



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 3, 2021

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None
Support: 2 speakers, 2 letters, Cultural District Alliance,
Linwood NA

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Veritex Community Bank

Site Location: 2800 W. 7th Street Acreage: 0.45

Proposed Use: Mixed-Use

Request: From: "F" General Commercial
To: "MU-2" High Intensity Mixed Use

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The proposed site is located at the southwest corner of Foch Street and W. 6th Street. The applicant is requesting a zoning change to "MU-2" High Intensity Mixed Use for future development.

On the application, the applicant wrote a detailed description of their request and reasoning: "The request is to rezone the northern portion of Lot 3R Block 10 from F to MU-2 to match the southern portion. This property was previously replatted to a single lot from several, and the zoning was never updated to be consistent over the entire lot. The development site includes Lot 3R and Lot 4R. Lot 4R is also zoned MU-2. Surrounding zoning in the area is also already MU-2 and is consistent with the Comprehensive Plan. The proposed development is for a multi-story mixed-use development with Retail, Office, and Multifamily."

The property is located directly adjacent to the W. Seventh Urban Village, which was designed in order to encourage higher quality and higher density development. The southern half of the block was rezoned to MU-2 as part of the implementation of the urban village plan, as were the blocks to the east. The northern half of the block contains "E" Neighborhood Commercial, "C" Medium Density Multifamily, portions that have already been rezoned to "MU-2" and the subject lot requesting rezoning to "MU-2". The "MU-2" district would provide consistency and design standards for these blocks. Staff anticipates that the other lots are likely to rezone to Mixed Use, which would be consistent with the Comprehensive Plan.

Surrounding Zoning and Land Uses:

- North "F" General Commercial / commercial (car battery and window tinting businesses)
- East "MU-2" High Intensity Mixed Use / commercial (auto repair)
- South "MU-2" High Intensity Mixed Use / Veritex bank building
- West "MU-2" High Intensity Mixed Use / vacant

Zoning History:

- ZC-18-144: Rezoned from "C" to "MU-2" ; adjacent to west of subject lot; effective November 11, 2018
- ZC-18-100: Rezoned from "I" to "UR" ; north of subject lot; effective July 15, 2018
- ZC-20-119: Rezoned "C" to "MU-2" ; northwest of subject site; approved by Council November 10, 2020

Public Notification:

300 foot Legal Notifications were mailed on May 18, 2021.

The following organizations were notified: (emailed May 27, 2021)

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

**Located within this registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "MU-2" for a mixed-use development in accordance with the Mixed-Use standards. Surrounding land uses vary with parking lots, undeveloped land, automotive-related businesses, an existing bank to the south, and various retail uses. The applicant is wishing to rezone this portion of the lot to create consistency among a group a lots in order to build a mixed-use building with multifamily residential, office, and retail.

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

2. Comprehensive Plan Consistency-Arlington Heights

The 2021 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Adopt a sustainable development policy that promotes the following:
 1. Land use and transportation practices that promote economic development while using limited resources in an efficient manner;
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Promote a desirable combination of compatible residential, office, retail, commercial, and selected light industrial uses in the mixed-use and urban residential zoning districts of the

West Seventh Urban Village.

- Stimulate the redevelopment of the Camp Bowie Boulevard, West 7th Street, White Settlement Road, and Vickery Boulevard/Lovell Avenue commercial, mixed-use, and urban residential districts.

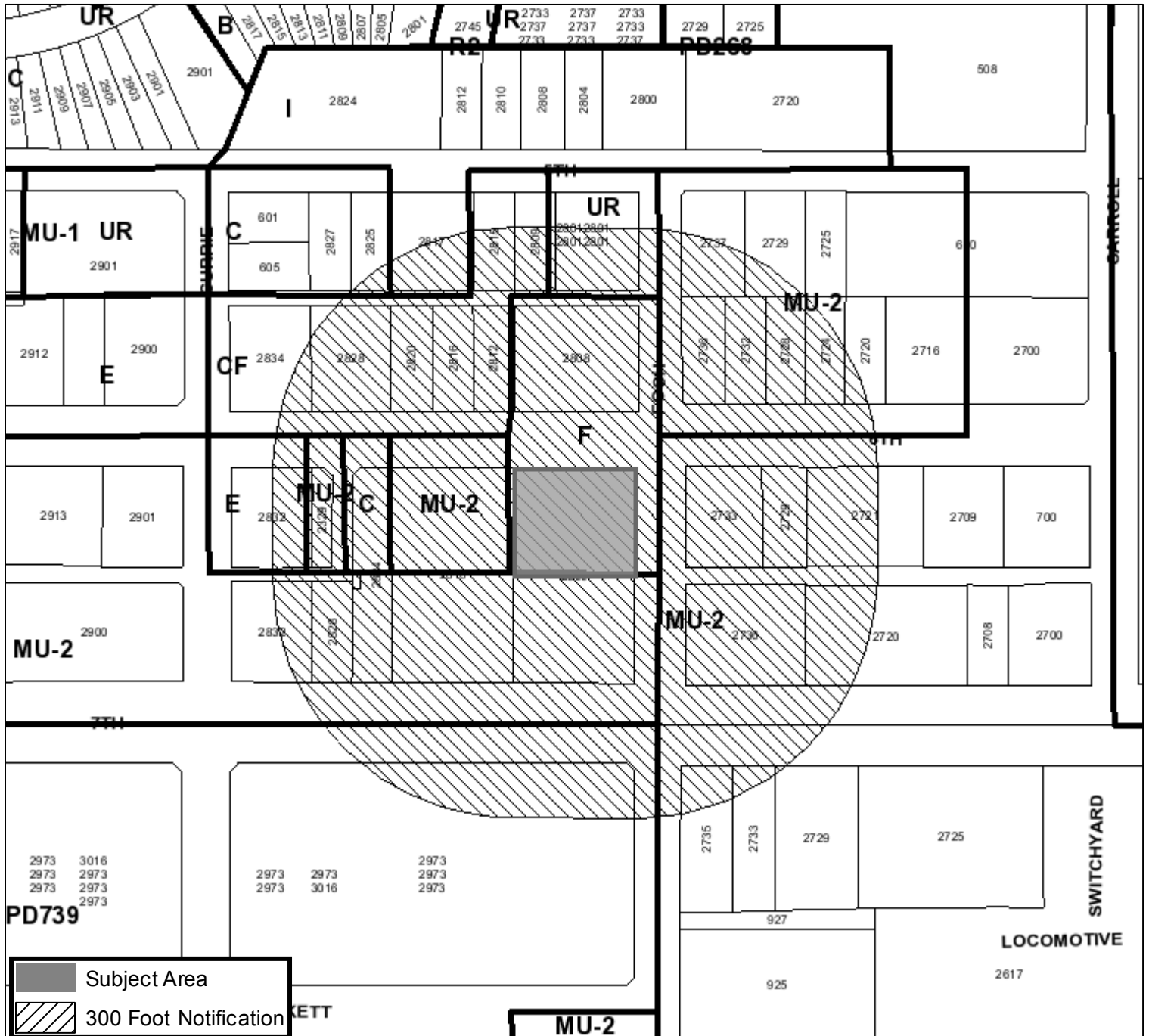
Based on the conformance with the future land use map and the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



Attachments:

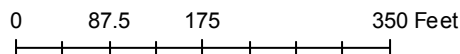
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Veritex Community Bank
 Address: 2800 W. 7th St reet
 Zoning From: F
 Zoning To: MU-2
 Acres: 0.4578513
 Mapsco: 76B
 Sector/District: Arlington Heights
 Commission Date: 6/9/2021
 Contact: null



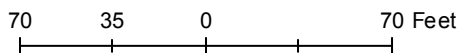
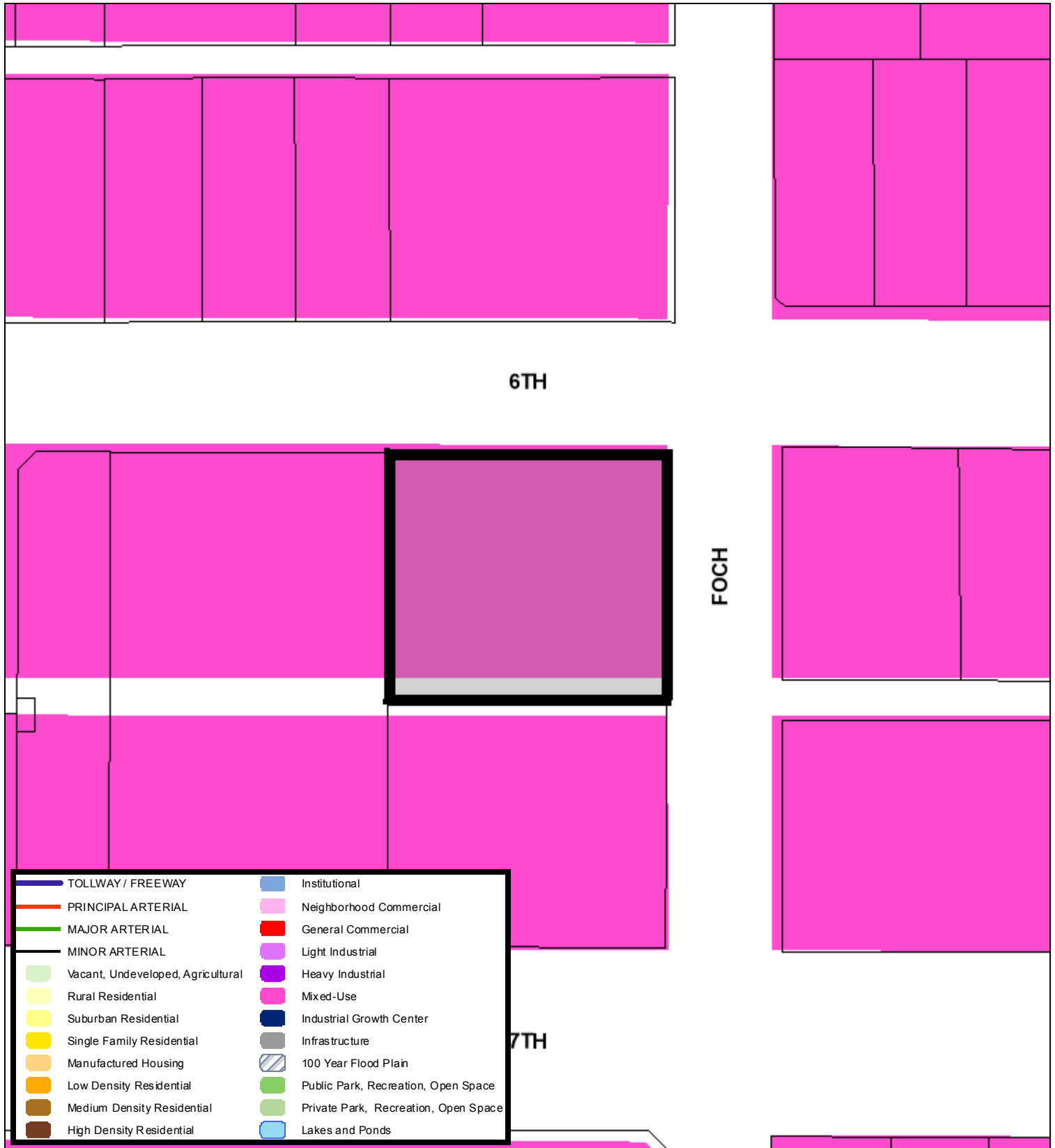
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



Aerial Photo Map

