



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 15, 2014

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: One person spoke
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: HDH Financial, LLC

Site Location: 1401, 1405, 1409 Pulaski Street Mapsco: 76M

Proposed Use: Hospital expansion

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 in the Southwest corner of Pulaski and 6th Avenue. The applicant is proposing to change the zoning from "NS-T5I" Near Southside/Urban Center to "G" Intensive Commercial to expand Cooks Medical Campus.

Site Information:

Owner: HDH Financial, LLC
P O Box 24328
Fort Worth, TX 76124
Agent: Dunaway & Associates/Logan McWhorter
Acreage: 0.31 acres
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / vacant land
- East "NS-T5I" Near Southside Urban Center / parking lot
- South "G" Intensive Commercial / parking lot
- West "G" General Commercial / parking lot, commercial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-146 approved by City Council 11/09/2010 various zoning districts to G subject area

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Pulaski	Residential	Residential	No
6 th St.	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Fairmount	NUP- Neighborhood Unification Project
Fort Worth South, Inc.	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “G” Intensive Commercial to allow for expansion of Cooks Hospital. Surrounding land uses are commercial to the north with parking lots to the east, south and west.

Due to the existing surrounding medical facility uses, and intensity of development, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The proposed “G” zoning is consistent with the following Comprehensive Plan policies:

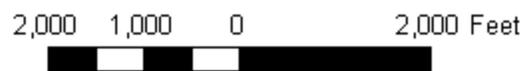
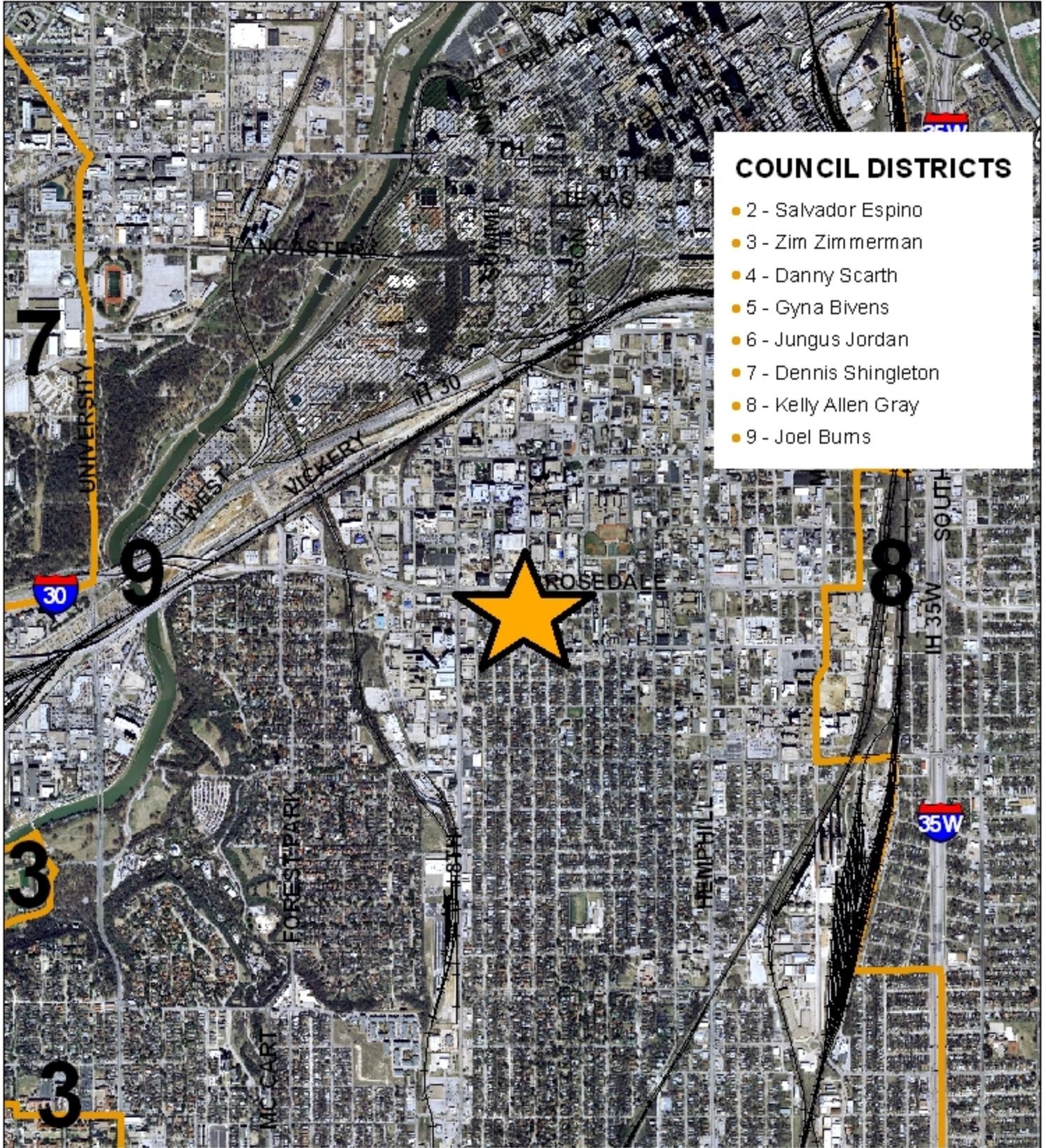
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

Attachments:

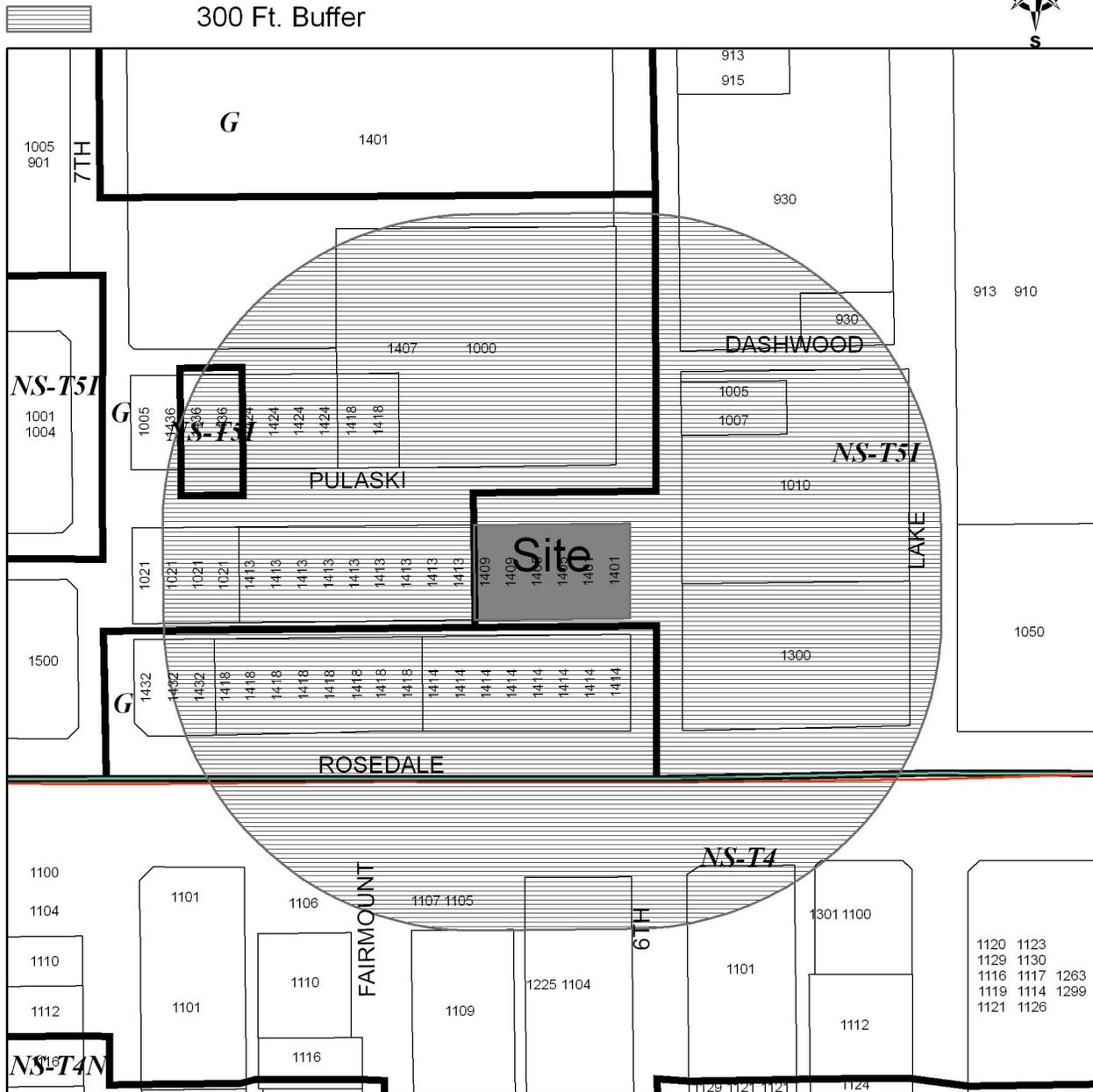
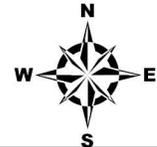
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map



Area Zoning Map

Applicant: HDH Financial, LLC
 Address: 1401, 1405, 1409 Pulaski Street
 Zoning From: NS-T5I
 Zoning To: G
 Acres: 0.31732836
 Mapsc0: 76M
 Sector/District: Southside
 Commission Date: 6/11/2014
 Contact: 817-392-2495





1401, 1405, 1409 Pulaski Street

Future Land Use

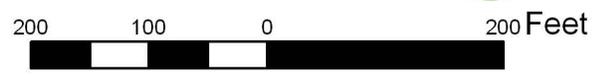
ZC-14-066



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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 18, 2014.



Aerial Photo Map



Motion: Following brief discussion, Mr. Flores recommended a 60 day Continuance of the request for a PD with a site plan, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-14-065</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
John Rodriquiz	2220, 2222 N Houston	In		Support	Signed petition
Ermilinda Thompson	2218 N Houston	In		Support	Signed petition
Maria Gonzales	2217 Ellis	In		Support	Signed petition
Deyanira Dorado	214 NW 23rd	In		Support	Signed petition
Julian Ortiz	2223 N Houston	In		Support	Signed petition
Antonio Oropeza	2307 N Houston	Out		Support	Signed petition
Adan Martinez	2311 N Houston	Out		Support	Signed petition
Michello Rabago	2309 N Houston	Out		Support	Signed petition
Juana Velasquez	2212 N Houston	In		Support	Signed petition
Ignacio Vasquez	2214 N Houston	In		Support	Signed petition
Yolanda Chavez	2300 N Houston	In		Support	Signed petition
?	2113 N Houston	Out		Support	Signed petition
Angelica Acevedo	2114 N Houston	Out		Support	Signed petition
Theresa Gonzalez	2110 N Houston	Out		Support	Signed petition
Mary Medrano	2103 Ellis	Out		Support	Signed petition
Elia Estrada	2312 N Houston	Out		Support	Signed petition
Jaime Ballandran	2301 Ellis	In		Support	Signed petition
Tressa Hilburn/ Northside NA	NA	Out			Wanted more information, sent letter in

6. ZC-14-066 HDH Financial LLC (CD 9) – 1401, 1405, 1409 Pulaski Street (Grand View Addition, Block 6, Lots 14-19, 0.32 Acres): from “NS-T5I” Near Southside/Urban Center to “G” Intensive Commercial

Melinda Ramos, Sr. City Attorney explained to the Commissioners these properties are involved in a civil property dispute and a summary judgment has been issued in favor of HDH Financial. The applicant has appealed, however as of the beginning of the Zoning Commission meeting, the

City has not received a file marked copy of a supersedeas bond. Her recommendation to the Zoning Commission is they can move forward with a recommendation to City Council.

George Montague, 801 7th Avenue, Fort Worth, Texas with Cook Children’s representing the property owner explained to the Commissioners they are in the process of purchasing the property to expand their Campus facility.

Donald Nemec representing Mr. Yammine, who claims an ownership interest in this property, noted that an appeal is currently pending. He is requesting the case be continued or denied until such time a bond can be issued.

Mr. West asked if he understands the recommendation they make today and any legal steps that need to be taken can still be addressed before the City Council meeting.

Mr. Flores asked for clarification what was submitted. Mr. Nemec said it was a notice of appeal and the State court action.

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

<i>Document received for written correspondence</i>				<i>ZC-14-066</i>	
Name	Address	In/Out 300 notification area	Position on case		Summary
Wally Yammine	213 Opal St	Out	Opposition		Present did not speak

7. ZC-14-067 Roanoke 35/114 Partners, L. P. (CD 7) – 15360 Blue Mound Road (Daniel Jesse Survey, Abstract No. 349 and Daniel Rufus Survey, Abstract No. 362, 5.00 Acres): from “PD-502” Planned Development/Specific Use for all uses in “MU-2” High Intensity Mixed-Use excluding detached single-family units. All development within this zoning district subject to “Easement, Release and Disclosure Agreement” related to noise, site plan waived to “PD/MU-2” Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding detached single-family units, and waivers to primary building street frontages, building entrances and building setbacks. All development within this zoning district subject to "Easement, Release and Disclosure Agreement" related to noise; site plan included.

Mr. Genua wanted to state for the record he did have a conversation with the applicant based primarily on the facts before the case and at the end of their discussion he made it clear to the applicant that he was not in agreement or disagreement with him and would wait until the public hearing.

Brad Forslund, 5605 N. MacArthur Blvd, Suite 580, Irving, Texas representing Churchill Residential explained to the commissioners this will be a 132 unit for workforce housing. The building will have the new urban style architecture, fully equipped with one, two, and three bedroom units. Mr. Forslund noted the residential portion will be four stories, central corridors