



# Zoning Staff Report

**Date:** January 14, 2025

**Case Number:** ZC-24-146

**Council District:** 2

## Zoning Map Amendment

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

**Owner / Applicant:** Trinity Kitchens LLC / Gibson Duwe

**Site Location:** 1300-1306 Gould Ave (evens)

**Acreage:** 0.67 acres

### Request

**Proposed Use:** Restaurant and rental hall for private events

**Request:** To: Add Conditional use Permit for a restaurant and rental hall in “CF” Community Facilities District; site plan included

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

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

**Staff Recommendation:** **Approval by a vote of 9-0**

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## Project Description and Background

The property is located at the intersection of Gould Avenue & Northside Drive. The applicant previously had a CUP approved for a restaurant with alcohol sales, however, their four (4) year timeframe has expired. The applicant's request is two-fold: 1) they would like to reestablish their CUP for restaurant with alcohol sales 2) add rental hall for private events. The information below from the applicant describes their request.

Gigi Howell, Juan Rodriguez and I are making progress on our plans to move Magdalena's to Lanny Lancarte's catering kitchen at 1300 Gould Ave. We still intend to close the existing Magdalena's on Grand Ave. and move it to Gould. In addition to a catering kitchen, we will also host private events and our popular Supper Club. To accomplish this, we need to ensure that the current zoning/permitted uses allow for each of these operations and if not, determine what steps we need to do to make this happen. As you recommended, we reached out to AJ Garcia via phone, text, and email but haven't received a response yet.

As noted in previous correspondence, please review the following:

1. There are 25 parking spots on-site, and we can add up to 26 more if necessary. All these parking spots are behind a gate/fence. As you know this is much more parking than Magdalena's has currently.
2. Juan has identified another property close by where we may be able to add additional parking.
3. We will have both private events and Supper Clubs on-site and will be serving beer, wine and spirits. All these events will have a hard stop at 10:00 pm, and it usually takes us 20 minutes to clean up and close down. So, everything should be completely shut down by 10:30 pm.
4. I believe the current CUP allows for TO GO alcohol sales, but this is not critical for our plans/operations.

The subject property was rezoned to Community Facilities "CF" for the church use back in 2011, the property has sold. According to historic aerials the church appears to have been built prior to 1950 and may have been constructed prior to the Zoning Ordinance.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While the proposed use is not permitted in the "CF" zoning district by right, allowing it by CUP with a site plan may help mitigate any neighborhood concerns.

## Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South "A-5" One-Family / single-family  
West "A-5" One-Family / single-family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
The following organizations were emailed on November 27, 2024:

Organizations Notified	
Inter-District 2 Alliance	North Side NA*
Historic Northside Business Association	Fort Worth Stockyards Business Association
Tarrant Regional Water District	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 for a Conditional Use Permit (CUP) for a restaurant with alcohol sales and rental hall for private events. Surrounding land uses are predominantly single family.

This site has operated for the past four (4) years with minimal impact to the neighborhood. The addition of renting the facility for private events should not have an overarching effect to the existing restaurant operation, as long as, parking is maintained solely on their site. The applicant has the ability to add new parking spaces, if warranted. The CUP allows for time limitation, typically 3-5 years if this will assuage fears about the proposed uses.

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

### Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the subject property as Institutional. The requested zoning classification **is not consistent** with for the land use designation.

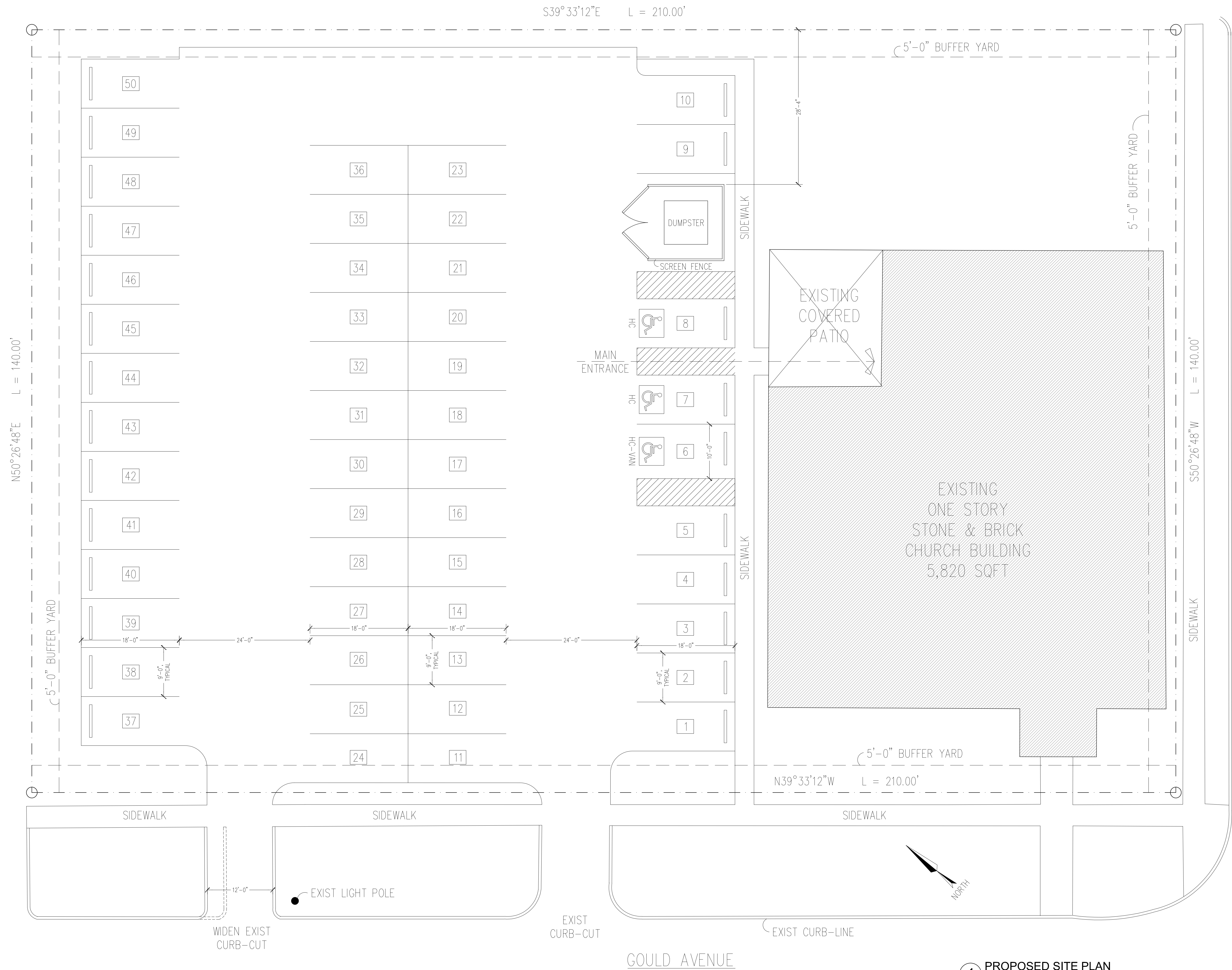
However, the requested CUP zoning **is consistent** with the following Comprehensive Plan policy:

- Attract redevelopment and new development in the corridors linking the major districts of Downtown, the Historic Stockyards, and the Cultural District.

### Site Plan Comments

#### Zoning & Land Use

All comments addressed as of the writing of this report.



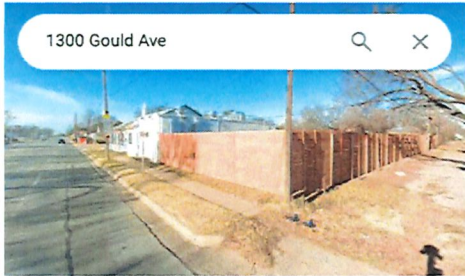
**1** PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"

W NORTHSIDE DRIVE

GOULD AVENUE



# Property Outline - 1300 Gould Ave.



1300 Gould Ave

1300 Gould Ave  
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

- 1300 Gould Ave, Fort Worth, TX 76164
- Suggest an edit on 1300 Gould Ave
- Add a missing place
- Add your business
- Add a label
- Your Maps activity

### Photos



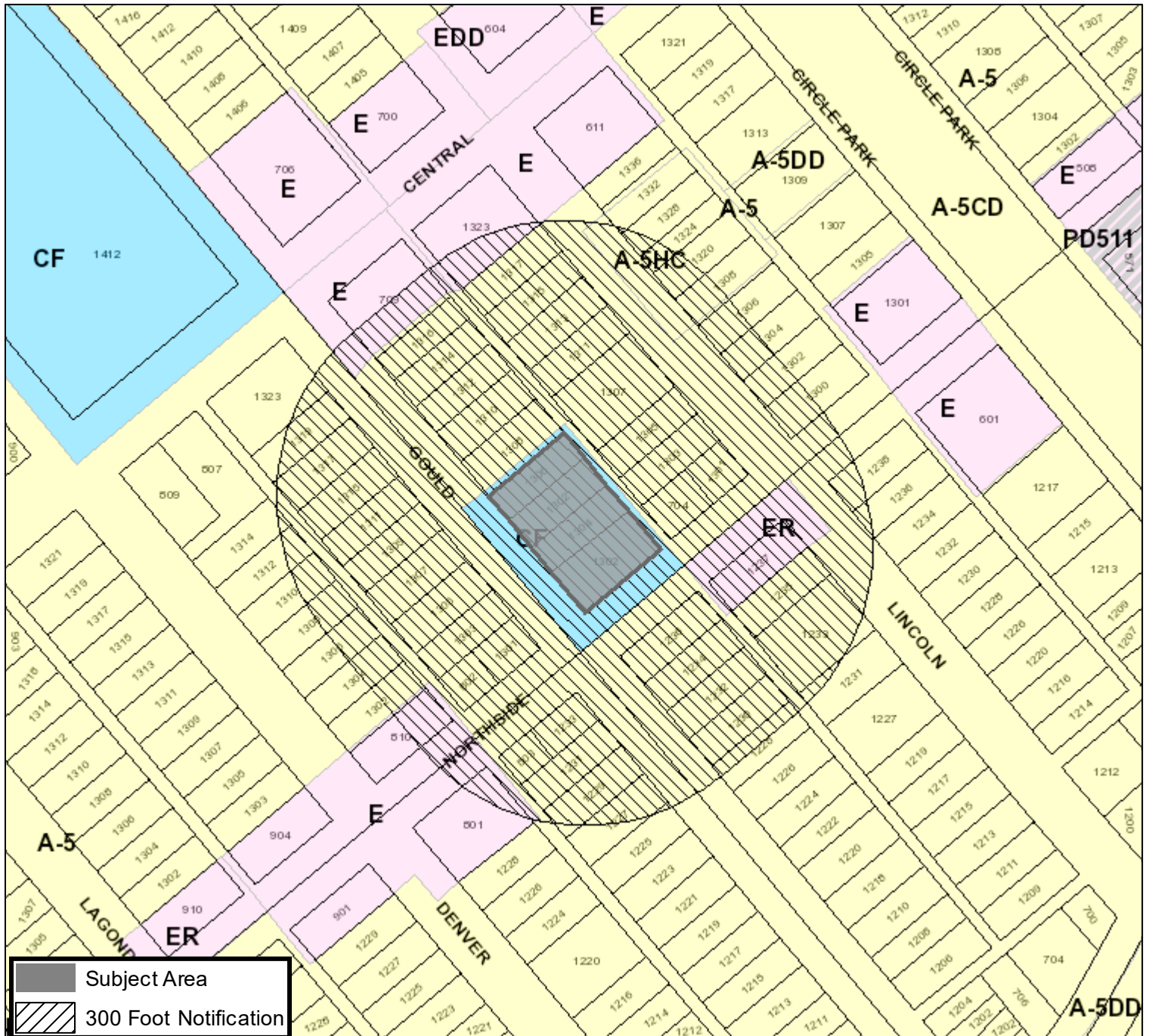
At this place





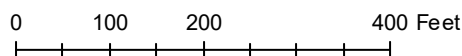


### Area Zoning Map

Applicant: Trinity Kitchens LLC  
 Address: 1300-1308 Gould  
 Zoning From: CF  
 Zoning To: Amend CUP to allow private events and sipper club  
 Acres: 0.6803008  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 12/11/2024  
 Contact: 817-392-6226

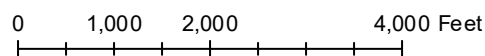
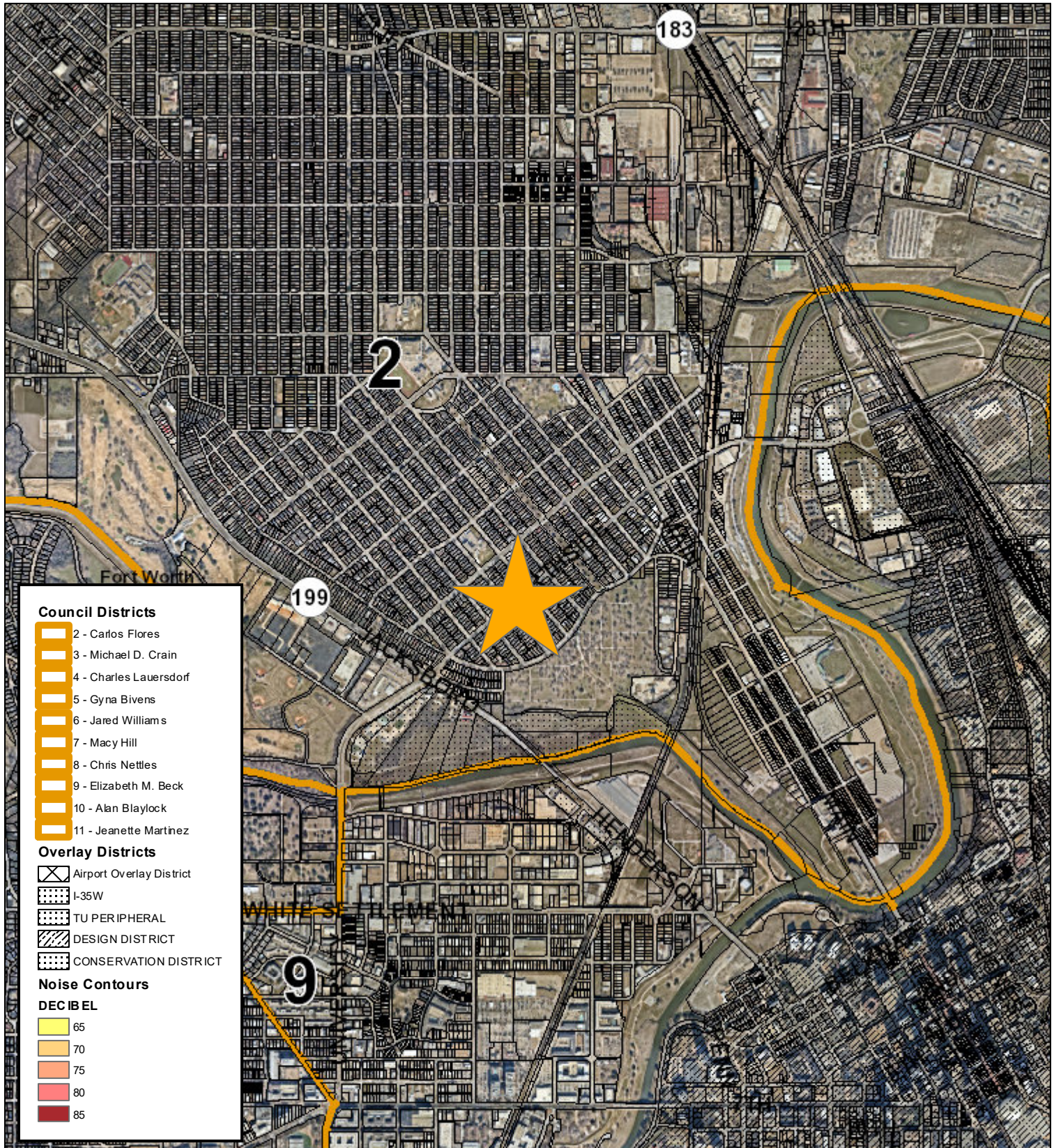


	Subject Area
	300 Foot Notification



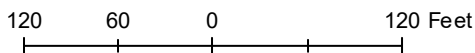
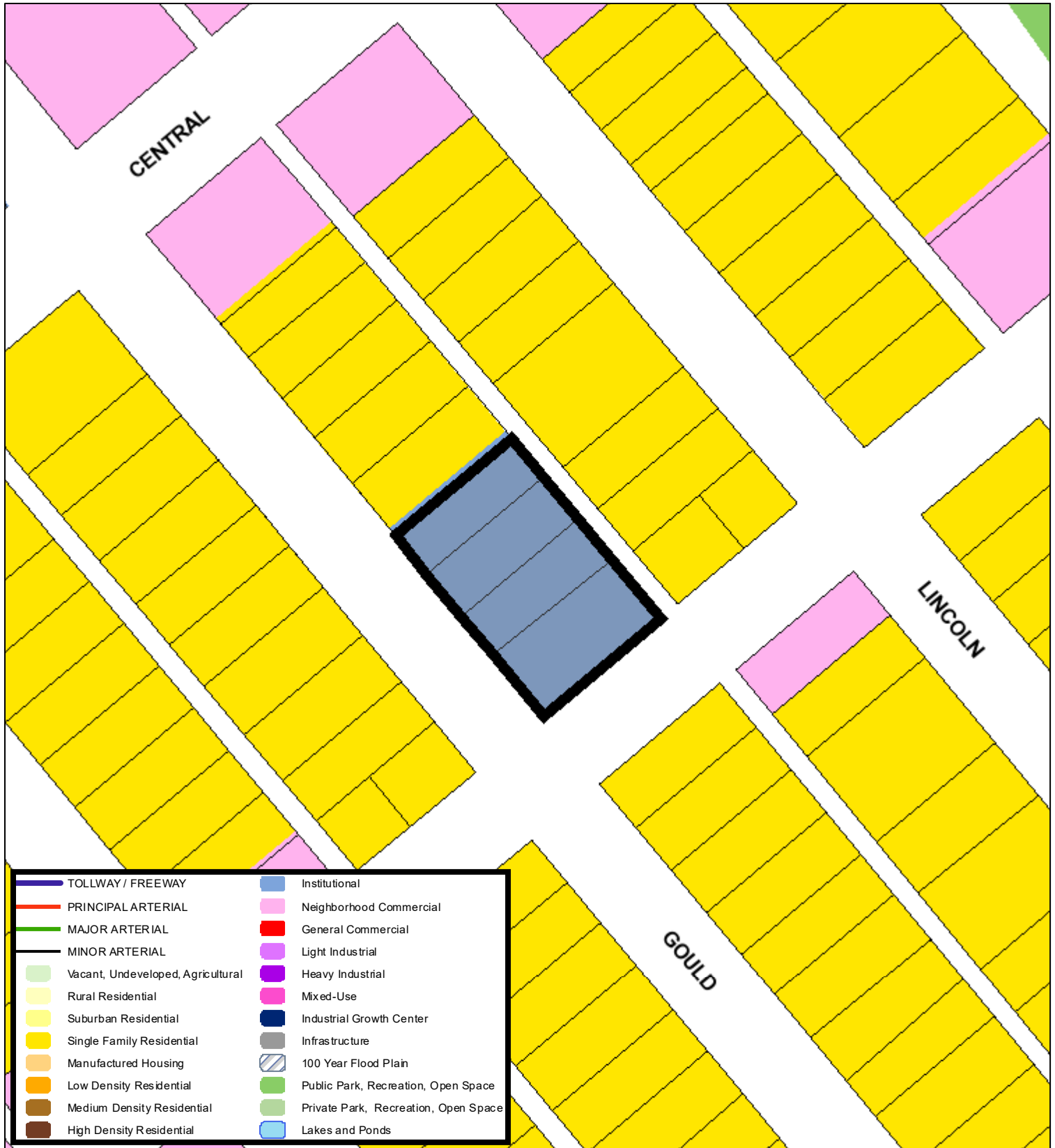


### Area Map





### 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 75 150 300 Feet

