



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-175

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: 2824 7th Street LP / Alan R. Magee, Magee Architects

Site Location: 2824 W. 7th Street

Acreage: 0.30 acres

Request

Proposed Use: Future Mixed-Use

Request: From: “MU-2” High Intensity Mixed-Use and “C” Medium Density Multifamily

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 subject site is comprised of two adjoining lots within the block bound by W. 7th Street to the south, Currie St. to the west, 6th Street to the north, and Foch St. to the east. The southern lot fronting W. 7th street is zoned “MU-2” High Intensity Mixed use and the northern lot fronting 6th Street is zoned “C” Medium Density Multifamily. The applicant is seeking to rezone the entire site to “MU-2” High Intensity Mixed-Use.

The southern lot, already zoned “MU-2” High Intensity Mixed-Use, is located within 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 two lots of “E” Neighborhood Commercial and the subject lot zoned “C” Medium Density Multifamily seeking “MU-2”; all other lots have already been rezoned 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.

The applicant provided the following narrative on the rezoning application:

We are applying for a Zoning Change and we are Rezoning from one standard zoning district to another. We have no plans to alter our property, site or building at this time. The property currently lies within 2 zoning districts, C and MU-2, and we would like to make it all MU-2. We feel this would make it easier to redevelop or alter in the future to its highest and best use. It is currently surrounded by MU-2 zoning and we would like to make it compatible with surrounding properties.

Surrounding Zoning and Land Uses

North “CF” Community Facility / church
East “MU-2” High Intensity Mixed-Use / proposed Mixed-Use project
South PD739 / Mixed-Use development
West “MU-2” High Intensity Mixed-Use / commercial buildings and parking lots

Recent Zoning History

- ZC-22-047: Rezoned “C” to “E”; one block north of subject site; approved by City Council June 14, 2022
- ZC-21-069: Rezoned from “F” to “MU-2”; west of subject site; effective November 1, 2021
- ZC-21-193: Rezoned from “C” to “MU-1”; one block north of subject site; effective May 3, 2022
- ZC-20-119: Rezoned “C” to “MU-2”; northwest of subject site; approved by Council November 10, 2020
- 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

Public Notification

300-foot Legal Notifications were mailed on October 27, 2022.
The following organizations were emailed on October 27, 2022:

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding land uses are undeveloped, commercial, parking lot, church, and mixed-use. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ 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	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- 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 conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

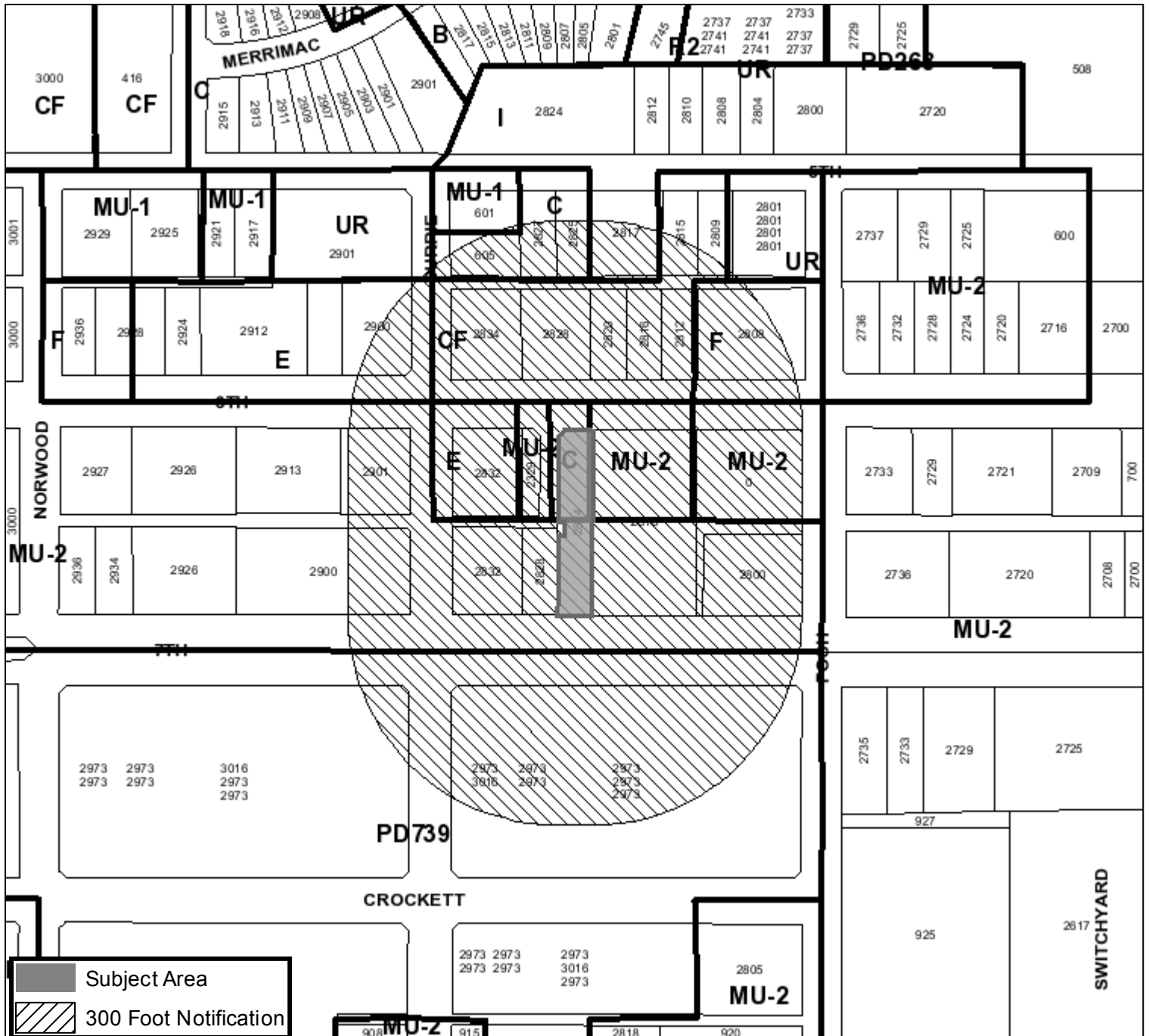
Economic Development Plan

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

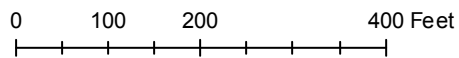
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. 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.

Area Zoning Map

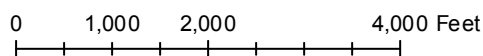
Applicant: 2824 7th St. LP/ Alan R. Magee
 Address: 2824 W. 7th St.
 Zoning From: MU-2 & C
 Zoning To: MU-2
 Acres: 0.2988253
 Mapsco: 076B
 Sector/District: Arlington Heights
 Commission Date: 11/9/2022
 Contact: null



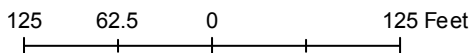
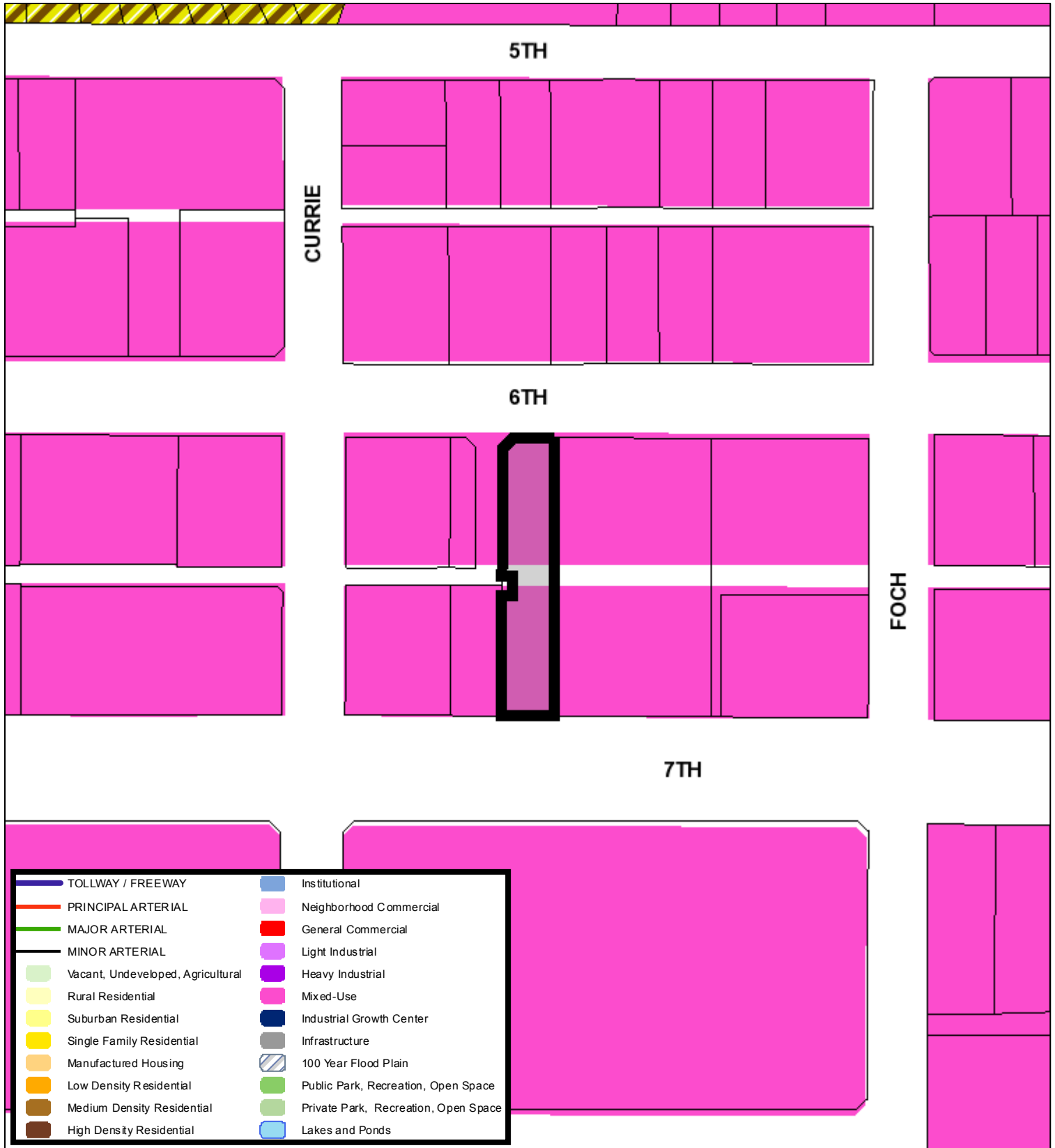
	Subject Area
	300 Foot Notification



Area Map



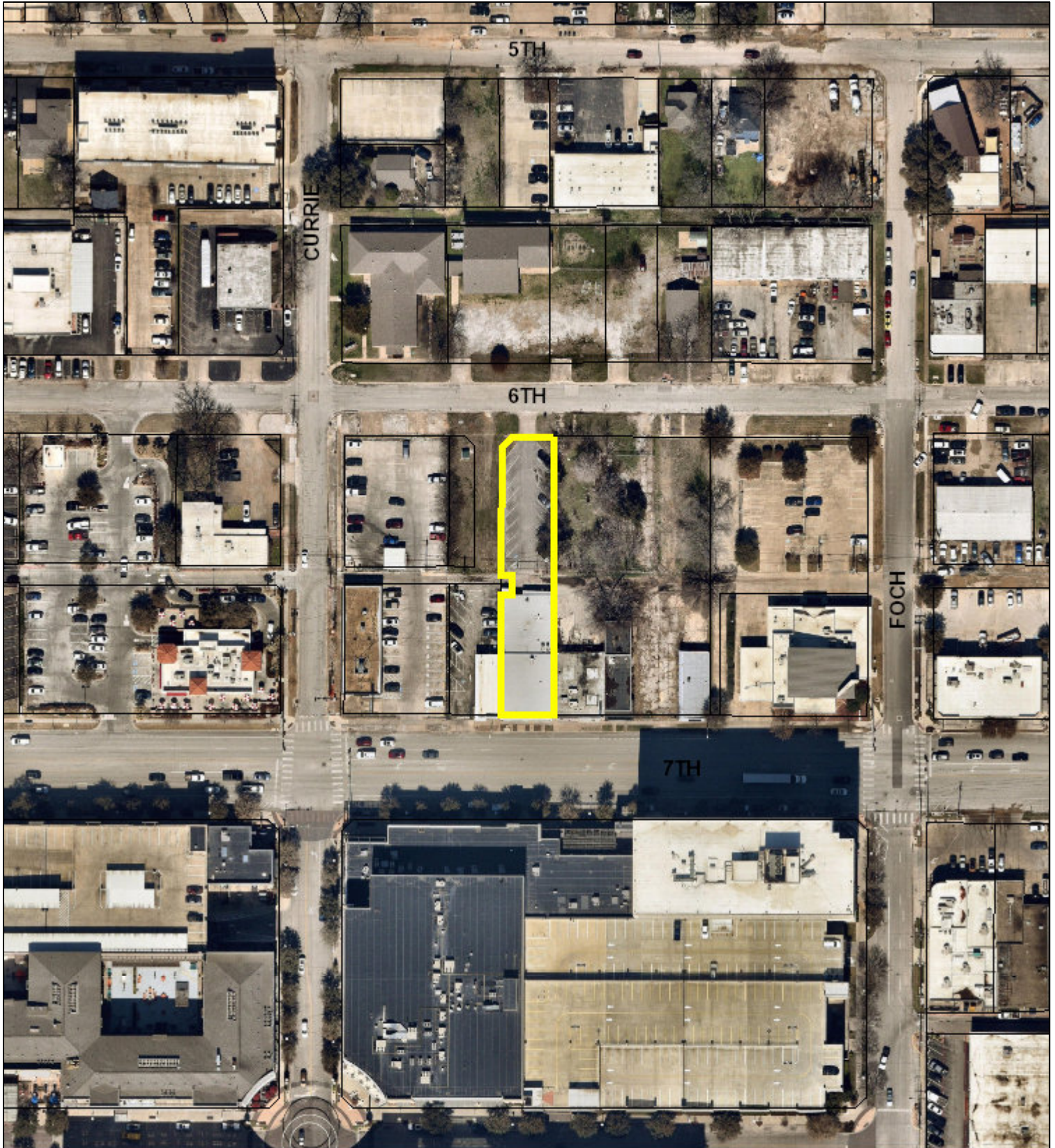
Future Land Use



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 80 160 320 Feet

