



Zoning Staff Report

Date: September 17, 2024

Case Number: ZC-24-074

Council District: 9

Zoning Map Amendment

Case Manager: [Justin Newhart](#)

Owner / Applicant: Cook Children's Health Care System

Site Location: 601,607,609,615, & 616 10th Ave; 1708, 1712, & 1716 Pruitt St; 700, 708, 716, & 750 9th Ave; 750, 751, & 757 9th Ave; 702 & 750 8th Ave; 1700 Cooper St; 1700 W. Cannon St

Acreage: +/- 5.77 acres

Request

Proposed Use: Maintain current uses as surface parking, construction trailers, office building with underground parking, and a vacant lot.

Request: From: "NS-T4 and NS-T5I" Near Southside

To: "G" Intensive Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial (Approval motion fails by a vote of 5-3, 6 votes needed)**

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](#)
6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map

Project Description and Background

The subject properties are comprised of several lots generally located south of Pennsylvania Ave and west of 8th Avenue. The properties are within Cook Children's Medical Campus. The current uses of the subject properties are surface parking, construction trailers, office building with underground parking, and a vacant lot. The properties in total constitute approximately 5.77 acres, and are located within the street boundaries south of Pennsylvania Avenue, east of 10th Avenue (including the vacant lot west of 10th Avenue), north of Cooper Street, and west of 8th Avenue.

On November 6, 2007, the Fort Worth City Council adopted the Near Southside Development Standards and Guidelines. The City and Near Southside, Inc (NSI) created the form-based development standards and guidelines to promote pedestrian-oriented, mixed-use development that is consistent with the development goals outlined in the City's Comprehensive Plan. Soon after in 2008, Cook Children's and NSI signed a Memorandum of Understanding (MOU) to exclude Cook property from the Near Southside urban design district, and to apply the standards and guidelines to the extent possible through a process outlined in a MOU.

Based on discussions, City staff is in support of rezoning the areas to "G – Intensive Commercial" as it is a zoning category that is consistent with surrounding zoning, land use compatibility, and the City's Comprehensive Plan. The properties are currently zoned as "NS-T4" and "NS-T5P". The rezoning will support continued expansions and new development for the Cook Children's properties.

The proposed rezoning from a form-based code district with design regulations to a base zoning will help simplify the review process, allow greater flexibility in project development, and allow greater cohesion within the development while still honoring the design excellence that the Near Southside Form-Based Code District strives for by ensuring that the same development standards are applied throughout with collaboration from Cook Children's and NSI.

Should City Council approve the rezoning request, staff will come back to the UDC with a map and text amendment to update the Regulating Plan map in the Near Southside Development Standards, as well as the Near Southside map in Appendix B, Exhibit B.19 of the Zoning Ordinance.

In summary, the proposed zoning would allow commercial redevelopment of the area consistent with the surrounding neighborhood and future visions of a walkable neighborhood developed in context of the Near Southside Urban Design District.

On August 15, 2024, the Urban Design Commission approved a recommendation to the Zoning Commission for approval to rezone the various properties from NS-T4 and NS-T5I to G - Intensive Commercial.

MEMORANDUM OF UNDERSTANDING

On November 6, 2007, the Fort Worth City Council adopted the Near Southside Development Standards and Guidelines. The City and Fort Worth South, Inc. (FWSI) created this urban design district to promote the area's revitalization in a way that builds on the district's history and capitalizes on the Near Southside's eclectic, mixed-use, human-scale character. The form-based development standards and guidelines are intended to promote pedestrian-oriented, mixed-use development that is consistent with the development goals outlined in the City's Comprehensive Plan and Fort Worth South's strategic plan.

The facilities that comprise Cook Children's Health Care System (including Cook Children's Medical Center) – existing facilities and those yet to be designed and constructed – are subject to unique design requirements that will not always conform to the Near Southside Development Standards and Guidelines. For this reason, Cook Children's and FWSI reached agreement to exclude Cook property from the Near Southside urban design district, and to apply the standards and guidelines to the extent possible through a process outlined within this Memorandum of Understanding.

On January 22, 2008, the Cook Children's Health Care System Board of Trustees adopted a resolution supporting the principles of the Near Southside Standards and Guidelines and endorsing the collaborative process outlined below.

Process for Discussing Development Proposals

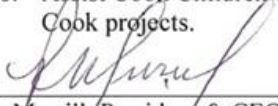
With respect to any proposed new development project or significant exterior renovation project on property owned by Cook Children's:

Cook Children's ("Cook") agrees to:

1. Refer to the Near Southside Standards and Guidelines during the preliminary design phase.
2. Comply with the standards and guidelines for T5-I zones where feasible, while always taking into account the unique design requirements of the children's hospital or related medical uses on Cook property and any potential conflicts between those requirements and the standards and guidelines.
3. Contact FWSI staff to arrange a meeting to discuss the project(s) during the preliminary or conceptual design phase.
4. Meet with FWSI staff to provide an overview of the project and engage in a joint review of the proposed design and the project's compliance with the standards and guidelines.
5. Leave copies of the proposed plans with FWSI staff for additional review for a period not to exceed seven business days.
6. If the proposed design does not conform to the standards and guidelines, work collaboratively with FWSI staff in a good faith effort to explore design options that would maximize compliance.
7. Seek assistance from FWSI staff, as necessary and appropriate, to expedite City review and approval of Cook projects.

Fort Worth South, Inc. (FWSI) agrees to:

1. Assist Cook Children's in reviewing and/or interpreting the T5-I standards and guidelines, as necessary.
2. Within one week of being contacted by Cook, meet with Cook representatives to discuss the project and engage in a joint review of the project's compliance with the standards and guidelines.
3. Take into account the unique design requirements of the children's hospital and Cook's long-term development goals when recommending any design modifications.
4. If necessary, following the meeting, complete the staff review of the proposed plans in a timely manner, and return any comments to Cook staff within a maximum of seven business days.
5. Keep Cook plans confidential as directed by Cook staff.
6. Assist Cook Children's as necessary and appropriate to expedite City review and approval of Cook projects.


Rick Merrill, President & CEO
Cook Children's Health Care System

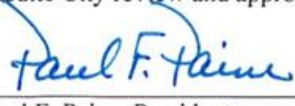

Paul F. Paine, President
Fort Worth South, Inc.

Figure 1 Memorandum of Understanding between Cook Children's and Near Southside, Inc.

PLOTTED BY: Chance LeBlanc ON: Wednesday, June 19, 2024 AT: 1:25 PM FILEPATH: P:\0045001453010131\PLA\Zoning Application\Zoning Exhibit.dwg

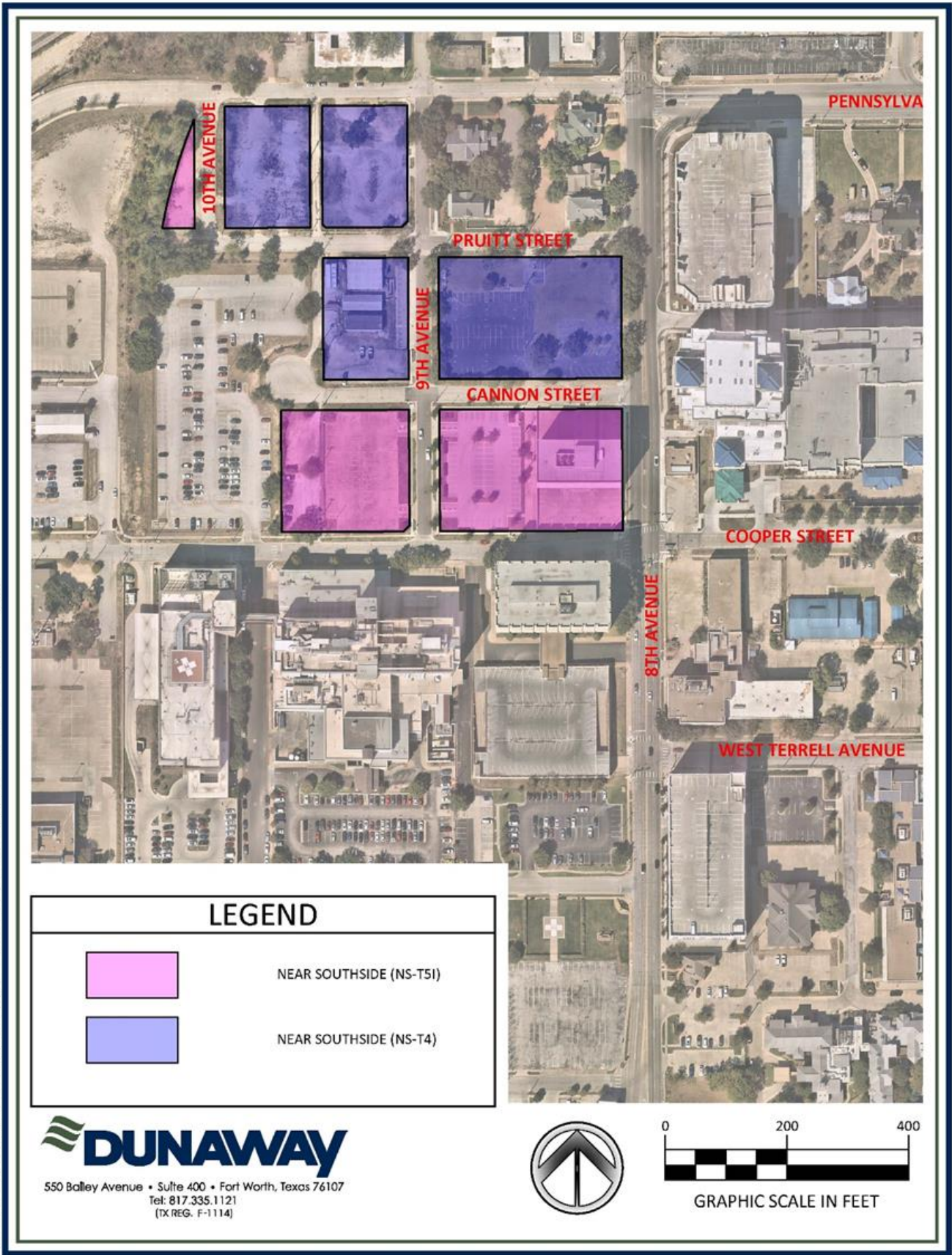


Figure 2 Site exhibit provided by Dunaway Associates of the properties with existing zoning classifications.

Surrounding Zoning and Land Uses

North	“NS-T4N” Near Southside T4N District / apartments, law offices
East	“NS-T4” Near Southside T4 District / law offices
	“G” Intensive Commercial / Cook Children’s Medical Center and parking structure
South	“NS-T5I” Near Southside T5I District / Medical City Fort Worth buildings
West	“NS-T5I” Near Southside T5I District / vacant lot, parking lot

Recent Zoning History

- ZC-21-022, from NS-T5I to G for Cook Children’s Dodson expansion, west of subject property; ZC-16-142, from NS-T5I to G for Cook Children’s; approved June 2008, west of subject property; ZC-07-164, from Various to NS-T5I with and without historical overlays; City initiated rezoning; subject property and large surrounding area

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.

The following organizations were notified: (emailed August 30, 2024)

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

* Site is not located within a registered NA

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “G” Intensive Commercial. Surrounding land uses include surface parking, parking structures, medical facilities, and office buildings. The properties are located adjacent to existing Cook Children’s Medical center facilities in “G” Intensive Commercial zoning.

As a result, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan- Map Consistency – Southside

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and All Commercial. The proposed zoning is consistent with the following Comprehensive Plan policy.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
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

Figure 3 FLU Map description

The proposed zoning is **consistent** with the future land use map for this area.

Comprehensive Plan Policy Consistency

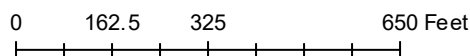
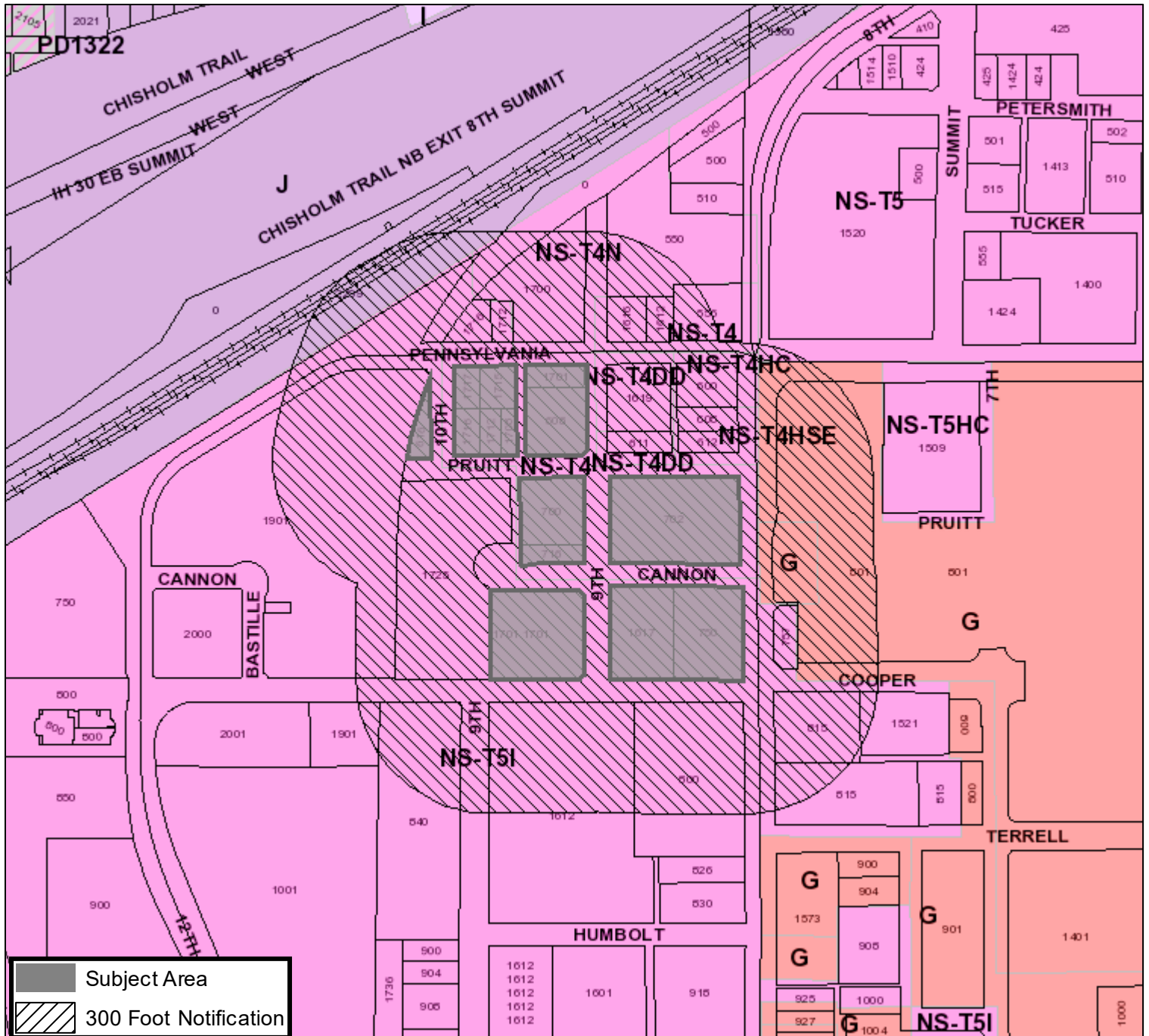
The proposed zoning for this area aligns with the following policies outlined in the Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Reinforce medical institutions by providing opportunities for expansion.
- Encourage office and high-density residential uses which will support area commercial uses.

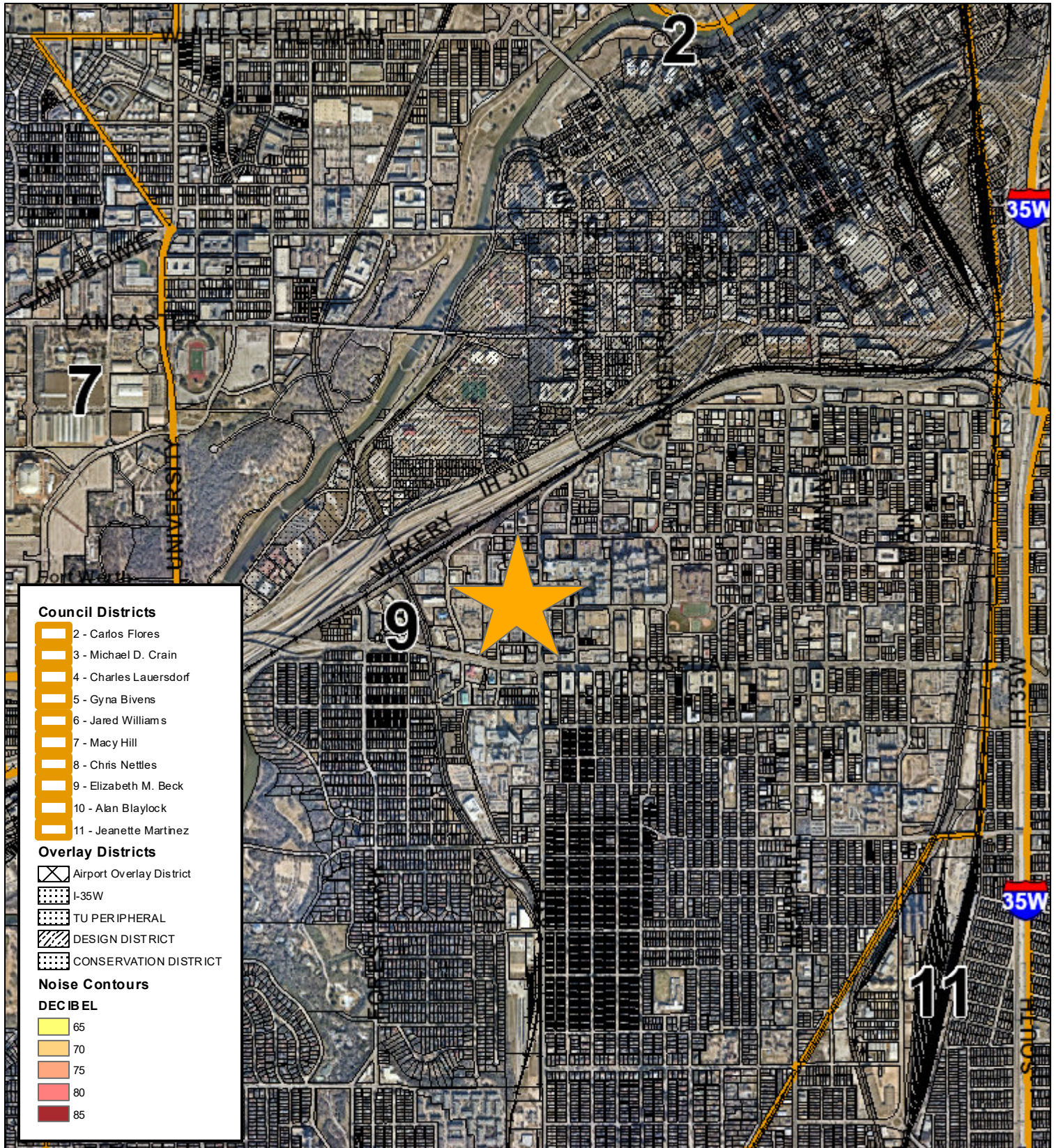
Based on the conformance with the future land use map and policy stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Area Zoning Map

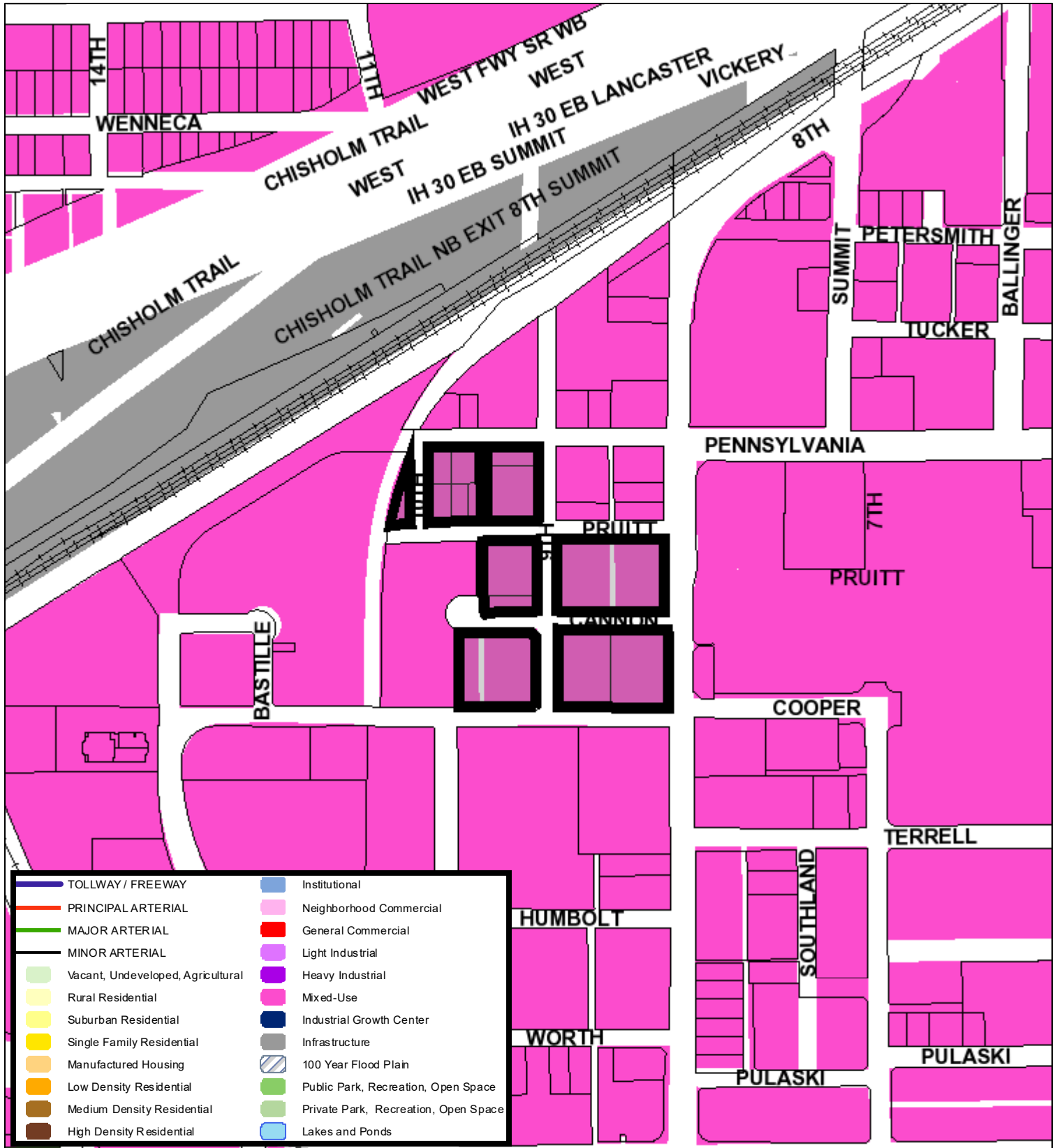
Applicant: Cook Children's Health Care System
 Address: 616 10th; 1715-1717 (odds) Pennsylvania Ave.; 1708-1716 (evens) Pruitt St.; 700 & 716 9th
 Zoning From: NS- T4/NS-T5
 Zoning To: G
 Acres: 5.78092406
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/11/2024
 Contact: 817-392-8037



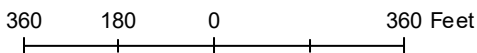
Area Map



Future Land Use



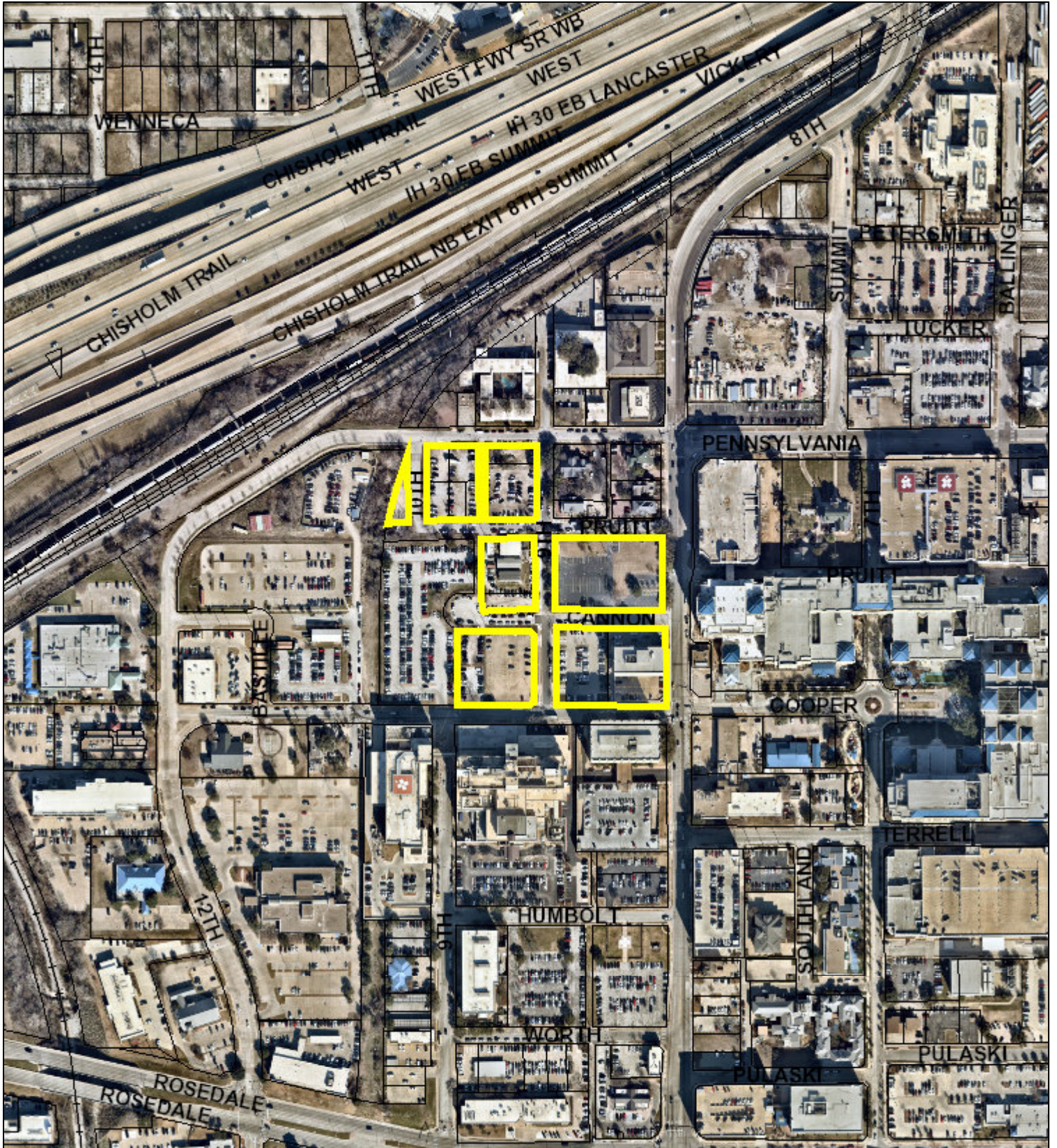
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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



0 230 460 920 Feet

