



**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: William H. Carrell

Site Location: 321 and 403 Templeton Drive 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 east of Templeton, a residential street. 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 10 replats in this area of 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: William H. Carrell
 6312 Inca Road
 Fort Worth, TX 76116

Acreage: 0.34 acres
 Agent: Townsite Company/Phillip Poole
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
 East "B" Two-Family, "B" Two-Family / single
 South "B" Two-Family / vacant
 West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-089 to be heard by City Council on 8/04/15 for CF, subject area to the south and west

Platting History: FS-15-102, Linwood Add., Blk 11, Lots 33R-1 & 33R-2; FS-15-047, Linwood Add., Blk 11, Lots 33R1, 33R2; FS-14-178, Linwood Add., Blk 11, Lots 20R1, 20R2; FS-14-153, Linwood Add., Blk 11, Lots 17R-1, 17R-2; FS-14-080, Linwood Add., Blk 11, Lots 25R-1, 25R-2, 26R-1, 26R-2; FS-14-078, Linwood Add., Blk 11, Lot 34R1, 34R2; FS-14-018, Linwood Add., Blk 11, Lots 14R1, 14R2, 15R1, 15R2; FS-14-016, Linwood Add., Blk 11, Lot 27R1, 27R2; FS-13-038, Linwood Add., Blk 11, Lot 23R, 24R along Templeton and Wimberly

BOA History: BAR-14-087, BAR-15-086, BAR-14-084, BAR-14-024, BAR-14-022, 15 ft. front yard setback subject area

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Templeton	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, and newly constructed two-story townhomes along Templeton Street.

The proposed site abuts single-family on the north and east side 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:

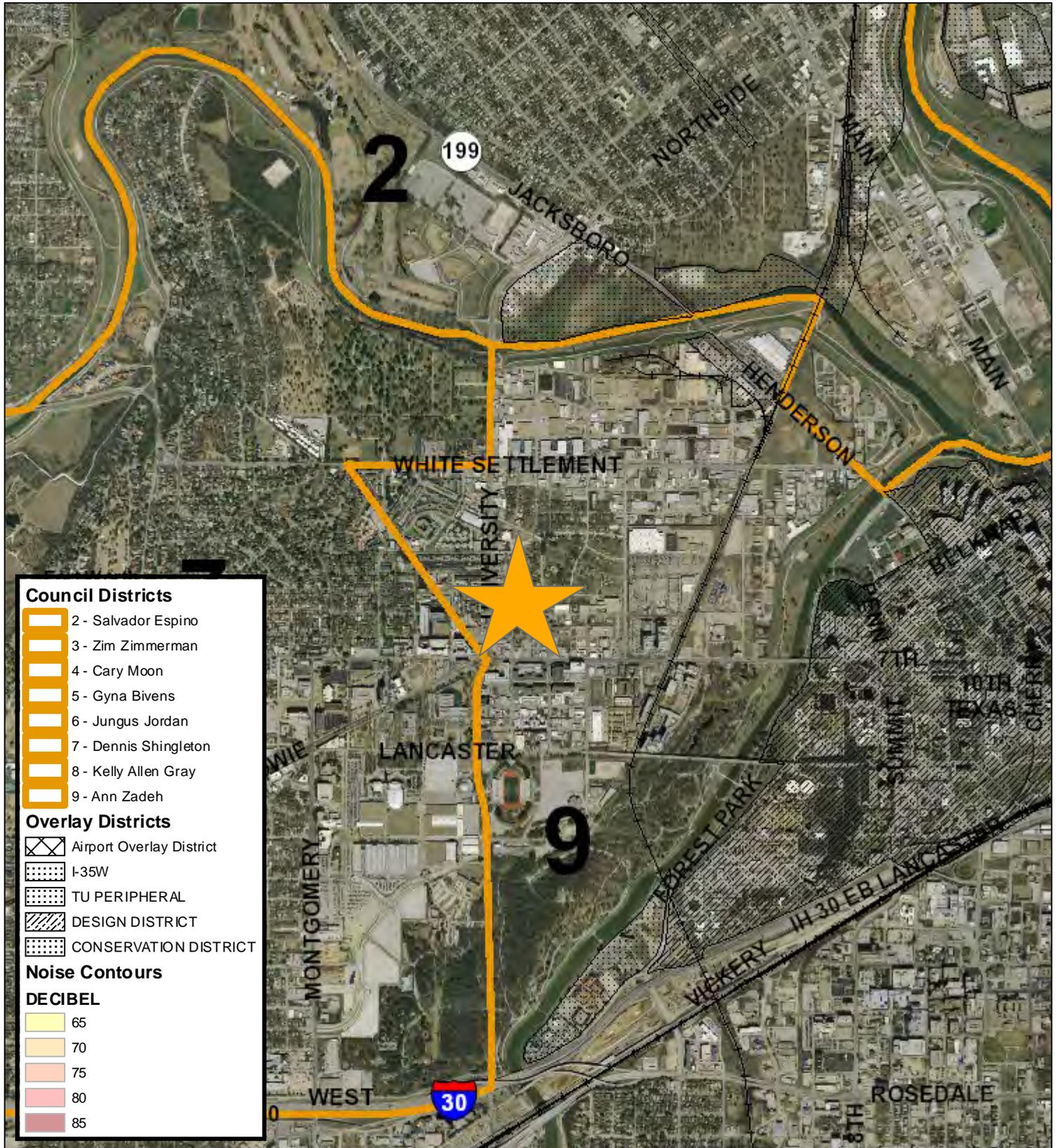
- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly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

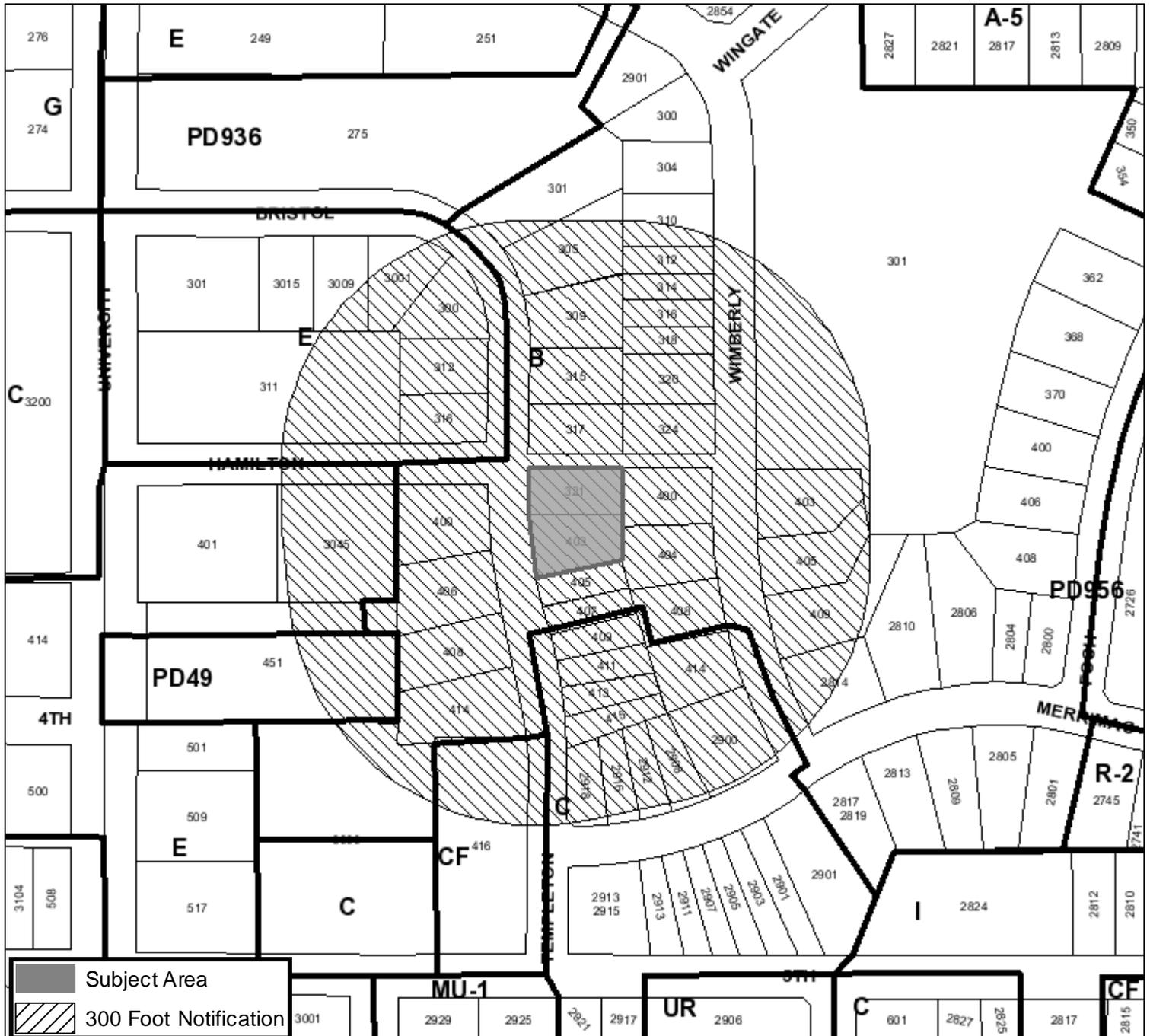
Area Map



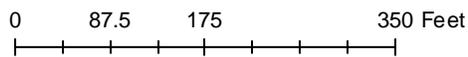


Area Zoning Map

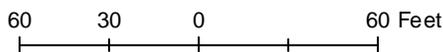
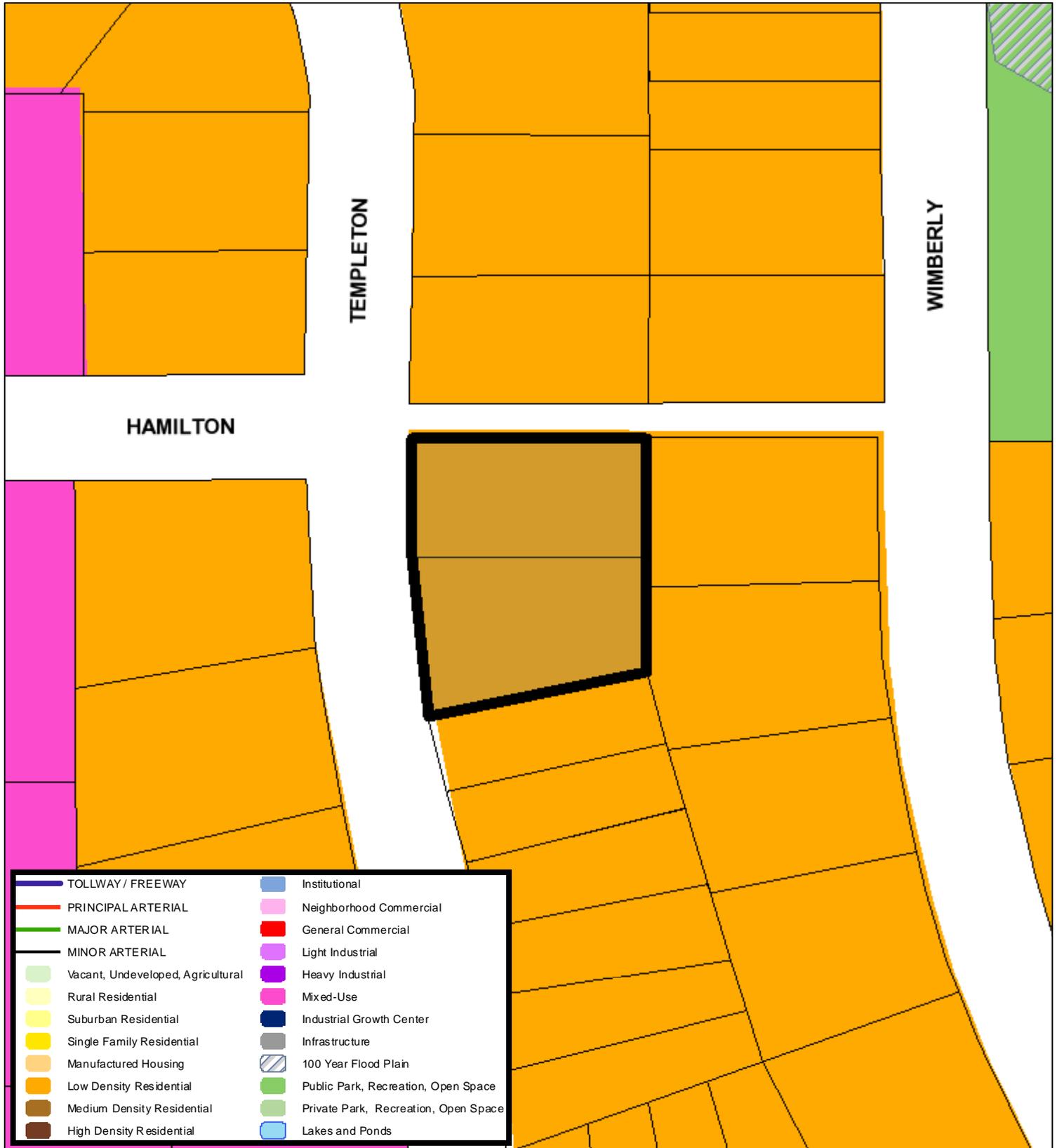
Applicant: William Carrell
 Address: 321 & 403 Templeton Drive
 Zoning From: B
 Zoning To: UR
 Acres: 0.30991487
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 8/12/2015
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



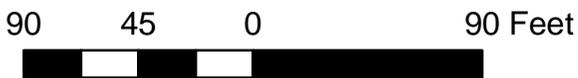
Future Land Use



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



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.

