



# Zoning Staff Report

**Date:** November 12, 2024

**Case Number:** ZC-24-103

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** Stephen Murray

**Owner / Applicant:** Revive Coffee LLC/Cassie Warren

**Site Location:** 2503 & 2521 Roosevelt Ave

**Acreage:** 0.35 acres

### Request

**Proposed Use:** Coffee Shop with residential unit upstairs

**Request:** From: “E/HC” Neighborhood Commercial / Historic and Cultural Overlay

To: “MU-1” Low Intensity Mixed-Use /Historic and Cultural Overlay

### 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 9-0**

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## Project Description and Background

The subject property is located at the northwest corner of Roosevelt Avenue and Azle Avenue. The applicant is requesting to change the zoning of this property from “E/HC” Neighborhood Commercial / Historic and Cultural Overlay to “MU-1” Low Intensity Mixed-Use /Historic and Cultural Overlay in order to allow for residential on the second floor of an existing coffee shop.

The site was rezoned in 2021 to allow for the coffee shop. The existing structure is historical and will remain. Adding the residential component to site would not have a negative impact to the nearby neighborhood.

## Surrounding Zoning and Land Uses

North “A-5” One Family / single-family residences  
East “E” Neighborhood Commercial / auto service and “CF” Community Facilities / church  
South “E” Neighborhood Commercial / church, retail building  
West “FR” General Commercial Restricted / commercial building

## Recent Zoning History

- ZC-21-051 –Subject site rezoned from “A-5” One-Family/DD to “E” Neighborhood Commercial/HC.

## Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.  
The following organizations were emailed on September 27, 2024:

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical
Northside NA*	Historic Northside Business Association
Fort Worth Stockyards Business Association	Streams and Valleys Inc.
Trinity Habitat for Humanity	FWISD
Lake Worth ISD	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is requesting to change the underlying zoning of this property from “E/HC” Neighborhood Commercial / Historic and Cultural Overlay to “MU-1” Low Intensity Mixed-Use /Historic and Cultural

Overlay. Properties to the north are zoned “A-5” One-Family and are developed with single-family residences. However, all surrounding properties with frontage on Azle Avenue/NW 25th Street are zoned either “FR” General Commercial Restricted or E” Neighborhood Commercial and are developed for commercial use.

While the existing structure is designed for commercial use, its location on a corner lot at the edge of the neighborhood, and the existing pattern of commercial development along Azle Avenue/NW 25th Street, make this a suitable location for the proposed mixed-uses.

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

### Comprehensive Plan Consistency – Northside

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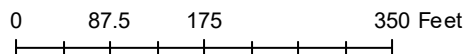
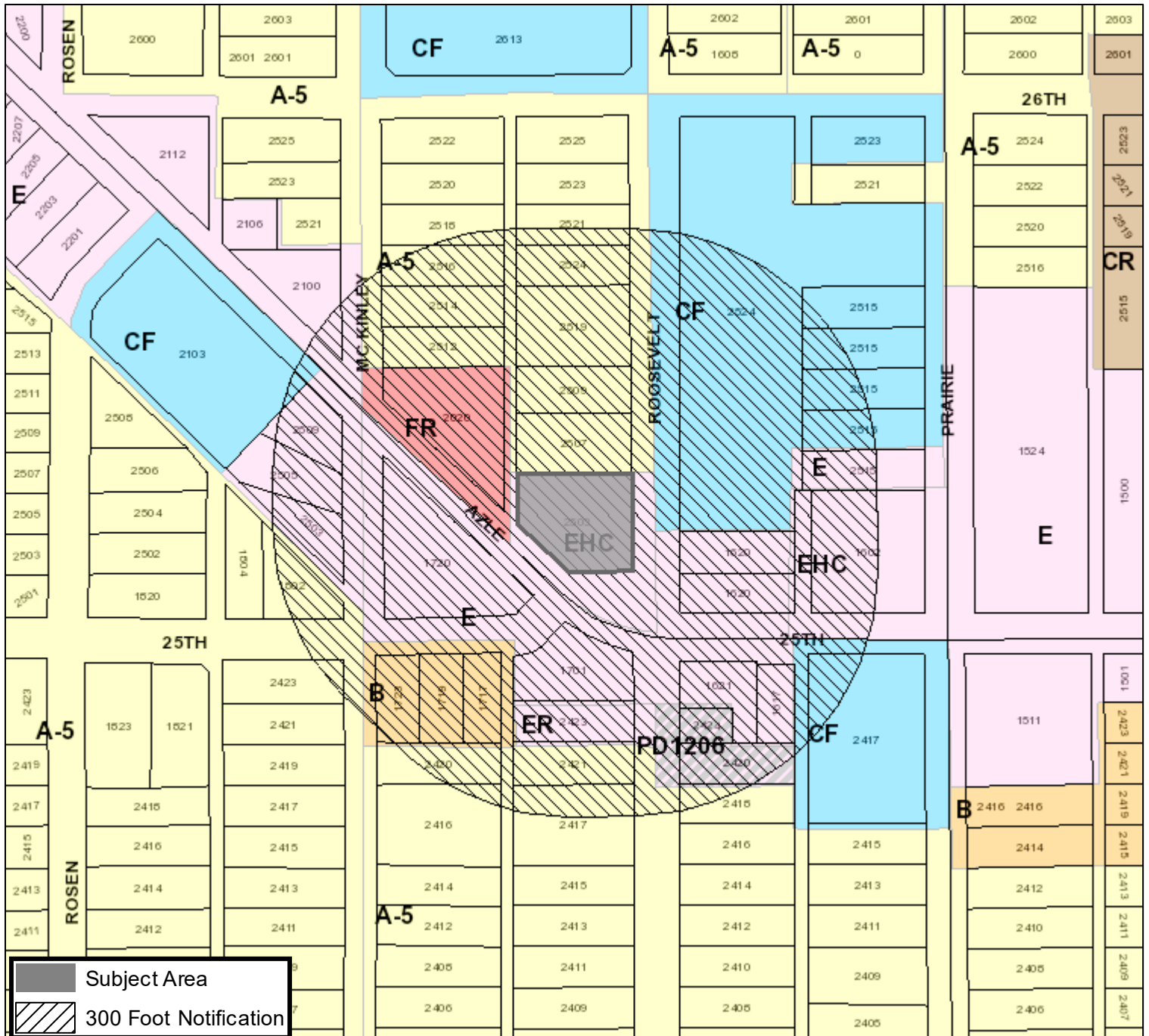
The adopted Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Attract redevelopment and new development in the corridors linking the major districts of Downtown, the Historic Stockyards, and the Cultural District.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

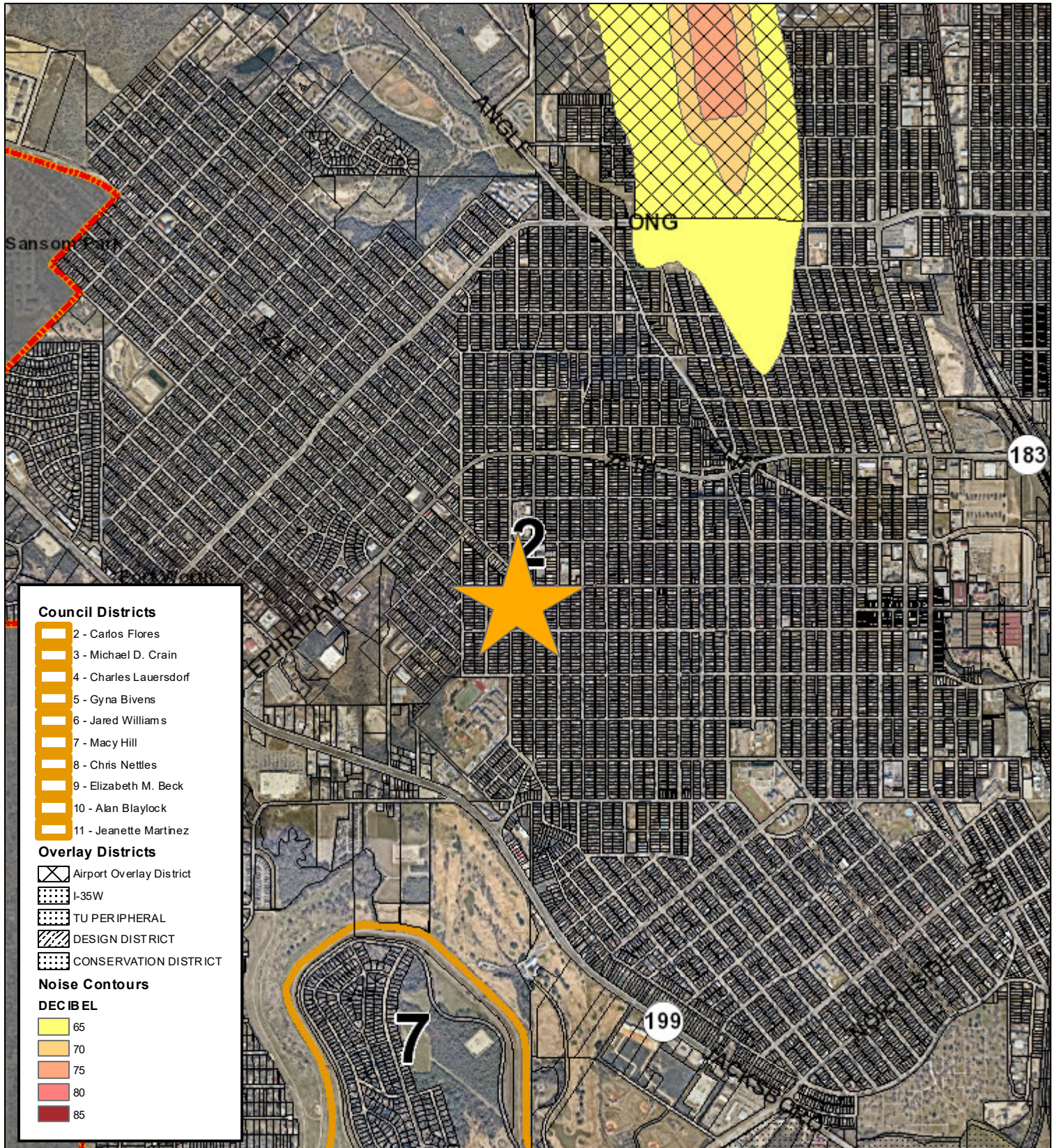
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

### Area Zoning Map

Applicant: Revive Coffee LLC/Cassie Warren  
 Address: 2503 Roosevelt Avenue  
 Zoning From: E/HC  
 Zoning To: MU-1  
 Acres: 0.3541107  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 10/8/2024  
 Contact: 817-392-6226



### Area Map



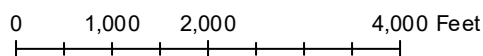
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

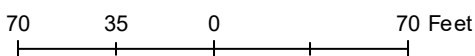
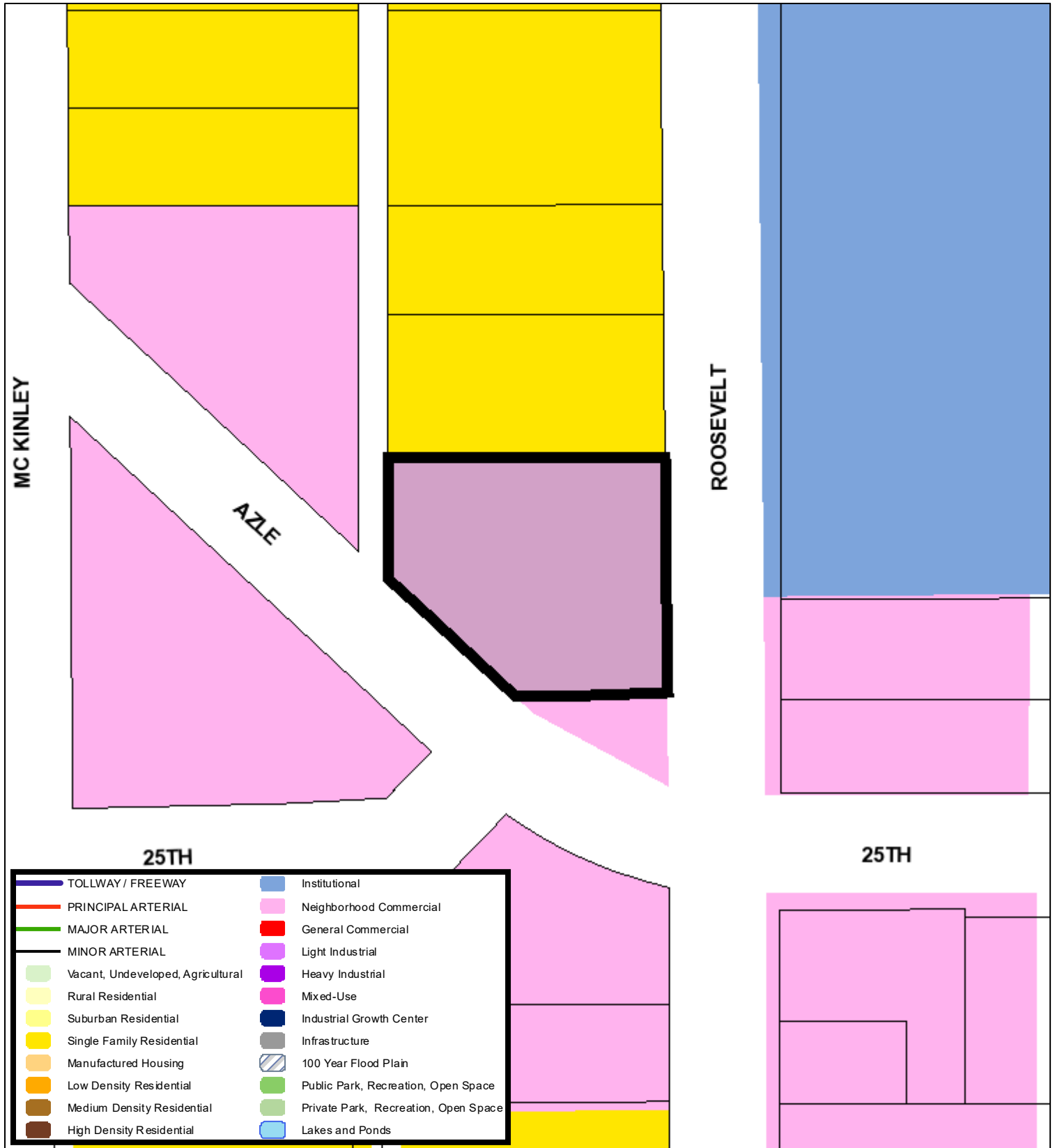
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

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 40 80 160 Feet

