



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-23-070

Council District: 9

Zoning Map Amendment

Case Manager: [Justin Newhart](#)

Owner / Applicant: City of Fort Worth

Site Location: Near Southside Form-Based District **Acreage:** 1.128 acres

Request

Proposed Use: Mixed-Use

Request: To rezone from NS-T4N to NS-T4

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Project Description and Background

The property is zoned as "NS-T4N", Near Southside – General Urban Neighborhood Zone. However, the applicant wants to rezone the property to “NS-T4” Near Southside – General Urban Zone. The purpose of this request is to allow an additional 5th story of building height for both the mixed-use building and the parking garage.

The 5-story structured parking garage that is proposed will provide parking to the adjacent 5-story mixed use building consisting of three (3) stories of Medical office building with two (2) stories of residential above. Under the current zoning (NS-T4N), the applicant is limited to four (4) stories in height for both the mixed use building and garage.

NS-T4N zoning is a sub-zone within Near Southside that is meant to encourage smaller-scale neighborhood development up to four (4) stories. The area to the south of the site is zoned NS-T5, which allows much denser development up to 10 stories if a w/ public space and mix of uses is provided. The request to rezone 1012 Lipscomb Street to NS-T4 and construct a five (5) story mixed-use building and parking garage is consistent with surrounding land uses, as the project will provide a step-down and transition in scale, mass, and form from the higher density NS-T5 to the south to the lower density NS-T4N to the north.

The proposed design for both the mixed use building structured parking at 1012 Lipscomb St are generally consistent with the Near Southside Development Standards and Guidelines, as well as the requirements of the proposed new zoning (NS-T4). The proposed project complies with Section 2.B.1 (Promote a pedestrian-oriented urban form) to help promote a walkable, urban form of development, consistent with the district’s historic urban character, promoting buildings that conform to tested urban design principles, and that adapt to changing conditions over time. The proposed structured parking is consistent with Section 2.B.2 (Maximize connectivity and access) that will promote walkable blocks and street designs that will balance the transportation modes, and also ensure accessibility for all residents and visitors, including those with disabilities. The proposed project also complies with Section 5.A.1 and 5.A.2 in Streets and Public Spaces, promoting pedestrian activity, comfort, and balancing automobiles circulation requirements. Lastly, it is consistent with Section 5.A.1 and 5.A.8 in Sites and Buildings, providing an active, human-scale, continuous pedestrian-oriented street edge along the public sidewalks.

On April 20, 2023, the Urban Design Commission recommended approval of the rezoning request to the Zoning Commission and City Council.

Surrounding Zoning and Land Uses

North NS-T4N
East NS-T4

South NS-T5
West NS-T4N

Recent Zoning History

- ZC-07-164; from various land uses to NS-T4-N with & without Historic Overlays



Public Notification

300-foot Legal Notifications were mailed on April 28, 2023.

Development Impact Analysis

Land Use Compatibility

The primary purpose of this text amendment is to rezone the property from NS-T4N to NS-T4.

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

Comprehensive Plan Consistency – Urban Design

The adopted Comprehensive Plan currently designates the Near Southside Form-Based District as Mixed-Use. The proposed request is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

1. Create an attractive, well-designed city that enhances community image and attracts the private investment necessary to create vibrant growth centers, thriving entertainment districts, and safe neighborhoods.
2. Design and construct urban streets, plazas, and other public spaces that promote pedestrian activity, enable the full enjoyment of the public realm, and create memorable places that people want to visit.

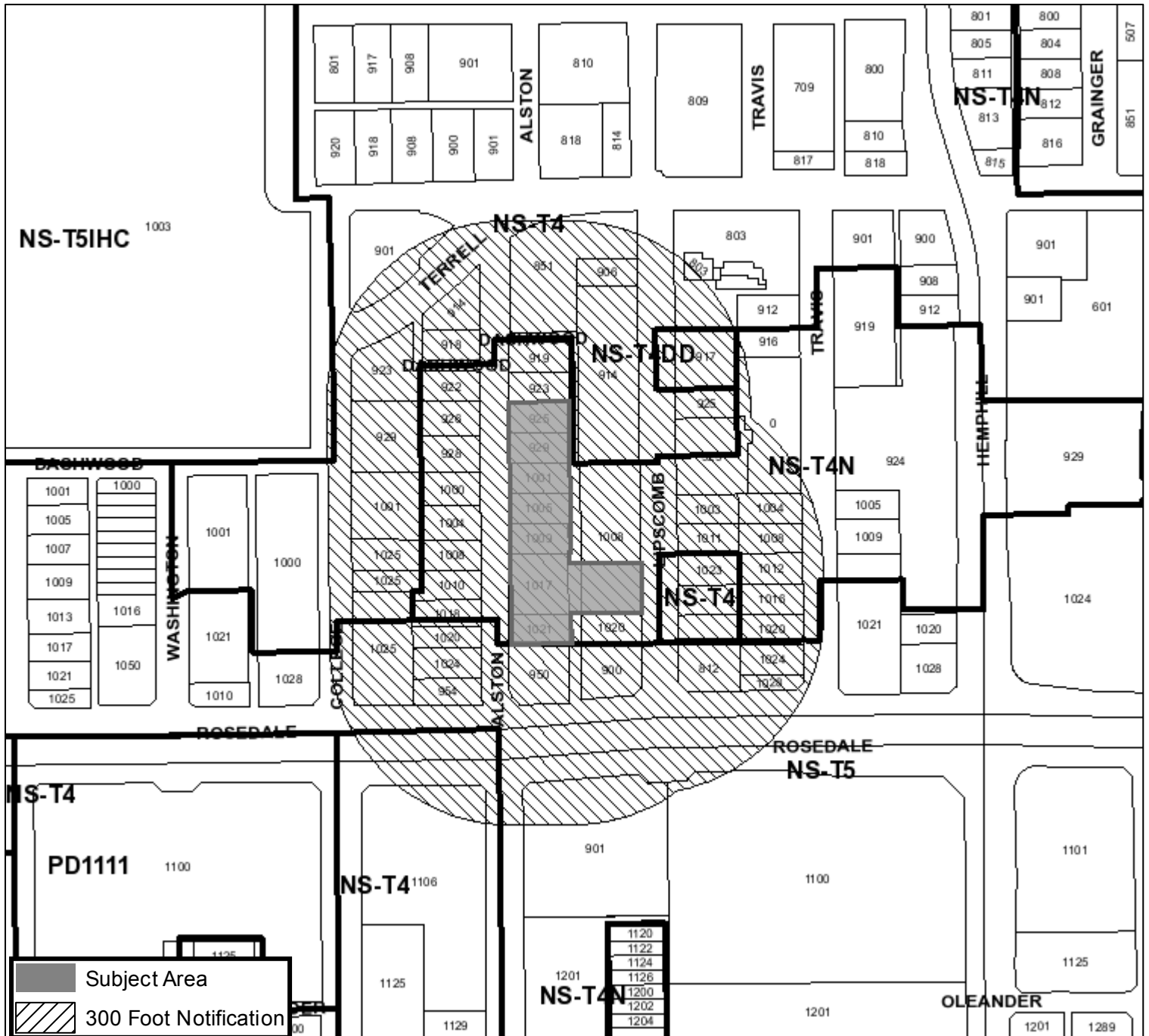
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

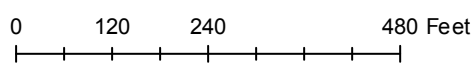
1. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
2. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.
3. Citywide urban and mixed-use development.

Area Zoning Map

Applicant: Aishwarya Properties LLC/TMA-CHA Architects
 Address: 925-1021 (odds) Alston Avenue & 1008 & 1012 Lipscomb Street
 Zoning From: NS-T4N
 Zoning To: NS-T4
 Acres: 1.14138034
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 5/10/2023
 Contact: null



 Subject Area
 300 Foot Notification





ALSTON AVE. VIEW

LIPSCOMB STREET DEVELOPMENT

1.128 ACRES
 LOTS 12,13 & 20 THRU 26
 BLOCK 5 OF FIELD WELCH ADDITION

1012 LIPSCOMB ST.
 FORT WORTH, TX, 76104

ZONING CASE #

 DIRECTOR OF DEVELOPMENT SERVICES

 DATE

tma cha
 architects

THESE DOCUMENTS ARE
 NOT COMPLETE AND MAY
 NOT BE USED FOR
 PERMIT, OR CONSTRUCTION.

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OWNER
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 PH: 817-348-8600
 CONTACT: DR. VED AGGARWAL

DRAWING TITLE:
A0.1 - SITE PLAN

DATE: APRIL 12, 2023
 DRAWN BY: TMA
 PROJECT NO. 2301

SUBMITTAL:
 1.
 2.
 3.



LIPSCOMB STREET VIEW

LIPSCOMB STREET DEVELOPMENT

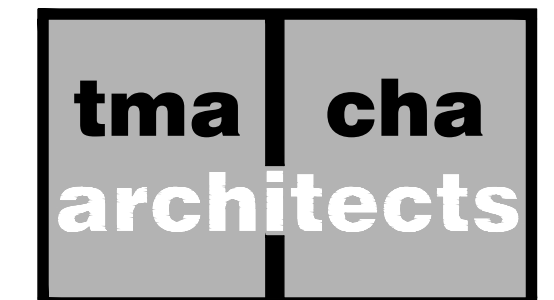
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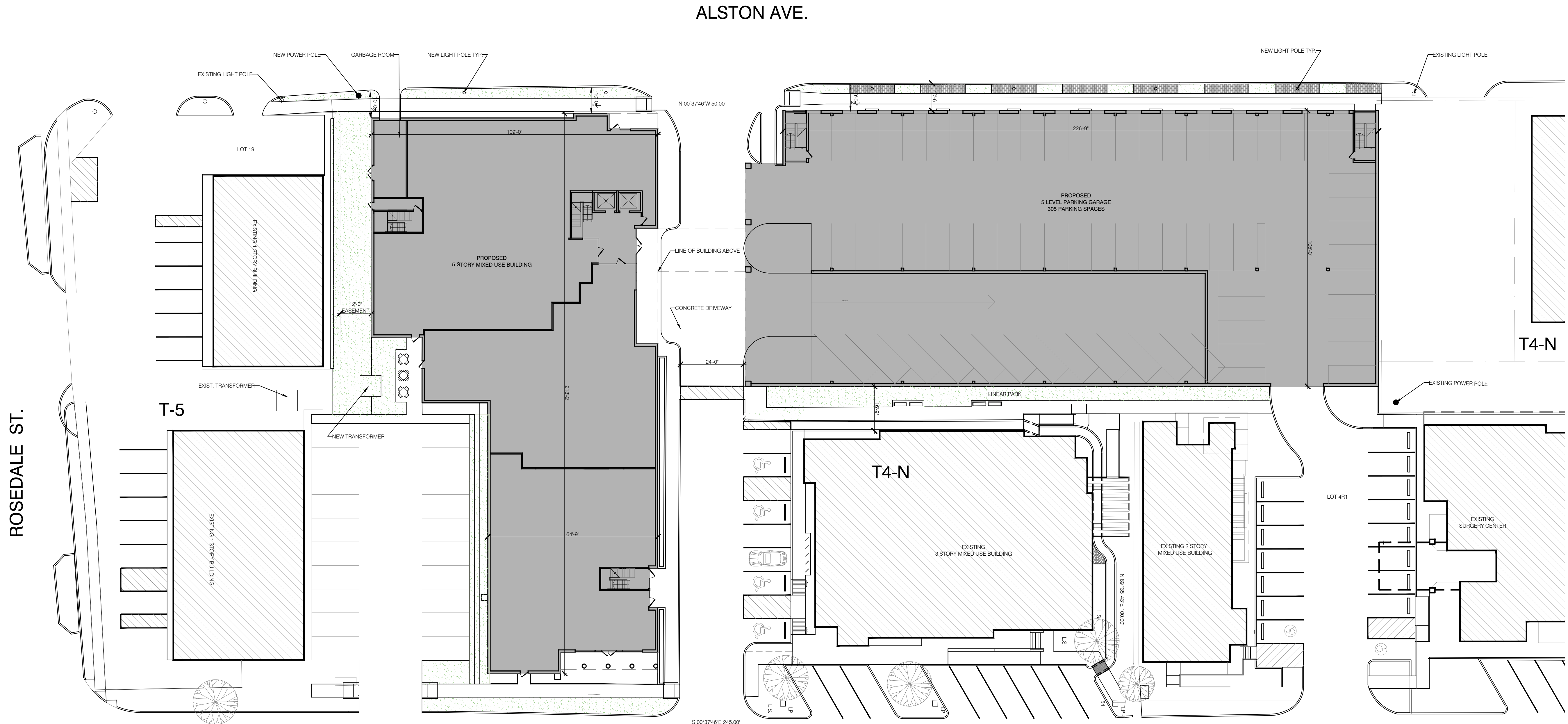
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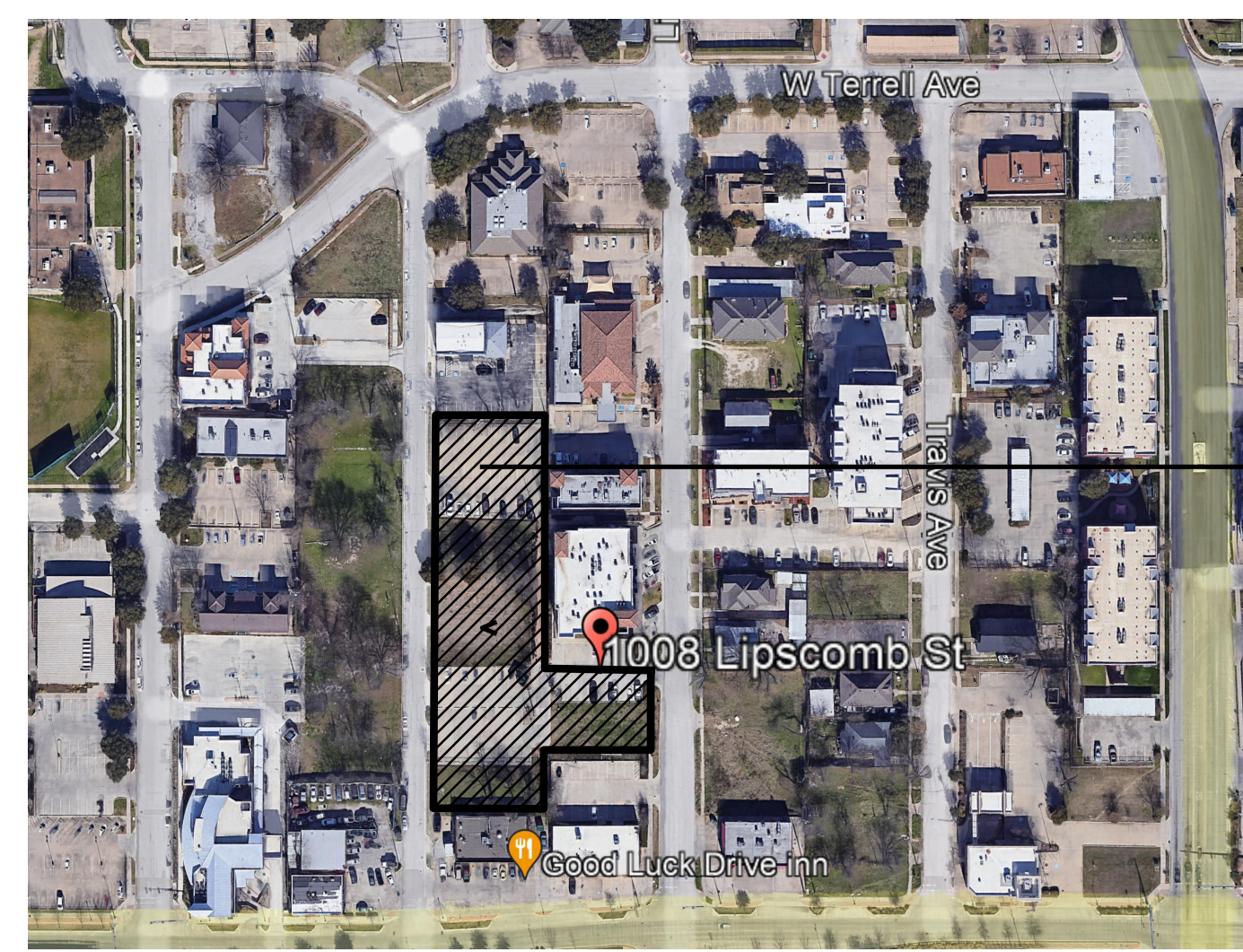
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SITE PLAN
1" = 20'-0"



VICINITY MAP
N.T.S.

NOTES:
THIS PROJECT WILL COMPLY WITH
NEAR SOUTHSIDE DEVELOPMENT STANDARDS

CURRENT ZONE NS-T4N
PROPOSED ZONE NS-T4

AREA TO BE REZONED

| DATA | |
|-------------------|--------------------|
| GROUND FLOOR | - 17,475 SF |
| SECOND FLOOR | - 18,154 SF |
| THIRD FLOOR | - 19,129 SF |
| RESIDENTIAL | - 17,160 SF |
| RESIDENTIAL | - 17,160 SF |
| GROSS AREA | - 89,078 SF |

LIPSCOMB STREET DEVELOPMENT

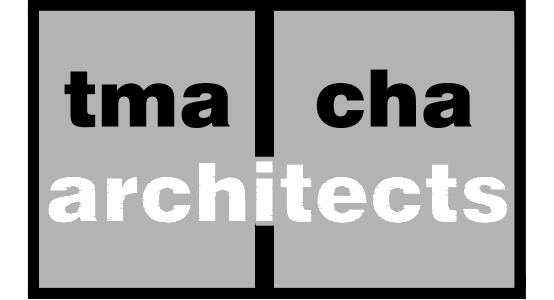
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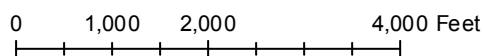
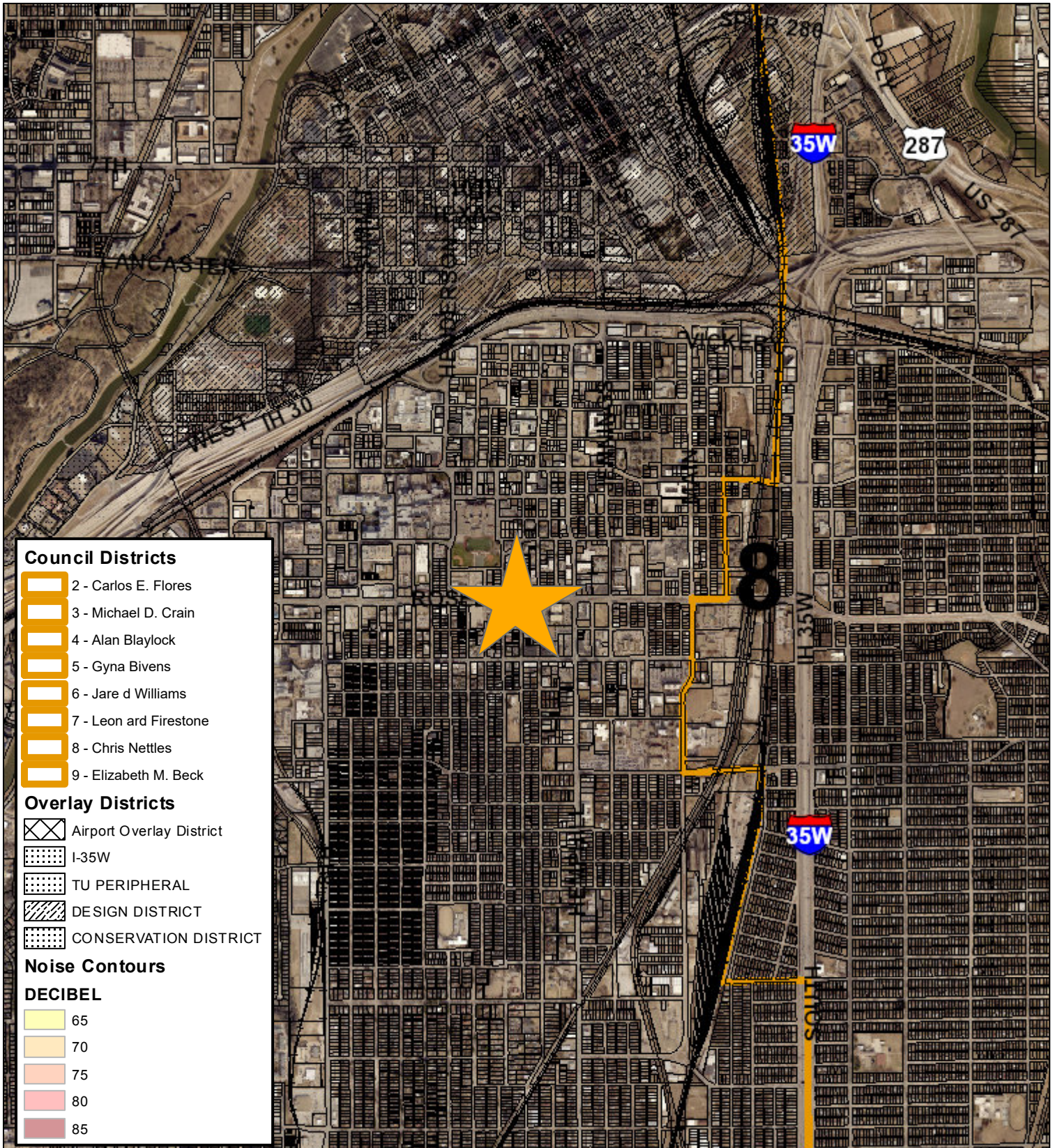
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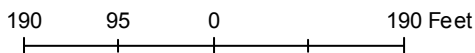
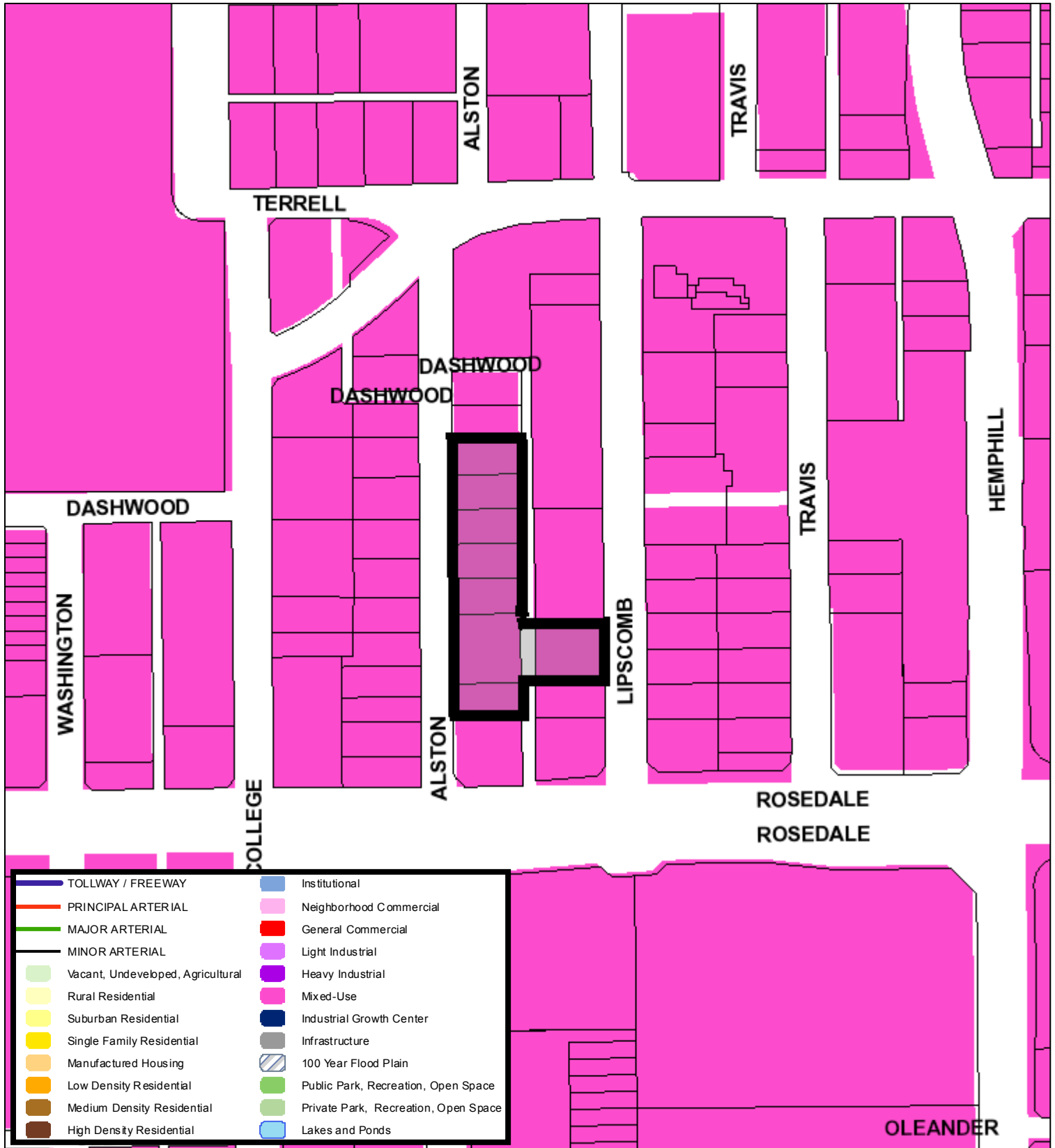
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Area Map



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 6, 2018.



Aerial Photo Map



0 120 240 480 Feet

