



# Zoning Staff Report

**Date:** October 11, 2022

**Case Number:** ZC-22-141

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Bruce Morris, David S. Morris / Mary Nell Poole, Townsite

**Site Location:** 731 Samuels Avenue

**Acres:** 1.029 acres

### Request

**Proposed Use:** Wine and Craft Beer Tasting Room

**Request:** From: “D” High Density Multifamily with Downtown Samuels Overlay and HC Overlay

To: “PD/H” Planned Development for all uses in the “H” Central Business District plus one-family detached, brewpub, and distillery uses with a development standard for maximum height of ten (10) stories with Downtown Samuels Overlay and HC Overlay, Site Plan Waiver Requested

### Recommendation

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

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

### Table of Contents

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

## Project Description and Background

The site is located on the west side of Samuels Avenue with the West Fork Trinity River to the west. It is within the Rock Island/Samuels Avenue Neighborhood Character Zone of the Downtown Urban Design District. It also has a Historic Overlay on the site. The site is surrounded by the Downtown Mixed-Use Growth Center, and while the lot is not labeled with this designation itself, the adjacent property to the south is labeled as the Downtown Mixed-Use Growth Center.

The property has been used as a single family home. The house, built around 1865, is known as the David Chapman Bennett house. Since 1997, the current owners began restoring the house to its current condition.

The applicant plans to use the house as a wine and craft beer tasting room. The adaptive reuse of this historic home offers the opportunity to bring new life into the building and an opportunity for the adjacent neighbors and wider community to enjoy the beauty and history of this grand structure. It also adds a walkable entertainment venue to the district. There are no plans to alter or demolish any of the buildings on the property or to remove any of the large trees. Current patio areas will be enlarged and new outdoor spaces created to activate and engage the street and pedestrian corridor.

The current zoning does not support the proposed use. The applicant is requesting to rezone from “D” High Density Multifamily with Multifamily with Downtown Samuels Overlay and HC Overlay to “PD/H” Planned Development for all uses in the Central Business District plus single family residential, brewpub, and distillery uses with a development standard for maximum height of ten (10) stories with Downtown Samuels Overlay and HC Overlay. These added uses and development standards reflect the proposed new “HP” Central Business District Peripheral zoning. The “HP” district has not yet been established. While the site is within the boundary that will be eligible for the new zoning designation, the applicant does not want to wait several more months until it is established. In the mid-2000s, staff began allowing “PD/H” rezonings in areas adjacent to the core “H” Central Business District. The development standards and uses of the past few decades of the “PD/H” zonings were studied, resulting in the proposed “HP” Central Business District Peripheral zoning. This project does not intend to develop to the ten-story height limit; the development standard was included so the site follows the same standards as the proposed “HP” Central Business District Peripheral district.

Planned Developments typically require a site plan. The applicant is requesting a waiver to this requirement. Any site plan alterations will have to be approval by the Downtown Design Review Board due to the Downtown Samuels Overlay. Additionally, the property already has buildings; no buildings will be added, altered, or demolished.

## Surrounding Zoning and Land Uses

North “D” High Density Multifamily / Residential

East “D” High Density Multifamily / Residential single family and Arnold Park/Playground

South “PD982” PD/H with changes in uses and development standards / Multifamily apartments

West “O-1” Floodplain/ River

## Recent Zoning History

- ZC-22-041 From: D, G, J, PD 1226 for H uses with Downtown Urban Design District Overlay to “PD/H/DUDD” Planned Development for all uses in “H” Central Business District plus single-family detached, brewery, and distillery; site plan waived; within the Downtown Urban Design District Overlay; with a max height of ten (10) stories; approved by City Council 6/14/22; northeast of subject site
- ZC-21-008 Removed demolition delay from PD1097; effective 5/27/21; north of subject site
- ZC-20-103 From “D” High Density Multifamily/Downtown Urban Design District Overlay to “MU-1” Low Intensity Mixed-Use/Downtown Urban Design District Overlay; effective 12/23/20; north of subject site

## Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.

The following organizations were notified: (emailed August 31, 2022)

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Greenway NA	Tarrant Regional Water District
Friends of Riverside Park	Streams and Valleys Inc
Trinity Habitat for Humanity	Oakhurst Alliance of Neighbors
Fort Worth ISD	

*\*Not located within a registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The surrounding land uses are residential, a neighborhood park, and a multifamily apartment also zoned “PD/H” to the south. The proposed use of a wine and craft beer tasting room provides a destination and venue for the neighborhood, which is part of the Downtown Urban Design District that allows many different uses. The proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as High Density Multifamily on the Future Land Use Map. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan. The table lists Form-Based Codes as appropriate uses within High Density Residential. The upcoming “HP” Central Business District Peripheral zoning which serves as the foundation for this rezoning request for the “PD/H” acts as a form-based district, especially within the Downtown Urban Design District. Additionally, the point of the “HP” zoning is to allow for a denser residential product than what would be allowed in “C” Medium Density Multifamily, “D” High Density Multifamily, or the “MU-1” Low Intensity Mixed-Use districts. The height and density of residential in “HP” zoning will match the allowed building height and density allowed in the “MU-2”

High Intensity Mixed Use district (10 story max and unlimited density). For these reasons, the proposed zoning is viewed as consistent with the Future Land Use designation.

**FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)**

FUTURE LAND USE	DEFINITION	ZONING
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

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

- Promote commercial and multifamily development within the Downtown Mixed-Use Growth Center.
- Promote mixed-use, pedestrian-friendly, and transit-oriented development (TOD) as described above, in Chapter 4: Land Use, and in the Planning Sector Policies contained in Appendix C.
- Use urban design as a tool to revitalize central city neighborhoods and commercial districts to ensure they are highly desirable places, and to redirect a significant amount of future population and employment growth into these areas.
- Promote downtown, the hospital district, and other mixed-use districts as crucial generators of economic growth and sources of community vitality that creates competitive advantage for Fort Worth.
- Support community efforts to create form-based zoning districts that reflect the aspirations of stakeholders to foster the development of attractive and vibrant walkable urban neighborhoods.

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

**Economic Development Plan**

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:



1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. 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.

The Plan also Listed the following goal, which this project supports.

**GOAL 3. ENSURE COMMUNITY VITALITY**

**INITIATIVE 3.1. DOWNTOWN FORT WORTH**

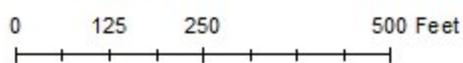
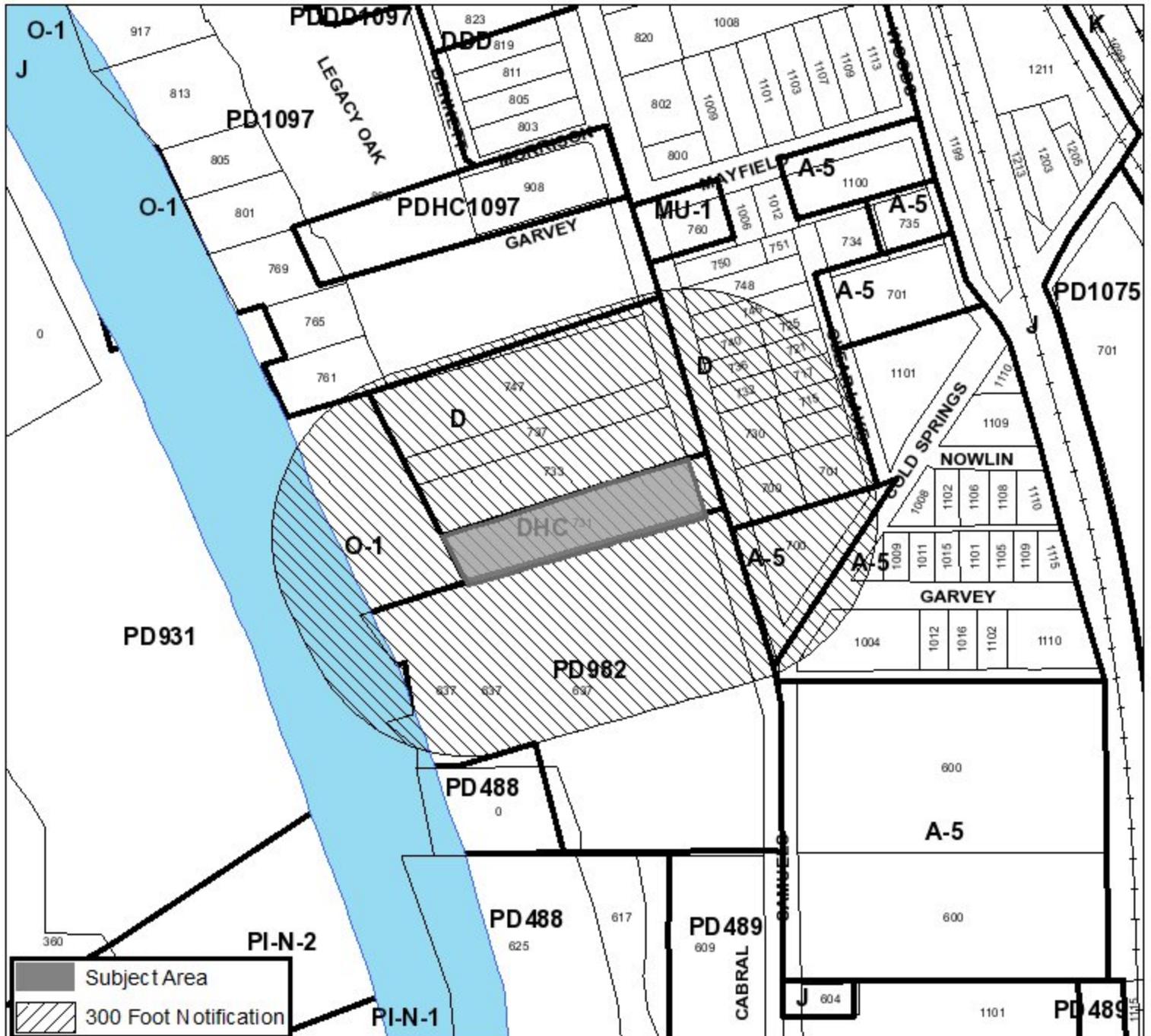
3.1.7. Encourage high-density, mixed-use corridor development to strengthen the linkages between downtown Fort Worth and surrounding urban districts.



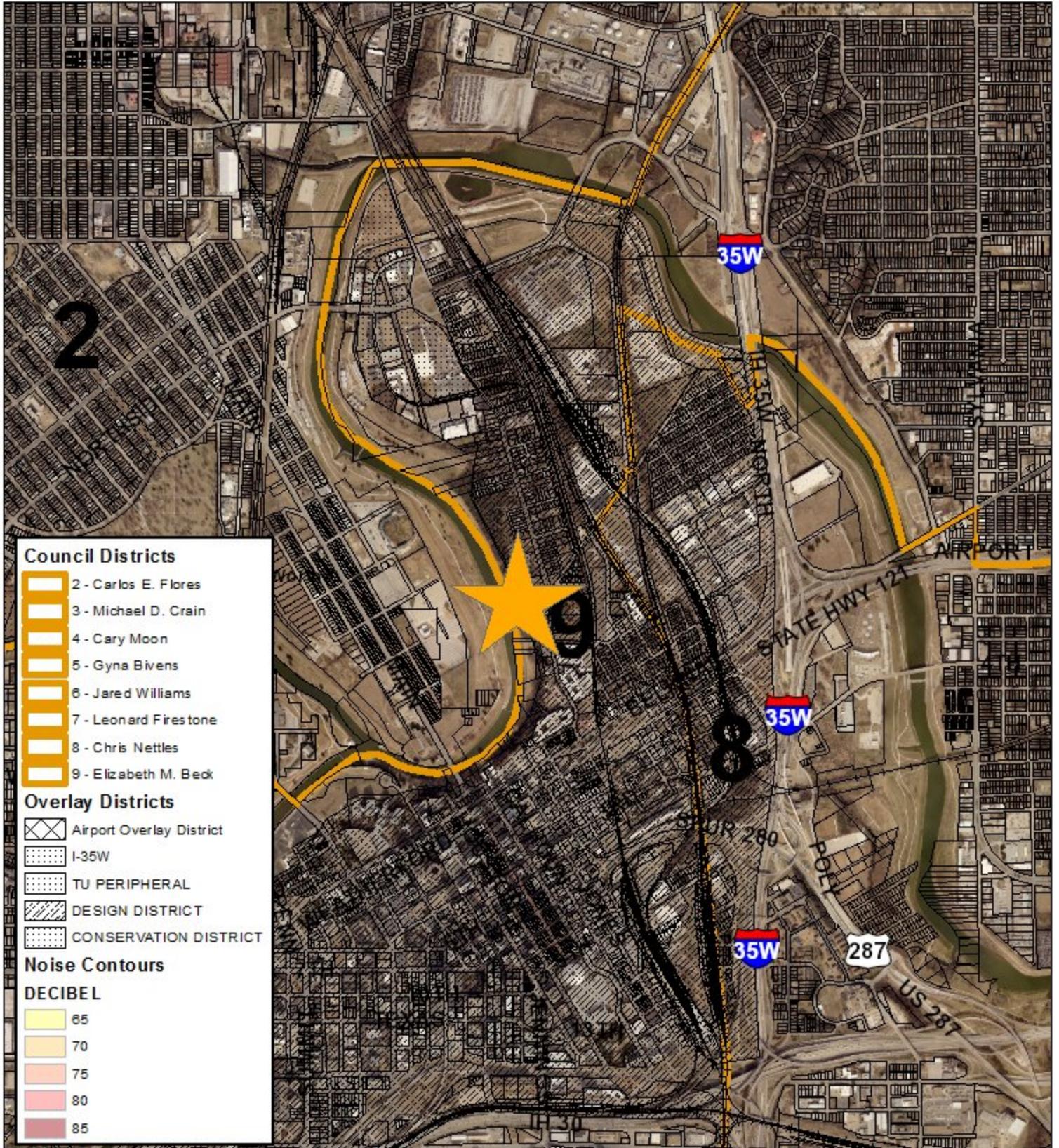


# Area Zoning Map

Applicant: Bruce & David Morris  
 Address: 731 Samuels Avenue  
 Zoning From: D/HC  
 Zoning To: PD with H uses plus single family, brew pub, distillery  
 Acres: 1.02945649  
 Mapsco: 63S  
 Sector/District: Northeast  
 Commission Date: 9/14/2022  
 Contact: 817-392-2806

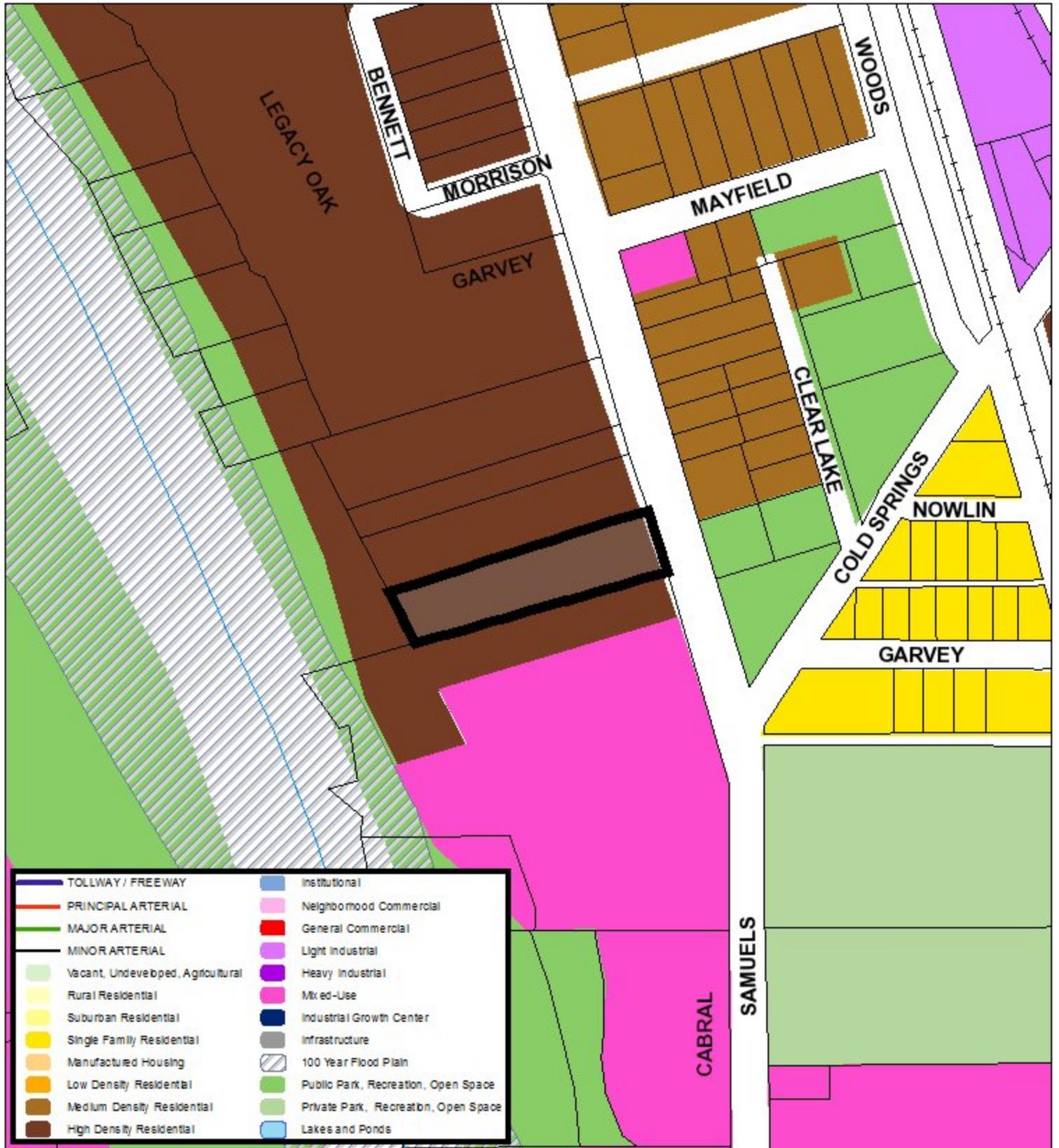


## Area Map



0 1,000 2,000 4,000 Feet

### Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

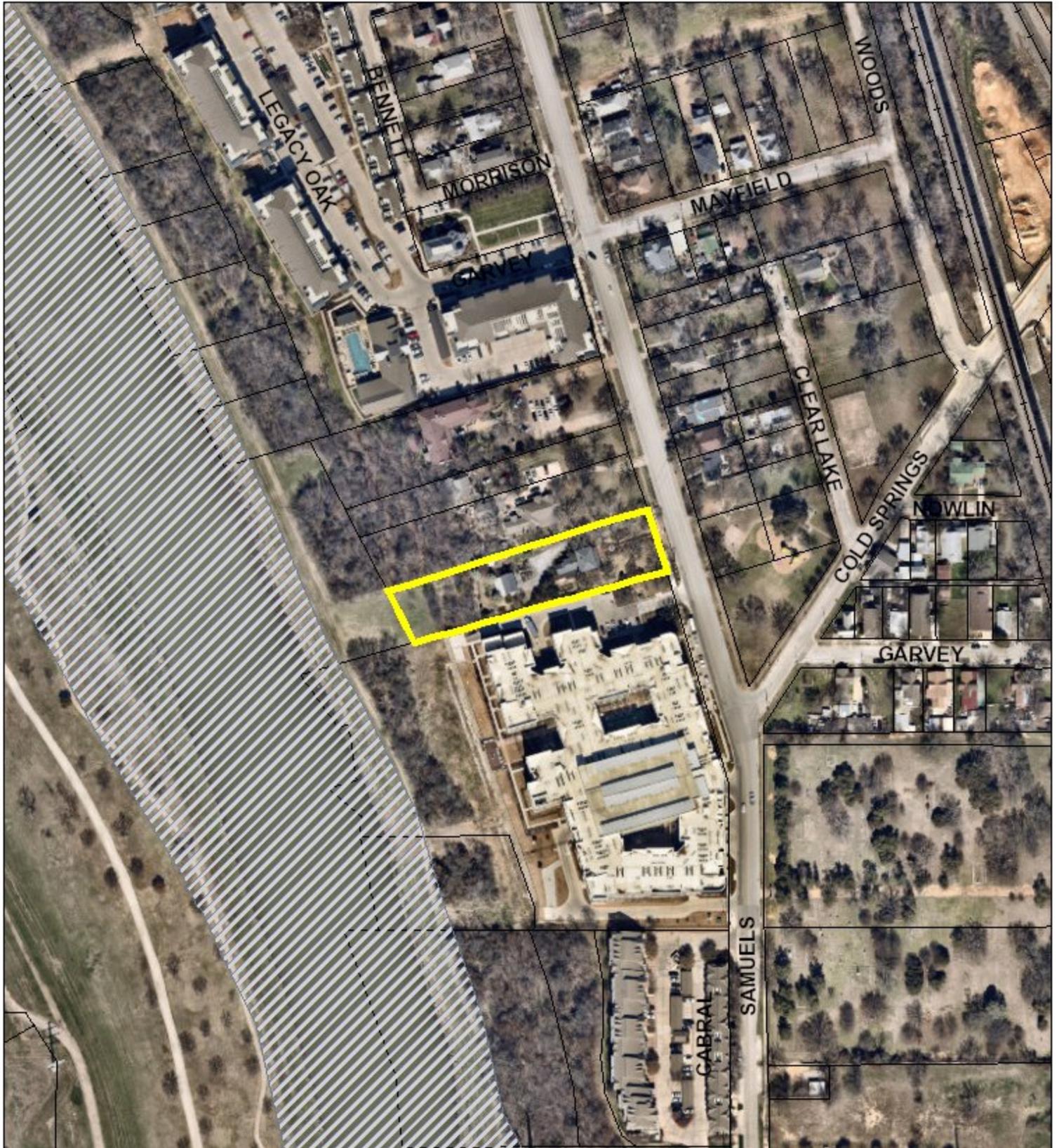
220 110 0 220 Feet



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



0 140 280 560 Feet

