



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-153

Council District: 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: 3900 West 7th Apartment, LLC/ Courtney Putney

Site Location: 3900 West 7th Street

Acreage: 0.46 acres

Request

Proposed Use: Multifamily

Request: From: “A-5” One-Family

To: “C” Medium Density Multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located at the northwest corner of W. 7th Street and Belle Place, surrounded by single family and multifamily uses, and is currently a 23-unit apartment building. An elementary school is located within close proximity to the southeast. A single family home was noted on the lots in the 1956 historical aerials, but was developed as the current multifamily building in 1962. No information is available regarding the zoning since 1962. The multifamily use is a legal non-conforming structure.

The proposal to rezone this lot would change the current “A-5” zoning allowing one (1) single family dwelling unit to “C” zoning allowing 11 dwelling units by right if the current building is demolished. The site is approximately 20,000 square feet, which would leave the current multifamily building as a legal non-conforming structure, but more in compliance than the current zoning allows. The site would remain non-conforming in regards to the other “C” standards of 45% open space, parking in the front yard, 20-foot minimum side yard setbacks, and 1 parking stall per bedroom behind the front building line.

Surrounding Zoning and Land Uses

North “B” Two-Family, but approved for “A-5” One-Family / single-family residences
East “C” Medium Density Multifamily but approved for “B” Two -Family / single-family residences, duplexes, and multifamily units
South “A-5” One-Family, “B” Two-Family, “C” Medium Density Multifamily / single-family residences, duplex, and multifamily units
West “A-5” One-Family / single-family residences

Recent Zoning History

- ZC-22-078, north and east of subject, Council-initiated rezoning from various districts to be in conformance with the Comprehensive Plan, approved 7/14/2022.

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were notified: (emailed September 28, 2022)

Organizations Notified	
Arlington Heights NA	Camp Bowie District, Inc
Crestline Area NA	Cultural District Alliance
Monticello NA *	Streams and Valleys Inc
North Hi Mount NA	Trinity Habitat for Humanity
West Side Alliance	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “C” Medium Density Multifamily, which would allow 11 multifamily units by right. The zoning change would bring the existing multifamily uses built in 1962 closer into compliance with the current zoning ordinance. Although most homes in this area are single family residential, the property is directly across the street to two older small apartment complexes to the east and southeast. To the north, west, and south are neighboring single family properties. Additionally, three (3) transit lines run within a ½ mile of this site (Trinity Metro bus routes 2 & 52 and The Dash), which supports slightly more intensive development than the current “A-5” One-Family zoning.

Based on the 60-year history of multifamily uses on the site, the proximity to transit, and other small apartment buildings in the vicinity, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as Low Density Residential. This classification is comparable to “B”, “R1”, or “R2” zoning. “C” Medium Density Multifamily zoning for multifamily uses would be classified as Medium Density Residential on the Future Land Use Plan. The difference between Low Density Residential and Medium Density Residential is minimal in this location as both have a residential character that is more dense than single family uses. The existing apartment complex is more intense than three single family residences on the same lots, but has been a part of the neighborhood for the last 60 years and is compatible with the other apartment complex to the southeast that is already designated Medium Density Multifamily.

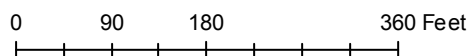
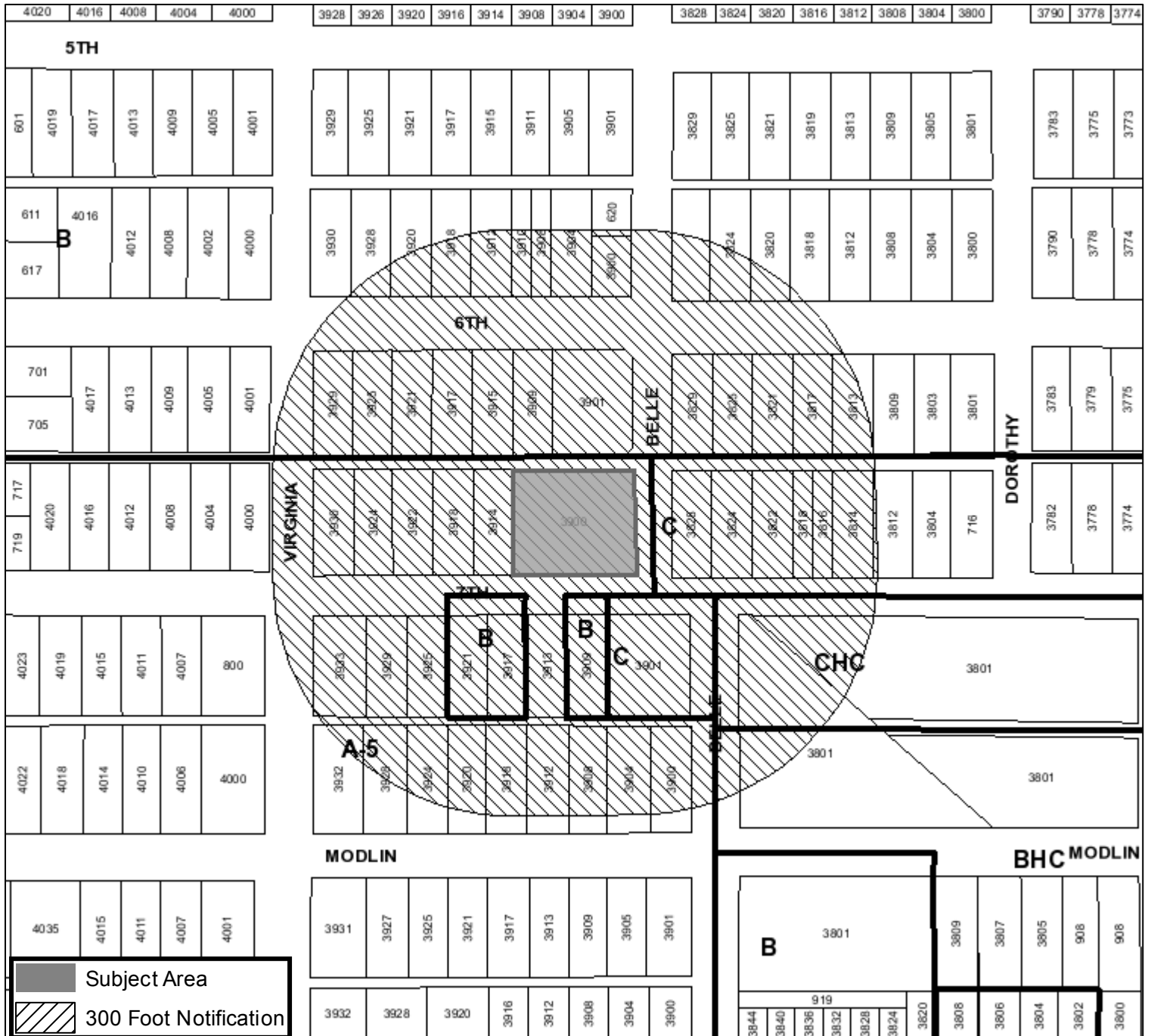
The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

- Encourage Urban Residential [which is higher than Medium Density Multifamily] and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage locating multiple-unit residential structures on corner lots.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

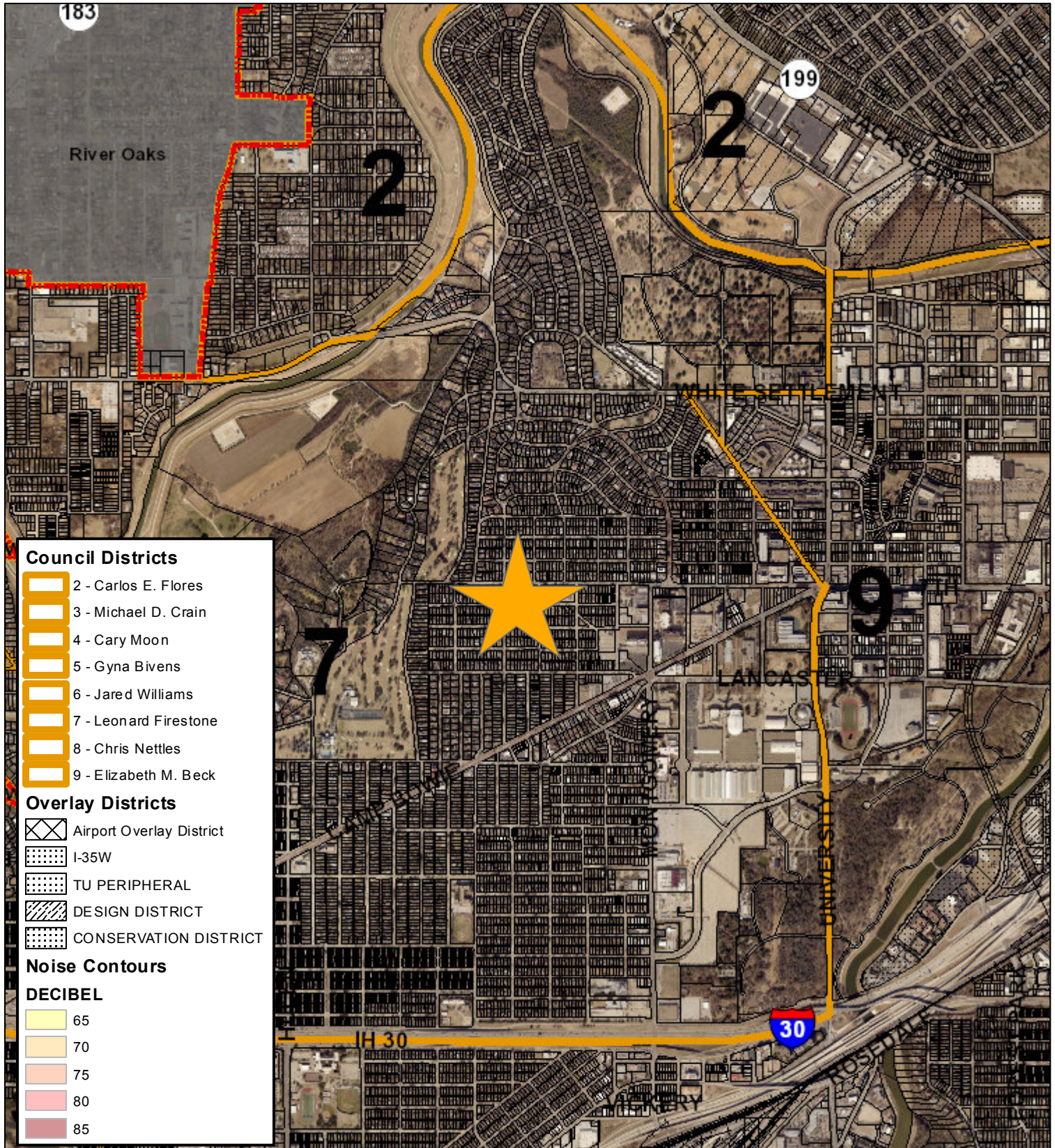
While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Area Zoning Map

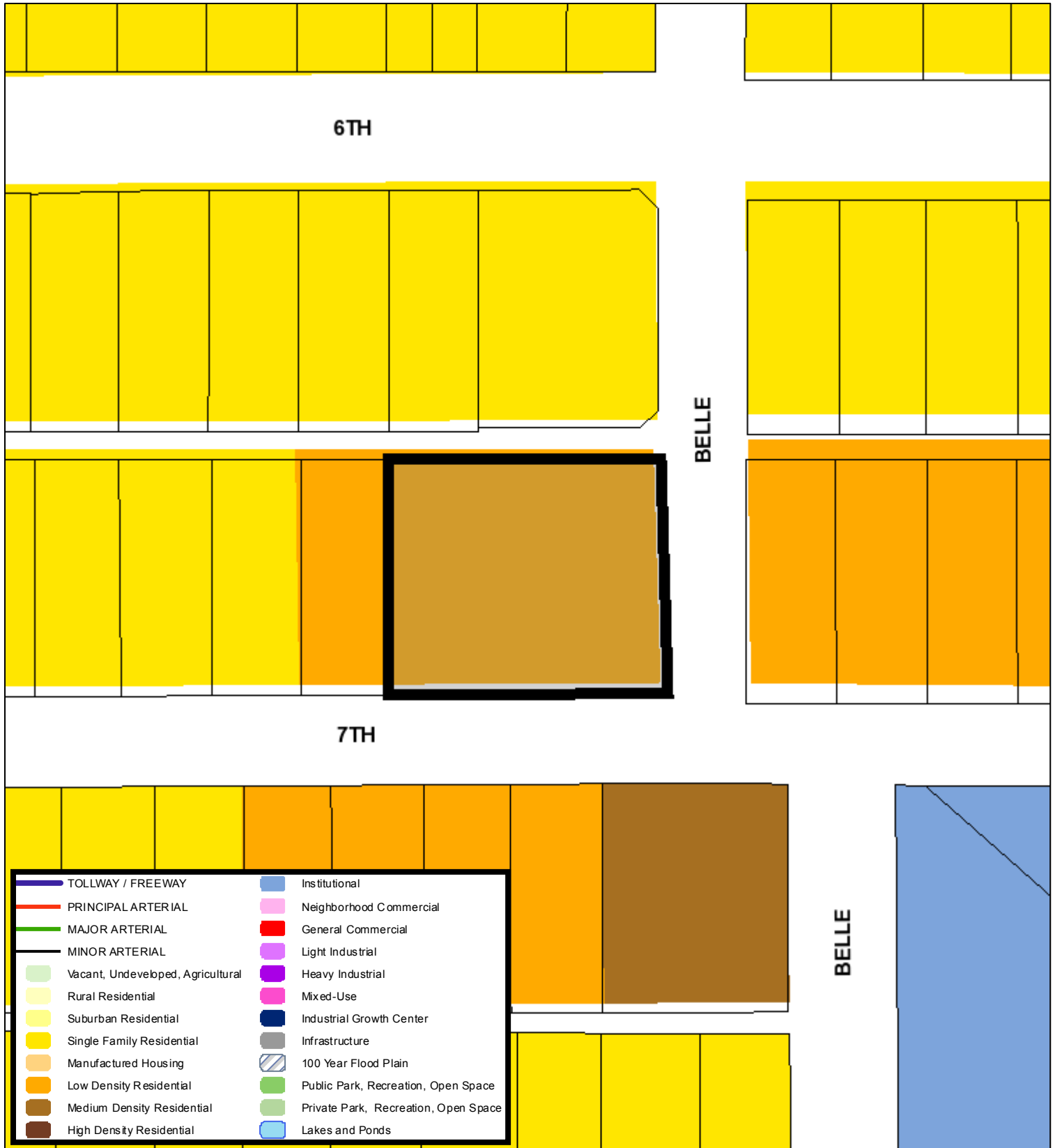
Applicant: 3900 West 7th Apartment, LLC
 Address: 3900 W. 7th Street
 Zoning From: A-5
 Zoning To: C
 Acres: 0.45934908
 Mapsco: 075D
 Sector/District: Arlington Heights
 Commission Date: 10/12/2022
 Contact: null



Area Map




Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

75 37.5 0 75 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

