



Zoning Staff Report

Date: February 8, 2022

Case Number: ZC-21-193

Council District: 9

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Jeff Masure, Fort Worth Camera / Michael Forbes, Trinite Construction Management

Site Location: 601 Currie Street

Acreage: 0.143 acres

Request

Proposed Use: Townhomes

Request: From: “C” Medium Density Multifamily

To: “MU-1” Low 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 current owner is proposing to rezone the subject property to “MU-1” Low-Intensity Mixed-Use in order to develop a total of four (4) townhome residences on this site, which is currently a parking lot. The townhomes would be for sale rather than rental properties. Mixed-Use zoning is intended to accommodate "higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city. Maximum height 3-5 stories with available height bonus. Subject to review by Urban Design Commission."

This corner lot, at the intersection of Currie Street and West 5th Street is in the Linwood area and is in close proximity to the West 7th Urban Village. The Urban Village was designated to encourage higher quality and higher density development. Properties near the site have been rezoned to MU-1, MU-2, and UR zoning as part of the implementation of the Urban Village plan.

Surrounding Zoning and Land Uses

North “I” Light Industrial / office & warehouse
East “C” Medium Density Multifamily / undeveloped
South “C” Medium Density Multifamily / single family
West “UR” Urban Residential / apartments

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 19, 2021.
The following organizations were emailed on November 22, 2021:

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

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


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

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as future Mixed-Use. The following Comprehensive Plan policies specific to the Arlington Heights sector are applicable in this case:

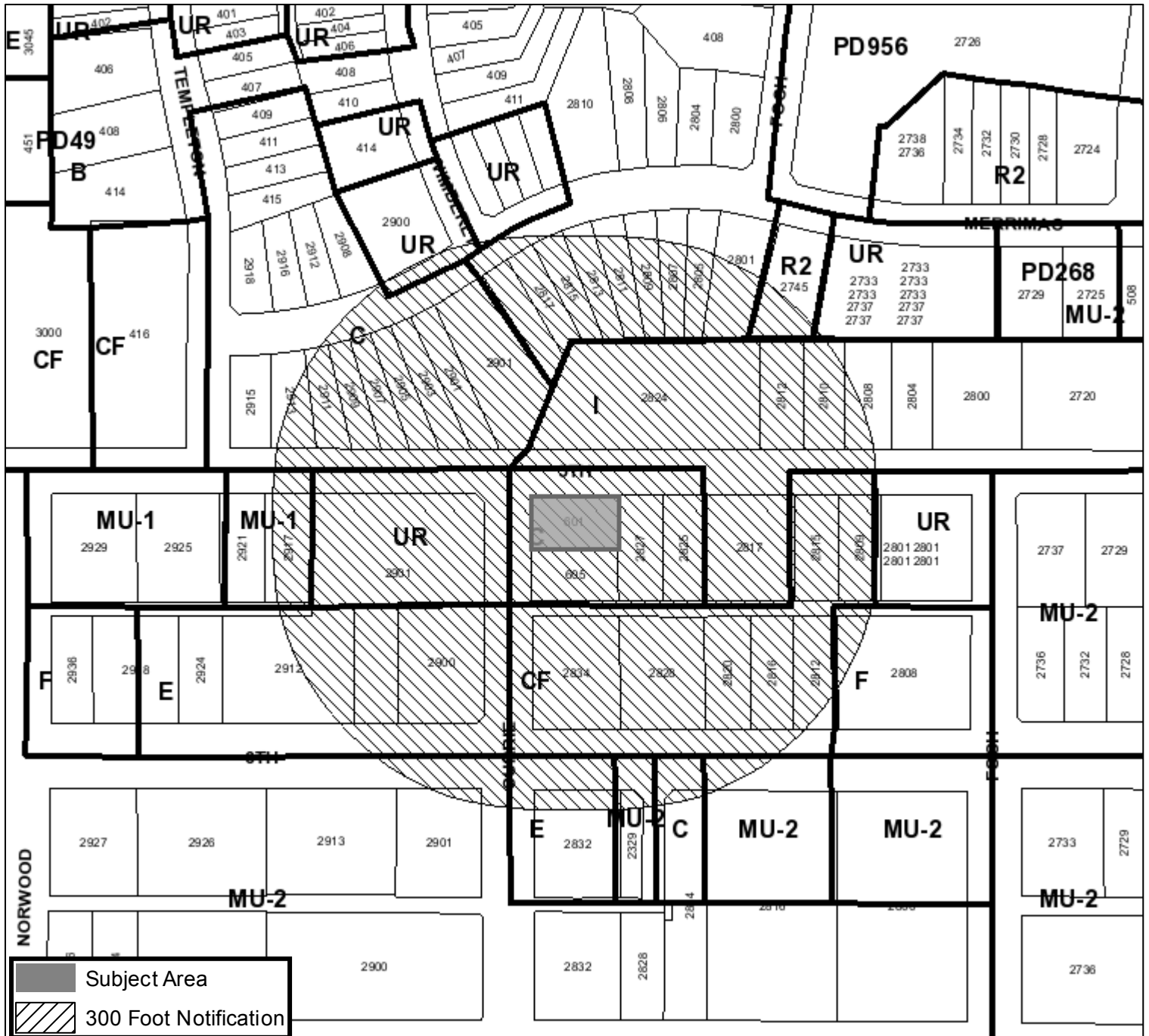
- 2. Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.*
- 3. Promote a desirable combination of compatible residential, office, retail, commercial, and selected light industrial uses in the mixed-use and urban residential zoning districts of the West Seventh Urban Village.*
- 8. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.*



The proposed zoning **is consistent** with the Comprehensive Plan Future Land Use designation.

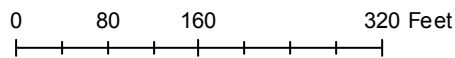


Area Zoning Map

Applicant: Fort Worth Camera
 Address: 601 Currie Street
 Zoning From: C
 Zoning To: MU-1
 Acres: 0.14348073
 Mapsco: 76B
 Sector/District: Arlington Heights
 Commission Date: 12/8/2021
 Contact: 817-392-8043



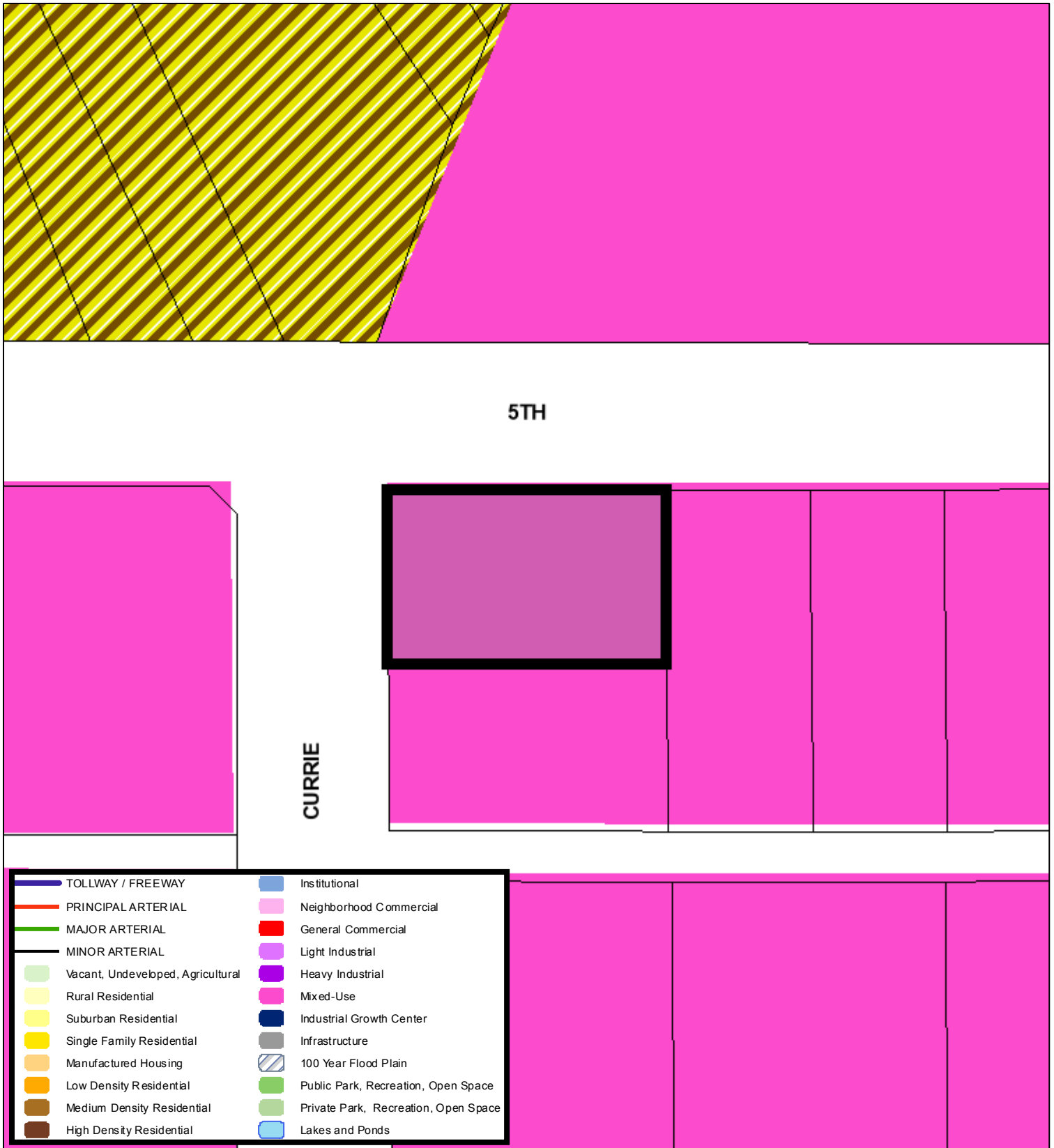
| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |



Area Map



Future Land Use



40 20 0 40 Feet

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.

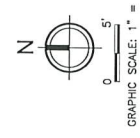


Aerial Photo Map

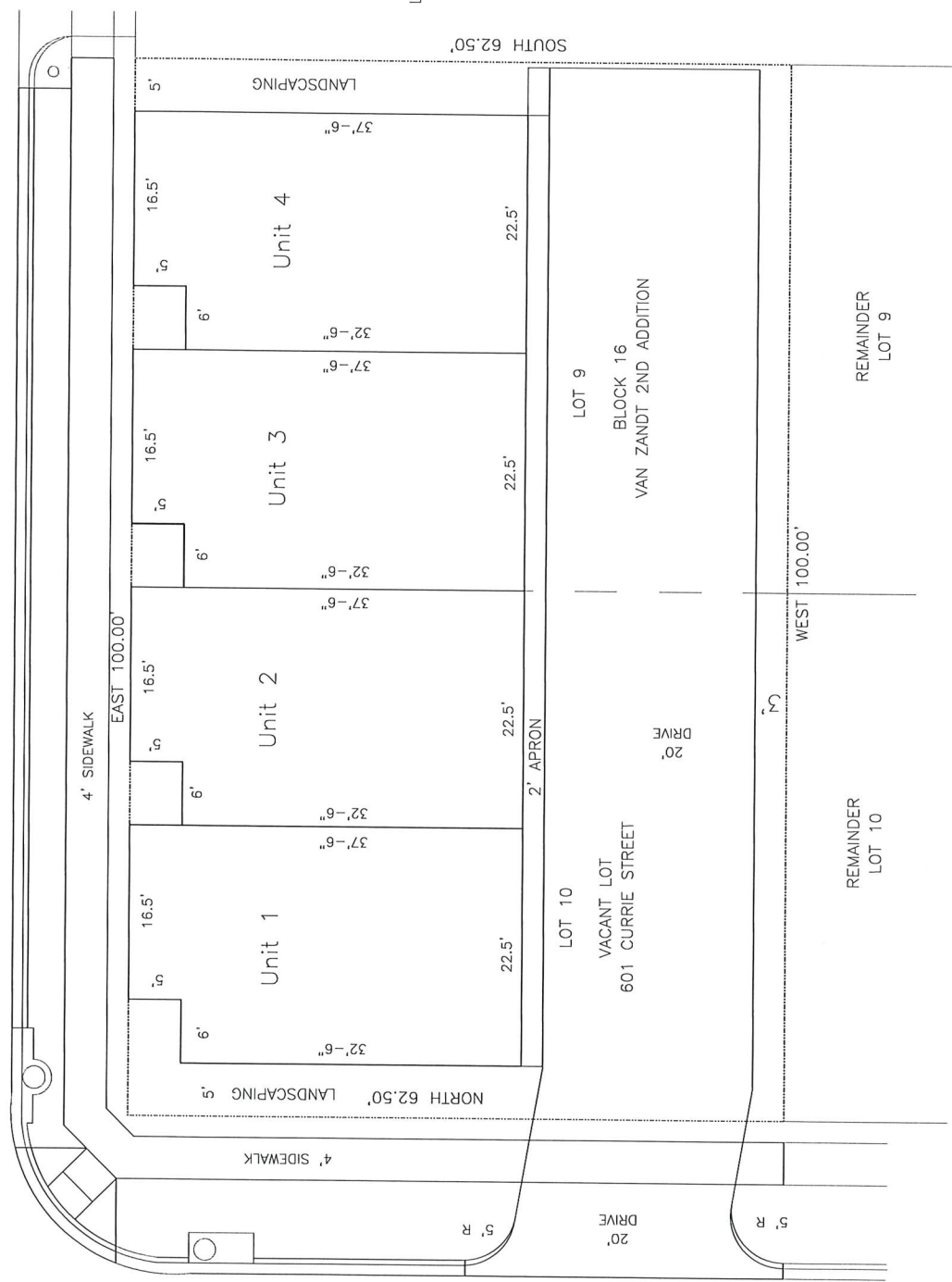


0 30 60 120 Feet





W 5TH STREET



LOT 8

SOUTH 62.50'



DEVELOPER:
PRIVITE CONSTRUCTION
www.privite.com
Michael Forbes
(866) 401-4955

GENERAL CONTRACTOR:
PRIVITE CONSTRUCTION
www.privite.com
Michael Forbes
(866) 401-4955

SHEET NAME
PRELIMINARY
SITE PLAN

DRAWN BY: E. STOWALL
CHECKED BY: E. STOWALL
SCALE: 1" = 5'-0"
PROJECT NO.
ISSUE DATE: 9/29/21
REVISED DATE
SHEET

C1

PRELIMINARY SITE PLAN
PROPOSED RESIDENTIAL
DEVELOPMENT
BLOCK 16
LOTS 9 & 10

ENGINEER:
ELLIOTT STOWALL LLC
2000 WANDA WAY
ARLINGTON, TEXAS
astow@ellstowall.com
(817) 879-1808

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

PRELIMINARY
SITE PLAN

CURRIE STREET