



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2020

Council District 8

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: none submitted Support: Historic Fort Worth, Historic Southside NA, Near Southside	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: Frank Darden

Site Location: 970 & 971 E Humbolt; 968 Dashwood; 1000 New York Acreage: 0.98

Proposed Use: Mixed-use

Request: From: "A-5/HC" One-Family/Historic & Cultural and "CF/HC" Community Facilities/Historic & Cultural Overlay

To: "NS-T4R/HC" Near Southside General Urban Restricted/Historic & Cultural Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Minor Boundary Adjustment)

Staff Recommendation: Approval

Background:

The subject property is located along New York Avenue in the Terrell Heights Historic District. The applicant is requesting to rezone the property to NS-T4R. A portion of the property is developed, and other adjacent parcels served as the parking for the property. UCC Bethlehem, a private community center, occupied the building, but recently relocated to the building located on Evans Avenue. UCC Bethlehem opened in 1938 to provide childcare for working parents and was the first of its kind west of the Mississippi River. The center continues to provide support to families and the community. The former structure on the subject property was constructed around 1950.

The total square footage of the building is approximately 7,100 sq. ft. The adjacent parcels will provide more than adequate parking. On street parking is also allowed. These parking lots have not been designed yet, as potential users for the building remain unidentified. Additionally, there will be no minimum required parking for any use due to the historic designation. The building was constructed during the era of significance for the historic district and is considered to be a contributing structure. Surrounding land uses include a new community center to the west and vacant or residential lots on the remainder of the periphery.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5/HC" One-Family / single family and vacant
- East "A-5/HC" One-Family / single family and vacant
- South "NS-T4NR" Near Southside Neighborhood Restricted / single family and vacant
- West "NS-T4R" Near Southside Restricted / community facilities

- Zoning History:
- ZC-04-191 Initial rezoning to A-5
 - ZC-07-111 Designation as a historic district
 - ZC-11-123 City initiated rezoning of nearby property to NS-T4R
 - ZC-12-104 Rezoned to compliment the NS-T4 to the west

Public Notification:

300 foot Legal Notifications were mailed on 6-17-2020.
 The following organizations were notified: (emailed 6-16- 2020)

Organizations Notified	
United Communities Association of South Fort Worth	Historic Southside NA*
NUP-Neighborhood Unification Project	Trinity Habitat for Humanity
Streams And Valleys Inc	Southeast Fort Worth, Inc.
East Fort Worth Business Association	Fort Worth South, Inc.
Fort Worth ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting an extension of compatible zoning to complete the block and incorporate the adjacent properties under the same ownership. The property consists of a few vacant lots that flank a developed parcel. The existing building served as a community center for the neighborhood. The private organization that operates the community center worked with the City of Fort Worth to revitalize an abandoned building on the same block. The building rehabilitation was accompanied by outdoor improvements that serve the neighborhood, such as a playground and ball court. The request also maintains the historic district overlay, which improves compatible design within the existing context of the surrounding properties.

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

2. Comprehensive Plan Consistency – Southside

The 2020 Comprehensive Plan designates the subject property as single-family and community facilities. Adjacent land use policy is designated as mixed-use growth center. The block is split by this designation, and therefore, the requested zoning is consistent with a minor boundary adjustment.

The proposed rezoning is also consistent with the following Comprehensive Plan policies:

Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.

Promote adaptive re-use of older buildings and the renovation of existing multifamily units.

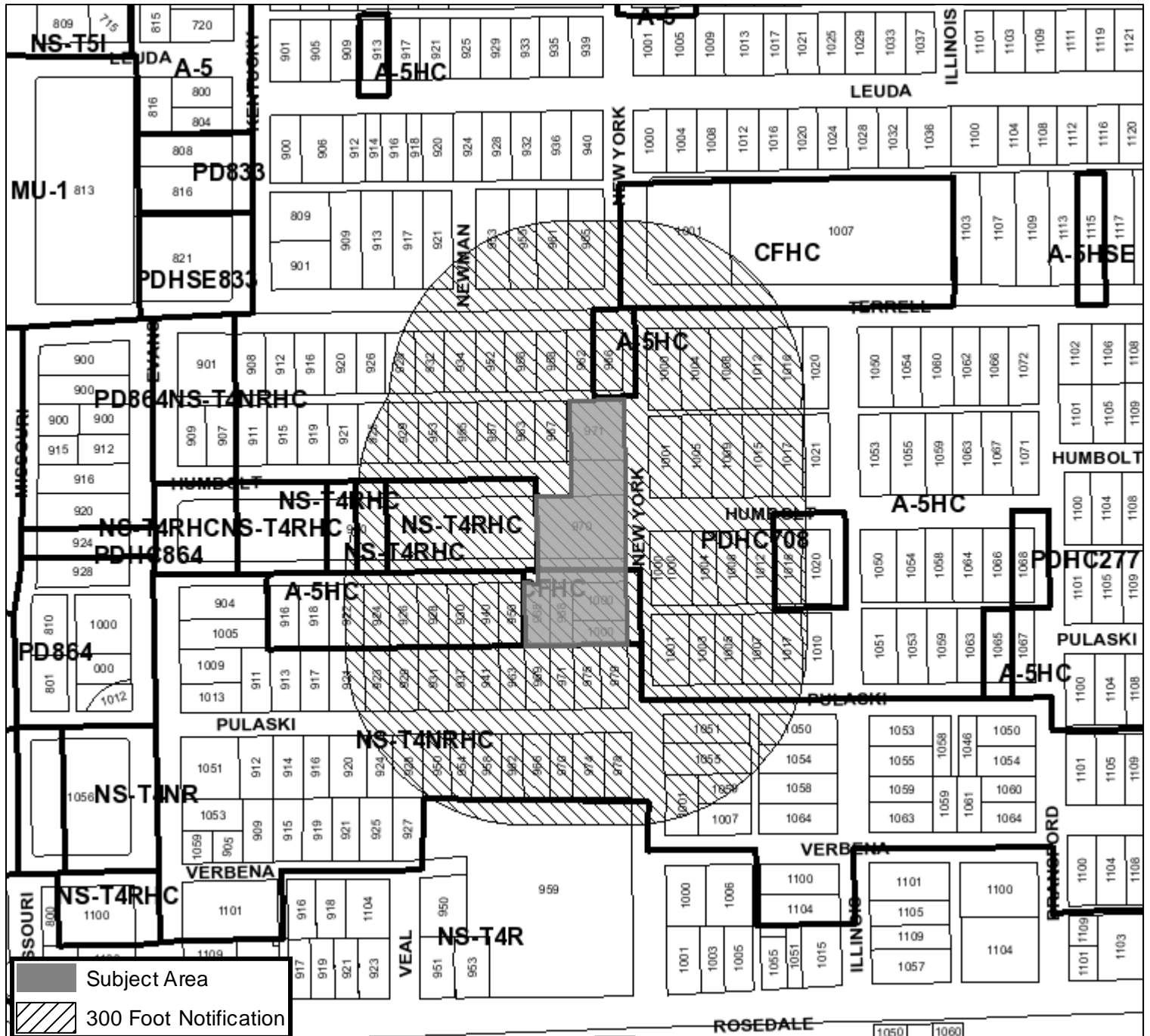
Attachments:

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

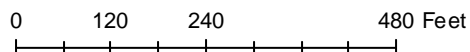


Area Zoning Map

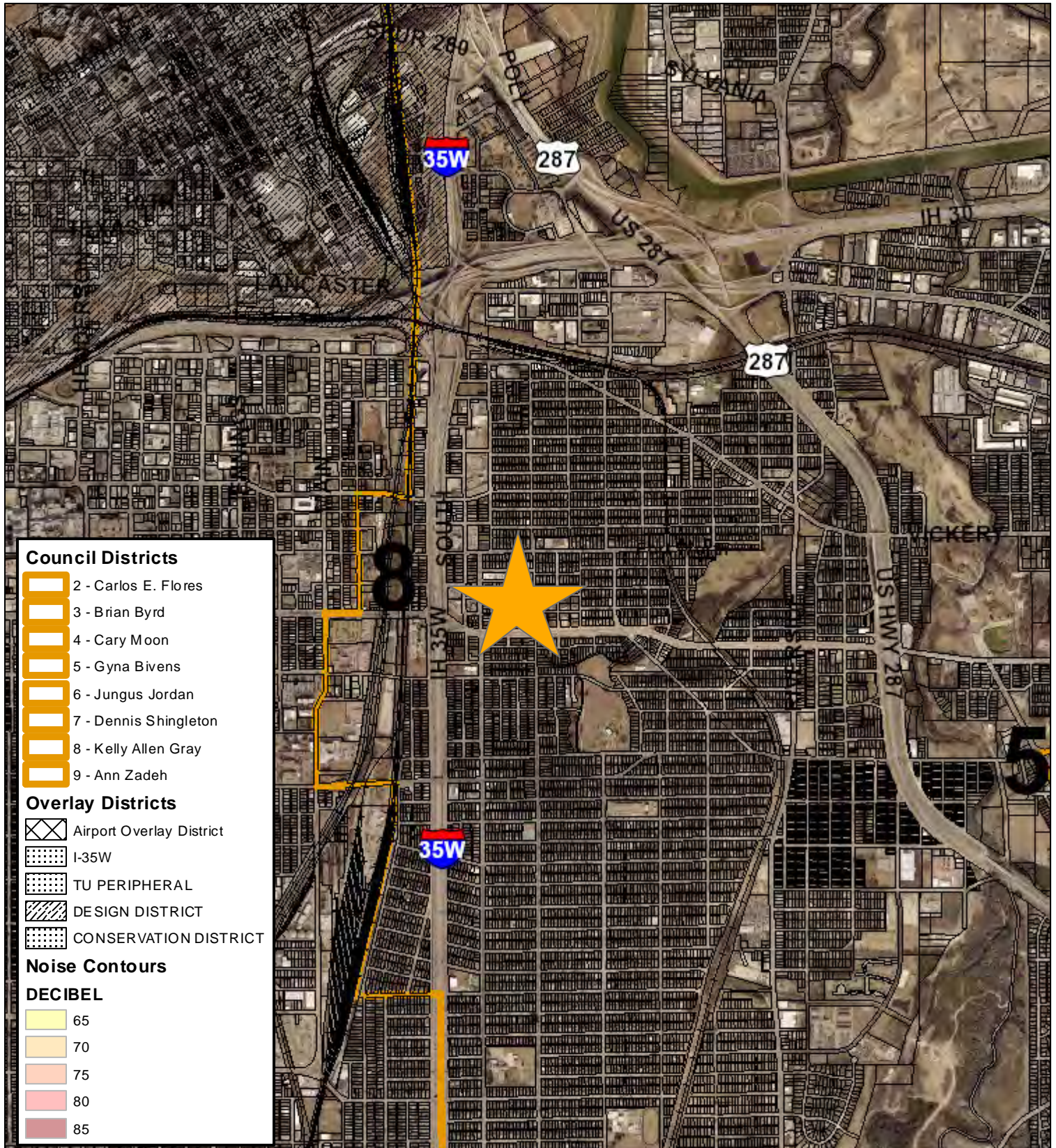
Applicant: HSS Humbolt, LLC
 Address: 968 E. Dashwood Street, 970 & 971 E. Humbolt Street, 1000 New York Avenue
 Zoning From: A-5/HC, CF/HC
 Zoning To: NS-T4R/HC
 Acres: 1.23200478
 Mapsco: 77K
 Sector/District: Southside
 Commission Date: 7/8/2020
 Contact: 817-392-8015



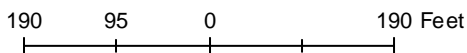
Subject Area
 300 Foot Notification



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



0 125 250 500 Feet

