



# Zoning Staff Report

Date: April 8, 2025

Case Number: ZC-25-034

Council District: 8

## Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Scott Gibson

Site Location: 12195 South Freeway

Acreage: 7.3 acres

### Request

Proposed Use: Medical Office Building

Request: From: "AG" Agricultural; "E" Neighborhood Commercial  
To: "CF" Community Facilities

### 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: **Approval by a vote of 11-0**

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## Project Description and Background

The subject property, approximately 7.3 acres, is located east I-35W south of Hugely Blvd. and is currently undeveloped. The surrounding area consists of healthcare uses. The property is currently zoned “AG” Agricultural and “E” Neighborhood Commercial. The applicant intends to develop a new medical office building. The applicant has provided the description below.

### **Applicant’s Description**

Adventist Health System Inc. is part of the Texas Health Huguley System. The requested the zoning change is to permit the expansion of their Texas Health Huguley campus and develop a Center for Orthopaedic Excellence. This facility is intended to provide space for the expansion of their existing Physical Therapy, Imaging, and Surgical lines of service along with an Independent Orthopaedic Clinic. This development will allow for an increased level of quality healthcare services in the area.

The subject Property is currently zoned E and AG. The Property to the North is the Texas Health Huguley medical campus consisting of a hospital and multiple medical office buildings. The Property to the West is a freeway (I-35 E). The property to the South is vacant and under the same Ownership as the subject property. The property to the East is a combination of vacant land and an independent living facility. The subject property is designated for future General Commercial use per the 2023 Ft. Worth Land Use Plan.

## Surrounding Zoning and Land Uses

North: “CF” Community Facilities; “AG” Agricultural / Hugely Hospital complex

East: “E” Neighborhood Commercial / Assisted living

South: “AG” Agricultural / undeveloped

West: “I” Light Industrial / IH-35W

## Recent Zoning History

- Zoning has been in place since 2004

## Public Notification

### **Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### **Published Notice**

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### **Courtesy Notice**

The following organizations were emailed on February 26, 2025:

Organizations Notified	
District 6 Alliance*	Burleson ISD
Trinity Habitat for Humanity	Streams and Valley's Inc
Crowley ISD	

\* *Closest registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses vary with the Hugely Hospital complex to the north; assisted living to the east, undeveloped land to the south and IH-35W to the west. The proposed land use aligns well with the surrounding mix of commercial/healthcare properties.:

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

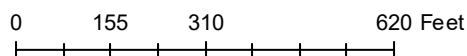
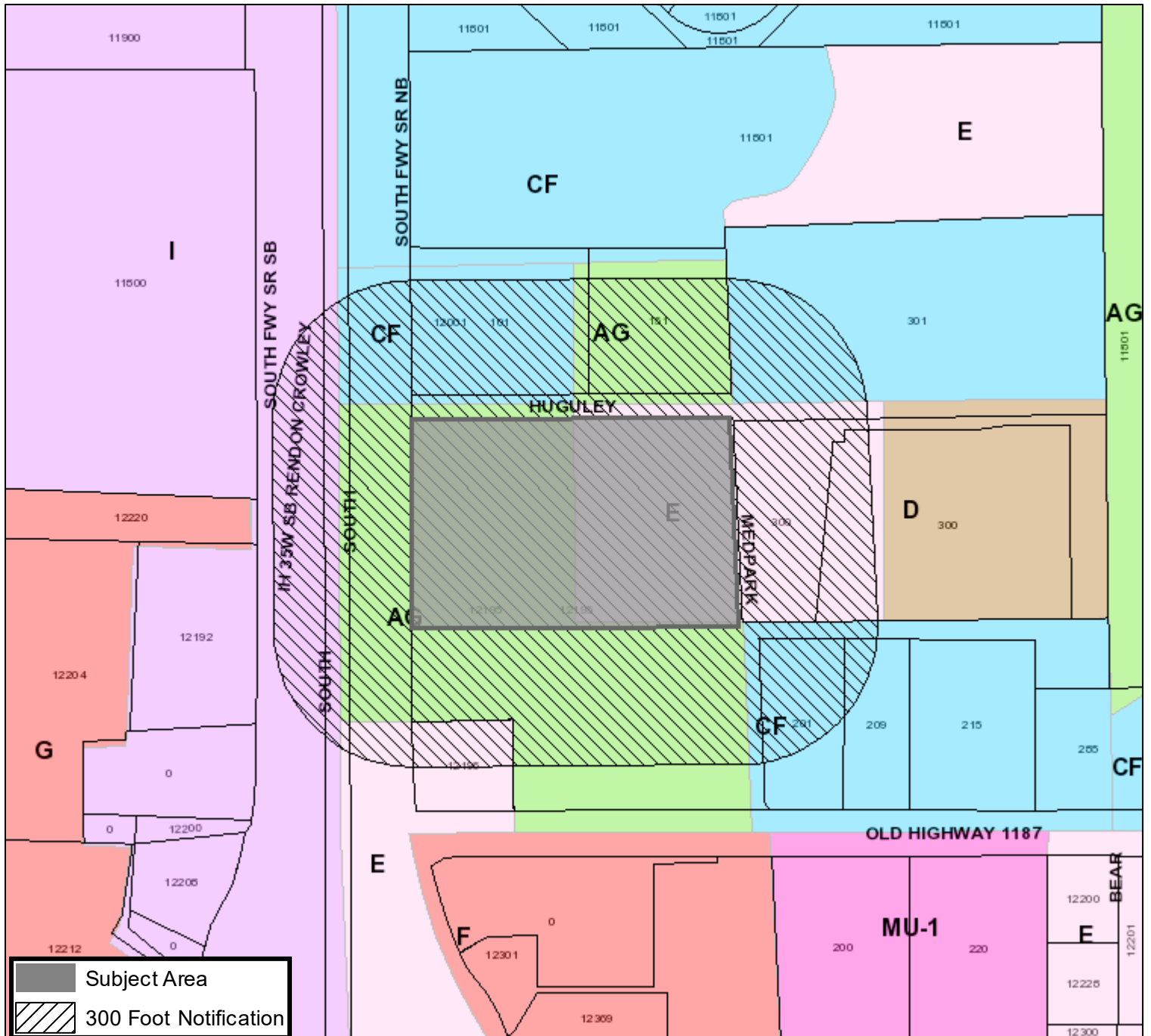
### Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as General Commercial as indicated on the Future Land Use (FLU) Map. The proposed rezoning **is consistent** with the Comprehensive Plan map and the polices below.

- *Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure*
- *Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.*

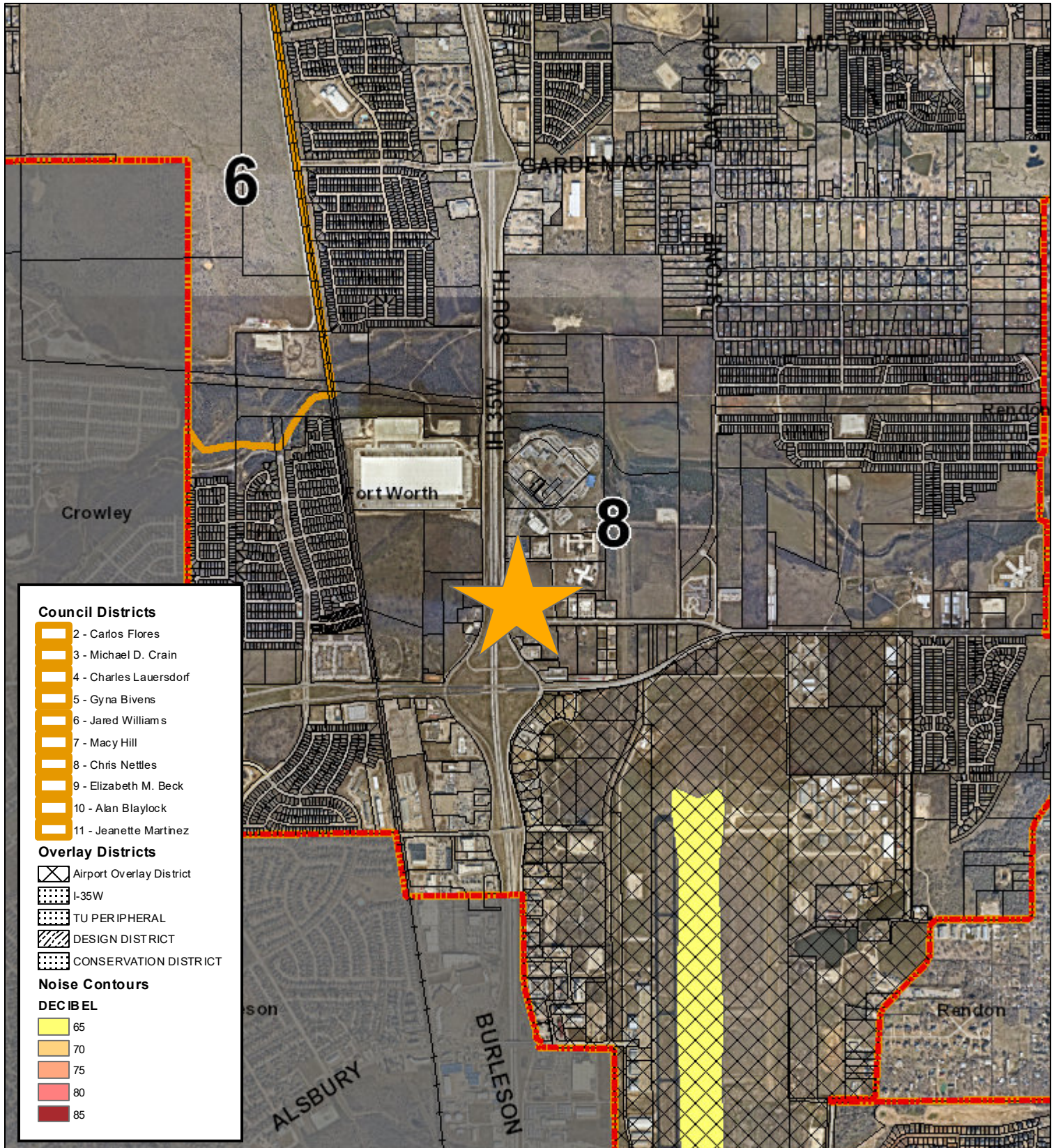
### Area Zoning Map

Applicant: Adventist Health System by Teague, Nall & Perkins  
 Address: 12195 South Freeway  
 Zoning From: AG, E  
 Zoning To: CF  
 Acres: 7.267  
 Mapsco: Text  
 Sector/District: Far\_South  
 Commission Date: 3/12/2025  
 Contact: 817-392-8028





### Area Map



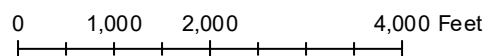
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Langersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

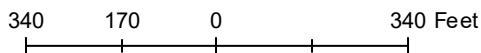
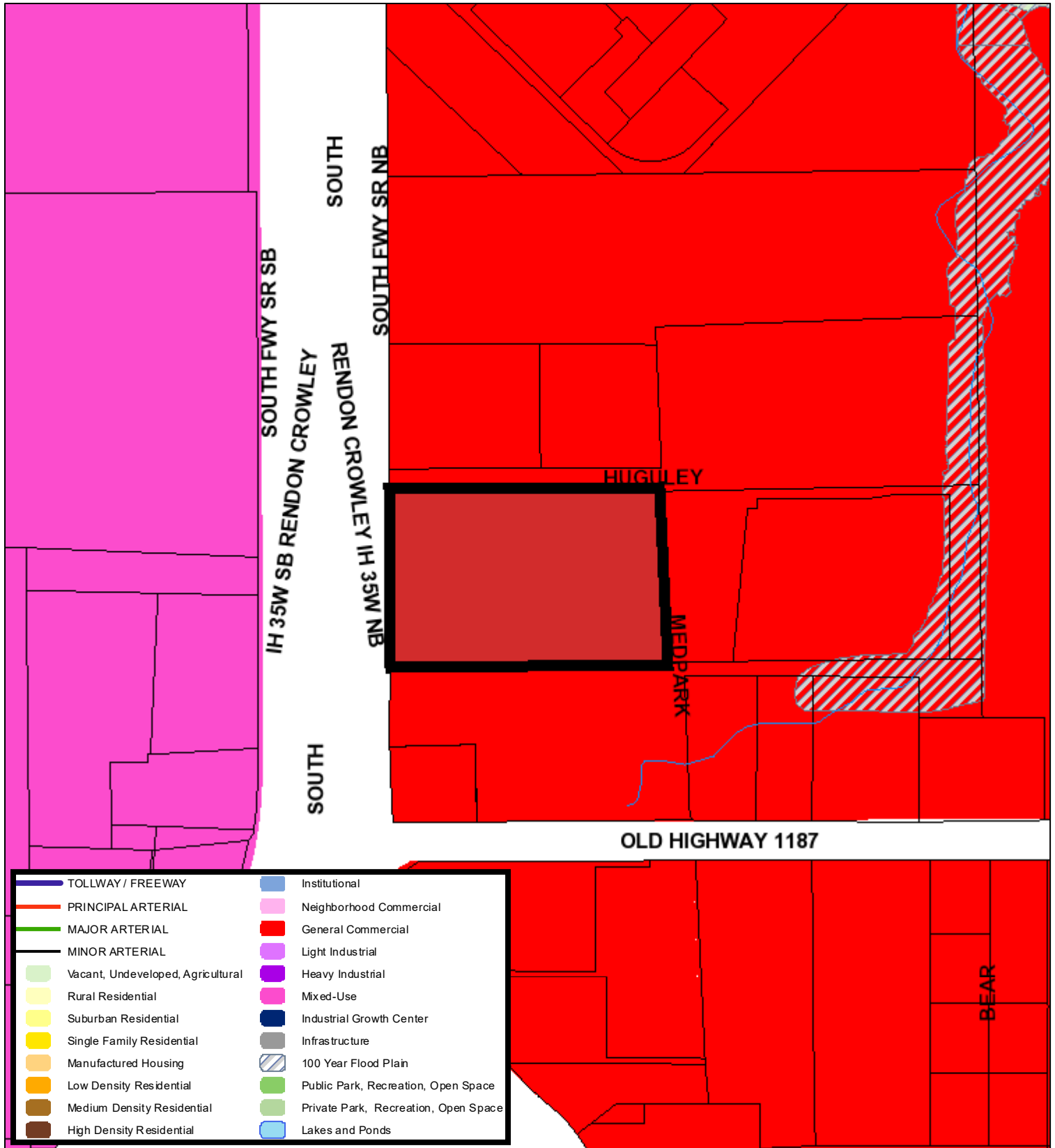
  

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85





### 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



0 215 430 860 Feet

