



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

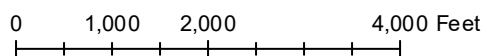
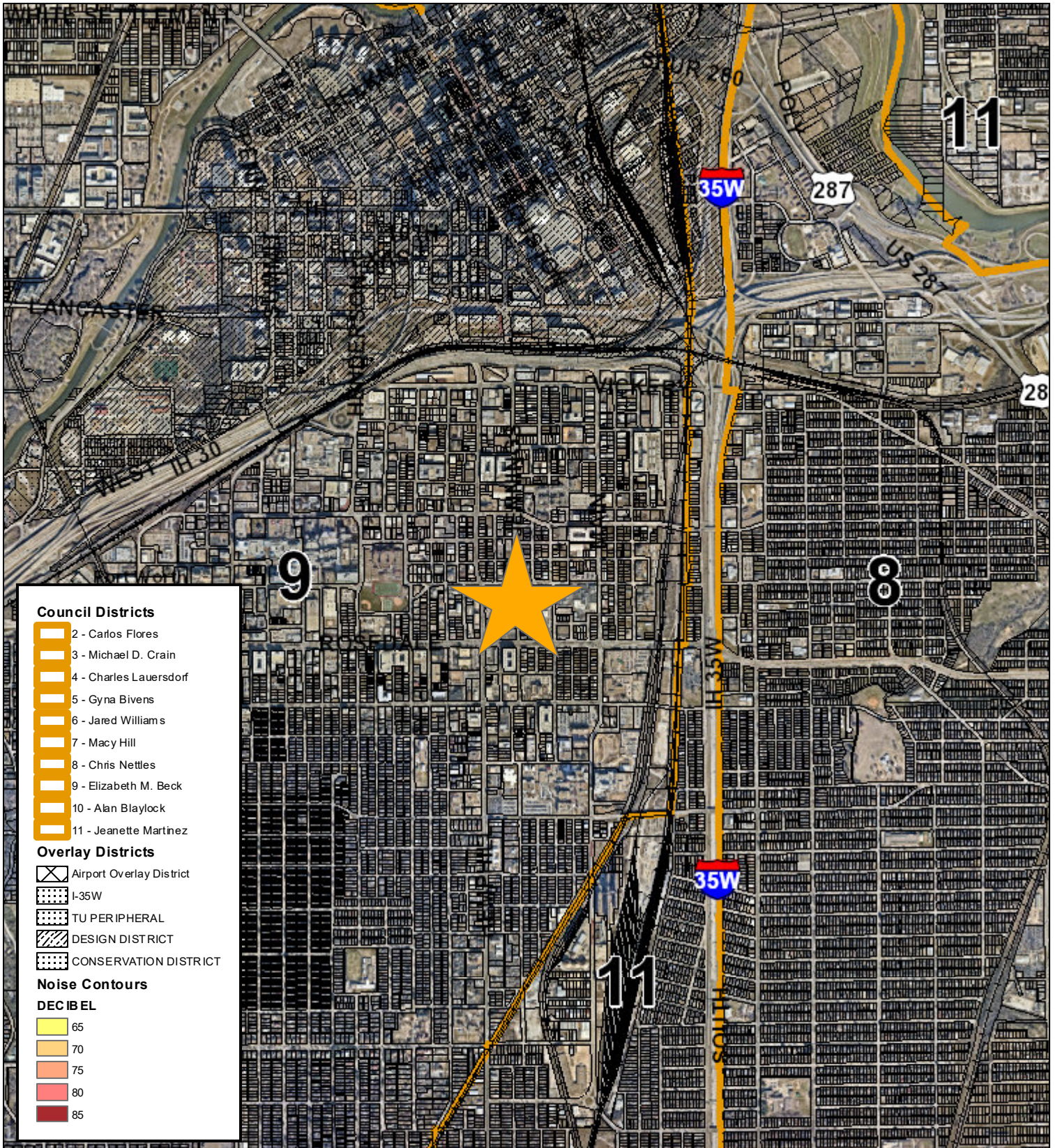
Aerial Photo Map



0 40 80 160 Feet



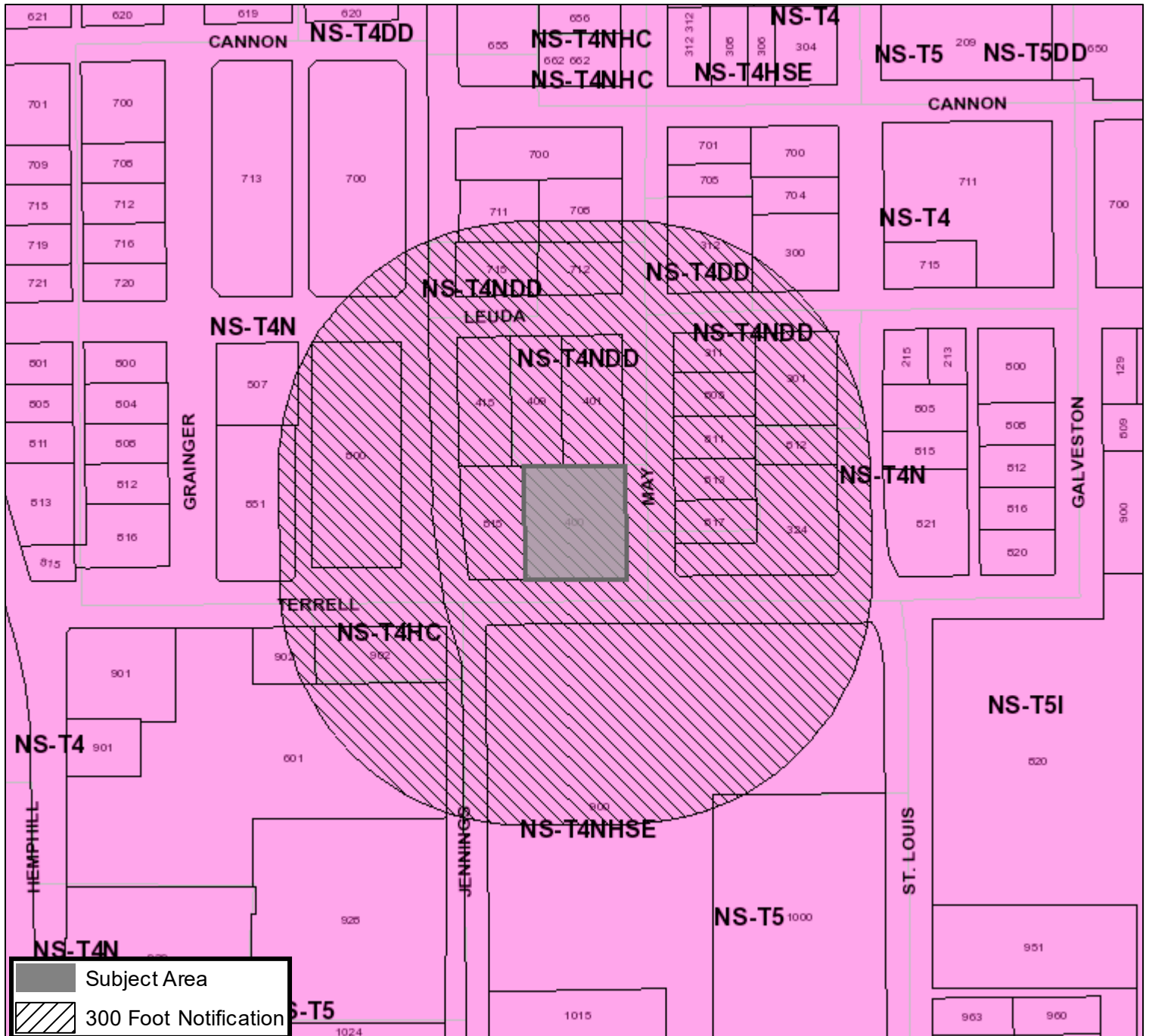
Area Map





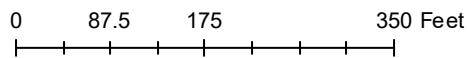


Area Zoning Map

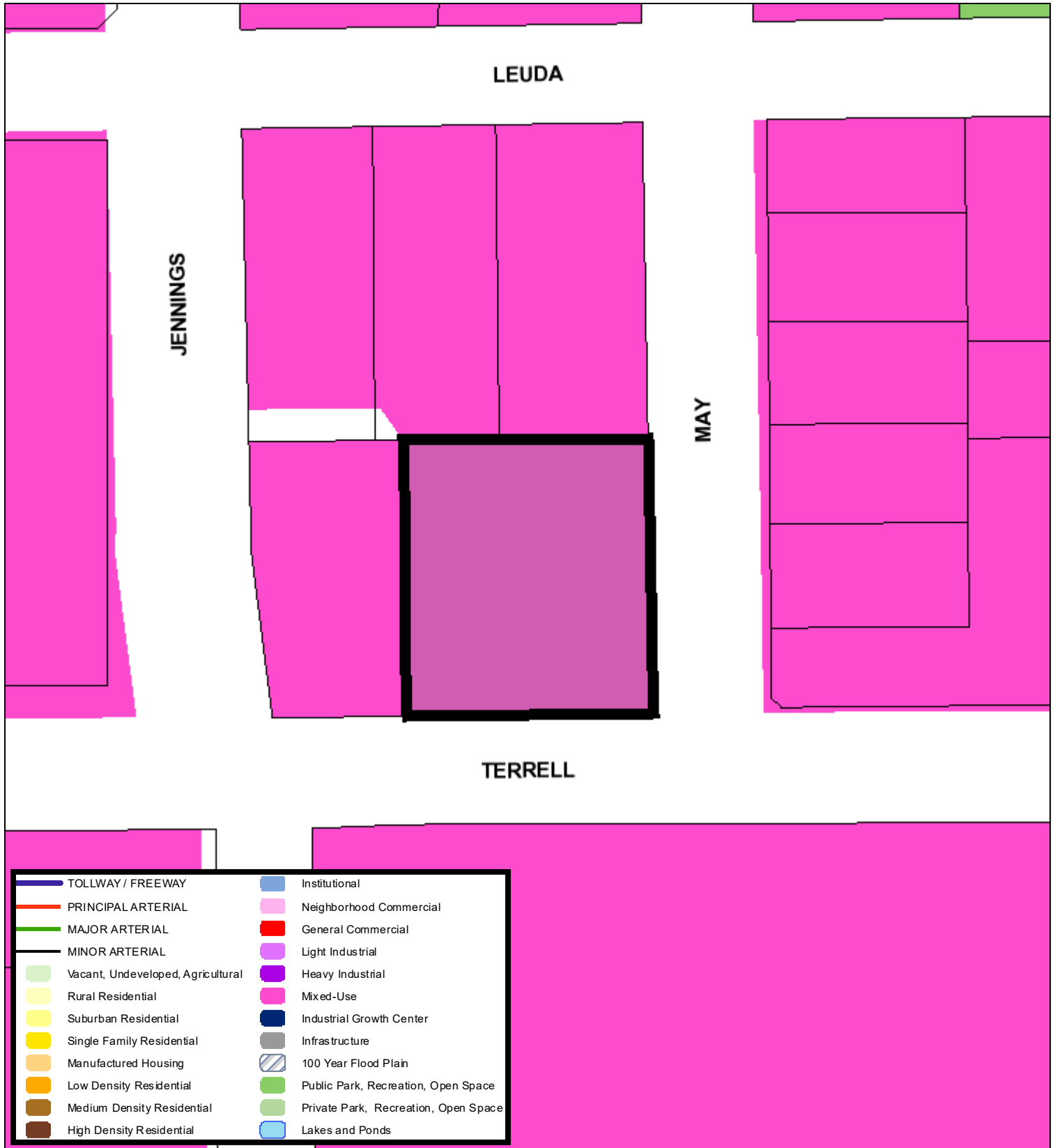
Applicant: W. Terrell LLC/Stephen Rivers
 Address: 400 W. Terrell Avenue
 Zoning From: NS-T4N
 Zoning To: NS-T4
 Acres: 0.39734109
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 4/9/2025
 Contact: 817-392-7882



 Subject Area
 300 Foot Notification

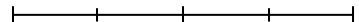


Future Land Use



	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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER W Terrell, LLC

Mailing Address 1101 Brae Ct. City, State, Zip Fort worth, Tx. 76111

Phone 817-229-5155 Email srivers@riverbankcapital.com

APPLICANT Stephen Rivers

Mailing Address 1101 Brae Ct. City, State, Zip Fort worth, Tx. 76111

Phone 817-229-5155 Email srivers@riverbankcapital.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 400 W. Terrell Ave. Fort worth, Tx. 76104

Total Rezoning Acreage: .403 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): Lot A, Block 25, W.B Tucker Addition

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: _____ acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO - NOT PLATTED

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): NS-T4N Proposed Zoning District(s): NS-T4

Current Use of Property: women's Lodge

Proposed Use of Property: Office

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

- A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We are in close correspondence and cooperation with Near South Side Inc to repurpose the existing structure and construct a new structure for office use. Our plans will be in compliance of NS district standards for high quality, sustainable development with a creative design. Under the guidance of of NSSI, we are seeking this rezoning to NS-T4 with the support of Near Southside Inc.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): _____

DocuSigned by:
Stephen Rivers
24EB4FC9C3F04EF...

Owner's Name (Printed): Stephen Rivers

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) _____ ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

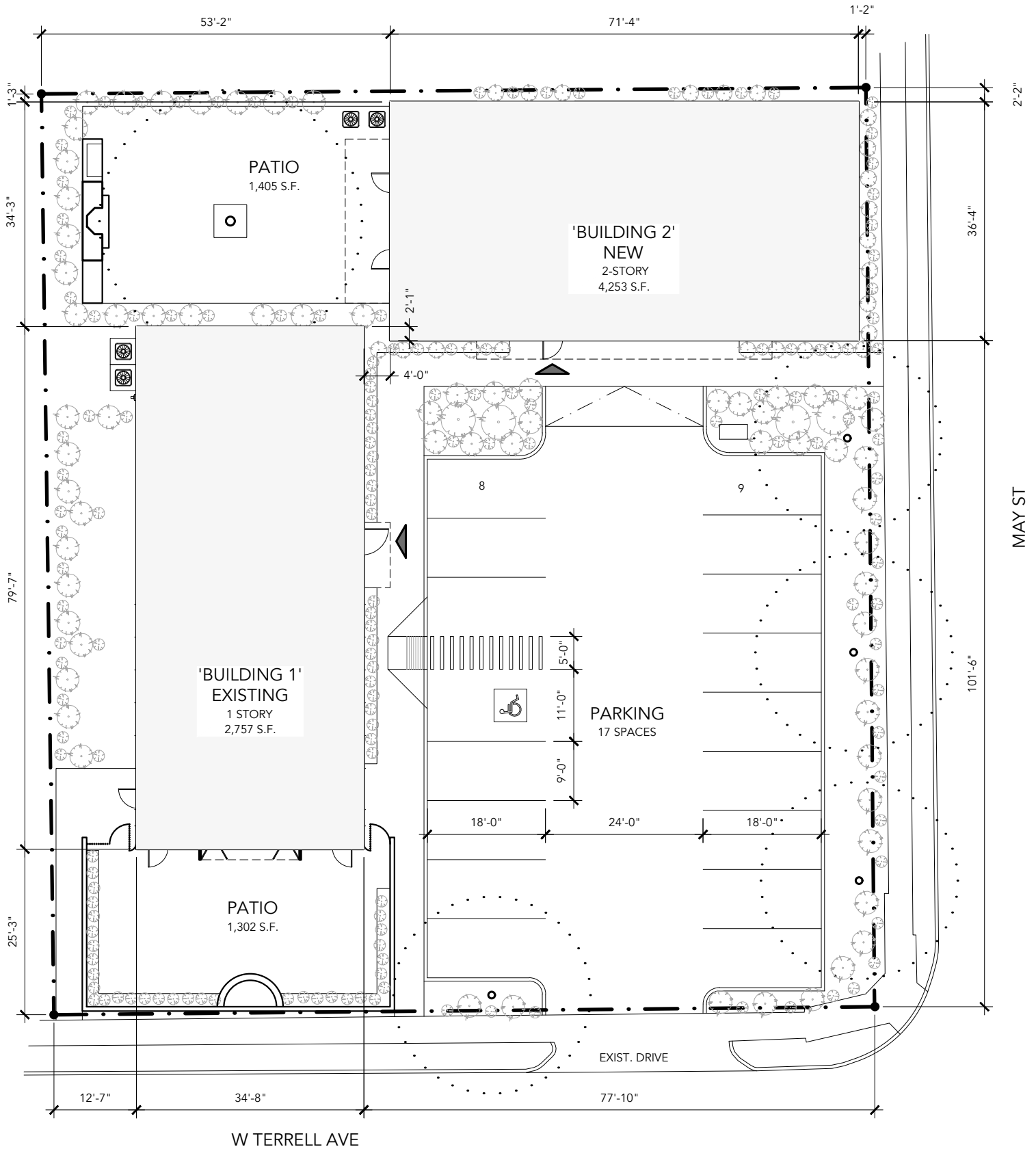
_____ (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Applicant or Agent's Signature

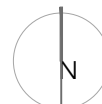
Owner's Name (Printed)

Applicant or Agent's Name (Printed):



400 W TERRELL AVE
 FT. WORTH, TX 76104
 23 AUGUST 2024
 SCALE: 1" = 20'

EVENT VENUE



JEFFGRAHAMDESIGN



400 W TERRELL AVE
FORT WORTH, TX 76104
04 SEPTEMBER 2024



Landscape Proposed Species

- TA - Texas Ash 3" CLP (4 QTY) (Min 35' Center to Center)
- 3" CLP Trees at 700 SF Canopy Cover Per Tree
- 2,800 SF of Total Tree Coverage = 52%
- NG - Native Grasses

Plant Schedule

Shrubs and Grass

- Native Grass (Ref 5.B.)
- Native Grass (Ref 5.B.)
- Native Grass (Ref 5.B.)

Trees

- Texas Ash (3" CLP)

Parking Screen Fence 4' Black Rod Iron Fence



Block Wall Example

Parking lot :

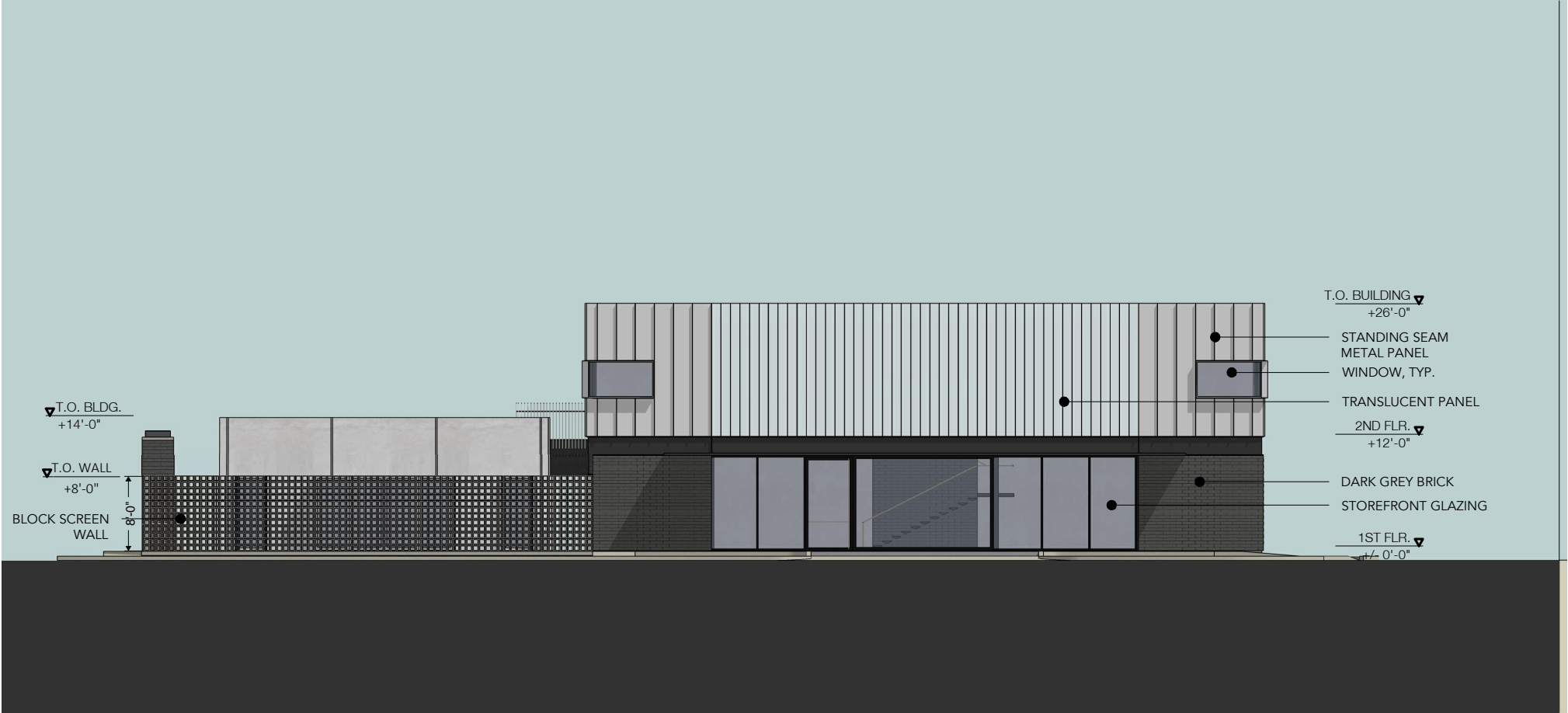
Parking Lot SF = 5,335.
 Tree Canopy Per Tree = 650 SF
 4 Trees Coverage 2,600 SF (48%)

East Parking lot frontage: 83' (58%)
 South Parking lot frontage: 61' (48%)

Total Parking required = 21 spaces. Proposing 17 spaces.

Parking Max Parking = (New) Office Bldg. = 2.5 spaces per 1000 SF
 Office = 4,253 SF = Parking Spaces 10 (10.6)

Parking Max Parking = (Existing) Commercial Business Bldg. = 4 spaces per 1000 SF
 Office = 2,757 SF = Parking Spaces 11 (11.1)



Fenestration Calc: Existing
 Total Facade = 511 SF
 Storefront/Glazing = 33+116+30 = 179 SF (35%)
 (Court Yard from Street)

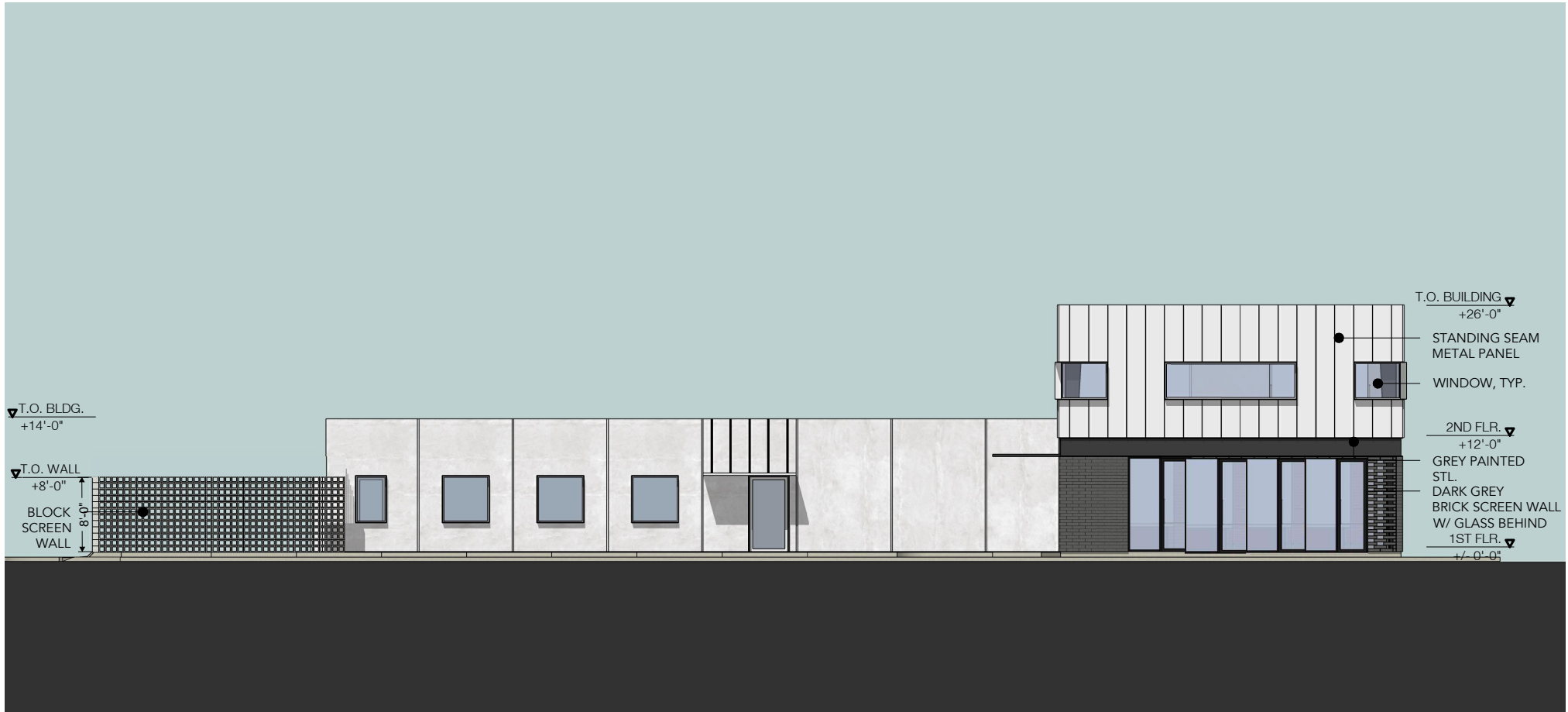
Fenestration Calc: Existing Ground Floor (Between 2'-12')
 Total Facade = 360 SF
 Storefront/Glazing = 18+90+18 = 126 SF (35%)
 (Court Yard from Street)

Fenestration Calc: New Addition
 Total Facade = 1,938 SF
 Storefront/Glazing = 455+31+31=517 SF (27%)

Fenestration Calc: New Addition Ground Floor (Between 2'-12')
 Total Facade = 719 SF
 Storefront/Glazing = 370 SF (51%)

400 W TERRELL AVE
 FORT WORTH, TX 76104

SCALE: 1/16" = 1'-0"



Fenestration Calc: Existing
 Total Facade = 1152 SF
 Storefront/Glazing = 17+26+26+34 = 129 SF (11%)

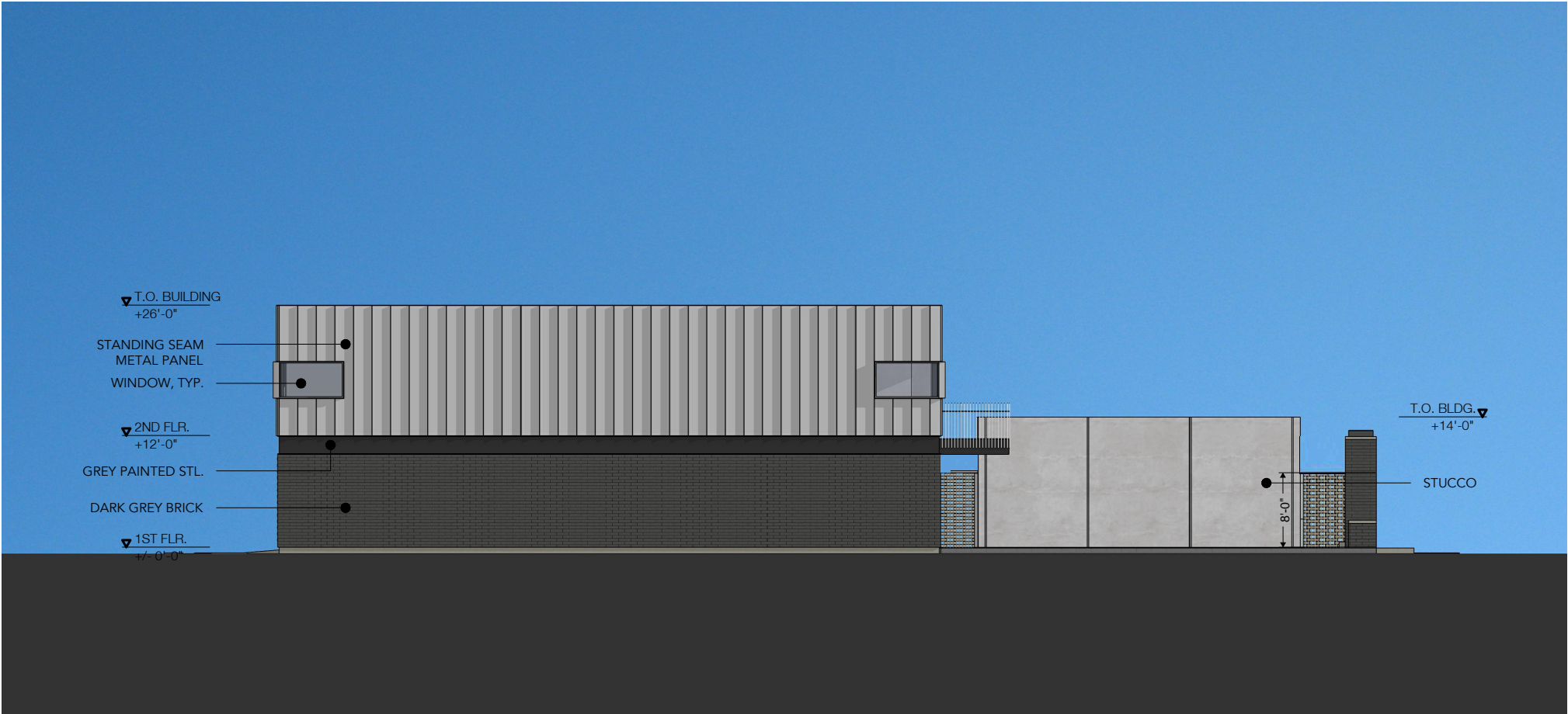
Fenestration Calc: Existing Ground Floor (Between 2'-12')
 Total Facade = 797 SF
 Storefront/Glazing = 17+26+26+34 = 129 SF (16%)

Fenestration Calc: New Addition
 Total Facade = 980 SF
 Storefront/Glazing = 22+55+25+280=382 SF (39%)

Fenestration Calc: New Addition Ground Floor (Between 2'-12')
 Total Facade = 366 SF
 Storefront/Glazing = 215 SF (59%)

400 W TERRELL AVE
 FORT WORTH, TX 76104

SCALE: 1/16" = 1'-0"



400 W TERRELL AVE
FORT WORTH, TX 76104

SCALE: 1/16" = 1'-0"



Certificate of Appropriateness Urban Design Commission

Stephen Rivers / Nate Galata
400 W Terrell Ave

On **December 19, 2024**, the Urban Design Commission (UDC) **APPROVED** a request for a Certificate of Appropriateness for the following waivers from the Near Southside Development Standards and Guidelines to construct a new two-story building and renovate the existing single-story structure at the above-referenced address within the Near Southside District.

All in accordance with the plans stamped 'APPROVED' on January 9, 2025.

The requests for the following waivers (1, 3, 4, 5, 6, 7) are approved:

1. A primary pedestrian entrance located behind the parking lot;
3. A surface parking lot in front of the building;
4. An approximately 48% "Maximum Surface Parking Lot Frontage" along W Terrell St (primary street);
5. Provide windows and doors approximately 11% at the east elevation of the existing building;
6. Provide 35% "Ground Floor Transparency" on the south elevation of the existing building;
7. Provide approximately 16% "Ground Floor Transparency" on the east elevation of the existing building.

The applicant works with staff on waiver #2 to lower the proposed 10-foot-tall front yard fence to 8-foot.

APPROVALS AND PERMITS

Urban Design Commission or Urban Design Review Staff must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case **does not** negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances **before** a building permit will be issued.

DEVELOPMENT SERVICES

CITY OF FORT WORTH | 100 FORT WORTH TRIAL | FORT WORTH, TEXAS 76102-6311
Customer Service: 817-392-8000

APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY

An appeal to this decision may be submitted by written request to the City Secretary and the Urban Design Staff within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance.

FURTHER INFORMATION

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

DEVELOPMENT SERVICES

CITY OF FORT WORTH | 100 FORT WORTH TRIAL | FORT WORTH, TEXAS 76102-6311
Customer Service: 817-392-8000