



Zoning Staff Report

Date: January 13, 2026

Case Number: ZC-25-192

Council District: 9

Zoning Map Amendment

Case Manager: [Joseph Laws](#)

Owner: Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P.

Applicant: Todd Maxwell, HCA Healthcare

Site Location: 1901 Pennsylvania Ave & 1725 Pruitt St

Acreage: 8.375 ac

Request

Proposed Use: Helipad and Parking

Request: To: Add Conditional Use Permit (CUP) for a helipad/landing area in "NS-T5I" Near Southside -T5 Urban Center-Institutional/Industrial; site plan included.

Recommendation

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

Comprehensive Plan Map Consistency: N/A.

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

Staff Recommendation: **Approval**

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

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Project Description and Background

Medical City Fort Worth is a 378 bed, 765 physician multi-building hospital facility located in the Near Southside Medical District. Medical City is part of the HCA (Hospital Corporation of America) Healthcare, Inc network, which is a Nashville, Tennessee, based hospital network that operates 190 hospitals in 20 states.

The Medical City Fort Worth Campus is a multi-block campus that extends from Pennsylvania Avenue (north boundary) to Worth Street (south boundary), and from 11th Ave (west boundary) to 8th Ave (east boundary). The subject site is the two parcels between Pennsylvania Ave and Cooper Street and it is currently utilized for staff parking and facilities offices.

Medical City Fort Worth has begun a multi-year, multi-project campus expansion. The first phase includes the construction of an eight-story structured parking garage at the intersection of W Humbolt Street and 8th Ave on the site of a current, ground-level helipad. (Medical City currently has two helipads—a primary helipad on top of the Emergency facility at Cooper and 9th Ave and an alternate helipad at ground level on the corner of W Humbolt St and 8th Ave.) To ensure continual access to both primary and alternate helipad facilities, Medical City is looking to relocate the ground level helipad that is currently at 8th and Humbolt to the proposed site at Cooper and 11th Avenue.

The helipad will comply with FAA design standards and guidelines outlined in AC 150/5390-2D Heliport Design, including basic design elements of a clear approach/departure path, clear area for ground maneuvers, final approach and take off area (FATO), touchdown and liftoff area (TLOF), safety area, and wind cone. The applicant began the process to relocate the overhead power lines that run through the subject site, initiated approval with the FAA for design and relocation, and started the encroachment process to build over the easements that bisect the subject site. To account for the eight-to-ten-foot grade change along the edge of the two parcels, the applicant will construct a retaining wall that will ensure a flat and secure safety area. The safety area (and enclosed FATO and TLOF) will be secured with a four-foot, wrought iron fence between evenly spaced brick columns and landscaping. Surrounding the helipad, Medical City will maintain an auxiliary parking lot for staff who work in the Emergency Room and Hospital south of Cooper Street.

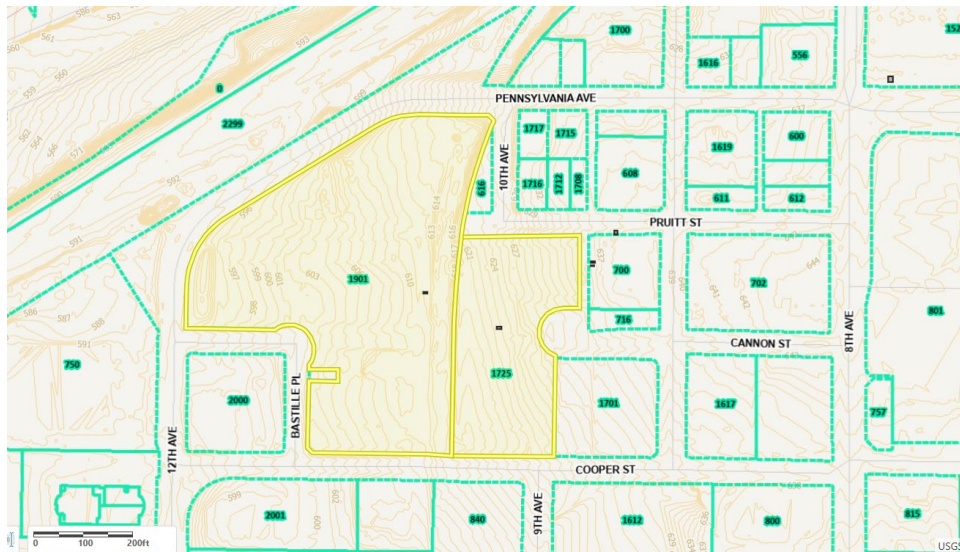
Applicant must obtain a Certificate of Appropriateness (COA) from the Urban Design Commission because the site is subject to the Near Southside Development Standards and Guidelines. In accordance with the Near Southside Development Standards and Guidelines, a Conditional Use Permit (CUP) is required for helistops/landing areas to receive a COA.



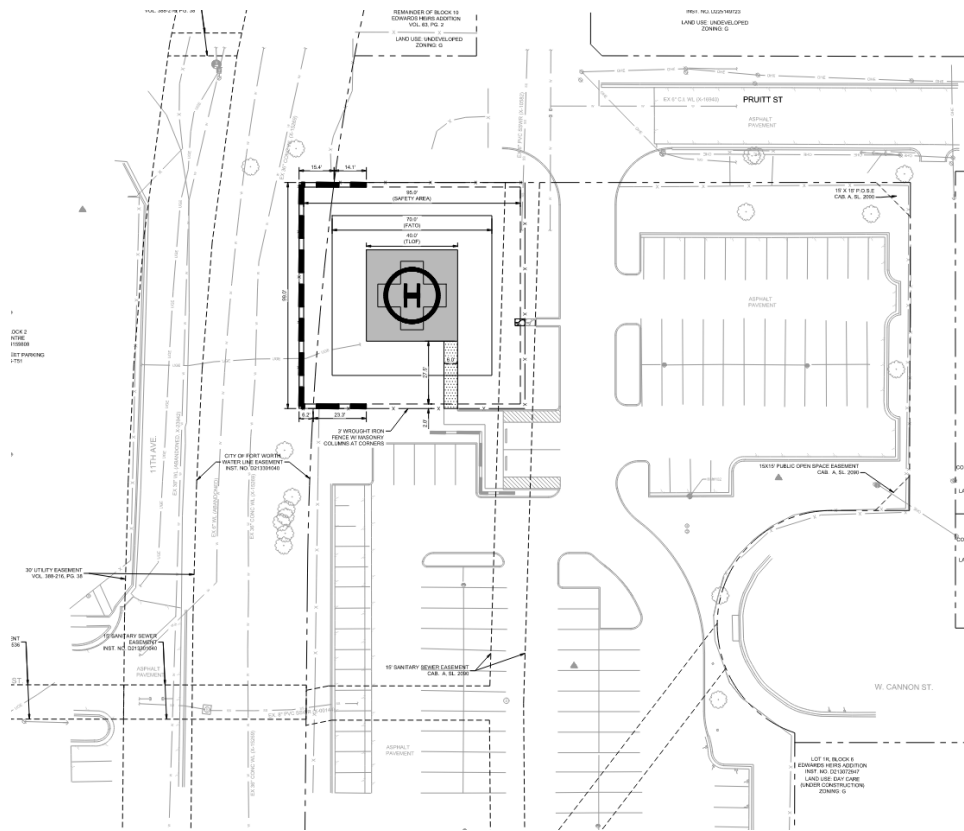
Google Earth aerial showing proposed Helipad site relative to Medical City hospital facility



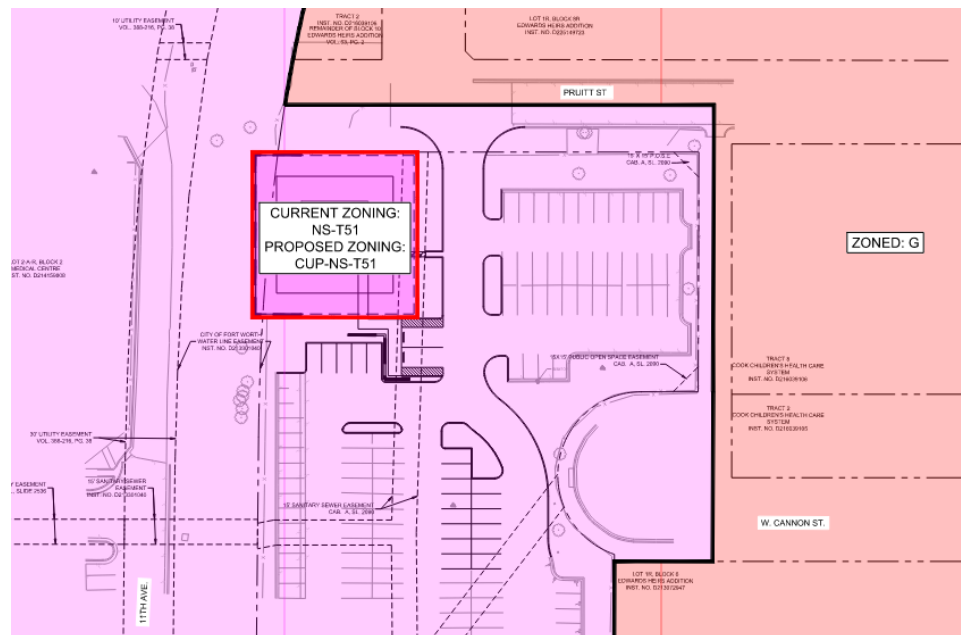
Medical City hospital campus showing current and proposed helipad locations



Elevation map showing 8-to-10-foot grade changes along edges of two subject parcels



Proposed site plan



Proposed site showing adjacent “G” Intensive Commercial to the west



Staff Photo of subject site; taken on November 25, 2025



Staff Photo of subject site; taken on November 25, 2025



Staff Photo of subject site; taken on November 25, 2025



Staff Photo of medical facility adjacent to subject site; taken on November 25, 2025



Staff Photo of industrial area (train tracks) nearby subject site; taken on November 25, 2025

Surrounding Zoning and Land Uses

North: “J” Medium Industrial, “NS-T4” Near Southside -T4: General Urban, “NS-T5I” Near Southside -T5: Urban Center-Institutional/Industrial

East: “G” Intensive Commercial

South: “NS-T5I” Near Southside -T5: Urban Center-Institutional/Industrial

West: “NS-T5I” Near Southside -T5: Urban Center-Institutional/Industrial, “J” Medium Industrial

Recent Zoning History

- ZC-07-164 ; rezoned subject site and surrounding area from “CF” Community Facilities “D” High Density Multifamily Residential, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “G” Intensive Commercial, to “T5” Near Southside Urban Center, and “T5-I” Near Southside Urban Center Institutional/Industrial, including Historical & Cultural Overlays as part of the creation of the Near Southside District.
- ZC-21-022 and ZC-16-142; rezoned several proximate parcels from NS-T4 and NS-T5I to “G” Intensive Commercial to allow for more streamlined review process and greater flexibility in project development.
- ZC-24-074; rezoned several parcels adjacent to subject site from NS-T4 and NS-T5I to “G” Intensive Commercial to allow for more streamlined review process and greater flexibility in project development.
- UDC-2025-215; UDC approved structured parking on site of current helipad at corner of W Humbolt St and 8th Ave, which necessitates the relocation of the existing helipad on the site.

Development Impact Analysis

Land Use Compatibility

The applicant proposes a helipad at the corner of 11th Avenue and Cooper Street. The property is within the Near Southside mixed use district and adjacent to “G” Intensive Commercial. The proposed use is generally compatible

with the surrounding properties, which consist of hospital, medical office, surface parking, and commercial uses and structures. Immediately adjacent to the proposed helipad site on all sides is surface parking. A childcare center with outdoor playgrounds is being constructed along 9th Avenue between Pruitt Street and Cooper Street, however, it is separated from the proposed helipad location by almost 180 feet of surface parking. Because the proposed helipad will be the alternate helipad for the hospital (not the primary helipad), the impact to the childcare center will be minimal. The applicant has discussed the proposed helipad with the owner of the future childcare center. Within the near vicinity of the subject site is “J” Medium Industrial property that is used as an industrial rail line. Given the contextual setting, the proposed location for the helipad on the subject site **is compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southside Sector

The adopted Comprehensive Plan designates the subject site as Mixed Use, as indicated on the Future Land Use (FLU) Map. Furthermore, this site is located within the Near Southside/Medical District Regional Mixed-Use Growth Center, which promotes intensive mixes of use.

MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

A key policy within the Southside Future Land Use list is to “reinforce medical institutions by providing opportunities for expansion.” This proposed project achieves that goal by ensuring that Medical City can pursue future development within the Near Southside area, including the construction of structured parking at the corner of W Humbolt St and 8th Ave, a three-story expansion of the emergency room facility at Cooper Street and 9th Ave, and a contemplated medical office building along Pennsylvania Avenue. Critical to all expansion efforts is the maintenance of two helipad sites to ensure primary and alternate landing for aerial emergency medical evacuations.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **November 26, 2025**.

Posted Notice

A sign was erected on the property on **November 26, 2025**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

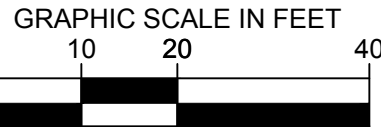
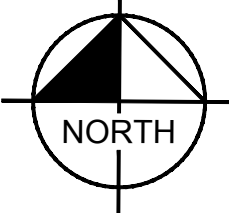
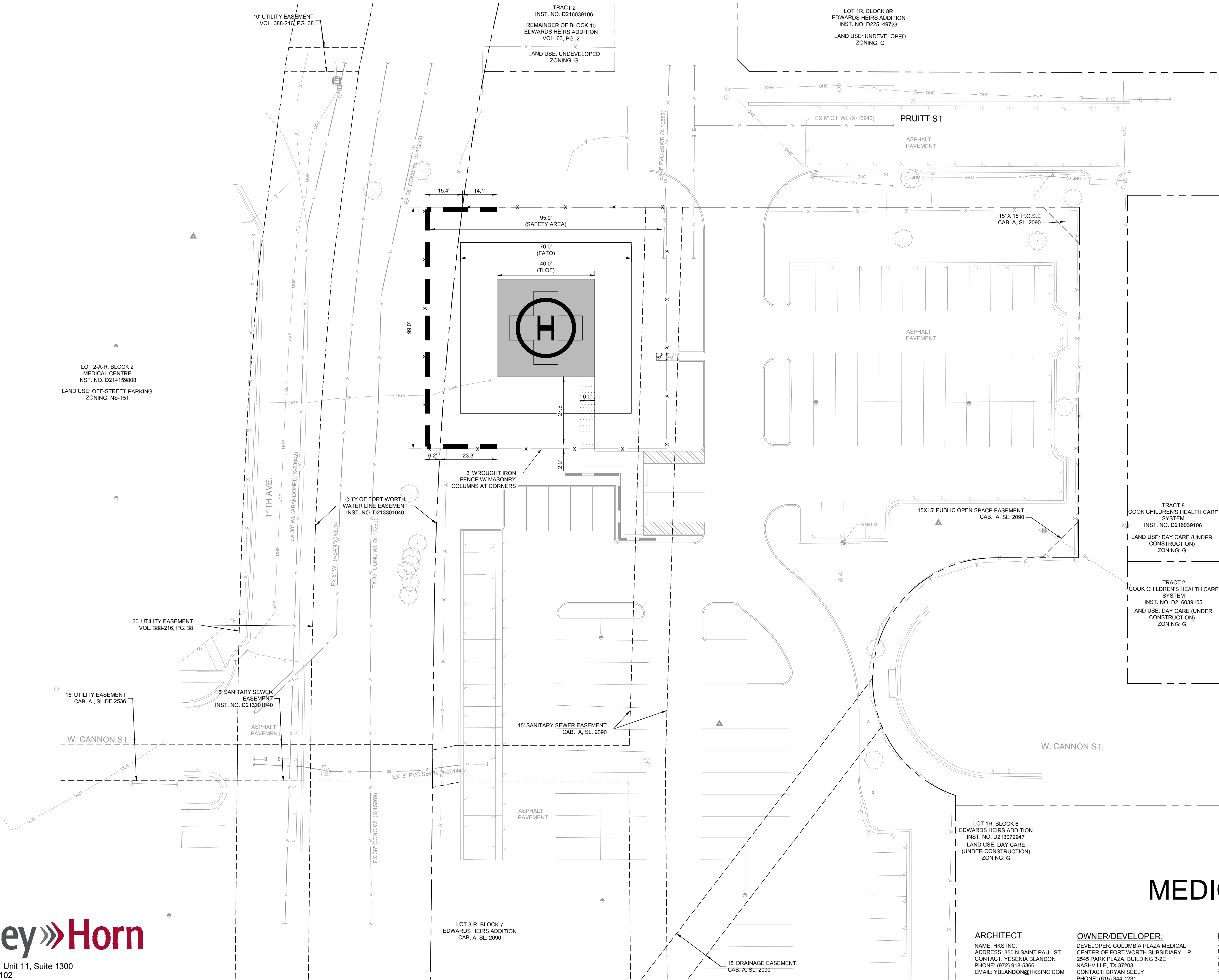
The following organizations were emailed on **November 26, 2025**:

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Tarrant Regional Water District
Fairmount NA	Sunset Terrace NA
Bricktown NA	Mistletoe Heights NA
Near Southside, Inc.*	Streams And Valleys Inc
Trinity Habitat for Humanity	Cultural District Alliance
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*



Photo taken 12/3/2025



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED FENCELINE
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED 4" CONCRETE SIDEWALK

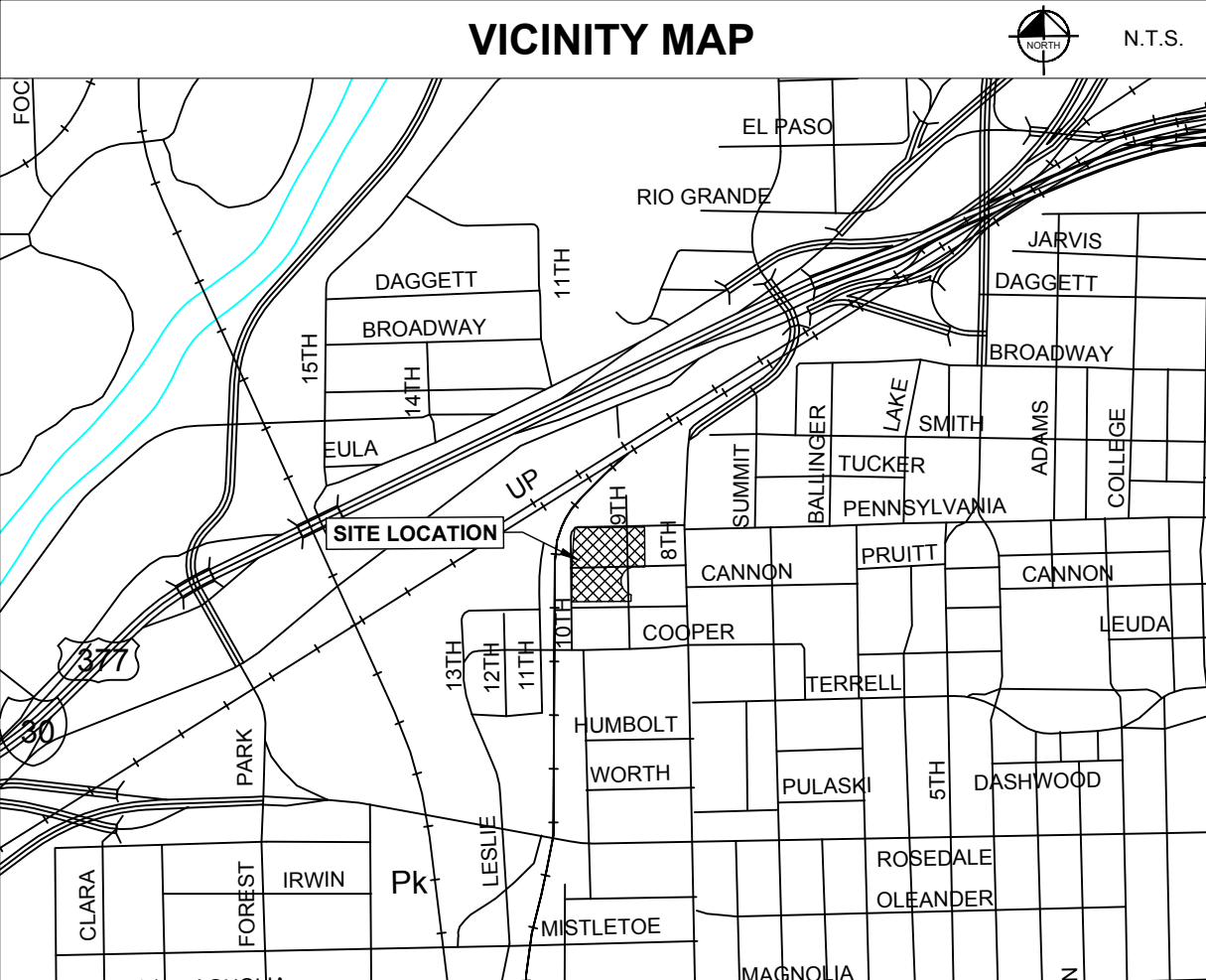
NOTES:

- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
- ALL APPROVED LIGHTING WILL CONFORM TO THE LIGHTING CODE
- THIS PROJECT SHALL BE EXEMPT FROM CHAPTER 6, ARTICLE 1 SECTIONS 6.101B, 6.101E, AND 6.101G OF THE ZONING ORDINANCE FOR YARD DEVELOPMENT STANDARDS DUE TO NS-T51 ZONING, AND SHOULD INSTEAD ADHERE TO SECTION 5.C OF THE NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 2' OR 5' UNLESS NOTED OTHERWISE.

SITE DATA TABLE

LEGAL DESCRIPTION	PORTIONS OF LOT 3R BLOCK 7 OF EDWARDS HEIRS ADDITIONS AND LOT 2-A-R BLOCK 2 OF MEDICAL CENTRE ADDITION
SITE ADDRESS	1725 PRUITT ST, FORT WORTH, TX 76104
CURRENT USE	PARKING LOT
PROPOSED USE	HELIPAD
ZONING	NS-T51
SITE AREA	0.86 AC
PRUITT ST. SETBACK	0 FT. MIN. 20 FT. MAX.
W. CANNON ST. SETBACK	0 FT. MIN.
COOPER ST. SETBACK	0 FT. MIN.
PARKING SPACES REMOVED	55
PARKING SPACES PROPOSED	19 OPEN SPACES 2 AMBULANCE SPACES 2 WHEEL STOPS

VICINITY MAP



MEDICAL CITY FORT WORTH
HELIPAD

CUP SITE PLAN
ZC-XX-XXX

1725 PRUITT ST,
FORT WORTH, TX
NOVEMBER 2025

ARCHITECT

NAME: HKS INC.
ADDRESS: 350 N SAINT PAUL ST
CONTACT: YESENIA BLANDON
PHONE: (972) 918-5366
EMAIL: YBLANDON@HKSINC.COM

OWNER/DEVELOPER:

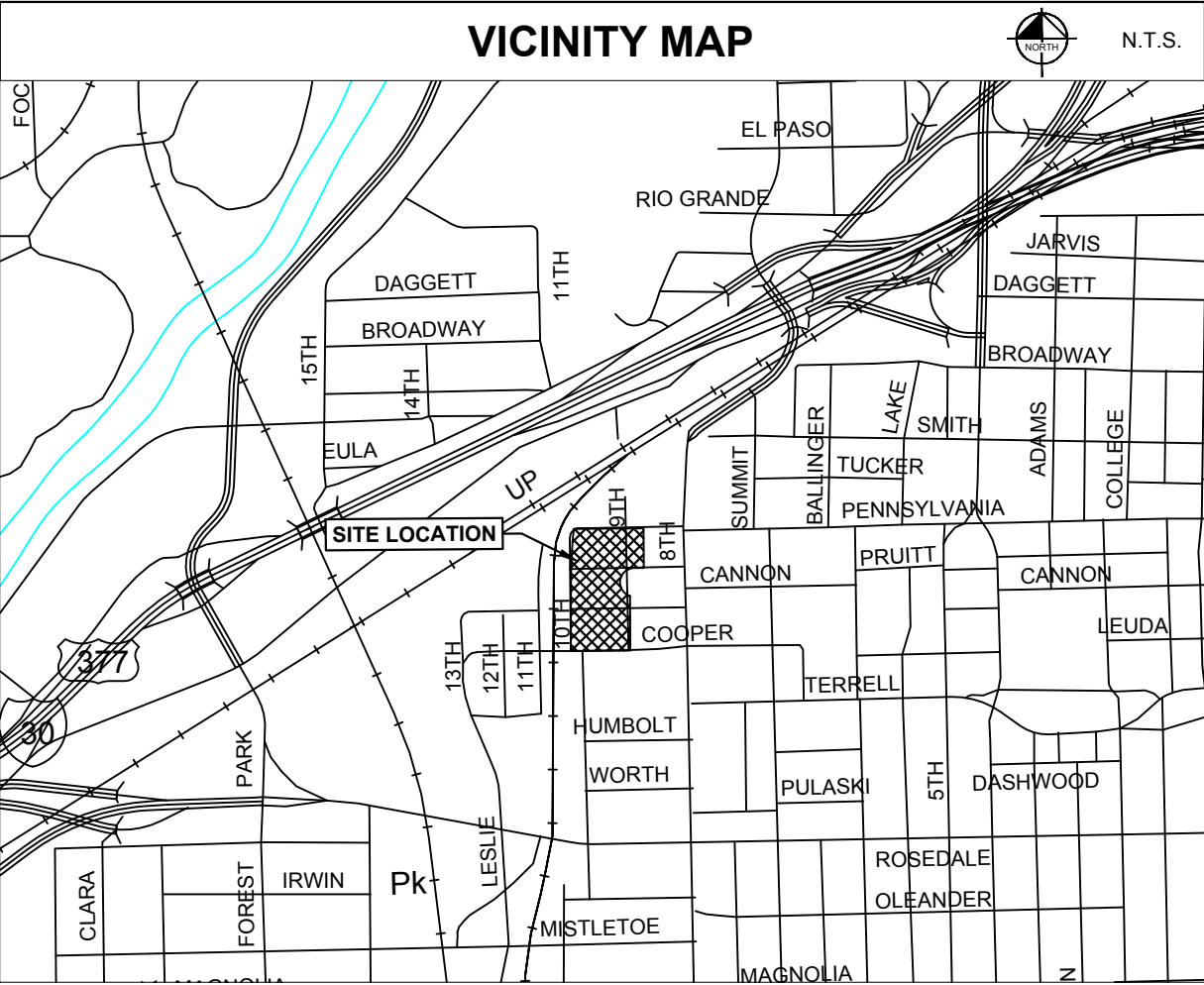
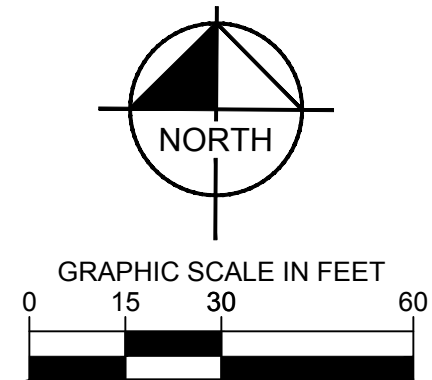
DEVELOPER: COLUMBIA PLAZA MEDICAL
CENTER OF FORT WORTH SUBSIDIARY, LP
2545 PARK PLAZA, BUILDING 3-2E
NASHVILLE, TX 37203
CONTACT: BRYAN SEELY
PHONE: (615) 344-1231
EMAIL: BRYAN.SEELY@HCAHEALTHCARE.COM

ENGINEER:

JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2253

DIRECTOR OF DEVELOPMENT SERVICES

DATE



ZONED:
NS-T51

CURRENT ZONING:
NS-T51
PROPOSED ZONING:
CUP-NS-T51

ZONED: G



801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

MEDICAL CITY FORT WORTH HELIPAD

DIRECTOR OF DEVELOPMENT SERVICES DATE

ARCHITECT
NAME: HKS INC.
ADDRESS: 350 N SAINT PAUL ST
CONTACT: YESENIA BLANDON
PHONE: (972) 918-5366
EMAIL: YBLANDON@HKSINC.COM

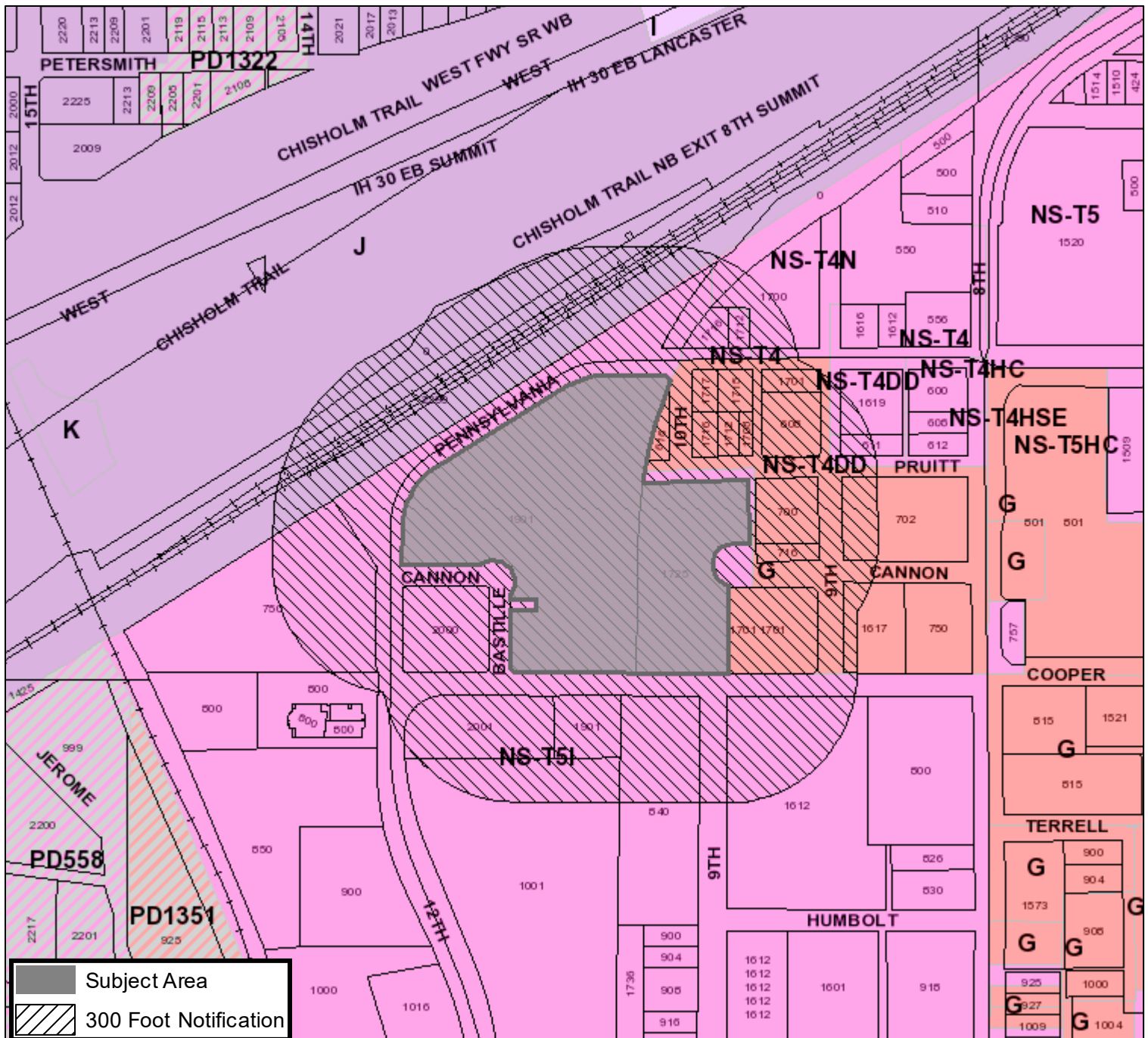
OWNER/DEVELOPER:
DEVELOPER: HCA HEALTHCARE
ADDRESS: 2545 PARK PLAZA BUILDING
3-25 NASHVILLE, TN 37203
CONTACT: BRYAN SEELY
PHONE: (615) 344-1231
EMAIL: BRYAN.SEELY@HCAHEALTHCARE.COM

ENGINEER:
JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2253

CUP SITE PLAN
ZC-XX-XXX

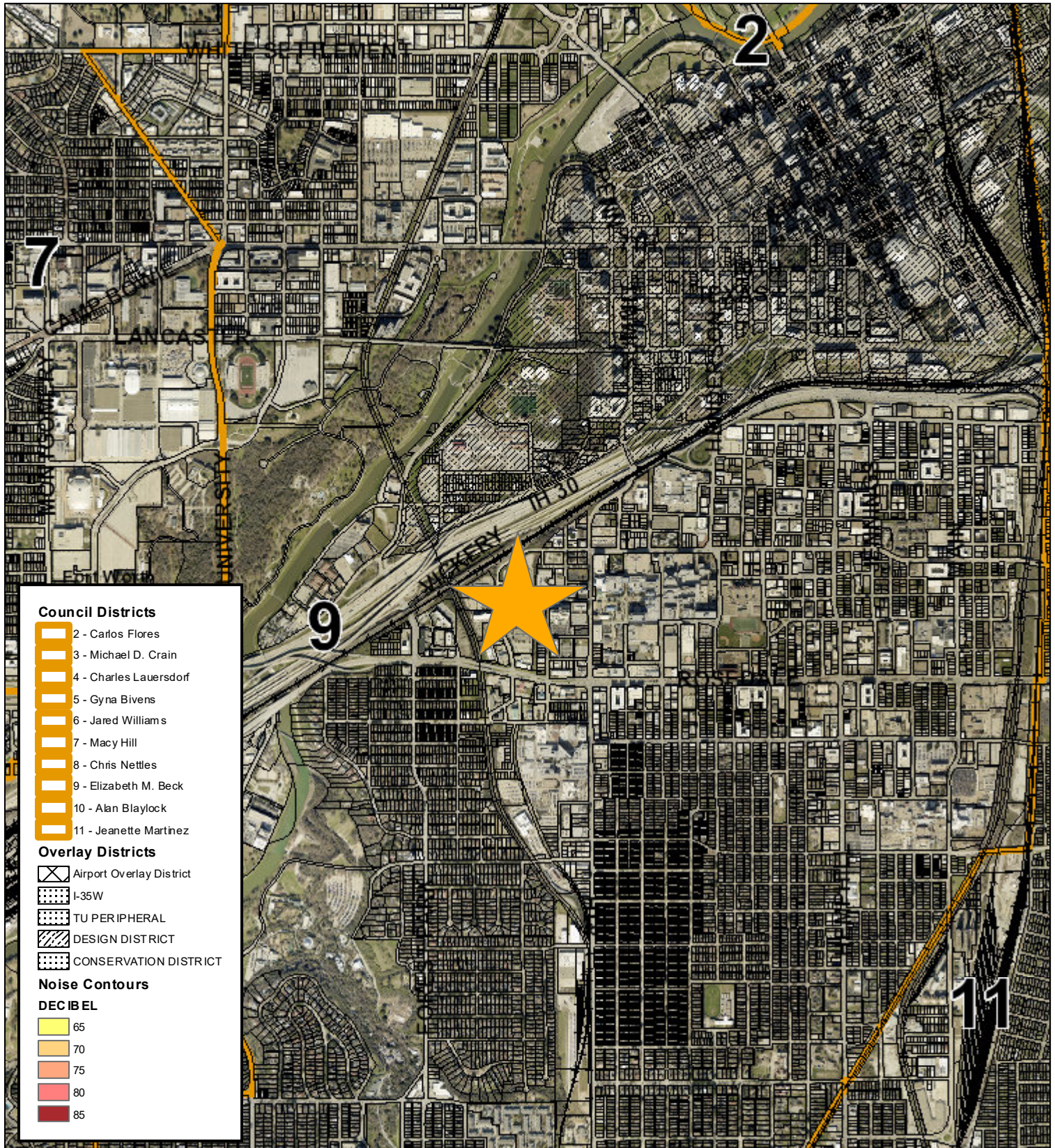
1725 PRUITT ST,
FORT WORTH, TX
NOVEMBER 2025

Applicant: Columbia Plaza Medical Center of FW/Kimley-Horn
Address: 1901 Pennsylvania Avenue & 1725 Pruitt Street
Zoning From: NS-T5I
Zoning To: Add Conditional Use Permit for helipad
Acres: 6.375
MapSCO: Text
Sector/District: Southside
Commission Date: 12/10/2025
Contact: 817-392-7923



0 165 330 660 Feet

Area Map

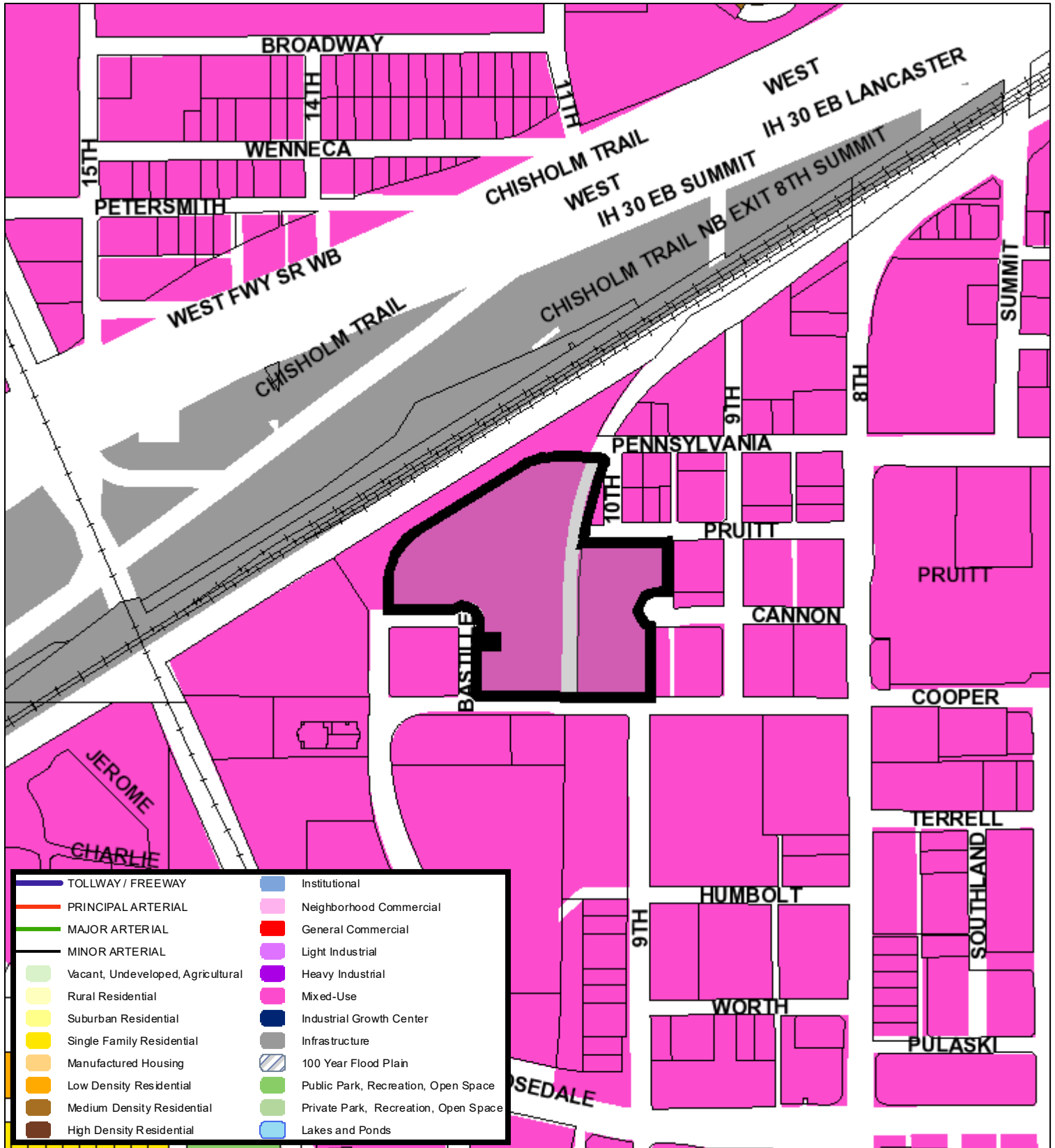


0 1,000 2,000 4,000 Feet



ZC-25-192

Future Land Use



380 190 0 380 Feet

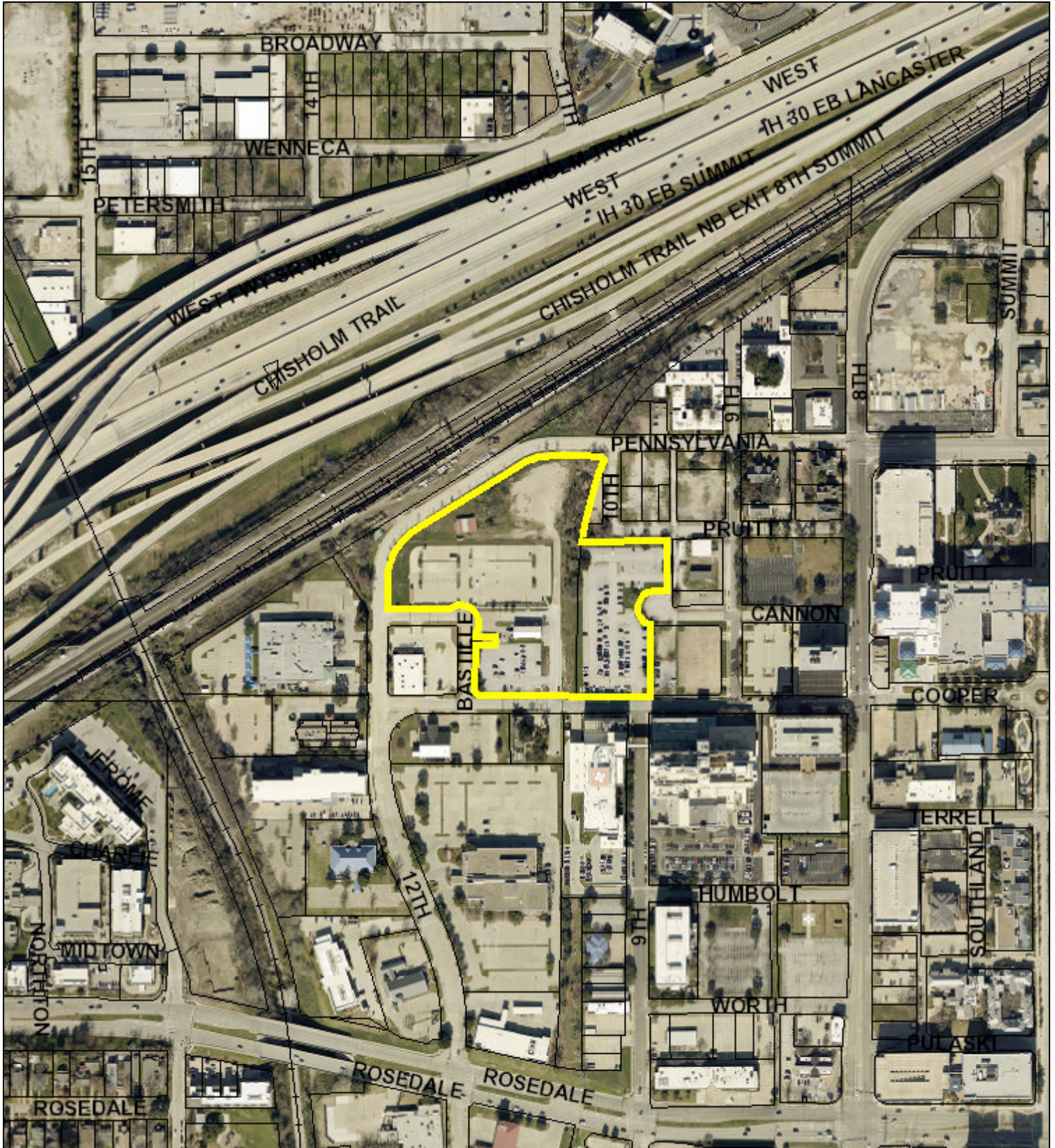
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-192

Aerial Photo Map



0 245 490 980 Feet

