



# Zoning Staff Report

**Date:** August 11, 2021

**Case Number:** ZC-21-117

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Sevanne Steiner](#)

**Owner / Applicant:** 1501 LLC/ Brent E. Lovelady (Daniels & Lovelady Architecture)

**Site Location:** 1501 Northpark Drive

**Acreage:** 2.42

### Request

**Proposed Use:** Expand Existing Office/ Manufacturing

**Request:** From: “PI-N-2” - Panther Island Neighborhood Zone Two

To: “J” with “PIP” – Medium Industrial with the Panther Island Pheripial Zone

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

This site is located in former Northpark Business Center. Other businesses located within the Northpark Business Center include Dannon, Americold, Office Furniture Simple, Travis Roofing Supply, Texas Greenhouse and Ogburn's Truck Supply. The site is adjacent to the recently expanded Cargil's Meat Solutions and the Tarrant Regional Water District Administration building. The applicant would like have consistent zoning across the multiple lots in order replat the lots as one so that they may expand the existing use and parking.

In 2003 Fort Worth City Council adapted the Trinity River Vision master plan as a general guide for the use of land along the Trinity River and its tributaries. The Trinity Uptown plan, released in 2004, proposed an urban lake and a publicly accessible waterfront surrounded by vibrant, mixed-use neighborhoods. The Comprehensive Plan designates Panther Island as part of a mixed-use growth center to encourage the development of compact, pedestrian-scaled, mixed-use neighborhoods and commercial districts. In addition, the creation of a livable and sustainable district possessing a strong sense of place should assist the City in addressing air quality and congestion problems. Panther Island Development Standards and Guidelines promote the development of a vibrant urban waterfront district as envisioned in the Trinity Uptown Plan. The development standards and guidelines are based on eleven principles that ensure that all development and improvements will promote a pedestrian oriented urban form, require excellence in the design of the public realm and of buildings that front public spaces, maximize connectivity and access, create a network of distinctive neighborhoods that provide diverse urban housing options, encourage authentic Fort Worth character in new development, encourage creativity and exceptional design, encourage adaptive reuse and support the preservation of historically significant buildings, promote sustainable development that enhances Fort Worth's natural resources, encourage the integration of public art into public and private development, support existing Panther Island businesses, and promote development that complements the downtown core.

The applicant could rezone to PI-N-2 as the use is allowed; however, the expanded use and parking would need to meet the Panther Island Development Standards and Guidelines. Including a minimum height of five (5) stories. The Board of Adjustments would need to grant a variance for height. Currently, the site cannot be seen from the river due to the height of the levy.

## Surrounding Zoning and Land Uses

North: J with TUP/ Industrial  
East: PI-N-2/ Industrial  
South: Trinity River  
West: J with TUP/ Office

## Recent Zoning History

- In 2006 the property was rezoned to Panther Island and Panther Island Peripheral Zone.

## Public Notification

300-foot Legal Notifications were mailed on 7.21.2021.  
The following organizations were notified: (7.26.2021)

Organizations Notified	
Inter – District Alliance	Fort Worth Downtown Neighborhood Alliance
North Side NA	Tarrant Regional Water District
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*\* This Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

The site is located in the on east bank of the Trinity River. It is located adjacent to the Tarrant Regional Water District Administration building and the other surrounding uses are industrial. The site is located in the Panther Island Form Based Code District and will be impacted the bypass channel.

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

### Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as mixed - use. The proposed zoning is not consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Support the development of a fixed-rail transit system that links the Historic Stockyards and Panther Island with Downtown.
- Integrate the Lebow Channel flood mitigation project into the surrounding urban fabric so it can connect the TOD to surrounding neighborhoods, Panther Island, and the Stockyards, while serving as an enhanced and unifying open space and stormwater park that helps stimulate redevelopment.
- Promote a desirable combination of compatible urban residential, office, retail, commercial, and selected light industrial uses in Panther Island.
- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Encourage land uses which are compatible with tourism and nearby residences along North Main Street. Support and facilitate relocation of the recycling yards and other heavy industrial uses along North Main Street to more appropriate locations in the city, such as immediately west of Meacham Airport.

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

## Economic Development Plan

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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:

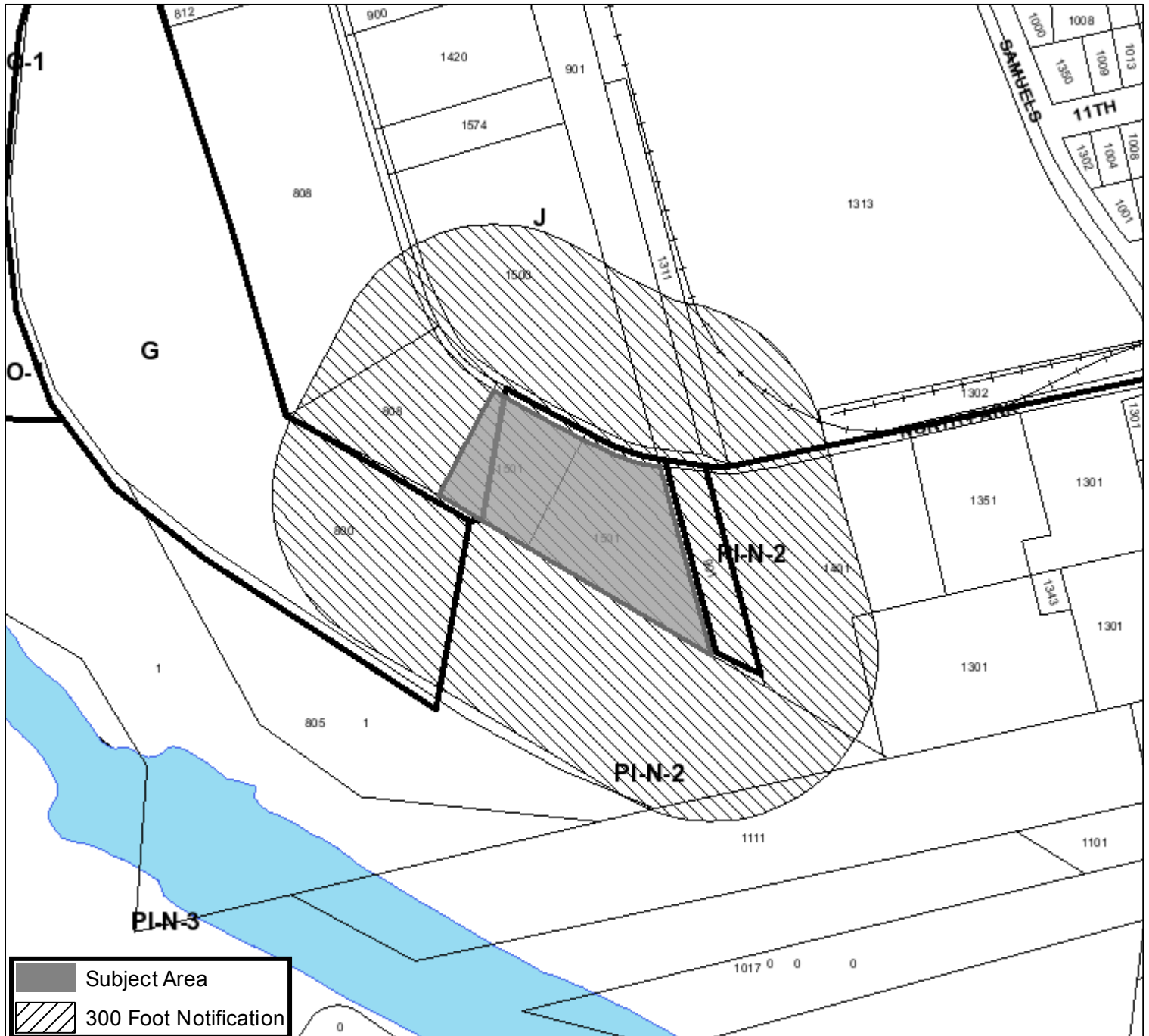
- Investment in the urban core (downtown & surrounding areas) benefits the entire city.
- Priorities should also include the creation of higher-density, more affordable housing for area residents. Housing near employment centers and transportation corridors is needed. The area also includes many existing residential areas that are underutilized and could be redeveloped with the help of the FWHFC and other partners.



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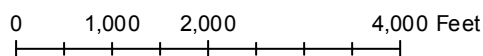
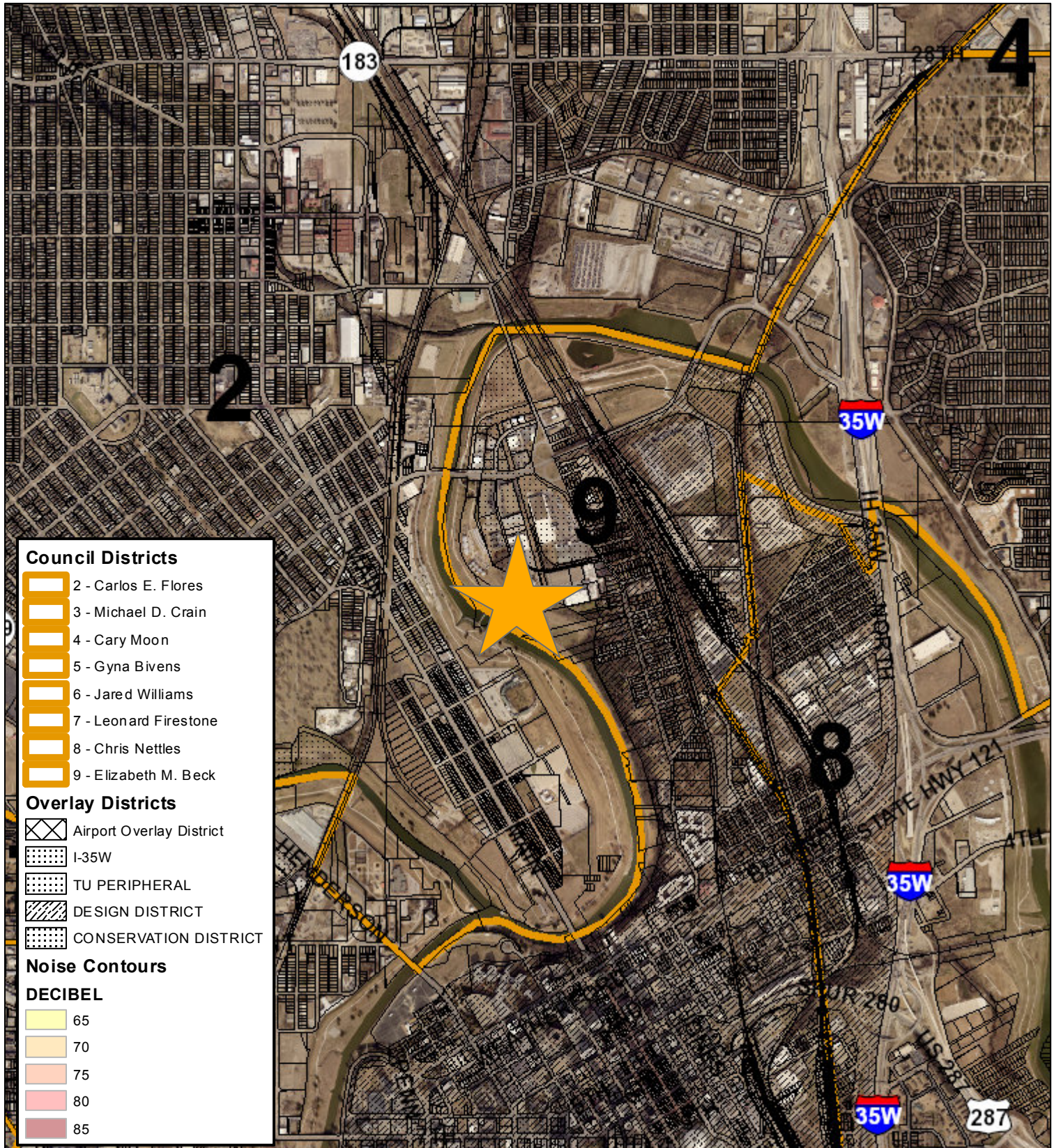
# Area Zoning Map

Applicant: 1501 LLC  
Address: 1501 North Park Drive  
Zoning From: PI-N-2, J with TU 11 Overlay  
Zoning To: J with TU 11 Overlay  
Acres: 2.37344736  
Mapsc0: 62R  
Sector/District: Northeast  
Commission Date: 8/11/2021  
Contact: 817-392-8012

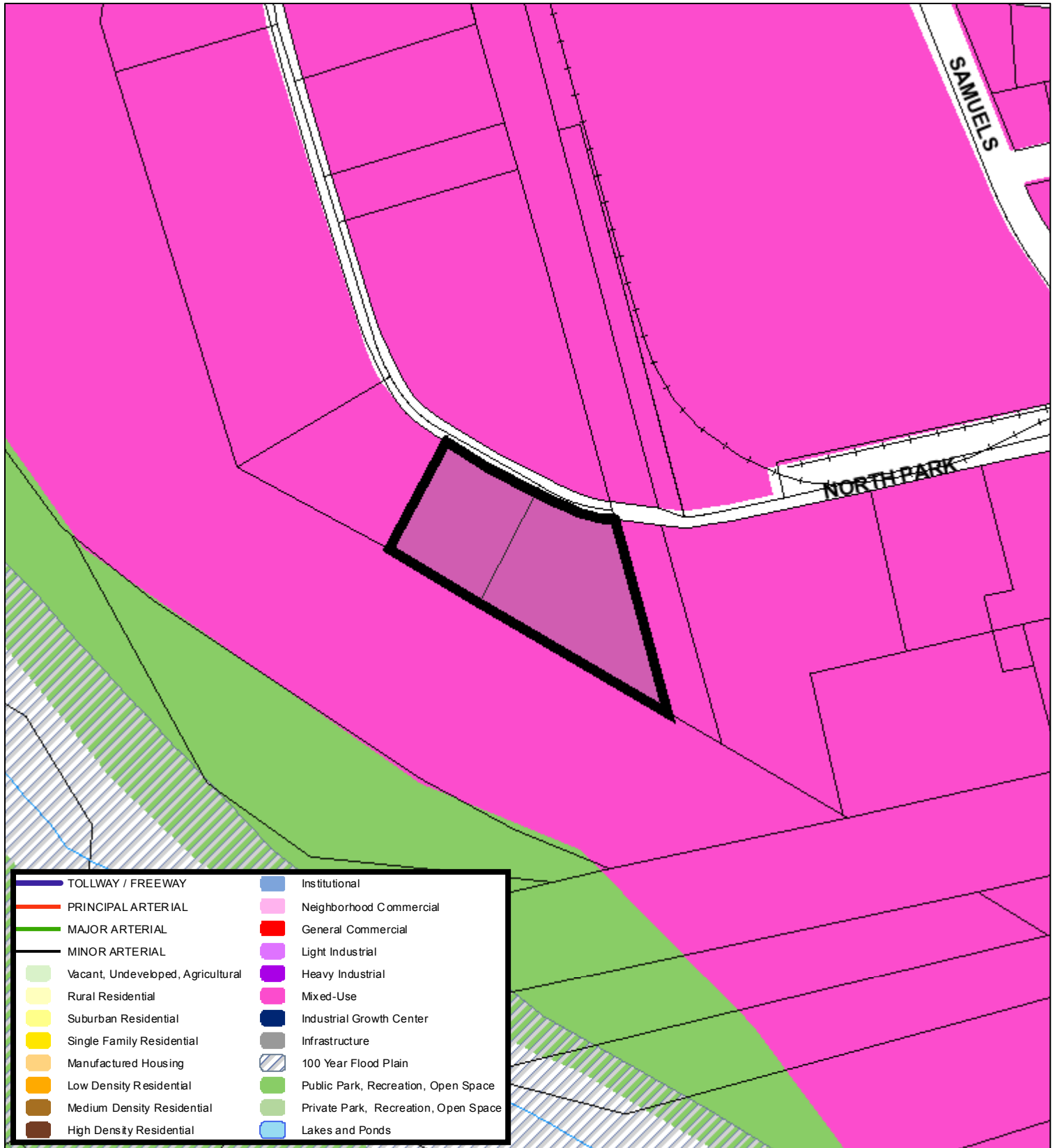


0 130 260 520 Feet

## Area Map



### Future Land Use



230 115 0 230 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.



## Aerial Photo Map



0 150 300 600 Feet

