



Zoning Staff Report

Date: November 11, 2025 **Case Number:** ZC-25-149

Council District: 11

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: 2601 Tandy ABL I Holdings LLC / Maverick Development Partners / Masterplan Consultants

Site Location: 2601 Tandy Avenue

Acreage: 3.44 acres

Request

Proposed Use: 64-unit multifamily development

Request: From: “CF” Community Facility

To: “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development standards for reduction in front yard setback, parking and open space; 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 of the “PD/C” Planned Development for two-story multifamily structures with a maximum of 64-units and no development standard waivers, site plan required.*

Zoning Commission Recommendation: Approval by a vote of 8-2

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Project Description and Background

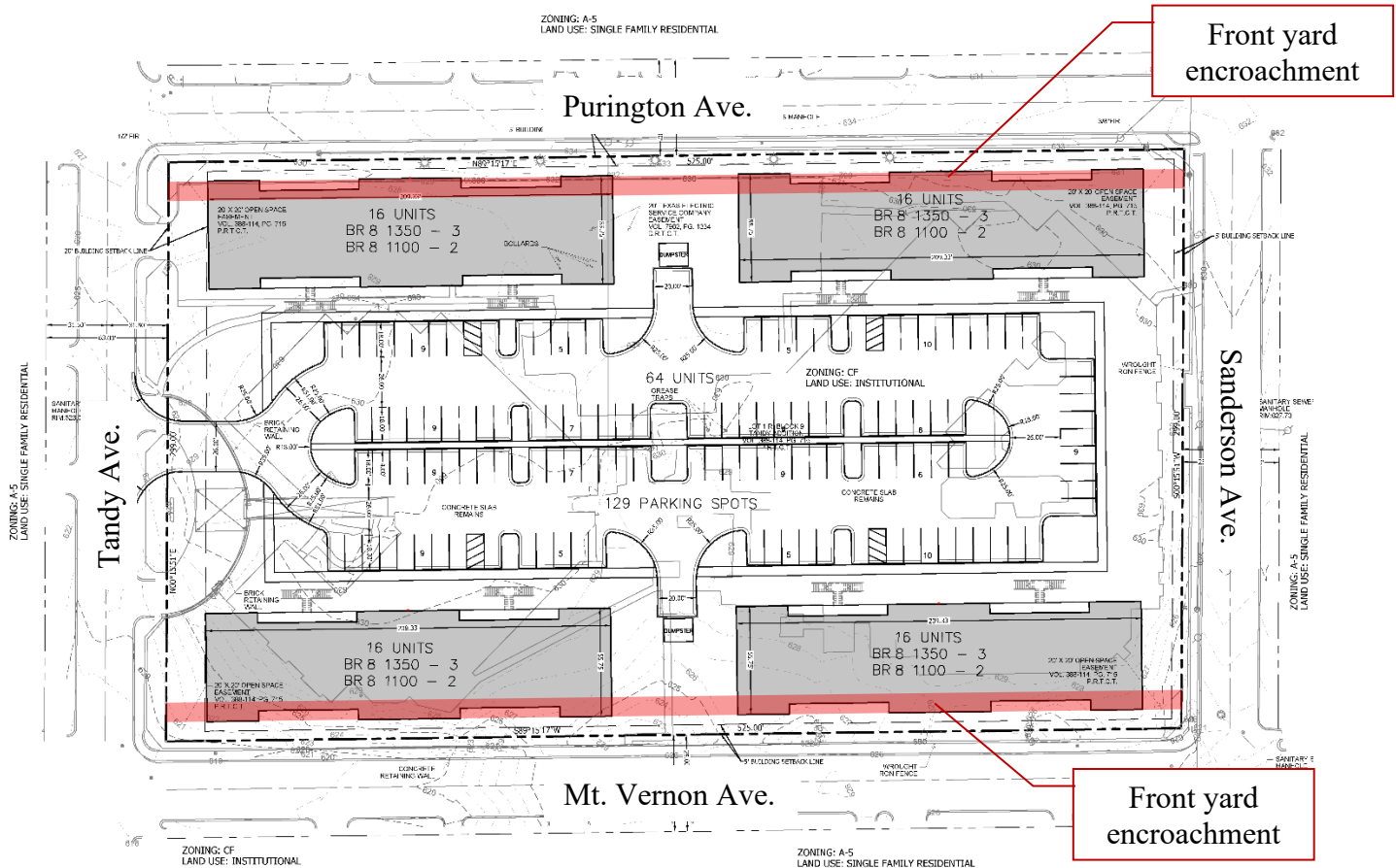
Continued from the October 21st Council meeting.

This 3.44-acre property in the Eastside Planning Sector is located approximately 2.5 east of I-35W and one block north of East Lancaster Avenue. The property was originally developed in 1922-1923 as the George E. Tandy Elementary School and was used for public education until 1970. In 1983, the property was redeveloped as an assisted living facility which incorporated the school building into the facility. Following the closure of the facility in recent years, the current owner acquired the property and began discussions with the West Meadowbrook neighborhood association about a potential multifamily development. A fire in December 2024 partially destroyed the buildings and the facility was demolished in early 2025.

The requested Planned Development zoning includes a site plan depicting the proposed site development. The applicant is requesting three development standard waivers for the project. Adopted development

“C” Development Standards		“PD/C” Request
Off-street Parking	160 spaces (one per bedroom)	129 spaces proposed
Open Space	45% required	36% proposed
Front Yard Setback	20-feet minimum	10-feet min. on 2 of 4 street frontages
Density	24 units/acre maximum	18.6 units/acre
Height	36-foot max. slab to top plate (3-story)	Wall height not provided; 2-story max.

The submitted site plan depicts two sides of the property with an approximately 10-foot front yard setback. If the 20-foot required front yard were adhered to, open space would be increased and possibly eliminate the need for an open space waiver. While the applicant description states that the existing perimeter trees, which are mature live oaks, will be preserved, the proposed location of the buildings along Mt. Vernon Avenue will require removal of the trees since the trees are located within the footprint of the proposed buildings.



Staff site photos below show the current state of the property and its surroundings.





The applicant provided the following project description:

“Maverick Development Partners are seeking a rezone for 2601 Tandy Avenue to allow for a 64-unit multifamily complex on the 3.44-acre site. The current zoning on the property, “CF”, allowed the previous use, an assisted living facility (Tandy Village Assisted Living) that went bankrupt and vacated the site. Maverick Development Partners purchased the property in 2024. Tandy Village Assisted Living had three buildings on site with two one-story buildings reserved for housing and the former Tandy School which stood at three-stories, used for administrative functions. Days after meeting with West Meadowbrook Neighborhood Association in late December 2024, the property had a fire necessitating the demolition of all buildings on the property due to safety of the surrounding neighborhood and to inhibit future vandalism of the property and deter vagrancy. Today the site is vacant.

Maverick Development Partners aims to rezone the property to “PD/C” to allow multifamily housing on the site and to restrict future uses on the site that are not compatible within the existing neighborhood in addition to supplying a uniquely styled residential development. While akin to townhome in style, the development would be for multifamily.

The proposed development would have 64 units with 32 units being 3-bedrooms and 2-bathrooms and the remaining 32 units being 2-bedrooms and 2-bathrooms. Floor plans for both unit layouts are part of the application materials. The four proposed buildings would have 8 units per building at 2-stories with the height of each building being 35-feet in height.

The proposed parking on the site is less than required per code. With the requirement of one parking space per bedroom, the total parking provided is 129 spaces in lieu of the 160 required parking spaces, creating a deficit of 31 parking spaces. As most three-bedroom occupied units do not typically have three cars, we believe there will not be problems with parking on the property. During the leasing process, a strict two-car per unit clause will be enforced for the enclosed parking. This is to ensure no spillover into the West Meadowbrook neighborhood.

With the required open space at 45%, the development is proposing 36% open space falling short of the requirements set forth in the zoning ordinance. By maintaining existing perimeter trees on the property, we are maximizing the property’s existing landscaping to meet the intent of the open space and keeping the streetscape attractive for future residents and existing neighbors.

The proposed development meets many strategies and goals set forth in the 2023 Comprehensive Plan, specifically in Chapter 4: Land Use, Chapter 5: Housing, and the Eastside Area Plan. Adding additional density at the site is also in conformance with future population growth trends noted in the Comprehensive Plan. These are specifically noted below.

Chapter 4: Land Use

Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services...

Chapter 5: Housing Goals & Objectives

- 1. Increase the number of quality affordable rental units for low-income renters*

Policies:

- 1. Housing Development (Affordable and Market Rate Housing)*
 - a. Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.*
 - b. Enhance capacity to address affordable housing needs by partnering with the private sector and neighborhood.*

- c. *Integrate and disperse affordable housing and low-income housing into neighborhoods throughout the city.*
- d. *Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations.*

Eastside Sector Future Land Use

11. Encourage demolition of buildings that cannot be economically rehabilitated.”

Surrounding Zoning and Land Uses

North: “A-5” One-Family; residential use

East: “A-5” One-Family; residential use

South: “A-5” One-Family; residential use

West: “A-5” One-Family; residential use

Recent Zoning History

No previous zoning cases noted.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **August 29, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **August 29, 2025**:

Organizations Notified	
West Meadowbrook NA*	Neighborhoods of East Fort Worth Alliance
Polytechnic Heights NA	East Fort Worth, Inc.
Trinity Habitat for Humanity	Southeast Fort Worth, Inc.
Streams and Valleys Inc.	East Fort Worth Business Association
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The properties surrounding the site are zoned as “A-5” One-Family Residential and used for residential purposes with the exception of one property at 3400 Mt. Vernon Avenue zoned “CF” Community Facilities used as an assisted living facility. East Lancaster Avenue is located one block south of the site. Tandy Hills Natural Area, a 220-acre native prairie open space park, is located two blocks north of the site. The surrounding neighborhood is laid out in a traditional grid pattern of blocks and includes many homes were built in the early and mid-1900’s.

The Planned Development zoning change request proposes a total of 64 dwelling units on 3.44 acres which is a density of 18.6 units per acre. Were the 3.44-acre site developed as detached single-family residential with 50-foot lot widths, consistent with the prevailing platting pattern and zoning designation in the neighborhood, development yield would be approximately 22 lots, or 6.4 units per acre. While the requested zoning change results in significantly higher units per acre than detached single-family would, additional factors also influence land use compatibility.

The site’s proximity to East Lancaster Avenue allows for direct access to an arterial roadway that limits additional traffic volume through the broader neighborhood. While the predominant structures in the neighborhood are one-story homes, two-story homes are not uncommon. The proposed two-story height of the structures does not materially deviate from the characteristics of the neighborhood. Considering these factors, the proposed 64-unit, two-story multifamily residential development is **compatible** with surrounding land uses.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Institutional based on the historical use of the site as a public school and more recently as an assisted living facility. The proposed multifamily development is **not consistent** with the adopted Future Land Use Map. Residential uses that would be permitted by right in institutionally zoned (“CF”) districts are limited to community homes and group homes. While inconsistent with the Future Land Use Map, the requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Foster the preservation, improvement, and development of affordable rental and ownership housing in accordance with the City’s Comprehensive Plan.

Zoning staff is supportive of the “PD/C” zoning request with a maximum of 64 dwelling units and maximum of two stories in height, primarily due to the site’s location one block away from East Lancaster and availability of public transportation along the corridor. Much care must be taken, however, when incorporating a project of such a relatively large scale into an established neighborhood where the site is surrounded by single-family homes.

Staff does not support the requested reduced front yard, open space and parking waivers. These elements should be preserved to ensure compatibility of the proposed development with the surrounding neighborhood. Open

space is a key characteristic of detached single family residential neighborhoods. Reducing the amount of open space deviates from the physical character of the neighborhood built environment.

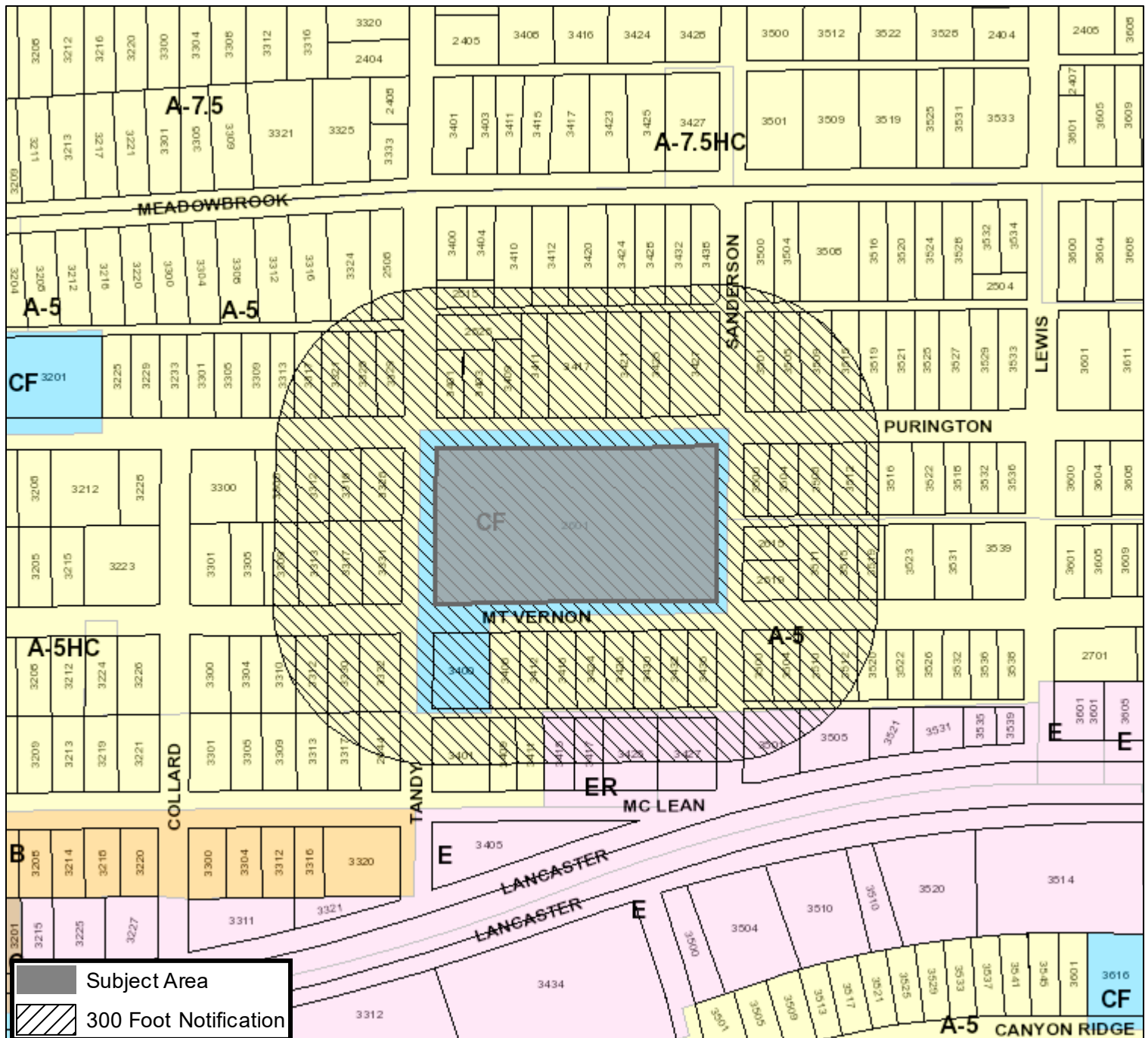
Adequate off-street parking ensures the proposed development does not negatively affect the surrounding neighborhood and adjacent property owners. In addition to providing parking for tenants, off-street parking also accommodates guests and visitors to the development. Given the location of the site within the established residential neighborhood, efforts to minimize on-street parking should be emphasized. Providing off-street parking in accordance with city requirements will help ensure negative effects from additional on-street parking within the neighborhood will be minimized to the extent possible as a result of the development.

Front yard setbacks are one of the defining characteristics of single-family neighborhoods. The proposed development should strive to maintain this important physical attribute of the surrounding neighborhood. Additionally, the proposed front yard setback waiver will result in the removal of a number of mature live oak trees bordering the southern edge of the site. The applicant provided information suggesting the perimeter trees of the site would be preserved. The southern boundary of the site contains most of the mature trees on the site. These trees provide shade and will provide a visual screen and buffer for the development and effort should be made to preserve these trees and maintain a consistent front yard setback with the rest of the neighborhood.

For these reasons, staff recommends approval of the zoning change but recommends the submitted site plan not be approved as part of the request. This action would allow more time for the applicant to continue to receive input from the neighborhood and revise the site plan to meet the city's development standards and address neighborhood concerns. Once site plan revisions are completed, the site plan would be resubmitted for city staff review and action by the Zoning Commission and City Council in accordance with the normal zoning change process. Upon approval, the site plan will become part of the "PD/C" documents.



Applicant: 2601 Tandy ABL I Holdings LLC/MasterPlan Consult.
Address: 2601 Tandy Avenue
Zoning From: CF
Zoning To: PD for C uses with waivers to parking & open space
Acres: 3.44
Mapsc: Text
Sector/District: Eastside
Commission Date: 9/10/2025
Contact: 817-392-8043

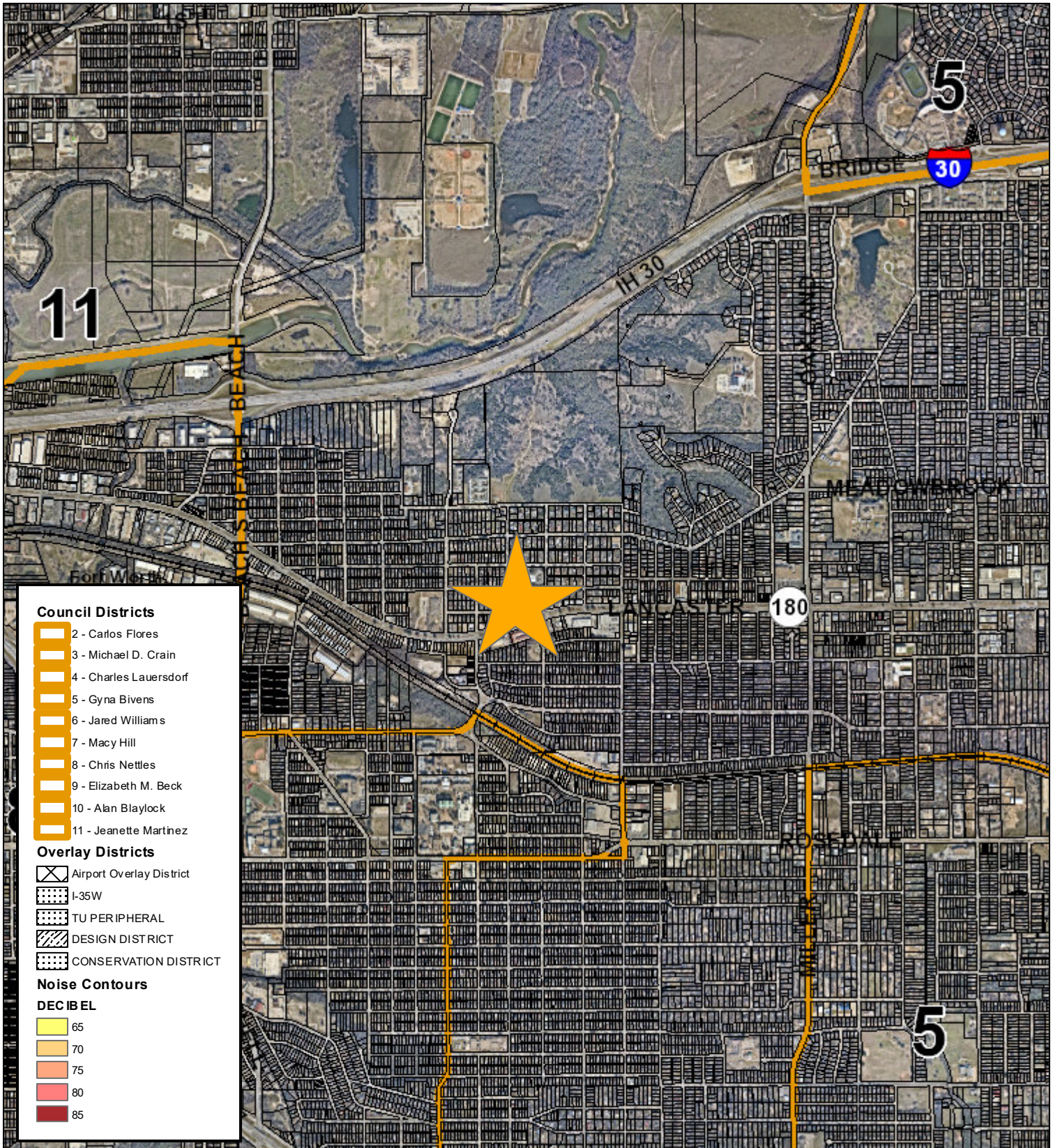


0 135 270 540 Feet



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Area Map

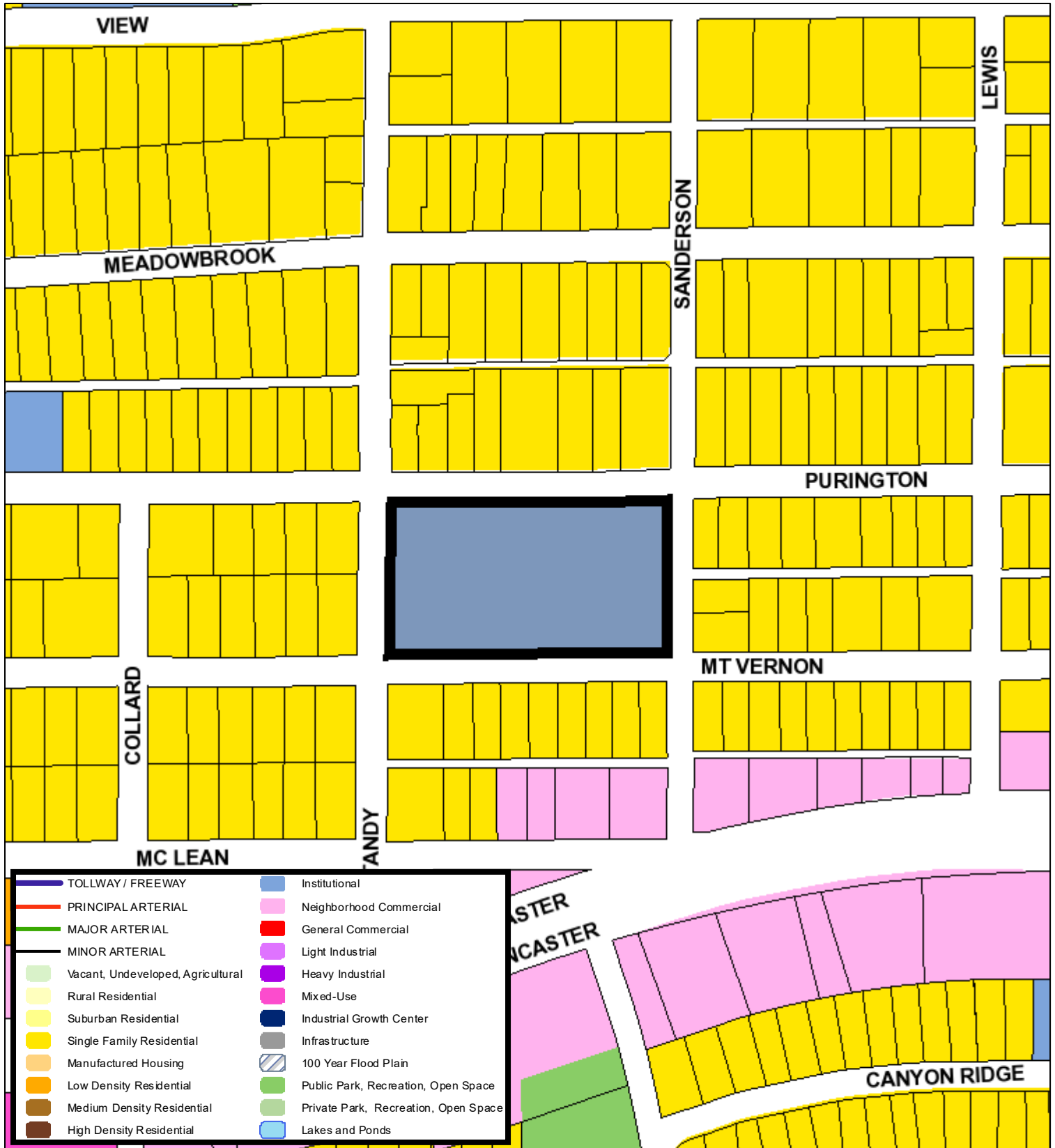


0 1,000 2,000 4,000 Feet



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Future Land Use



250 125 0 250 Feet

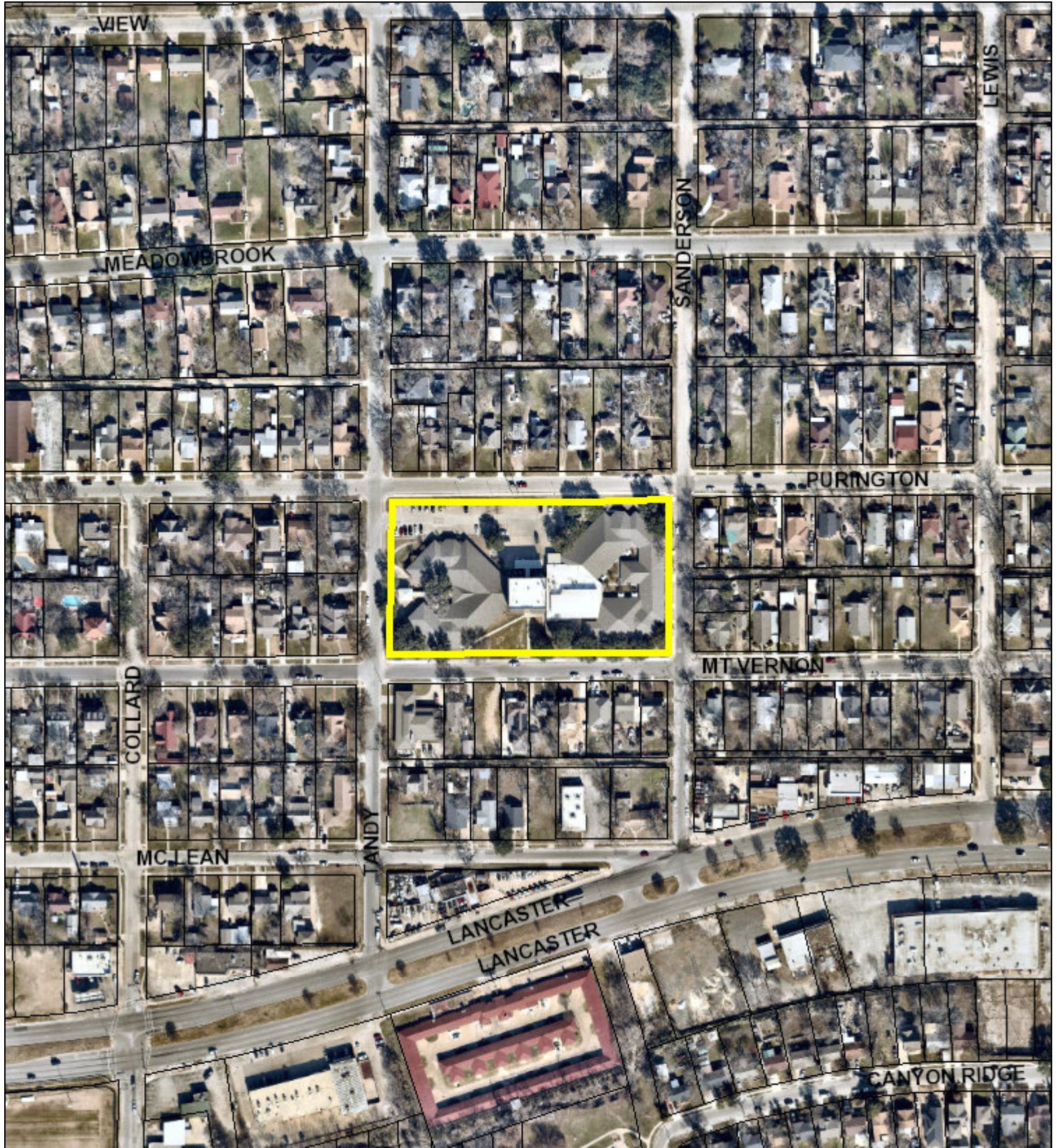
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-149

Aerial Photo Map



0 160 320 640 Feet

