



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-135

Council District: 2

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Trinity River Group LP / Stonehawk Capital Partners

Site Location: 1500 E. Northside Drive

Acreage: 4.09 acres

Request

Proposed Use: Multifamily

Request: From: “PD456” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus hotel/motel within 1000 feet of a residential district with accessory use for restaurant/bar; site plan waived

To: “MU-2” High Intensity Mixed-Use

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 8-0**

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Project Description and Background

The site is located along Northside Drive, just as it crosses the Trinity River north of Downtown. Interstate 35W is about one-third of a mile to the east of this site. The site is across the river from the Downtown Urban Design District Overlay.

The applicant is requesting to rezone to “MU-2” High Intensity Mixed-Use from “PD456” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus hotel/motel within 1000 feet of a residential district with accessory use for restaurant/bar; site plan waived. The proposed use is multifamily apartments.

The site was rezoned in 2002 from “O-2” Floodplain to the Planned Development. The site, however, has remained undeveloped since then.

A number of trees appear to be on the site. Any site development must comply with the Urban Forestry requirements. At this location, the riverfront will also be treated as Right-of-Way for development standards; if the site rezones to “MU-2” High Intensity Mixed-Use, any necessary waivers must go before the Urban Design Commission and, depending on the item requiring a waiver, possibly also the Board of Adjustment.

Surrounding Zoning and Land Uses

North “O-1” Floodplain / undeveloped
East “O-1” Floodplain / undeveloped
South West Fork Trinity River
West “O-1” Floodplain / undeveloped

Recent Zoning History

- ZC-22-035 to amend PD586 to allow transitional housing; case withdrawn; about a half mile to the east across I-35W
- ZC-20-106 from J to PD/D; Case withdrawn by applicant 8/13/20; east of subject site
- SP-19-015 to amend PD399 multifamily Site Plan; effective 12/29/19; southeast of subject site
- SP-17-011 to amend PD399 multifamily Site Plan; effective 8/31/17; southeast of subject site
- SP-17-008 to amend PD586 church site plan; effective 8/31/17; about a half mile to the east across I-35W

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
 The following organizations were notified: (emailed September 30, 2022)

Organizations Notified	
Inter-District 2 Alliance	Riverside Alliance
Vintage Riverside NA	Tarrant Regional Water District
Friends of Oakhurst Park	Trinity Habitat for Humanity
Oakhurst Scenic Drive Inc.	Fort Worth ISD
Fort Worth Downtown Neighborhood Assn.	Diamond Hill Jarvis NAC
Oakhurst NA	Friends of Riverside Park
Streams and Valleys Inc	Riverside Business Alliance
Oakhurst Alliance of Neighbors	

** Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The site is immediately surrounded by undeveloped land with the Trinity River to the south. In the larger context, the site does have some industrial, multifamily, and commercial around it. Across the river is the Downtown Industrial Overlay District. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as General Commercial on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

**Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.*

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

- Promote pedestrian and bicycle connectivity between Downtown, Panther Island, the Near Southside, the West Seventh Urban Village, and the Trinity Trails.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote extension of the public trail system along the Trinity River, and convenient trail connections to neighborhoods.
- Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites.

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

Economic Development Plan

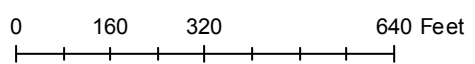
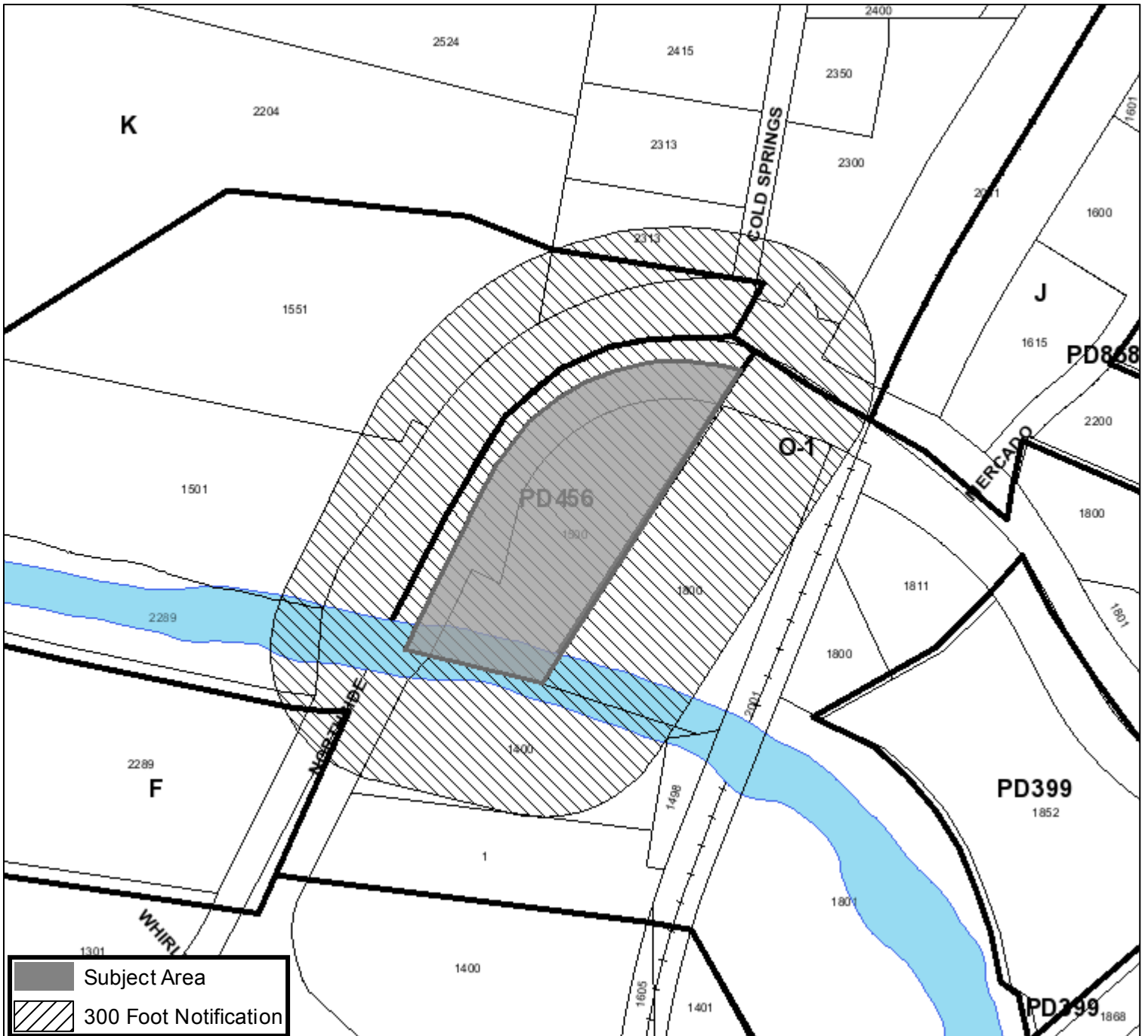
The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. 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.

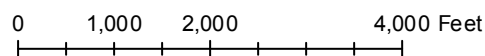
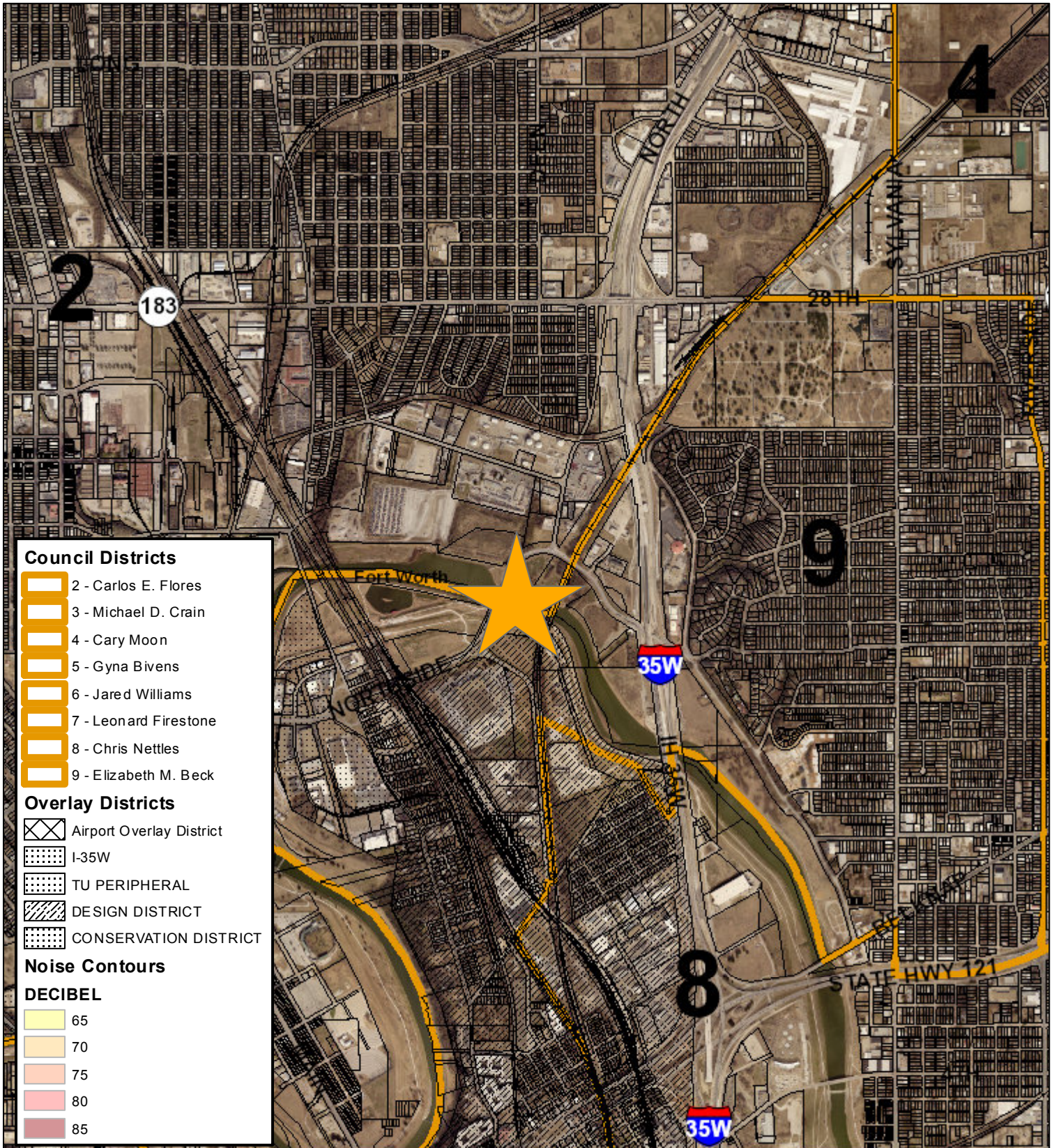


Area Zoning Map

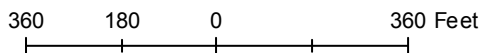
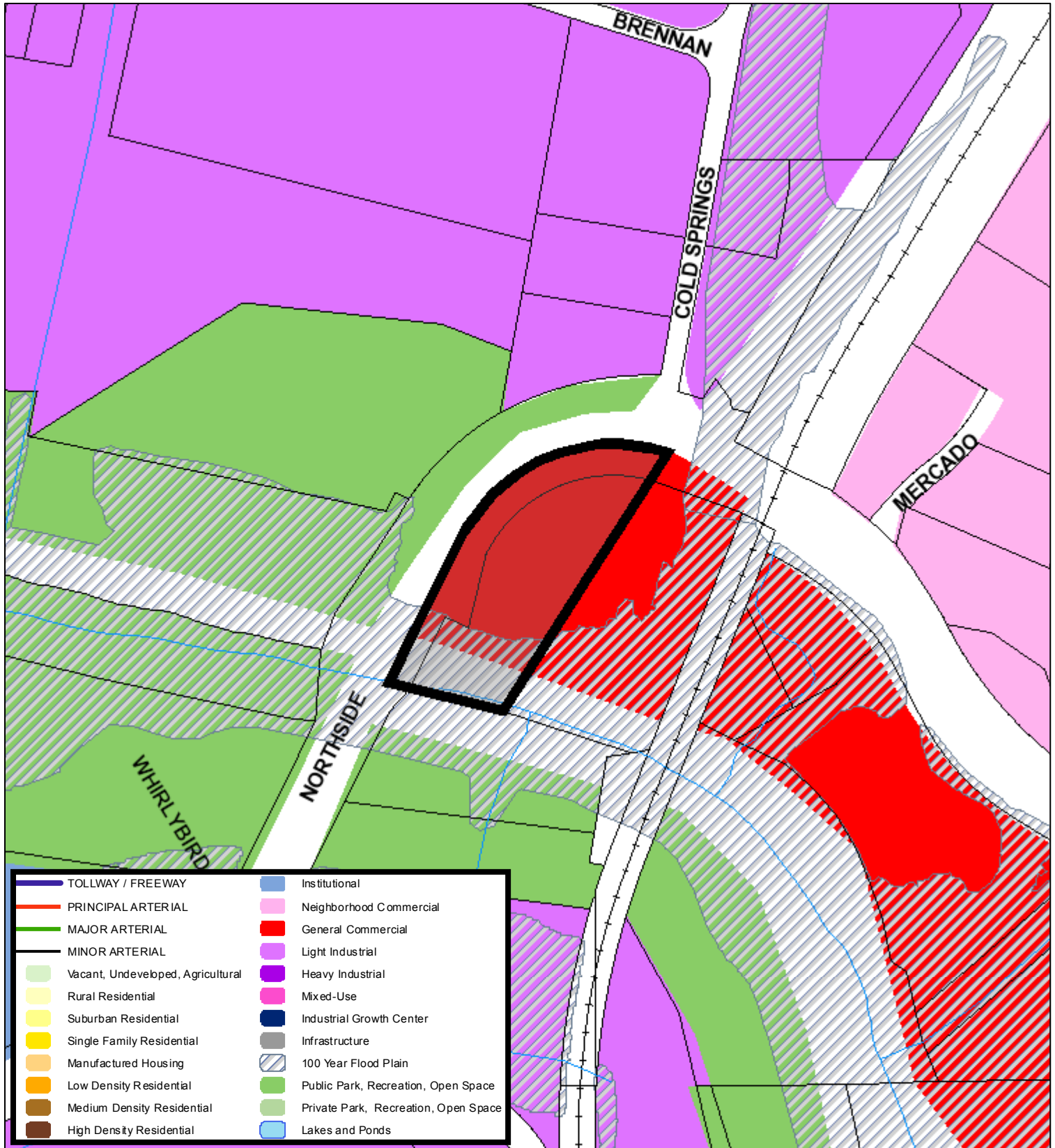
Applicant: Trinity River Group LP
Address: 1500 E. Northside Drive
Zoning From: PD456
Zoning To: MU-2
Acres: 4.09684504
MapSCO: 63J
Sector/District: Northeast
Commission Date: 10/12/2022
Contact: 817-392-2806



Area Map



Future Land Use



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



0 230 460 920 Feet

