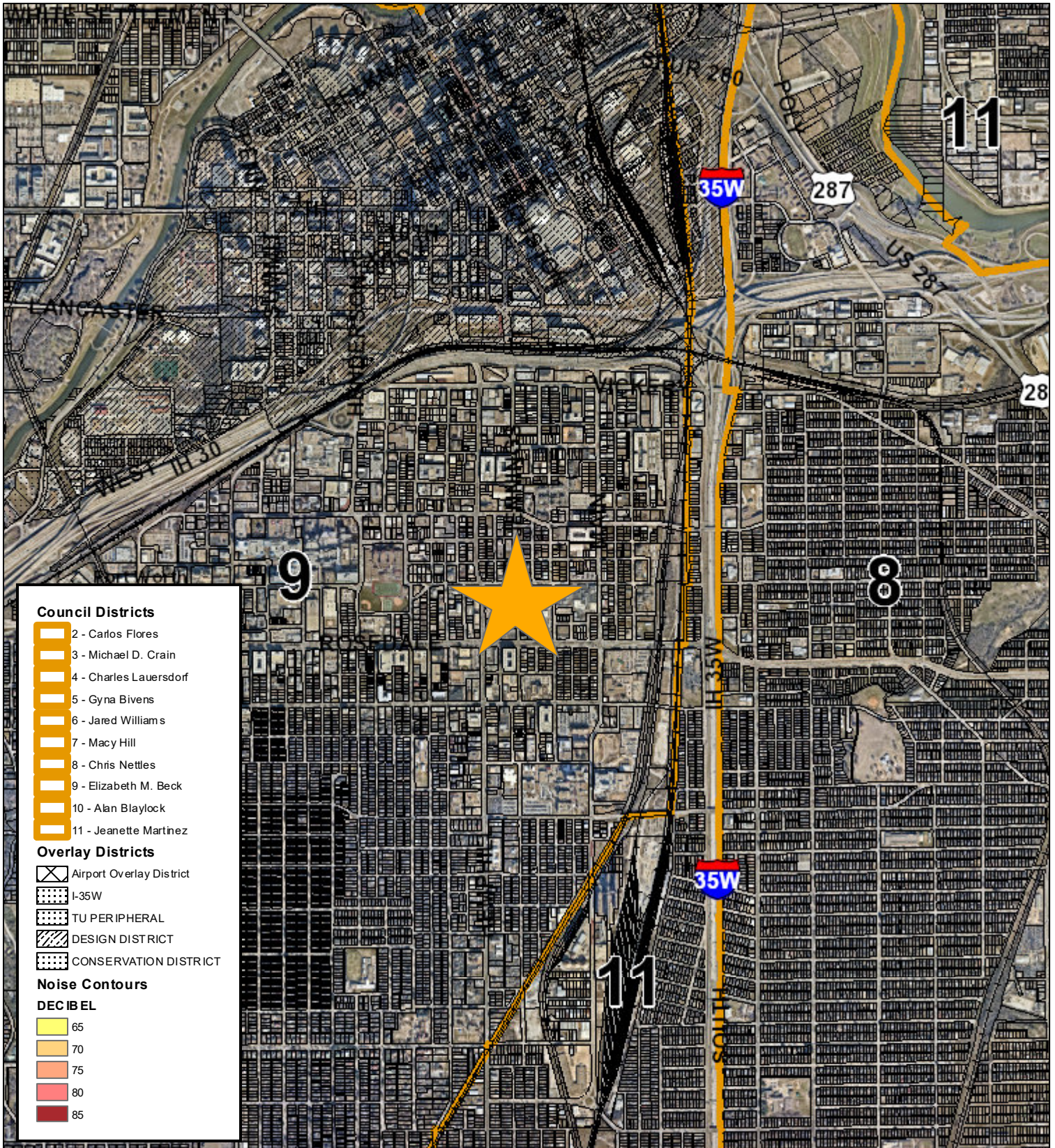
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Area Zoning Map

Applicant: W. Terrell LLC/Stephen Rivers
Address: 400 W. Terrell Avenue
Zoning From: NS-T4N
Zoning To: NS-T4
Acres: 0.39734109
Mapsc0: Text
Sector/District: Southside
Commission Date: 4/9/2025
Contact: 817-392-7882



Area Map

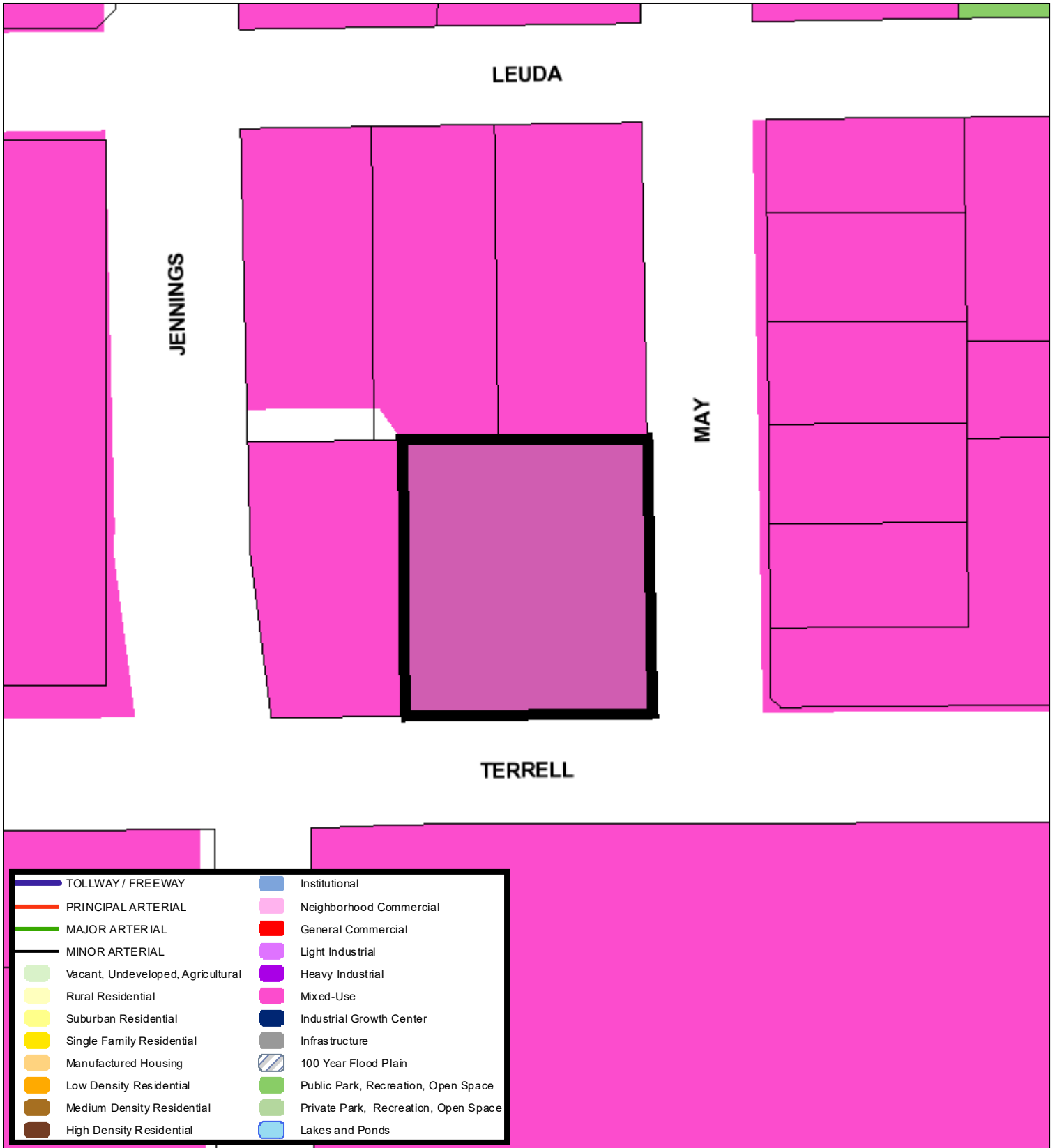


0 1,000 2,000 4,000 Feet



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Future Land Use



60 30 0 60 Feet

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.





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Aerial Photo Map



0 40 80 160 Feet

