



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2020

Council District 9

Zoning Commission Recommendation:

Approval by a vote of 8-0

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: Mantacare Holdings, LLC/Jason Eggenburger

Site Location: 1015-1023 (odds) Lipscomb St. Acreage: 0.356

Proposed Use: Mixed Use Medical Office and Residential

Request: From: NS-T4N Near Southside General Urban – Neighborhood Zone

To: NS-T4 Near Southside General Urban

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

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

Staff Recommendation: **Approval**

Background:

The applicant is proposing a minor change to the existing zoning NS-T4N, which allows a mix of residential and neighborhood commercial uses. The proposed development is a mixed use medical office building and three (3) residential units. Surrounding land uses consist of commercial, residential, and vacant land.

The property is located in a designated Neighborhood subzone of the Near Southside district. This designation does not impact the commercial or residential uses permitted; however, it does establish a required mix of uses ratio. Neighborhood zones were selected based on areas with established residential uses or residential building forms and reinforced the goal of increasing number of residential units.

Site Information:

Surrounding Zoning and Land Uses:

- North NS-T4N/Residential
- East NS-T4N/Residential and Vacant (Planned mixed use building)
- South NS-T5/Commercial
- West NS-T4N/Commercial (Parking) and Vacant

Zoning History: ZC-07-164 Council initiated to create Near Southside zoning district, approved ZC-13-066 (Across Lipscomb) Owner initiated from NS-T4N to NS-T5, denied without prejudice

Public Notification:

300 foot Legal Notifications were mailed on November 22, 2019
 The following organizations were notified: November 19, 2019

Organizations Notified	
Bricktown NA	Trinity Habitat for Humanity
Fairmount NA	NUP-Neighborhood Unification Project
Streams And Valleys Inc	Hemphill Corridor Task Force
Fort Worth South Inc	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

Applicable language from the development standards:

Single-use buildings of commercial, retail, or other non-residential character are prohibited in “N” neighborhood zones. Buildings within these zones must include residential uses that constitute at least 40% of gross floor area within each two-story building, and at least 60% within each building with more than two stories. Outdoor spaces for residential use may be included in the percentage. For this section only, bed and breakfast uses are considered residential. Buildings that incorporate a mix of residential and non-residential uses are allowed and encouraged.

The applicant proposes construction of a three story mixed-use building surrounding an interior courtyard. The commercial portion of the building will include medical office and therapeutic facilities. The interior courtyard is intended for use by the commercial customers and professional staff. The first story of the building consists of approximately 2,000 square feet of enclosed space. The remaining covered area is reserved for parking and a service area for trash. The small percentage of enclosed, accessible space is a deviation from the full first floor envisioned in the development standards. As such, the 40% residential is a more appropriate target.

The second floor is all commercial, including the interior courtyard. The third floor consists of three residential units located along the northern portion of the building. If the interior courtyard were accessible for the residents, the project would meet the required ratio of residential. However, the current proposal does not allow the residents to access the space. It is intended for use by patients at the medical office building.

The proposed **commercial and residential uses are compatible** with surrounding commercial and residential uses.

2. Comprehensive Plan Consistency – Southside

The 2019 Comprehensive Plan designates the subject property as mixed use located in the Near Southside regional mixed-use growth center. The proposed mixed-use building meets the below policies and strategies within the following Comprehensive Plan:

- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods

The proposed mixed-use building meets the below policies within the Near Southside Development Standards and Guidelines and the Near Southside Redevelopment Plan:

- Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options. The vision for the Near Southside places high priority on the creation of mixed-use, mixed-income neighborhoods that include townhouses, apartments, condominiums, and supporting neighborhood-scale businesses. Providing a large number of units and options for various household types and income levels is critical to the district's success
- Encourage creativity, architectural diversity, and exceptional design. The Near Southside Development Standards and Guidelines promote high quality design, and the development review process promotes flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.
- Design buildings and sites that provide visual variety and enhance the Near Southside's overall sense of place.
- Build distinctive neighborhoods that enhance local identity.

Based on conformance with the policies and strategies stated above, the proposed zoning **is consistent** with the Comprehensive Plan and the Near Southside Strategic Redevelopment Plan.

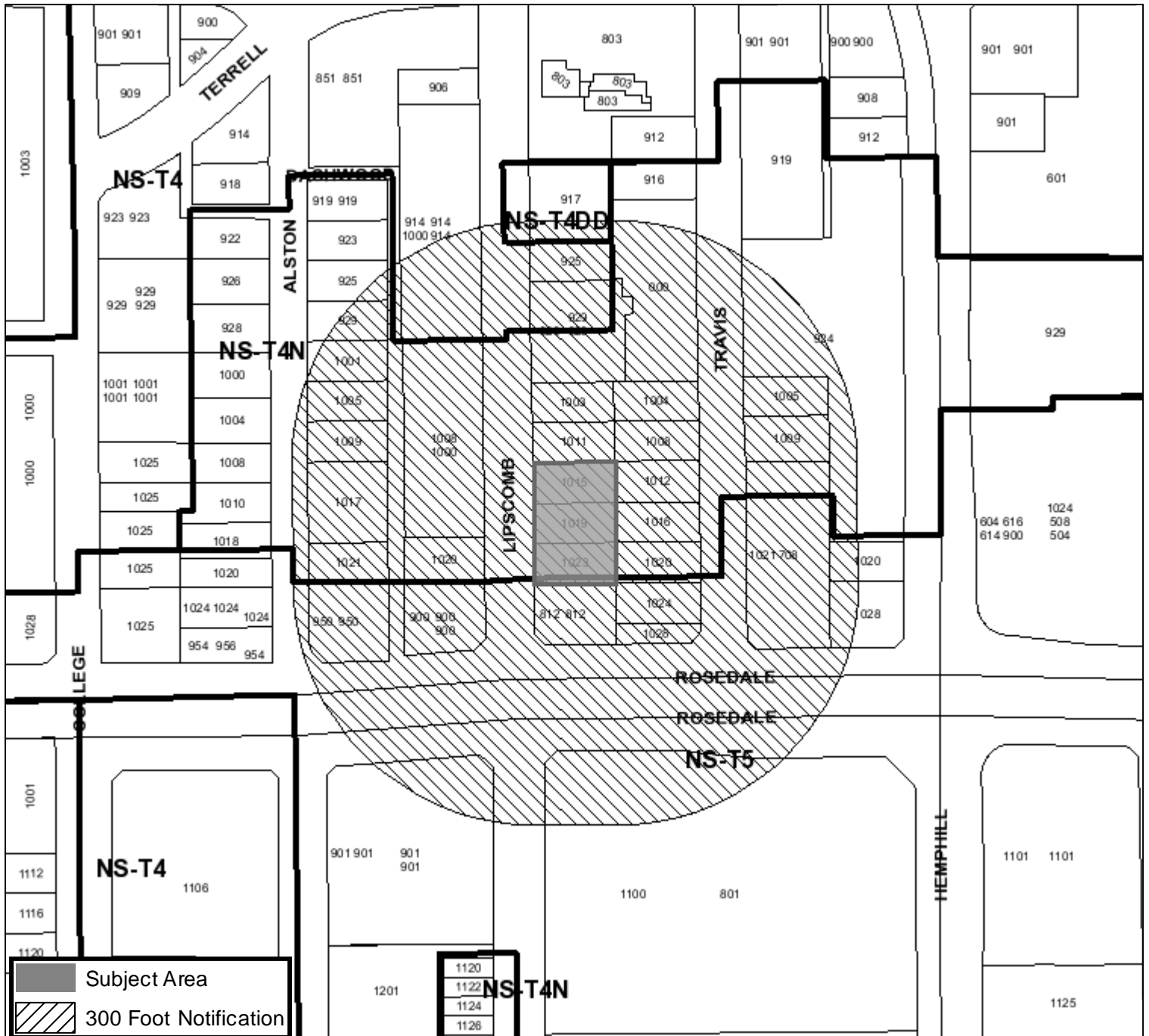
Attachments:

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

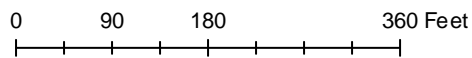


Area Zoning Map

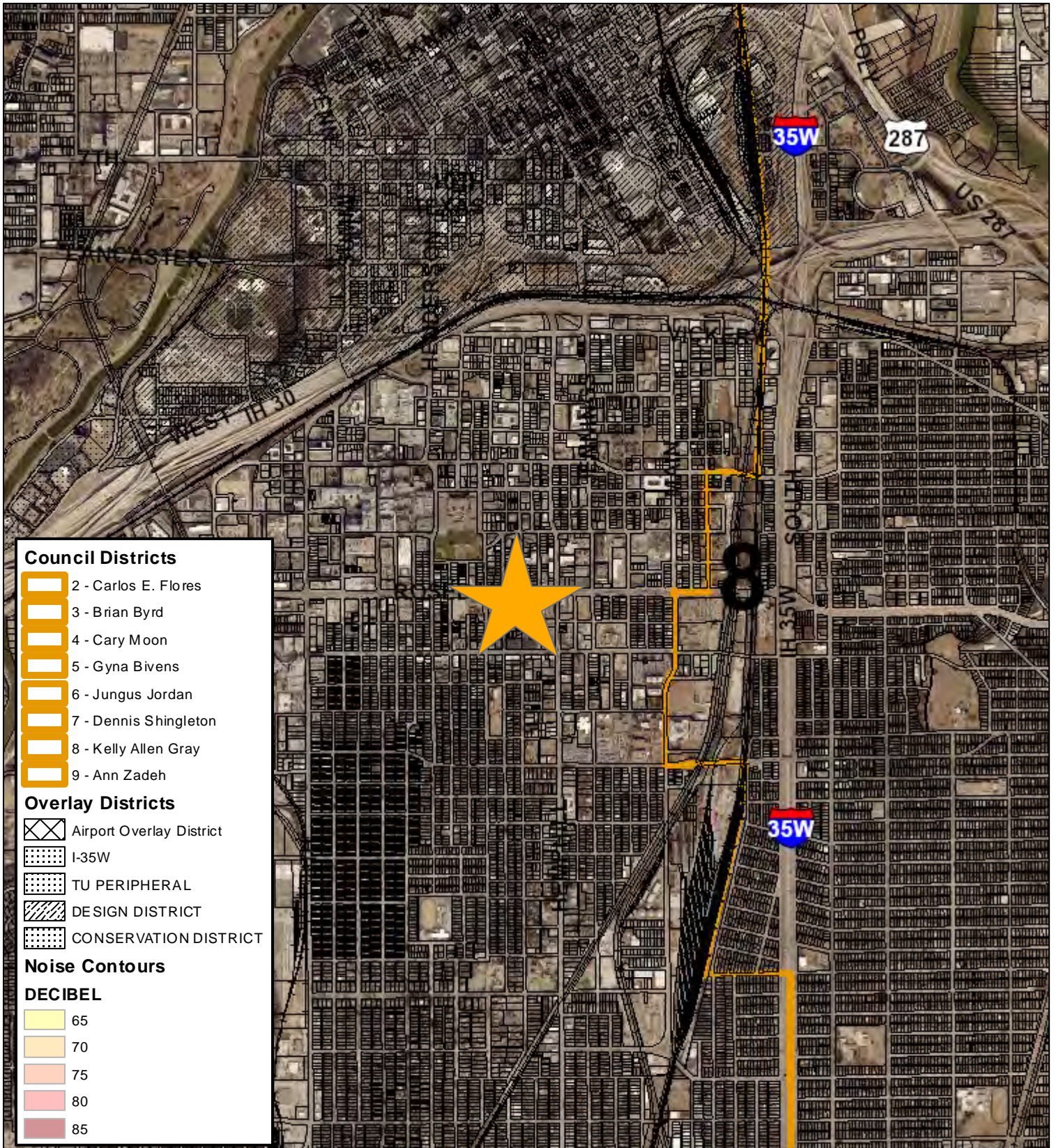
Applicant: Mantacare Holdings LLC
 Address: 1015-1023 (odds) Lipscomb Street
 Zoning From: NS-T4N
 Zoning To: NS-T4
 Acres: 0.35252718
 Mapsco: 76M
 Sector/District: Southside
 Commission Date: 12/11/2019
 Contact: 817-392-8015



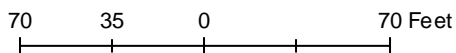
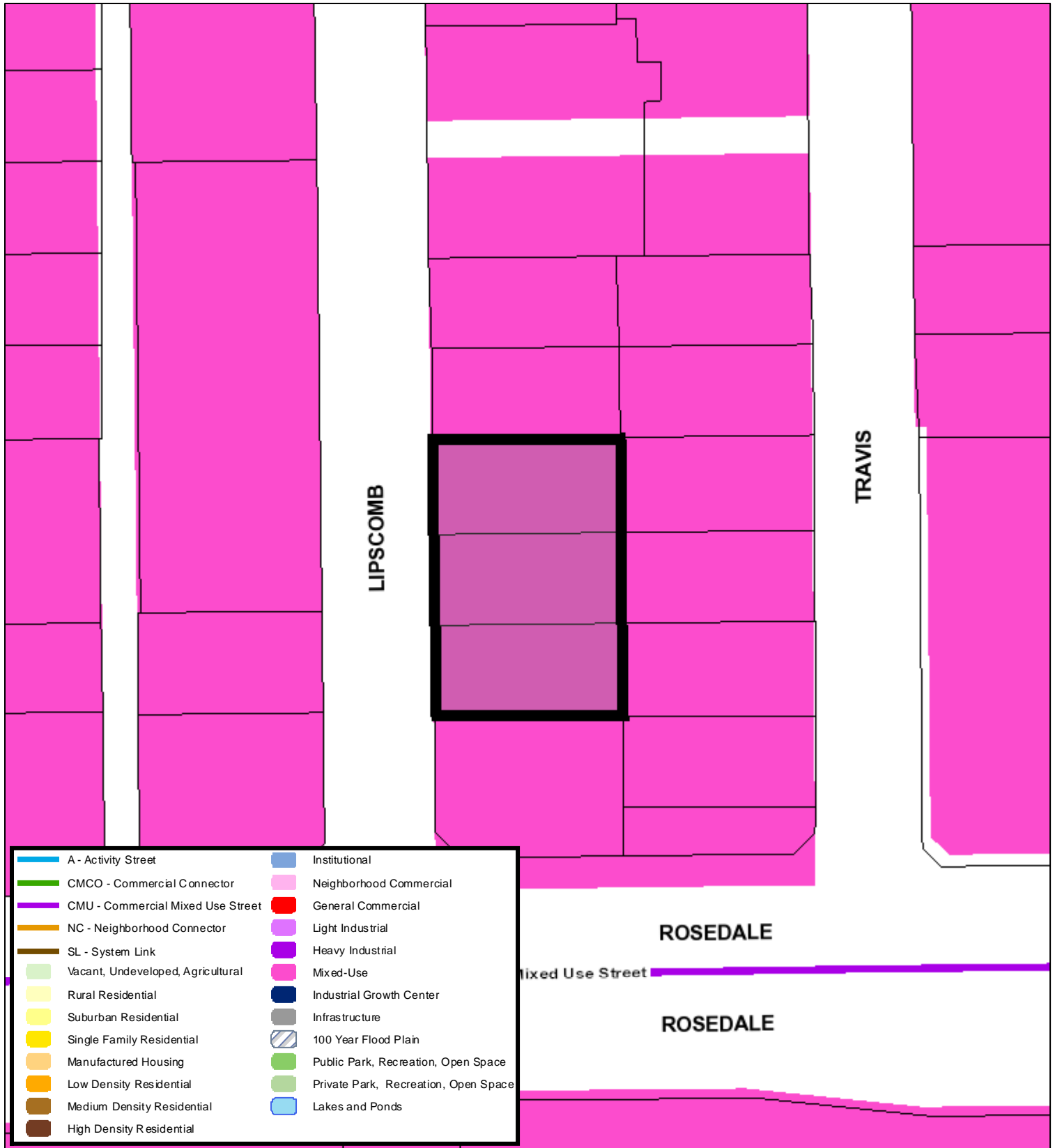
	Subject Area
	300 Foot Notification



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 45 90 180 Feet



**21. SP-19-019 Summer Creek Station LLC (CD 6) – 5421 Sycamore School Rd. (1.29 ac.)
Request: Approval of site plan for PD 471**

Clay Christy, 1903 Central Dr Bedford, TX, appeared before the Commission in support of SP-19-019.

Motion: Commissioner Runnels made a motion, seconded by Commissioner Gober, that SP-19-019 be Approved. Motion passed 8-0.

22. ZC-19-197 Mantacare Holdings LLC/Jason Eggenburger (CD 9) – 1015-1023 (odds) Lipscomb St. (0.35 ac.) From: “NS-T4N” Near Southside-General Urban-Neighborhood Zone To: “NS-T4” Near Southside-General Urban

Jason Eggenberger, 2104 Fairmount Ave, appeared before the Commission in support of ZC-19-197.

Motion: Commissioner Miller made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-197 be Approved. Motion passed 8-0.

23. ZC-19-198 AJNM Investment LLC (CD 4) – 6828 North Freeway (1.95 ac.) From: G Intensive Commercial/I-35 Overlay To: PD/G Planned Development for all uses in “G” Intensive Commercial plus hotel/I-35W Overlay

Chetan Patel, 5544 Greenview Ct NRH, TX, appeared before the Commission in support of ZC-19-198.

The following correspondence was submitted in opposition of ZC-19-198:

Santa Fe Enclave

2 notices

2 letters

The following correspondence was submitted in support of ZC-19-198:

1 notice

2 letters

Motion: Commissioner Gober made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-198 be Approved. Motion passed 8-0.

**Meeting adjourned: 4:02 p.m.
12/11/19**