



Case Number **ZC-21-022**

ZONING MAP CHANGE

City Council Meeting Date:
April 13, 2021

Council District 9

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: 3 letters

Support: Near Southside, Inc

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Monica Lafitte</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Cook Children's Medical Center**

Site Location: 747 8th Avenue

Acreage: 0.29

Proposed Use: **Medical Facility**

Request: From: "NS-T5I" Near Southside

To: "G" Intensive Commercial.

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located on the east side of 8th Avenue, a block south of Pennsylvania Avenue. It is on southeast corner of 8th Avenue and Pruitt Street. The applicant is requesting a zoning change from "NS-T5I" Near Southside to "G" Intensive Commercial. This zoning change would bring the property into likeness with the overall Cook Children's Campus which is zoned "G". The proposed use is for expansion of the Dodson portion of Cook Children's Medical Center.

The proposed site is located in the medical district, surrounded by various medical facilities, a funeral home, and surface parking lots.

Site Information:

Surrounding Zoning and Land Uses:

North	"G" Intensive Commercial / parking
East	"G" Intensive Commercial / parking and Cook Children's Medical Center
South	"NS-T5I" Near Southside T5I District / medical building "G" Intensive Commercial / parking
West	"NS-T5I" Near Southside T5I District / parking and medical building "NS-T4" Near Southside T4 District / parking and funeral home

Zoning History: ZC-16-142, from NS-T51 to G for Cook Children's; approved June 2008; south 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 February 24, 2021.

The following organizations were notified: (emailed February 18, 2021)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Bricktown NA
Sunset Terrace NA	Mistletoe Heights NA
Fairmount NA	Tarrant Regional Water District
Stream and Valleys, Inc.	Trinity Habitat for Humanity
Near Southside, Inc.	Fort Worth ISD

**Site is not located within a registered NA*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “G” Intensive Commercial. Surrounding land uses include parking, medical facilities, and a funeral home. The property is located adjacent to existing Cook Children’s Medical Center facilities in “G” Intensive Commercial zoning and is part of a planned expansion of Cook Children’s.

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

2. Comprehensive Plan Consistency—Southside

The 2020 Comprehensive Plan designates the site as Mixed-Use. The Comprehensive Plan states that Mixed-Use includes all commercial zonings. The proposed zoning is consistent with the following Comprehensive Plan policy.

- Reinforce medical institutions by providing opportunities for expansion.

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

Attachments:

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



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Area Zoning Map

Applicant: Cook Children's Medical Center
Address: 747 8th Avenue
Zoning From: NS-T5I
Zoning To: G
Acres: 0.28819124
Mapsc0: 76G
Sector/District: Southside
Commission Date: 3/10/2021
Contact: 817-392-8015



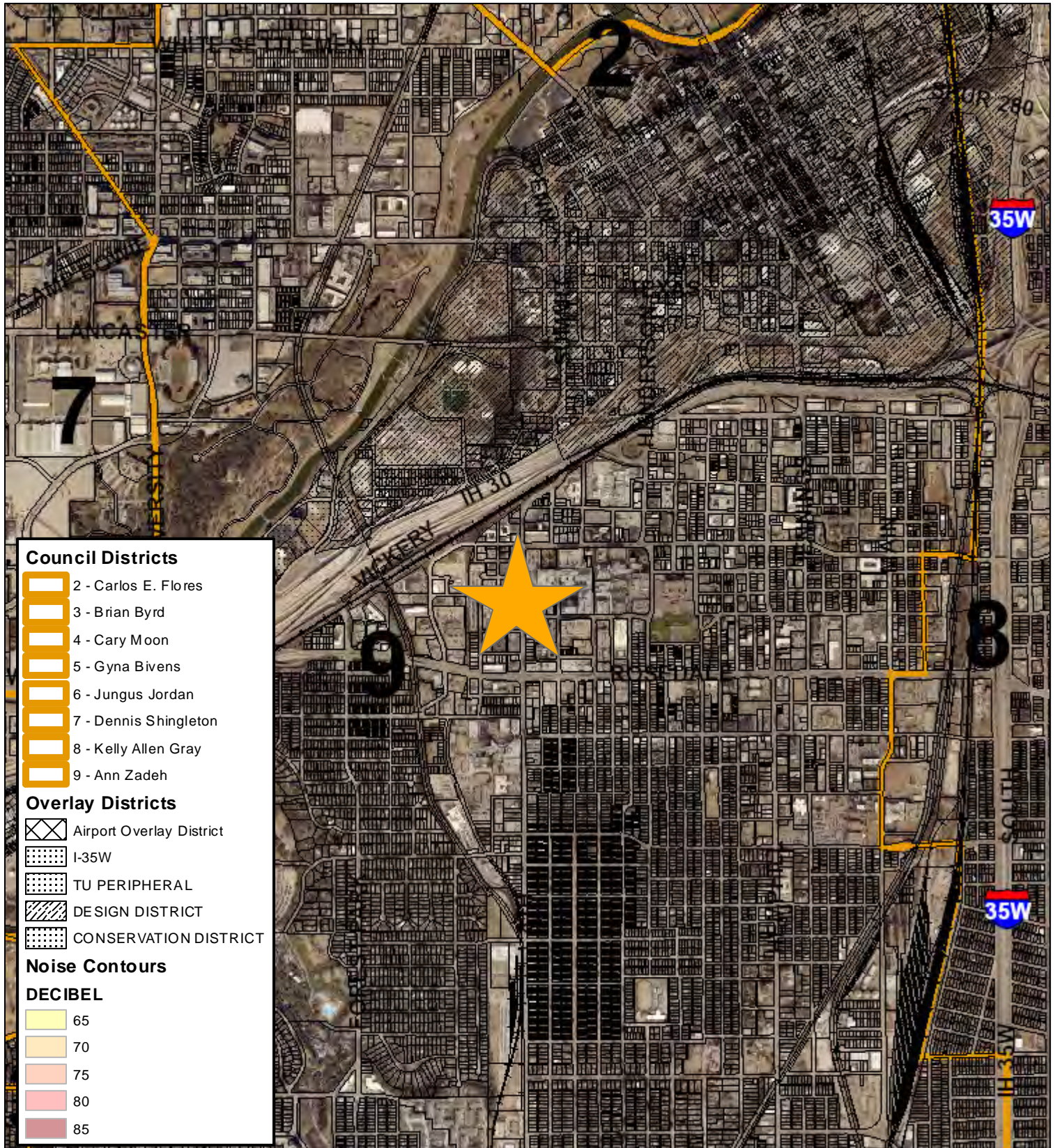
0 87.5 175 350 Feet

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Area Map

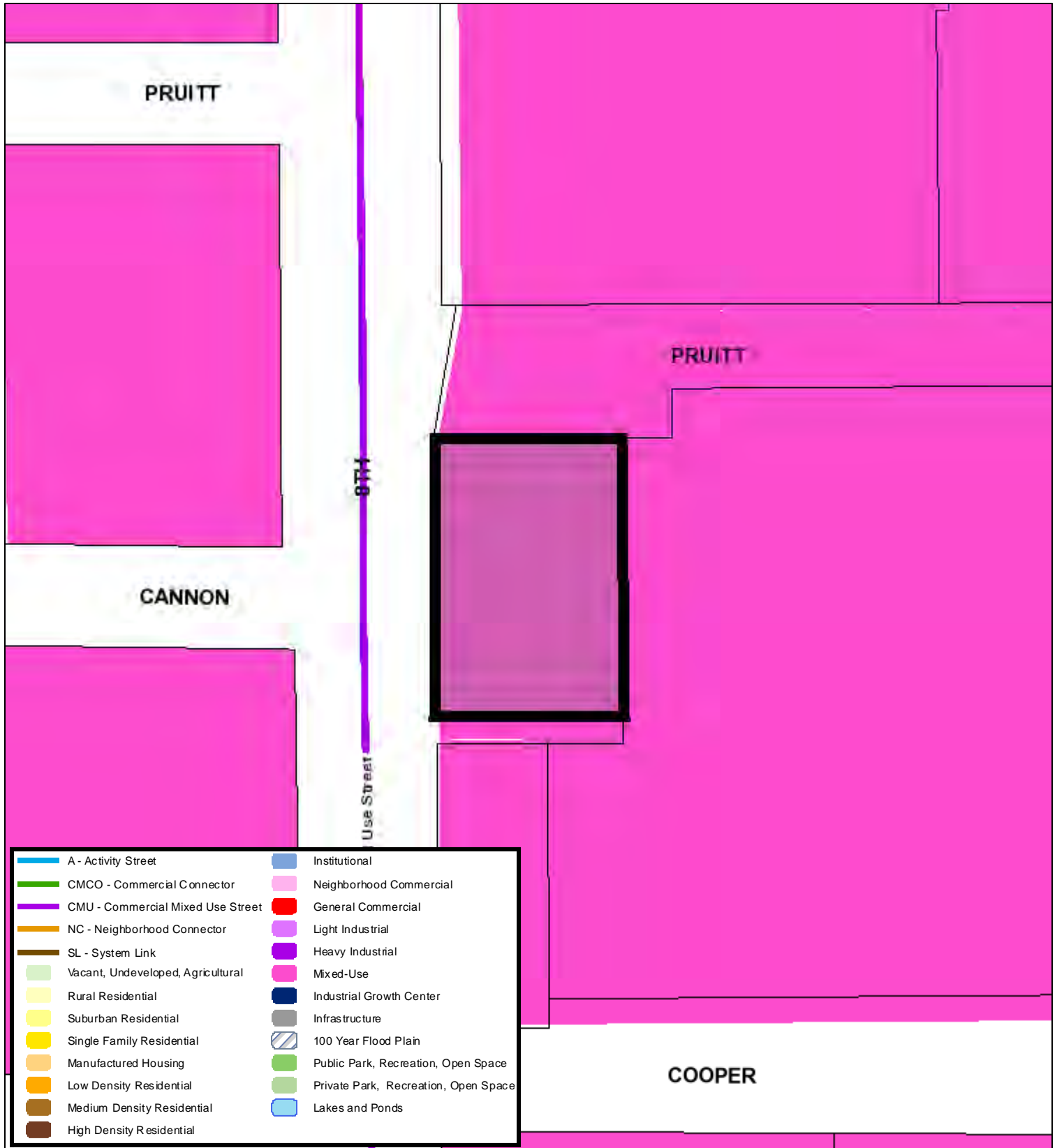


0 1,000 2,000 4,000 Feet



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Future Land Use



60 30 0 60 Feet

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.



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Aerial Photo Map



0 40 80 160 Feet

