



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-085

Council District: 2

Zoning Map Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: City of Fort Worth/ Development Services Department

Site Location: Generally bounded by NE 23rd Street, Packers Avenue, Stockyards Blvd, and SLSW Railroad. **Acreage:** 29. acres

Request

Proposed Use: Mixed Use

Request: From: “SY-TSA-55” Stockyards Transition Swift/Armour-55 (south), “SY-TSA-105” Stockyards Transition Swift/Armour-105 (south), and “SY-TSA-130” Stockyards Transition Swift/Armour-130.

To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd.

Recommendation

Land Use Compatibility: Requested change **is compatible**
Comprehensive Plan Consistency: Requested change **is consistent**
Staff Recommendation: **Approval**
Zoning Commission Recommendation: **Approval 8-0**

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
6. Stockyards Form-Based Code
7. Additional Exhibits
8. Zoning Map with 300 ft. Notification Area
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

Background:

During the creation of the Stockyards design overlay and subsequently, the Stockyards Form-Based Code, concerns were raised that multifamily is incompatible with high levels of tourism and a broad range of entertainment options. Initially, there was little to no interest in multifamily in districts where multifamily was permitted. However, there has been significant interest in adding single-use multifamily to the former Swift/Armor site. There are currently two projects underway that would add a total of 730 units to the Swift/Armor subdistrict, with lobby space as the only non-residential use component. Given the amount of multifamily currently proposed in these sub-districts, community concern about achieving a greater balance of uses has resurfaced. The proposed text amendments will limit the potential of multifamily development in the Stockyards district.

The subject properties are located east of Packers Avenue/Stockyards Blvd, south of Stockyards Blvd, north of 23rd street, and west of the SLSW railroad. The area is composed of approximately six (6) parcels that were previously the site of the Swift meatpacking plant. These parcels are largely vacant and are owned by Fort Worth Heritage Development.

A proposed 305-unit multifamily development has been planned at the southwest corner of the area at the intersection of Packers Avenue and 23rd street. The design for the project proposed the re-alignment of Niles City boulevard such that its terminating point on 23rd street is relocated approximately 250 feet east of its current connection point. The preliminary plat (PP-21-065) is approved. The final plat for the project (FP-22-018) and the infrastructure plan set (IPRC21-0160) are currently under review.

In the Stockyards Form-based Code, Niles City Boulevard defines the boundary between three subdistricts; “SY-TSA-55” Stockyards Transition Swift/Armour-55, the southern portion of “SY-TSA-105” Stockyards Transition Swift/Armour-105, and “SY-TSA-130” Stockyards Transition Swift/Armour-130. The proposed re-alignment of the street creates split zoning on the site of the proposed Swift multifamily project. The requested map amendment will adjust and align the sub-district boundaries with the new street alignment. This will eliminate any future split zoning.

The City is requesting approval of the proposed map amendment.

Surrounding Zoning and Land Uses

North “SY-TSA-80” Stockyards Transition Swift/Armour-80 (mixed-use)/ vacant.

East “K” Heavy Industrial / vacant.

South “SY-TSA-55” Stockyards Transition Swift/Armour-55 (mixed-use)/ vacant.

West “SY-TNF-40” Stockyards Transition North Forty-40, “SY-TNF-55”, Stockyards Transition North Forty-55, “SY-TSA-55” Stockyards Transition Swift/Armour-55 (mixed-use), “SY-HCO-55” Stockyards Historic Core District -55 (mixed-use/ historic).

Recent Zoning History

- ZC-17-044: on 02/05/2017 Council approved the adoption of the Stockyards Form-Based Code as approved and amended by Ordinance No. 22702-05-2017.
- ZC-17-045: on 02/05/2017 Council approved the rezoning of the Stockyards Area Generally bounded by 29th Street, UPRR, 23rd Street, Ellis and Clinton Streets from "E" Neighborhood Commercial, "F" General Commercial, "MU-1" Low Intensity Mixed Use, "MU-2" High Intensity Mixed Use, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, PD 993 (Planned Development base E), and PD1017 (Planned Development base MU-2); To: Stockyards Form Based Code with Subdistricts: 1. Historic Shopfront (SY- HCO); 2. Historic Core (SY-HSH) 3. Transition Marine Creek (SY-TMC); 4. Transition North Forty (SY-TNF); 5. Transition Neighborhood Mixed Use (SY- TNX); 6. Transition Northern Edge (SY-TNE); 7. Transition Swift/Armour (SY- TSA); 8. Edge Neighborhood Mixed Use (SY-ENX); and 9. Edge Commercial Corridor (SY-ECC).

Public Notification

300-foot Legal Notifications were mailed on Oct XX, 2022.
 The following organizations were emailed on Oct XX, 2022:

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Far Greater Northside Historical NA	Diamond Hill Jarvis NAC
North Side NA	Tarrant Regional Water District
Streams and Valleys Inc.	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

Surrounding uses consist of vacant land to the north, vacant land and commercial uses to the west of Packers Avenue, commercial and future multifamily to the south. There is vacant land and some industrial uses east of the site, on the other side of the railroad tracks. The proposed map amendment **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Northside

The 2022 Comprehensive Plan designates the subject properties as Mixed-Use. The use meets the below policies within the following Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Encourage land uses which are compatible with tourism and nearby residences along North Main Street.



- Encourage and support implementation of the 2011 Northside Economic Development Strategy Report.

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

Economic Development Plan

Section 3.1.7. of the Economic Development Strategic Plan calls for the city to “Encourage high-density, mixed-use corridor development to strengthen the linkages between downtown Fort Worth and surrounding urban districts.” The proposed map amendment facilitates a development in this district that is adding housing and infrastructure improvements to the Stockyards.

Applicable Stockyards Form-Based Code:

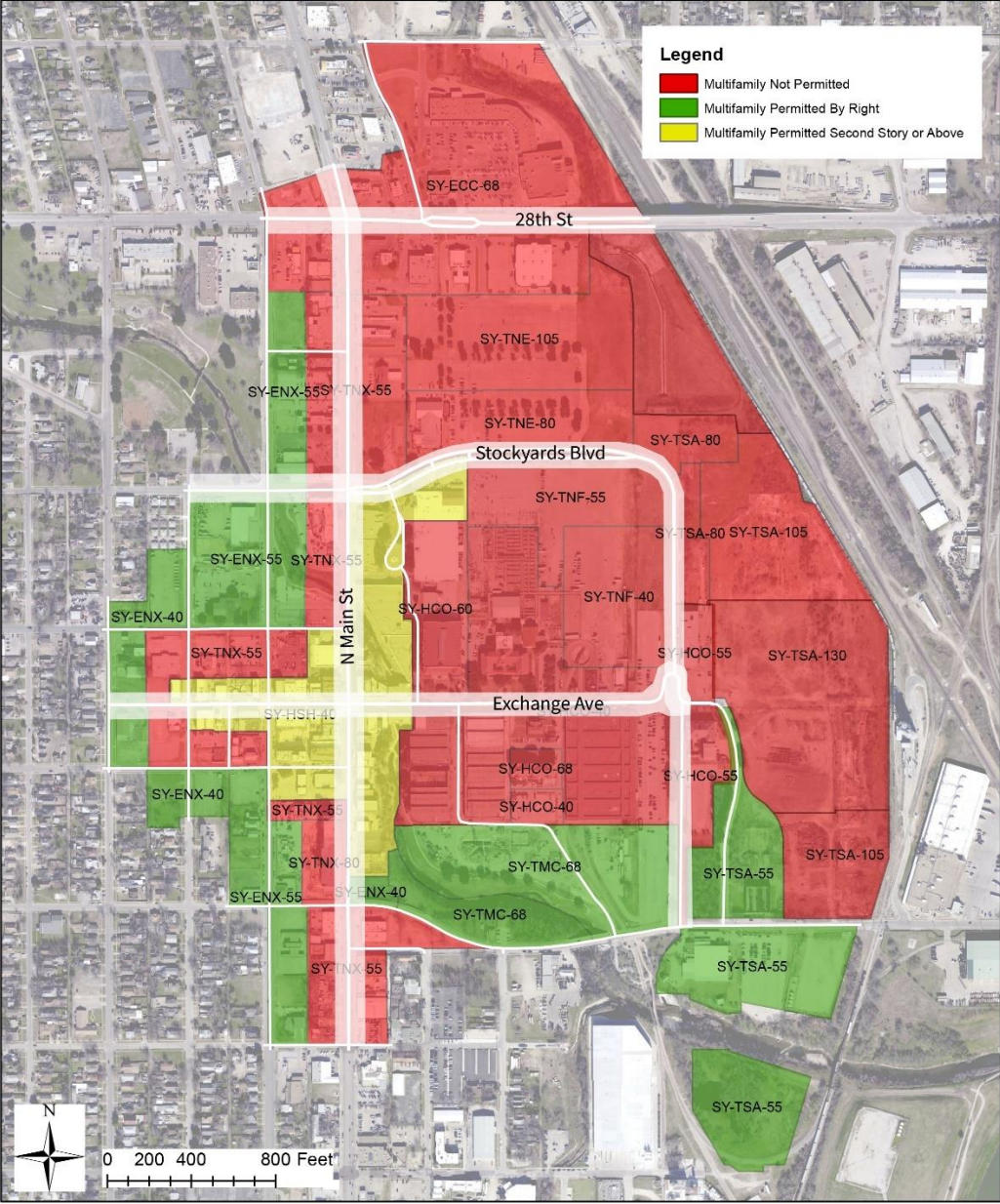
Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.1)

The Transition Districts are intended to provide a transition in scale and character to non-historic areas of the Stockyards. The objective is to promote development that is compatible with the Historic District along its edge, while permitting a transition to buildings of larger scale farther away from the Historic District. Development also is intended to be influenced by the design traditions of the Historic District, in terms of form, materials and character, but in more abstract ways than within the Historic District itself. The intent is to promote best practices in urban design, by establishing a more pedestrian and bike friendly environment and to enhance connectivity within properties and to the other parts of the stockyards area. Streets should be designed to be active and visually engaging at the sidewalk edge.

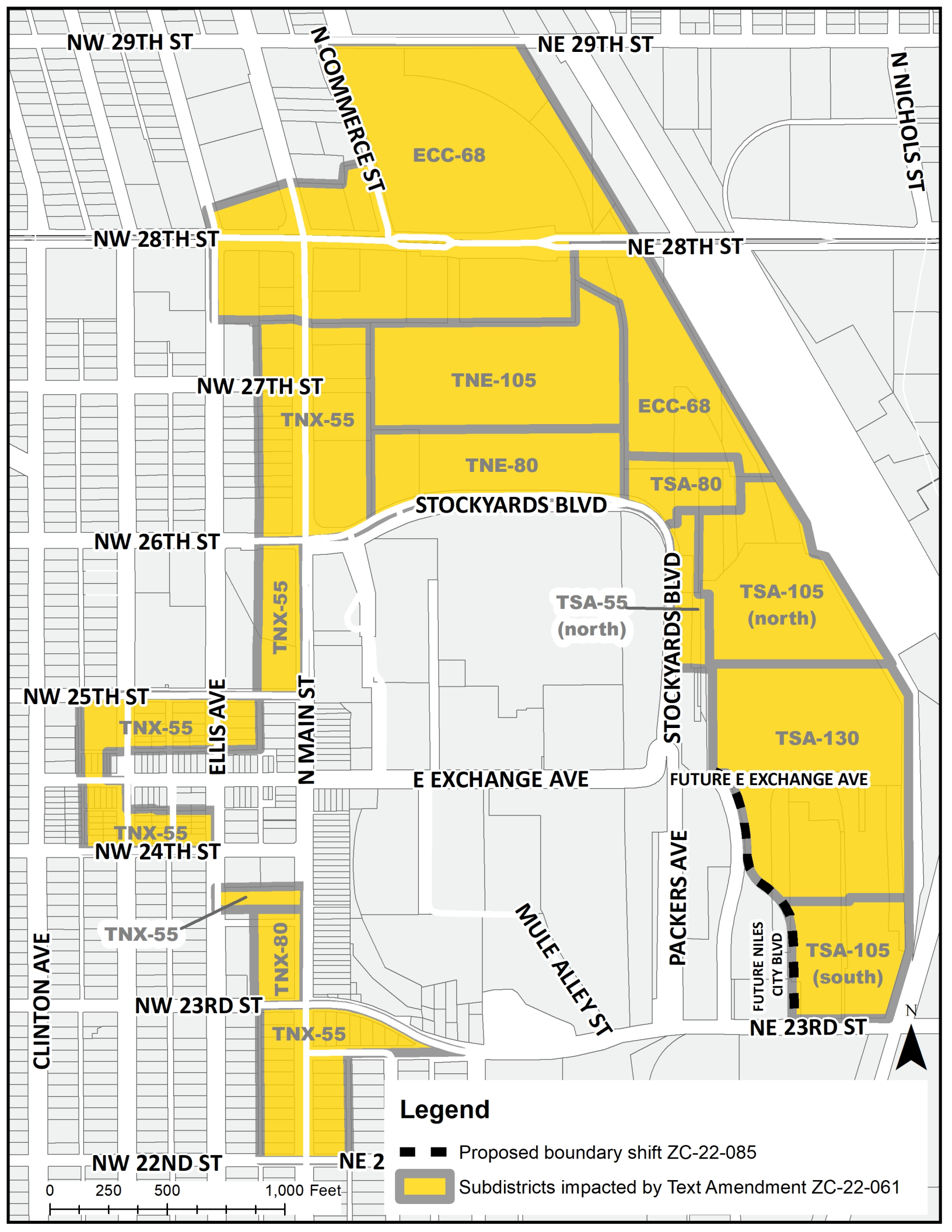
Swift/Armour Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.2.5)

The Transition Swift/Armour (SY-TSA) District is intended to serve as a transition in scale and character from the Historic District while complementing the earlier scale and form of building in contemporary ways. An objective is to promote a mixed-use urban area with walkable streets and contextually sensitive buildings that adapt historic resources to new functions. Therefore, the SY-TSA District is intended to accommodate new development that reflects the general mass and scale of building that appeared here historically. For this reason, there is the potential for taller buildings and with larger footprints than in other parts of the Stockyards. Site design also is intended to draw upon historic precedents.



Stockyards - Proposed Status of Multifamily



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Legend

-  Proposed boundary shift ZC-22-085
-  Subdistricts impacted by Text Amendment ZC-22-061