



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 29, 2013

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Jocelyn Murphy  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Sundance Square Management LP and Sundance Plaza LLC

**Site Location:** 400 Block Main St. Mapsco: 63W

**Proposed Use:** Downtown Outdoor Plaza

**Request:** From: "H" Central Business District and "H/DD" Central Business District/Demolition Delay

To: "PD/H/DD" Planned Development for "H" Central Business District limited to: outdoor recreational activities and amusement, restrooms, temporary uses and activities, and one structure and excluding: residential uses, permanent indoor uses, auto service uses, gasoline sales/service station, electric power substation, gas lift and line compressor stations, and gas drilling and production; site plan included with development standards, and to retain Demolition Delay overlay

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

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

**Background:**

The applicant is proposing a zoning change to "PD/H" Central Business District to allow for the development of a downtown private plaza in the Sundance Square area. The zoning change to PD is intended to allow permanent outdoor events but permit only one new structure on the site plan; a smaller restroom and multi use building. The events planned for the Sundance Plaza area are intended to be regular, likely daily and not intended to be considered Special Events.

The plaza will be located between two mixed use buildings, called the Commerce and the Westbrook, both currently under construction and in what is currently Main St. right-of-way.

On the eastern side, the Commerce building will include offices in the upper level and retail/restaurants on the lower level. Most or all of the plaza spaces have already been leased. This area will open up onto part of the plaza that will have "magic umbrellas" which are 32 ft. tall, 40ft. x 40 ft. umbrellas that can open in different configurations. These will provide shade for people in the plaza. A waterfall/wave water feature will also be provided on the north end of this block and the only new structure in the plaza, a restroom and multi use space known as the pavilion.

On the western side, the Westbrook building is being constructed to serve as the primary focus of the plaza. A permanent stage, convertible to three levels, is part of the building, overlooked by a clock tower. The center of this part of the plaza will have a flat water feature that can have a ¼ inch layer of water,

programmable fountain, or be drained for use at the time of an event. The Jett Building with the mural will remain and is currently going through the process of being designated Historic and Cultural Landmark (HC).

This section of Main Street is frequently closed for temporary events and activities at this time. To ensure the safety of the patrons so that they do not have to cross traffic on Main Street and to bring both sides of the plaza together, the development proposal anticipates the closure of this one block of Main Street. The applicant has worked with City staff and has also hired a traffic consultant to determine the effect on traffic flow. It was determined that closing the block of Main St. between 3<sup>rd</sup> and 4<sup>th</sup> Streets is feasible, considering the current traffic quantities and two-way streets. Vacation of the plaza was recommended for approval by the City Plan Commission on December 21 and must be approved by the City Council. The plaza will be in private ownership but Sundance will work with the City to open the plaza as needed for parades, art festivals, and other events to utilize the area as a pass-through down Main St. Permanent utility easements will be preserved in the former right-of-way.

The PD site plan is proposed to ensure that no permanent structures, except the restroom and multi use building identified on the site plan, are built within the plaza area. Since zoning lines extend to the center of the street, after the vacation is complete, the site plan will also apply to the former Main Street.

The Demolition Delay designation is an overlay and will not be removed by this change of the base zoning district. No structures are included within this zoning case area.

**Site Information:**

Owner: Sundance Square Management LP and Sundance Plaza LLC  
 201 Main St. Suite 700  
 Fort Worth, Texas 76102

Agent: Dunaway Associates, James Yu  
 Acreage: 1.7 acres  
 Comprehensive Plan Sector: Downtown

**Surrounding Zoning and Land Uses:**

- North "H" Central Business District / mixed residential and commercial uses
- East "H" Central Business District / mixed residential and commercial uses
- South "H" Central Business District / mixed residential and commercial uses
- West "H" Central Business District / mixed residential and commercial uses

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations. The following waiver is requested:

1. Section 6.404, Temporary On Premise Signs Requiring a Permit, to not be limited to the number of signs, spacing, and 30 day limit for display

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Main St.	Major Arterial	Major Arterial	No
Commerce St.	Major Arterial	Major Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

<b>Organizations Notified</b>	
FW Downtown Neighborhood Alliance	FWISD
Downtown Fort Worth, Inc.	

**Development Impact Analysis:**

**1. Land Use Compatibility**

Sundance Square is located in the northern sections of downtown and is surrounded by other similar commercial and multi family residential uses.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as mixed use. The pedestrian plaza will complement the buildings currently under construction and the pedestrian activity within downtown. The requested zoning change is consistent with the following Comprehensive Plan policy.

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

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

**Attachments:**

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

# FORT WORTH



ZC-13-006

## Location Map



### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zim merman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2000 1000 0 2000 Feet





ZC-13-006

# Area Zoning Map

Applicant: Sundance Square & Sundance Plaza  
 Address: 400 block Main Street  
 Zoning From: H, H/DD  
 Zoning To: PD for H uses with development standards  
 Acres: 1.73  
 Mapsco: 63W  
 Sector/District: Downtown  
 Commission Date: 01/09/2013  
 Contact: 817-392-6226



300 Ft. Notification Buffer



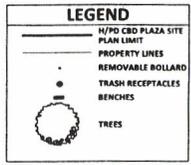
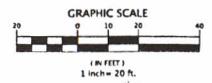
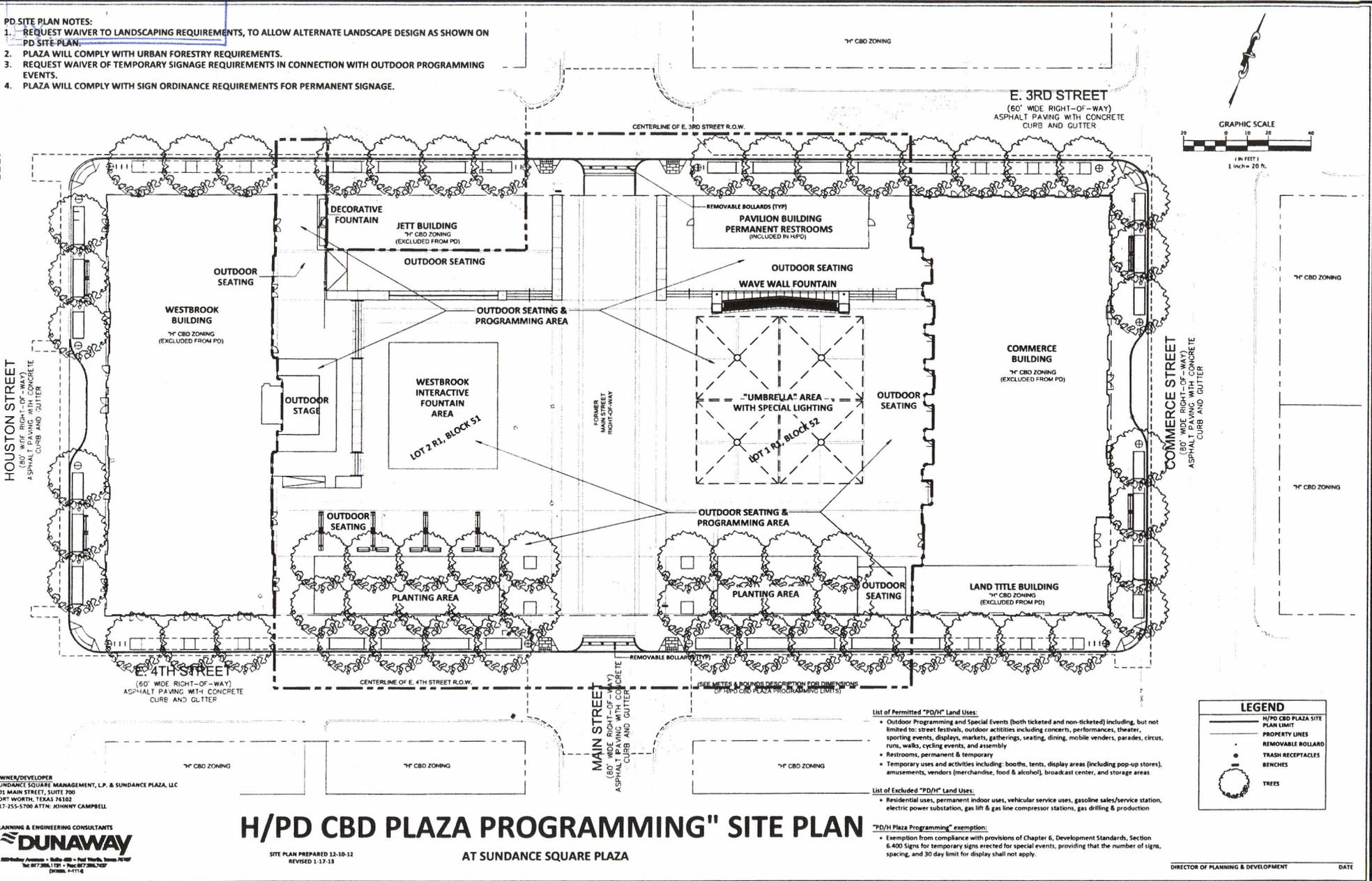
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JAN 23 2013

ZC 13-006-

PD SITE PLAN NOTES:

1. REQUEST WAIVER TO LANDSCAPING REQUIREMENTS, TO ALLOW ALTERNATE LANDSCAPE DESIGN AS SHOWN ON PD SITE PLAN.
2. PLAZA WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS.
3. REQUEST WAIVER OF TEMPORARY SIGNAGE REQUIREMENTS IN CONNECTION WITH OUTDOOR PROGRAMMING EVENTS.
4. PLAZA WILL COMPLY WITH SIGN ORDINANCE REQUIREMENTS FOR PERMANENT SIGNAGE.



- List of Permitted "PD/H" Land Uses:**
- Outdoor Programming and Special Events (both ticketed and non-ticketed) including, but not limited to: street festivals, outdoor activities including concerts, performances, theater, sporting events, displays, markets, gatherings, seating, dining, mobile vendors, parades, circus, runs, walks, cycling events, and assembly
  - Restrooms, permanent & temporary
  - Temporary uses and activities including: booths, tents, display areas (including pop-up stores), amusements, vendors (merchandise, food & alcohol), broadcast center, and storage areas
- List of Excluded "PD/H" Land Uses:**
- Residential uses, permanent indoor uses, vehicular service uses, gasoline sales/service station, electric power substation, gas lift & gas line compressor stations, gas drilling & production

**"PD/H Plaza Programming" exemption:**

- Exemption from compliance with provisions of Chapter 6, Development Standards, Section 6.400 Signs for temporary signs erected for special events, providing that the number of signs, spacing, and 30 day limit for display shall not apply.

OWNER/DEVELOPER  
SUNDANCE SQUARE MANAGEMENT, L.P. & SUNDANCE PLAZA, LLC  
303 MAIN STREET, SUITE 700  
FORT WORTH, TEXAS 76102  
817-255-5700 ATTN: JOHNNY CAMPBELL

PLANNING & ENGINEERING CONSULTANTS  
**DUNAWAY**  
3000 Valley Parkway • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.386.1191 • Fax: 817.386.7027  
DUNAWAY - 1114

# H/PPD CBD PLAZA PROGRAMMING" SITE PLAN

SITE PLAN PREPARED 12-10-12  
REVISED 1-17-13

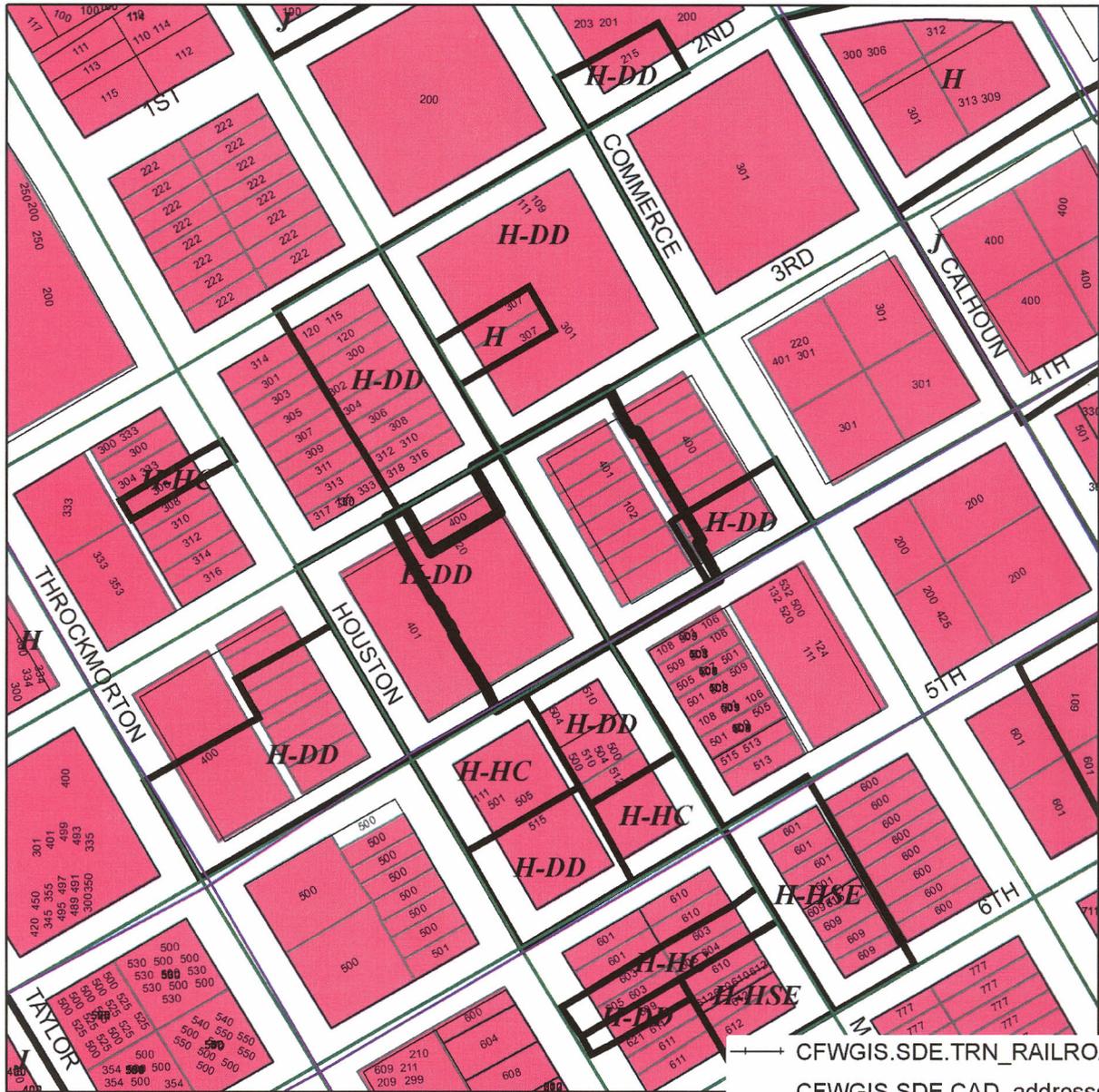
AT SUNDANCE SQUARE PLAZA

DIRECTOR OF PLANNING & DEVELOPMENT DATE



# Future Land Use

ZC-13-006



CFWGIS.SDE.TRN\_RAILROADS  
CFWGIS.SDE.CAD\_addresses

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



## Aerial Photo Map

