



Zoning Staff Report

Date: June 11, 2024

Case Number: ZC-24-032

Council District: 9

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: FW Westside RE Investors, LLC/ Ray Oujesky

Site Locations: 100 N University Dr., 2808 Tillar St., 2901 Shotts St., 2801-2809 & 2720 Cullen St.

Acreage: 11.45 acres

Request

Proposed Use: Mixed Use- Residential and Commercial

Request: From: "J" Medium industrial & "K" Heavy industrial
To: "MU-2" High-intensity Mixed-Use

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**

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Project Description and Background

The subject properties, occupying a spacious 11.45 acres, find their place within a larger parcel currently hosting buildings erected between 1959 and 1987. While some of these structures lay dormant, others remain active. Encompassed by predominantly "J" Medium industrial & "K" Heavy industrial districts, the surrounding area boasts a varied landscape of commercial enterprises, a church, and even a cemetery. Moving outward, one encounters a denser urban milieu, including notable locales such as Panther Island, West 7th Urban Village, and Downtown.



In a bid to capitalize on this strategic location, the applicant has put forth ambitious plans for development. Their proposal entails the construction of both commercial and multi-family buildings along prominent thoroughfares such as University Drive, White Settlement Road, Cullen Street, and Foch Street. This vision is meticulously outlined in the conceptual site plan accompanying the rezoning case. Furthermore, the applicant has furnished a comprehensive project description, offering insight into their intentions and aspirations for this development endeavor.

The five parcels of land being downzoned from J and K districts to MU-2 district for residential and commercial uses are part of a larger phased redevelopment of the area depicted on the attached exhibit. Mixed use and single use buildings are anticipated for the proposed MU-2 district zoning.

Surrounding land uses are largely industrial and commercial plus a cemetery. The proposed residential and commercial uses are compatible with surrounding uses.

The Future Land Use Plan depicts general commercial and light industrial use of the five parcels seeking MU-2 zoning. Although light industrial uses are not anticipated for the parcels seeking rezoning, a mix of residential and commercial uses is merely a slight deviation in consistency with the Future Land Use Plan.

The proposed MU-2 zoning will further the goals of the City's Comprehensive Plan for this area as follows:

Promoting Economic Growth - The Project will cost approx. \$850M between all multifamily phases and will comprise approx. 2M square feet of residential, retail, office, and hospitality development.

Meeting the Needs of an Expanding Population - New residential units will be available for new residents as the urban core is projected to grow exponentially by 2045. New office space will accommodate continued growth of existing local businesses as well as companies moving to Fort Worth.

Revitalizing the Central City - The Project will replace dilapidated warehouse and industrial uses with a true mixed-use urban village. The Project will focus on the pedestrian experience with walkability across multiple uses in a stabilized neighborhood.

Developing Multiple Growth Centers - The Project is in an urban setting adjacent to existing commercial uses and walkability will lessen traffic generation and automobile reliance. The Project will have a concentration of jobs, housing, entertainment, and public spaces.

Celebrating the Trinity River - Direct access will be provided to the Trinity Trails System, as the Trinity levee wall is the Project's border. Project residents, office tenants, and hotel visitors will increase activity and use of the trail system. The Project is within walking distance along the trail system and just 1.0 mile from the Trinity River Vision/Central City Flood Control Project and Panther Island.

Surrounding Zoning and Land Uses

100 N University Drive

North “J” Medium Industrial / Commercial
East “J” Medium Industrial / Commercial
South “J” Medium Industrial / Institutional
West “A-5” One Family / Cemetery

2808 Tillar Street

North “J” Medium Industrial / Commercial
East “J” Medium Industrial / Institutional
South “J” Medium Industrial / Auto Sales
West “J” Medium Industrial / Church

2901 Shotts Street

North “PD-J” PD-1001 Medium Industrial / Commercial
East “J” Medium Industrial / Institutional
South “J” Medium Industrial / Auto Sales
West “J” Medium Industrial / Institutional

2720 Cullen Street

North “K” Heavy Industrial / Commercial
East “K” Heavy Industrial / Industrial
South “K” Heavy Industrial / Office
West “K” Heavy Industrial / Industrial

2801-2809 Cullen Street

North “K” Heavy Industrial / Industrial
East “K” Heavy Industrial / Office
South “J” Medium Industrial / Institutional
West “K” Heavy Industrial / Institutional

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on April 26, 2024.
The following organizations were notified: (emailed April 26, 2024)

Organizations Notified

Cultural District Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	

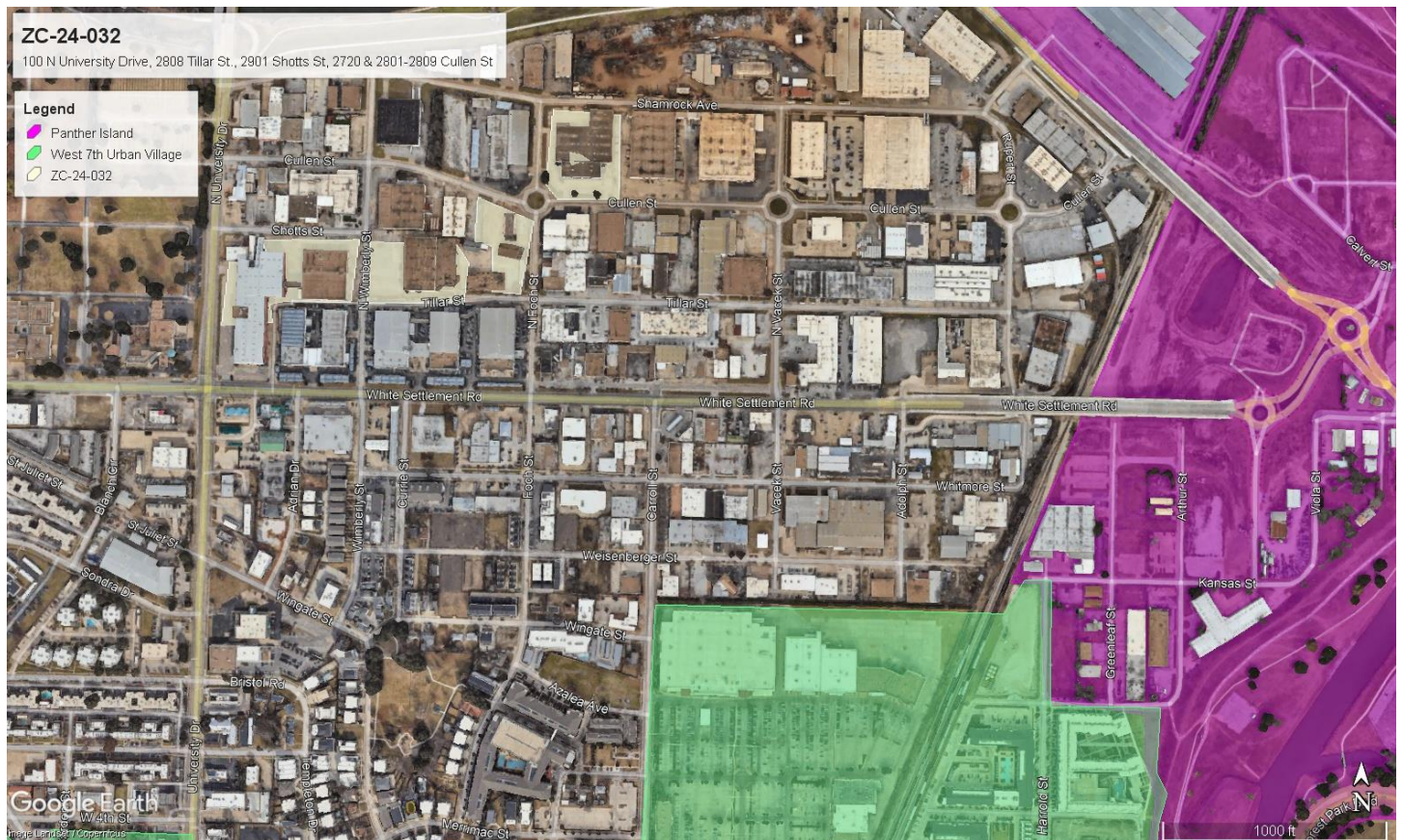
* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The vicinity is primarily characterized by commercial establishments, including churches, offices, restaurants, and coffee shops, strategically positioned along University Drive, White Settlement Road, Cullen Street, and Foch Street. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-intensity Mixed-Use zoning district. This adjustment aims to harmonize the property's classification with the predominant commercial nature of the surrounding area. By doing so, it paves the way for the development of compatible activities that enhance the commercial vitality and diversity of the neighborhood.

Moreover, these properties occupy a significant position between the Panther Island form-based district and the West 7th Street Urban Village, known for its multitude of Mixed Use and Urban Residential (MU/UR) zones (**Figure 1**). West 7th Street serves as a prime example of the potential of MU/UR districts to cultivate well-designed urban spaces. Through the proposed rezoning and potential future initiatives, city staff anticipates fostering more favorable development within this general area. This specific location serves as a pivotal link between Panther Island and West 7th Street, establishing connectivity with the downtown core.



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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as General Commercial & Light Industrial on the Future Land Use Map.

100 N University Drive & 2901 Shotts Street

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

2720, 2801-2809 Cullen Street & 2808 Tillar Street

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

The properties in question are strategically located between two significant urban development projects: The Panther Island Initiative and the West 7th Street development. These proposed changes in zoning are in harmony with the overarching policies outlined in the Comprehensive Plan, which prioritize fostering economic expansion within the region. Notably, all these properties are currently designated within the General Commercial & Light Industrial Future Land Use (FLU) category, indicating a predisposition toward commercial activities.

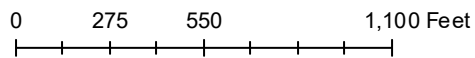
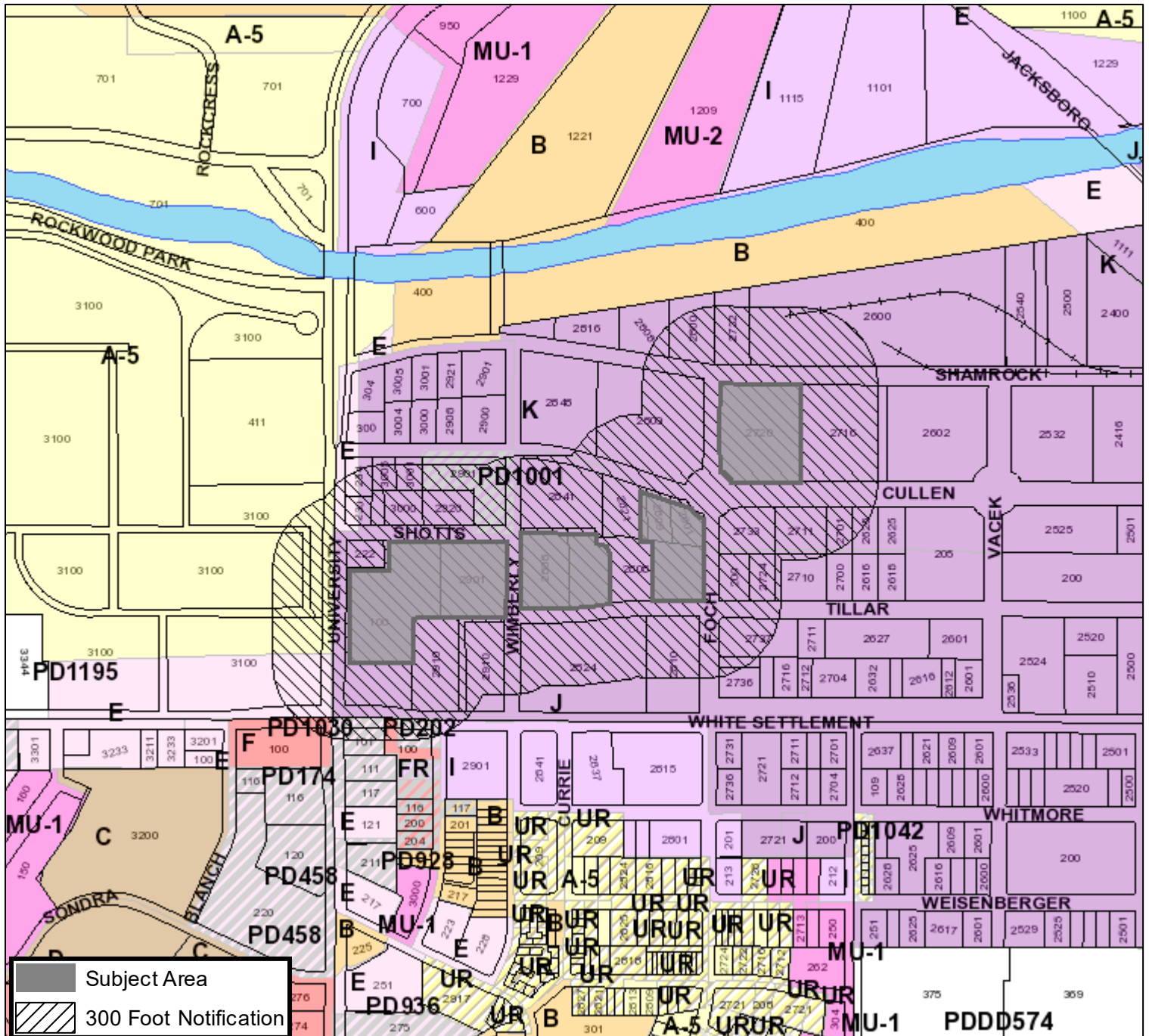
The requested zoning modification is anticipated to seamlessly integrate with the existing landscape, ensuring compatibility with the surrounding environment. The FWLab and the Zoning team are actively engaged in assessing the broader context, including neighboring areas, to gauge how these adjustments can further complement and bolster the ongoing Panther Island Project and West 7th development.

In essence, the proposed shift towards commercial zoning in this area is well-aligned with the established zoning objectives and urban planning goals. It signifies a strategic step forward in nurturing sustainable economic growth while maintaining synergy with the overarching development strategies in the region.

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

Area Zoning Map

Applicant: FW Westside RE Investors
 Address: 100 N. University Drive; 2808 Tillar; 2901 Shotts; 2801-2809 (odds) Cullen & 2720 Cullen
 Zoning From: null
 Zoning To: null
 Acres: 11.45705268
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 5/8/2024
 Contact: 817-392-2806



Area Map



Council Districts

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

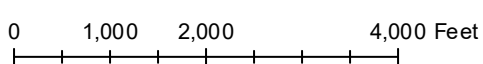
Overlay Districts

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

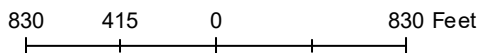
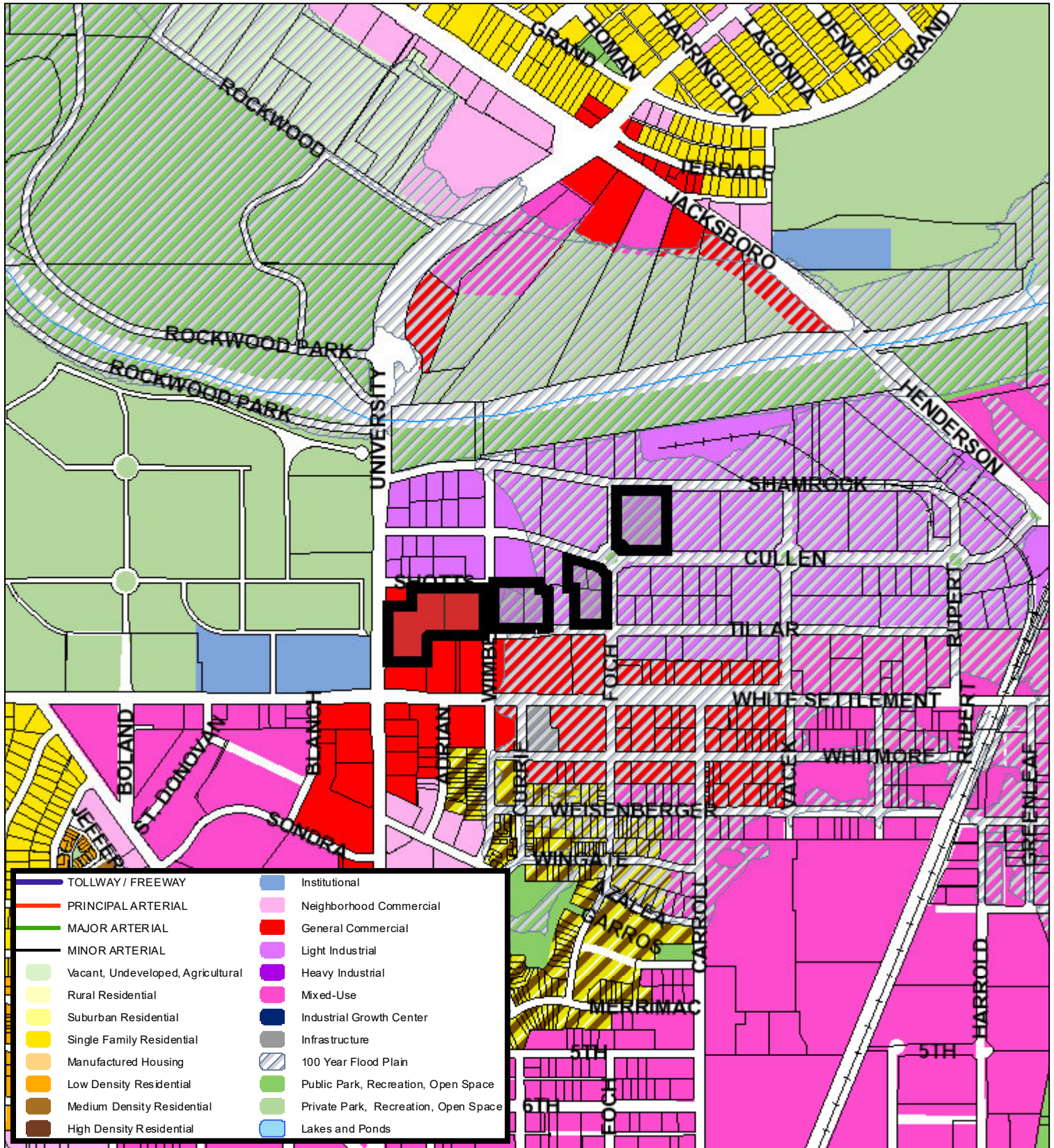
Noise Contours

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



0 500 1,000 2,000 Feet

