



Zoning Staff Report

Date: September 16, 2025

Case Number: ZC-25-114

District: 2

Zoning Map Amendment

Case Manager: [Lorelei Willett](#)

Owner / Applicant: City of Fort Worth

Site Location: 300, 301, 309 W Exchange Ave., and a portion of 307 W. Exchange Ave., 2414 Clinton Ave., portion of 660 Union Stockyard Boulevard, portion of 2394 Niles City Boulevard, portion of 601 and 701 E. Exchange Ave., portion of 2540 Swift Armour Boulevard, portion of 1001 and 1091 NE 23rd Street

Acreage: approx. 5.04

Request

Proposed Use: Mixed-Use

Request: From: “TNX-55” Transition Neighborhood Mixed-Use, “ENX-40” Edge Neighborhood Mixed-Use, “TSA-130” Transition Swift/Armour
To: “HSH-55” Historic Shopfront, “HCO-130” Historic Core

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 6-1**

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Project Description and Background

A map amendment to the City of Fort Worth Zoning Ordinance to rezone certain properties within the Stockyards (“SY”) District to certain Stockyards sub-districts.

300 W Exchange Avenue From: “TNX-55” Transition Neighborhood Mixed Use To: “HSH-55” Historic Shopfront;

301 W Exchange Avenue From: “TNX-55” Transition Neighborhood Mixed Use To: “HSH-55” Historic Shopfront;

Portion of 307 W Exchange Avenue From: “TNX-55” Transition Neighborhood Mixed Use To: “HSH-55” Historic Shopfront;

309 W Exchange Avenue From: “ENX-40” Edge Neighborhood Mixed Use To: “HSH-55” Historic Shopfront;

2414 Clinton Avenue From: “ENX-40” Edge Neighborhood Mixed Use To: “HSH-55” Historic Shopfront;

Portion of 660 Union Stockyard Boulevard From: “TSA-130” Transition Swift/Armour To: “HCO-130” Historic Core;

Portion of 2394 Niles City Boulevard “TSA-130” Transition Swift/Armour To: “HCO-130” Historic Core;

Portion of 701 E Exchange Avenue From: “TSA-130” Transition Swift/Armour To: “HCO-130” Historic Core;

Portion of 2540 Swift Armour Boulevard From: “TSA-130” Transition Swift/Armour To: “HCO-130” Historic Core;

Portion of 601 E Exchange Avenue From: “TSA-130” Transition Swift/Armour To: “HCO-130” Historic Core;

Portion of 1091 NE 23rd Street From: “TSA-130” Transition Swift/Armour To: “HCO-130” Historic Core;

Portion 1001 NE 23rd Street From: “TSA-130” Transition Swift/Armour To: “HCO-130” Historic Core

See attached Staff Report for details and attachments.

On July 8, 2024, the Historic and Cultural Landmark Commission recommended approval of the text amendment to the Zoning Commission and City Council.

On **July 12, 2024** the Zoning Commission recommended approval to the City Council the proposed amendments to the Stockyards Historic and Form-Based Code & Design Guidelines and the map amendment to the Zoning Ordinance in connection with the proposed expansion of the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain subdistricts.

On **September 17, 2024** City Council approved the proposed amendments to the Stockyards Historic and Form-Based Code & Design Guidelines and the map amendment to the Zoning Ordinance in connection with the proposed expansion of the Stockyards Historic District to include additional properties and increase the maximum allowable building height in certain subdistricts. However, the specific changes to the subdistricts was not clear



at this time and Legal recommended the subdistrict changes be clarified and referred back to the Zoning Commission.

Surrounding Zoning and Land Uses

North SY-ENX-40 and SY-TNX-55 / Commercial Retail and Restaurants

East SY-HSH-40 / Dance Hall, Law Offices, and Parking Lots

South SY-ENX-40 and SY-TNX-55 / Vacant and Parking Lots

West UR / Apartments and Residences

Recent Zoning History

- ZC-22-061; to amend the land use table in the Stockyards FBC and Design Guidelines to remove multifamily from: SY-ECC-68, SY-TNE-105, SY-TNX-55, SY-TNX-80, SY-TSA-80, SY-TSA-105 (north), SY-TSA-105 (south), and SY-TSA-55 (north)
- ZC-17-045; from Various to Stockyards FBC w/Historic Transition and Edge Districts
- ZC-16-021; from E, F, MU-1, MU-2, UR, J, K, PD993, PD1017 to Stockyards FBC
- ZC-11-006; from A-5, B, B/DD, C, C/HC, CF, ER, E, E/DD, FR, F, F, I, I/DD, I/HC, J, J/HC, and PDs 101, 107, 117, & 619 to A-5, A-5/HC, A-5/DD, AR, B, B/DD, UR, CF, CF/DD, ER, E, E/DD, MU-1, MU-1/HSE, MU-1/HC, MU-1/DD, MU-2, MU-2/HC, and MU-2/DD

Public Notification

300-foot Legal Notifications were mailed on June 27, 2025.

Development Impact Analysis

Land Use Compatibility

The primary purpose of this map amendment is to amend the City of Fort Worth Zoning Ordinance to rezone certain properties within the Stockyards (“SY”) District to certain Stockyards sub-districts (as noted above).

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

Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan currently designates the subject properties as Mixed Use. The future land use and zoning were changed to mixed use with a historic core to reflect the intended redevelopment form.

The below policies from the Comprehensive Plan apply to this proposed change.



- As a matter of public policy, the identification, protection, enhancement, and perpetuation of landmarks or districts of historical, cultural, architectural, or archeological significance are necessary to safeguard and promote the economic, cultural, education, and general welfare of the public.
- Develop “stewardship” vs “ownership” opportunities for private property owners.
- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

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

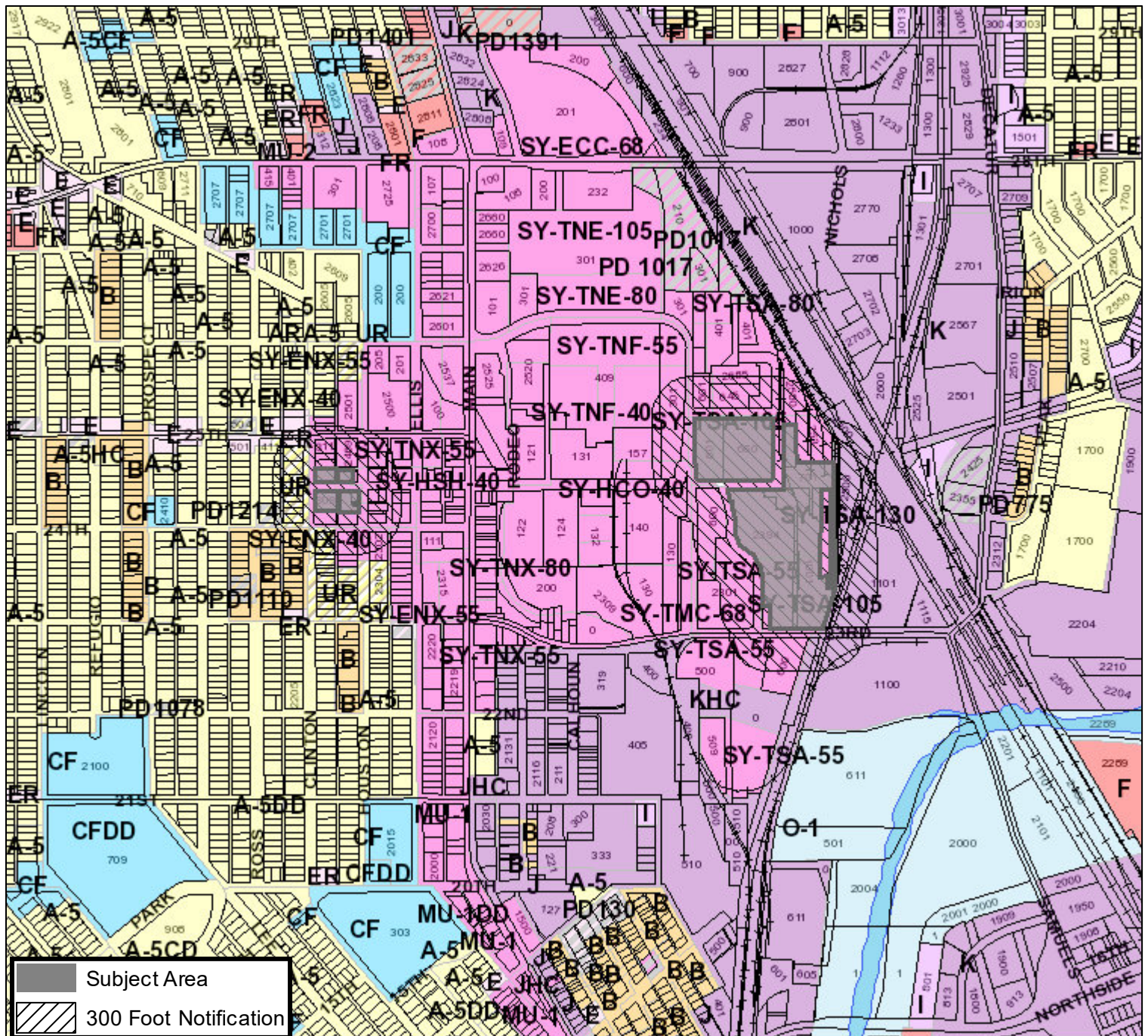
Economic Development Strategic Plan

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

1. Continue supporting high-quality redevelopment projects in and around the Fort Worth Stockyards National Historic District. Partner with Trinity Metro, area landowners, and the real estate community to pursue transit-oriented development projects within a 10-minute walk of the TEXRail North Side Station.
2. Citywide Urban and Mixed-Use Development
3. 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.

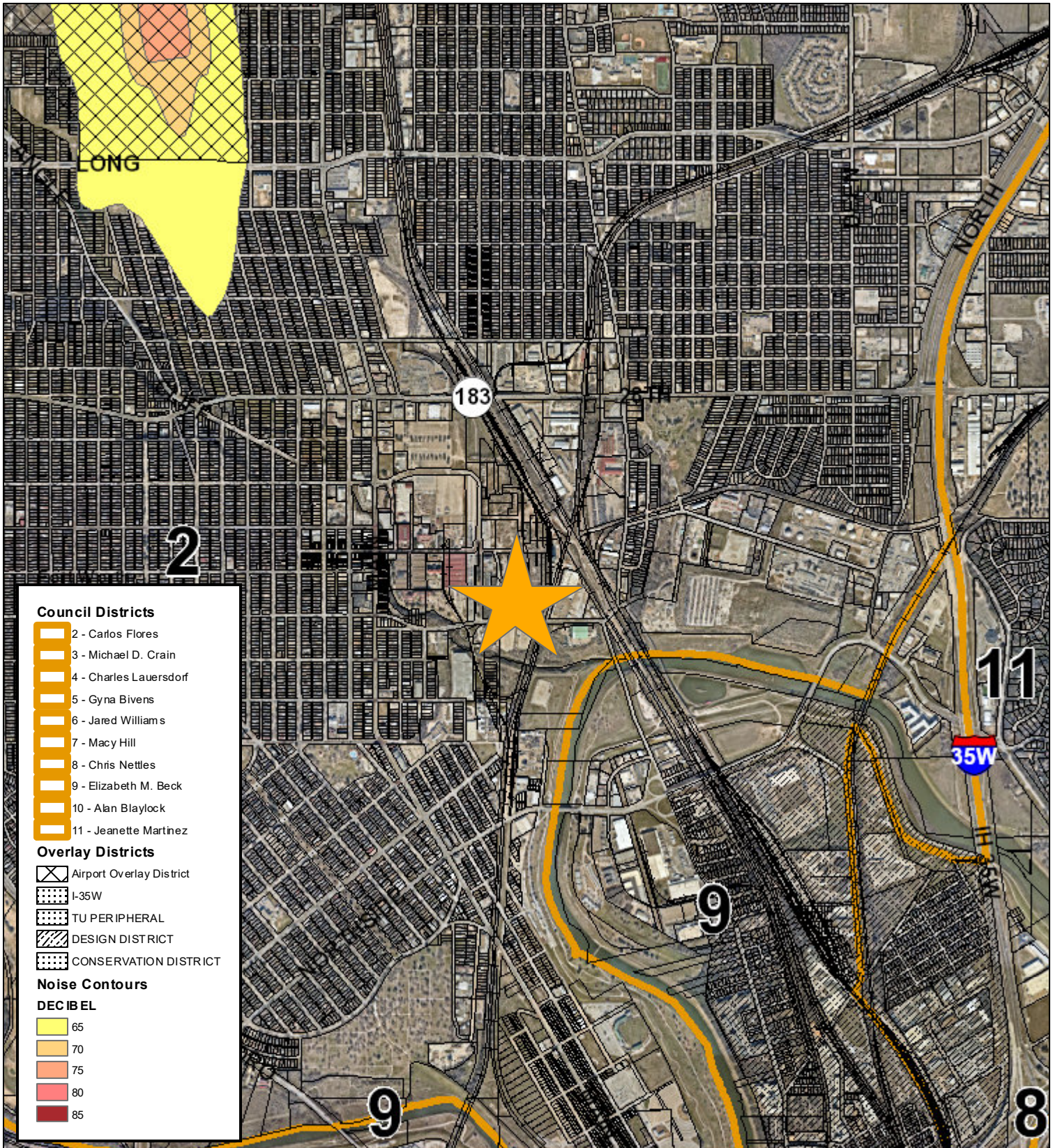
Applicant:	City of Fort Worth Development Services
Address:	Certain sites in 1000 blk NE 23rd St, 2500 blk Swift Armour Blvd, 600-700 blks E Exchange
Zoning From:	SY(ENX-40/TNX-55/TSA-130)
Zoning To:	SY(HSH-55/HCO-130)
Acres:	21.39617225
Mapsc0:	Text
Sector/District:	Northside
Commission Date:	7/9/2025
Contact:	817-392-8015





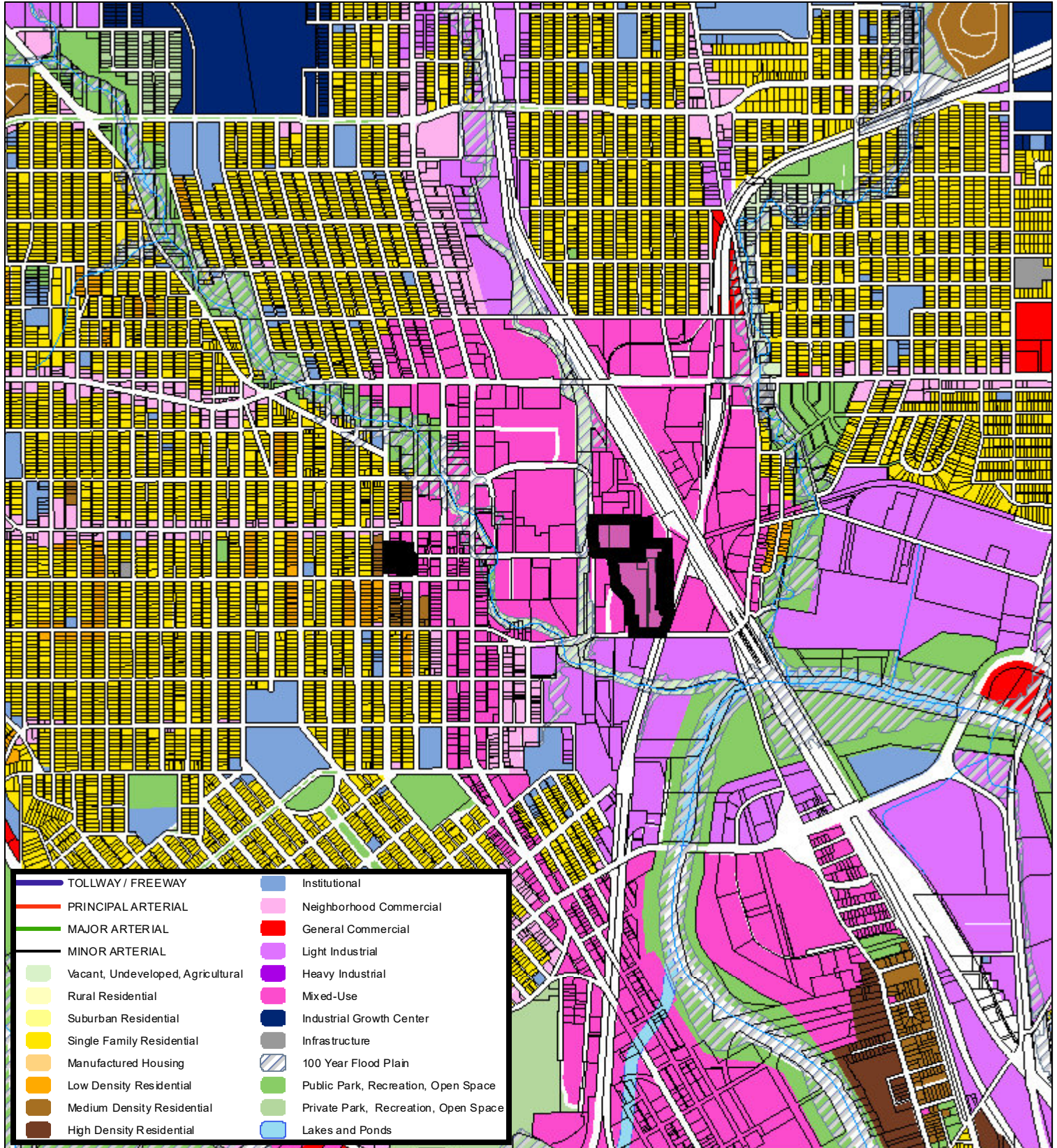
0 500 1,000 2,000 Feet

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



1,600 800 0 1,600 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

