



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-23-048

Council District: 9

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: JCL West 7th, LLC (Gretchen Jameson, Manager) / Darin Norman (Urbanworth, LLC)

Site Location: 2832 West 7th Street

Acres: 0.2869 acres

Request

Proposed Use: Mixed-Use

Request: From: “E” Neighborhood Commercial

To: “MU-2” High Intensity Mixed-Use

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The property is located at the corner of West 6th (north of the site) and Currie Street (west of the site). The applicant is requesting a rezoning from “E” Neighborhood Commercial to “MU-2 High Intensity Mixed Used. The 0.28-acre site is currently used as an auxiliary parking lot. Below is the applicant’s narrative for the proposed rezoning.

“THE OWNER WISHES TO REZONE LOTS 9 & 10 OF BLOCK 10 FROM E COMMERCIAL TO TO MU-2 MIXED-USE TO BE CONSISTENT WITH THE MU-2 ZONING OVER ABUTTING LOTS 11 & 12, WHICH THEY ALSO OWN. THE MAJORITY OF BLOCK 10 WAS REZONED TO MU-2 BY CITY COUNCIL INITIATIVE WITH THE ADOPTION OF THE WEST 7TH URBAN VILLAGE. IN RECENT MONTHS, A COUPLE OF LOTS HAVE BEEN REZONED TO MU-2. THE OWNER RECEIVED NOTIFICATION OF THOSE REZONING REQUESTS WHICH HIGHLIGHTED TO THEM THE INCONSISTENCY OF THE ZONING OVER THE FOUR LOTS THAT THEY OWN. ADDITIONALLY, THEY HAVE LEARNED OF PLANS BY ADJACENT LAND DEVELOPERS TO VACATE THE REMAINDER OF THE ALLEY THAT CURRENTLY SEPARATES LOTS 9 & 10 FROM LOTS 11 & 12. WITHOUT THE ALLEY SEPARATION, IT MAKES SENSE TO MAKE THE ZONING CONSISTENT ACROSS THE NEWLY CONTIGUOUS LOTS 9, 10, 11, AND 12.

THE OWNER HAS HAD A LONG-TERM LEASE (OVER 30 YEARS) WITH THEIR CURRENT TENANT WHO OCCUPIES THE BUILDING ON LOT 11 AND WHO USES LOTS 9, 10, AND 12 FOR PARKING AREA OR GARAGE, STORAGE, COMMERCIAL OR AUXILIARY.

THERE ARE NO BUILDINGS ON LOTS 9 AND 10. THE LOTS ARE COVERED ENTIRELY WITH IMPERVIOUS CONCRETE SURFACE. ONE SMALL SHADE DEVICE APPROXIMATELY 18’X18’ EXISTS ALONG THE ALLEY EDGE.

THERE ARE NO PLANS FOR FUTURE DEVELOPMENT AT THIS TIME. LOTS 9 & 10 ARE THE LAST REMAINING LOTS THAT ARE INCONSISTENT WITH THE MU-2 ZONING OVER BLOCK 10 (2824 W. 7TH WAS JUST APPROVED WITH ZC-22-175)”

Surrounding Zoning and Land Uses

North “CF” Community Facilities / Church
East “MU-2” High Intensity Mixed Used / Undeveloped Lot
South “MU-2” High Intensity Mixed Used / Commercial
West “MU-2” High Intensity Mixed Used / Commercial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.
The following organizations were emailed on April 21, 2023:

Organizations Notified	
West Side Alliance	SO7 Townhome Association
Montgomery Plaza Residential Condominium Association	Sixth and Arch Adams HA

Monticello NA	Linwood NA*
Tarrant Regional Water District	Streams and Valleys Inc.
Trinity Habitat for Humanity	Montgomery Plaza Master Condominium Association
Cultural District Alliance	Camp Bowie District Inc.
FWISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The property is adjacent to an Enterprise Rent-A-Car to the south; on the east is a vacant undeveloped lot. The property is currently zoned E Neighborhood Commercial. The site is surrounded by Mixed Used 2 (MU-2) with the exception of the northern property, which is Community Facilities (CF). A parcel on the same block (Block 10) was rezoned to Mixed Used 2 (MU-2) in 2022 from Medium Density (C). Surrounding land uses are undeveloped, commercial, and a church. The proposed Mixed Used 2 district (MU-2) is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The adopted Comprehensive Plan currently designates the subject property as Mixed-use on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area and aligns with the policies of the Comprehensive Plan.

MIXED-USE		Form-Based Codes
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

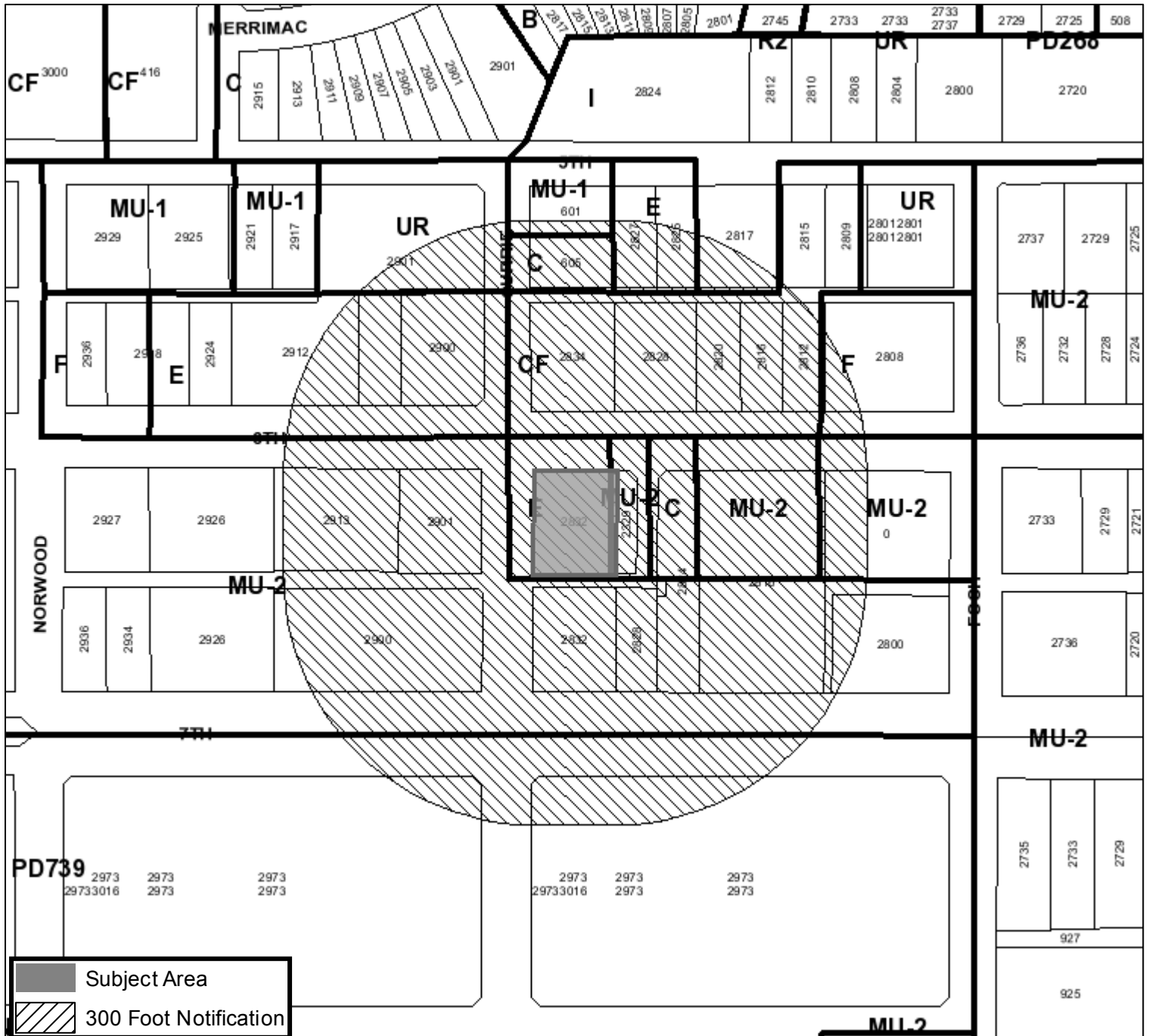
The proposed zoning is **consistent** with the Comprehensive Plan.



Economic Development Plan

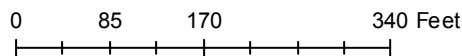
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The Economic Development Plan does not address parking specifically and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Area Zoning Map

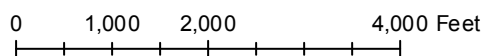
Applicant: JCL West 7th, LLC/Darin Norman
 Address: 2832 West 7th Street
 Zoning From: E
 Zoning To: MU-2
 Acres: 0.28587014
 Mapsco: Text
 Sector/District: Arlington Heights
 Commission Date: 5/10/2023
 Contact: null



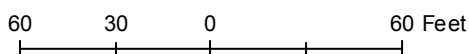
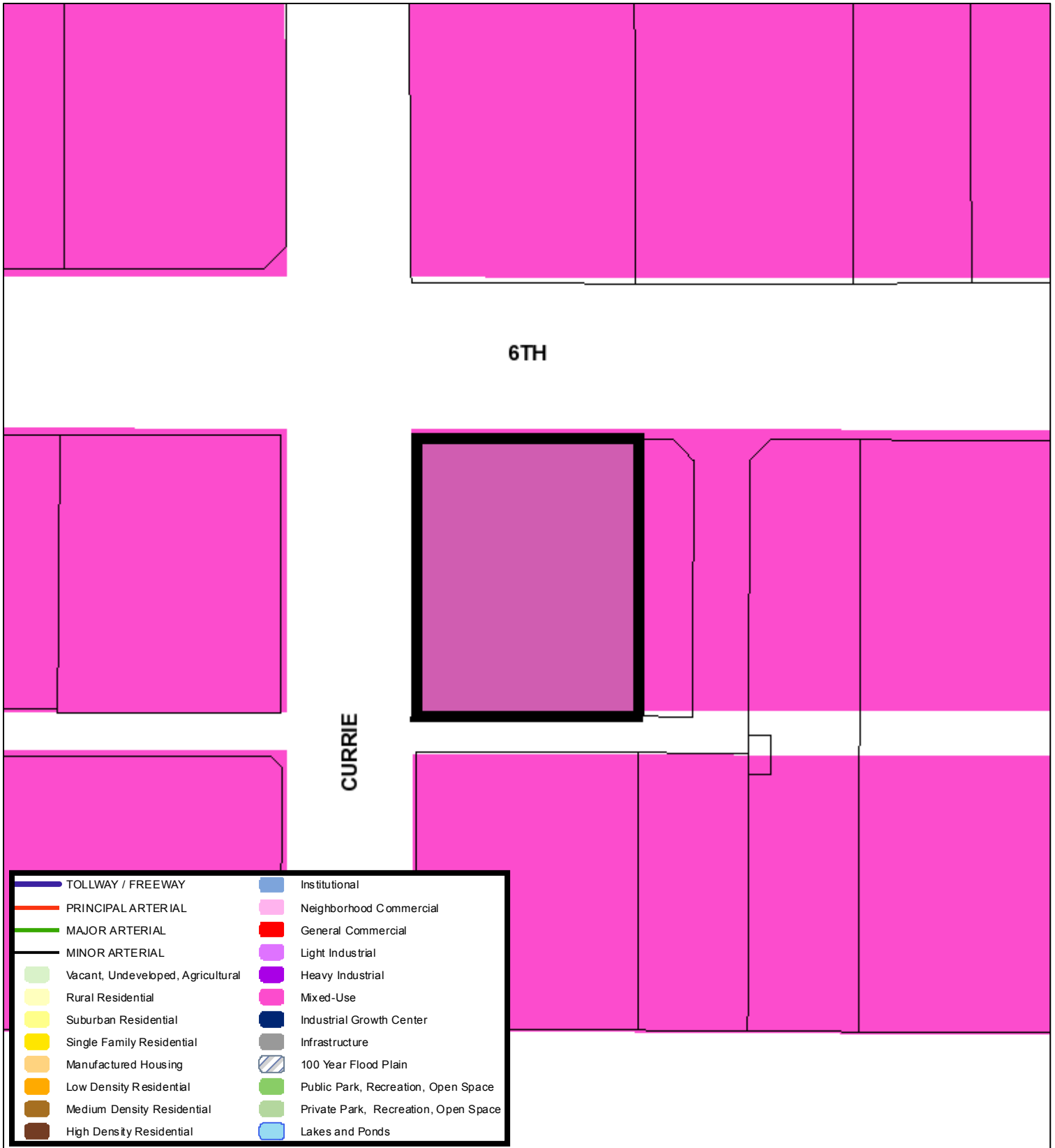
	Subject Area
	300 Foot Notification



Area Map



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 37.5 75 150 Feet

