



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 5, 2015

**Council District** 9

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None Submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Powers Acquisitions, LLC

**Site Location:** 2636 Weisenberger Street, 2637 Whitmore Street Mapsco: 62X

**Proposed Use:** Townhomes

**Request:** From: "J" Medium Industrial  
To: "PD/UR" Planned Development for all uses in "UR" Urban Residential with maximum 4 stories in height; site plan waiver recommended

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

**Comprehensive Plan Consistency:** Requested change is not consistent.  
**(Significant Deviation)**

**Background:**

The applicant's is requesting a zoning change to "J" Medium Industrial to "PD/UR" with four stories. Other properties in the area have been rezoned to MU-1 which allows for 3 stories by right for single-uses. Urban Residential is consistent with the MU zoning. The applicant intends to construct four story townhomes and would like to rezone to PD in order to get an additional story.

The Linwood Neighborhood, located to the southwest of the zoning case, has been involved in several zoning change requests in the last decade. These cases have caused the ongoing discussion of the appropriate future land uses in the area, protection of the single family residential area, and the boundaries for these uses. The site is also located in close proximity to West 7<sup>th</sup> Street development, which contains several multistory building and a mix of uses.

At the Zoning Commission, the applicant explained that the townhouse development fits in the narrow configuration of the lots. The fourth story is requested to allow for rooftop terraces and possible structures in order for the residences to see over the adjacent industrial buildings and have a view of downtown.

**Site Information:**

Owner:	Powers Acquisitions, LLC 1000 Foch, Ste 110 Fort Worth, Texas 76107
Agent:	Townsite Company
Acreage:	0.31

Comprehensive Plan Sector: Arlington Heights  
 Surrounding Zoning and Land Uses:  
 North "J" Medium Industrial / industrial  
 East "J" Medium Industrial / industrial  
 South "J" Medium Industrial / pet hotel  
 West "I" Light Industrial; "J" Medium Industrial / commercial, industrial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-07-144 approved by Council 09/04/07 for single-family and mixed use subject properties to the southwest  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Whitmore St.	Residential	Residential	No
Weisenberger St	Residential	Residential	No
Carroll Street	Collector	Collector	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Linwood NA	Streams And Valleys Inc
Cultural District Alliance	Fort Worth ISD
Trinity Habitat for Humanity	

Not located within a registered neighborhood association\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/UR" in order to develop townhomes on the corner of Carroll and Wiesenberger. Surrounding land uses consist of industrial uses to the north, east and west with a pet hotel just south. The overall area is in transition with several multifamily units being constructed in close proximity south of the site.

Due to the location near other mixed-use zoning districts, nearby amenities, and close proximity to Montgomery and West 7<sup>th</sup>, the proposed zoning for the sites **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as General Commercial. The proposed zoning for these properties is consistent with the Comprehensive Plan.

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

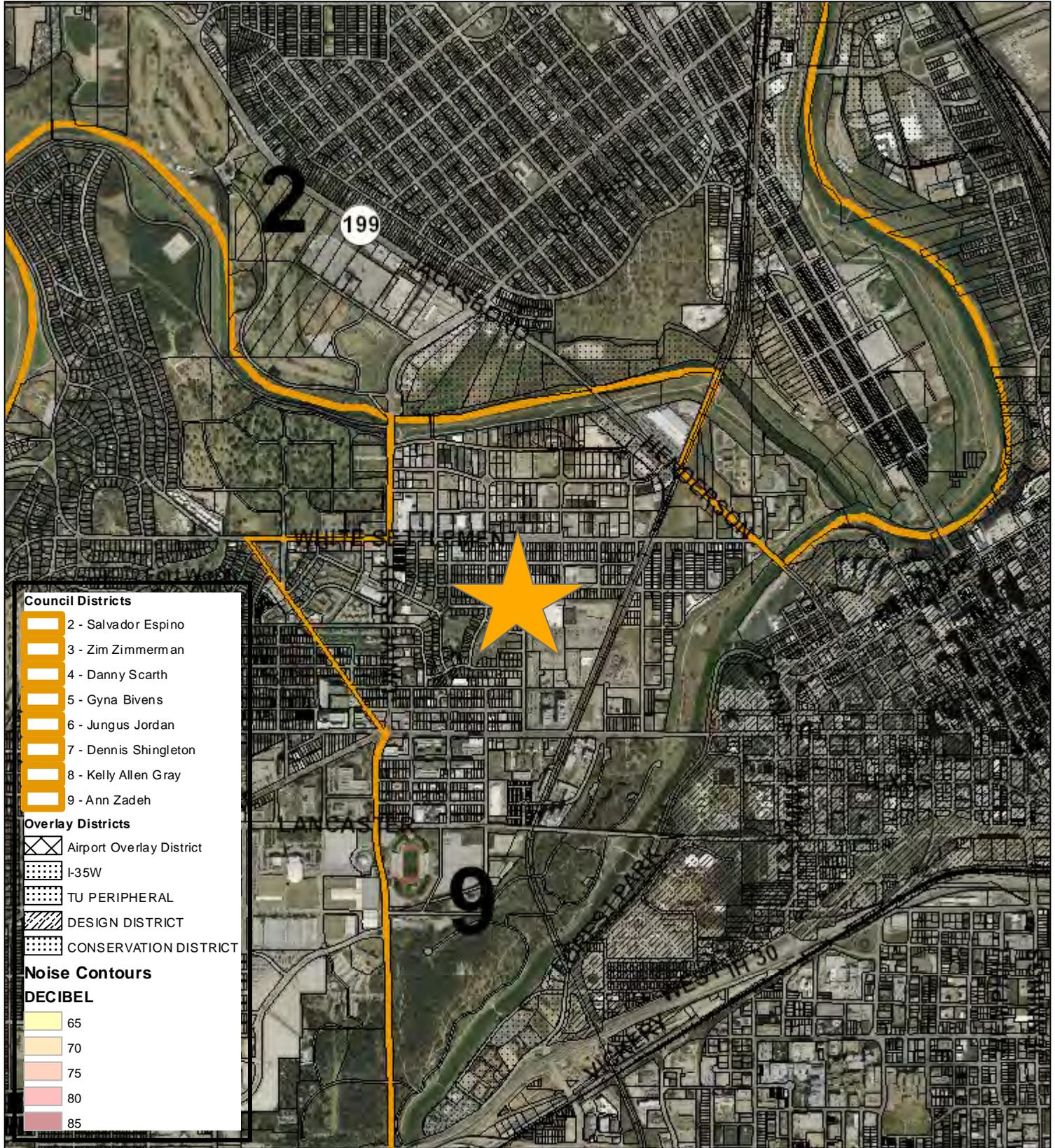
Based on the lack of conformance with the future land use map and the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan (**Significant Deviation**).

**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



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Danny Scarth
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

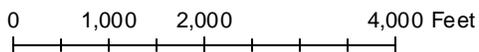
**Overlay Districts**

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

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



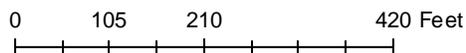


# Area Zoning Map

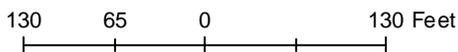
Applicant: Powers Acquisitions, LLC  
 Address: 2636 Weisenberger Street, 2637 Whitmore Street  
 Zoning From: J  
 Zoning To: PD for MU-1 uses restricted to townhomes with 4-story max. height  
 Acres: 0.31387644  
 Mapsco: 62X  
 Sector/District: Arlington Heights  
 Commission Date: 4/8/2015  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



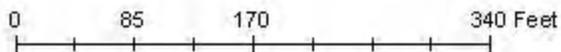
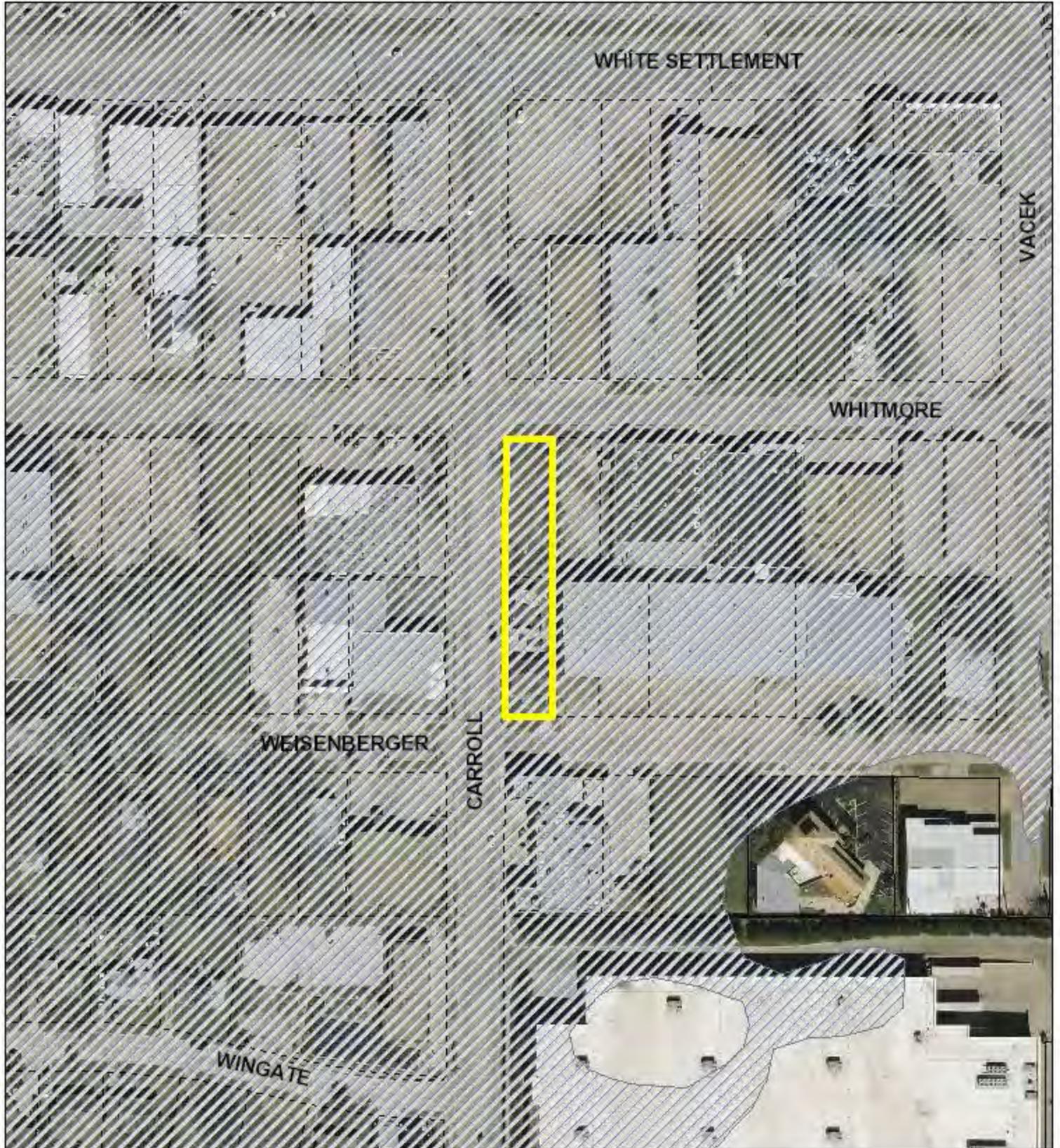
### Future Land Use



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 17, 2015.



**Aerial Photo Map**



Guy Wood	9617 Santa Paula	In	Opposition		Sent letter in
Keith Kidwill	9616 Santa Monica	In	Opposition		Sent letter in
Victoria Reyes	9621 Santa Paula	In	Opposition		Sent letter in
Guy Wood	9613 Santa Paula	In	Opposition		Sent letter in
Joseph Hankins	9607 Santa Clara	In	Opposition		Sent letter in
Jimmie Lane	9611 Santa Monica	In	Opposition		Sent letter in
Carol Allen	9616 Santa Paula	In	Opposition		Sent letter in
Larry North	9622 Santa Monica	In	Opposition		Sent letter in
Lawrence Closner	9628 Santa Paula	In	Opposition		Sent letter in
Elaine Emerson	9621 Santa Monica	In	Opposition		Sent letter in
Carol Jones	9609 Santa Monica	In	Opposition		Sent letter in
A petition was submitted with more than 75 signatures in opposition in the case file.					

**9. ZC-15-038 Power Acquisitions, LLC (CD 9) – 2636 Weisenberger Street and 2637 Whitmore Street (Weisenberger Addition, Block 8, Lots 1 & 11, 0.31 Acres): from “J” Medium Industrial to “PD/UR” Planned Development for all uses in “UR” Urban Residential with maximum 4 stories in height; site plan waiver requested**

Phillip Poole, 2918 Wingate, Fort Worth, Texas representing Power Acquisitions, LLC explained to the Commissioners they are requesting to rezone two lots to PD/UR for traditional row houses with a maximum height of 4 stories. Mr. Poole said he has meet with the Linwood neighborhood and are supportive of the request as well as the Cultural District Alliance. He did mention Carol Street is going through design considerations to narrow the street. The reason to request 4 stories is for the view from the third and fourth floors will have of the downtown area. There will be approximately 10 units with rear entry garages.

Ms. Reed asked Mr. Poole if the fourth floor is the deck or patio area. Mr. Poole said it would be the pilot house with the first floor being the garage and entry area.

Mr. Genua asked Mr. Poole the difference between a row house and a townhouse. Mr. Poole said architects call it attached residential.

Mr. Edmonds asked Mr. Poole the square footage of the units. Mr. Poole said about 3,000 square feet with the upper floor not having much living space.

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