



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-105

Council District: 9

Zoning Map Amendment

Case Manager: [Ana Alvarez](#)

Owner / Applicant: Cook Children's Health Care System

Site Location: 1598 W Terrell Ave; 815 & 895 8th Ave, 908 & 1000 Southland Ave

Acreage: +/- 3.35 acres

Request

Proposed Use: Maintain current uses as surface parking, medical office, and medical clinic.

Request:
From: "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: **Approval by a vote of 9-0**

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](#)
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
11. Aerial Photograph

Project Description and Background

The subject properties are comprised of several lots generally located south of Cooper Street and east of 8th Avenue. The properties are within Cook Children’s Medical Campus. The current uses of the subject properties are surface parking, medical offices, and medical clinic. The properties in total constitute approximately 3.35 acres, and are located within the street boundaries south of Cooper Street, east of 8th Avenue, north of Southland Avenue, and west of 7th Avenue and Southland 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.

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 “NS-T5I”. The rezoning will support continued expansions and new development for the Cook Children’s properties.

The proposed rezoning from a form base district with design regulations to a base zoning will simplify the review process, provide greater flexibility in project development, and enhance cohesion within the development, while still upholding the design excellence pursued by the Near Southside Form-Based Code District. This will be achieved by ensuring uniform development standards with collaboration from Cook Children’s and NSI. Should City Council approve the rezoning request, staff will present 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 facilitate commercial redevelopment consistent with the surrounding neighborhood and the vision of a walkable neighborhood developed in context of the Near Southside Urban Design District.

On September 19, 2024, the Urban Design Commission approved a recommendation to the Zoning Commission for approval to rezone the various properties from NS-T5I to G - Intensive Commercial.

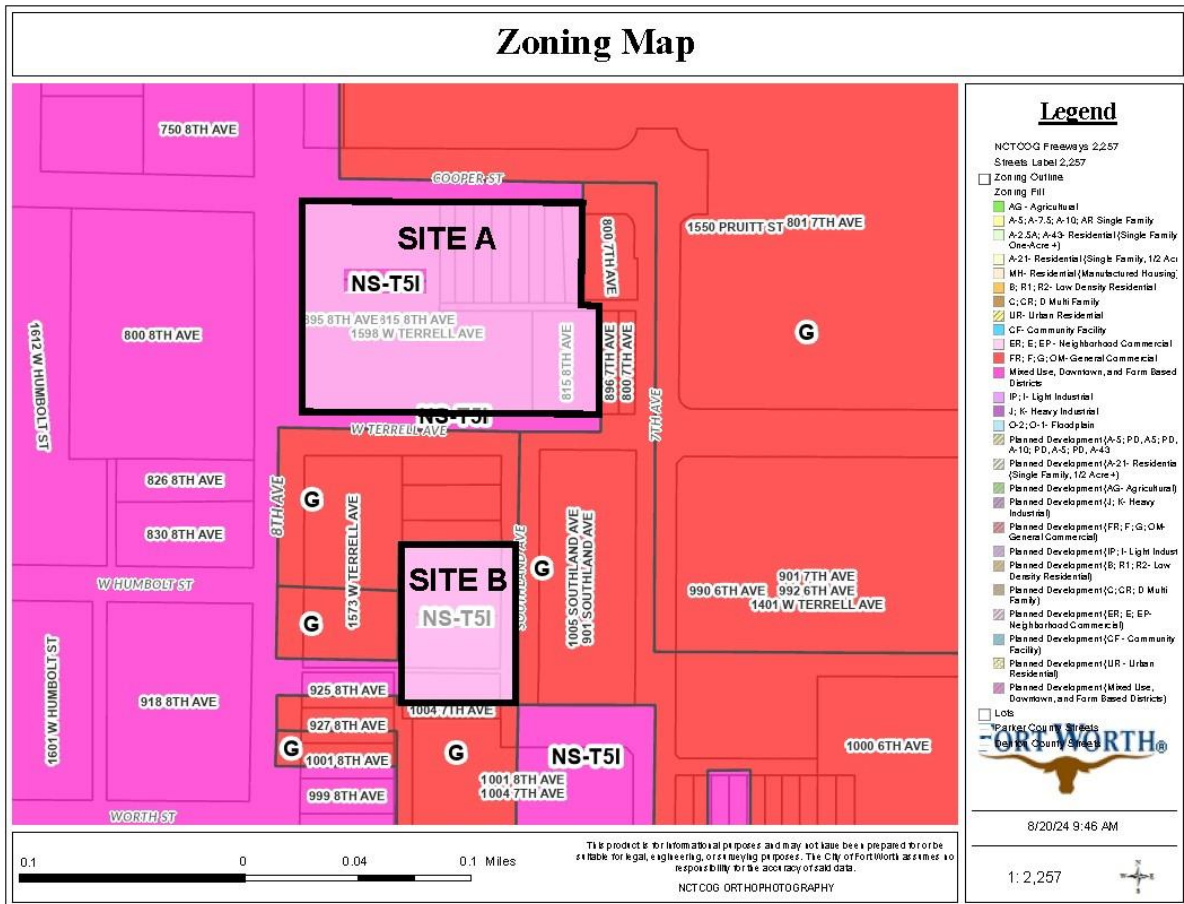


Figure 1 Site exhibit provided by Dunaway Associates of the properties with existing zoning classifications.

Surrounding Zoning and Land Uses

North	“G” Intensive Commercial / Cook Children’s medical offices and surface parking
East	“G” Intensive Commercial / Cook Children’s Medical Center and medical offices
South	“G” Intensive Commercial / Surface parking and Ronald McDonald House
West	“NS-T5I” Near Southside T5I District / medical building and parking structures

Recent Zoning History

- ZC-24-074, from NS-T4 and NS-T5I to G to match the rest of Cook Children’s medical campus. 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 September 27, 2024.
 The following organizations were notified: (emailed September 27, 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 2 FLU Map description

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

Comprehensive Plan Policy Consistency

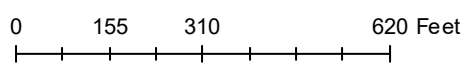
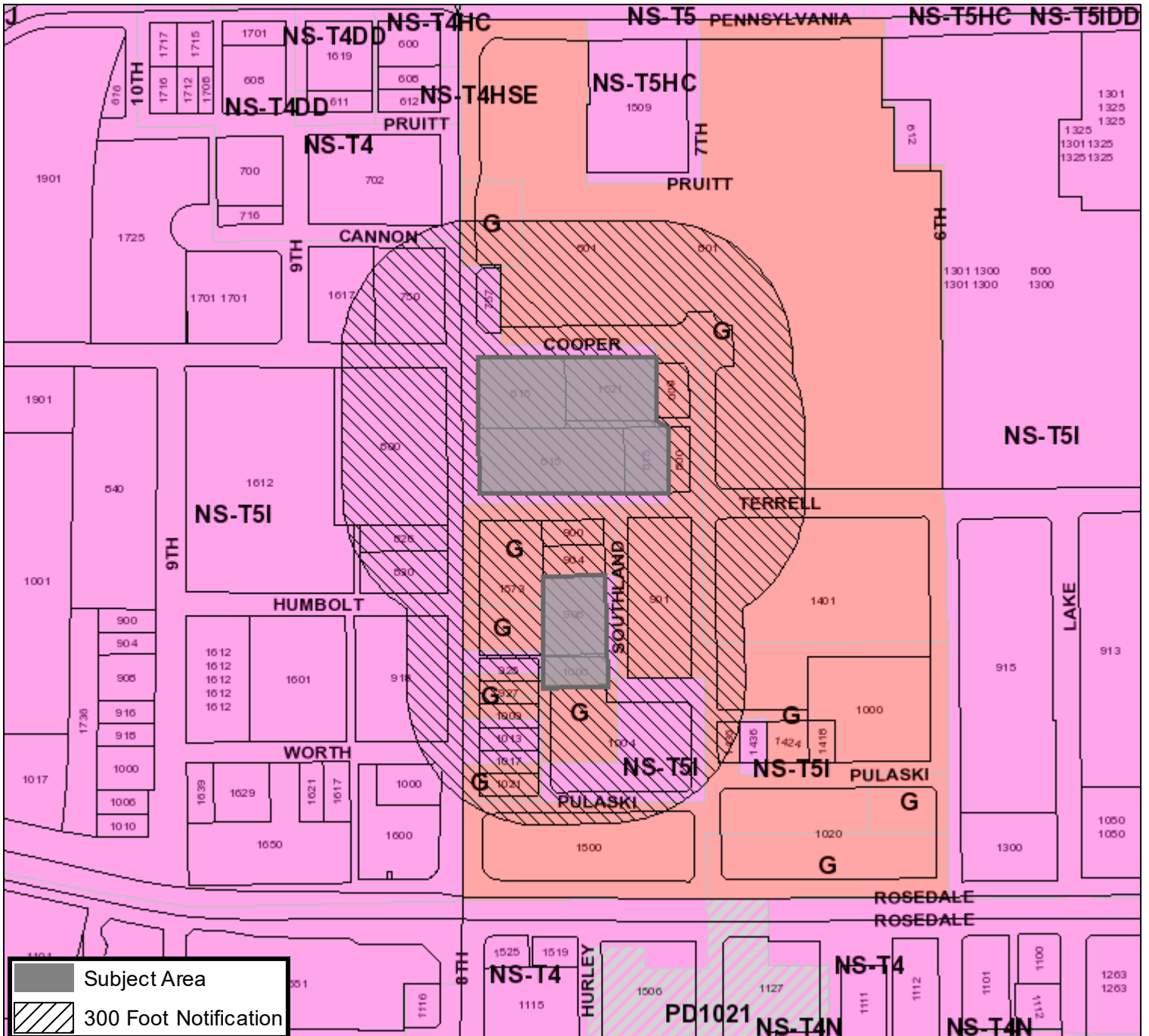
The proposed zoning for this area aligns with the following policies outlined in the Comprehensive Plan:

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

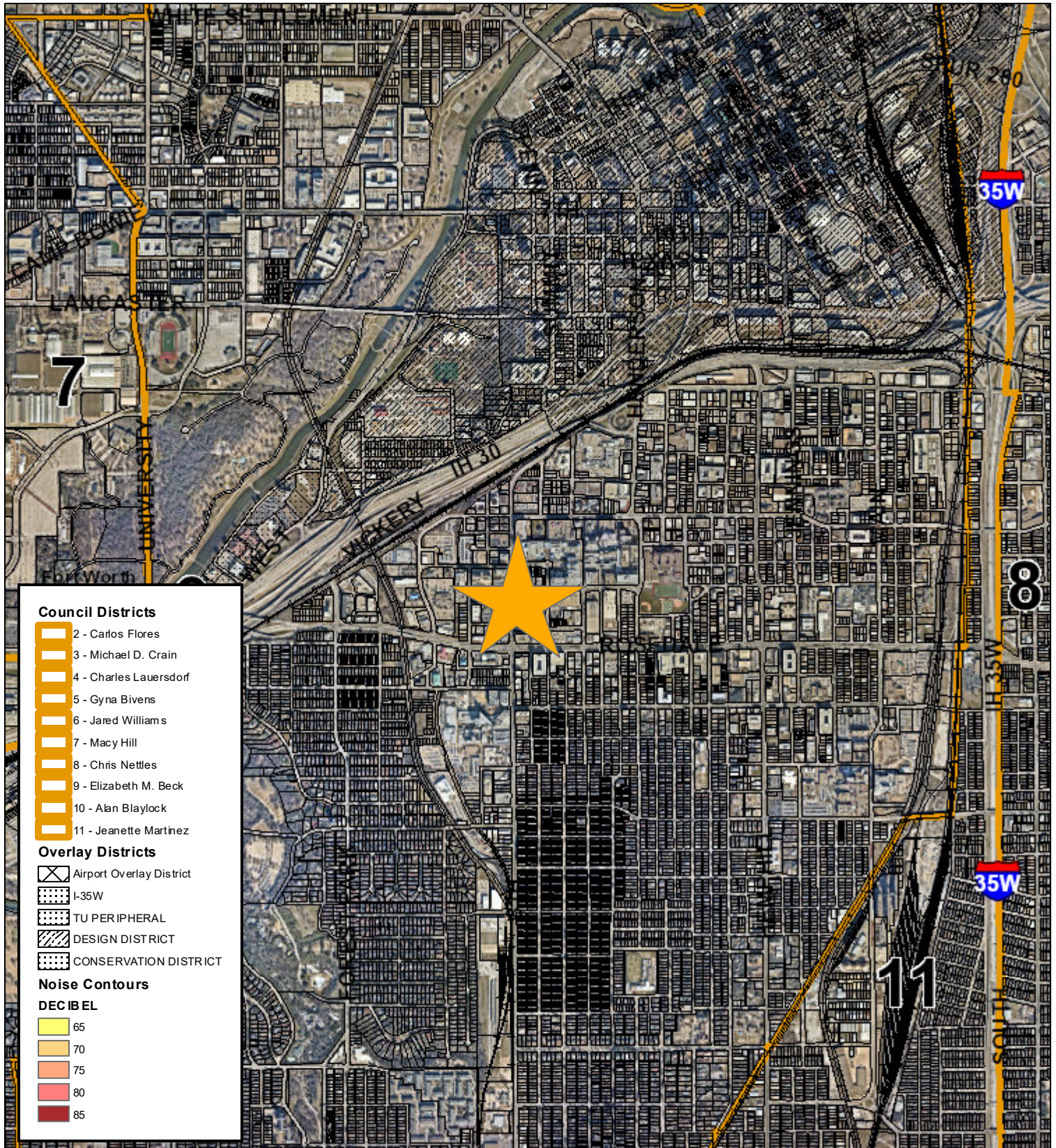
Based on the conformance with the future land use map and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Area Zoning Map

Applicant: Cook Children's Health Care System/
 Address: 908 and 1000 Southland Avenue, 1521 Cooper Street, 1598 Terrell Avenue, 815 8th Avenue
 Zoning From: null
 Zoning To: null
 Acres: 3.56427115
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 10/8/2024
 Contact: null



Area Map



Council Districts

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

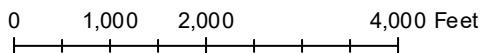
Overlay Districts

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

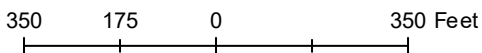
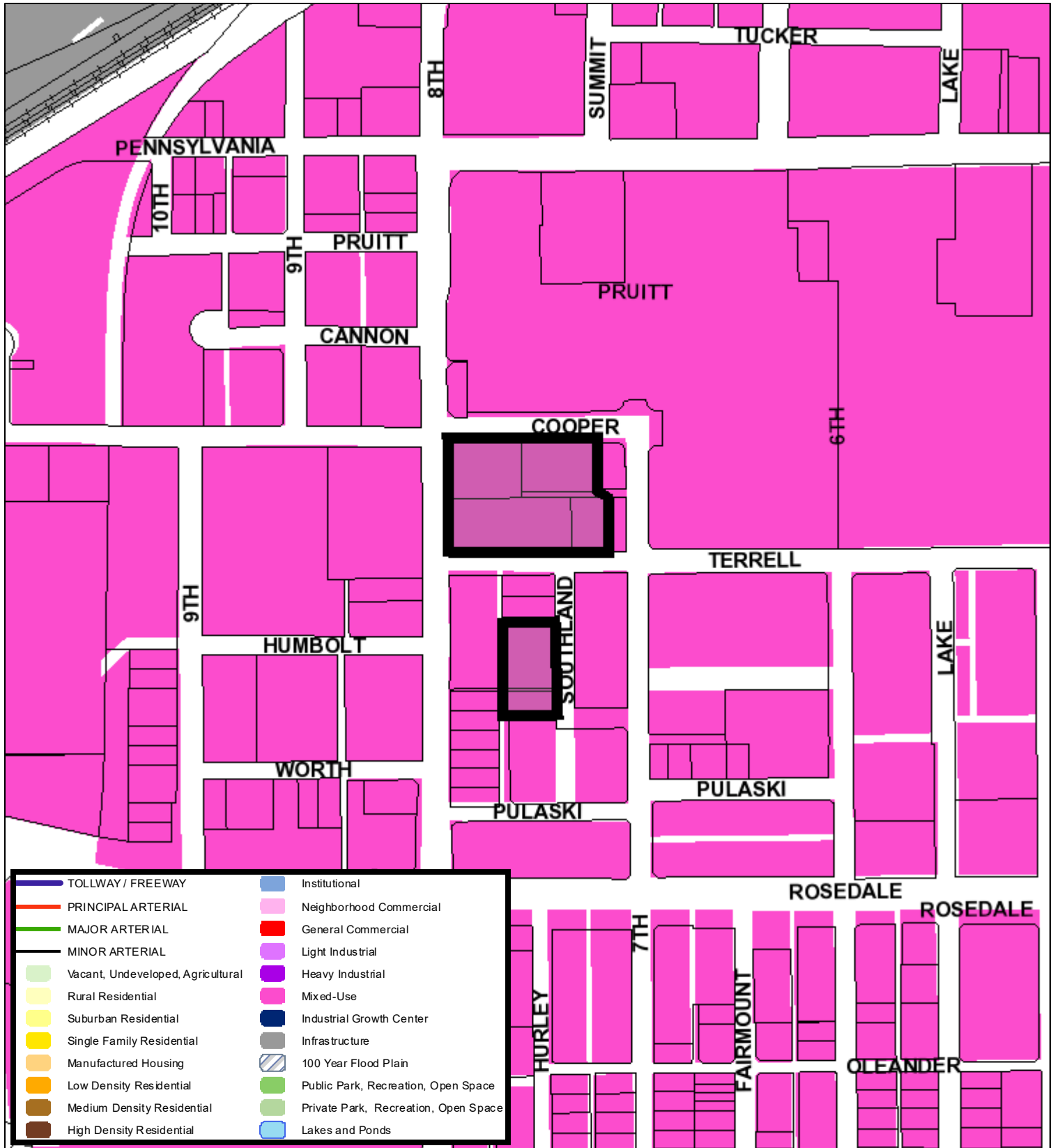
Noise Contours

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



0 220 440 880 Feet

