



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 13, 2016

**Council District** 8,9

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

**Opposition:** Two letters submitted  
**Support:** Two letters submitted

Continued Yes X No \_\_\_  
Case Manager Sevanne Steiner  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** City of Fort Worth Planning and Development, Etal

**Site Location:** Generally Bounded by Forest Park Boulevard, Northside Drive, Interstate Highway 35, and the T&P Railroad Track to Interstate Highway 30 Mapsco: Multiple

**Proposed Use:** Map Amendment: Expand Downtown Urban Design District

**Request:** From: Multiple  
To: Expand and Revise Downtown Urban Design District Overlay

**Land Use Compatibility:** No effect.

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

**Background:**

The City Council established the Downtown Urban Design District in 2001, and the design guidelines were created. In 2009, the design guidelines were revised from guidelines to standards. The Downtown Strategic Action Plan: Plan 2023 recommends updating the Downtown Urban Design Standards and Guidelines every 3-5 years.

Staff from Downtown Fort Worth, Inc. (DFWI) and the City have been working with property owners, business owners and neighborhood groups to update the Downtown Urban Design Standards and Guidelines. The intent of the update is to ensure downtown remains the most vibrant, walkable, mixed-use urban center in the region focusing on exceptional design of both private and public places. Specifically, the update would do the following:

- Expand the Downtown Urban Design District to include an industrial area east of the Intermodal Transit Center and Interstate 35, the Greenway, Rock Island and Samuels Avenue neighborhoods;
- Update signage standards to reflect national trends and Downtown stakeholder input;
- Add new standards to address sidewalk conflicts;
- Add new standards to address building materials; and
- Establish a minimum building height along key corridors.

The proposed standards and guidelines can be viewed on the DFWI's website at:  
<http://www.dfw.org/business/downtown-design-standards>

This case was continued from June 21. On August 9, 2016, DFWI and City staff hosted a community meeting at the Central Library for affected property owners. At this meeting, staff and property owners agreed that only a change of use or zoning change would trigger property owners in the industrial portion of the expansion area to follow the Downtown Urban Design Standards and Guidelines. A new text amendment to the Downtown Urban Design Standards and Guidelines is necessary to implement the recommendations from the meeting. City staff will request that the City Council, again continue the case to the December 6, 2016 meeting to run concurrently with the proposed schedule for the new text amendment.

**Site Information:**

Owner: Multiple owners  
 Acreage: 1733.75 acres  
 Comprehensive Plan Sector: Downtown/Northeast  
 Surrounding Zoning and Land Uses:  
   North Multiple  
   East Multiple  
   South Multiple  
   West Multiple

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Multiple			

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Historic Fort Worth, Inc.	

**Development Impact Analysis:**

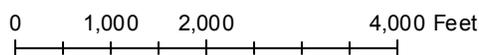
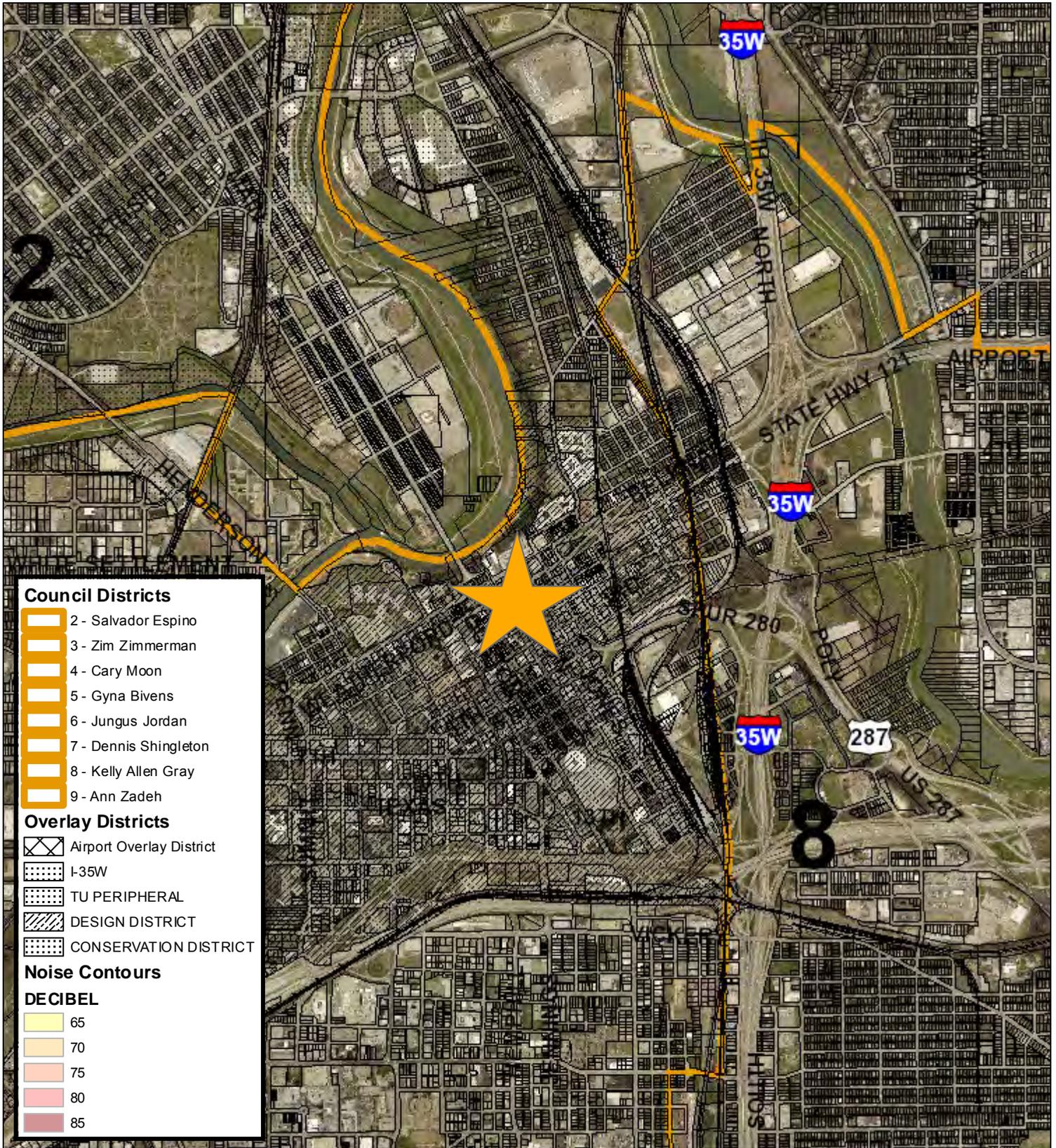
- Land Use Compatibility**  
 The requested "DUDD" zoning overlay expansion will not change the base zoning; as a result, there will be no effect on compatibility.
- Comprehensive Plan Consistency**  
 The proposed expansion of the design district **is consistent** with the policies and strategies of the Downtown Fort Worth Plan 2023, a reference of the 2016 Comprehensive Plan.

**Attachments:**

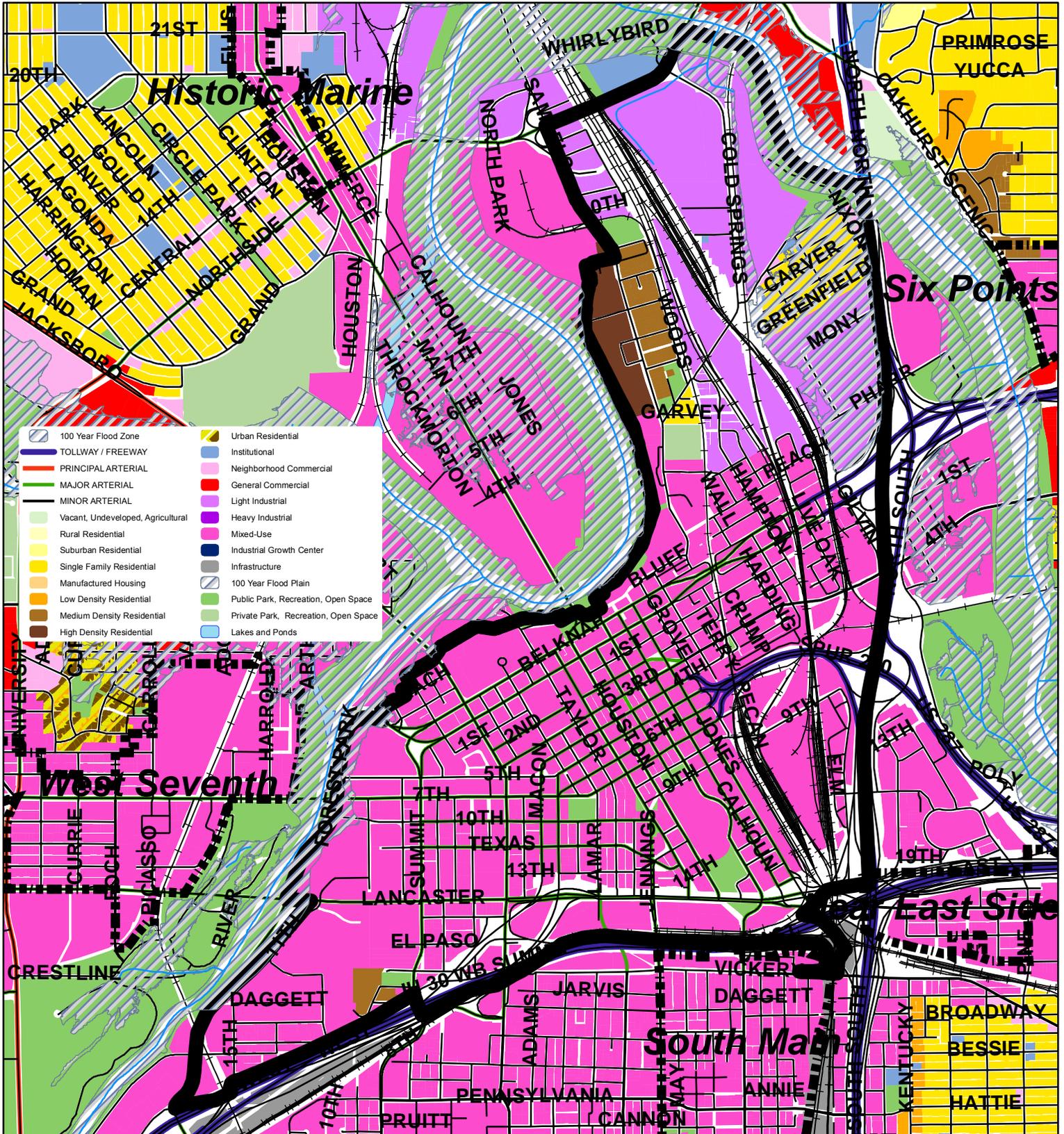
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial
- Map
- Minutes from the City Council meeting
- Minutes from the Zoning Commission meeting



## Area Map



## Future Land Use



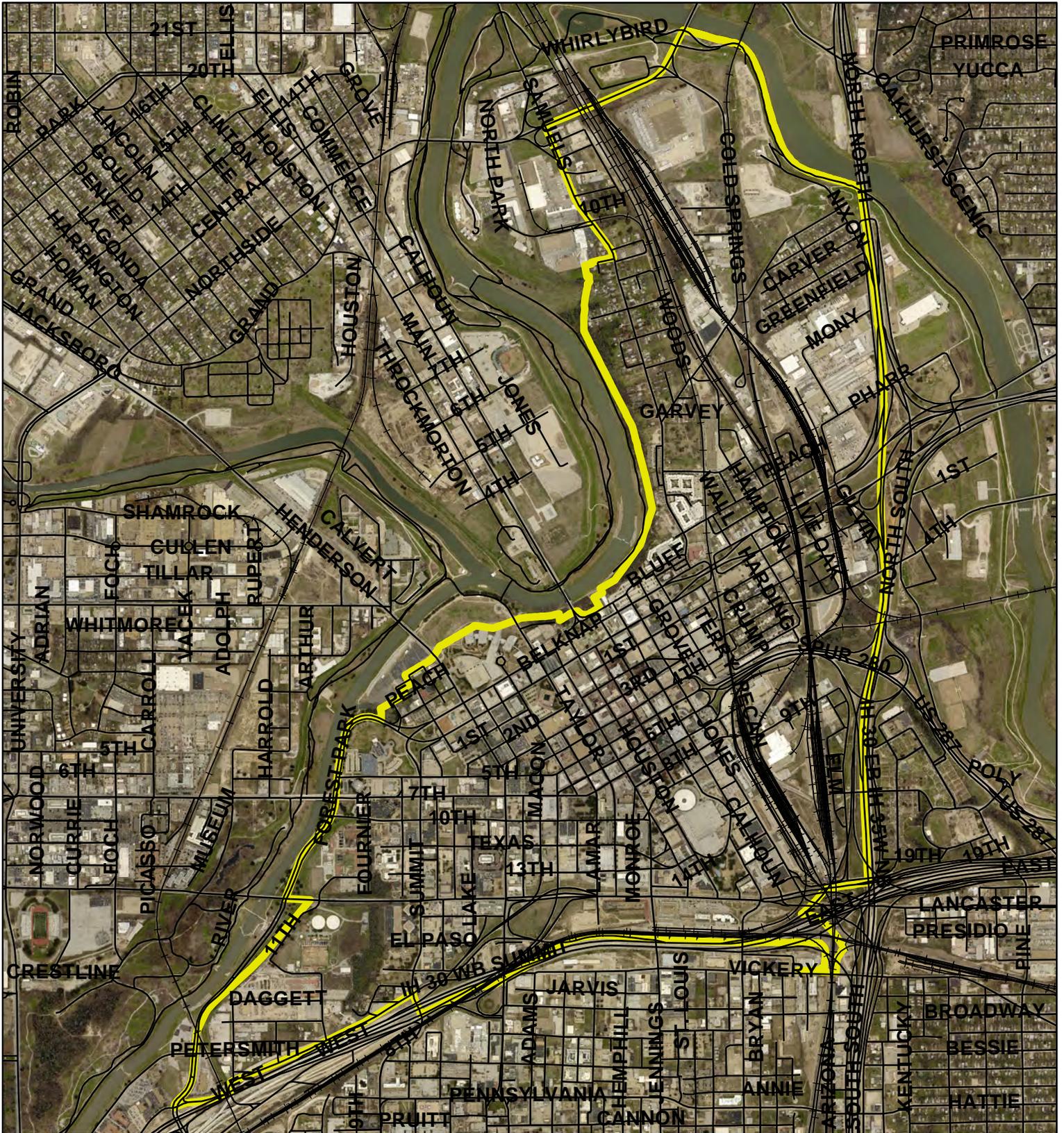
1,800 900 0 1,800 Feet



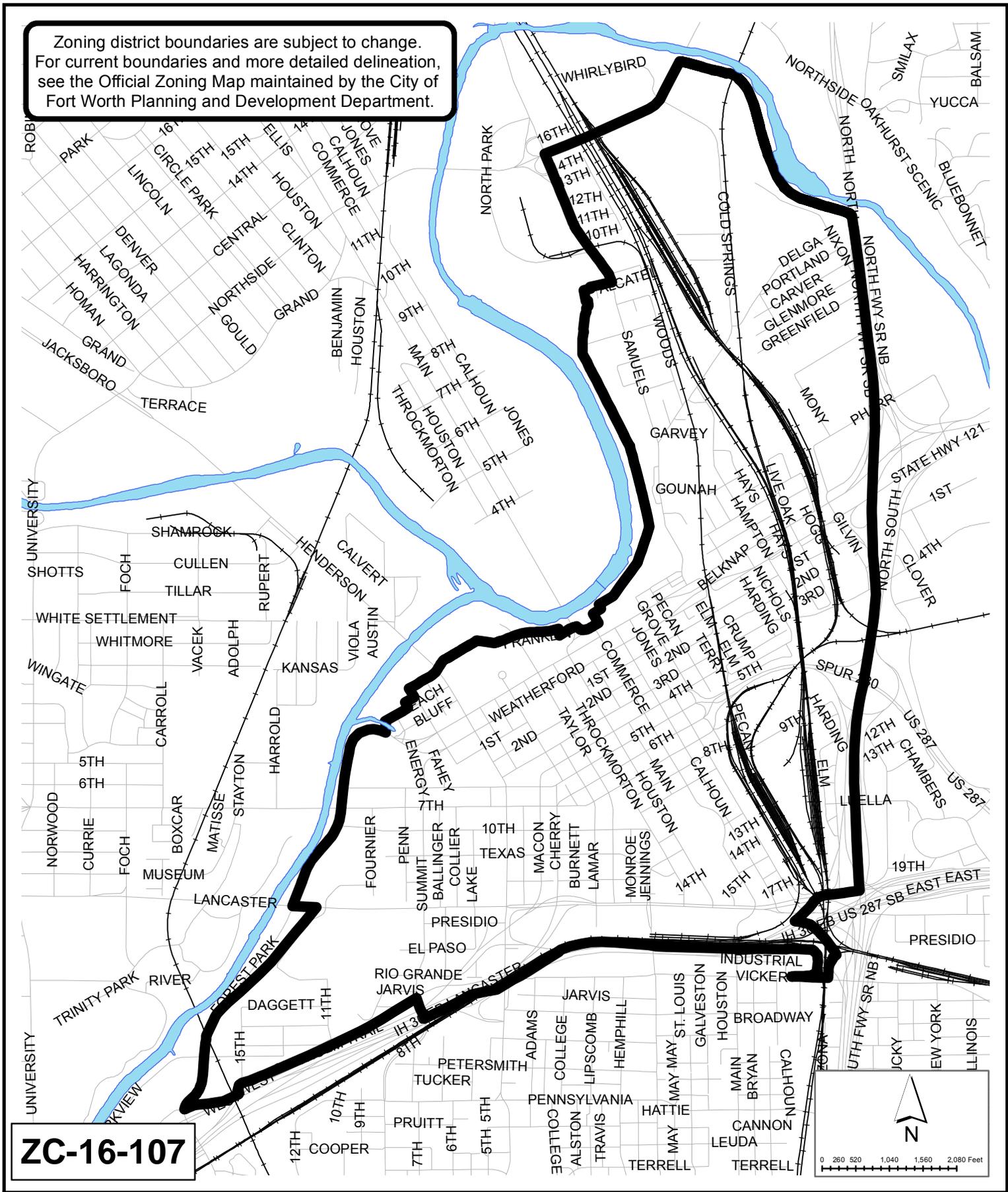
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 29, 2016.



## Aerial Photograph



Zoning district boundaries are subject to change. For current boundaries and more detailed delineation, see the Official Zoning Map maintained by the City of Fort Worth Planning and Development Department.



**ZC-16-107**

Exhibit B.16 (See Section 4.402)

**Urban Design District - Downtown**



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REGULAR CITY COUNCIL MEETING  
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The following individuals completed comment cards in support of Zoning Docket ZC-16-100:

Mr. Fred Fernandez, 1017 Blue Lake Drive  
Mr. B.J. Syma, 1509 Hollowbrook Court  
Ms. Cindy Boling, 4717 Norma Street

Motion: Council Member Moon made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-16-100 be approved. Motion passed 8-0, Mayor Pro tem Espino absent.

The City Council, at its meeting of June 14, 2016, continued Zoning Docket ZC-16-101.

5. **ZC-16-101 - (CD 4) - City of Fort Worth Planning & Development Department, Generally bounded by Western Center, N. Beach, Fossil Creek, and the North Freeway (I-35W); from: "R1" Zero Lot Line/Cluster, "R2" Townhouse/Cluster, "D" High Density Multifamily, "D-HR1" Multifamily Highrise, and "G" Intensive Commercial to: "R2" Townhouse/Cluster (Recommended for Denial by the Zoning Commission) (Continued from a Previous Meeting)**

Mr. Christopher Carpenter, 3841 Whisper Hollow Way, appeared before Council in support of Zoning Docket ZC-16-101.

The following individuals appeared before Council in opposition to Zoning Docket ZC-16-101:

Mr. Justin Light, 500 West 7<sup>th</sup> Street, Suite 600  
Mr. Jerry Faughtenberry, 3833 Whisper Hollow Way (provided handouts)

Mr. Terry Klipsh, 6316 Estates Lane, completed a comment card in support of Zoning Docket ZC-16-101.

Motion: Council Member Moon made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-16-101 be approved to exclude Lot 1, Block 1, Fossil Creek #2 Addition, currently known as the Cortland Fossil Creek Apartments which will remain zoned "D" Multi Family. Motion passed 7-1, Council Member Allen Gray casting the dissenting vote and Mayor Pro tem Espino absent.

The City Council, at its meeting of June 14, 2016, continued Zoning Docket ZC-107.

6. **ZC-16-107 - (CD 8, CD 9) - City of Fort Worth Planning & Development Department, Etal, Map Amendment: Generally bounded by Forest Park Boulevard, Northside Drive, Interstate Highway 35, and the T & P Railroad Track to Interstate Highway 30; from: Multiple zoning districts to: Expand and revise Downtown Urban Design District Overlay (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**

Mr. Tony Williams, representing Penske, appeared before Council in opposition to Zoning Docket ZC-16-107.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-16-107 be continued to the September 13, 2016, Council meeting. Motion passed 8-0, Mayor Pro tem Espino absent.

- ~~7. **ZC-16-108 - (CD 3) - Fort Worth Housing Finance Corp., 5514, 5520, 5528 and 5532 Shiloh Drive; from: "A-5" One-Family to: "CF" Community Facilities (Recommended for Approval by the Zoning Commission)**~~

~~Mr. Steve Kissell, 4521 Saldana Drive, appeared before Council in support of Zoning Docket ZC-16-108.~~

~~Motion: Council Member Zimmerman made a motion, seconded by Council Member Moon, that Zoning Docket ZC-16-108 be approved. Motion passed 8-0, Mayor Pro tem Espino absent.~~

- ~~8. **ZC-16-109 - (CD 8) - Jose M. Gonzales, 4115 and 4163 E. Rosedale Street; from: "E" Neighborhood Commercial to: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus tile roofing business with warehouse and outdoor storage; site plan included (Recommended for Denial by the Zoning Commission)**~~

~~Mr. Jose Manuel Gonzales, 6359 Elm Crest Court, appeared before Council in support of Zoning Docket ZC-16-109.~~

~~Ms. Juanita Dunlap, 6359 Elm Crest Court, appeared before Council as interpreter for Mr. Gonzales.~~

~~Motion: Council Member Allen Gray made a motion, seconded by Council Member Moon, that Zoning Docket ZC-16-109 be denied. Motion passed 8-0, Mayor Pro tem Espino absent.~~

- ~~9. **ZC-16-111 - (CD 9) - First Presbyterian Church of Fort Worth, 1700 S. Jennings Avenue and 511 W. Allen Avenue; from: "B" Two-Family to: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted for office building; site plan included (Recommended for Approval by the Zoning Commission)**~~

~~Mr. Alan Magee, 3908 Claridge Court, appeared before Council in support of Zoning Docket ZC-16-111.~~

~~Motion: Council Member Zadeh made a motion, seconded by Council Member Zimmerman, that Zoning Docket ZC-16-111 be approved. Motion passed 8-0, Mayor Pro tem Espino absent.~~

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-16-106/107</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Andy Taft/ Downtown Ft. Worth Inc.	777 Taylor St	Out		Support	Spoke at hearing
Bryan Jamail	2800 Forest Park	Out	Opposition		Spoke at hearing
Dr. Bailey	1401 Henderson	In			Spoke at hearing
Victor Perales	1017 Pavilion Ct				Spoke at hearing
Sara McDonald	747 Samuels	In		More information	Spoke at hearing
Noble Reed/Greenway NA	NA	Out		Support	Sent letter in
Rollins Leasing	501 N Frwy	In	Opposition		Sent letter in
Penske Truck Leasing	NA	Out	Opposition to the unknown		Sent letter in
Ray Hemmig	500 Throckmorton	In		Support	Sent letter in
Herbert Martin, Est.	828 Samuels	In		Support	Sent letter in

**22. ZC-16-107 City of Fort Worth Planning & Development (CD 8,9) Map Amendment Downtown Urban Design District– Generally bounded by Forest Park Boulevard, Northside Drive, Interstate Highway 35, and the T & P Railroad Track to Interstate Highway 30 (see addresses in case file, 1733.72 Acres): to Amend the boundaries and expand the Downtown Urban Design District Overlay**

Ms. Murphy called the case.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

**Meeting adjourned: 6:15 p.m.  
5/11/16**

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Dana Burghdoff, Executive Secretary and Assistant Director, Planning and Development Department

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Nick Genua, Chair