



Zoning Staff Report

Date: March 21, 2023

Case Number: ZC-22-219

District (old/new): 9 / 9

Zoning Map Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: Tarrant County Hospital District

Site Location: 175 W Magnolia

Acreage: 1.134 acres

Request

Proposed Use: Mixed-Use/Parking Garage

Request: From: “NS-T5” Near Southside Mixed Use

To: “NS-T5I” Near Southside Mixed Use- Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The properties proposed for rezoning are three parcels fronting Magnolia avenue, and located on the south east corner of West Magnolia avenue and St. Louis Avenue. The applicant is requesting to rezone the site from “NS-T5” Near Southside Mixed Use to “NS-T5I” Near Southside Mixed Use- Industrial. The applicant proposes to incorporate these parcels into a larger mixed-use and structured parking development associated with the Tarrant County Hospital District properties to the south of the site.

The main purpose of the rezoning is to create consistent standards across the approximates 7- acre development site of the parking garage. The main hospital campus to the south are zoned NS-T5I and have had this classification since the creation of the Near Southside form-based district. The NS-T5-I category was created to support existing industrial sites and the established medical campuses in the Southside, while providing the opportunity for additional higher density infill and a mix of uses. The three parcels proposed for rezoning along W Magnolia were initially excluded from the NS-T5I designation because they were not owned by the hospital at the time; however, Tarrant County Hospital District has recently purchased them and are incorporating them into their larger development project.

The rezoning of the subject properties from NS-T5 to NS-T5I is also needed to allow the proposed garage project to reach up to eight stories in height; under the properties current NS-T5 zoning, the maximum height permitted to new projects is five stories. Tarrant County Hospital District is proposing to provide ground floor commercial spaces along the W Magnolia frontage of the project and is working with Near Southside Inc. and staff on an appropriate treatment and design. The final project will require a Certificate of Appropriateness from the Urban Design group.

Surrounding Zoning and Land Uses

North “NS-T5” Near Southside Mixed Use
East “NS-T5I” Near Southside Mixed Use - Industrial
South “NS-T5I” Near Southside Mixed Use - Industrial
West “NS-T5” Near Southside Mixed Use; “NS-T4” Near Southside Mixed Use,

Recent Zoning History

- ZC-07-164; from “A-5” One family Residential, “B” Two Family Residential, “C” Medium Density Multifamily Residential, “D” High Density Multifamily Residential, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “G” Intensive Commercial, “MU-1” Low Intensity Mixed Use, “MU-2” High Intensity Mixed Use, “I” Light Industrial, “J” Medium Industrial and “PD” Planned Development; to “T4-N” Near Southside General Urban Neighborhood, “T4” Near Southside General Urban, “T5” Near Southside Urban Center, and “T5-I” Near Southside Urban Center Institutional/Industrial, including Historical & Cultural Overlays. Included properties in the area generally bounded by IH30 to the North, I35W to the East, Allen Ave to the South, and Fort Worth Western Railroad to the West.

Public Notification

300-foot Legal Notifications were mailed on January 27, 2023.
The following organizations were emailed on January 27, 2023:

Organizations Notified	
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
Historic Southside NA	Hemphill Corridor Task Force
Fairmount NA	Southeast Fort Worth Inc
Near Southside, Inc.	East Fort Worth Business Association*
Streams And Valleys Inc	Fort Worth ISD

* *Closest registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the site from “NS-T5” Near Southside Mixed Use to “NS-T5I” Near Southside Mixed Use- Industrial. Surrounding land uses include commercial (restaurant, pharmacy, salon), medical offices, multifamily, and surface parking.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies and strategies of the 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.
- Reinforce medical institutions by providing opportunities for expansion.

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

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

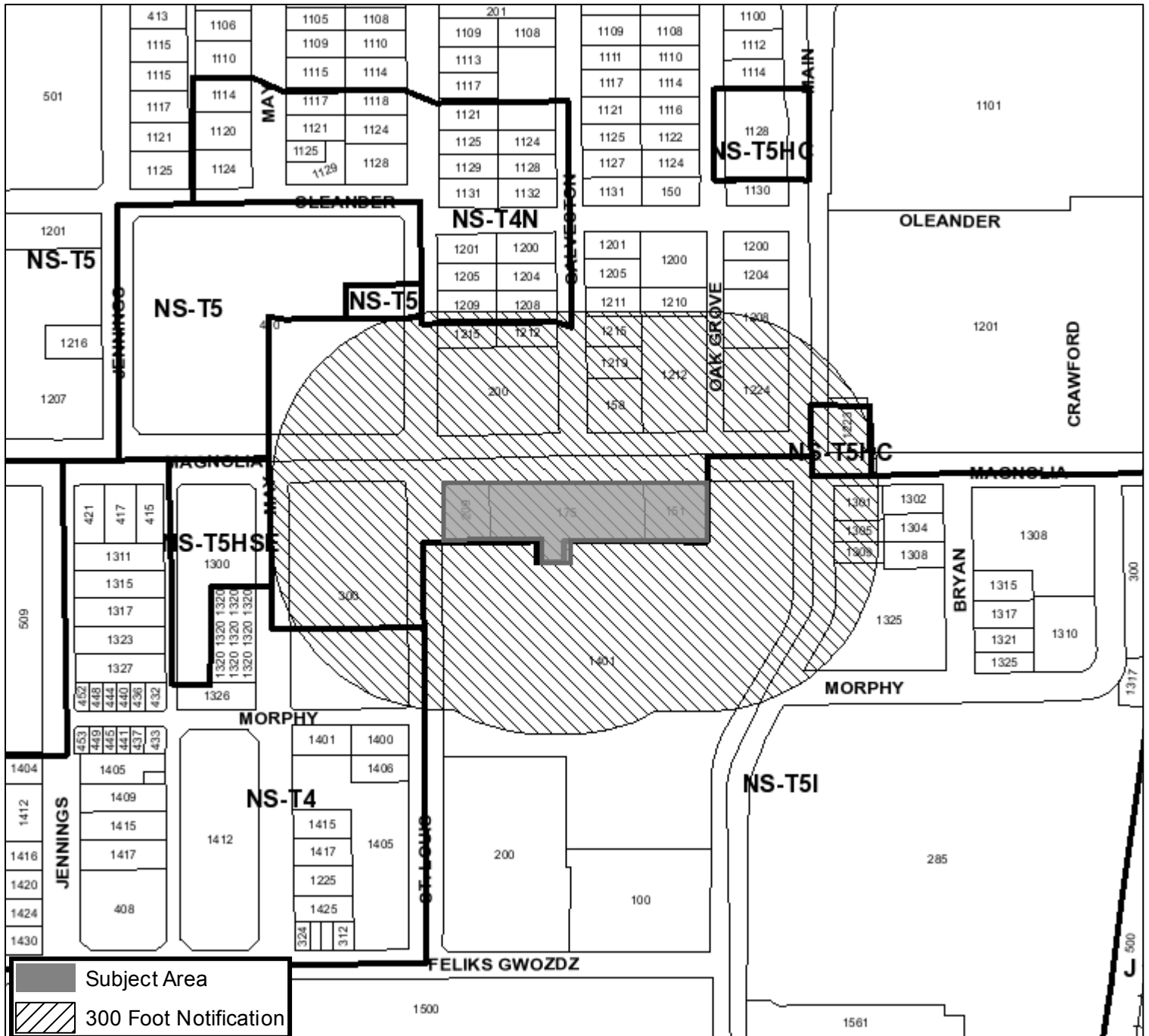
1. High-wage job growth.



2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

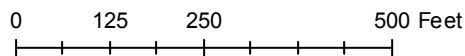


Area Zoning Map

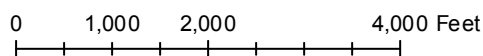
Applicant: Tarrant County Hospital District
 Address: 151, 175, 209 Magnolia
 Zoning From: NS-T5
 Zoning To: NS-T5I
 Acres: 1.13751689
 Mapsco: 077J
 Sector/District: Southside
 Commission Date: 2/8/2023
 Contact: null



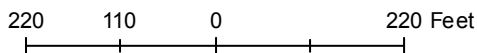
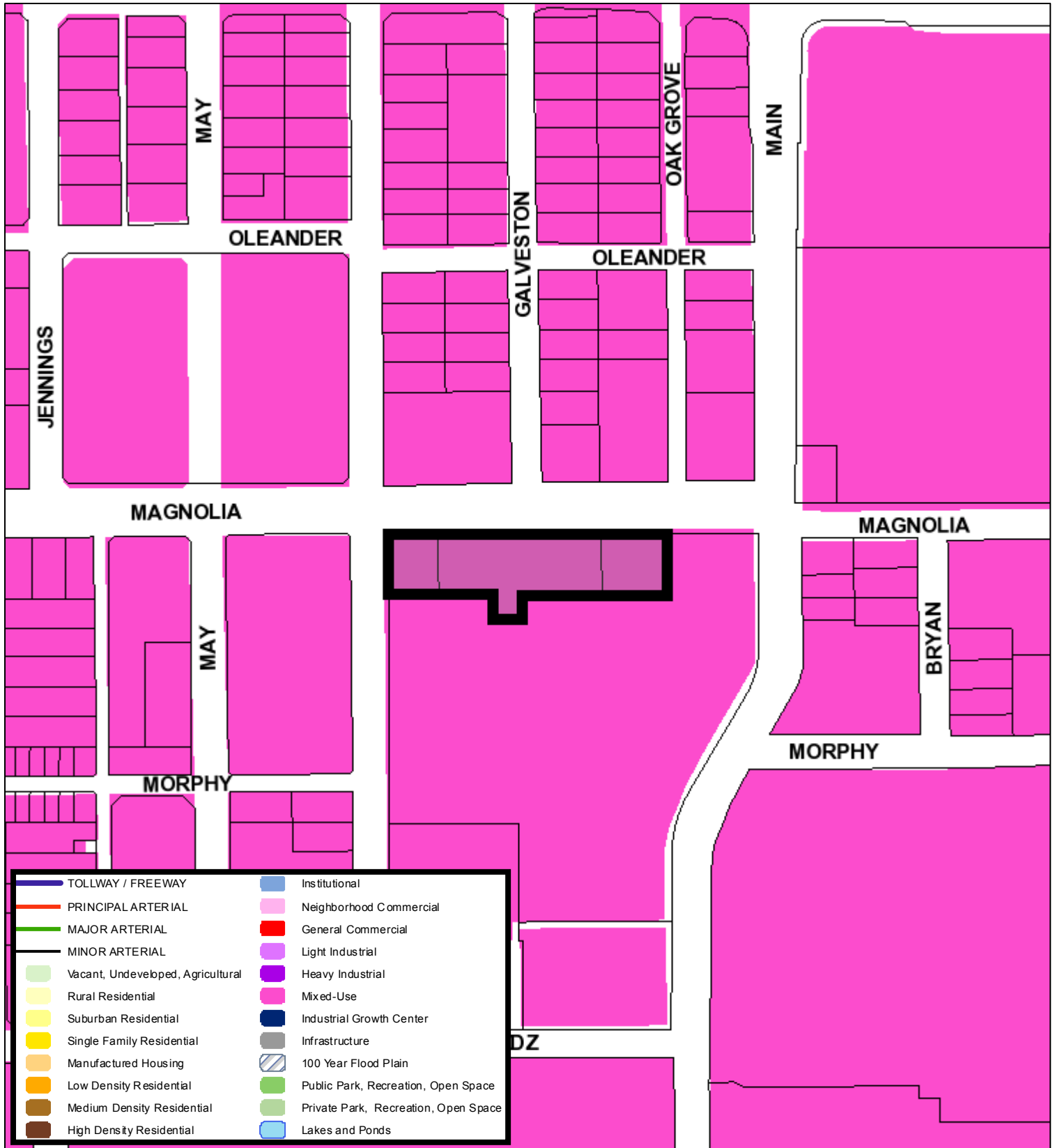
 Subject Area
 300 Foot Notification



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 6, 2018.



Aerial Photo Map



0 140 280 560 Feet

