



# Zoning Staff Report

**Date:** December 14, 2021

**Case Number:** ZC-21-151

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** Stockyard Masonic Lodge / James Walker

**Site Location:** 2901 Schwartz Avenue      **Acreage:** 0.60

### Request

**Proposed Use:** Event Center

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

### Recommendation

**Land Use Compatibility:** Requested change **is not compatible.**

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

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial without Prejudice by a vote of 5-3**

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## Project Description and Background

The subject property is located at the northwest corner of Schwartz Avenue and Loraine Street, approximately 0.1 miles north of the Northeast 28<sup>th</sup> Street corridor. There is an existing building on site that was previously used as a masonic lodge, with signage describing it as “Stockyard Lodge,” as well as an associated parking area to the north of the building. The applicant plans to purchase the property and would like to use the existing building as an event center. “Event center or rental hall” is not an allowed land use in any of the City’s standard residential districts. Therefore, the applicant is proposing to change the zoning of this site to “E” Neighborhood Commercial.

The subject property and all adjacent properties within this block are zoned “A-5” One-Family. The majority of surrounding properties within a several-block radius are also zoned “A-5” District and most of these lots are developed with single-family dwellings. A few properties near this site are developed for non-residential use, including several churches as well as Diamond Hill Elementary School which is located two blocks east of the subject property. Schools and Places of Worship are both allowed land uses in the “A-5” District.

If this zoning change request were approved, any future expansion or redevelopment of the site would be subject to all development requirements for “E” Neighborhood Commercial District, including buffering and supplemental setbacks from the adjacent residential properties.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / Vacant Commercial Building (owned by City of Fort Worth)  
East “A-5” One-Family / Single-Family Dwellings  
South “A-5” One-Family / Single-Family Dwellings  
West “A-5” One-Family / Single-Family Dwellings

## Recent Zoning History

- ZC-06-274: Rezoned the subject property from “C” Medium-Density Multifamily to “A-5” One-Family as part of a larger City-initiated rezoning that rezoned 163 acres of land to “A-5” One-Family.

## Public Notification

300-foot Legal Notifications were mailed on September 21, 2021.  
The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
Inter-District 2 Alliance	Diamond Hill Jarvis NAC*
Streams and Valleys Inc	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

\* Located within this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to change the zoning of this property from “A-5” One-Family to “E” Neighborhood Commercial to allow for event center use. All surrounding properties are zoned “A-5” One-Family. Properties to the west, south, and east are developed with single-family dwellings. There is an existing non-residential building to the north of this site which appears to be vacant. This property is owned by the City of Fort Worth.

Commercial use in this location would create concern due to proximity to the adjacent residential properties, especially those fronting LuLu Avenue which have rear yards directly abutting this site. Noise would likely be the primary concern with the proposed event center use, especially during evening and weekend hours. However, if the proposed zoning change were approved, commercial uses other than event center would be allowed by right in this location.

The proposed zoning is **not compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Northeast

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. The “Institutional” category is intended to provide for schools, churches, government buildings, community centers, day cares, etc. and the most appropriate zoning classification for this designation is “CF” Community Facilities, as described in the excerpt below from the Comprehensive Plan.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

“E” Neighborhood Commercial is not listed as an appropriate zoning district for the Institutional category. “Event center or rental hall” is also not an allowed land use in the “CF” Community Facilities district. In addition, the following policy from the Comprehensive Plan applies to the Northeast Sector, where is property is located:

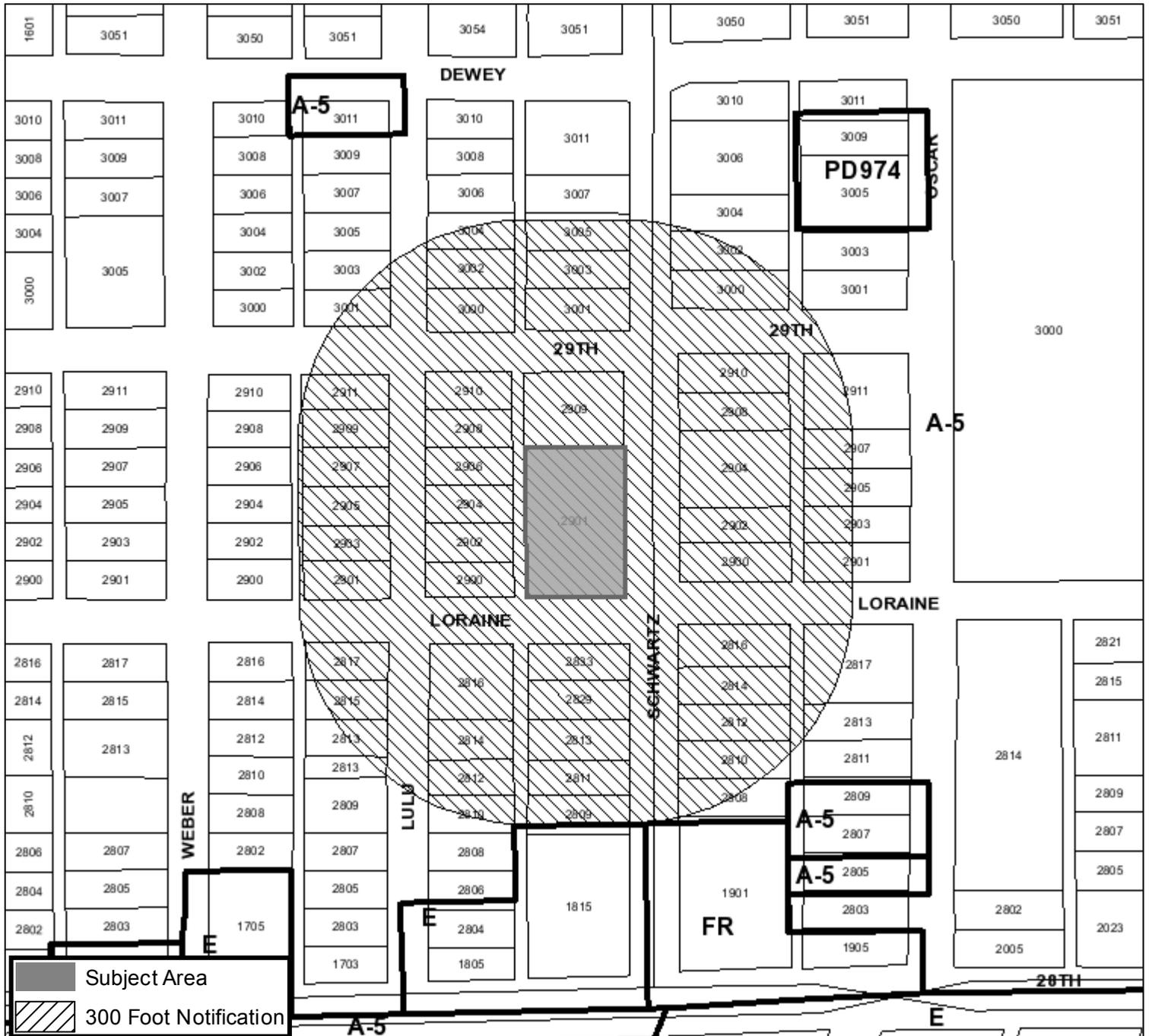
- Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive

The proposed zoning is **not consistent** with the Comprehensive Plan.

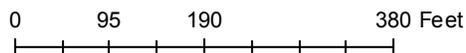


# Area Zoning Map

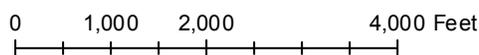
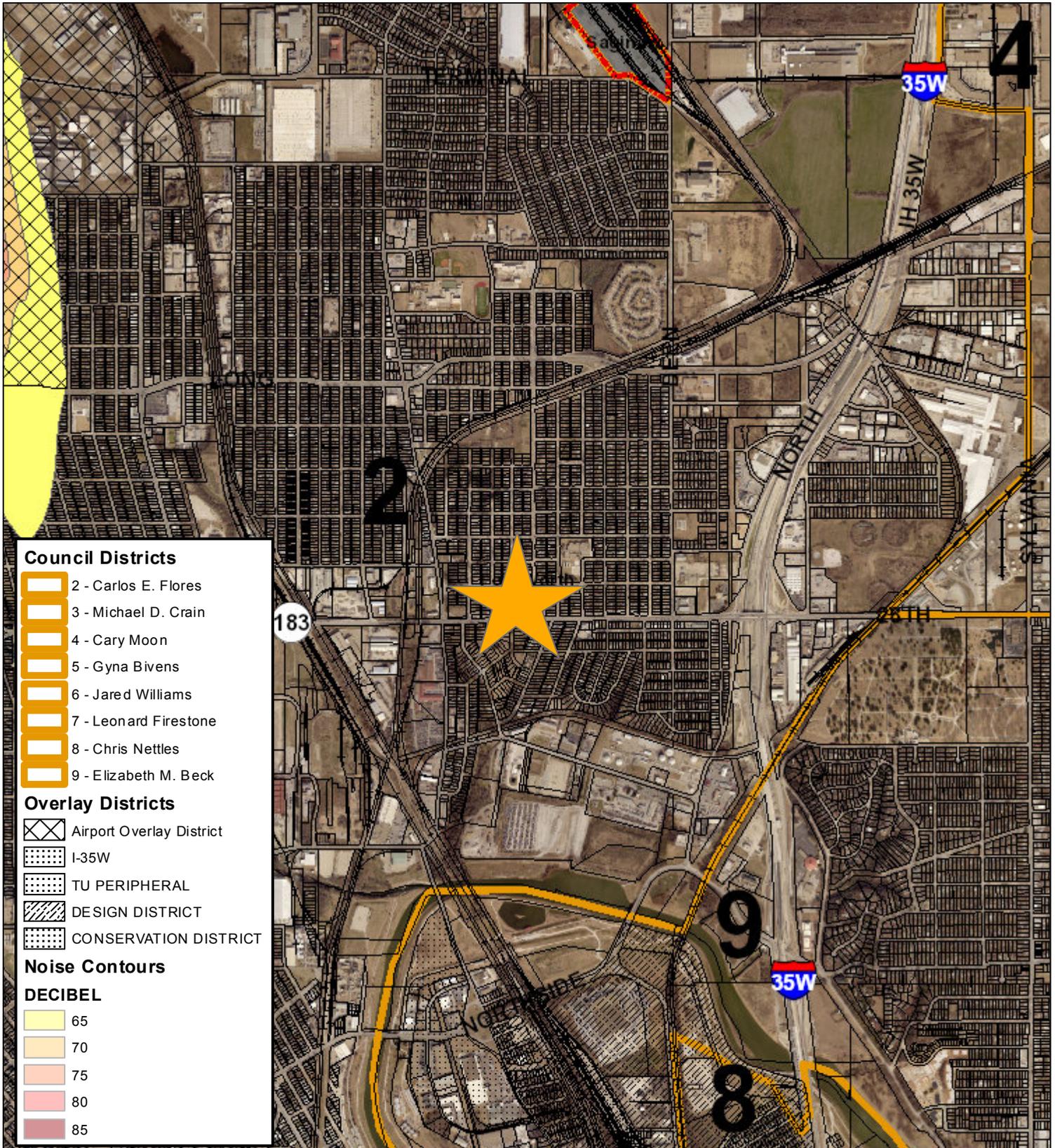
Applicant: Stockyards Masonic Lodge  
 Address: 2901 Schwartz Avenue  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 0.60316211  
 Mapsco: 62D  
 Sector/District: Northeast  
 Commission Date: 10/13/2021  
 Contact: null



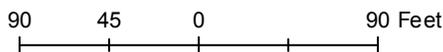
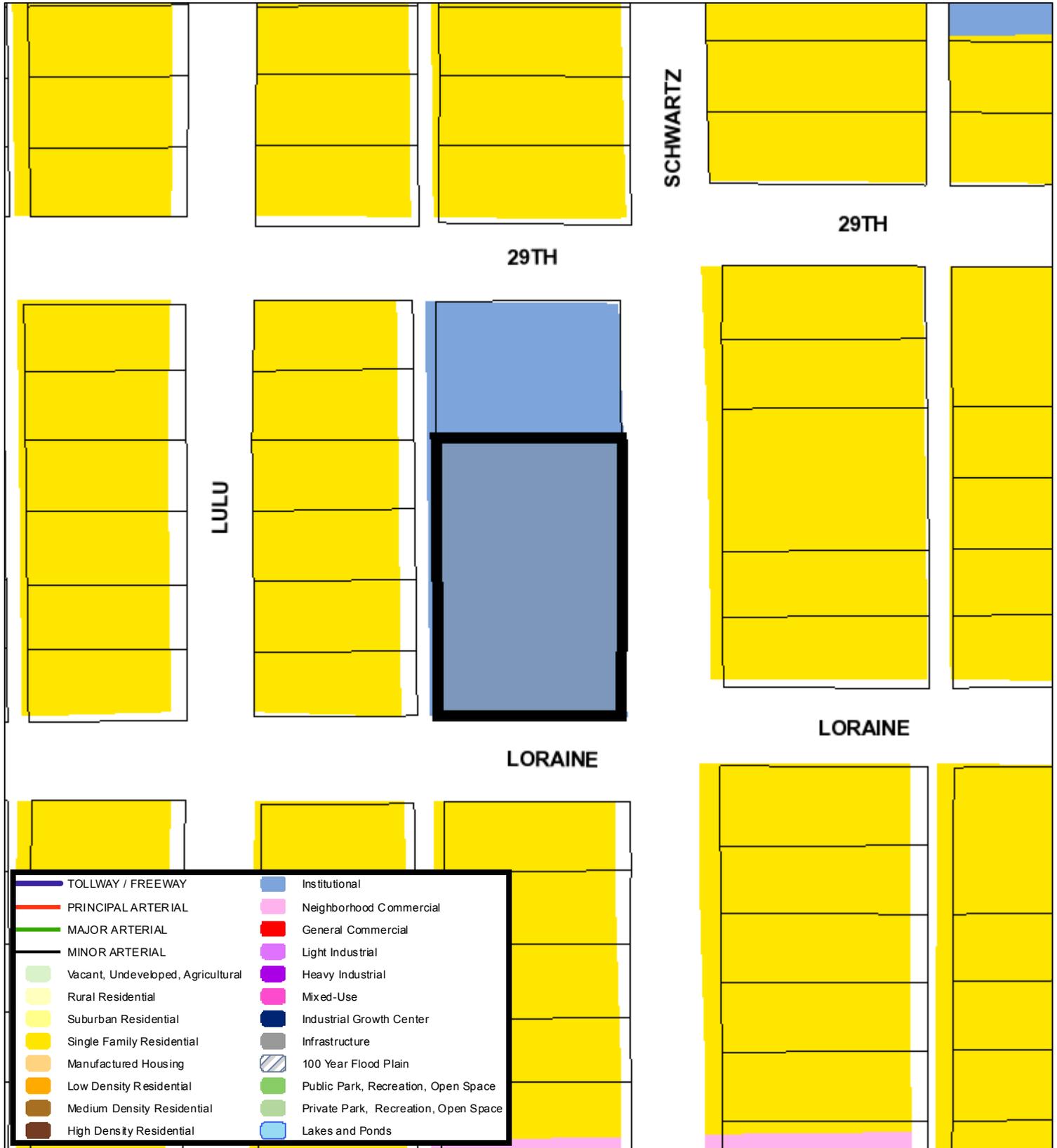
 Subject Area  
 300 Foot Notification



### 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 60 120 240 Feet

