



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 9

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: none submitted Support: none submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Voltmann</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Funky Town Development LLC

Site Location: 1165 8th Avenue, Acreage: 0.29
1212 Hurley Avenue

Proposed Use: Hotel

Request: From: "NS-T4" Near Southside General Urban

To: "NS-T5" Near Southside Urban Center

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located midblock on 8th Avenue between Rosedale Street and Magnolia Avenue. The site is currently developed with a multistory, mixed-use commercial building and associated parking lot. The developer plans to convert a portion of the existing building from a multifamily use to a short term rental/hotel use. The site is currently zoned "NS-T4" Near Southside General Urban. Surrounding properties are zoned "NS-T4", "NS-T5", and "PD" based on Near Southside zoning districts.

This rezoning request to change the property from a base zoning of "NS-T4" Near Southside General Urban to "NS-T5" Near Southside Urban Core is required to allow a short term rental/hotel use as the primary use for building. These uses are generally permitted as secondary uses, such as one unit in a multifamily building designated for sort term rental or one single-family house short term rental on a block. However, if the intent is primarily short term use, then the use is classified as a hotel. This type of rental is in short supply in the Near Southside, particularly this close to two hospitals. While there are some rooms available at the Ronald McDonald house about a block away, there is not any other close short term rental that could be used by families supporting patients at Cook Children's Hospital.

This rezoning request arose following permitting and during construction of the building, consultants submitted sign drawings for approval. The signs and permit applications made repeated references to a hotel although the building permit plans indicated space designed for multifamily uses. Staff reached out to ensure that proper permitting and safety inspections were occurring prior to issuance of a Certificate of Occupancy. The developer has now modified the description of the building, changing the multifamily into hotel. The Certificate of Occupancy cannot be issued until the rezoning is complete.

The "NS-T4" district was modeled on "MU-1" Low Intensity mixed-use district, which does not permit hotels. Generally, the Near Southside district is composed of T4 and T5 zones which correlate to intensity of both density and use. T4 is used in parts of the district that maintained a neighborhood scale of development over time, and T5 was used in areas of greater industrial, institutional, and commercial activity. The subject site is located along 8th Avenue, adjacent to other multistory commercial buildings, separated from the lower intensity uses on blocks east and south of the site, proceeding into a formerly residential neighborhood. This location, across from one of the primary hospitals and surrounded by intensive commercial, is compatible with a T5 zone.

Site Information:

Surrounding Zoning and Land Uses:

North "NS-T4" Near Southside General Urban / commercial
 East PD 1021 / multifamily
 South "NS-T4" Near Southside General Urban / commercial
 West "NS-T4" Near Southside General Urban / commercial

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2020.
 The following organizations were notified: (emailed April 21, 2020)

Organizations Notified	
Mistletoe Heights NA	Fairmount NA
Berkeley Place NA	NA Streams And Valleys Inc
Trinity Habitat for Humanity	NUP-Neighborhood Unification Project
Near Southside Inc	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to NS-T5 for a short term rental/hotel project. Surrounding uses consist of commercial and multifamily uses.

The proposed hotel **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southside

The 2020 Comprehensive Plan designates the subject property as Mixed-Use. The proposed multifamily meets the below policies within the following Comprehensive Plan:

- Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

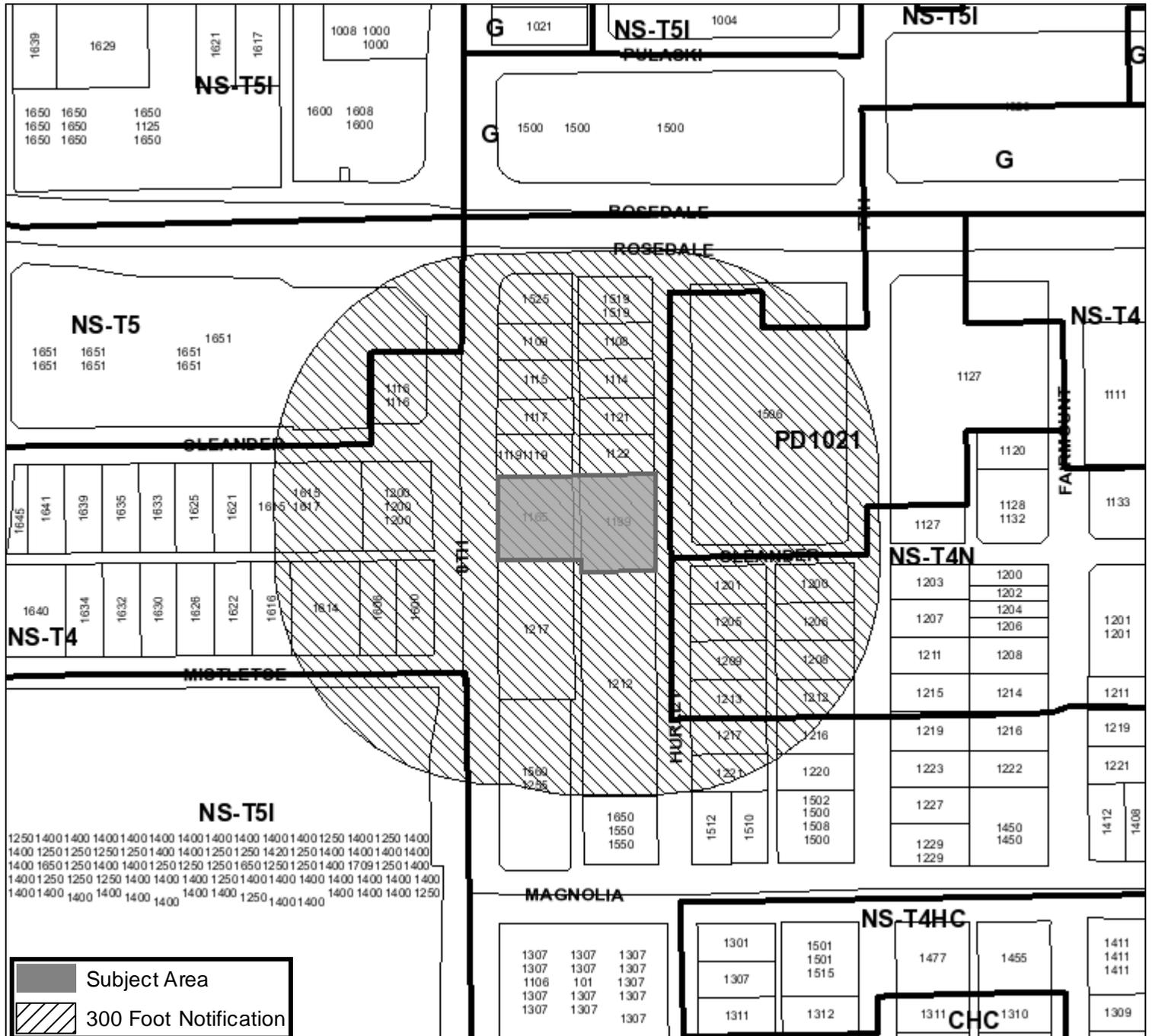
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



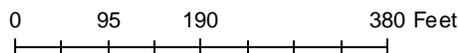
Area Zoning Map

Applicant: Funky Town Development LLC
 Address: 1165 8th Ave & 1212 Hurley Ave
 Zoning From: NS-T4
 Zoning To: NS-T5
 Acres: 0.58686284
 Mapsco: 76L
 Sector/District: Southside
 Commission Date: 5/13/2020
 Contact: 817-392-8015

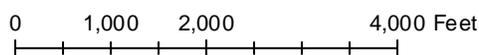
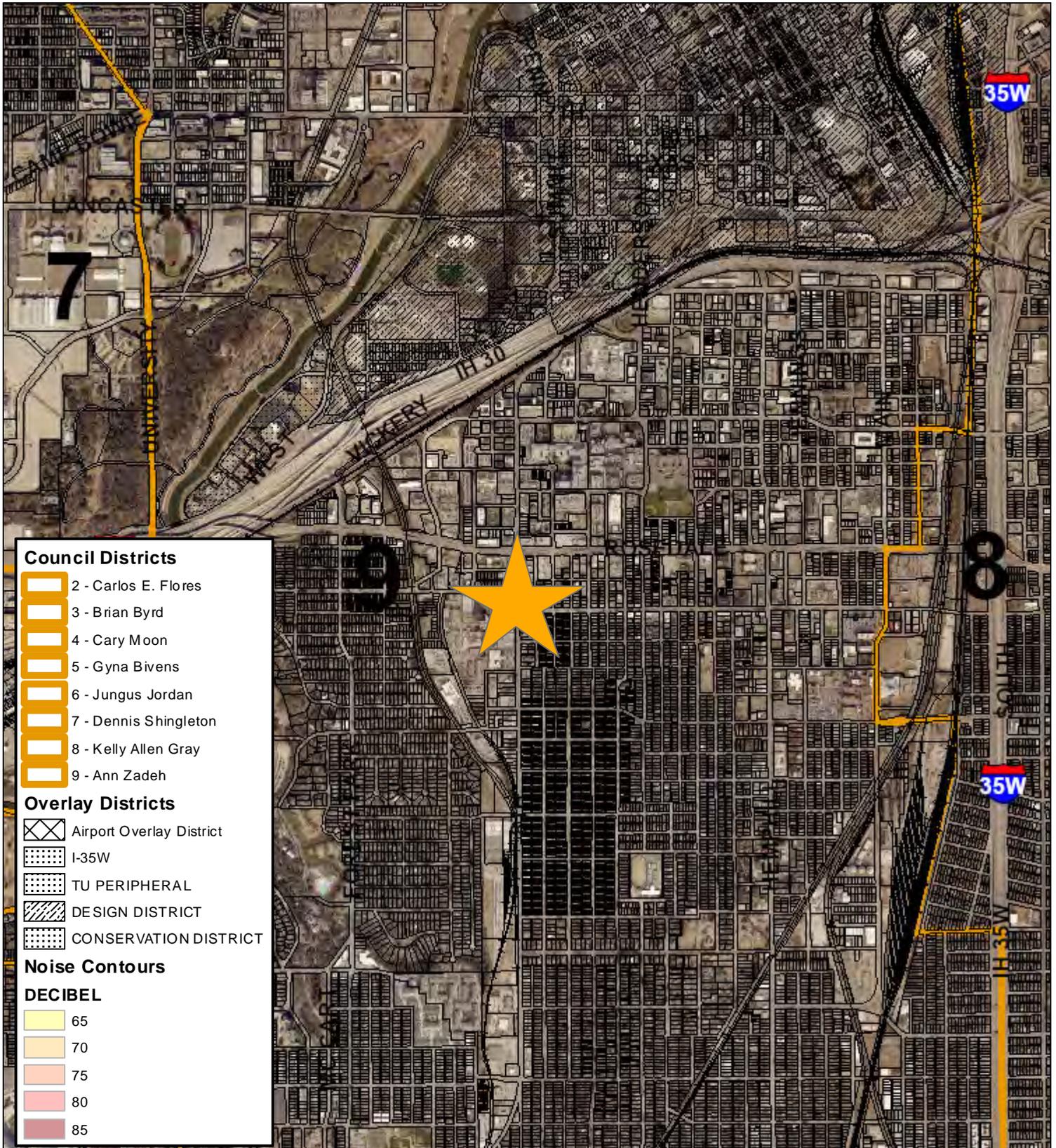


 Subject Area

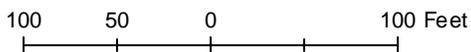
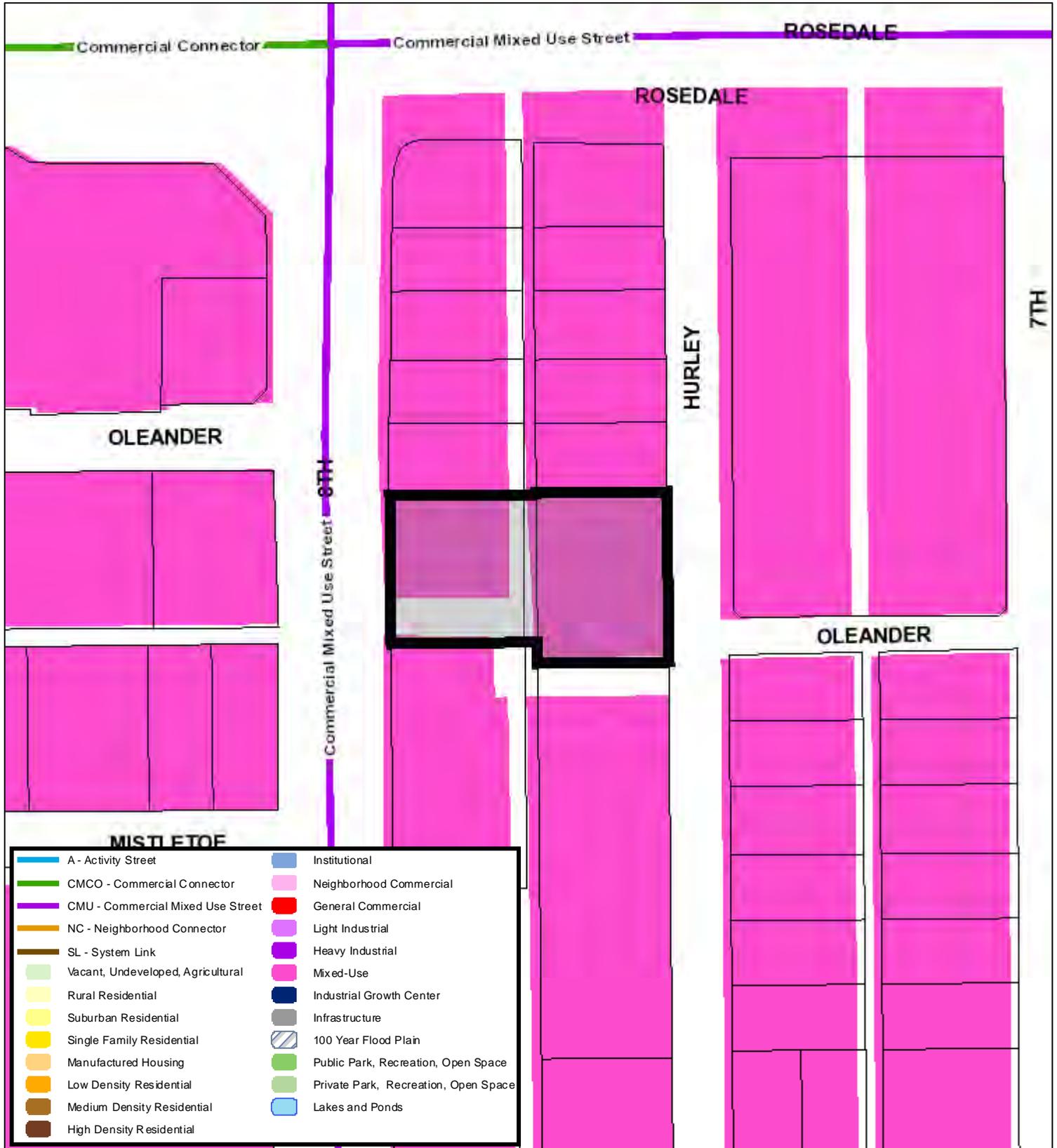
 300 Foot Notification



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 5, 2019.



Aerial Photo Map



0 65 130 260 Feet

