



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 3, 2015

Council District 9

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

Opposition: Two letters submitted
Support: One person spoke, two letters submitted

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

Owner / Applicant: Elizabeth and G. Paredes, Jr.

Site Location: 354 Foch Street

Mapsc0: 62X

Proposed Use: Duplex

Request: From: "A-5" One-Family

To: "B" Two-Family

Land Use Compatibility: Requested change is compatible.

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

Background:

The site is located near the intersection of Foch Street and Azalea. The applicant is proposing a zoning change from "A-5" One-Family to "B" Two-family for a duplex. The applicant intends to demolish the existing single-family home and Village Homes would construct a new duplex on the site which likely will be platted into two individually owned lots.

The Linwood area is in transition due to its close proximity to Montgomery Plaza and West 7th developments. Mixed-use development is planned along Carroll Street and urban residential is being constructed directly west of the proposed site. The applicant will be required to meet all of the "B" requirements, including parking, setbacks, and height. The table below describes the similarities between the current "A-5" and proposed "B" zoning.

Linwood Neighborhood Association submitted a petition at the Zoning Commission meeting with 24 signatures.

Requirement	A-5	B (Attached Units on a Single Lot)
Lot size	5,000 sf minimum	5,000 sf minimum
Lot Width	50 ft. minimum at building line	50 ft. minimum at building line
Side yard	5 ft. min (Interior lot); 10 ft. min adjacent to side street	5 ft. min (Interior lot); 10 ft. min adjacent to side street
Front Yard	20 ft. minimum	20 ft. minimum

Height	35 ft	35 ft
Parking	2 spaces per dwelling located behind the front building line, plus one space per bedroom over three bedrooms, all behind the front building line	2 spaces per dwelling located behind the front building line, plus one space per bedroom over three bedrooms, all behind the front building line
Lot coverage	50 percent maximum	50 percent maximum

Site Information:

Owner: G. Paredes, Jr.
354 Foch St.
Fort Worth, TX 76107
Agent: Dunaway Associates, L.P.
Acreage: 0.20 acres
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "PD/UR" Planned Development for all uses in "UR" with a maximum four stories and development standards; site plan waived / urban residential
South "B" Two-Family / vacant
West "B" Two-Family / park

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Foch Street	Minor Arterial	Minor Arterial	No
Mercedes Ave	Minor Arterial	Minor Arterial	No
Azalea Ave	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Montgomery Plaza Residential Condominium	Trinity Habitat for Humanity
Cultural District Alliance	Streams & Valleys, Inc.
Montgomery Plaza Master Condominium Association	Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-144; from "B" to "A-5", approved 9/4/07 (subject property)
ZC-12-118, from "R2" and "MU-1" to "PD/UR" with a maximum four stories and development standards; site plan waived, effective 12/29/12 (property across the street east of the site)
Platting History: NA

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "B" Two-Family for a duplex. Surrounding land uses vary with urban residential to the east, single-family to the north and south, and a park to the west. The Linwood area is in transition due to its close proximity to Montgomery Plaza and West 7th developments. Mixed-use development is planned along Carroll Street and urban residential is being constructed directly west of the proposed site. The proposed duplex is an appropriate transition to the dense development to the west and park to the west. Potential negative impacts will be mitigated by the constraints in size of the overall site and parking requirements. As a result, the proposed zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as One-Family. The proposed zoning is not consistent with the Comprehensive Plan. However, a case can be made to amend the future land use map to reflect Low Density Residential as a transition, due to the proximity to dense development to the east. The proposed zoning is consistent with the following Comprehensive Plan policies:

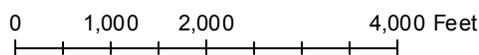
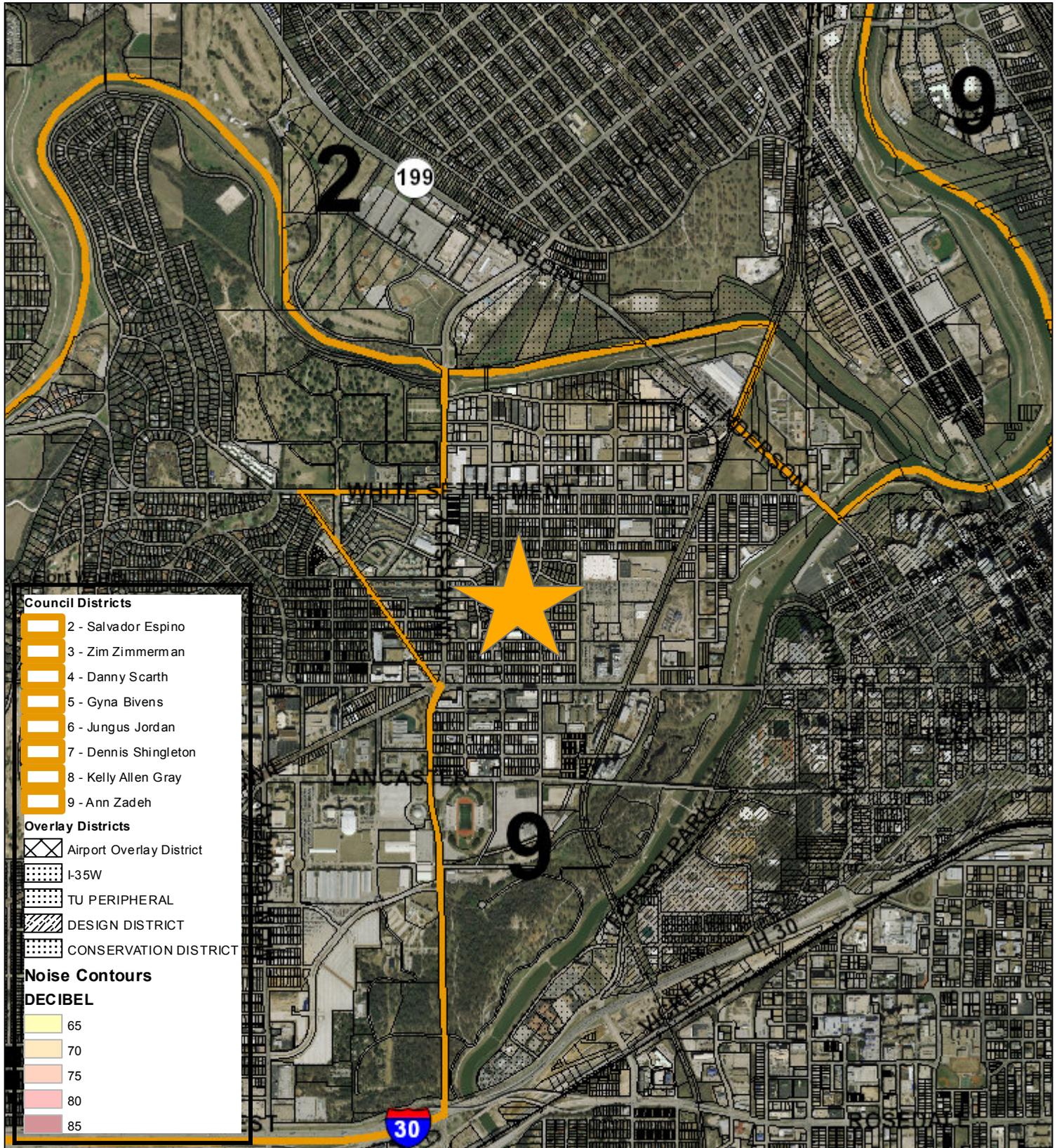
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, 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

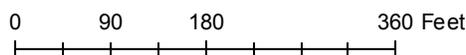
Area Map



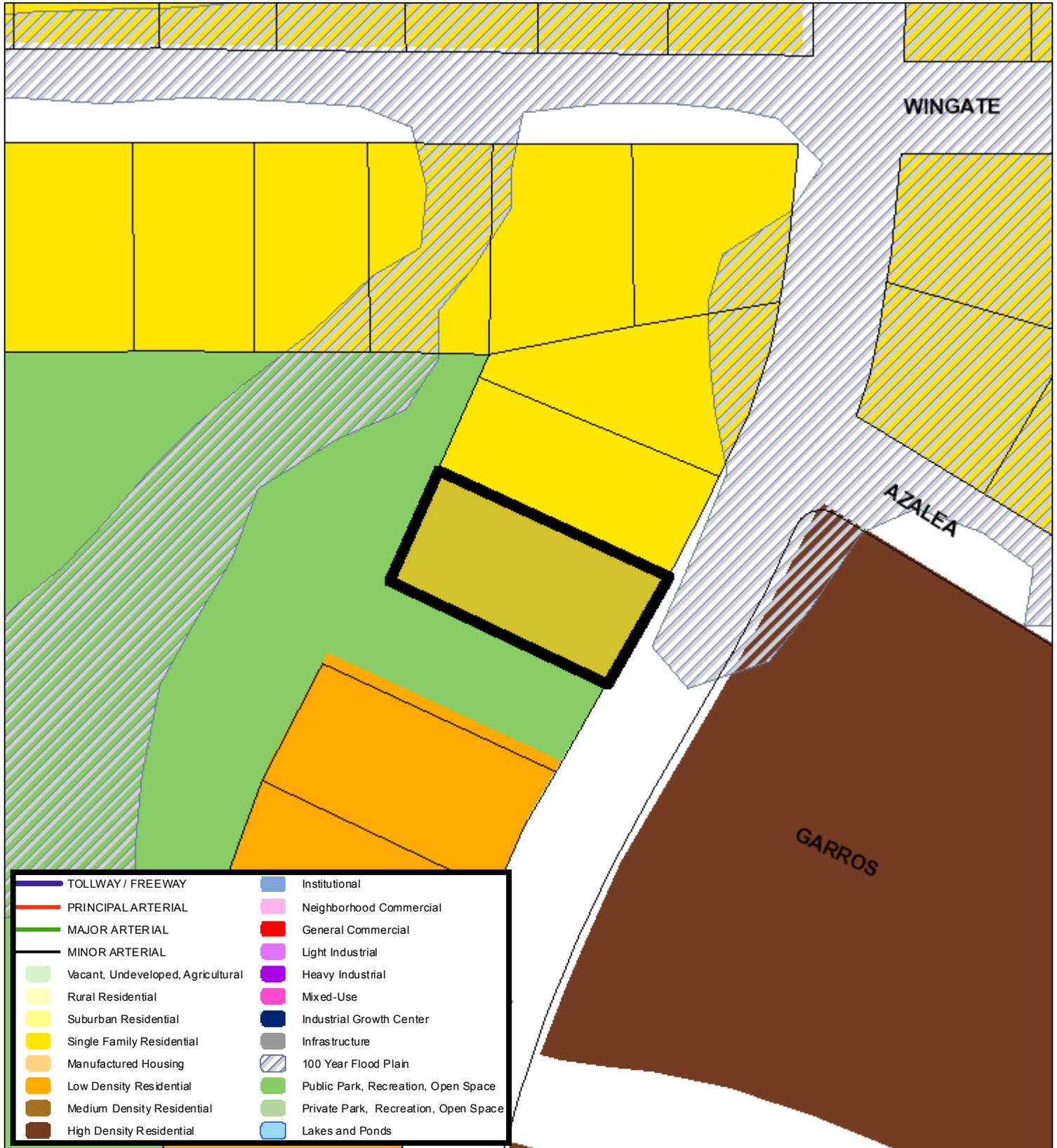


Area Zoning Map

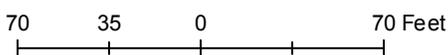
Applicant: G. Paredes, Jr.
 Address: 354 Foch Street
 Zoning From: A-5
 Zoning To: B
 Acres: 0.20548843
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 1/14/2015
 Contact: 817-392-8043



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 219.005.) Land use designations were approved by City Council on March 18, 2014.



Aerial Photo Map



0 45 90 180 Feet



12. ZC-14-175 Elizabeth & G. Paredes Jr. (CD 9) 354 Foch Street (Linwood Addition, Block 10, Lot 1, 0.20 Acres): from “A-5” One-Family to “B” Two-Family

Jeff Davis, 550 Bailey Avenue, Fort Worth, Texas representing Elizabeth and G. Paredes Jr., and Village Homes explained to the Commissioners the request to rezone to B for a single-family attached unit. He did mention they did not know the amount of opposition they had. Mr. Davis obtained a traffic study from the development under construction in the area and generally about 5 trips per hour along Foch Street. Mr. Davis also mentioned Village Homes has built several of these homes in the Linwood Neighborhood and or under construction now.

Eva Bonilla, 362 Foch Street, Fort Worth, Texas representing Linwood Neighborhood spoke in opposition. Ms. Bonilla had several pictures of single-family homes in the neighborhood. Ms. Bonilla mentioned the increased traffic in the area especially along Carrol and West 5th. More than 58 homes are planned by Village Homes in the neighborhood with possibly four parking spaces.

Mr. Genua asked if the existing home could be invested in. Ms. Bonilla said the developers are driving this product in the neighborhood.

Motion: Following brief discussion, Ms. Reed recommended a Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-175	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Eva Bonilla/Linwood NA	362 Foch	In	Opposition		Spoke at hearing
A petition was submitted with 27 signatures					

13. ZC-14-176 PCB Properties LLC (CD 4) 5801 North Beach Street (The Fairways of Fossil Creek, Block 2, Lot A, 8.38 Acres): from “G” Intensive Commercial to “A-5” One-Family

Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas representing PCB Properties, LLC explained to the Commissioners the request to rezone to A-5 for possibly 41 single-family homes. Mr. Nashed submitted a letter of support from the Fossil Creek Association.

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

<i>Document received for written correspondence</i>				ZC-14-176	
Name	Address	In/Out 300 ft notification area	Position on case		Summary