



# Zoning Staff Report

**Date:** May 24, 2022

**Case Number:** ZC-22-041

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Sevanne Steiner](#)

**Owner / Applicant:** Brewer & Hale, Llc / Testudo Residential, Llc / Testudo Holdings, Llc/ Urbanworth, Llc (Darin Norman)

**Site Location:** 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514, 518 Wall Street **Acreage:** 2.15

### Request

**Proposed Use:** Mixed- Use and Townhomes

**Request:** 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

### Recommendation

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

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

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

**Zoning Commission Recommendation:** **Approval**

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## Project Description and Background

These properties are located within the Downtown Mixed- Use Growth Center. They are bounded to the South by W. Bluff Street, North by Parr Street, and to the East and the West by railroad tracks. This area is historically know as Rock Island.

The applicant is proposing to rezone from the properties from various zoning districts to “PD/H” plus brewery and distillery and the site plan waived. The site plan will be reviewed by the Downtown Design Review Board prior to building permit being issued because the properties will remain in the Downtown Urban Design District.

The properties are currently vacant land or dilapidated houses and the applicant would like to develop townhomes and various smaller mixed- use phase developments.

## Surrounding Zoning and Land Uses

North: “PD/H” Central Business District– Apartments

East Railroad

South “H” Central Business District – Various commercial, office and industrial uses

West Railroad

## Recent Zoning History

- 415 N. Nicholas Street was rezoned to PD/H/ DUDD with a 10 story height limit

## Public Notification

300-foot Legal Notifications were mailed on 4/01/2022.

The following organizations were notified: 4/01/2022.

Organizations Notified	
West 7th Neighborhood	Alliance Fort Worth Downtown Neighborhood Alliance
Sunset Terrace NA *	Mistletoe Heights NA
Near Southside, Inc.	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

## Development Impact Analysis

*\* This Neighborhood Association is located closest to the subject property”*

### Land Use Compatibility

The site is located in what is historically known as Rock Island. The surrounding area is a combination of multifamily apartments, single family housing and, commercial and industrial uses. As development in the Central Business District intensifies, pressure to the adjacent parcels not eligible to be zoned to “H” Central Business District has increased. There currently is not a zoning district that is sustainable for these areas that are located within the Downtown Mixed -Use Growth but not the Central Business District. As a result, staff has recommended “PD/ H” with a 10 story height limit. This is similar to what occurs on the northside of the Central Business District along Samuels Avenue.

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

## Comprehensive Plan Consistency – Downtown

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The 2021 Comprehensive Plan currently designates the subject property as Mixed Use.

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

- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Link growth centers with major thoroughfares, public transportation, trails, and linear parks.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

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

## Economic Development Plan

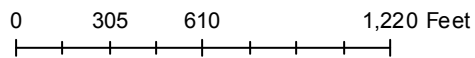
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The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

- Rapidly increased residential units in downtown and downtown adjacent neighborhoods.

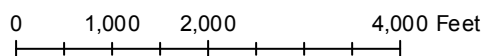
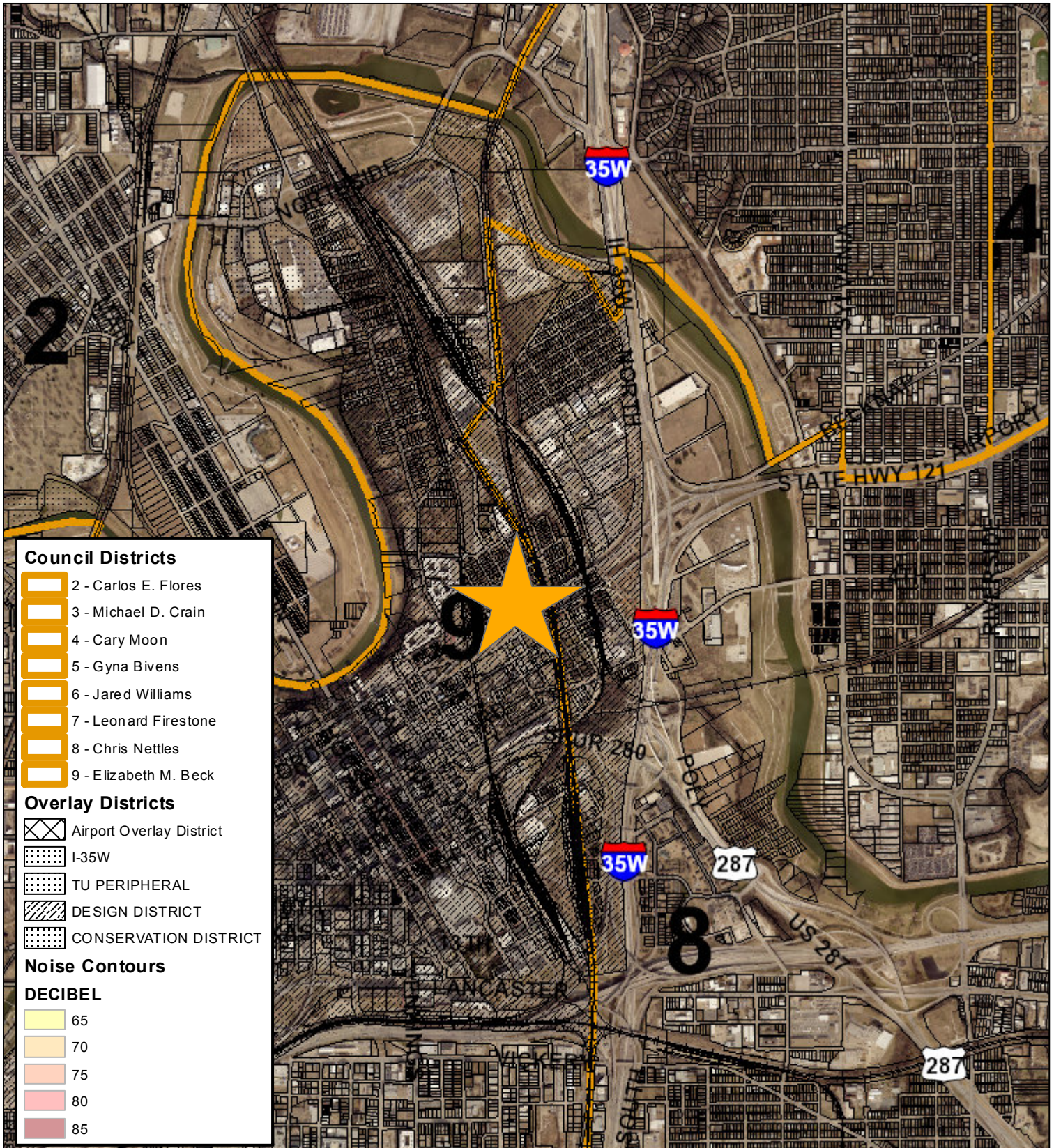
### Area Zoning Map

Applicant: Brewer & Hale, Testudo Residential & Holdings  
 Address: Various lots generally bounded by Bluff St, Samuels Ave, Mayfield St, & Live Oak Street  
 Zoning From: D, G, J, PD 1226 for H uses with Downtown Urban Design District Overlay  
 Zoning To: PD for H uses plus single family detached uses with Downtown Urban Design District Overlay  
 Acres: 2.1583967  
 Mapsco: 63S  
 Sector/District: Northeast  
 Commission Date: 5/11/2022  
 Contact: 817-392-8012



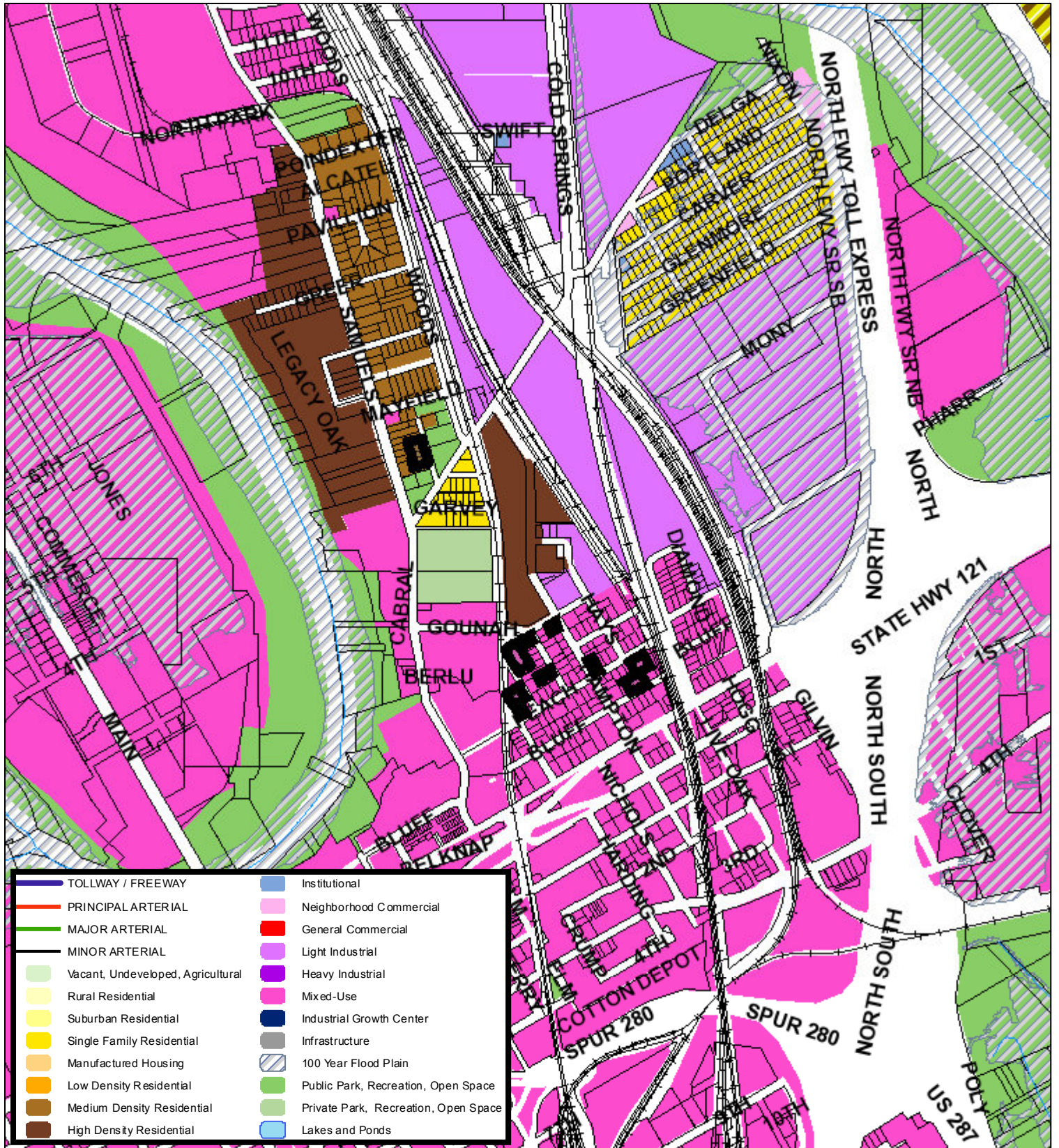


## Area Map





### Future Land Use



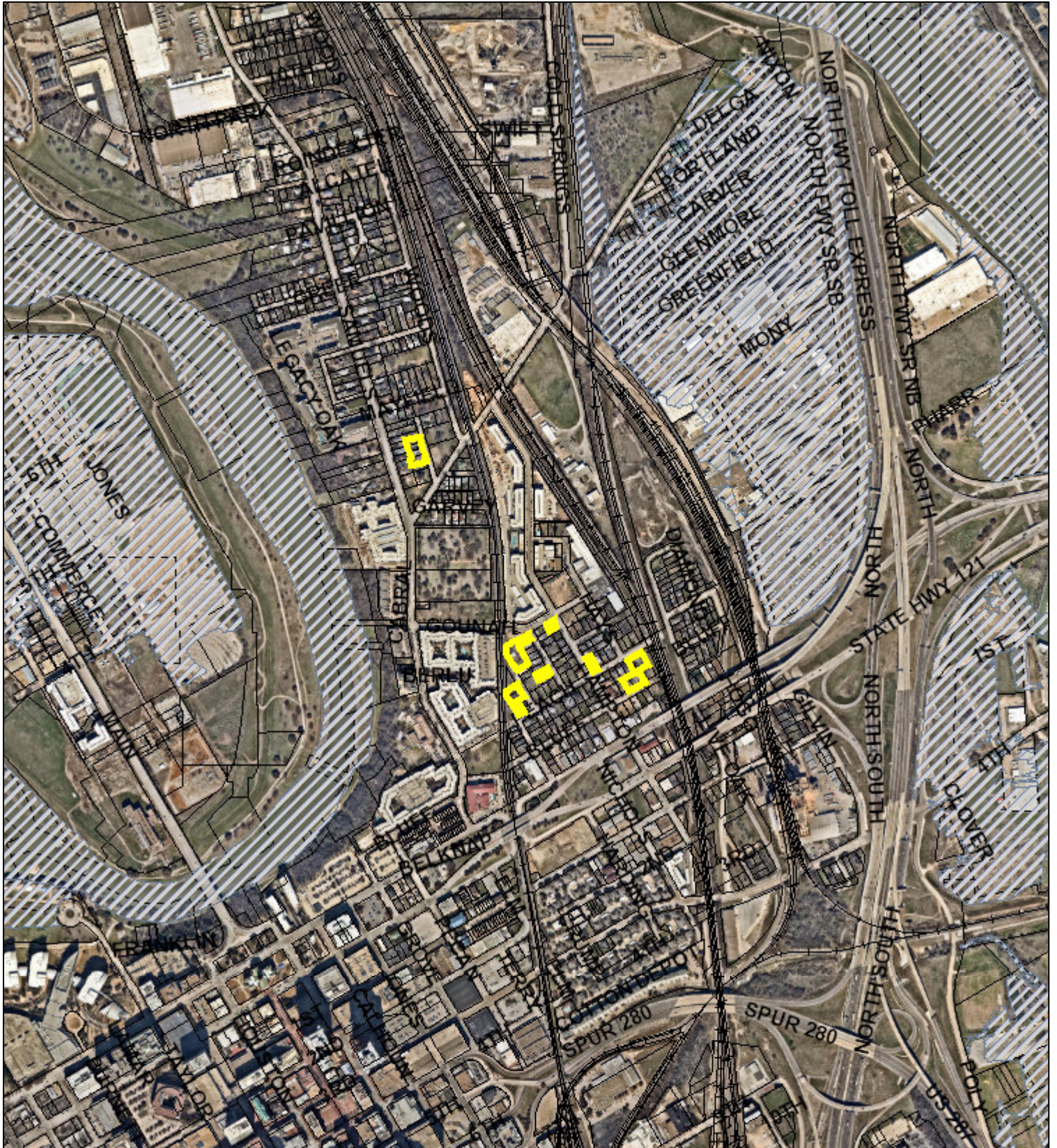
960 480 0 960 Feet

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



0 600 1,200 2,400 Feet

