



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 1, 2011

**Council District** 9

**Zoning Commission Recommendation:**  
Approved by a vote of 8-0  
  
**Opposition:** None

Continued Yes  No   
Case Manager Stephen Murray  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** **W.I. Cook Foundation**

**Site Location:** 1006 & 1020 Southland; 927 8th Avenue Mapsco: 76L

**Proposed Use:** **Hospital support facilities, parking**

**Request:** From: "D" High Density Multifamily; "E" Neighborhood Commercial; "FR" General Commercial Restricted; and "G" Intensive Commercial

To: "G" Intensive Commercial.

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

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

**Background:**

The applicant would like to amend the zoning districts in order to align the standards on all properties in common ownership by Cook Children's. The proposed use is expansion of the Ronald McDonald house which houses families of patients during their stay at the hospital.

The proposed sites are located in the hospital district, surrounded by various medical facilities, offices, and parking. Additionally, the properties are located near the corner of 8<sup>th</sup> Avenue and Rosedale Street, which are major thoroughfares with the ability to handle large amount of traffic and varied degrees of intense uses.

**Site Information:**

Owner: W.I. Cook Foundation  
801 W. 7<sup>th</sup> Avenue  
Fort Worth, Texas 76104

Agent: Dunaway Associates, L.P.  
Acreage: 0.7 acres  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

- North "NS-T5I" Near Southside T5I District / parking, medical offices
- East "NS-T5I" Near Southside T5I District / parking
- South "NS-T5I" Near Southside T5I District; "G" Intensive Commercial / office, parking, single-family

West "NS-T5I" Near Southside T5I District; "G" Intensive Commercial / office, single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-164, from various to NS zoning districts; approved June 2008 (property in close proximity).

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Southland Avenue	2 way, Residential	Residential	No
8 <sup>th</sup> Avenue	2 way; Minor Arterial	Minor Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Fairmount

NUP-Neighborhood Unification Project

Fort Worth South, Inc.

Fort Worth ISD

Southside Preservation Assoc.

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "G" Intensive Commercial. Surrounding land uses vary with commercial, hospital, office uses and associated parking, near the proposed sites. Additionally, the properties are located within the Medical District Mixed-Use Growth Center, which is designated for intense commercial development.

Due to the existing surrounding medical facilities uses, and intensity of development, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the site as Mixed-Use Growth Center. The proposed zoning is consistent with the following Comprehensive Plan policy.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Based on the conformance with the future land use map and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

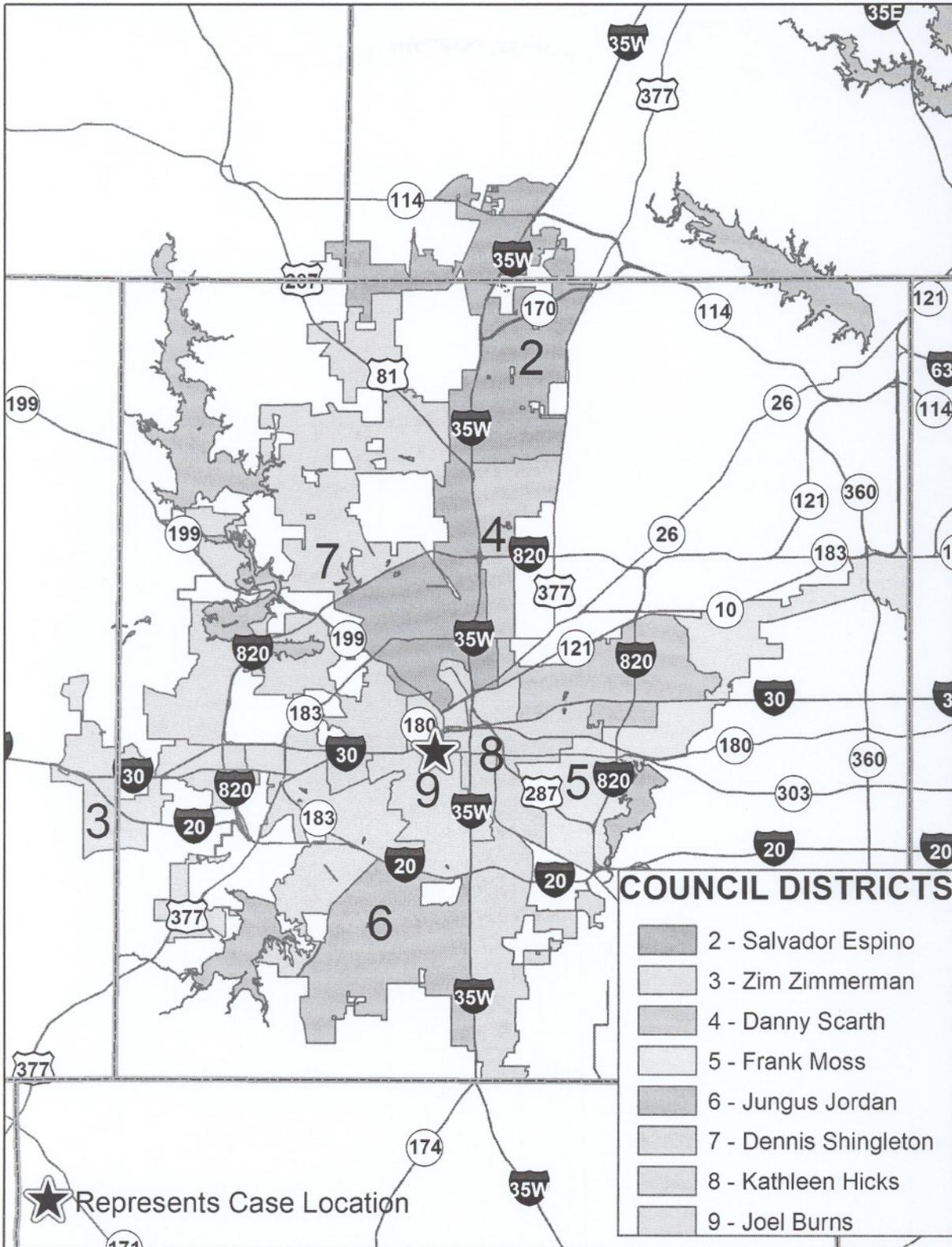
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

# FORT WORTH



ZC-11-104

## Location Map



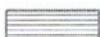
# FORT WORTH

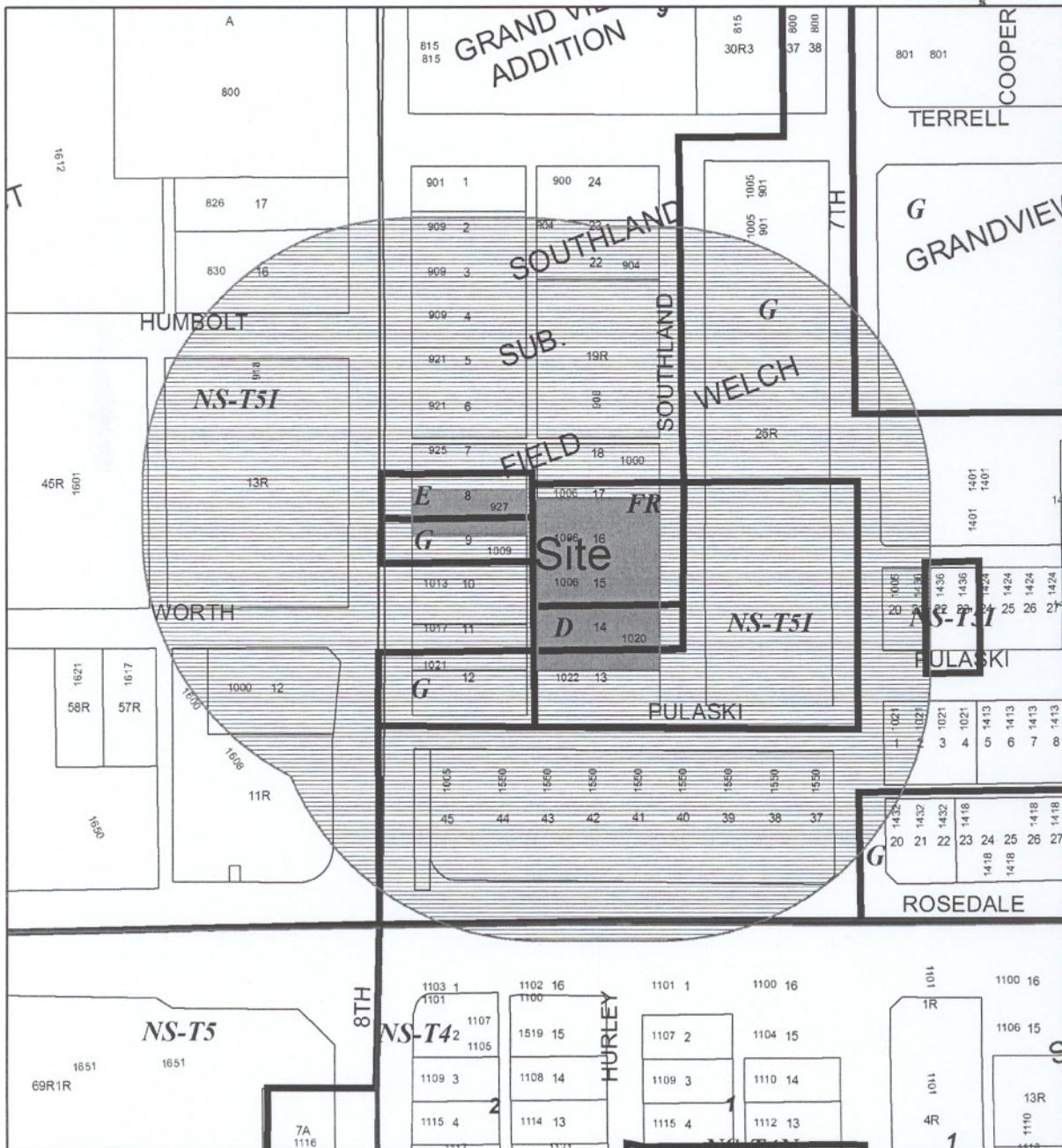


ZC-11-104

## Area Zoning Map

Applicant: W. I. Cook Foundation  
 Address: 1006 & 1020 Southland Avenue, 927 8th Avenue  
 Zoning From: D, E, FR, G  
 Zoning To: G  
 Acres: 0.73961373  
 Mapsco: 76L  
 Sector/District: Southside  
 Commission Date: 10/12/2011  
 Contact: 817-392-8043

 300 Ft. Buffer



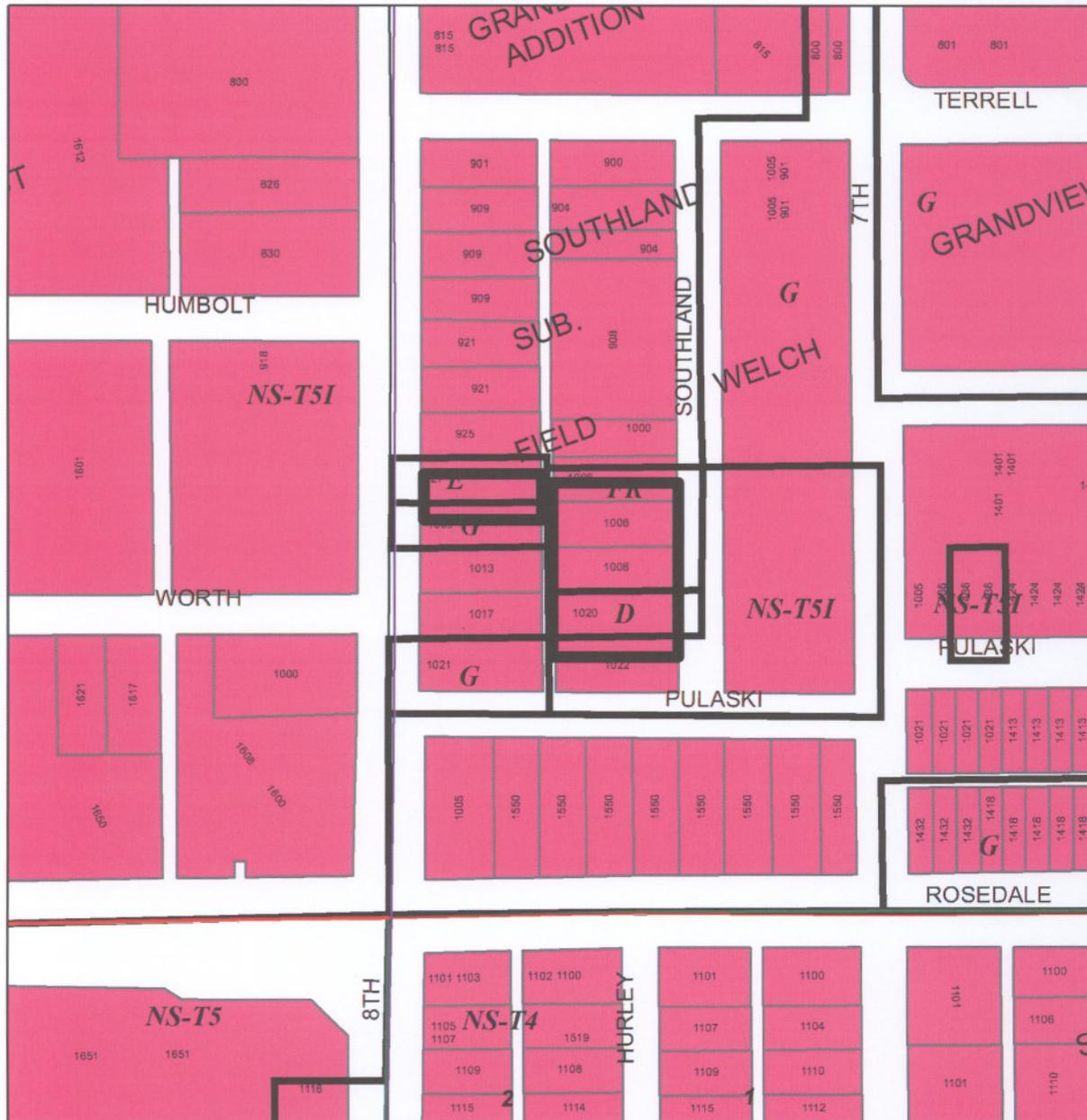
# FORT WORTH



6 & 1020 Southland Avenue, 927 8th Avenue

## Future Land Use

ZC-11-104



- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | General Commercial       | CFWGIS.SDE.CAD_addresses    |
| Suburban Residential              | Light Industrial         | Freeways/Toll Roads         |
| Single Family Residential         | Heavy Industrial         | Proposed Freeway/Toll Road  |
| Manufactured Housing              | Mixed-Use Growth Center  | Principal Arterial          |
| Low Density Residential           | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential        | Infrastructure           | Major Arterial              |
| High Density Residential          | Lakes and Ponds          | Proposed Major Arterial     |
| Institutional                     | Public Park, Open Space  | Minor Arterial              |
|                                   | Private Park, Open Space | Proposed Minor Arterial     |
|                                   |                          | Flood Plain                 |



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011





## Aerial Photo Map



The case was called at the end of the agenda. Again no applicant was present. Mr. Wilson mentioned it should be continued.

Mr. Genua mentioned when he was on the Board of Adjustment, if the applicant was not present they denied the case without prejudice.

Motion: Following brief discussion Dr. Barnes recommended a 30 day continuance of the request, seconded by Ms. Spann. The motion carried 7-1 with Mr. Romero against.

**5. ZC-11-102 Worthington National Bank (CD 5)- 13451 Trinity Boulevard (G. W. Couch Survey, Abstract No.279, 3.20 Acres): from "C" Medium Density Multifamily to "K" Heavy Industrial**

Anthony Givens, 4000 Tarrant Main, Fort Worth, Texas representing Pavement Services the business just to the west, explained to the Commissioners they are requesting to amend the zoning request to "I" Light Industrial. Mr. Givens mentioned their company deals in asphalt and concrete repair as well as maintenance and construction. They are currently leasing the site to the west; they have been there since 1987 and would like to relocate and will have access off of Trinity Boulevard.

Motion: Following brief discussion Dr. Barnes recommended approval of the request as amended to I Light Industrial, seconded by Mr. Romero. The motion carried unanimously 8-0.

Document received for written correspondence				ZC-11-102	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
INTOC Properties	3400 Post Oak Blvd	Yes	Opposition		Sent letter in

**6. ZC-11-103 5401 Parker Henderson Road (CD 5)- 6051 Bailey Boswell Road (Parris Estate Addition, Block 1, Lot 1, 16.28 Acres): from "A-5" One-Family to "AG" Agricultural**

Luis Galindo, 306 West 7<sup>th</sup> Street, Fort Worth, Texas representing Ms. Escatel explained to the Commissioners they are requesting AG for existing agricultural uses.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 8-0.

**7. ZC-11-104 W. I. Cook Foundation (CD 9)- 1006 – 1020 Southland Avenue & 927 8<sup>th</sup> Avenue (Southland & Field Welch Subdivision, Block 10, Lots 8, 14, 16, & pt of 17, 0.73 Acres): from "D" High Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial, "FR" General Commercial Restricted and "G" Intensive Commercial to "G" Intensive Commercial**

**General Commercial, "FR" General Commercial Restricted and "G" Intensive Commercial to "G" Intensive Commercial**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing the W. I. Cook Foundation, explained to the Commissioners they are requesting the zoning of "G" to align with Cook Children's Hospital properties.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 8-0.

**8. ZC-11-105 Lorin Stolz and Adair Construction & Dev., Inc. (CD 7)- 10116, 10124, & 10180 Hicks Field Road (Thomas Benjamin Survey, Abstract 1497, Tracts 1AO5, 1AO6, 1AO6A, Abstract 531, Tract 3A6A, 9.18 Acres): from "K" Heavy Industrial to "PD/K" Planned Development for all uses in "K" Heavy Industrial plus metal recycling, site plan included.**

Tim Welch, 1308 Norwood, Suite 200, Bedford, Texas representing Lorin Stolz and Adair Construction explained the request to rezone the property to PD/K plus metal recycling. The request is to allow for wholesale recycling of metal materials for export use only. Mr. Welch mentioned they do have a company located in Houston, Texas. The site plan indicates designated areas for recycling storage and their traffic control plan.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

**9. ZC-11-106 BDRC Hulen Place Ltd. (CD 7)- 4000 Hulen Street (Pear Slaughter Subdivision, Block 1R1, 4.56 Acres): from "PD-16" Planned Development for offices, bank, specialty, retail and restaurant with restrictions to "PD/UR" Planned Development for all uses in "UR" Urban Residential, site plan included.**

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing BDRC Hulen Place explained to the Commissioners the request is to rezone the property to PD/UR for multifamily development. Mr. Schell mentioned the request for PD/UR is because of the height limitations and the slope constraints of the site. The use of the property has always been multifamily. Currently there are one story apartments with one point of access. Mr. Schell also explained the current PD uses allow for a 15 story office complex, and some commercial uses that may not be suitable with one point of access. The site plan consists of three buildings; the one closest to the west property line will be three stories with a below ground parking structure. The middle building and the one closest to Hulen Street will be four stories with some surface parking. He said that packets of information were distributed to the neighborhood at their meeting a few days earlier. Mr. Schell directed the Commissioners to the diagram in the power point indicating the three story building on the western side, surface parking, and the now proposed eight foot masonry stone wall to buffer the units to the neighborhood. At the neighborhood meeting, neighbors requested an eight or 12 foot tall screening wall be built. They also requested there be