



**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; 1 letter submitted

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

Owner / Applicant: CATI, CATL Properties, L. Espino, H. Herrera, P. Ruiz

Site Location: 2709, 2712, 2713, 2723, & 2727 Wingate Street Mapsco: 62X

Proposed Use: Townhomes

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

Land Use Compatibility: Requested change **is compatible** (Wingate- north and south side)
Requested change **is not compatible** (corner of Wingate/Foch)

Comprehensive Plan Consistency: Requested change **is not consistent (Minor Boundary Adjustment)** along Wingate north and south side

Requested change **is not consistent (Significant Deviation)** corner of Wingate/Foch

Background:

The zoning case includes three properties on the same street. The properties are located on the north and south sides Wingate Street and at the corner of Foch and Wingate. Both of these streets are classified as 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 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 to the south of the subject properties 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 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.

Due to the varied nature of the surrounding area and proposed project, the rezoning has been divided into two sections to analyze for both land use compatibility and future land use consistency.

- Wingate North and South
- Corner of Foch and Wingate

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:

Owners: CATI/CATL Properties	Hector Herrera	Palma Ruiz	Lazaro Espino
301 N. St. Joseph St.	2712 Wingate St.	2723 Wingate St.	2727 Wingate St.
Suite 100	Fort Worth, TX 76107	Fort Worth, TX 76107	Fort Worth, TX
Gonzales, TX 78629			

Acreage:	0.94 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 & “MU-1” Low Intensity Mixed-Use / single-family and office building
South	“A-5” One-Family / single-family and vacant
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*	Montgomery Plaza Master Condominium Assoc. Inc.

Cultural District Alliance	Trinity Habitat for Humanity
Montgomery Plaza Residential Condominium Assoc.	Streams & Valleys Inc.
	Fort Worth ISD

*Located within the Linwood NA

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “UR” Urban Residential to build townhomes. Surrounding land uses consist of single-family to the north, west and south, and commercial to the west. The table below provides the analysis of the two sections:

Property area	Zoning Compatibility	Notes
Wingate North & South Side	Compatible	Rezoning this portion would create the buffer area from single-family and higher intensity uses associated with MU-1. It will also provide a clear delineation between single-family and MU-1 along Wingate
Corner of Foch/Wingate	Not Compatible	Proposed UR encroaches into established single-family neighborhood

2. Comprehensive Plan Consistency

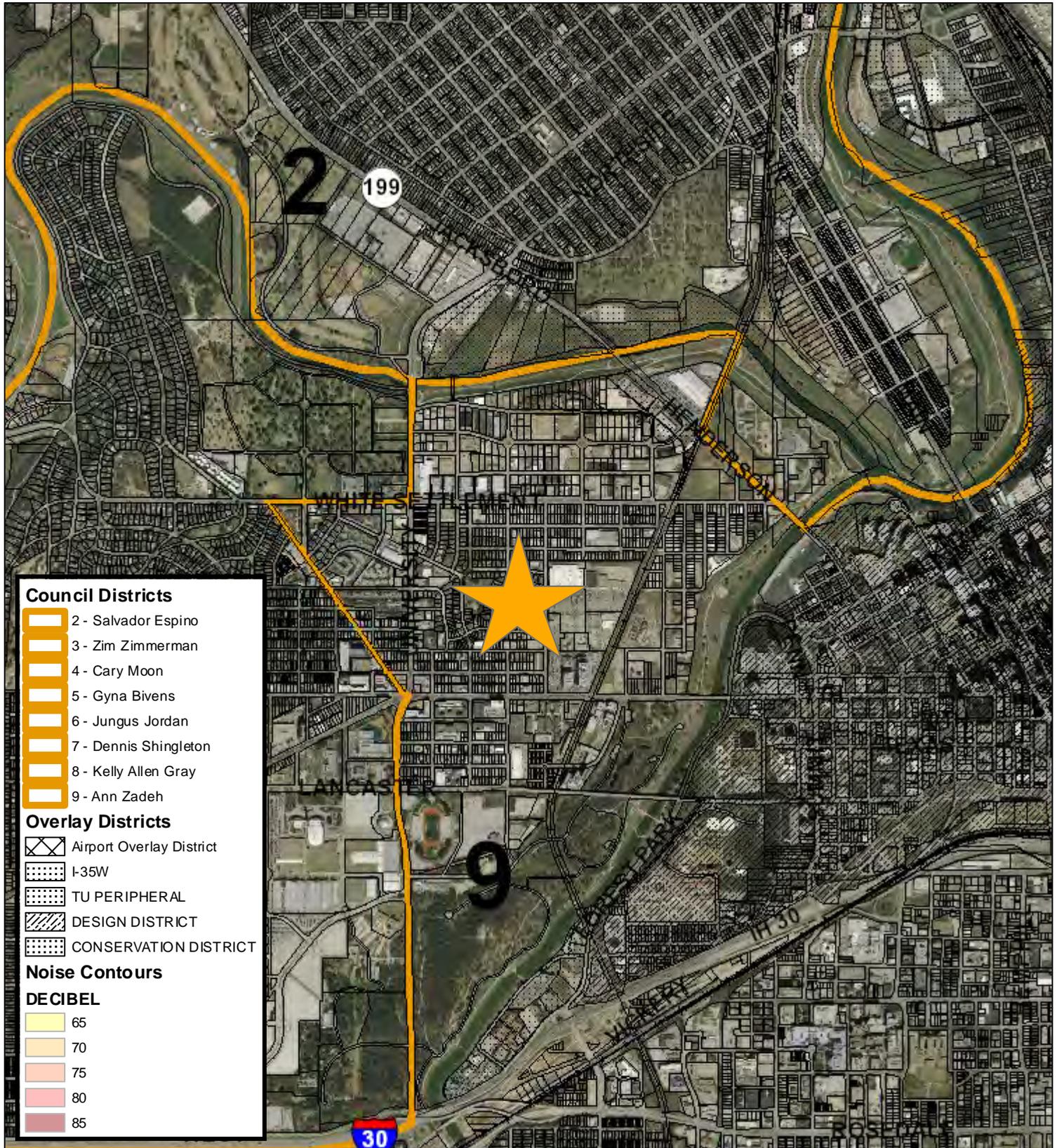
The 2015 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning **is not consistent** with the Comprehensive Plan. Due to the varied nature of the subject area, the table below provides the information for the two sections.

Property area	Comprehensive Plan Consistency	Notes
Wingate North & South Side	Minor Boundary Adjustment	The future land use should be revisited for this area due to the existing MU-1 zoning, providing buffers and transitions with the neighborhood
Corner of Foch/Wingate	Significant Deviation	The requested zoning change is inconsistent with the following Comprehensive Plan policies: <ul style="list-style-type: none"> • Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38) • Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect and other negative forces. (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)

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

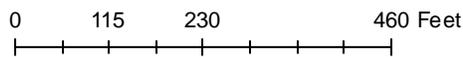


Area Zoning Map

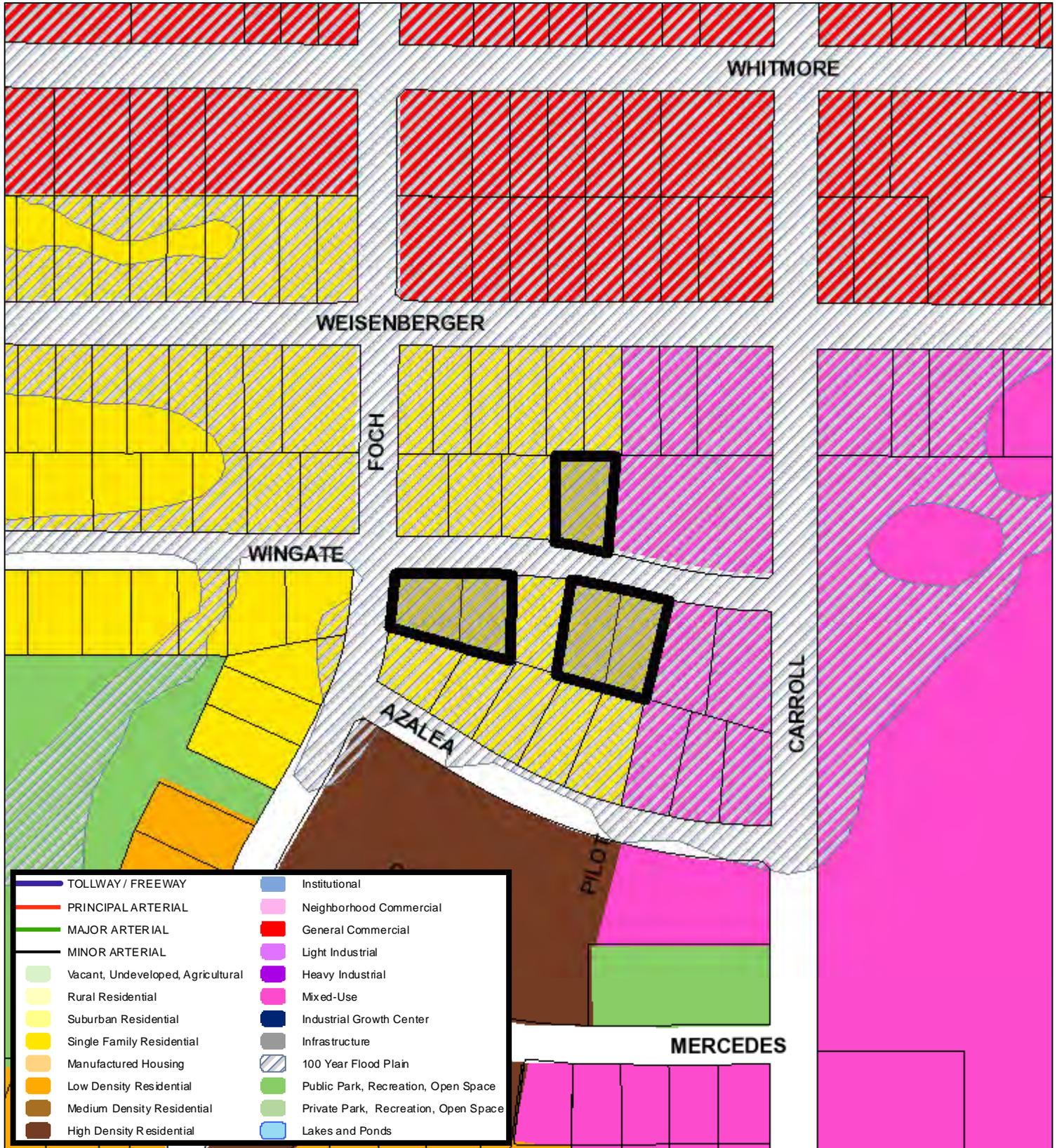
Applicant: CATI & CATL Prop., L. Espino, H. Herrera, P. Ruiz
 Address: 2709, 2712, 2713, 2723, 2727 Wingate Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.94766101
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 6/10/2015
 Contact: 817-392-2495



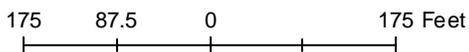
	Subject Area
	300 Foot Notification



Future Land Use



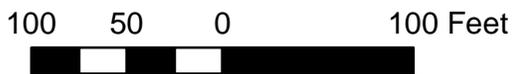
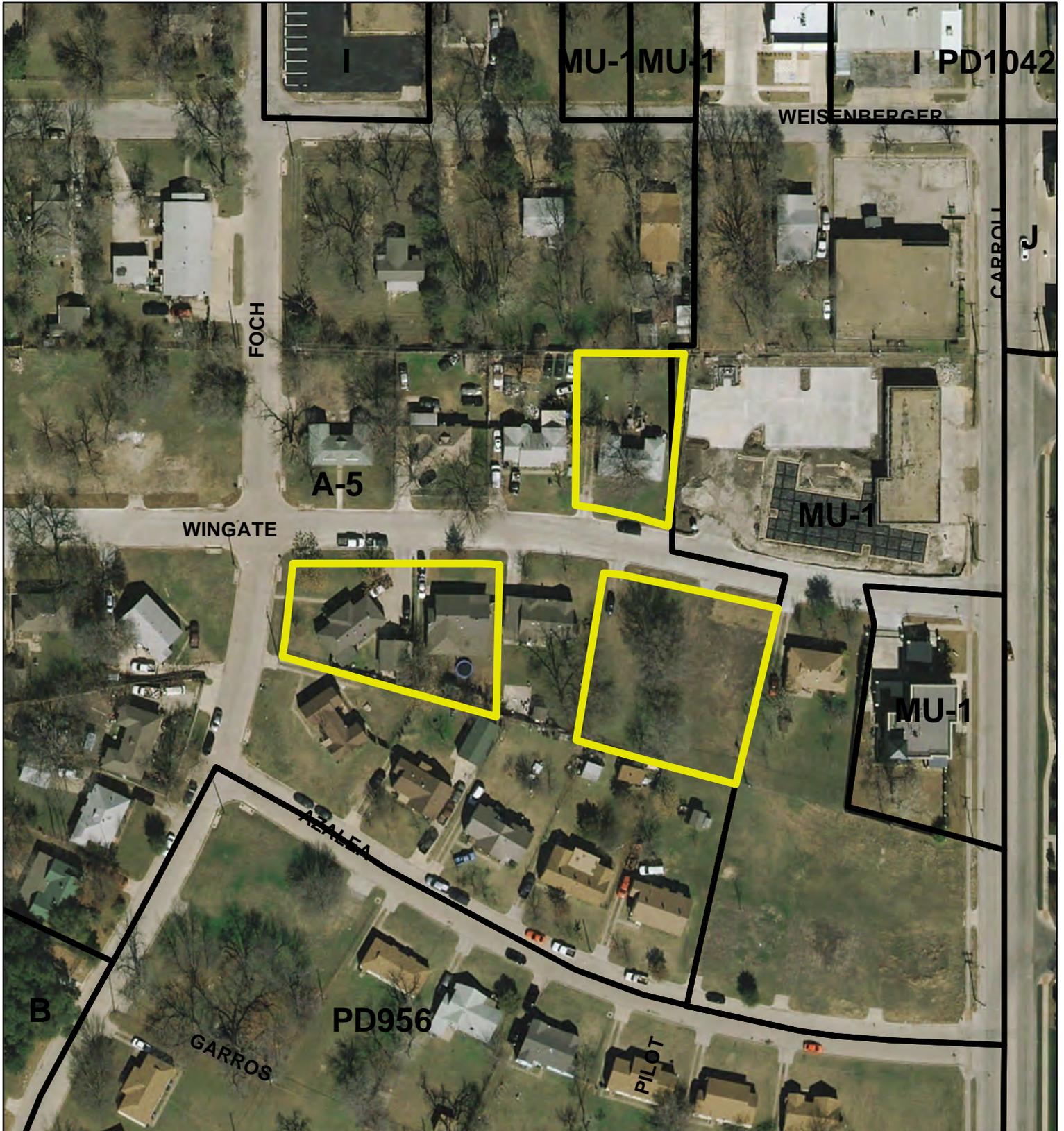
175 87.5 0 175 Feet



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



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.

