



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Westside Bank and Trust

Site Location: 1401 & 1415 Rio Grande Avenue, 1501 Summit Avenue
Mapsc0: 76G

Proposed Use: Bank and Apartments

Request: From: "G" Intensive Commercial
To: "H" Central Business District

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

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

Background:

The property is located on the northeast corner of Summit Ave. and Interstate 30. The applicant is proposing a zoning change from "G" Intensive Commercial to "H" Central Business District. The applicant intends to construct a three story bank, six apartments, and a privately maintained public park at the intersection. Design staff indicates that the project has been heard by the Downtown Design Review Board (DDRB) and was approved with the requirement that the landscaping and building materials will have further review.

The proposed development is located within the Downtown Mixed-use Growth Center. Mixed uses are encouraged within these areas in order to take advantage of proximity to high employment areas, proximity to public amenities, and proximity to public transit.

The site is also located within the confines Downtown Fort Worth Plan 2023, which is a Strategic Action Plan for downtown and surrounding areas. This plan was updated in 2013 and reflects the community's vision for a livable, healthy, economically vibrant and exciting downtown for the next 10 years. The plan builds on downtown's existing natural, cultural, social and physical assets. It also provides a strong foundation for strategic actions that will shape Downtown's future development, enhance connections to surrounding neighborhoods and strengthen Downtown's role as the heart of the city.

The area the proposed site is located in is mentioned in the Downtown Fort Worth Plan and located in the Henderson-Summit Corridor, which encourages the following principals:

- Encourage development that creates better urban form and more seamless connections to surrounding area
- Support and encourage a significant amount of residential infill and mixed use development
- Add high quality pedestrian spaces
- Maintain traffic carrying capacity but improve Henderson Street, Summit Avenue, Cherry Street and Forest Park Boulevard gateway experiences

Site Information:

Owner: Westside Bank and Trust
 1501 Summit Ave.
 Fort Worth, TX 76102

Agent: Tom Malone

Acreage: 0.79 acres

Comprehensive Plan Sector: Downtown

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / office
 East "G" Intensive Commercial / office
 South "J" Medium Industrial / I-30
 West "D" High Density Multifamily / park

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-035, from "G" Intensive Commercial to "H" Central Business District, effective 5/19/09 (one block north of the subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Summit Ave	Major Arterial	Major Arterial	No
IH 30 WB exit ramp	Freeway	Freeway	No
Rio Grand Ave	Residential	Residential	NO

Public Notification:

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	NUP-Neighborhood Unification Project
Sunset Terrace HOA	Trinity Habitat for Humanity
Downtown Fort Worth Inc	Streams And Valleys Inc
Fort Worth South Inc	Fort Worth ISD

* Site not located within a registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "G" Intensive Commercial to "H" Central Business District for a new bank, apartments, and open space. Surrounding land uses vary with offices to the north and east, a park to the west, and I-30 just south. The proposed site is located within the confines of the Downtown Strategic Action Plan and the Downtown Mixed-Use Growth Center. Mixed-uses are appropriate in these areas.

The proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property in the Downtown Mixed Use Growth Center. The requested zoning classification is appropriate for the land use designation. The proposed H zoning is consistent with the following Comprehensive Plan policies:

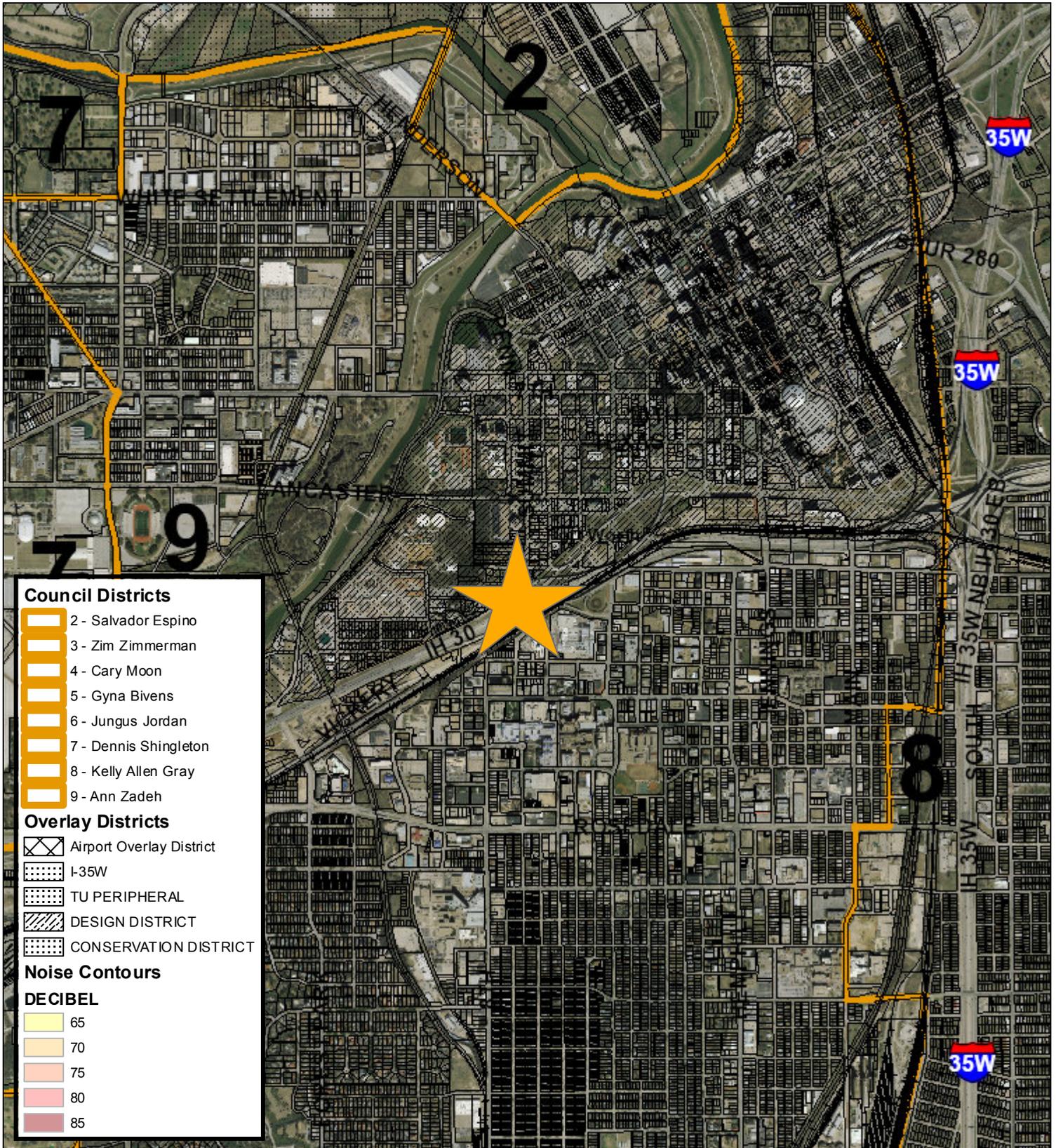
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38)

Based on conformance with the future land use, and policies 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
- Exhibit
- Minutes from the Zoning Commission meeting

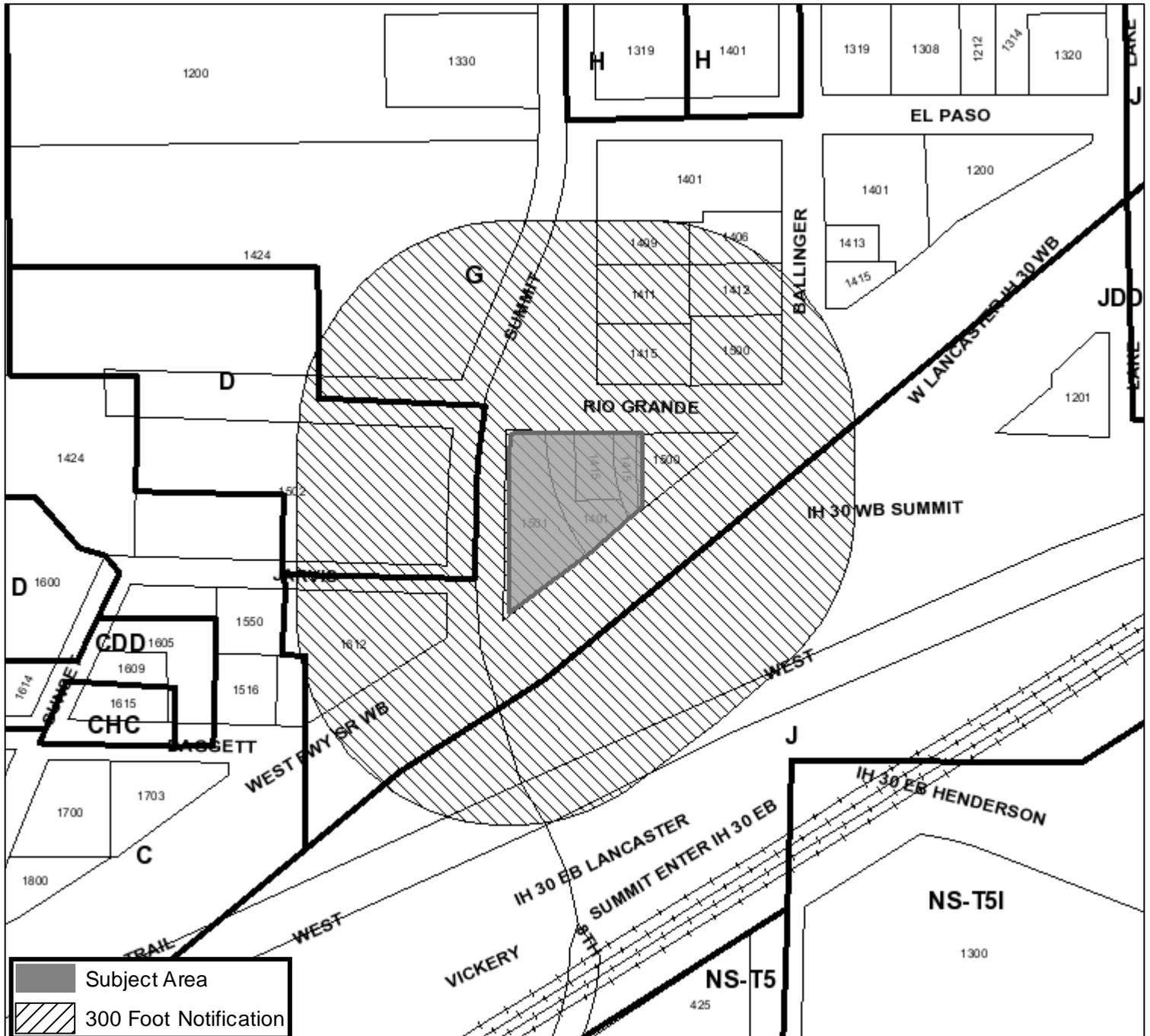
Area Map



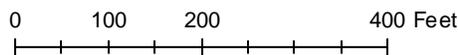
0 1,000 2,000 4,000 Feet

Area Zoning Map

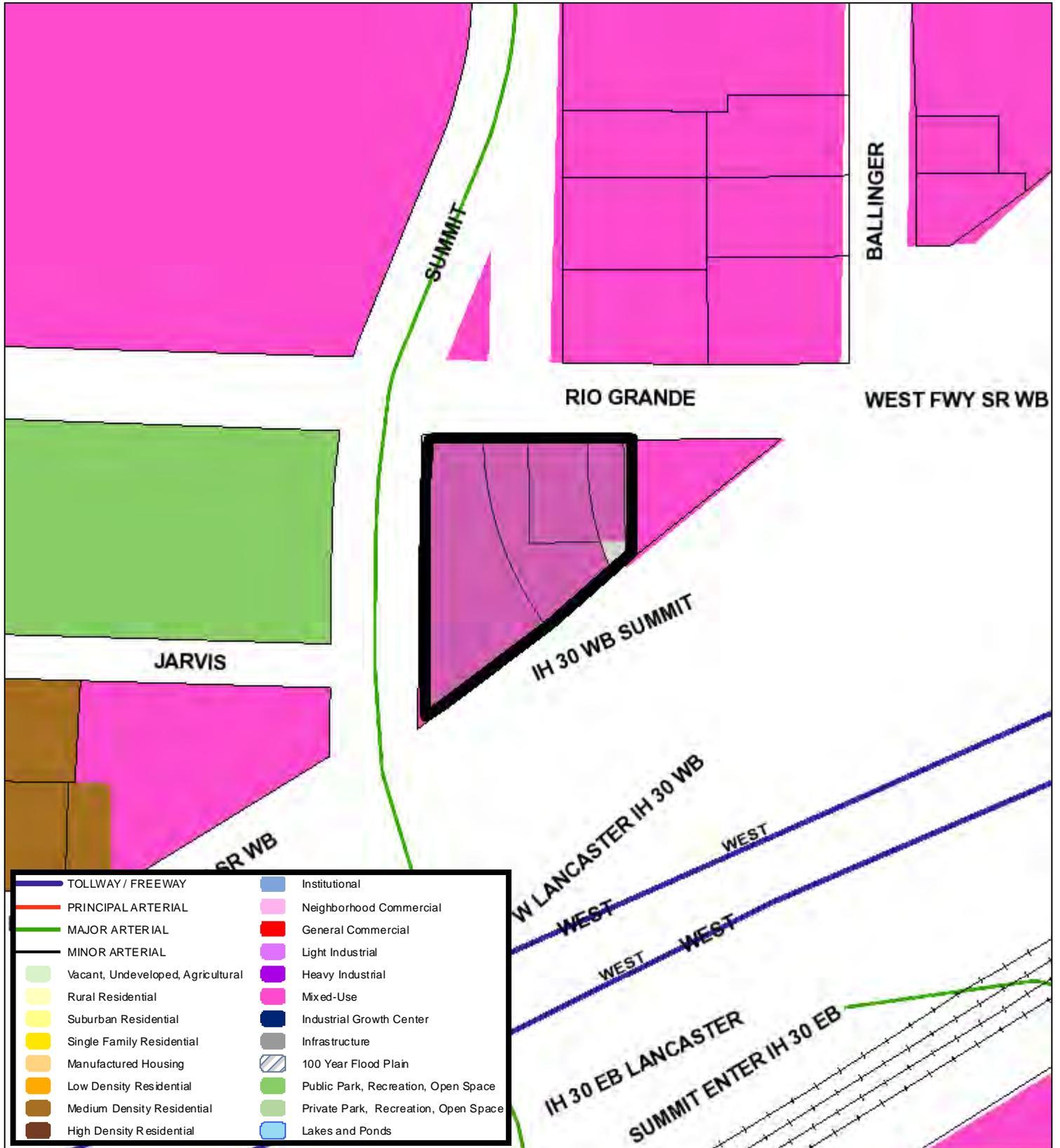
Applicant: West Side Bank and Trust
 Address: 1401 & 1415 Rio Grande Avenue, 1501 Summit Avenue
 Zoning From: G
 Zoning To: H
 Acres: 0.79029563
 Mapsco: 76G
 Sector/District: Downtown
 Commission Date: 6/10/2015
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



Future Land Use



120 60 0 120 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 17, 2015.



Aerial Photo Map



0 75 150 300 Feet

