



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2016

Council District 9

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: American National Bank & Trust

Site Location: 1500, 1518 W. 7th Street and 605 Penn Street Mapsco: 76C

Proposed Use: Bank/Office Building

Request: From: "J" Medium Industrial/Downtown Urban Design District and PD321 Planned Development/Specific Use/Downtown Urban Design District for multifamily and office/retail; site plan approved

To: "H" Central Business District/Downtown Urban Design District

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

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

Background:

The property is located just north of 7th Street and south of 5th between Penn Street and Summit. The applicant is proposing a zoning change from "J" Medium Industrial and "PD321" Planned Development for multifamily, office and retail to "H" Central Business District. The applicant intends to construct approximately a two story office building with drive through ATM. Design staff indicates that the project has not been heard by the Downtown Design Review Board (DDRB) but they are aware of it and do support the project.

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.

At the Zoning Commission meeting there was discussion about ingress/egress onto W. 7th Street. The applicant with consideration mentioned there can be a right turn only on W. 7th.

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: American National Bank & Trust
 2732 Midwestern Parkway
 Wichita Falls, TX 76308

Agent: Dunaway & Associates/Barry Hudson

Acreage: 0.64 acres

Comprehensive Plan Sector: Downtown

Surrounding Zoning and Land Uses:

North "H" Central Business District, "J" Medium Industrial / Pier One, commercial office
 East "PD241" Planned Development / offices
 South "J" Medium Industrial / vacant
 West "J" Medium Industrial / Bank of Texas

Recent Relevant Zoning and Platting History:

Zoning History: PD241 Planned Development for "H" uses, height limited to 120 ft., effective 10/26/96; subject property to the east.
Platting History: FS-11-179, Jennings West Addition & EECU Addition (subject property to the south)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Summit Ave	Major Arterial	Major Arterial	No
7 th St.	Major Arterial	Major Arterial	No
Penn St.	Residential	Residential	No

Public Notification:

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance*	Trinity Habitat for Humanity
Downtown Fort Worth Inc.*	Streams And Valleys Inc
	Fort Worth ISD

* Site located within Downtown neighborhood Alliance and Downtown Fort Worth Inc.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "J" Medium Industrial and PD321 Planned Development/Specific Use for multifamily, office/retail to "H" Central Business District for bank/office uses. Surrounding land uses consist of banks and offices east and west, with Pier One to the north, and vacant land to the 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:

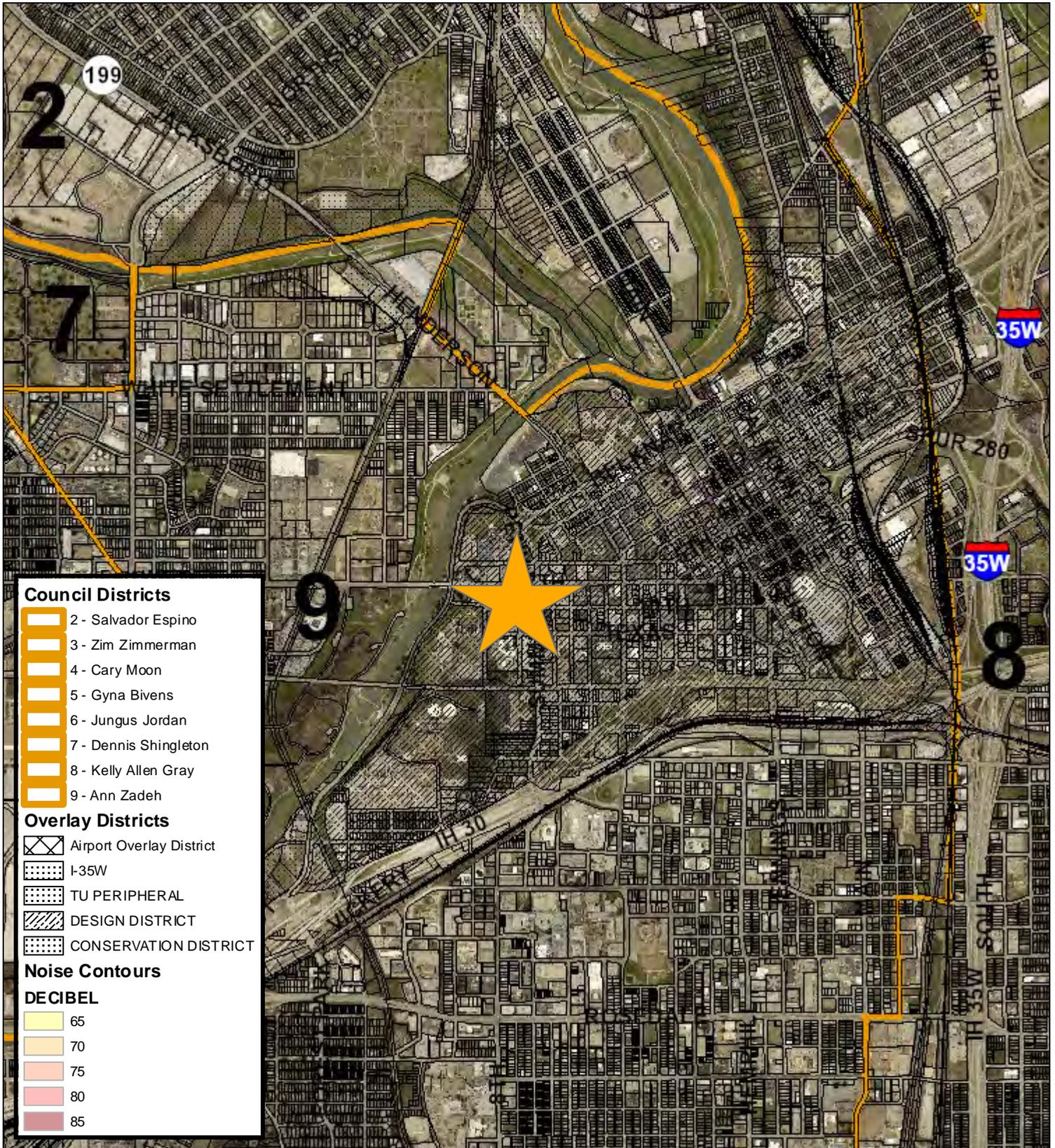
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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
- Minutes from the Zoning Commission meeting

Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

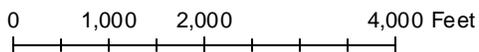
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

DECIBEL

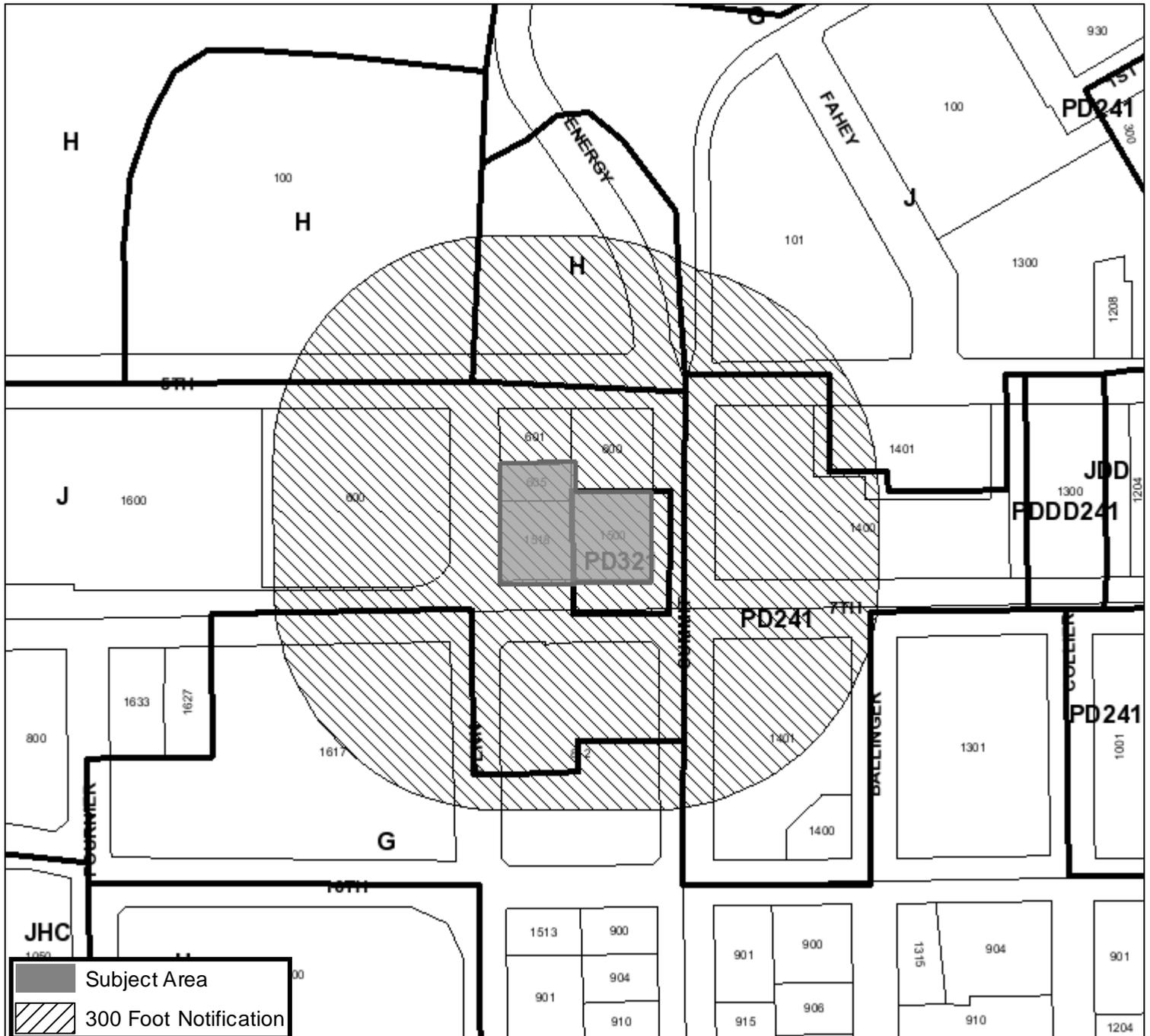
-  65
-  70
-  75
-  80
-  85



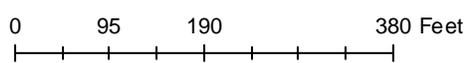


Area Zoning Map

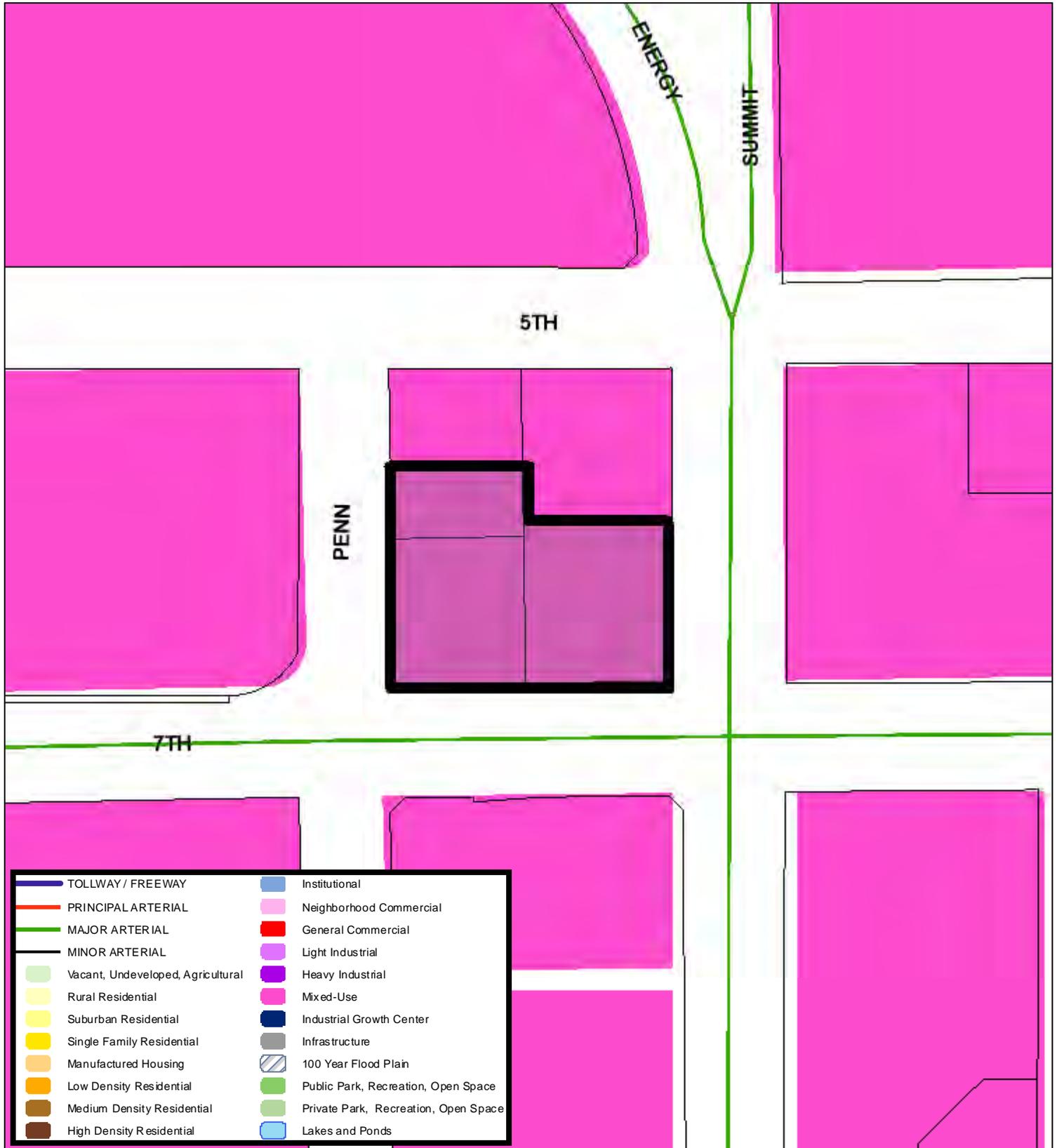
Applicant: American National Bank & Trust
 Address: 605 Penn Street, 1500 & 1518 W. 7th Street
 Zoning From: J, PD 321/DUDD
 Zoning To: H/DUDD Downtown Urban Design District
 Acres: 0.64279175
 Mapsco: 76C
 Sector/District: Downtown
 Commission Date: 12/9/2015
 Contact: 817-392-2495



 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

90 45 0 90 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.





ZC-15-161

Aerial Photo Map



0 60 120 240 Feet



(See addresses in case file, 8.59 Acres): from “CR” Low Density Residential to “A-5” One-Family and “A-10” One-Family

Bert Franks, 6812 River Ridge Road, Fort Worth, Texas representing Ridglea Country Club Neighborhood Association explained to the Commissioners the request to rezone to “A-5” and “A-10’ One-Family to protect their lot sizes.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

13. ZC-15-161 American National Bank & Trust (CD 9) 1500, 1518 W. 7th Street and 605 Penn Street (Van Zandt Addition, Block 2, Lots 2-6, 0.64 Acres): from “J/DUDD” Medium Industrial/Downtown Urban Design District and PD321/DUDD Planned Development/Specific Use for multifamily and office/retail; site plan approved to “H/DUDD” Central Business District/Downtown Urban Design District

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing American National Bank & Trust explained to the Commissioners they are proposing a two story bank and office building as indicated on the conceptual site plan. Parking will be located behind the building with an ATM on the east side. Mr. Hudson explained there are two existing driveways they will be using; one off Penn Street and the other off of 7th St. There will be no drive access to Summit.

Mr. Genua mentioned this area has a lot of traffic with a middle turning lane. Mr. Hudson mentioned the drive on 7th will be right-in, and right-out access.

Ms. Dunn asked if the curb cut was on the crest of the hill and expressed concerns about the turn lane and the right hand turn going into the parking lot. Mr. Hudson said the elevation continues to climb in this area and that traffic backs up in the turn lane on Summit.

Mr. Genua asked staff if there could be a sign placed saying no left turn. Mirian Spencer with Transportation and Public Works said they could design the driveway approach where you create a right in-right out. Mr. Hudson said they would be alright with that kind of approach. Ms. Dunn asked if there was a reason why they didn’t do an entrance on Summit. Mr. Hudson said because of the grade difference: it is about six or eight feet lower than Penn Street. They were trying to utilize the two existing approaches.

Mr. Flores wanted to clarify the modification.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern with consideration to limited access on W. 7th Street. The motion carried unanimously 8-0.

14. ZC-15-162 701 Hampton LLC (CD 9) 600-700 blocks N. Hampton, 1205 Delores and 1305 Johnson Street (see legal description in case file, 10.69 Acres): from “J” Medium