



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 4, 2014

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Fort Worth Living LTD

Site Location: 212 & 216 Adrian Drive, 3000 Wingate Mapsco: 62W

Proposed Use: Office

Request: From: "B" Two-Family; "E" Neighborhood Commercial

To: "MU-1" Low Intensity Mixed-Use

Land Use Compatibility: Requested change is compatible.

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

Background:

The site is located at the intersection of Adrian Drive and Wingate Street. The applicant is proposing a zoning change from "B" Two-Family and "E" Neighborhood Commercial to "MU-1" Low Intensity Mixed-Use for an office. The applicant will tear down one single-family home, replat the three lots together and develop a new office on the site. Initially, the applicant request "E" zoning for the lots facing Adrian. However, due to site constraints, projected setbacks, bufferyards and parking requirements, the applicant is requesting MU-1.

If approved, only one single-family home will remain on the same side of the street and blockface. Across the street six single-family homes remain. The remainder of the general area contains office, restaurant, medical and automotive uses. The proposed site is located on the corner of two residential streets and the applicant is requesting MU zoning in an area that is not contiguous to an existing mixed-use growth center.

The table below described the development standards for the proposed and other possible zoning classifications.

Requirement	"MU-1" Low Intensity Mixed-Use	"E" Neighborhood Commercial
Front Yard	Projected setbacks do not apply.	20 ft projected setback along Adrian
Height	45 ft	45 ft
Minimum Height	18 ft	NA
Primary Street Frontage	50 percent	NA

Enhanced Landscaping	Point system (plaza, street trees, programmed seating)	10 percent of the net site area
Fenestration	60 percent	NA

Site Information:

Owner: Fort Worth Living Ltd.
1015 University Suite 2000
Fort Worth, TX 76107

Agent: Darin Norman, Townsite

Acres: 0.41 acres

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "E" Neighborhood Commercial; "B" Two-Family / office, single-family
South "E" Neighborhood Commercial; "B" Two-Family / medical clinic, vacant
West "E" Neighborhood Commercial; "PD/E" plus automotive service center and car wash for auto dealership; site plan approved / auto repair, restaurant

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wingate Street	Residential	Residential	No
Adrian Drive	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Linwood NA	Cultural District Alliance
University Park Owners Assn., Inc	Neighbors Working Together

Recent Relevant Zoning and Platting History:

Zoning History: NA
Platting History: NA

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "MU-1". Surrounding land uses consist primarily of commercial, office, and automotive uses with residential directly north and east of the subject property. The applicant intends to construct an office for a nonprofit organization.

The proposed MU-1 contains various requirements that promote pedestrian-oriented urban form, architectural diversity, and memorable urban environments. The potential negative impacts will be mitigated by the constraints in size of the overall site and by the added requirements within the MU zoning. As a result, the proposed zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as general commercial and low density residential. General Commercial is consistent with the Comprehensive Plan, however; low density residential is not. The proposed zoning is consistent with the following Comprehensive Plan policies.

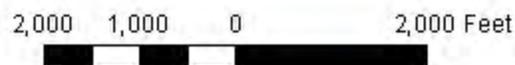
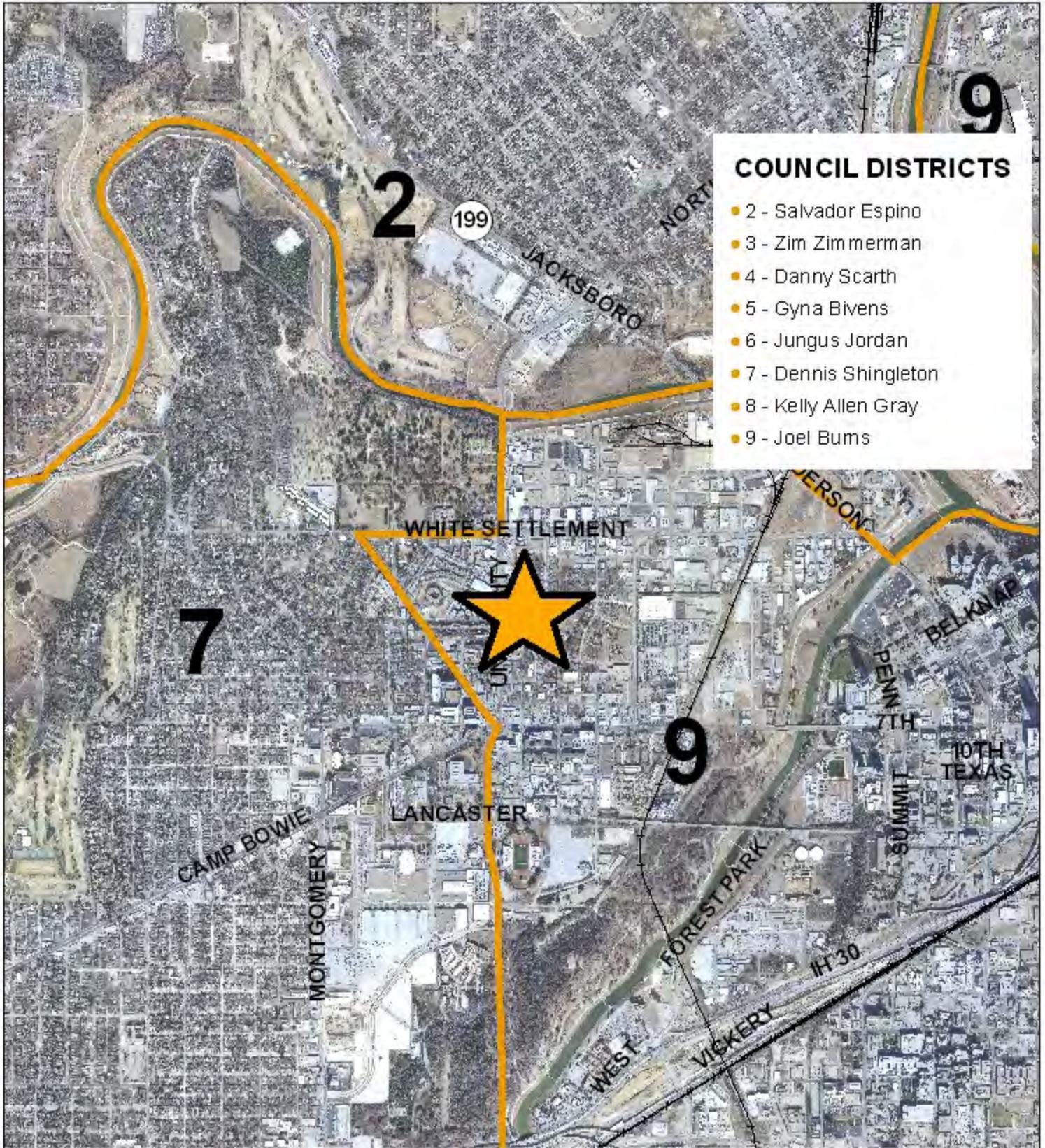
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

As a result, the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Location Map

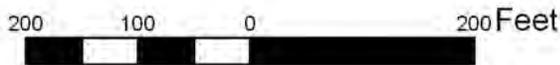
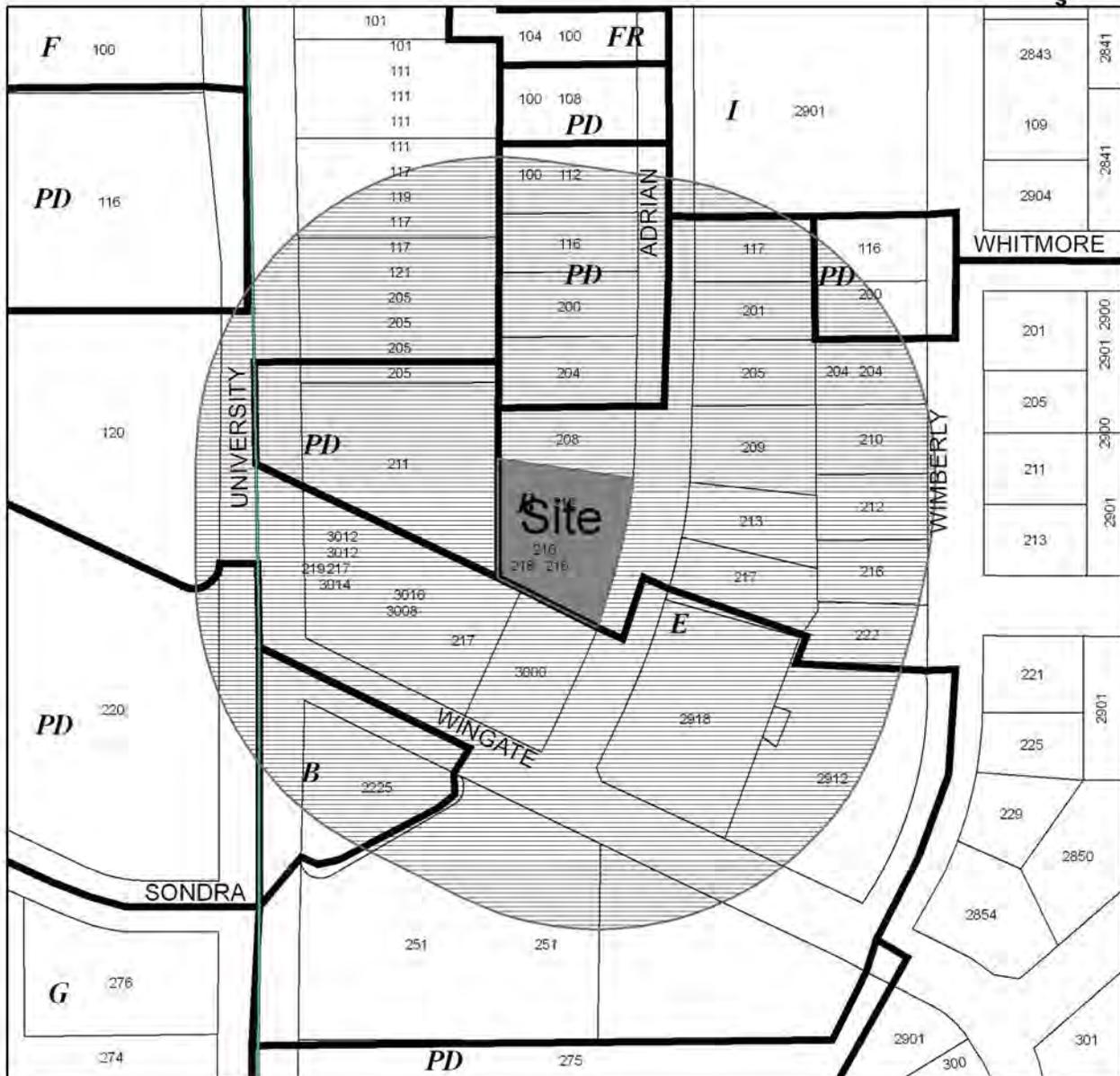


Area Zoning Map

Applicant: Fort Worth Living LTD
 Address: 212 & 216 Adrian Drive
 Zoning From: B
 Zoning To: E
 Acres: 0.38026494
 Mapsco: 62W
 Sector/District: Arlington Heights
 Commission Date: 12/11/2013
 Contact: 817-392-8043



300 Ft. Buffer

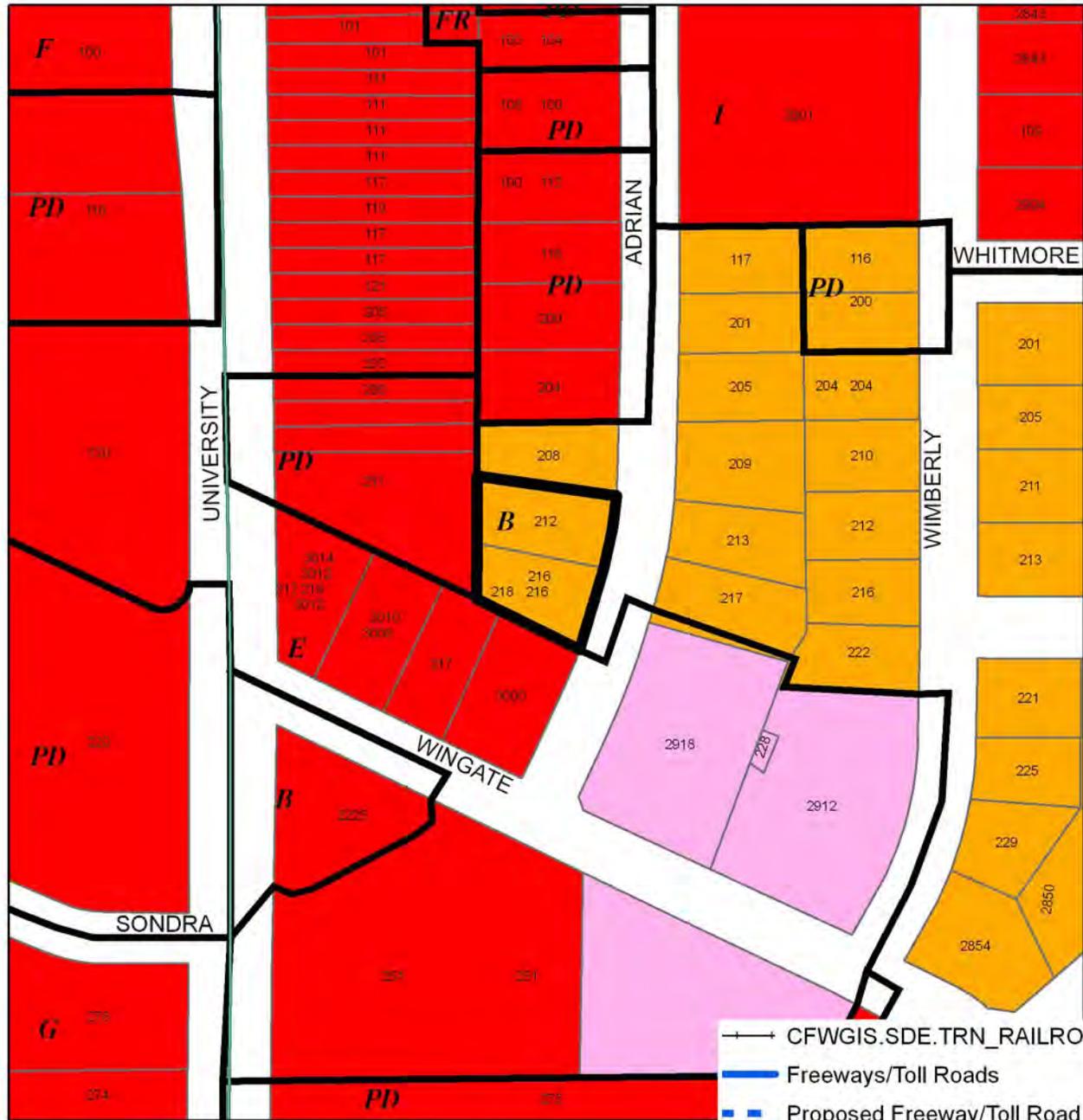




212 & 216 Adrian Drive

Future Land Use

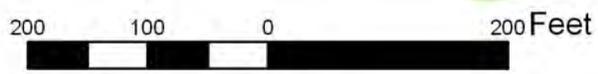
ZC-13-177



- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

- | | |
|-----------------------------------|--------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial |
| Rural Residential | General Commercial |
| Suburban Residential | Light Industrial |
| Single Family Residential | Heavy Industrial |
| Manufactured Housing | Mixed Use |
| Low Density Residential | Industrial Growth Center |
| Medium Density Residential | Infrastructure |
| High Density Residential | Lakes and Ponds |
| Institutional | Public Park, Open Space |
| | Private Park, Open Space |

FLD_ZONE
 Floodplain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



Aerial Photo Map



IV. New Cases

3. ZC-13-177 Fort Worth Living Ltd (CD 9) – 212 & 216 Adrian Drive, 3000 Wingate (Linwood Addition, Block 2, Lots 9, 10, 11, 0.46 Acres): from “B” Two-Family to “MU-1” Low Intensity Mixed-Use

Darin Norman, 2918 Wingate Street, Fort Worth, Texas representing Fort Worth Living explained to the Commissioners the surrounding zoning and current uses. Mr. Norman said they have met with the Linwood neighborhood representative and had discussions Amana Worldwide which is a non-profit missionary to help feed hungry children throughout the world. They are looking at relocating their facility. The concerns were mainly parking and how it would fit with MU zoning.

Ms. Reed asked Mr. Norman if he had a copy of the support letter from Linwood. Mr. Norman said it is a copy of the meeting agenda which he displayed on the overhead.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Northern. The motion carried 8-0.

<i>Document received for written correspondence</i>				ZC-13-177
Name	Address	In/Out 300 notification area ft	Position on case	Summary
Linwood NA	NA		Support	Minutes of meeting agenda submitted

4. ZC-14-009 Chesapeake Land Development Company, LLC (CD 6) – 5159 Granbury Road (WJ Morgan Survey, Abstract No. 1092, 1.76 Acres): from “PD-978” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet, no “freeway” signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived. Site Plan required for any multifamily development to “PD/MU-1” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet, no “freeway” signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan included

Jim Schell, 500 W. 7th street, Suite 600, Fort Worth, Texas representing Chesapeake Land Development LLC explained to the Commissioners they have purchased the site highlighted in pink on the overhead for a QuikTrip location. He explained this area was rezoned about a year ago for MU-1 for the train station. Ms. Schell said they have been working with Councilman Jordan and the Wedgwood Square neighborhood on this development. He explained they wanted to keep the integrity of the zoning of MU-1 and to ask for waivers that are indicated on the site plan. He asked that all waivers to the MU-1 requirements be granted as noted. There has been a monument sign approved by the neighborhood and similar to the one at Northside Drive and North Main they are proposing.

David Foster, 5116 Cordova Avenue, Fort Worth, Texas President of the Overton South neighborhood association spoke in support.