



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 13, 2016

Council District 9

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

Opposition: None submitted
Support: Near Southside Inc.

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

Owner / Applicant: **Cook Children's Health Care System**

Site Location: 900 & 904 Southland Avenue, 901 & 909 8th Avenue Mapsco: 76L

Proposed Use: **Cooks Children's Hospital campus; temporary parking lot**

Request: From: "NS-T5I" Near Southside/Urban Center
To: "G" Intensive Commercial.

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

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

Background:

The proposed site is located on the corner of 8th Avenue and Terrell Ave. The applicant is requesting a zoning change from "NS-T5I" Near Southside/Urban Center to "G" Intensive Commercial and would like to incorporate property into the overall Cook Children's Campus. The proposed temporary use is a surface parking lot.

The applicant has had several other zoning cases amending the zoning to "G" Intensive commercial in the past several years for the same purpose. The zoning history section below describes these cases. The proposed site is located in the hospital district, surrounded by various medical facilities, offices, and parking.

Site Information:

Owner: Cooks Children's Health Care System
801 W. 7th Avenue
Fort Worth, Texas 76104
Agent: Dunaway Associates, L.P. (Barry Hudson)
Acreage: 0.97 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; "G" Intensive Commercial / hospital, medical facility
- South "NS-T5I" Near Southside T5I District; "G" Intensive Commercial / office
- 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 (subject property).
ZC-10-146, from “CF”, “E”, “FR”, and “NS-TI” to “G”, effective 11/23/10 (east and south of the subject property)
ZC-11-104, from “D”, “E”, “FR” and “G” to “G”, effective 11/16/11 (south of the subject property)
ZC-14-066, from “NS-T5I” to “G”, effective 8/12/14 (southeast of the subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Terrell Avenue	Residential	Residential
8 th Avenue	Minor Arterial	Minor Arterial

Public Notification:

Organizations Notified	
Near Southside Neighborhood Alliance	Trinity Habitat for Humanity
Fort Worth South Inc.	Streams And Valleys Inc.
NUP-Neighborhood Unification Project	Fort Worth ISD

**Site is not located within the confines of a registered NA*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “G” Intensive Commercial. Surrounding land uses vary with hospitals to the north and west, with medical and office uses south and east. 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 2016 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.

Attachments:

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