



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 14, 2020

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0

**Opposition:** None submitted  
**Support:** None Submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** 2019 Forest Park LLC and City of Fort Worth

**Site Location:** 100 N. Forest Park Boulevard Acreage: 0.528

**Proposed Use:** Meeting Hall

**Request:** From: "B" Two Family and "G" Intensive Commercial  
To: "H" Central Business District

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

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

**Staff Recommendation:** Approval

**Background:**

The property is located at the southwest corner of Summit and Lancaster. The applicant is proposing a zoning change from "G" Intensive Commercial to "H" Central Business District for a meeting hall. Because the site is adjacent to "B" zoning and zoned "G", the property must meet the minimum parking requirements. Rezoning to the "H" district will remove any required parking.

The proposed development is located within the Downtown Mixed-Use Growth Center. Mixed uses are encouraged within these areas in order to take advantage of proximity to high employment areas, proximity to public amenities, and proximity to public transit.

The site is also located within the confines Downtown Fort Worth Plan 2023, which is a Strategic Action Plan for downtown and surrounding areas. This plan was updated in 2013 and reflects the community's vision for a livable, healthy, economically vibrant and exciting downtown for the next 10 years. The plan builds on downtown's existing natural, cultural, social and physical assets. It also provides a strong foundation for strategic actions that will shape Downtown's future development, enhance connections to surrounding neighborhoods and strengthen Downtown's role as the heart of the city.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "PI-N-3" / office
- East "B" / duplexes
- South "G" / right of way

West "H" / right of way

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on November 22, 2019.

The following organizations were notified: (emailed November 19, 2019)

Organizations Notified	
West 7th Neighborhood Alliance	Inter-District 2 Alliance
Fort Worth Downtown Neighborhood Alliance	Westside Alliance
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Cultural District Alliance
Fort Worth ISD	

\*Not near a Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to "H" for a meeting hall. Surrounding uses consist of duplexes and office.

The proposed meeting hall **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Downtown**

The 2019 Comprehensive Plan designates the subject property in the Downtown Mixed Use Growth Center. The requested zoning classification is appropriate for the land use designation. The proposed H zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38)

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

**Downtown Urban Design District**

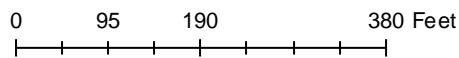
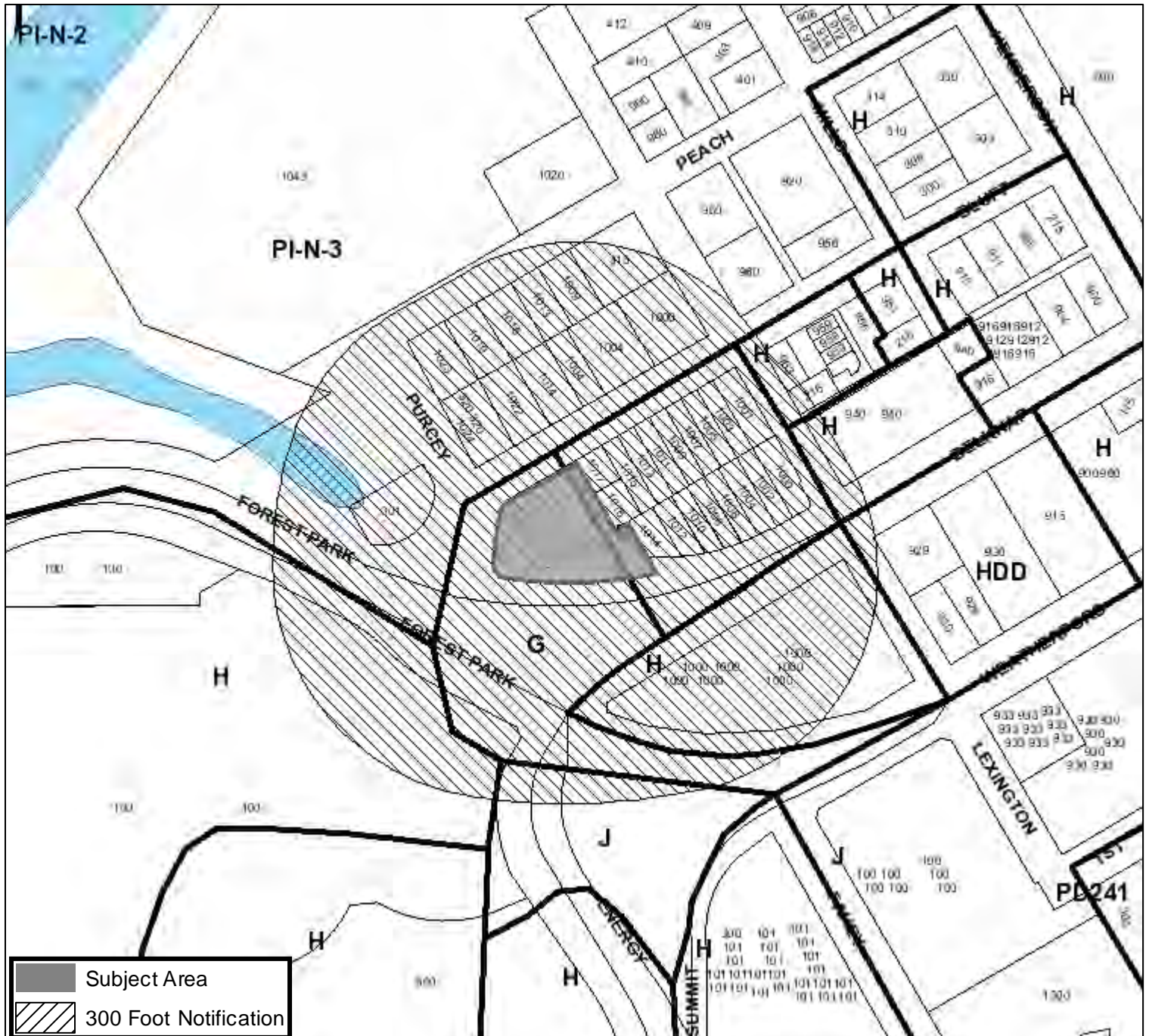
Downtown Fort Worth strives to build upon its image as the most vibrant, walkable, mixed-use urban center in the region by focusing on exceptional design of both private and public places. The Downtown Urban Design Standards and Guidelines (DUDSG) were developed to improve and protect the appearance, value, and function of downtown properties. The standards and guidelines allow for creativity and variety within a framework of basic design parameters that reinforce the best attributes of Downtown. Projects are evaluated with respect to the guiding principles, in addition to the pertinent standards and guidelines.

**Attachments:**

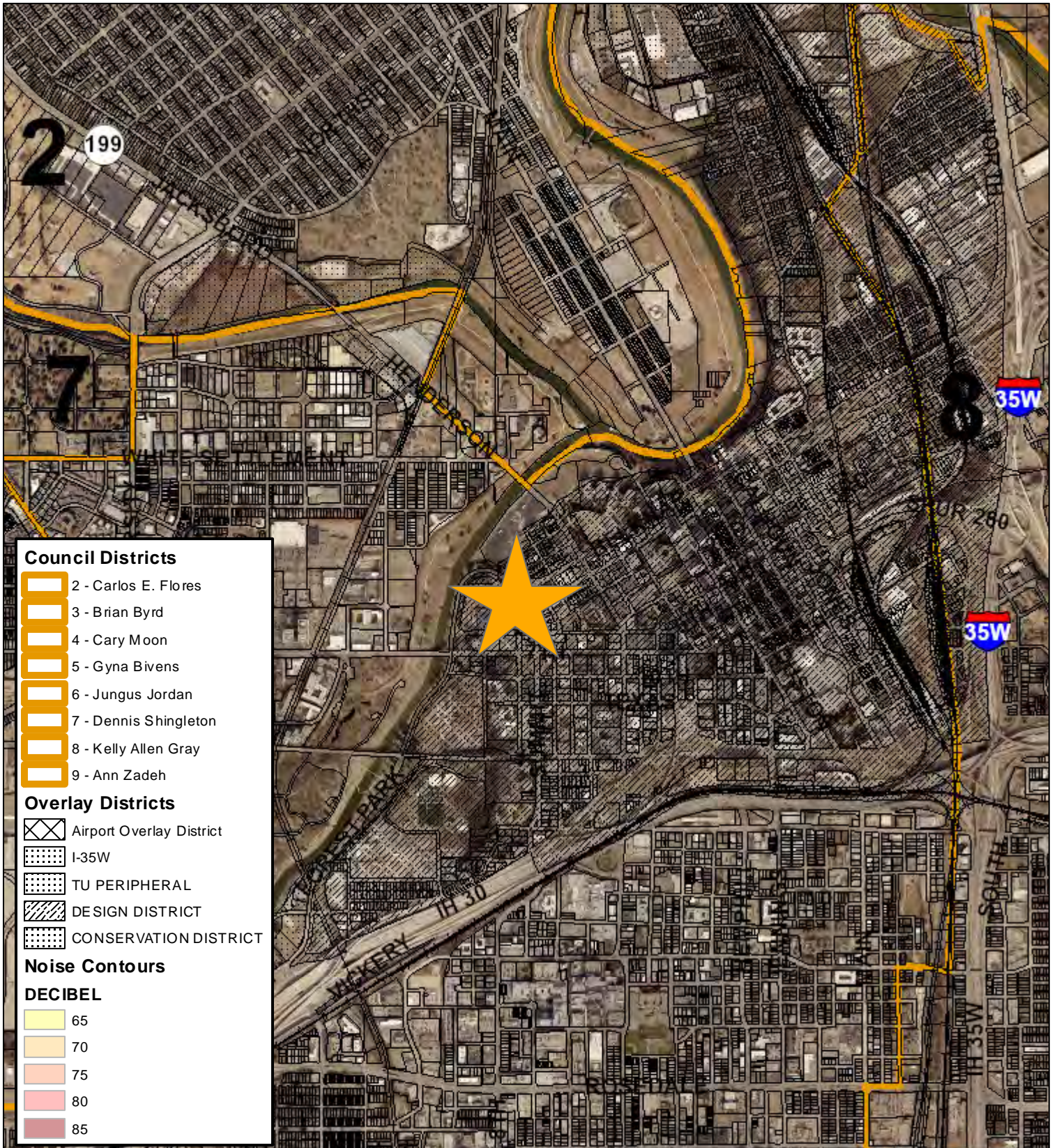
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

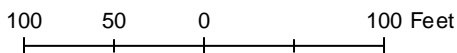
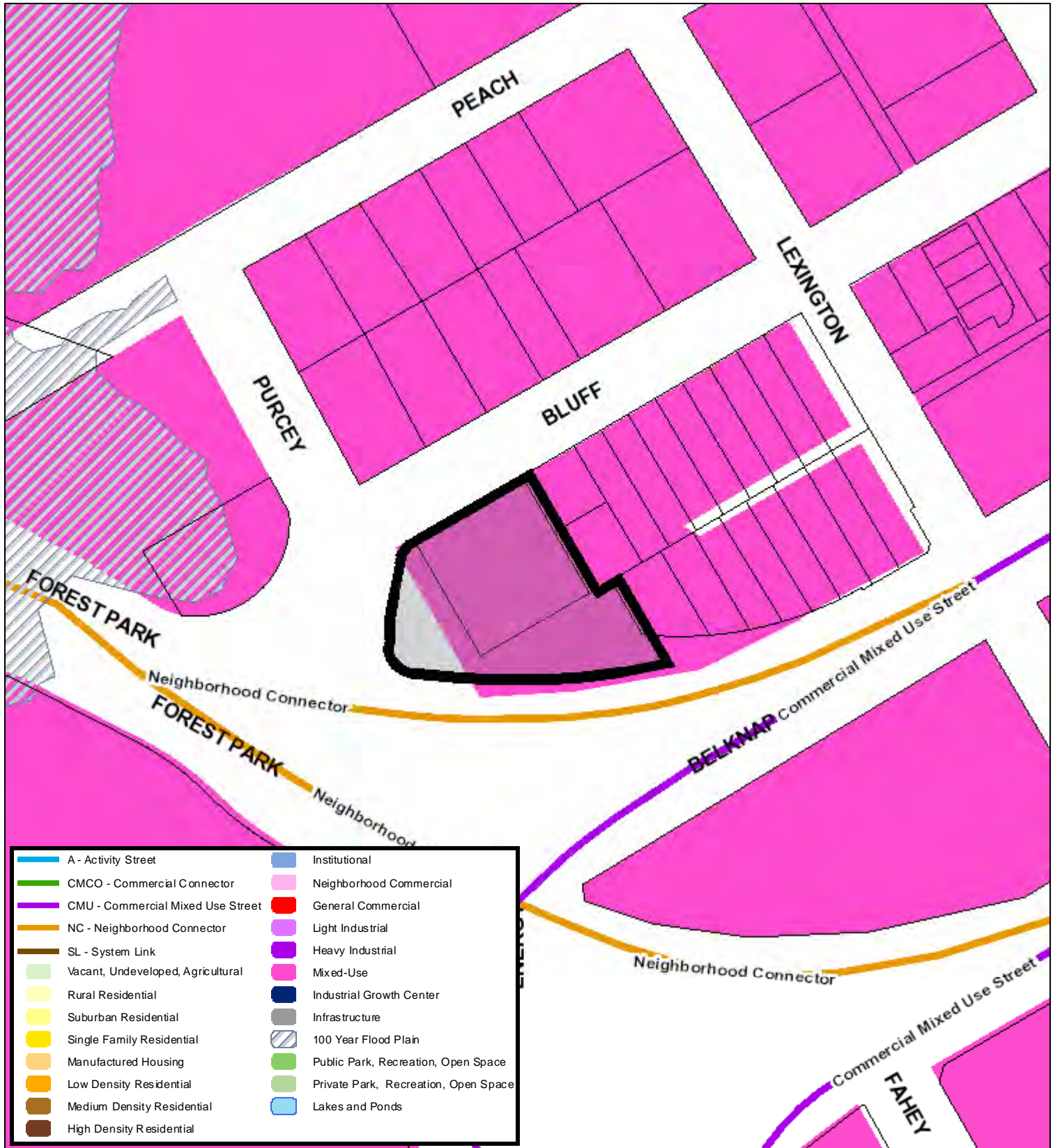
Applicant: 2019 Forst Park LLC and City of Fort Worth  
 Address: 100 N. Forest Park Boulevard  
 Zoning From: B, G  
 Zoning To: H  
 Acres: 0.5286849  
 Mapsco: 62Y  
 Sector/District: Downtown  
 Commission Date: 12/11/2019  
 Contact: 817-392-8043



### 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 65 130 260 Feet



Kelby Golden, 2616 Dalgren CT Plano, TX, appeared before the Commission in support of ZC-19-187.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-187 be Approved. Motion passed 8-0.

**14. ZC-19-189 2019 Forest Park LLC and City Of Fort Worth (CD 9) – 100 N Forest Park (0.52 ac.) From: “B” Two-Family, “G” Intensive Commercial To: “H” Central Business District**

Drew Martin, 2924 W 6<sup>th</sup> St, appeared before the Commission in support of ZC-19-189.

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, that ZC-19-189 be Approved. Motion passed 7-0 with Commissioner Northern recusing himself.

**15. ZC-19-190 5054 South Freeway LLC (CD 9) – 5400 Block South Freeway (I-35W) (8.25 ac.) From: “E” Neighborhood Commercial, “K” Heavy Industrial To: “K” Heavy Industrial**

Ray Oujesky, 201 Main St, appeared before the Commission in support of ZC-19-190.

Motion: Commissioner Miller made a motion, seconded by Commissioner Runnels, that ZC-19-190 be Approved. Motion passed 8-0.

**16. ZC-19-191 South Fort Worth Baptist Church (CD 9) – 800 Blocks W. Fogg & W. Pafford St. (0.80 ac.) From: “CF” Community Facilities To: “MU-1” Low Intensity Mixed-Use**

Ray Oujesky, 201 Main St, appeared before the Commission in support of ZC-19-191.

The following individual appeared in support of ZC-19-191:  
Ana Arevalo, 821 W Fogg St

The following correspondence was submitted in opposition of ZC-19-191:  
1 letter

Motion: Commissioner Miller made a motion, seconded by Commissioner Trevino, that ZC-19-191 be continued for 30 days. Motion passed 8-0.

**17. ZC-19-192 North Presidio, LLC (CD 7) – 9200-9400 Blocks Tehama Ridge Pkwy (15.98 ac.) From: “G” Intensive Commercial/I-35W Central Zone Overlay To: “D” High Density Multifamily/I-35W Central Zone Overlay**

Ray Oujesky, 201 Main St, appeared before the Commission in support of ZC-19-192.

The following individual appeared in support of ZC-19-192: