



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-047

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Dike Family Partnership, FW Westside Properties LLC, James R Harris Properties LLC / Mary Nell Poole, Townsite

Site Location: 2825 & 2827 W. 5th Street

Acres: 0.28 acres

Request

Proposed Use: Office Building (new) and Parking Lot (continued use)

Request:
From: “C” Medium Density Multifamily
To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval to “MU-1” Low Intensity Mixed-Use**

Zoning Commission Recommendation: **Approval to requested “E” by a vote of 8-0**

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Project Description and Background

The subject site is located on the south side of West 5th Street, between Currie Street and Foch Street, in the Linwood Neighborhood.

The applicant is requesting to rezone lots 7 and 8 from “C” Medium Density Multifamily to “E” Neighborhood Commercial. Lot 7 is currently a parking lot and will remain as a parking lot; lot 8, which is currently undeveloped and has been undeveloped for at least the past 15 years, will be developed as an office. The office is for the same company, Village Homes, that already occupies an office building adjacent to the east of the site.

While the applicant is requesting “E” Neighborhood Commercial, staff recommends rezoning to “MU-1” Low Intensity Mixed-Use. Upon review of the rezoning application, staff asked if the applicant would be willing to revise the application to request “MU-1” Low Intensity Mixed-Use, but the applicant declined.

The site is just a block outside of the bounds of the West 7th Urban Village to the east and the south. 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. This site is also located within the Cultural District Mixed-Use Growth Center, which is a Regional Growth Center.

In recent years, this area of Linwood has been redeveloping to a more urban form; recent rezonings in the last five (5) years have been to Mixed-Use or Urban Residential. A large portion of this block face has been rezoned to Mixed-Use or Urban Residential zoning. There is an existing office building in the middle of the block zoned “I” Light Industrial, and two (2) residential homes that are in “CF” Community Facilities zoning. The existing parking lot at the corner of Currie Street and 5th Street, adjacent to the west of the subject site, was recently approved by City Council to rezone from “C” Medium Density Multifamily to “MU-1” Low Intensity Mixed-Use for townhomes. If the proposed site were rezoned to “MU-1”, it would continue the form along the block face. The other corner of the block face along Foch Street has rezoned to “UR” Urban Residential.

Rezoning this site to “MU-1” Low Intensity Mixed-Use is more appropriate than the proposed “E” Neighborhood Commercial, given the context of the site. It would provide the urban and pedestrian-oriented form that the area is moving towards. The uses allowed in the “MU-1” Low Intensity Mixed-Use district are based on the uses allowed in the requested “E” Neighborhood Commercial district, so the proposed use would still fit into the “MU-1” district, but with a better form and design that matches the redevelopment and vision for the area.

Surrounding Zoning and Land Uses

North “I” Light Industrial / Commercial/Industrial

East “I” Light Industrial / Office
then “UR” Urban Residential / residential

South “F” Community Facilities / Church (Iglesia Bautista Central)

West Pending “MU-1” Low Intensity Mixed Use / Currently a parking lot, but proposed townhomes
“C” Medium Density Multifamily / residential

Recent Zoning History

- ZC-21-193 from “C” to “MU-1”; approved by City Council 2/8/2022; adjacent to the west of subject site
- ZC-21-069 from “F” to ‘MU-2’; effective 11/1/21; located one block to the south
- ZC-20-119 from “C” to “MU-1”; effective 1/31/21; located one block to the west
- ZC-18-144 from “C” to ‘MU-2’; effective 11/11/18; multiple lots one block to the south
- ZC-18-100 from “I” to “UR”; effective 7/15/18; located at east end of the block face

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
West Side Alliance	West 7 th Neighborhood Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
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 registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “C” Medium Density Multifamily to “E” Neighborhood Commercial, to keep the existing parking lot and develop the vacant lot for an office building. The surrounding land uses are townhome, single family residential, a church, and commercial. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map. The site is part of the Cultural District Mixed Use Growth Center, which is a Regional Growth Center. Regional Growth Centers are designated as more intensive development.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, All Commercial, MU-1, MU-2
<u>Mixed-Use/ Mixed-Use Growth Center</u>	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and <u>Regional Growth Centers are more intensive</u>	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

While technically the requested “E” Neighborhood Commercial is consistent with the Comprehensive Plan, staff believes rezoning to “MU-1” Low Intensity Mixed-Use more appropriately meets the intent of the Comprehensive Plan.

Below are policies and strategies of the Comprehensive Plan that are satisfied by both the applicant-proposed “E” Neighborhood Commercial and the staff-proposed “MU-1” Low-Intensity Mixed-Use zonings:

- Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.

However, the below points are all supportive of the “MU-1” Low Intensity Mixed-Use zoning as a more appropriate zoning category for the site, based on the more intense urban form of development.

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth.
- 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.

In the “Vacant Land” section of Chapter 4 of the Comprehensive Plan, it states:

- Fort Worth has more vacant developable land (over 66,000 acres) than any other city in the Dallas-Fort Worth metro area. ...Fort Worth’s vacant developable land provides a unique opportunity for the city to accommodate a significant amount of future growth. Innovative and sustainable strategies such as multiple growth centers, mixed-use and urban residential development, and transit-oriented development will help to ensure that future growth contributes to a strong, financially healthy, and highly livable community.

In the “Growth Centers” section of Chapter 4 of the Comprehensive Plan, it states:

- The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere.”
- Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public

transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

Developing the site to a more intense urban form, such as “MU-1”, would provide the pedestrian-focused environment and a greater sense of place than developing the site as “E” Neighborhood Commercial.

While the proposed “E” Neighborhood Commercial zoning technically conforms with the future land use and the first two bullets above, a rezoning to “MU-1” Low Intensity Mixed-Use better conforms to the proposed vision for the redevelopment for the area by providing a pedestrian-friendly, intensive, urban form that creates a greater sense of place. Given the context of the site, staff recommends rezoning to “MU-1” Low Intensity Mixed-Use.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.





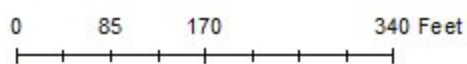
ZC-22-047

Area Zoning Map

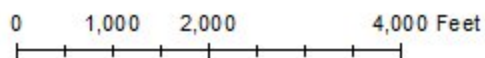
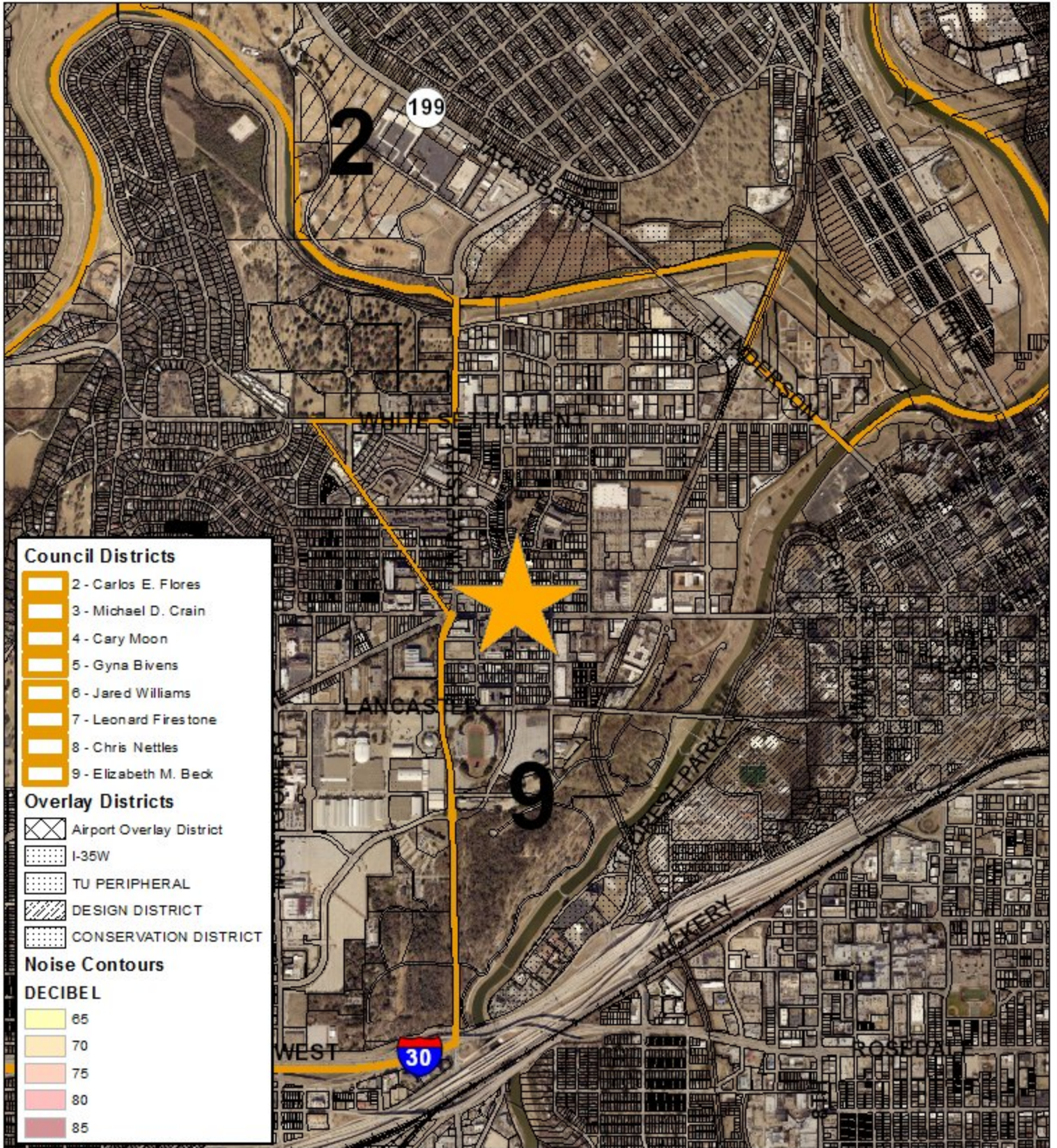
Applicant: Dike Family Partnership, FW Westside Properties
 Address: 2825 & 2827 W. 5th Street
 Zoning From: C
 Zoning To: E
 Acres: 0.28099241
 Mapsco: 76B
 Sector/District: Arlington Heights
 Commission Date: 4/13/2022
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification



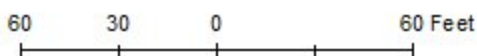
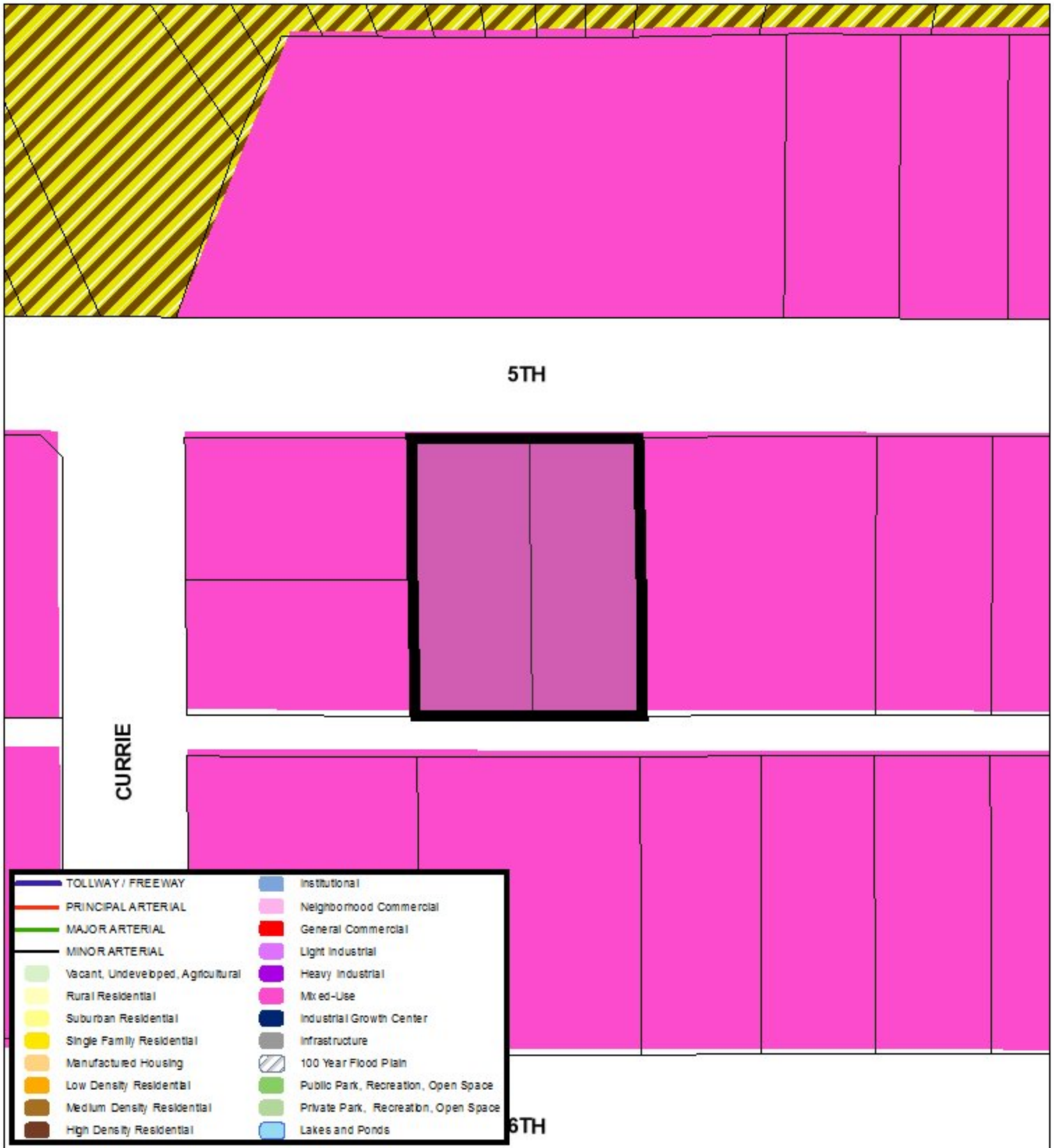
Area Map





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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 35 70 140 Feet

