



# Zoning Staff Report

**Date:** May 13, 2025

**Case Number:** ZC-25-046

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Jason Morgan & Adam Comer / Stolen Shakespeare Guild

**Site Location:** 3623 & 3621 Decatur Ave

**Acreage:** 0.26 acres

### Request

**Proposed Use:** Performance Arts Theater

**Request:**  
From: "A-5 One-Family  
To: "E" Neighborhood Commercial

### Recommendation

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

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

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

The property is located at the intersection of 36<sup>th</sup> Street & Decatur Avenue. The applicant would like to amend the zoning from “A-5” One-Family to “E” Neighborhood Commercial to allow for a performance arts venue in an existing vacant church building. Below is the applicant’s narrative:

We propose to rezone 3623 Decatur Avenue for use as a theater. The property has been operating as a church, and the different parcels on the property are zoned differently. We understand they need to match and all be zoned E.

Stolen Shakespeare Guild is a non-profit 501(c)(3) theater arts organization that has been in existence since 2006. We are dedicated to uniting and enriching our community through the preservation and celebration of classic theater. Our organization produces a full season of 6-7 shows that are classics and classics in their genre. Next season, we will produce a Shakespeare Festival: Twelfth Night and Richard III that will run in repertory, the classic musicals Hairspray and My Fair Lady, the Agatha Christie play A Murder is Announced, and A Christmas Carol. Additionally, we host weekly voice lessons, a Teen Shakespeare Competition, and a Teen Summer Workshop that culminates in a performance. For the past 18 years, we performed at the Fort Worth Community Arts Center and have had to find a new home since its closure. Throughout our history, we have contributed significantly to the cultural landscape of the city.

Our goals align with the City’s Comprehensive Plan; we coordinate to support K-16 curricula and lifelong learning, strengthen the economic vitality of the community, and foster engagement, inclusion, and communication with the local community. We look forward to being a part of the Diamond Hill-Jarvis neighborhood. Given our 18-year history, we expect to bring in existing patrons from all over Tarrant County and greater DFW to increase traffic and economic development in our new neighborhood.

We have already begun working to engage the Diamond Hill-Jarvis community. We are down the street from Diamond Hill-Jarvis High School and have reached out to their theater director and administrators about participation in our education initiatives; they were excited about this opportunity. We are offering two good neighbor scholarships to our workshop just for Diamond Hill-Jarvis High School students. Additionally, we have begun reaching out to our local neighborhood associations and plan to offer discounted tickets for residents of the 76106 zip code.

3623 Decatur Avenue is in a mixed-use area. We are surrounded by a combination of businesses and homes. With the library and High School just down the street, we hope to create a small cultural hub within the Diamond Hill-Jarvis neighborhood.

Thank you for your consideration.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / convenience store  
East “E” Neighborhood Commercial / commercial  
South “A-5” One-Family / single-family  
West “A-5” One-Family / single-family

## Recent Zoning History

- None

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on March 28, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### 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 March 28, 2025

Organizations Notified	
Inter-District 2 Alliance	Diamond Hill Jarvis NAC*
Streams and Valleys Inc.	Trinity Habitat for Humanity
FWISD	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting a zoning change to “E” Neighborhood Commercial to allow for a performance art venue for a theatre group. Surrounding land uses are commercial to the north and east with single-family to the south and west. The applicant intends to remodel the existing vacant church site to create this space for theatre.

The proposed rezoning **is compatible** at this location

### Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning classification **is consistent** with for the land use designation and the following Comprehensive Plan policies:

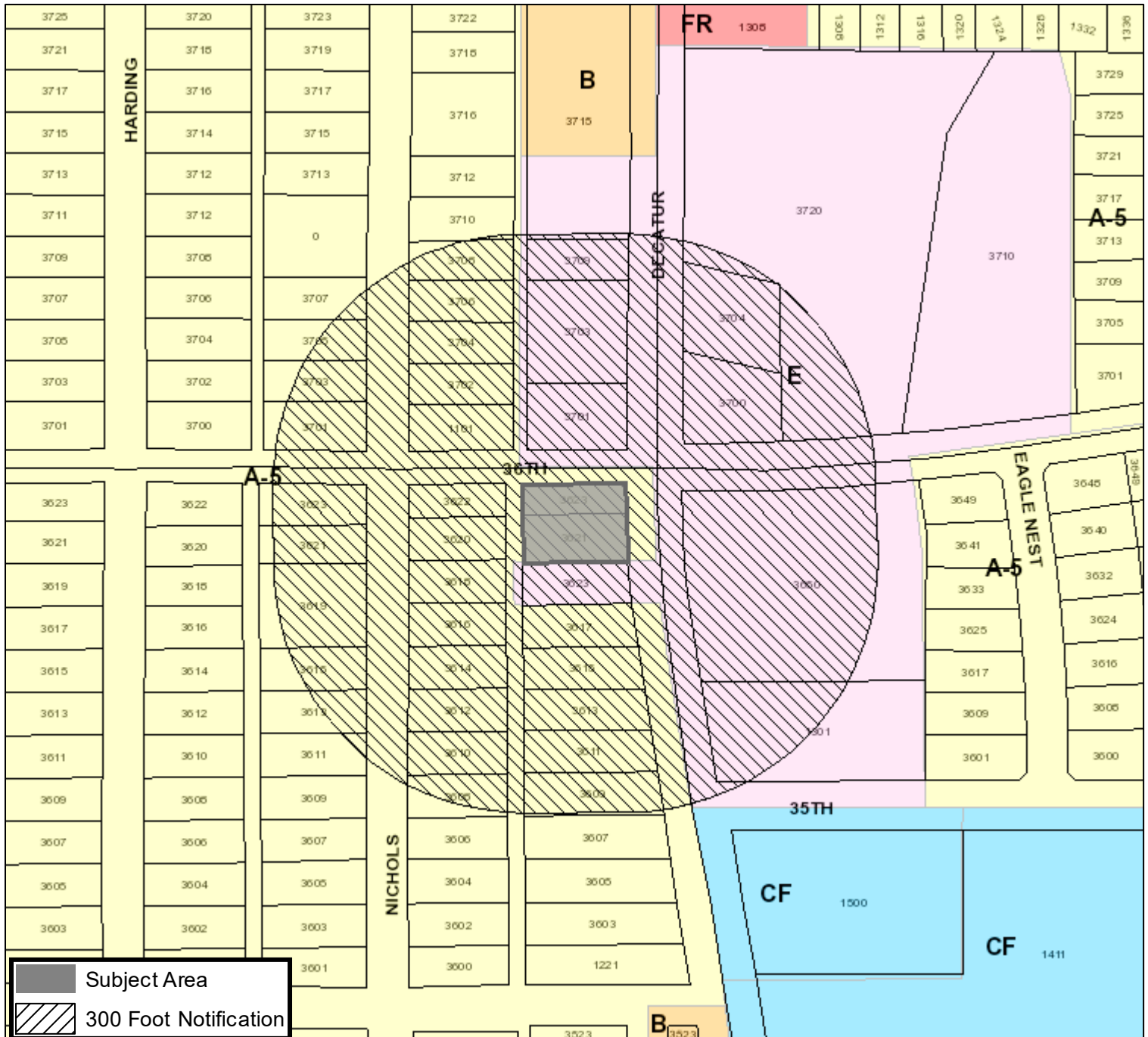
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods



2025-04-23

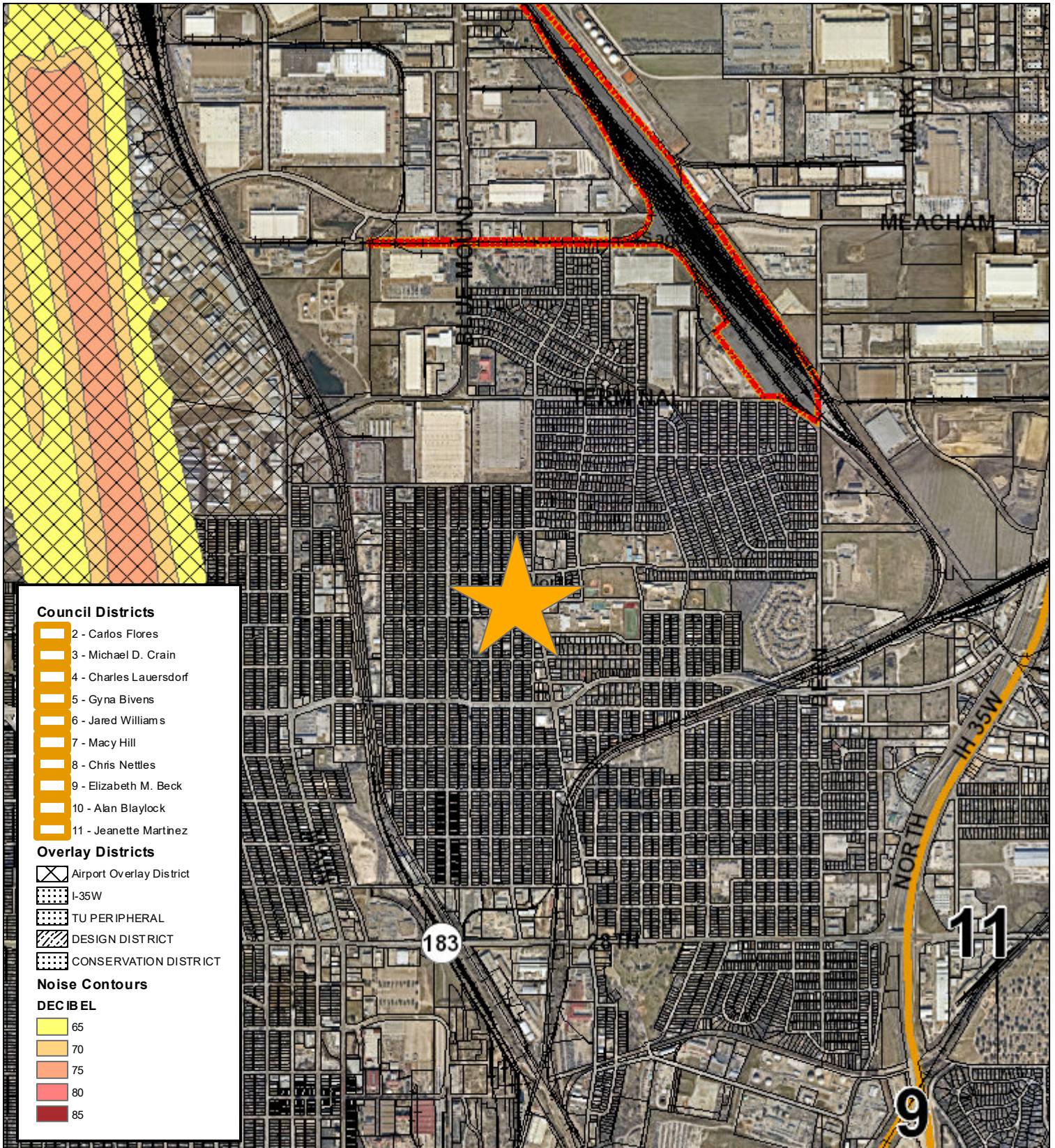
## Area Zoning Map

Applicant: Stolen Shakespeare Guild  
Address: 6323 Decatur Avenue  
Zoning From: A-5  
Zoning To: E  
Acres: 0.2694573  
Mapsc0: Text  
Sector/District: Northeast  
Commission Date: 4/9/2025  
Contact: 817-392-8028





## Area Map



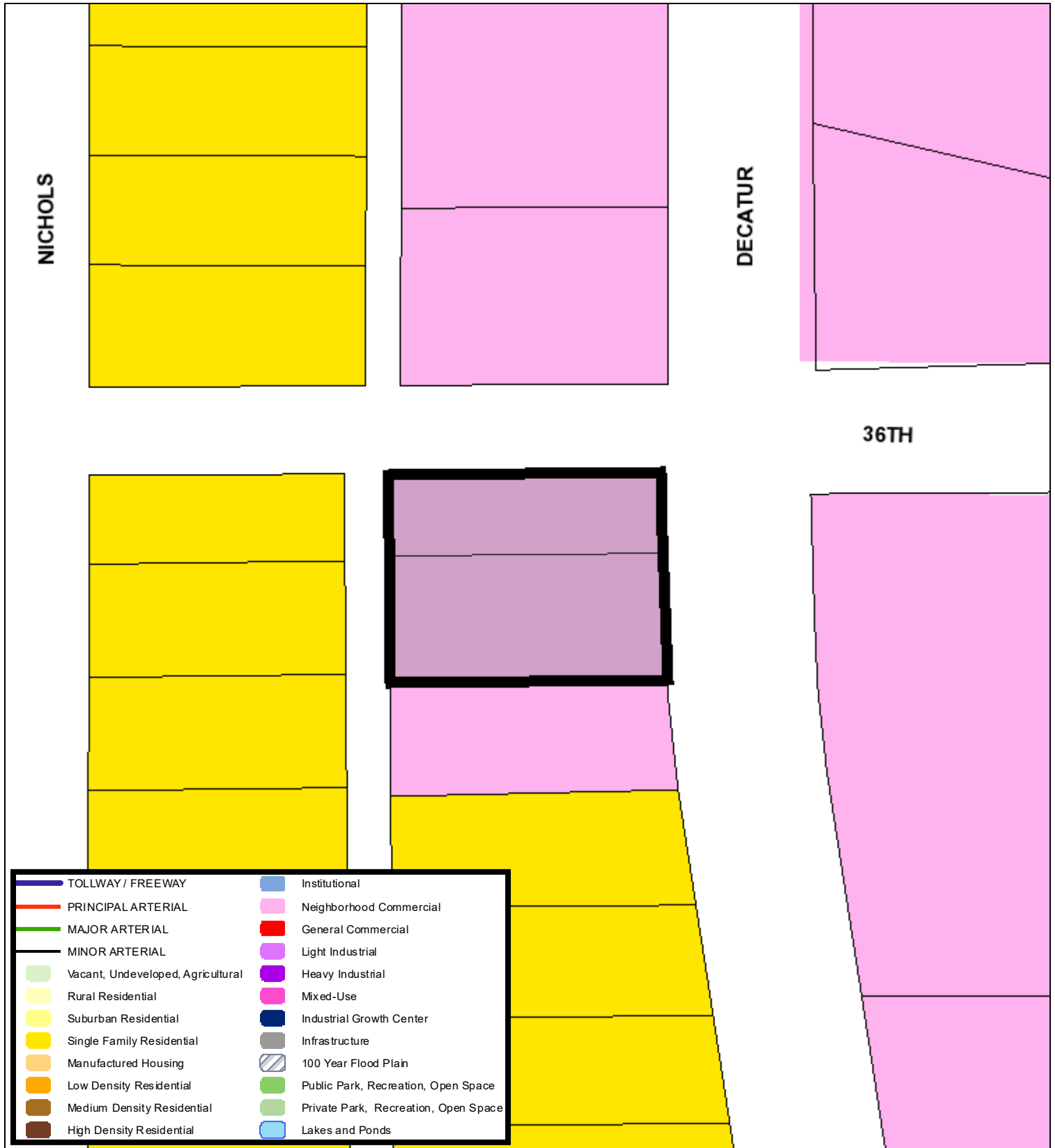
0 1,000 2,000 4,000 Feet





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## 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

60 30 0 60 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.

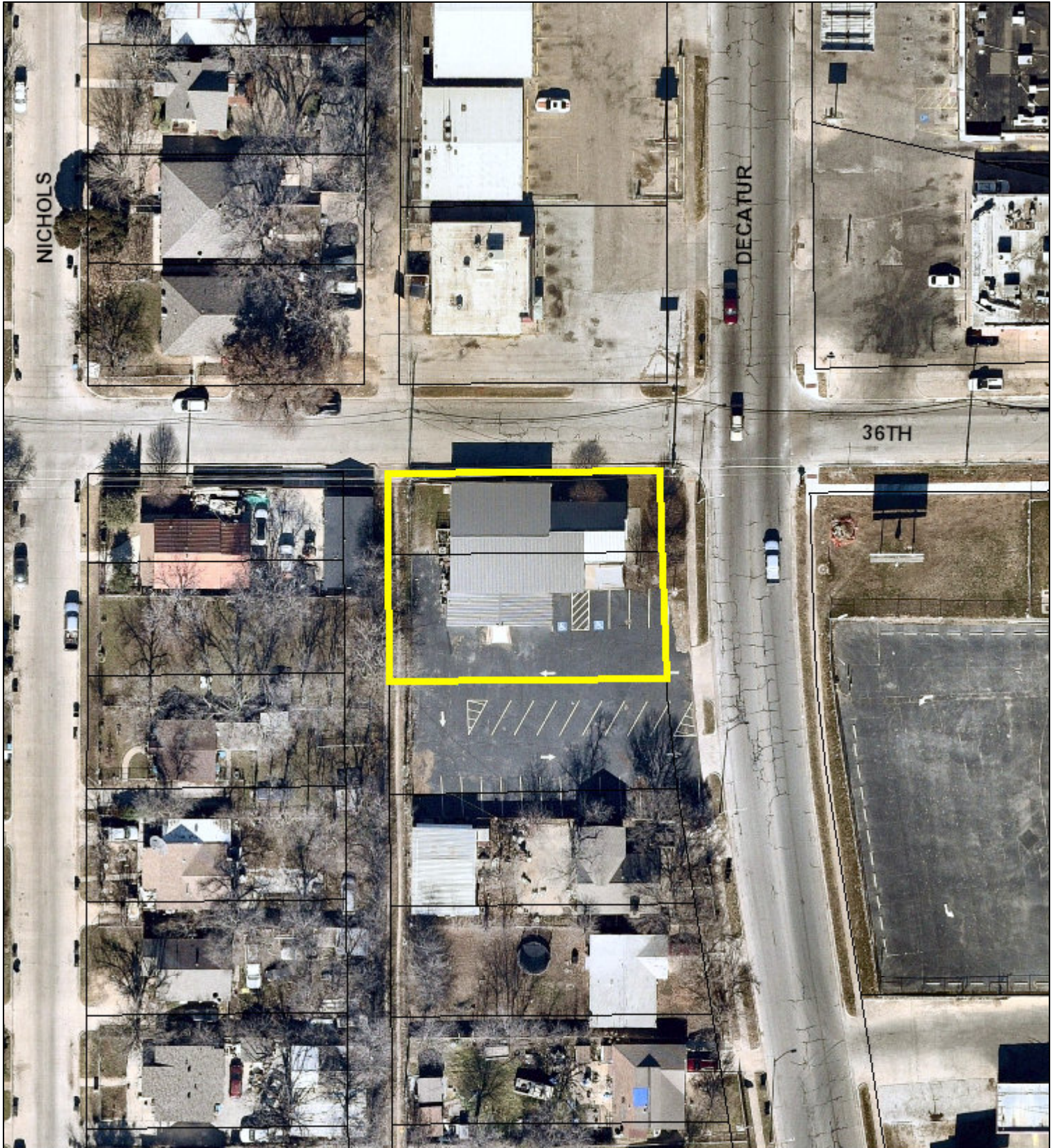






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## Aerial Photo Map



0 37.5 75 150 Feet

