



<b>Organizations Notified</b>	
West 7th Neighborhood Alliance	Westside Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
Casa Blanca HOA	Sixth & Arch Adams HA
Monticello NA	Linwood NA*
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Montgomery Plaza Master Condominium Association, Inc.
Cultural District Alliance	Camp Bowie District, Inc
Fort Worth ISD	

\*Located within this Neighborhood Association

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “MU-1” for an office development in accordance with the Mixed-Use standards. Surrounding land uses consist of residential to the north and east with commercial development to the south and west..

As a result, the proposed zoning for the sites **is compatible** at this location.

**2. Comprehensive Plan Consistency – Arlington Heights**

The 2020 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote commercial, mixed-use, and urban residential development within the Centreport and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

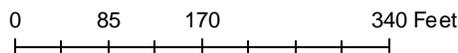
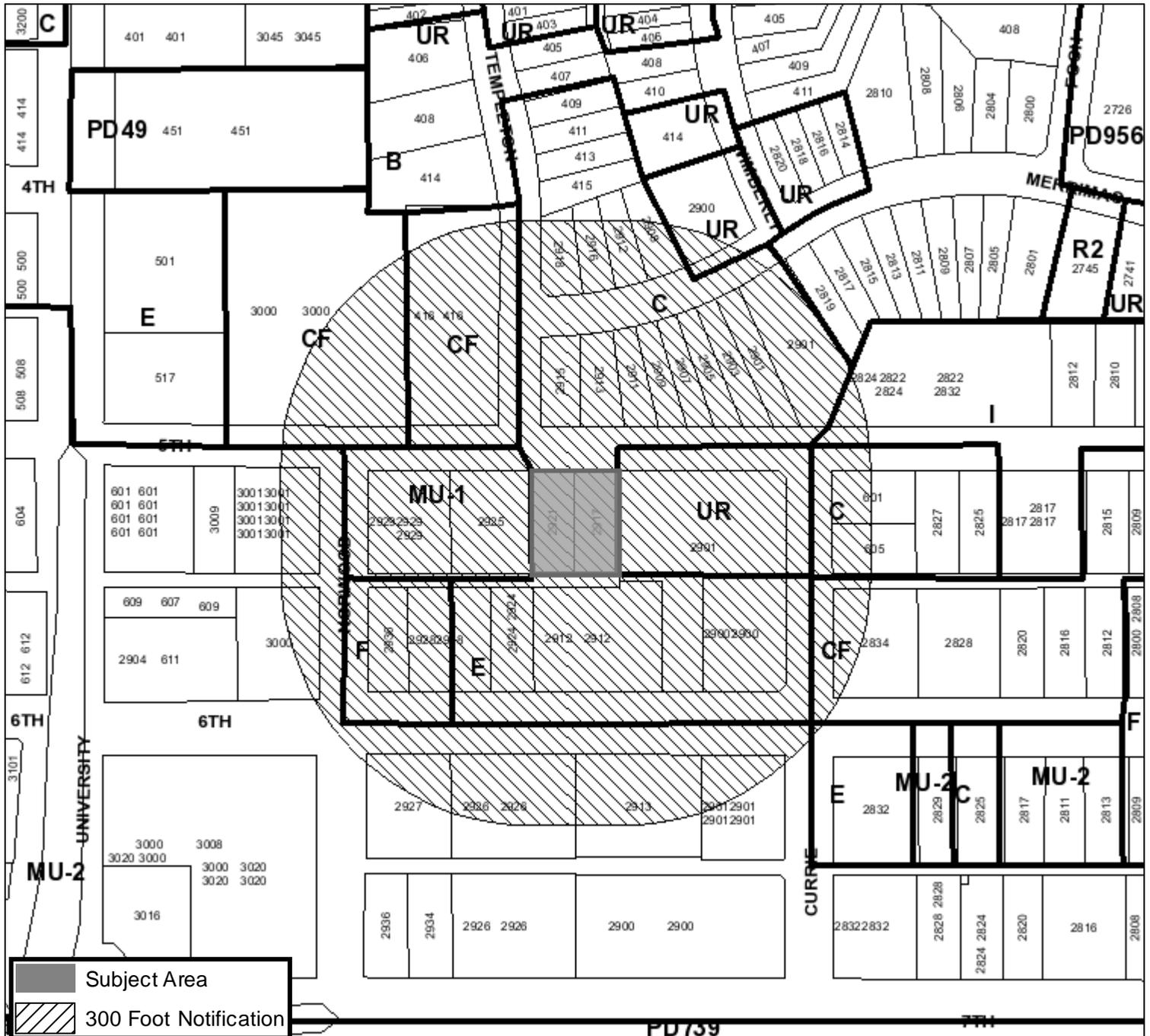
Based on the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

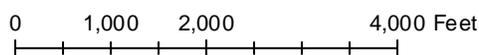
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

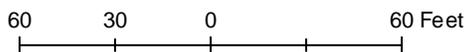
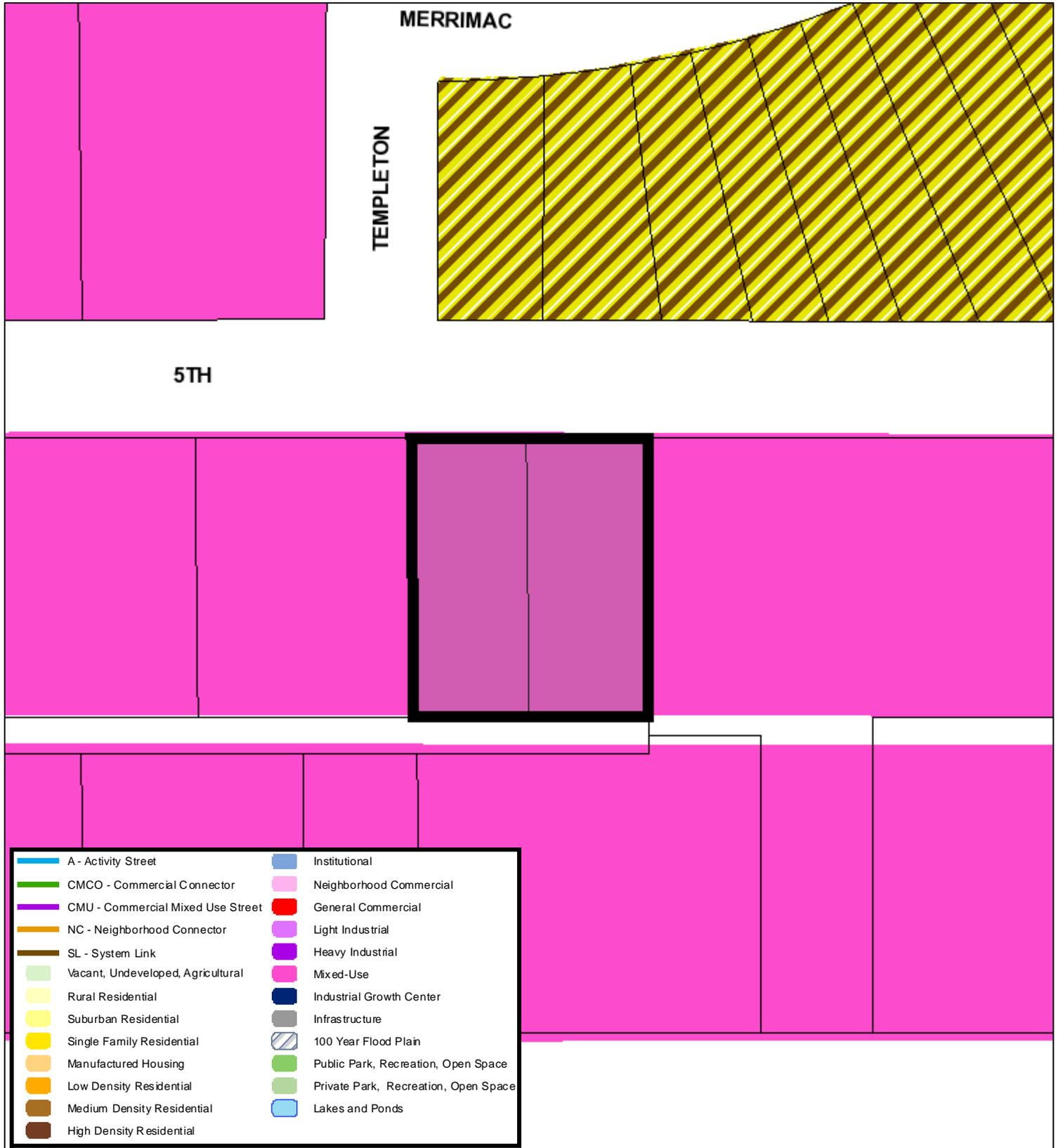
Applicant: Saji Puthenpurayel  
 Address: 2917 & 2921 W. 5th Street  
 Zoning From: C  
 Zoning To: MU-1  
 Acres: 0.30429046  
 Mapsco: 76B  
 Sector/District: Arlington Hieghts  
 Commission Date: 10/14/2020  
 Contact: 817-392-8043



### Area Map



### Future Land Use



## Aerial Photo Map



0 37.5 75 150 Feet

