



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 18, 2015

Council District 9

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: None submitted

Support: Linwood NA

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Village Homes LP/Linwood Park Redevelopment, Ltd

Site Location: 2850, 2854, 2901 Wingate Street & 201, 211, 213, 225, 229, 300 Wimberly
Mapsco: 62X

Proposed Use: Townhomes

Request: From: "B" Two-Family
To: "UR" Urban Residential

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

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

Background:

The site is located north and south of Wingate Street and east of Wimberly, both considered residential streets. The applicant is proposing to rezone from "B" Two-Family to "UR" Urban Residential to construct townhomes.

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 front driveway townhouses in "B" duplex zoning. The residents of the neighborhood have been discussing this transition and the future of the area.

There have been at least 20 replats in the Linwood neighborhood to split one lot into two for townhomes which required several variance requests for a reduction in the front yard setback anywhere from 10 to 15 ft. "UR" zoning allows several residential forms including apartments and townhomes that may be built close to the front property line with rear access.

Urban Residential is intended to be used for higher density residential with no maximum units per acre as a buffer between one and two family residential and a mixed use area. Parking for townhomes is intended to be accessed from the rear of the primary structure via a driveway or rear alley.

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: Linwood Park Redevelopment Ltd
 2817 W. 5th Street
 Fort Worth, TX 76107

Acreage: 1.66 acres

Agent: Townsite Company/Phillip Poole

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North “B” Two-Family, “I” Light Industrial / single-family, industrial
 East “A-5” One-Family, “B” Two-Family / single-family, vacant, Linwood Park
 South “B” Two-Family / single-family, vacant
 West “B” Two-Family, “MU-1” Low Intensity Mixed-Use / single-family, proposed office park

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-078 approved by City Council to UR; adopted 6/16/15, subject area to the east; ZC-15-100 recommended for approval by Zoning Commission for PD/SU for parking lot to be heard by City Council 8/04/15, subject area to the west

Platting History: FS-15-028, Linwood Add., Blk 3, Lots 18R-1 & 18R-2; FS-15-021, Linwood Add., Blk 3, Lots 7R1, 7R-2, 8R1, 8R2, 9R1, 9R2; FS-14-211, Linwood Add., Blk 2, Lots 8R1, 8R2; Linwood Add., Blk 3, Lot 14-R1; FS-14-018, Linwood Add., Blk 11, Lots 14R-1, 14R-2, 15R-1, 15R-2 within a two block area

BOA History: BAR-15-062, 061 & 062, front setback variance; BAR-15-101, front setback reduction; BAR-15-091, reduce setbacks subject area; denied without prejudice on 7/15/15

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wingate St.	Residential	Residential	No
Wimberly St	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, with proposed and built townhomes along Wimberly Street.

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

As several zoning cases have been approved recently for "UR" within the area, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Low Density Residential. The proposed zoning is not consistent with the following Comprehensive Plan policies:

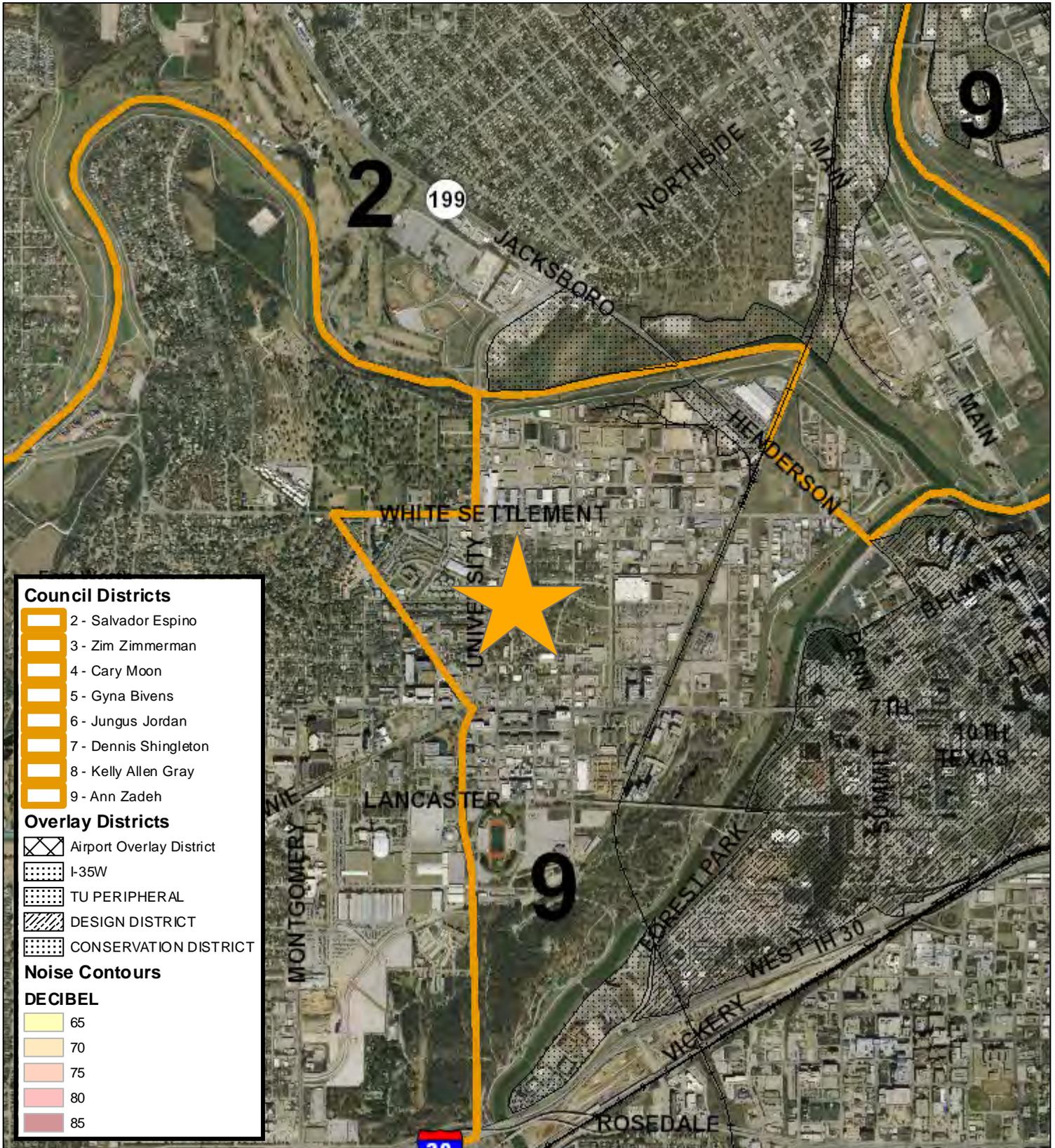
- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly 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)

As UR can allow the construction of apartments, 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

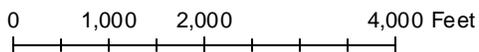
Area Map



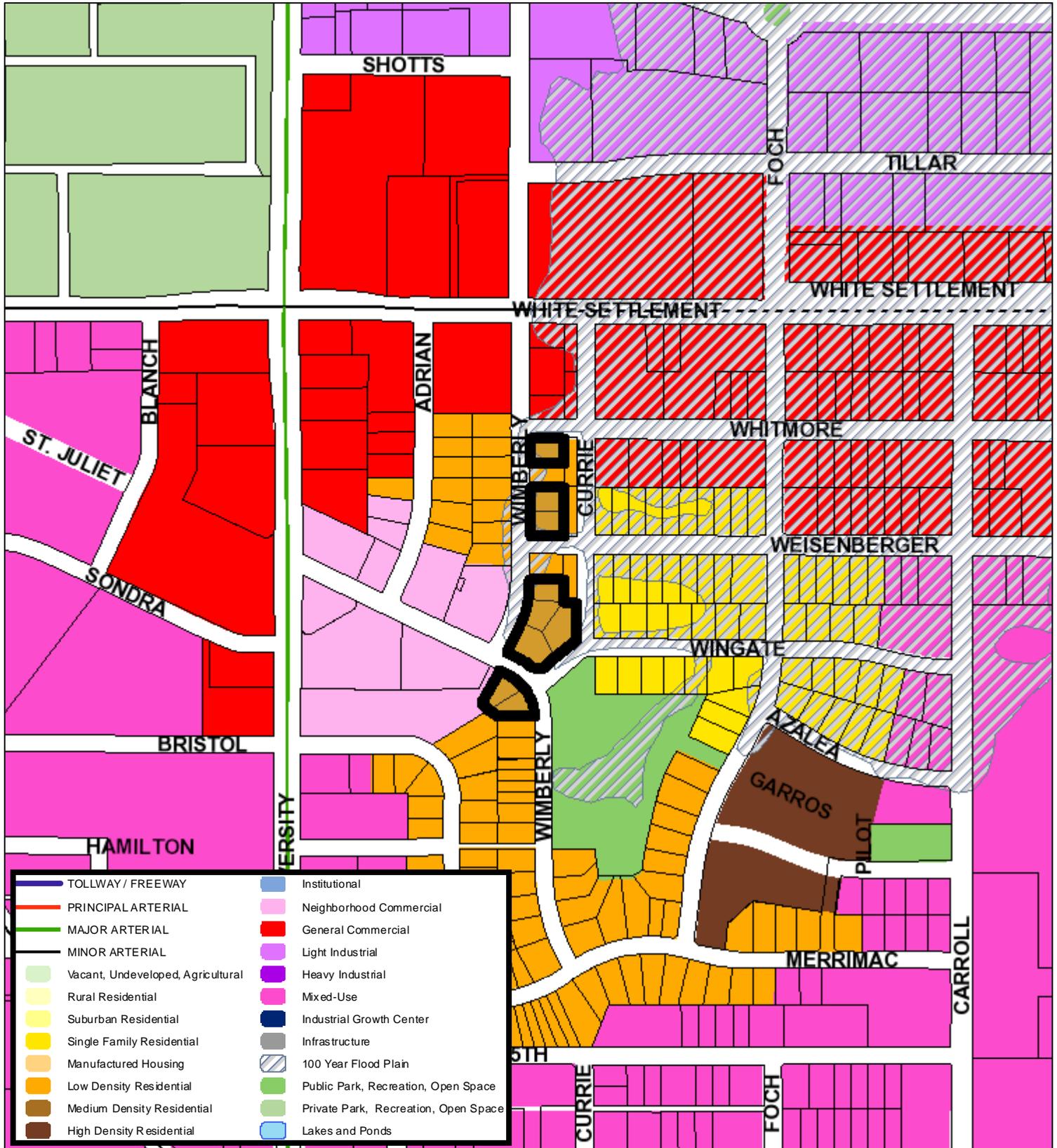
Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



400 200 0 400 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 Photo Map



0 250 500 1,000 Feet

