



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 4, 2015

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** None submitted  
**Support:** Linwood NA

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Kensington Realty

**Site Location:** 116 & 200 Wimberly Street Mapsco: 62X

**Proposed Use:** Duplex

**Request:** From: "PD/SU" Planned Development/Specific Use for a parking lot with 20' setback, 5' screening fence, chained and locked at night.

To: "B" Two-Family

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

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The site is located at the intersection of Wimberly and Whitmore Streets. The applicant is proposing a zoning change from "PD/SU" Planned Development/Specific Use for a parking lot with 20' setback, 5' screening fence, chained and locked at night to "B" Two-family. The applicant intends to redevelop the site with attached duplexes.

The Linwood area is in transition due to its close proximity to Montgomery Plaza and West 7<sup>th</sup> developments. Mixed-use development is planned along Carroll Street and urban residential is being constructed east of the site. Several duplexes have been and are being constructed within this neighborhood. The applicant will be required to meet all of the "B" requirements, including parking, setbacks, and height.

**Site Information:**

Owner: Kensington Realty  
3116 W. 6<sup>th</sup> Street, Suite 200  
Fort Worth, TX 76107  
Agent: Dunaway Associates, L.P. c/o Village Homes  
Acreage: 0.36 acres  
Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "I" Light Industrial / industrial  
East "B" Two-Family; "I" Light Industrial / single-family, industrial

South "B" Two-Family / single-family  
 West "B" Two-Family / single-family

**Transportation/Access**

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

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Linwood NA*	Trinity Habitat for Humanity
University Park Owners Association	Streams & Valleys, Inc.
Cultural District Alliance	Fort Worth ISD

\*Site is located within the confines of this Neighborhood Association

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-03-267, from "B" Two-Family to "PD/SU" Planned Development/Specific Use for a parking lot with 20' setback, 5' screening fence, chained and locked at night; approved 2003. (Subject Property)  
Platting History: NA

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "B" Two-Family for attached duplexes. Surrounding land uses vary with industrial to the north and single-family to the south east, and west. The Linwood area is in transition due to its close proximity to Montgomery Plaza and West 7<sup>th</sup> developments. The proposed use is an appropriate transition surrounding single-family and intense commercial and industrial to the north. 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 2015 Comprehensive Plan designates the site as Low Density Residential. The proposed zoning is consistent with the following Comprehensive Plan policies:

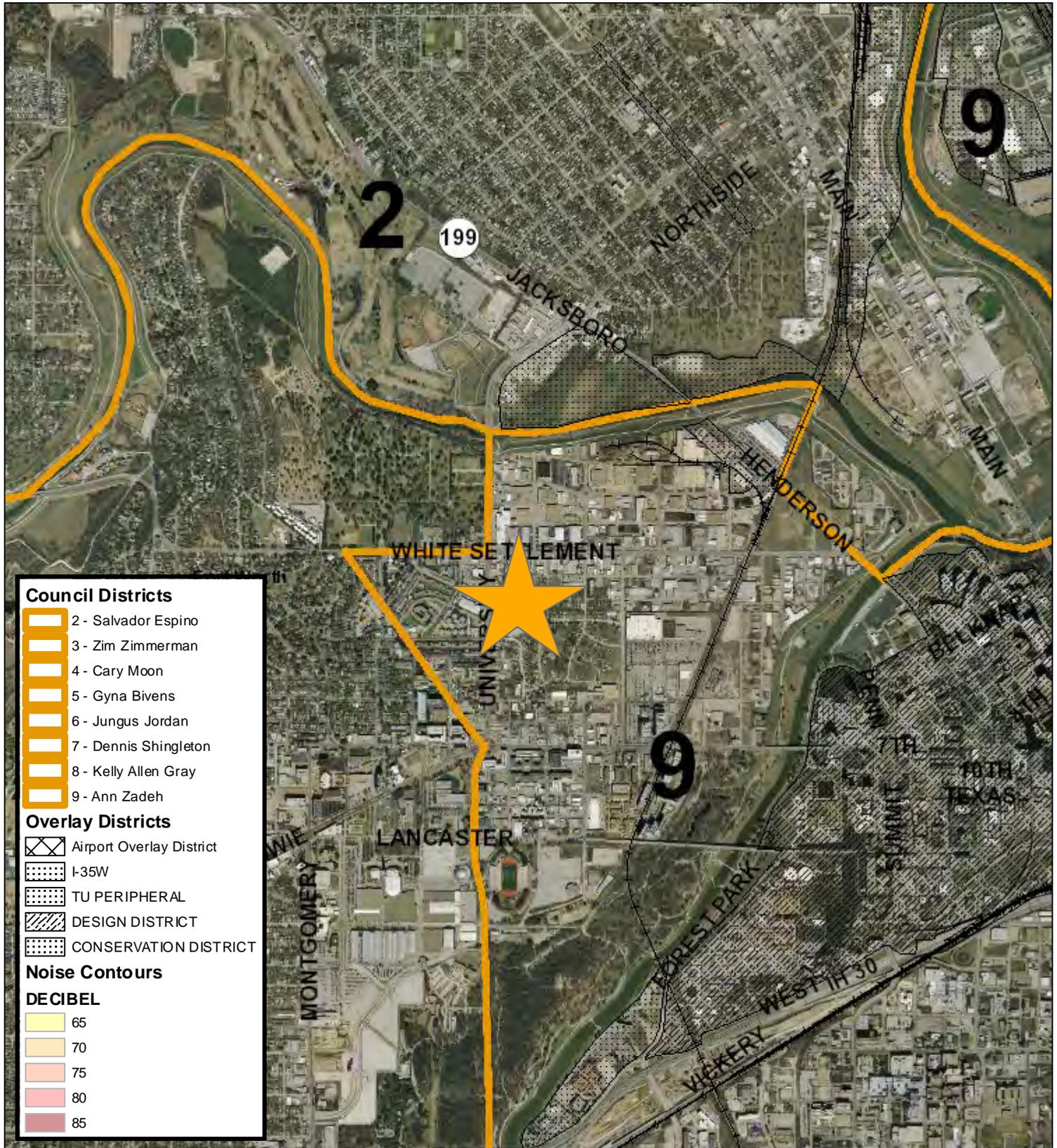
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated,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

As a result, the proposed zoning **is consistent** 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

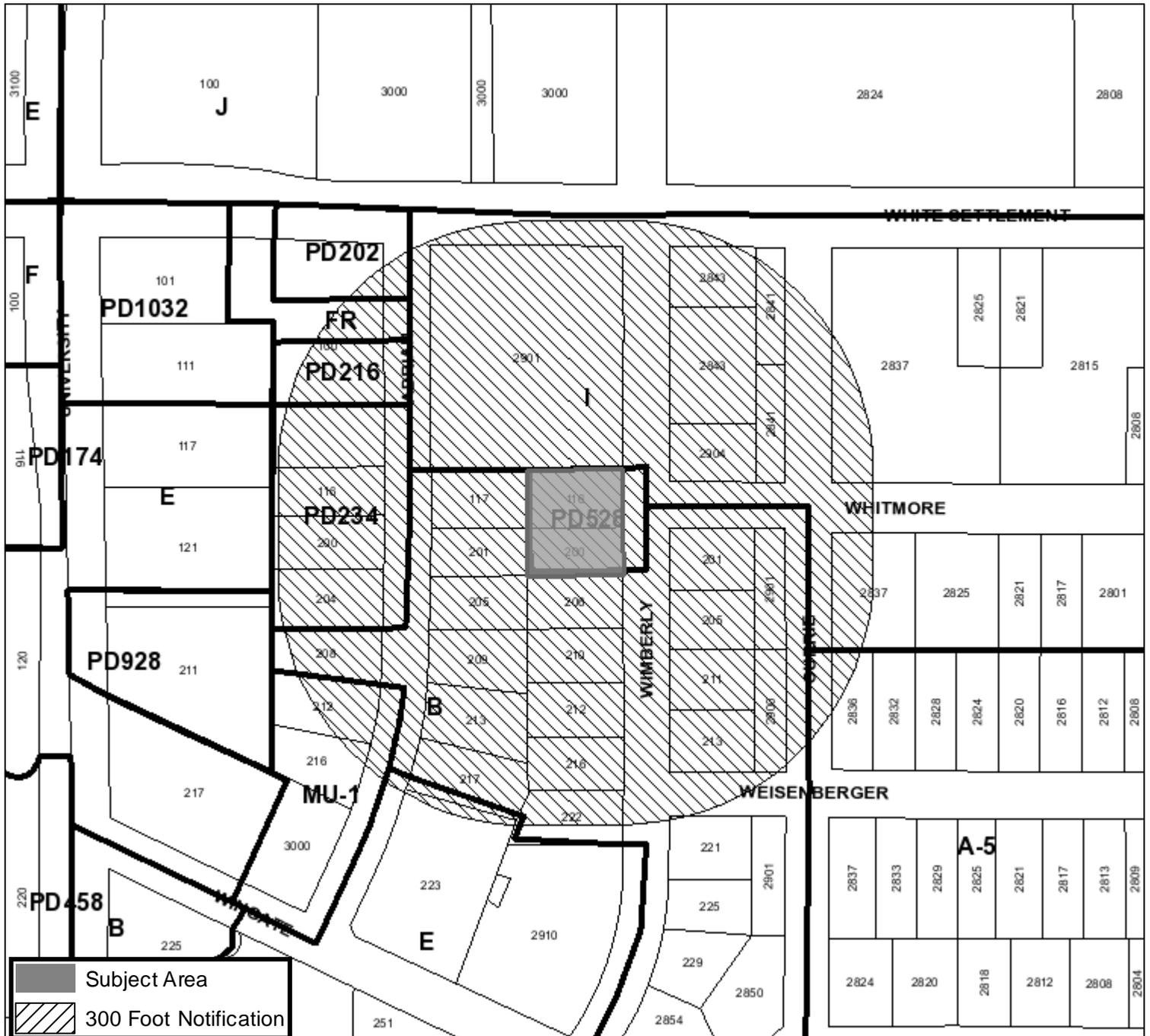
### Area Map



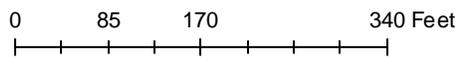


# Area Zoning Map

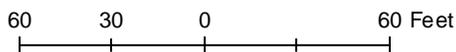
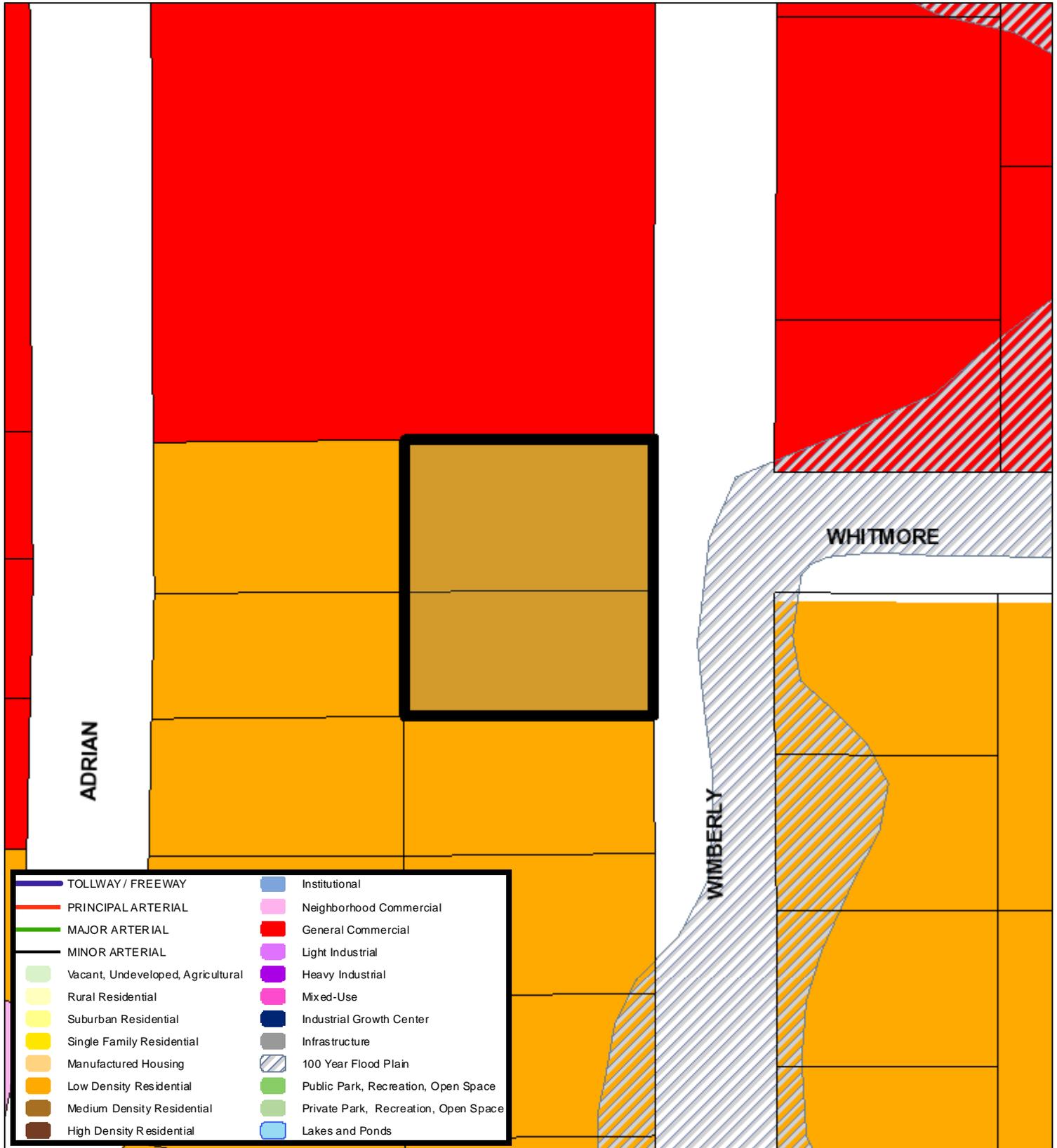
Applicant: Kensington Realty  
 Address: 116 & 200 Wimberly Street  
 Zoning From: PD 528  
 Zoning To: B  
 Acres: 0.3371077  
 Mapsco: 62X  
 Sector/District: Arlington Heights  
 Commission Date: 7/8/2015  
 Contact: 817-392-8043



 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**



0 37.5 75 150 Feet



**22. ZC-15-100 Kensington Realty Inc. (CD 9) 116 & 200 Wimberly Street (Linwood Addition, Block 3, Lots 23 & 24, 0.34 Acres): from PD528 “PD/SU” Planned Development/Specific Use for parking lot with 20 ft. setback, 5 ft. screening fence, chained and locked at night to “B” Two-Family**

Jeff Davis, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Village Homes explained to the Commissioners this zoning fits with the product their building in the Linwood neighborhood. He did reach out to Linwood NA and a letter was submitted in support.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				<b>ZC-15-100</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Eva Bonilla/ Linwood NA	NA	In		Support	Sent letter in

**23. ZC-15-101 Leona Gail Carswell (CD 9) 2200 6<sup>th</sup> Avenue (Fairmount Addition, Block 26, Lots 63 & 64, 0.17 Acres): from “B/HC” Two-Family/Historic & Cultural to “PD/B/HC” Planned Development for all uses in “B” Two-Family plus triplex/Historic & Cultural; site plan waiver requested**

Gail Carswell, 2418 6<sup>th</sup> Avenue, Fort Worth, Texas property owner explained to the Commissioners she does have support from the Fairmount NA and surrounding property owners. She purchased the property back in 1994, listed as a duplex with garage apartment. She has had three tenants in the three units up until 2010 when a fire broke out in one of the units. During the time they were submitting for a building permit it was discovered the zoning was incorrect. Ms. Carswell went before the Board of Adjustment to finish the re-construction of the duplex; the contractor did not finish the job within the required time frame set by the BOA. Subsequently she lost her legal non-conforming and is her today to request the continued use of a triplex.

Ms. Reed asked how many units are there. Ms. Carswell said it is a two story unit, upstairs, downstairs, with the top floor being addressed 1400 Mitchell and the garage apartment is addressed 1407 Mitchell a total of three units.

Mr. Edmonds asked about the three entry doors on 6<sup>th</sup> Avenue side and the stairwell to the garage. Ms. Carswell explained the entrances with an exit door on the downstairs floor.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				<b>ZC-15-101</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>