Yes

Yes

Yes

Laura Evans

No X

No X

No X

Continued

Surplus

Case Manager

Council Initiated



ZONING MAP CHANGE STAFF REPORT

City Council Meeting Date: Council District 9

November 10, 2020

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: none submitted

Support: 2 letters

Owner / Applicant: Saji Puthenpurayel

Site Location: 2917 & 2921 W. 5th Street Acreage: 0.3

Proposed Use: Mixed-Use

Request: From: "C" Medium Density Multifamily

<u>To:</u> "MU-1" Low Intensity Mixed-Use

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The site is located on the south side of West 5th Street, at the terminus of Templeton Drive. The applicant is requesting a zoning change to "MU-1" Low Intensity Mixed Use for an office development.

The property is located adjacent to the West Seventh Urban Village and is within the Cultural District Growth Center. The urban village was designated to encourage higher quality and higher density development. Properties to the east and west of the site have been rezoned to MU-1, MU-2, and UR zoning as part of the implementation of the urban village plan.

Site Information:

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / duplexes East "UR" Urban Residential / multifamily

South "E" Neighborhood Commercial / commercial

West "MU-1" Low Intensity Mixed-Use / commercial

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on September 25, 2020.

The following organizations were notified: (emailed September 21, 2020)

Organizations Notified	
West 7th Neighborhood Alliance	Westside Alliance
SO7 Townhome Association	Montgomery Plaza Residential
	Condominium Association
Casa Blanca HOA	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 Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "MU-1" for an office development in accordance with the Mixed-Use standards. Surrounding land uses consist of residential to the north and east with commercial development to the south and west..

As a result, the proposed zoning for the sites **is compatible** at this location.

2. Comprehensive Plan Consistency – Arlington Heights

The 2020 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote commercial, mixed-use, and urban residential development within the Centreport and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.

Based on the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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



Area Zoning Map

Applicant: Saji Puthenpurayel

Address: 2917 & 2921 W. 5th Street

Zoning From: C Zoning To: MU-1

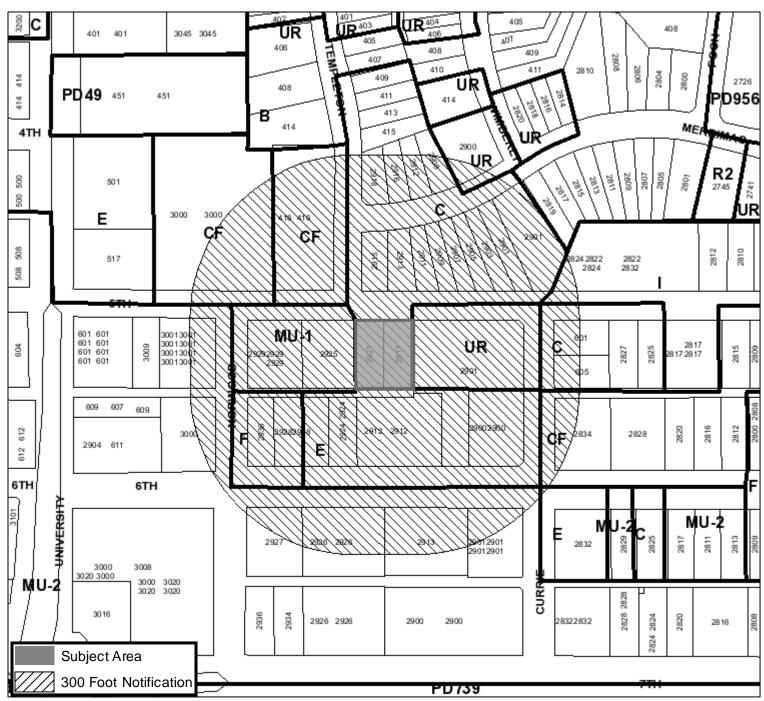
Acres: 0.30429046

Mapsco: 76B

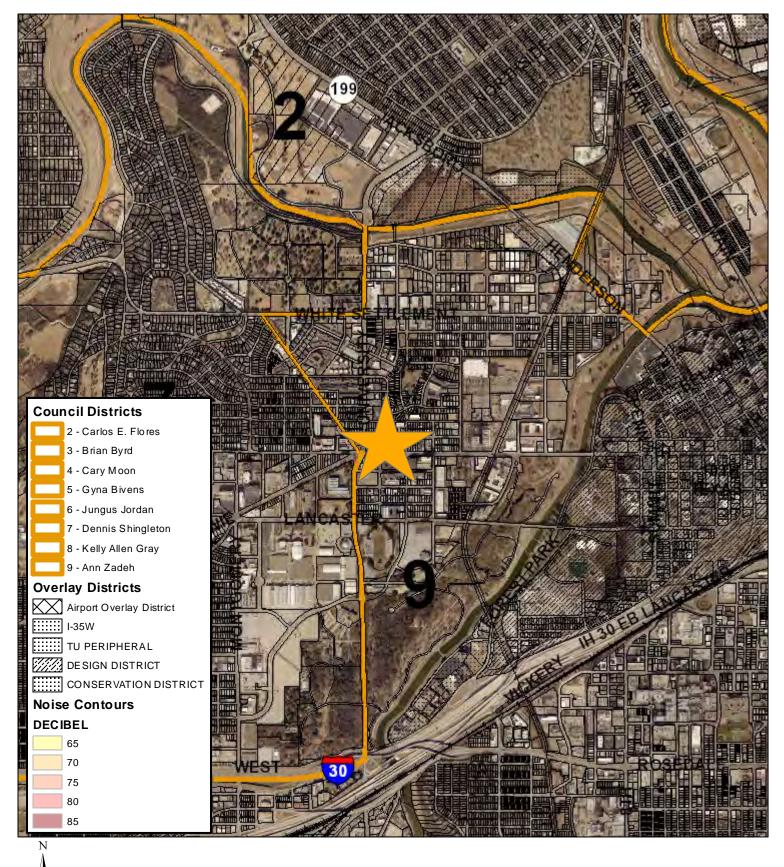
Sector/District: Arlington Hieghts

Commission Date: 10/14/2020 Contact: 817-392-8043



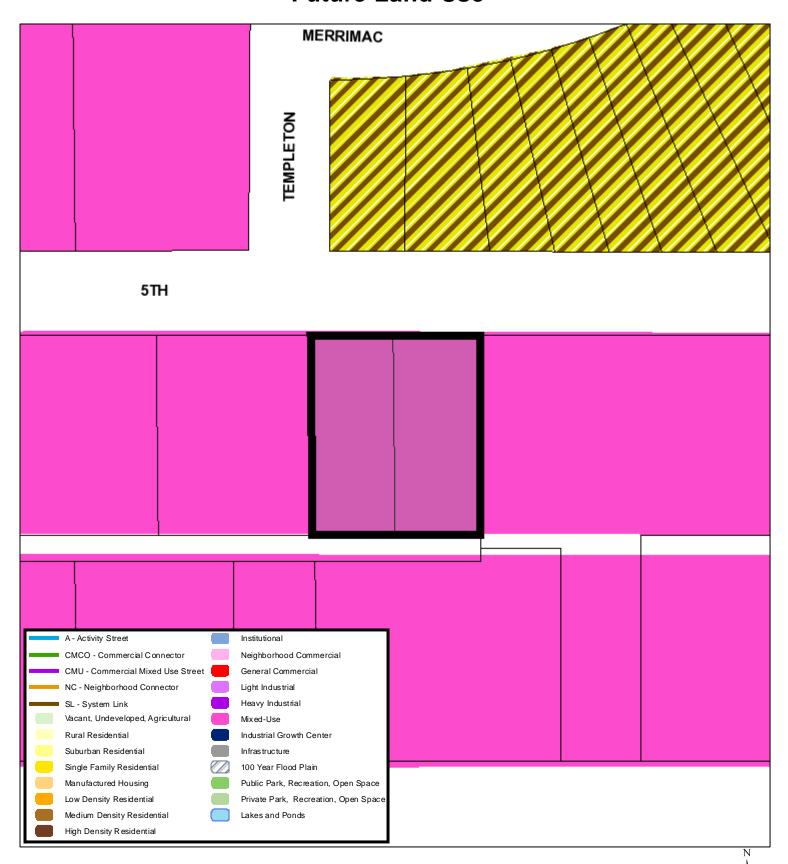








Future Land Use



60 Feet



Aerial Photo Map



