



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-23-024

District (old/new): 9 / 3

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Valentine Street, LLC/ Stephen Halliday

Site Location: 3740 Hopkins St and 4501-4517 (odds) Valentine St

Acreage: 1.868 acres

Request

Proposed Use: High Intensity, Mixed Use Development (redevelopment)

Request: From: "CR" Low Density Multi-Family and "I" Light Industrial

To: "MU-2" High Intensity Mixed-Use

Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Project Description and Background

This site is located south of the intersection of Valentine and Hopkins Street. Hulen Street is west and proximate to the property and is classified as a Major Arterial per the city’s MTP. The site is also located within the Arlington Heights planning sector. 3740 Hopkins is currently zoned “I” Light Industrial and features existing flatwork. 4501-4517 Valentine is comprised of 5 individual lots currently zoned “CR” – Low Density Multi-Family. Single-Family dwellings remain on three (3) of these five (5) lots. This rezoning request is to support redevelopment of the site. The applicant will need to replat the property to reconfigure lot lines and adjust/accommodate for existing/required easements for utilities.

If the site is rezoned to “MU-2” High Intensity Mixed-Use, the new development will need to be designed to meet the “MU-2” Ordinance. All design items must be met. Any portions of the Ordinance that will not be met must receive a waiver from the Urban Design Commission (UDC). Certain items, such as height, setback, or number of parking spaces, also require a Variance from the Board of Adjustment (BOA).

The “MU-2” High Intensity Mixed Use Ordinance can be viewed here: [mu-2-ordinance-2021-final.pdf \(fortworthtexas.gov\)](https://www.fortworthtexas.gov/mu-2-ordinance-2021-final.pdf). The parking section begins on page 14. A few notable requirements are that parking lots cannot extend beyond the building façade and cannot be located between the building and the street. There are maximum frontage percentages for surface parking lots. Landscaping and screening are required in parking lots within the “MU-2” High Intensity Mixed-Use district.

Rezoning these lots to “MU-2” High Intensity Mixed-Use would allow for development of any allowed use in the district. It has not been availed to Staff whether this project will consist of horizontal or vertical mixed use or whether it will be mixed (commercial and residential), residential only or commercial only. If the residential component of the project is 90% or greater, the applicant will need to submit a proximity test to ensure a mix of uses in the area in accordance with the MU-2 Ordinance.

Surrounding Zoning and Land Uses

North: “PD-SU” for all uses in FR General Commercial Restricted and “B” Two-Family / Veterinary Clinic and Single Family

East: “B” Two-Family / Single-Family Residential

South: “I” Light Industrial and “CR” Low Density Multi-Family / Cable and Internet Provider

West: “E” Neighborhood Commercial / Office

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.

The following organizations were emailed on March 10, 2023:

Organizations Notified	
Sunset Heights NA	Streams And Valleys Inc
Tarrant Regional Water District	Trinity Habitat for Humanity
Clearfork Property Owners Association	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The subject lots are bound on the west various commercial uses fronting on Hulen Street, a major arterial. There are single family dwellings to the north that are separated by an alley to the north and additional single family lots to the east separated by Hopkins Street. Industrial uses border the site to the south. The purpose and intent of the High Intensity Mixed-Use (MU-2) District to provide areas in which a variety of higher density housing types exist among commercial, institutional, and selected light industrial uses. This proposal appears to comply with the stated intent and purpose. Furthermore, a mixed-use development could serve as a transitional buffer between the more intense commercial uses along Hulen and the existing single-family east of the subject site.

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

Comprehensive Plan Consistency – Arlington Heights

The Future land Use component of the 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential on the north portion of the site and Neighborhood Commercial on the south portion. The Single-Family Residential land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. Neighborhood Commercial includes zoning for Multi-Family Residential, “ER”, “E” and “MU-1”.

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:

- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

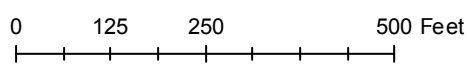
While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation; however, this inconsistency is a Technical Inconsistency (TI). If this zoning change request is approved, staff recommends that the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

The 2017 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: Valentine Street LLC./Steven Halliday
 Address: 4501-4517 Valentine Street and 3740 Hopkins Street
 Zoning From: CR/I
 Zoning To: MU-2
 Acres: 1.88883181
 Mapsco: Text
 Sector/District: Arlington Heights
 Commission Date: 3/8/2023
 Contact: null








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

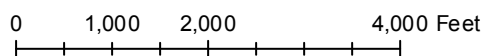
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

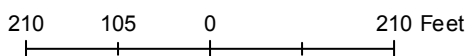
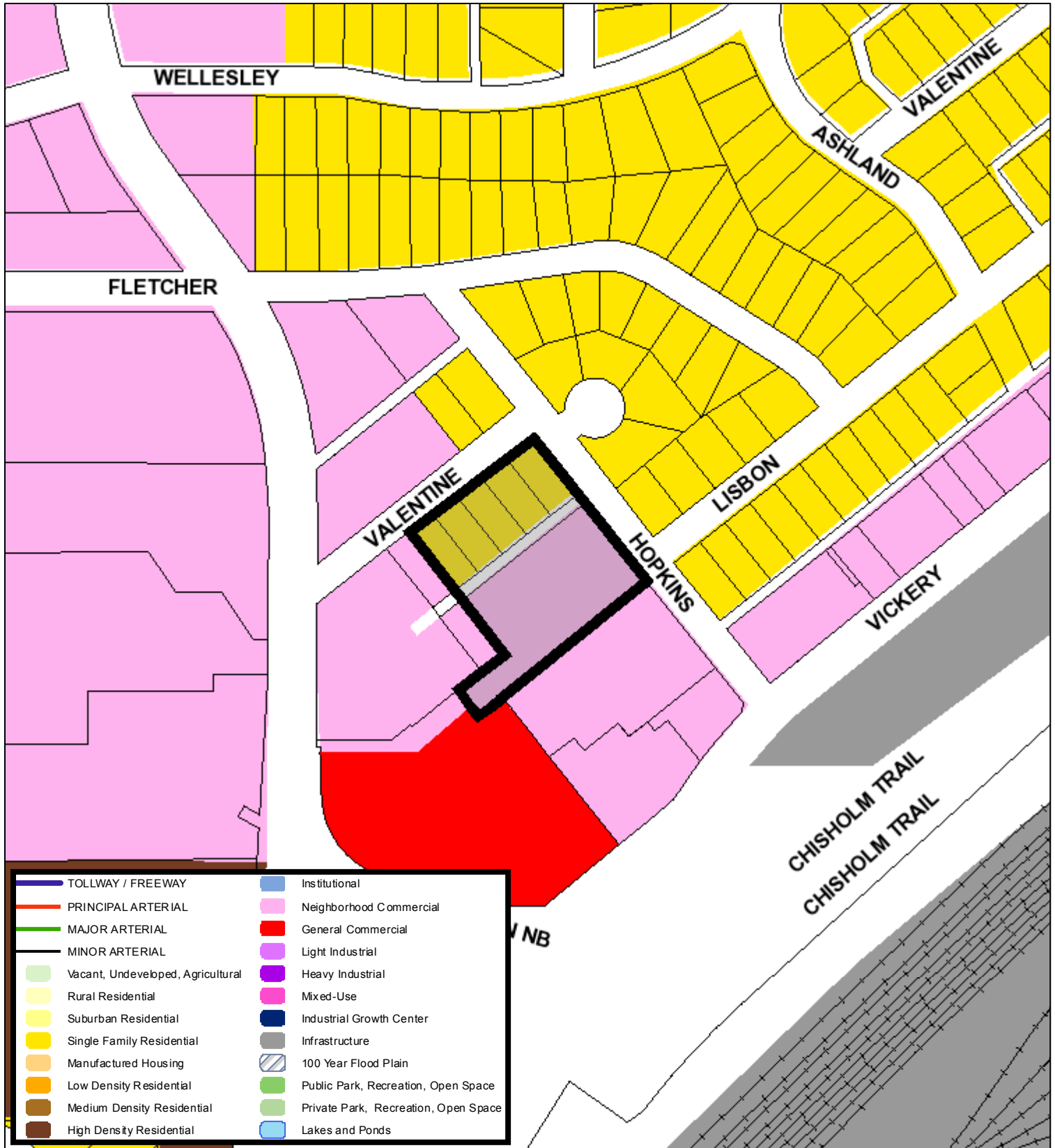
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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



0 137.5 275 550 Feet

