



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 18, 2017

Council District 9

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

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: **Origin Bank**

Site Location: 812 Summit Avenue Mapsco: 63W

Proposed Use: **Mixed Use**

Request: From: "G" Intensive Commercial/Downtown Urban Design District and "J" Medium Industrial/Downtown Urban Design District

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 south of 7th Street and north of 10th Street, between Penn and Summit. The applicant is proposing a zoning change from "G" Intensive Commercial and "J" Medium Industrial to "H" Central Business District/Downtown Urban Design District to construct a multifamily, bank and parking garage development. Since it is in the Downtown Urban Design District, the proposed project will have to seek additional approval by the Downtown Design Review Board (DDRB).

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.

This case will be heard by the City Council on April 18, 2017.

Site Information:

Owner: Grant James/Origin Bank
500 Throckmorton Street, Suite 350
Fort Worth, TX 76102

Agent: Jonathan Wood
 Acreage: 1.42 acres
 Comprehensive Plan Sector: Downtown

Surrounding Zoning and Land Uses:

North "H" Central Business District / Bank
 East "H" Central Business District / Convenience store
 South "G" Intensive Commercial / Church parking lot
 West "G" Intensive Commercial / Credit Union

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
7 th St.	Commercial/Mixed Use	Commercial/Mixed Use	No
10 th St.	Residential-One-Way	Residential-One-Way	No
Penn St.	Residential-Two-Way	Residential-Two-Way	No
Summit Ave	Commercial Collector	Commercial Collector	No

Public Notification:

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Streams And Valleys Inc.
Fort Worth League of Neighborhood Assoc.	Trinity Habitat for Humanity
Downtown Fort Worth Inc	West 7 th Neighborhood Alliance
Cultural District Alliance	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 and "J" Medium Industrial to "H" Central Business District for mixed use. Surrounding land uses vary with a convenience store to the east, a bank and credit union to the north and west, a commercial office building 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 2017 Comprehensive Plan designates the subject property in the Downtown Mixed Use Growth Center and the Downtown Urban Design District. 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:

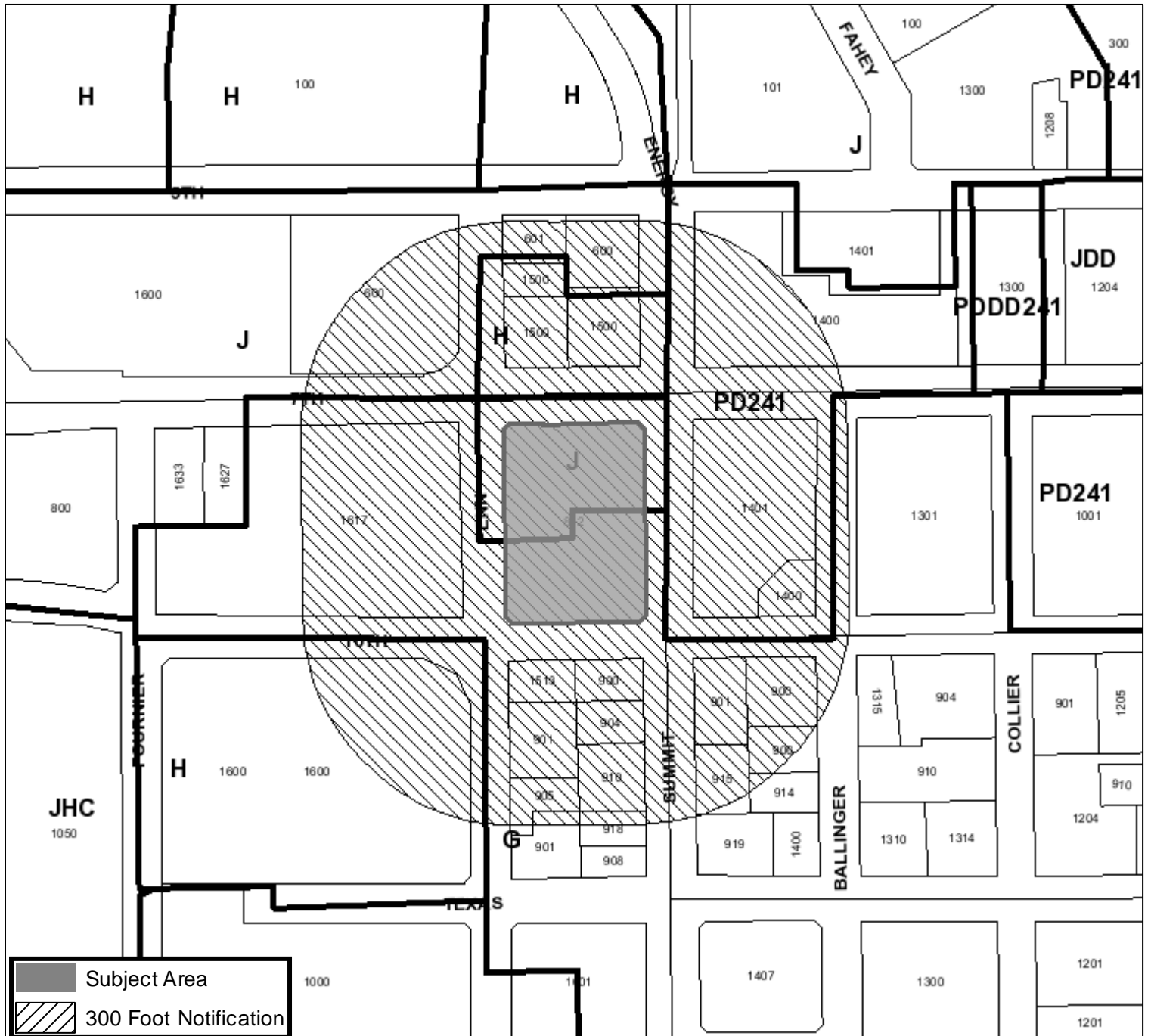
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



ZC-17-062

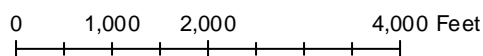
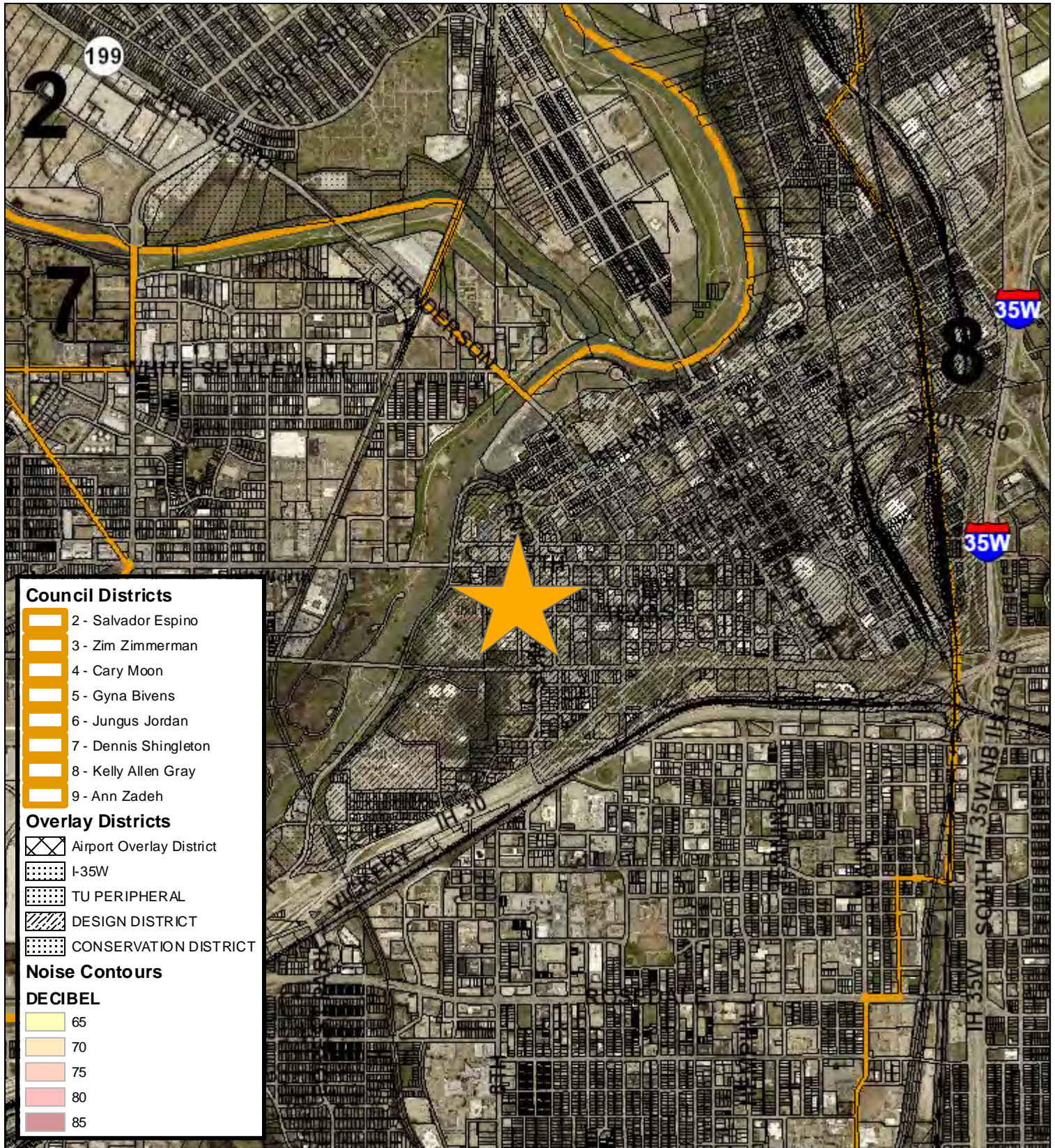
Area Zoning Map

Applicant: Origin Bank
 Address: 812 Summit Avenue
 Zoning From: G/DUDD, J/DUDD Downtown Urban Design District
 Zoning To: H/DUDD
 Acres: 1.42049143
 Mapsco: 76C
 Sector/District: Downtown
 Commission Date: 4/12/2017
 Contact: 817-392-2495

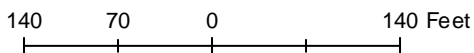
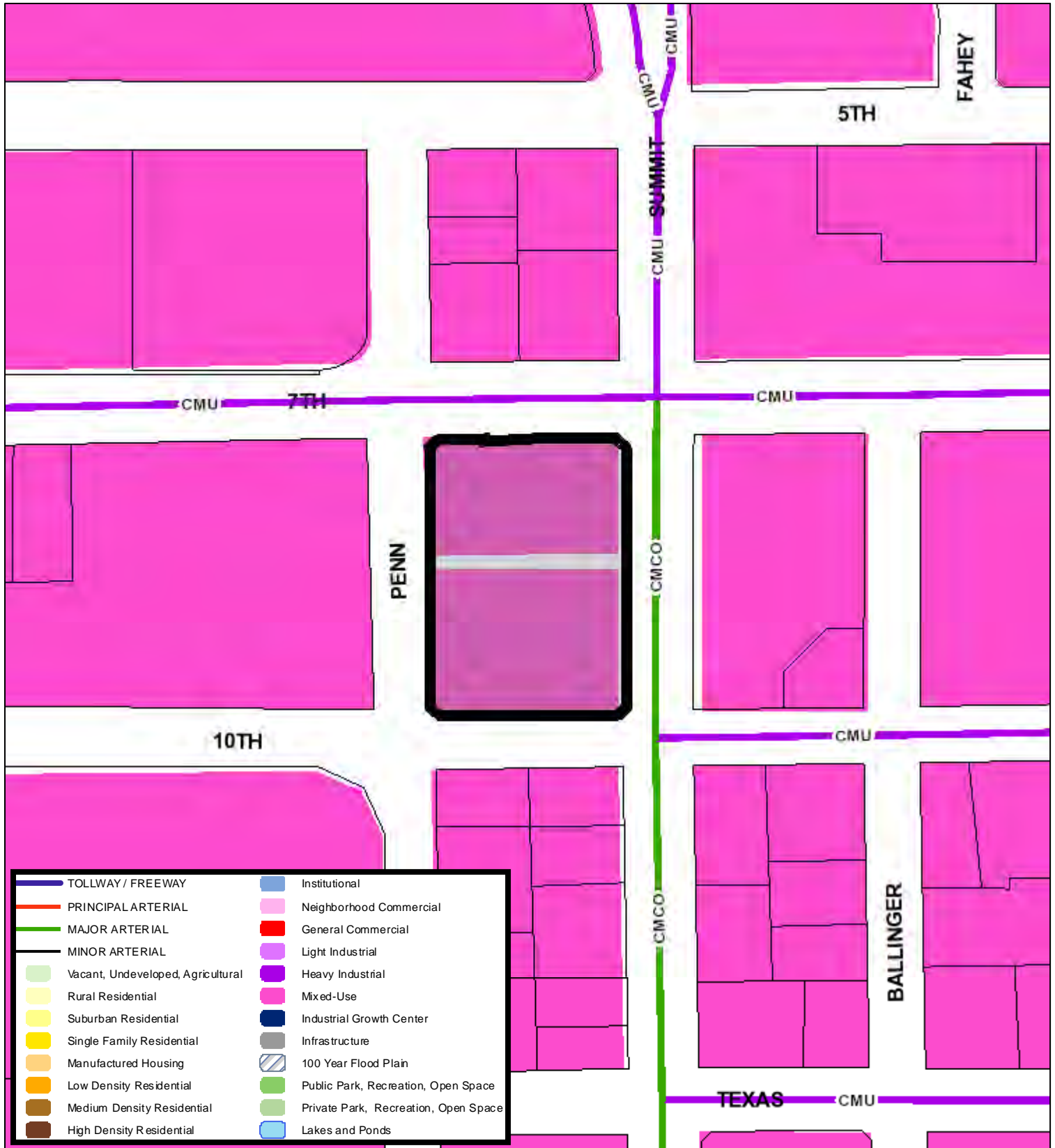


0 105 210 420 Feet

Area Map



Future Land Use



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 7, 2017.



Aerial Photo Map



0 90 180 360 Feet



Location Map

