



# Zoning Commission

**Date:** March 8, 2022

**Case Number:** ZC-21-211

**Council District:** 9

## Zoning Map Amendment

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

**Owner / Applicant:** MTU Hospitality, LLC / Estacado LLC, - Matt Peterson

**Site Location:** 2100 & 2120 W. Rosedale Street and 1005 Jerome Street **Acres:** 2.458

### Request

**Proposed Use:** Unknown – Urban Design Fixability

**Request:** From: “G” Intensive Commercial

To: “NS-T5” Near Southside Form Based Code District

### 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 6-0**

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## Project Description and Background

The property is located on the north side of W. Rosedale Street between Jerome Street and the railroad. It is located east of the Midtown development and north the Mistletoe Heights Historic District. The applicant is proposing to rezone the property from “G” General Commercial to “NS-T5” Near Southside Form Based Code District.

## Surrounding Zoning and Land Uses

North: Railroad/ Interstate 30

East: PD 558 / Midtown- Hotel and Restaurants

South: “B” HC – Two Family Historic / Single family residential – Historic District

West: “NS-T5I” Near Southside Form Based Code - industrial/ Medical offices and uses

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on 11.23.21

The following organizations were notified: (emailed 11.21.2021)

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

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

## Development Impact Analysis

### Land Use Compatibility

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The properties to the east and west are hotel, medial offices and uses, and retail restaurants. The properties to the south are single family residents; however, they are bounded by Rosedale.

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

## Comprehensive Plan Consistency – Southside

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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:

- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Attract high quality freeway commercial development along the interstate highways.
- Reinforce medical institutions by providing opportunities for expansion.
- Encourage office and high-density residential uses which will support area commercial uses.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts

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

## Economic Development Plan

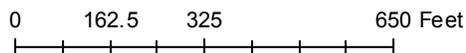
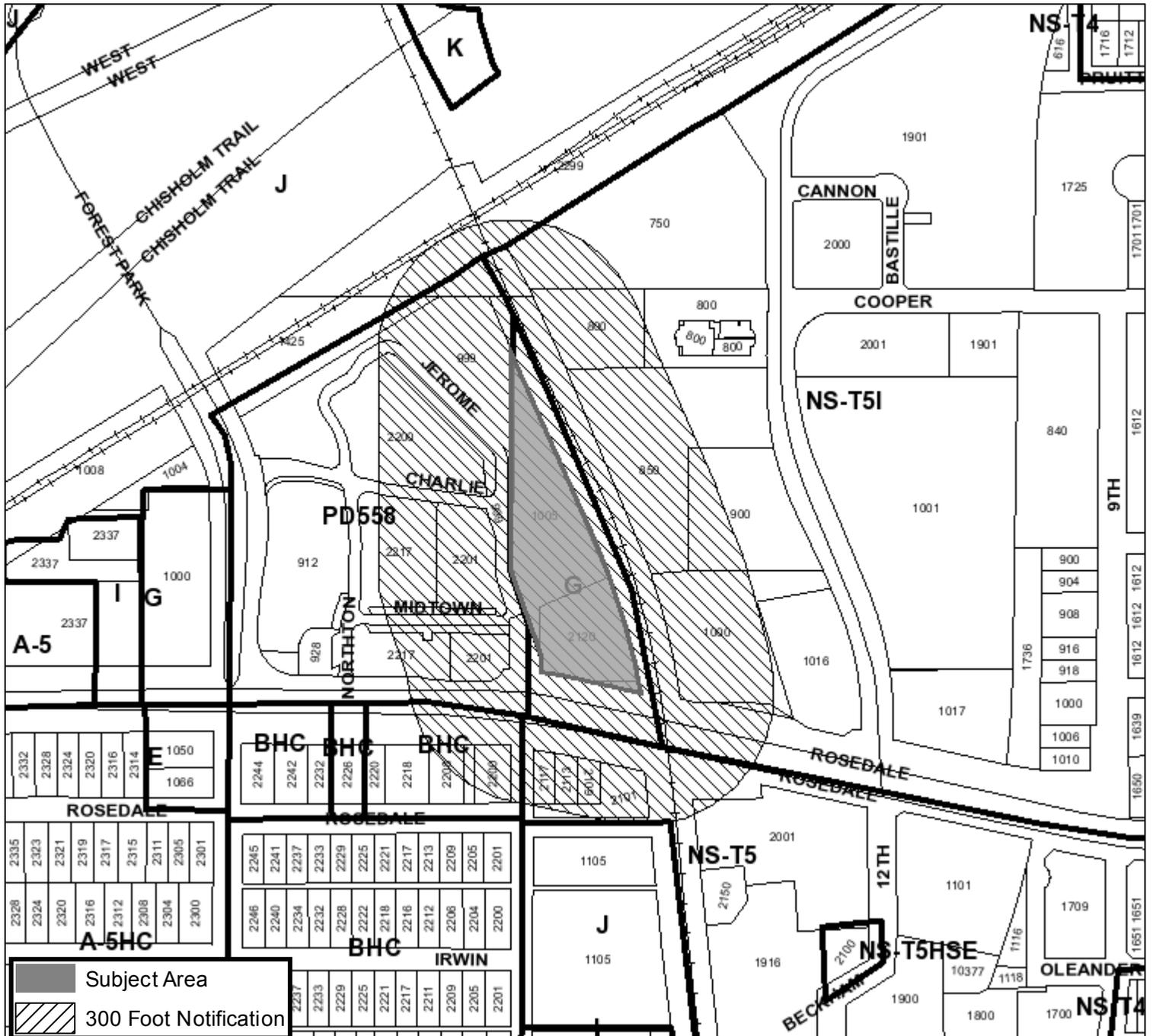
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The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

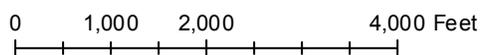
- Enhance and expand the Near Southside's role as a medical innovation district and position it to become the most livable medical district in the US.

### Area Zoning Map

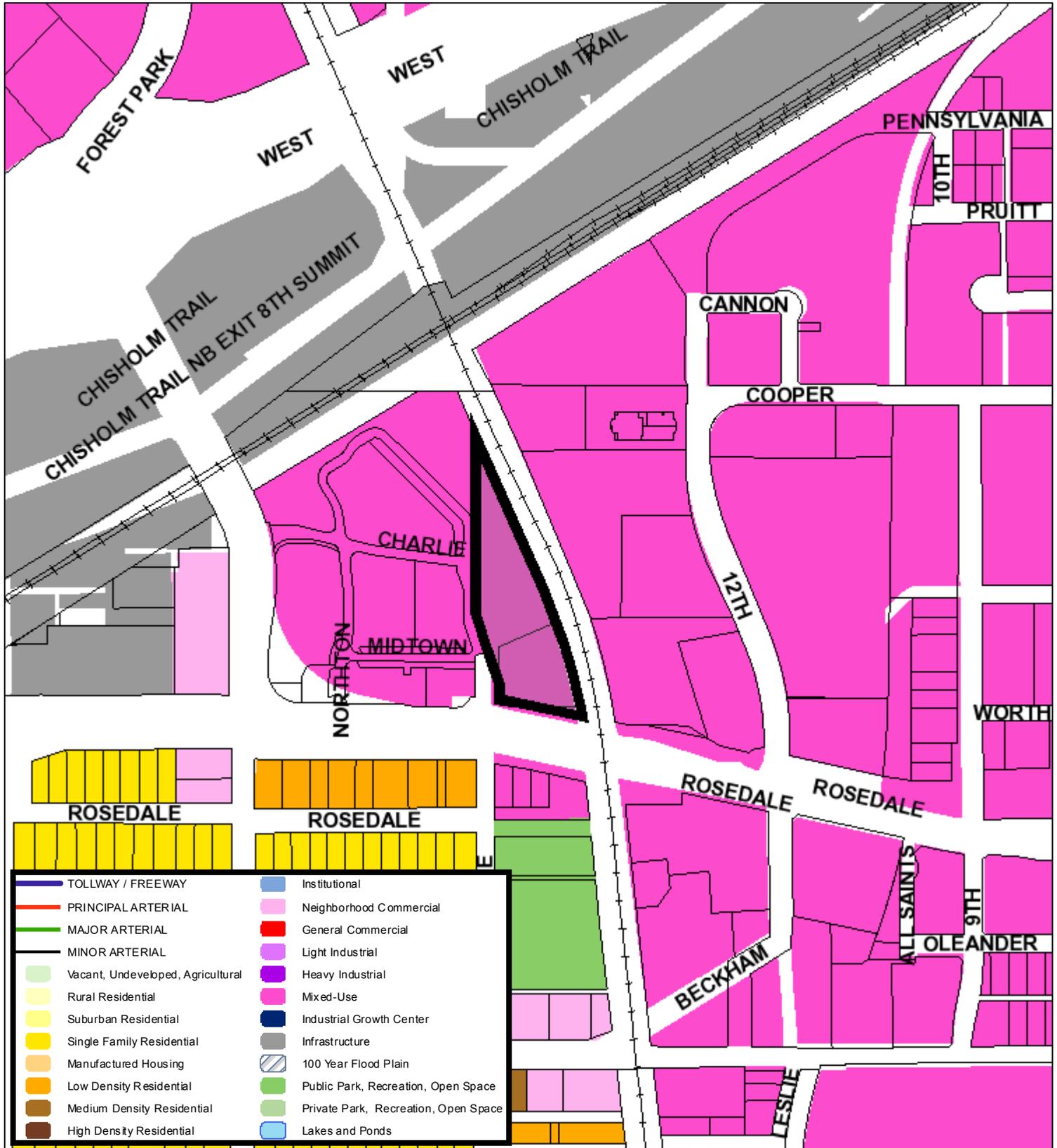
Applicant: MTV Hospitality LLC  
 Address: 2100 & 2120 W. Rosedale Street, 1005 Jerome Street  
 Zoning From: G  
 Zoning To: NS-T5  
 Acres: 2.45598085  
 Mapsco: 76L  
 Sector/District: Southside  
 Commission Date: 12/8/2021  
 Contact: 817-392-8012



### Area Map



### Future Land Use



360 180 0 360 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



0 235 470 940 Feet

