



Zoning Staff Report

Date: February 10, 2026

Case Number: ZC-25-197

Council District: 2

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: 25th and Ross Manifest Abundance, LLC / Napoleon Canizales

Applicant: Napoleon Canizales/Briana Baugh

Site Location: 504 NW 25th Street

Acreage: 0.322 ac

Request

Proposed Use: Mixed-Use: retail sales & service and multifamily residential

Request: From: “PD 1104” (PD/A-5) Planned Development for all uses in "A-5" One-Family plus four residential units on one lot; site plan approved.

To: “E” Neighborhood Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

The site is located on NW 25th Street roughly one-quarter mile west of the Historic Stockyards. The site is located on the northwest corner of NW 25th Street and Ross Avenue. The applicant is proposing to develop a mixed-use project under the provisions of Senate Bill 840 (SB 840) which allows mixed-use residential and multifamily residential development to occur by right on property zoned for office, commercial, retail, warehouse, or mixed-use uses. According to SB 840, a “mixed-use residential” development consists of residential and nonresidential uses where the residential uses constitute at least 65 percent of the development’s total square footage. It also includes the use or development of a condominium.

The property lies at the edge of an established residential neighborhood and is surrounded by a mix of residential uses and small commercial businesses. The surrounding area is primarily zoned “A-5” One-Family, except for “E” Neighborhood Commercial zoning located directly to the south. Other commercial zoning can be found along NW 25th Street between the Stockyards to the east and SH183/Ephriham Avenue to the west.

The applicant provided the following project description:

“The project proposes a zoning change from PD1104 to “E” Neighborhood Commercial. The goal is to create a mixed-use development that blends commercial and residential spaces to enhance the walkability and vibrancy of the neighborhood. The development will feature attractive landscaping and design elements that bring a touch of southern charm, creating an inviting environment that complements the community and supports local engagement.”



The staff images below were taken in late April 2025 and show a single home on the lot and the remaining vacant property.



Surrounding Zoning and Land Uses

North: "A-5" One Family / Residential
East: "A-5" One Family / Residential
South: "E" Neighborhood Commercial / C-store
West: "A-5" One Family / Residential

Recent Zoning History

- ZC-25-028 (withdrawn before ZC or CC action)
- ZC-16-099 (from “A-5” to “PD1104”)

Development Impact Analysis

Land Use Compatibility

Most of the surrounding area is zoned for residential use, except for the commercial property located directly to the south. Although NW 25th Street is not on the Master Thoroughfare Plan, the east-west street contains a significant amount of neighborhood-serving commercial properties. The proposed use contains both neighborhood commercial and residential uses. Development of the site will require adherence to supplemental setbacks, additional landscaping and screening to buffer the adjacent single-family properties. With these additional development standards, the proposed use is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside Planning Sector

The adopted Comprehensive Plan designates the subject property as Single-Family Residential, as indicated on the Future Land Use (FLU) Map excerpt below. The requested “E” Neighborhood Commercial is **not consistent** with the Future Land Use Map.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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 requested zoning change and proposed land use **is consistent** with the Comprehensive Plan and supports the following policies:

- Encourage land uses which are compatible with tourism and nearby residences along North Main Street.
 - Neighborhood commercial uses and multifamily residential can facilitate this goal by providing additional business opportunities and increased housing options.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
 - Metro bus stops are a short distance to the east along N. Main Street and to the north along NW 28th Street.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
 - The proposed mixed-use development is an infill project on an underutilized property.
- Attract redevelopment and new development in the corridors linking the major districts of Downtown, the Historic Stockyards, and the Cultural District.
 - While not directly on a linkage corridor, the site’s adjacency to the Historic Stockyards provides an opportunity to serve as a catalyst for the area east of the Stockyards.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **December 30, 2025**.

Posted Notice

A sign was erected on the property on **December 23, 2025**.

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 emailed on **December 30, 2025**:

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
Diamond Hill Jarvis NAC	North Side NA *
Historic Northside Business Association	Fort Worth Stockyards Business Association
North Fort Worth Historical Society	Fort Worth ISD
Streams and Valleys, Inc.	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

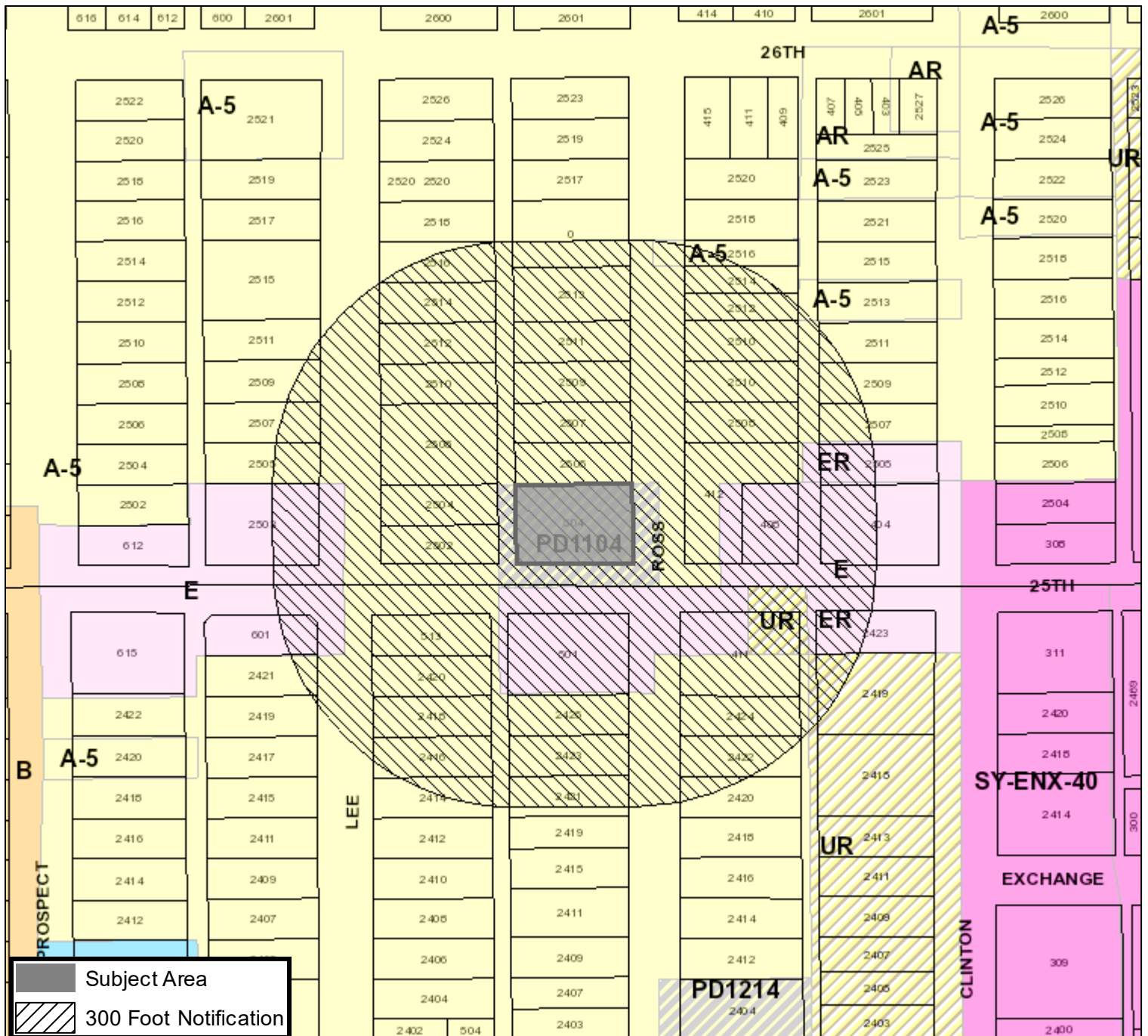




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Area Zoning Map

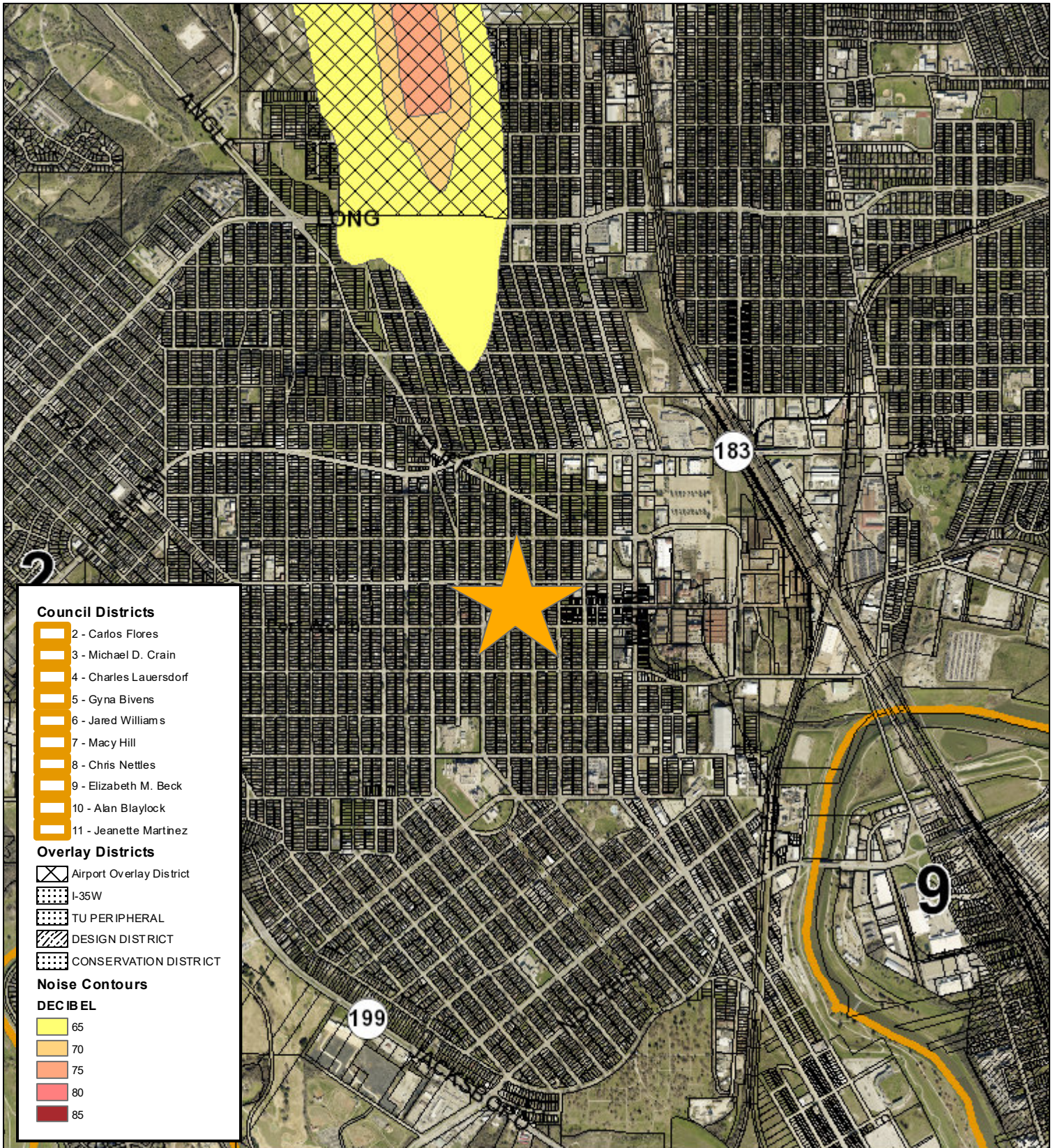
Applicant: 25th & Ross Manifest Abundance/Briana Baugh
Address: 504 NW 25th Street
Zoning From: PD 1104 for A-5 uses plus quadraplex
Zoning To: E
Acres: 0.322
Mapsc0: Text
Sector/District: Northside
Commission Date: 1/14/2026
Contact: 817-392-8043



0 87.5 175 350 Feet

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Area Map

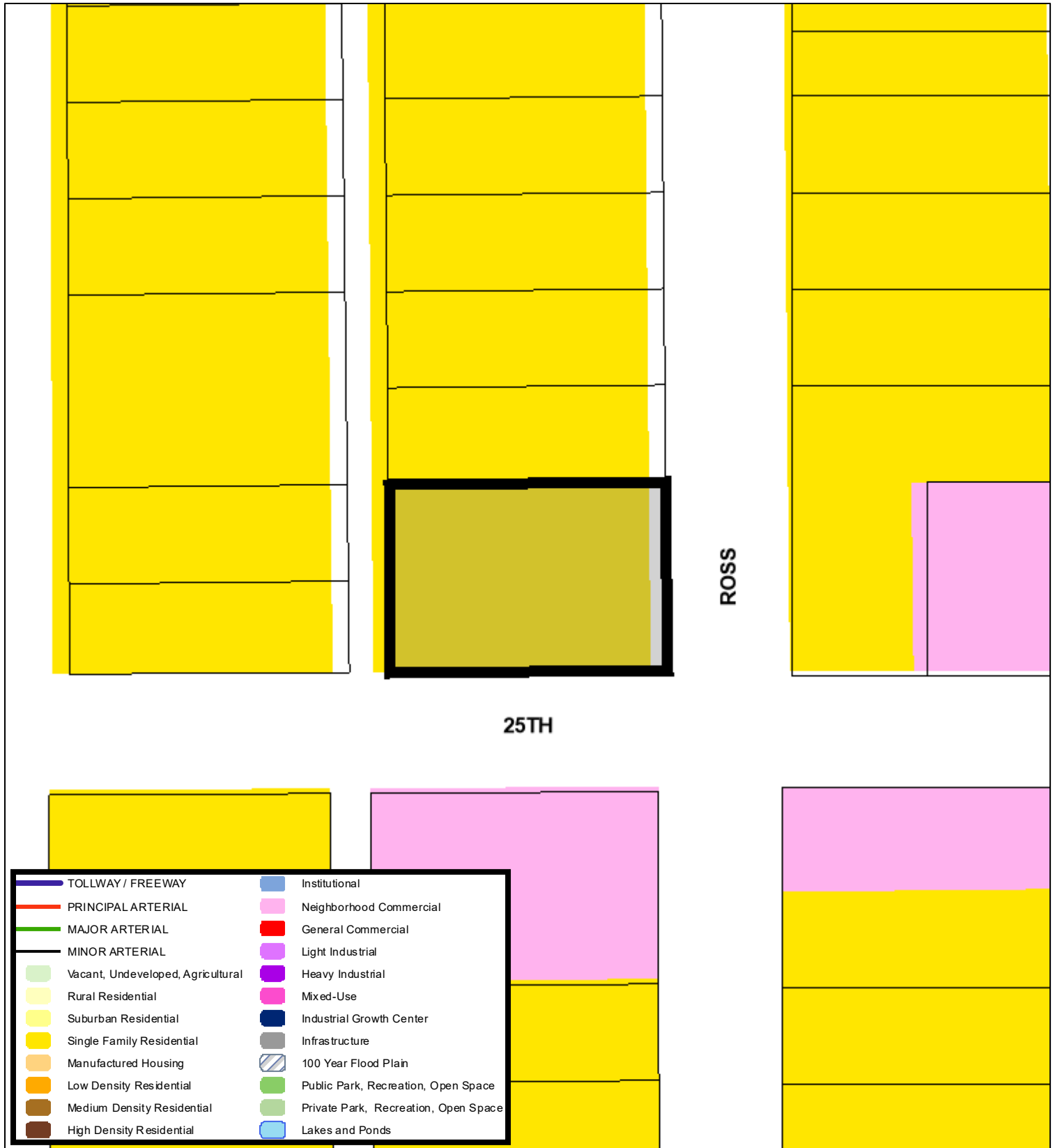


0 1,000 2,000 4,000 Feet



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Future Land Use



70 35 0 70 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

