

# Staff Report

## DG22- 027 900 W. Belknap Street – District 9

[\(Google maps\)](#)

December 1, 2022 2:00pm

City Hall, Council Conference Room 2020

### Requested:

Requests a Certificate of Appropriateness for a temporary parking lot.

### Case History:

At the August 2020 DDRB Meeting, the DDRB voted for approval of building massing and form of a church structure and parking lot, and a Certificate of Appropriateness was issued.

### Staff Recommendation:

Staff recommends denial based on the following criteria: Applicant has already been issued a Certificate of Appropriateness (COA) to build a parking lot as part of the construction of the church.

According to Chapter 6.200, Section D, “District “H” exempt from parking requirements...” This means that the City of Fort Worth cannot regulate a temporary parking lot in this case. Additionally, per Downtown Urban Design Standards and Guidelines (DDSG), page eight (8), applicant qualifies for an administrative approval, since the following applies:

- Sidewalk construction, including trees, furnishing, landscaping, and pedestrian lighting,
- Minor modifications to existing buildings,
- Temporary construction facilities.

Finally, applicant is looking for the approval of a Community Facilities Agreement (CFA), however, this project is outside of the CFA regulated area by the Compliance Guidelines of Construction in Downtown. This boundary ends on the corner of Belknap Street and Henderson Street.

Staff recommends that the applicant consider requesting a reissue of the expired COA, this can provide an additional two (2) years to finish the entire parking lot. Alternatively, applicant can request for an administrative approval of the renovation of the existing parking lot. However, whichever option the applicant requests it's important to remark that City Codes and Standards (DDSG) must be followed, this means, that the intended parking lot must remain as a parking lot, no other construction is allowed in this case.

### DFWI Recommendation:

The DFWI Design Review Committee has concerns about the applicant's temporary proposal given the requirements for downtown parking lots. The committee asks that the applicant consider installing the required streetscape improvements for the portion of the parking lot where they are proposing to repave. The committee remains unclear from the proposal by what means the applicant would be willing to ensure that the western portion of the property that they intend to install gravel on would meet City Code for parking lots in terms of indication of parking spaces, lanes, egress and conditions.

### Drawings:

[\(Click Here\)](#)

