



# Zoning Staff Report

**Date:** March 11, 2025

**Case Number:** ZC-25-009

**District:** 7

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Montgomery Corner, LLC / Mack Pogue, PPC Land Adventures Inc. / Landon King, LJA Engineering

**Site Location:** 2501 and 2601 Montgomery Street

**Acreage:** 7.404 acres

### Request

**Proposed Use:** Commercial/Multifamily/Distillery/Brewery and Hotel uses

**Request:** From: “J” Medium Industrial

To: “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel, multifamily, brewery, distillery and winery excluding automotive uses and industrial uses with development guidelines attached as (exhibit A), Site plan waiver requested

### Recommendation

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

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

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

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

**Zoning Commission Recommendation:** **Approval as Amended site plan required by a vote of 9-0**

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## Project Description and Background

The subject property consists of approximately 7.40- acres with one existing building. The applicant is requesting to rezone the property from “J” Medium Industrial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus certain uses and excluding automotive and industrial uses with development guidelines (see Exhibit A), site plan waiver request. There will be a Council-imitated rezoning request for the adjoining area to be considered by the Zoning Commission in March as well.

The site is located at the intersection of Montgomery Street and the frontage road for I-30 (West Freeway), just south of Dickies Arena. The existing building at this location is a retail/antique store and has been there for many years.

The applicant is seeking a zoning change for a planned development based on “G” to provide a functional and attractive mixed-use development. With the PD/G request uses are being added that are not permitted within the “G” zoning district.

The “Exhibit A” included as part of the staff report lists out development guidelines related to the commercial and or industrial type uses added to the “G” zoning district. It also lists out for a multifamily stand-alone development that it would be developed to the “D” High Density Multifamily zoning district and provide the required (MFD) Multifamily site plan.

2601 Montgomery picture



2501 Montgomery picture



Montgomery Street facing west







# Zoning Staff Report

## Surrounding Zoning and Land Uses

West “J” Medium Industrial, “PD96” Planned Development, PD485” Planned Development, “PD449” / Restaurant / Based on “E” Neighborhood Commercial for Church, parking lots with accessory buildings  
 North “PD896” “PD/I” including certain uses as it relates to Dickies Arena / industrial uses  
 East “J” Medium Industrial / Botanic Gardens and parking lot  
 South I-30 West Freeway

## Recent Zoning History

- ZC-16-159; from “E”, “J” and “K” to “PD/I” including certain uses relate to Dickies Arena and excluding certain uses; site plan waived; approved by Council December 2016.
- ZC-02-0094 from “B” to “PD/B” to expand church, parking and add accessory buildings; site plan approved; approved by Council May 2002

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on January 31, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were notified: (emailed January 31, 2025)

Organizations Notified	
Arlington Heights NA*	Westside Alliance
Alamo Heights	Cultural District Alliance
Tarrant Regional Water District	Streams and Valleys Inc.
Fort Worth ISD	Trinity Habitat for Humanity

*\*Adjacent to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The area along the east side of Montgomery will be transitioning towards “PD/G” Planned Development for “G” Intensive Commercial zoning. The property fronts Montgomery Street and the frontage road for I-30, which is directly to the south. The property to the north consists of commercial uses including Dickies Arena, west is a church with parking garage and surface parking and east are the Botanic Gardens and operations facility area.

Mixed-use, multifamily, and commercial zoning classifications are most desirable for mixed-use areas because they provide the density of jobs and residential units needed to create a vibrant urban sense of place

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

The surrounding land uses, although currently zoned “J” Medium Industrial are being utilized for commercial uses along with Botanic Gardens and a church within close proximity to the freeway (I-30), the proposed zoning would not have a disruptive impact at this location.

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

### Comprehensive Plan Consistency – Arlington Heights

The adopted Comprehensive Plan currently designates the subject property as Cultural District Mixed Use Growth Center. The proposed zoning intends to keep the “G” base zoning and to remove auto-related and industrial type uses add certain uses to provide more walkable, mixed-use environment that provides a connection for all visitors and residents. Allowing for some flexibility during the transitional stage towards the “G” Intensive Commercial zoning. The proposal is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage attractive freeway and mixed commercial uses along Montgomery and I-30

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

## Exhibit A ZC-25-009

### \_\_\_ Montgomery Corner District

(a) *Purpose and intent.* It is the purpose of the Montgomery Corner District to provide a functional and attractive mixed-use planned development through the use of recognized principles of urban design and allow property flexibility in land use within an integrated, walkable, and connected mixed-use environment that fosters a sense of place and connection among all visitors and residents of the district.

(b) *Uses.* In the Montgomery Corner (“MC”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued except in accordance with the regulations of this district and applicable portions of the City of Fort Worth Zoning Ordinance contained in Appendix A of the Fort Worth City Code. However, nothing herein shall prevent the existing use and operation of any business or building existing on the property from continuing to operate and to be reconstructed if required.

(c) *General Property development standards.*

(1) The development standards may only be applied to that area known as the Montgomery Corner (“MC”) District of Fort Worth, boundary as described in Exhibit “A” attached here to and incorporated by reference.

(2) No area within the MC district shall trigger additional development restrictions related to proximity to residential uses for any area located within or surrounding the MC district.

(3) Internal roadways within the MC district may be privately owned and maintained if encumbered with public access easements.

(4) The PD site plan and multifamily development plan requirements are waived for the MC district, unless stated otherwise. The developer shall prepare and submit a summary to accompany any application for a final plat and/or building permit which includes a listing of those basic requirements found, as applicable, in this Montgomery Corner District Planned Development, the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations.

(5) Development and use regulations within the MC district are as provided for below.

If an application for a final plat and/or building permit is submitted in the MC District that is (a) not part of a larger mixed-use development and (b) only includes residential dwelling units with construction of no more than 4 stories, then this is defined as a Residential Development Submittal (“RDS”). If an RDS is submitted for final plat and/or building permit, and a development or use regulation is not expressly addressed in this MC District document, then the property development standards of Section 4.712 “D” multifamily district shall apply. If an RDS is submitted, the multifamily development plan requirements are not waived for the RDS application and the front yard setback as stated in Section 4.712 “D” multifamily applies.

Except for a “Residential Development Submittal” (“RDS”), as defined above, if a development or use regulation is not expressly addressed in this MC District then the property development standards of Section 4.904 “G” commercial district shall apply in all instances. Specifically

the standards of “G” commercial apply to all other instances, including any commercial or residential development that does not meet the definition of an “RDS” (i.e. a residential tower greater than 4 stories or residential dwelling units part of a mixed use development) as defined above.

(d) Development Standards

(1) Uses: Those uses allowed in the G intensive commercial district, hotel uses, multifamily uses, and a maximum of two brewery, distillery, or winery uses. The requirements in Section 5.116 for hotel uses are waived for the MC district.

(2) Density:

(i) Nonresidential uses: Same as allowed by the G intensive commercial district.

(ii) Multifamily dwellings (including for sale residential units): 475 units maximum. In the MC District, up to 275 residential / multifamily dwellings may be constructed prior to a hotel use or commercial use in excess of 75,000 square feet being included in the MC District development. Notwithstanding, the maximum residential / multifamily dwellings may be constructed if being constructed concurrently with or subsequently to the other uses as outlined above.

(3) Height:

(i) 12 stories, excluding any subterranean parking structure that is constructed below grade. There is no limitation on height outside of the number of stories constructed.

(4) Setbacks:

(i) Front yard: None required

(ii) Rear yard: 10 feet minimum

(iii) Side yard: None required

(5) Minimum required parking (subject to joint use parking facilities and spaces):

(i) Commercial buildings, office buildings, professional buildings, and restaurants require one space per 400 square feet.

(ii) Multifamily requires 1 space per dwelling unit

(iii) Hotel requires 0.5 space per bedroom unit

(iv) On future internal streets that may be located within the MC District only (specifically excluding Montgomery Street), on-street parallel or head-in

parking spaces may be counted toward minimum required parking. Tandem parking spaces are permitted.

If the development being submitted for permitting has more than a single use and is a mixed use development, then joint use parking facilities and parking spaces may be used to meet minimum parking requirements in accordance with, at the developers election, either the Urban Land Institute's ULI Shared Parking Model or in accordance with the following;

- (i) There must be two or more uses on the same site, or on separate sites which are able to share the same parking spaces because their parking demands occur at different times
- (ii) The following documentation must be submitted in writing as part of the building permit application:
  - a. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
  - b. The location and number of parking spaces that are being shared;
  - c. An analysis showing that the peak parking demands for the different uses occur at different times, and that the parking area will supply at least the minimum number of required spaces for each use during its respective peak parking times; and,
  - d. Only if applicable, a legal instrument such as an easement or deed restriction that guarantees access to the joint parking for all uses

This submission is strictly for notification purposes only and there is no approval required so long as the analysis submitted shows the parking area adheres to the ULI Shared Parking Model or supplies the minimum number of required spaces for each use during its respective peak parking times. If the ULI Shared Parking Model is elected, the minimum required parking detailed in the MC District are not applicable and the standards in the ULI Shared Parking Model shall apply.



**Exhibit A**

**Tract 1**

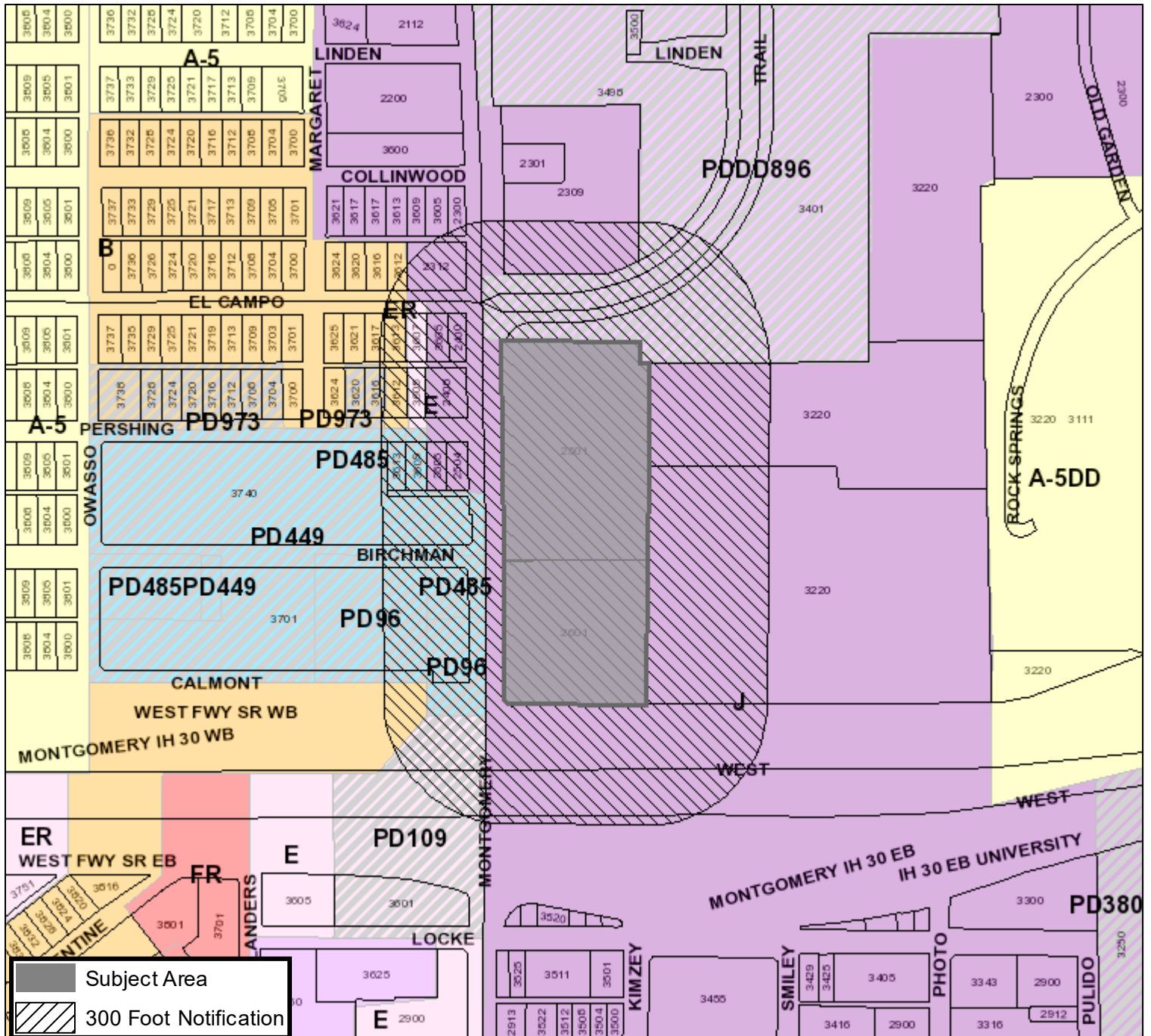
Lot 1, Block 1, Mid-Western Development Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof filed in Cabinet A, Slide No. 7582 in the Plat Records of Tarrant County, Texas.



**Tract 2**

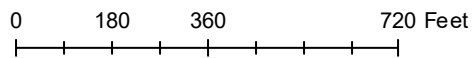
Lot 1, Block 1, Montgomery Corner Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof filed as Document No. D211214000 in the Plat Records of Tarrant County, Texas.

## Area Zoning Map

Applicant: Montgomery Corner, LLC./PPC Land Ventures Inc., Mack Pogue  
 Address: 2501 & 2601 Montgomery Street  
 Zoning From: J  
 Zoning To: PD/G plus multifamily excluding certain uses attached Exhibit A  
 Acres: 7.42391134  
 Mapsco: Text  
 Sector/District: Arlington\_Heights  
 Commission Date: 2/12/2025  
 Contact: 817-392-7869

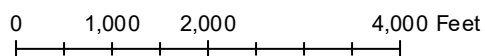
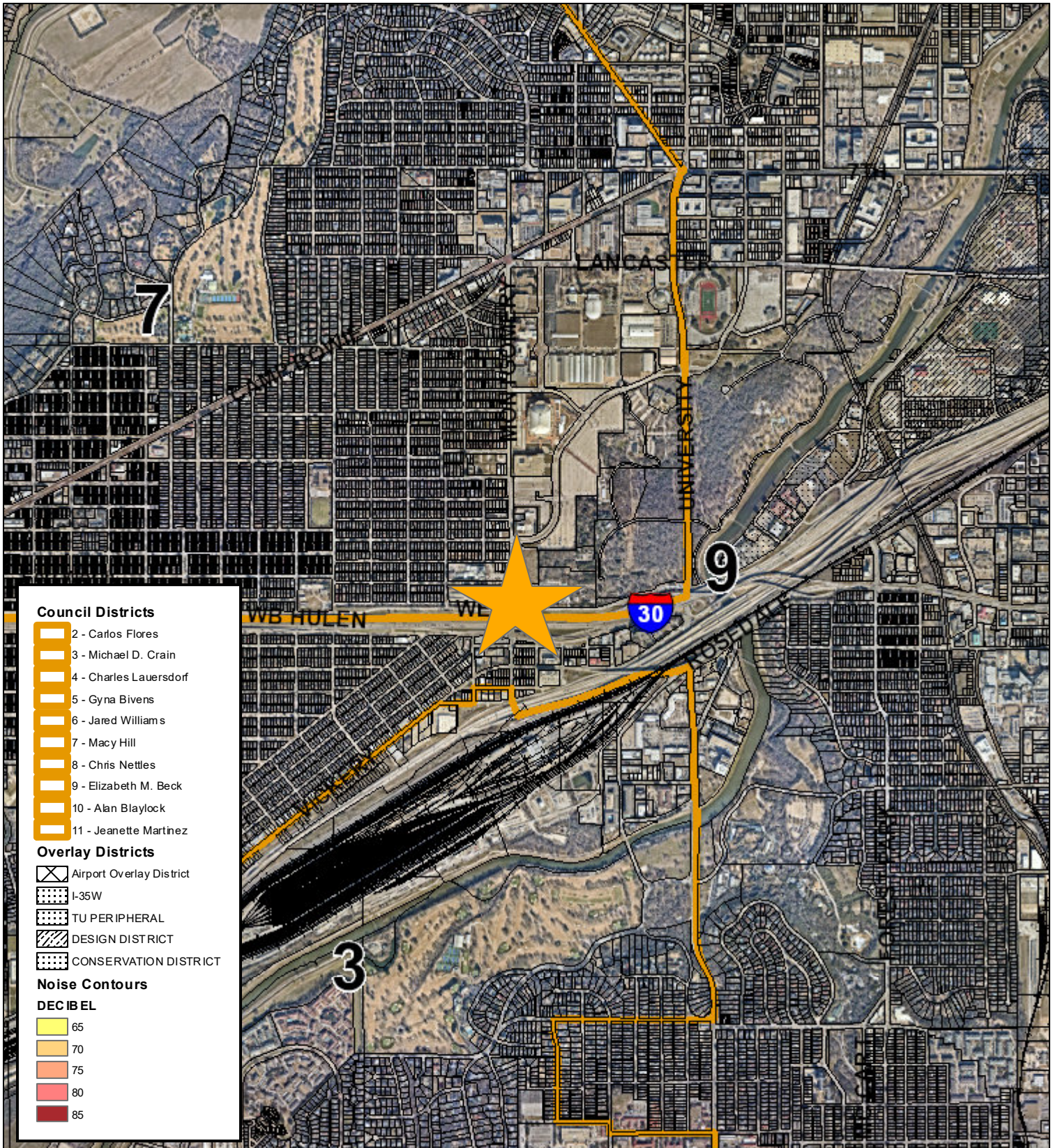


	Subject Area
	300 Foot Notification



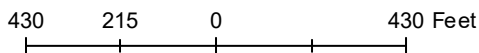
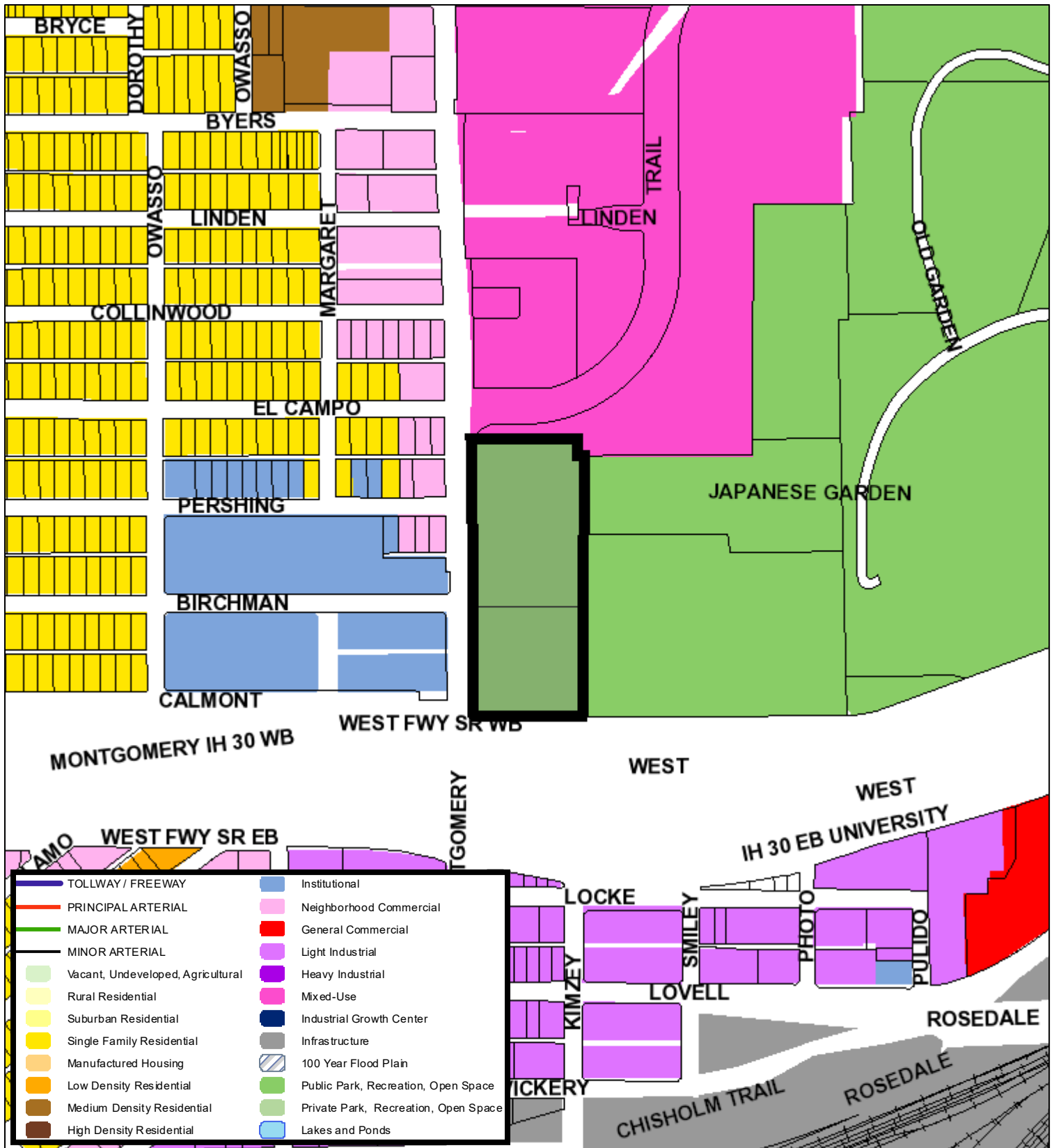


### Area Map





### 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



0 270 540 1,080 Feet

