



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: Linwood NA; 2 letters submitted

Continued Yes __ No X
Case Manager Lynn Jordan
Surplus Yes __ No X
Council Initiated Yes __ No X

Owner / Applicant: Texas InTown Homes, LLC

Site Location: 2800, 2804, 2808 Wingate Street Mapsco: 62X

Proposed Use: Townhomes

Request: From: "A-5" One-Family
To: "UR" Urban Residential

Land Use Compatibility: Requested change is not compatible

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

Background:

The site is located north of Wingate Street and west of Foch, both considered residential streets. The applicant is proposing to rezone from "A-5" One-Family to "UR" Urban Residential to construct townhomes. The subject property is within the 100 year floodplain; drainage studies will be necessary through the platting process to accommodate the development.

Urban Residential is intended to be used for higher density residential with no maximum units per acre. Parking for townhomes is intended to be accessed from the rear of the primary structure via a driveway or rear alley.

The subject property is located in the middle of a One-Family zoning district. The Linwood neighborhood is just north of the West 7th Mixed-Use area, and west of several locations of MU-1 zoning. The southern sections of Linwood have been in transition with the construction of a four story multifamily structure and the replatting and construction of townhouses in "B" duplex zoning. The residents of the neighborhood have been discussing this transition and the future of the area and have submitted a letter of support. The primary request of the Linwood residents was that sidewalks that are constructed as part of the new development also be installed in front of the existing homes, with property owner approval. The applicants agreed to install these sidewalks.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas

historic urban character. The focus on form promotes buildings that conform to tested urban design principles.

- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

Site Information:

Owner: Texas InTown Homes, LLC
 1520 Oliver Street
 Houston, TX 77007

Acreage: 0.54 acres

Agent: Townsite Company/Phillip Poole

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
 East "A-5" One-Family / single-family
 South "A-5" One-Family / single-family
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-144 petition initiated rezoning approved by City Council to various zoning districts subject area; effective 9/04/07.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wingate St.	Residential	Residential	No
Foch	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Linwood NA*	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

*Located within the Linwood NA.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the property to "UR" Urban Residential to build townhomes. The surrounding land uses are predominantly single-family, one-story homes.

The proposed site abuts single-family and is surrounded with One-Family zoning. Urban Residential is designed to buffer One-Family zoning from Mixed Use districts.

As a result, the proposed zoning **is not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning is not consistent with the following Comprehensive Plan policies:

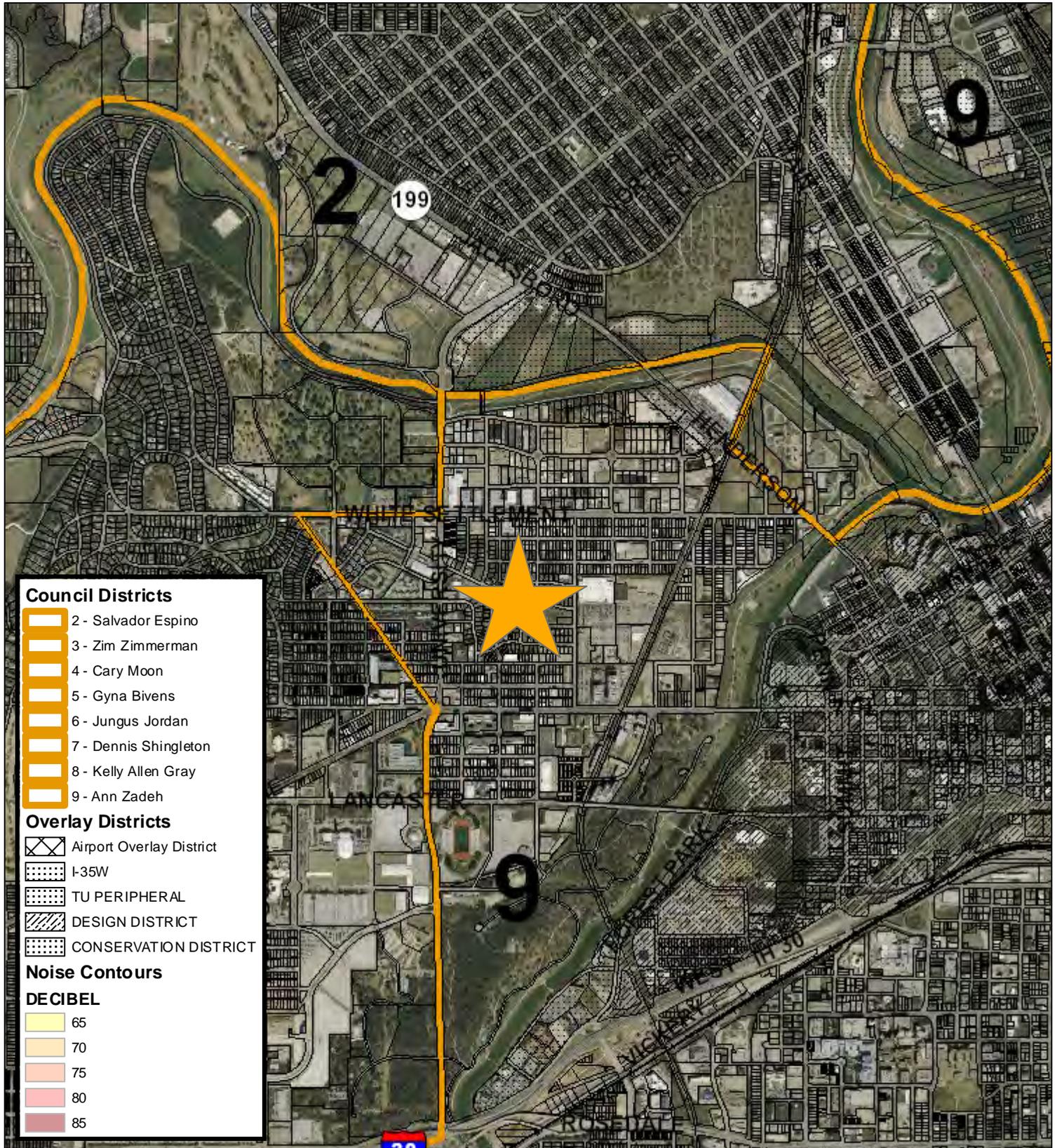
- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)

The proposed zoning **is not consistent** significant deviation with the future land use designations.

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





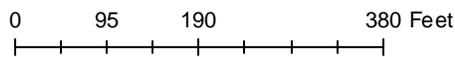
ZC-15-078

Area Zoning Map

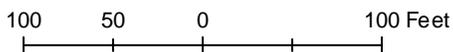
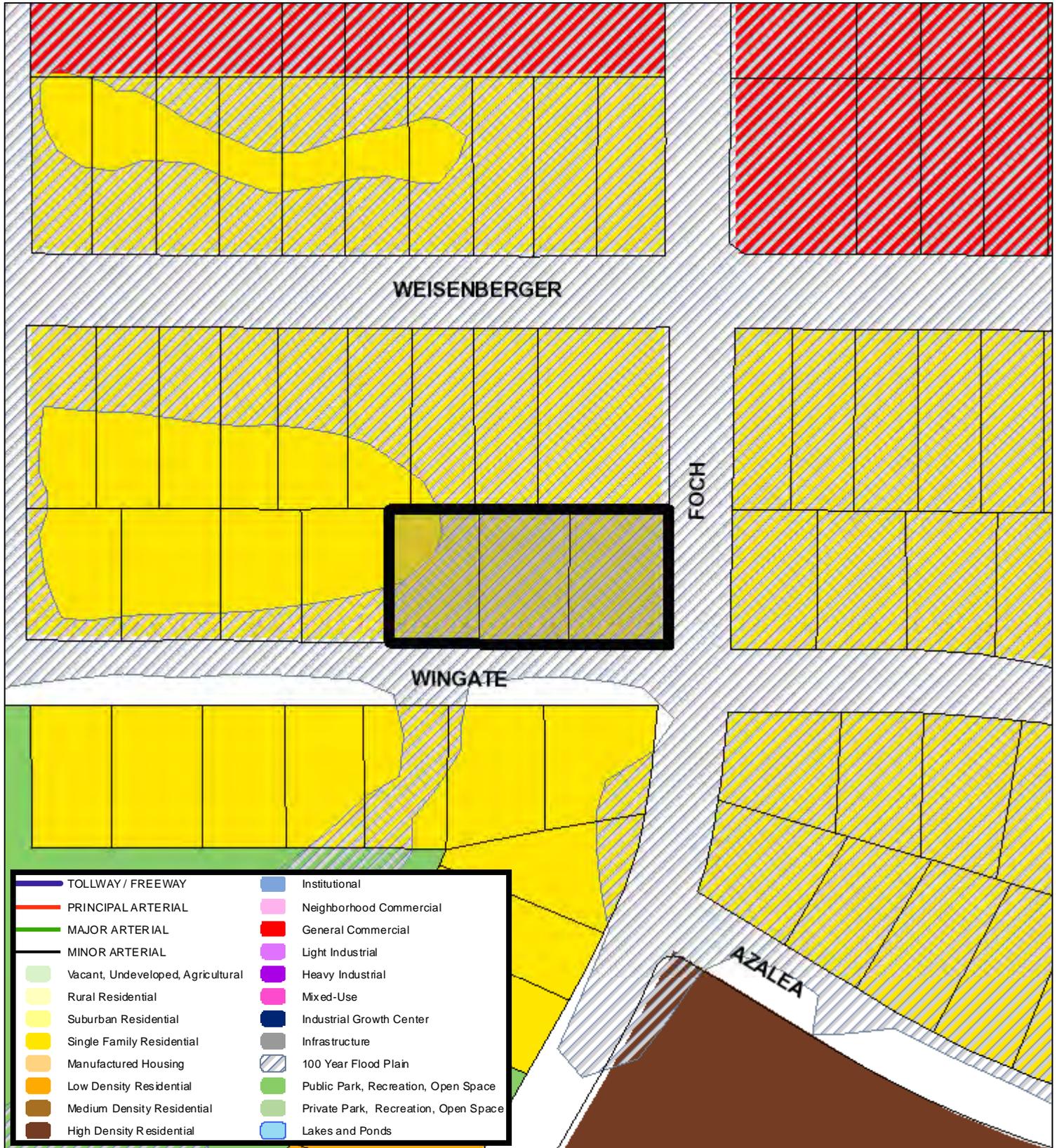
Applicant: Texas InTown Homes, Inc.
 Address: 2800 - 2808 (evens) Wingate Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.54995187
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 6/10/2015
 Contact: null



 Subject Area
 300 Foot Notification



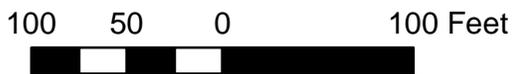
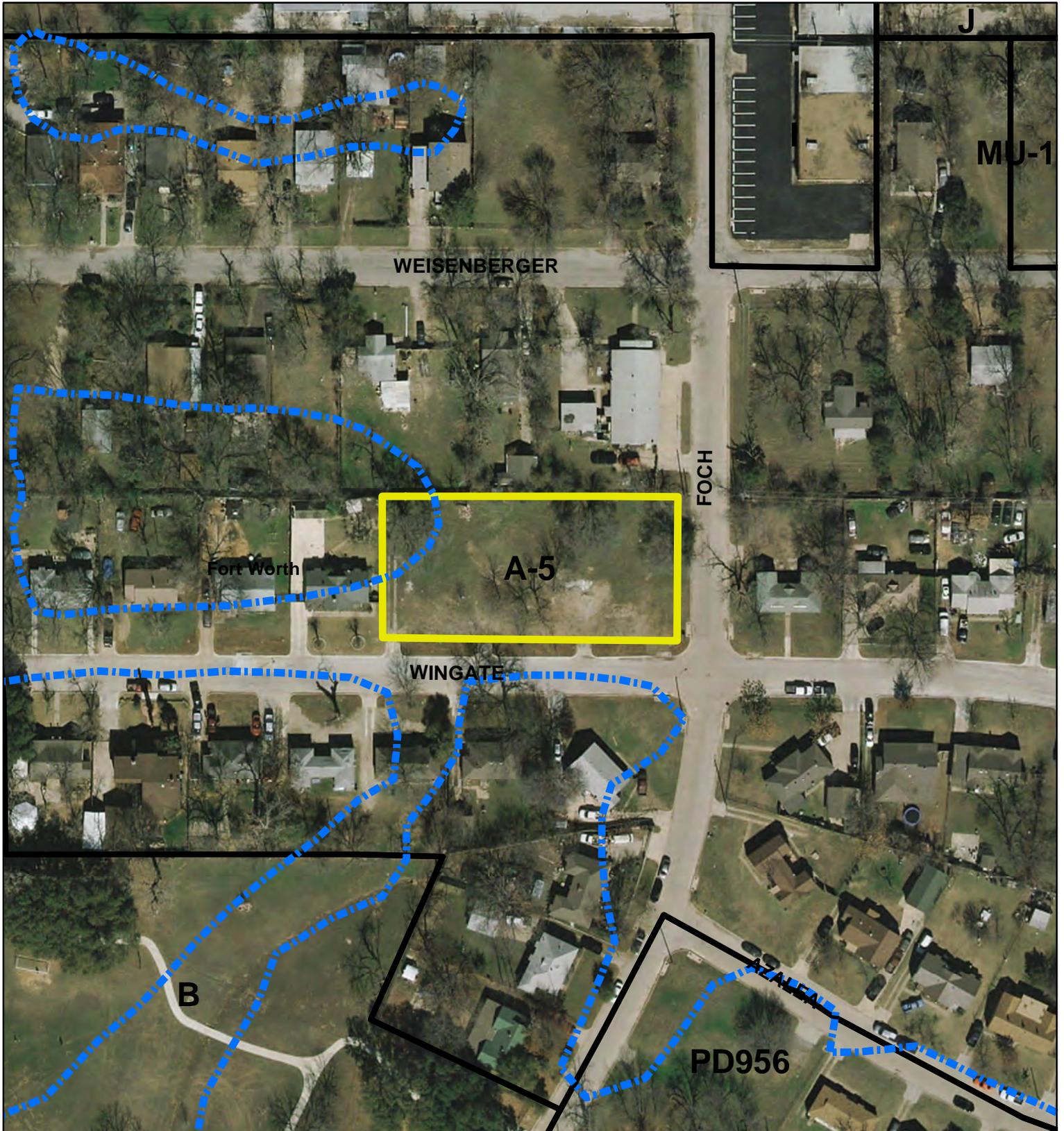
Future Land Use



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 Photograph



 100 Year Flood Zone

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.

