



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 11, 2021

**Council District** 9

**Zoning Commission Recommendation:**

Approval as amended by rezoning the portion of the property currently zoned "E" Neighborhood Commercial to "MU-1" Low-Intensity Mixed Use District by a vote of 9-0

**Opposition:** None submitted  
**Support:** Sunset Heights NA

Continued Yes \_\_\_ No X  
Case Manager Arty Wheaton-  
Rodriguez  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Lena Pope Home, Inc.

**Site Location:** 4601-4701 (odds) West Freeway, 3000 Hulen Street, 3131 Sanguinet Street  
Acreage: 28.18

**Proposed Use:** Mixed-Use Development

**Request:** From: "E" Neighborhood Commercial and "CF" Community Facilities  
To: "MU-2" Mixed-Use High Intensity

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

**Comprehensive Plan Consistency:** Requested change is not consistent (Technical Inconsistency).

**Staff Recommendation:** Approval

**Background:**

The proposed site is a 28 acre site at the intersection of Interstate 30 and Hulen St. The site extends to the west and shares its western boundary with Sanguinet St. and southern boundary with Donnelly Ave. The site today has a regional grocery store/epicurean market and other commercial uses. The southwestern portion of the site currently is the location of the architecturally significant Marty Leonard Community Chapel, Tarrant County Justice Alternative Education Program, and the location of Lena Pope, a family services provider.

The requested rezoning would take the site from its current "E" Neighborhood Commercial and "CF" Community Facilities to "MU-2" High Intensity Mixed-Use. The purpose and intent of the "MU-2" district is to provide areas in which a variety of higher density housing types exist among commercial, institutional, and selected light industrial uses. Some of the general development principles within "MU-2" include: promote a pedestrian-oriented urban form, require excellence in design, encourage creativity and architectural diversity, promote sustainable development, etc.

Surrounding Zoning and Land Uses:

North Interstate 30  
 East "A-5" One Family / Arlington Heights High School, across from Hulen Street  
 South "C" Medium Density Multifamily and PD455, all uses in "G" Intensive Commercial / multifamily and commercial development  
 West "B" Two Family, "C" Medium Density Multifamily, PD 819 For all uses in "E" Neighborhood Commercial/ residential (duplex and single family), multifamily and animal hospital and boarding

**Recent Relevant Zoning and Platting History:**

Zoning History: SP-19-002 and SP-16-013, site plan case to the south (PD 455 for all uses in G)

**Public Notification:**

300 foot Legal Notifications were mailed on March 25, 2021.

The following organizations were notified: (emailed March 16, 2021)

Organizations Notified	
Westside Alliance	Como NAC
Arlington Heights NA	Alamo Heights NA
West Byers NA	Sunset Heights NA*
Crestline Area NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
Fort Worth ISD	

\*Closest registered neighborhood associations

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to MU-2 in order to develop in accordance with a mixed-use zoning designation. At this time, the property owner does not have immediate development plans, but would like to ensure the property remains marketable. MU-1 and MU-2 are similar from a form and function standpoint. Both require higher design elements, enhanced landscaping, and smaller more compact/walkable blocks. From a basic land use standpoint, MU-1 was based on E Neighborhood Commercial during its creation and MU-2 was based on G Intensive Commercial.

Some of the notable land uses allowed in MU-2 and not MU-1 are hotels and bars. Specifically, both of those land uses have additional steps a developer must take to establish them when adjacent to certain other land uses. Bars cannot operate by right within 300 feet of a school, without Council approval. The eastern edge of the development is within 300 feet of Arlington Heights High School. Hotels within 1,000 feet of a one- or two-family district are required to obtain a Planned Development (PD).

The site is buffered from residential to the west by Sanguinet Street and a change in topography . Currently, the residential sits about 20 feet above the commercial development. The south side of the proposed site is buffered by existing commercial and multifamily uses.

As a result, the proposed zoning district is **compatible** at this location with surrounding land uses.

**2. Comprehensive Plan Consistency Arlington Heights**

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial. Although MU-1 is stated to be appropriate in Neighborhood Commercial, the request here is for MU-2. MU-2 is appropriate in General Commercial Future Land Use designations. The main difference between Neighborhood Commercial and General Commercial are the market areas associated with each. Arguably, this site is appropriate to handle a larger market area as it is at the intersection of an interstate highway and a major thoroughfare.

Within the Arlington Heights Planning Sector, there are two areas identified to discourage mixed-use zoning, the site of this zoning change request is not within those identified areas.

The requested zoning change is consistent with the following Comprehensive Plan policies:

- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Implement policies, strategies, and regulations that ensure good urban design, such as mixed-use and urban residential zoning, form-based codes, and TOD and urban villages development.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Encourage renovation and reuse of existing commercial structures throughout commercial districts, where feasible.
- Use urban design as a tool to revitalize central city neighborhoods and commercial districts to ensure they are highly desirable places, and to redirect a significant amount of future population and employment growth into these areas.

Based on the conformance with the future land use map and the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

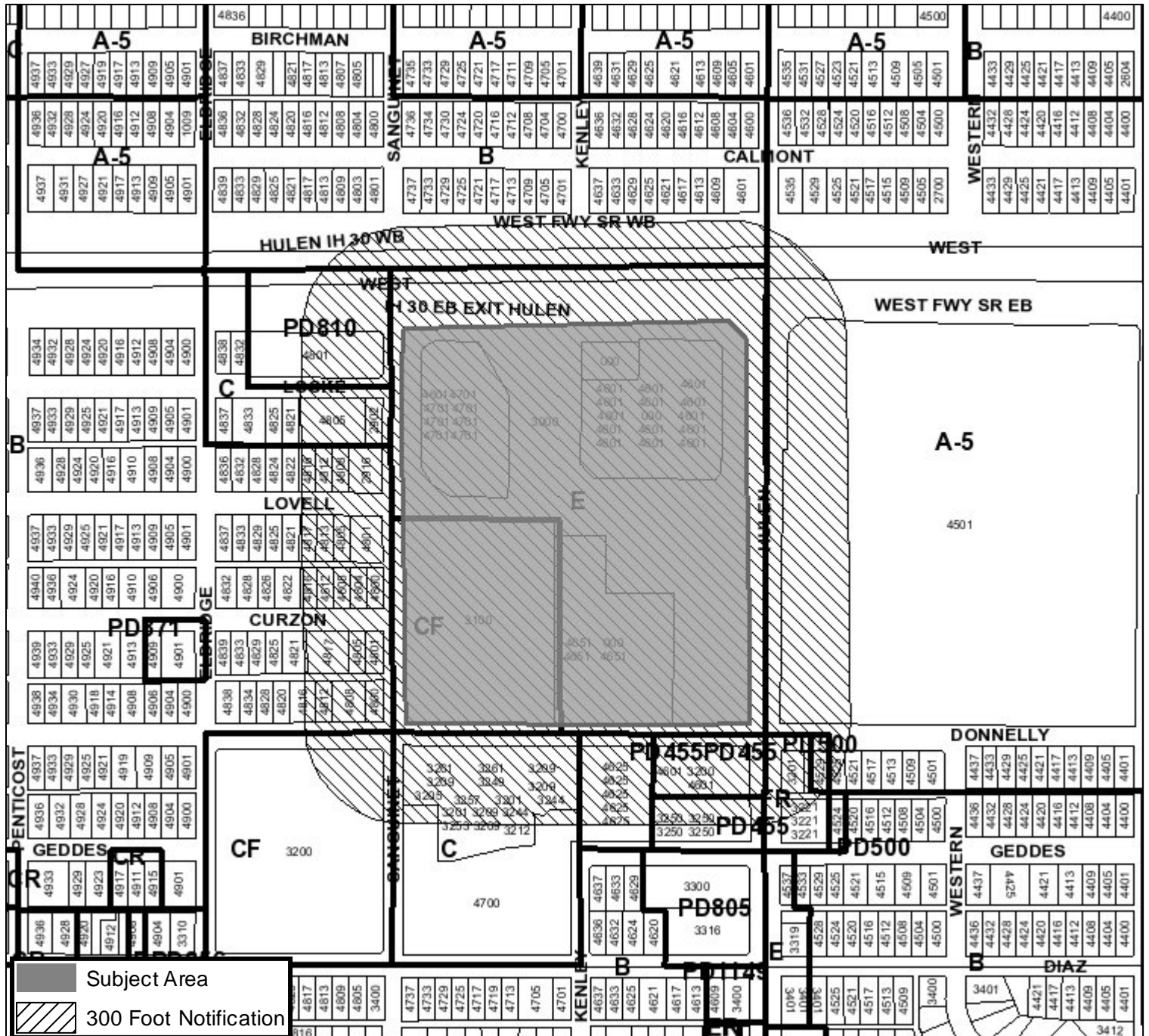
***Attachments:***

- Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

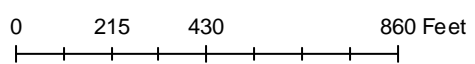


# Area Zoning Map

Applicant: Lena Pope Home, Inc.  
 Address: 4601 - 4701 (odds) West Freeway, 3000 Hulen Street, 3131 Sanguinet Street  
 Zoning From: E, CF  
 Zoning To: MU-2  
 Acres: 28.18220055  
 Mapsco: 075K  
 Sector/District: Arlington Heights  
 Commission Date: 4/14/2021  
 Contact: 817-392-6226

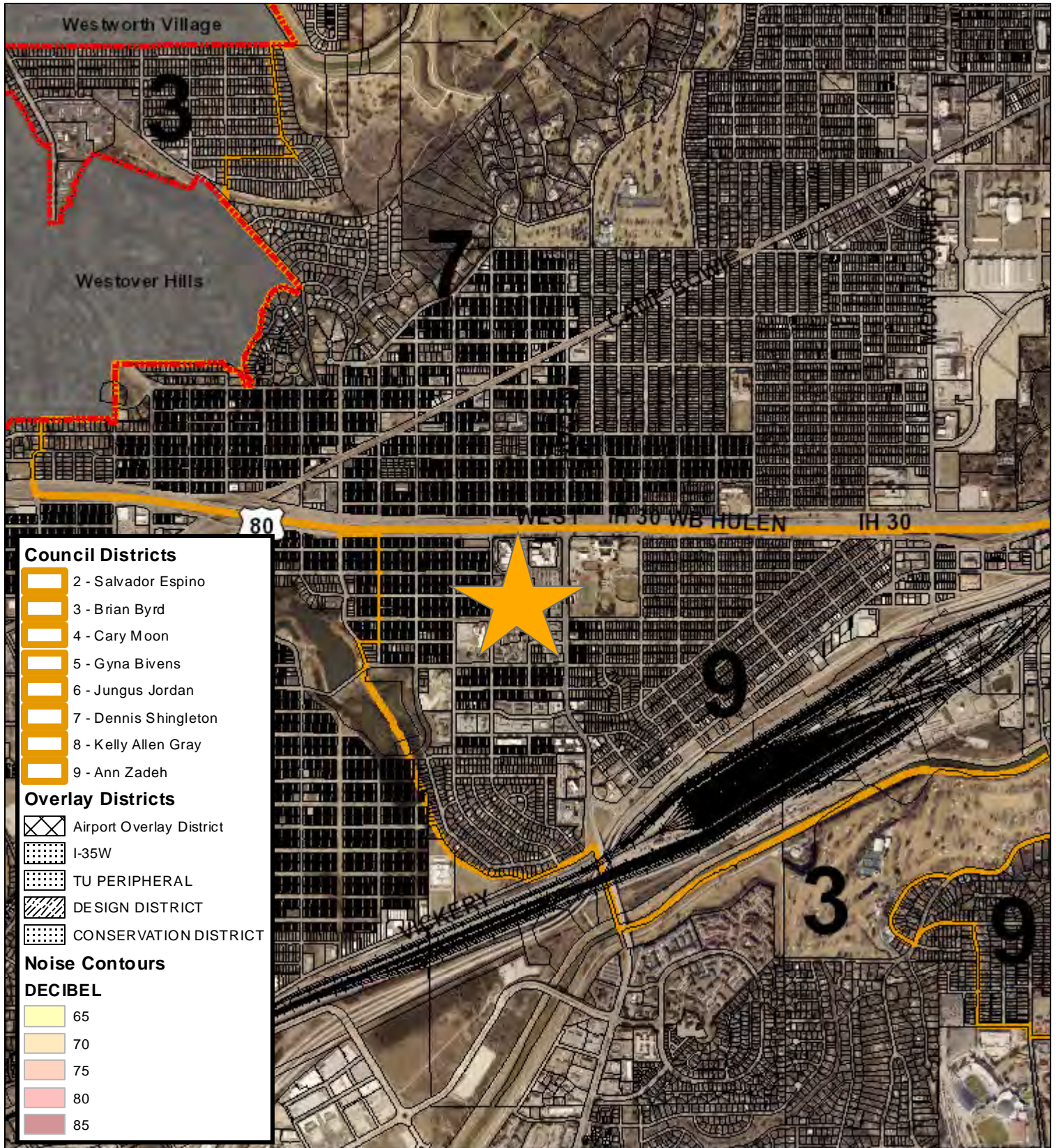


Subject Area  
 300 Foot Notification



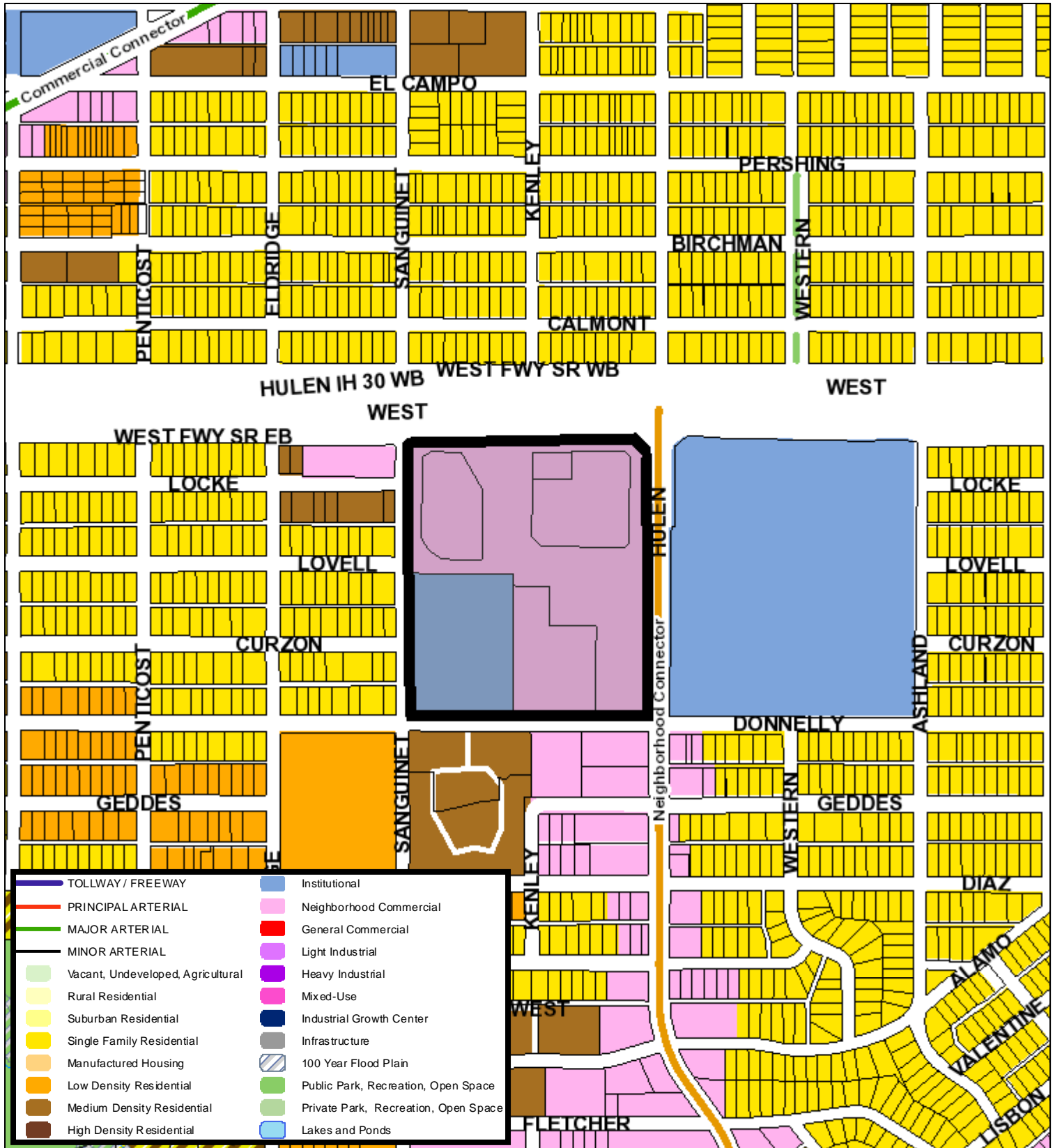


## Area Map

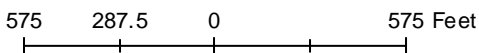




### Future Land Use



	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

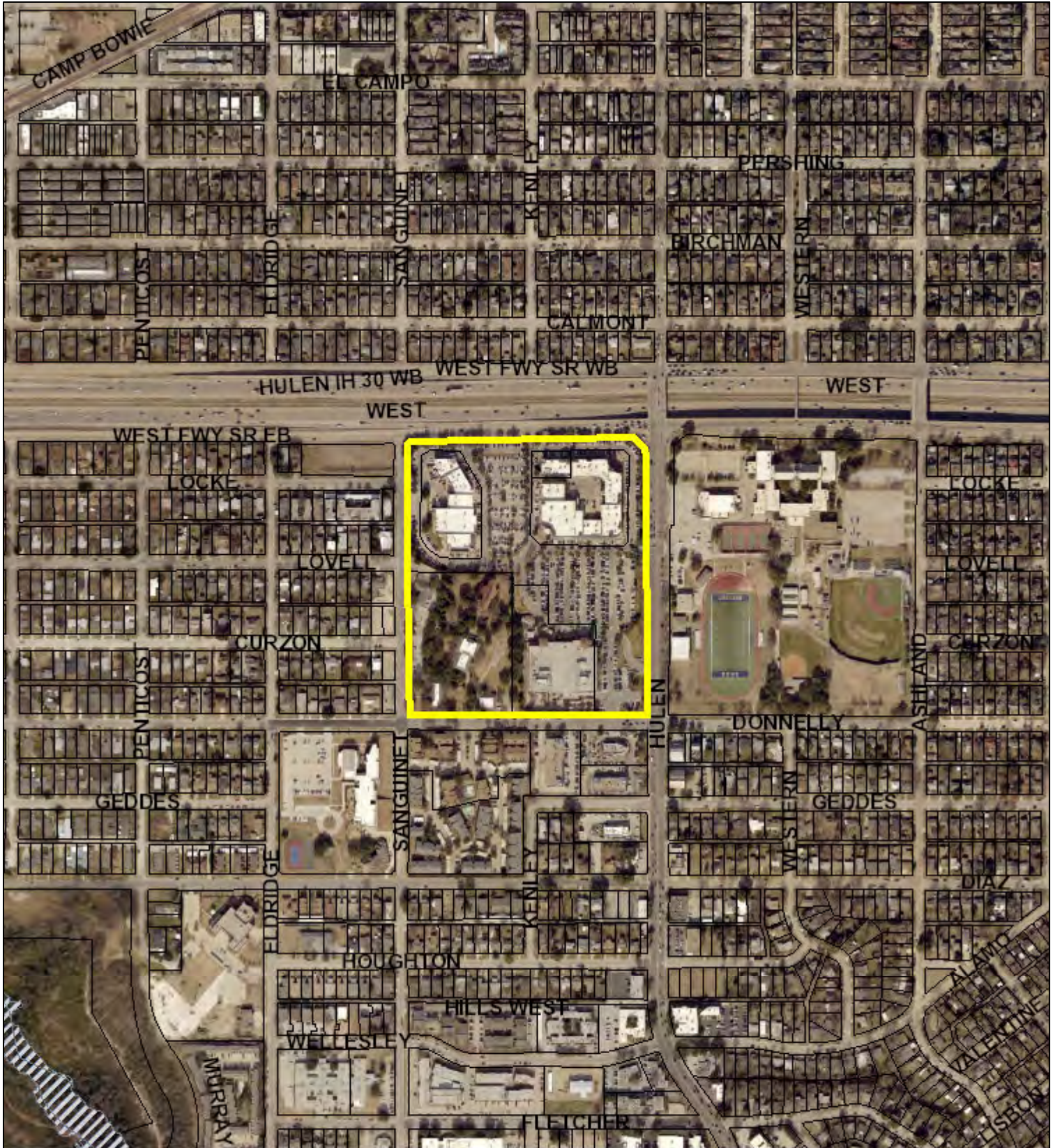


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 360 720 1,440 Feet

