



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2015

Council District 9

Zoning Commission Recommendation: Approval by a vote of 7-0 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: Linwood Park Redevelopment Ltd

Site Location: 2800 & 2837 Weisenberger Mapsco: 62X

Proposed Use: Townhomes

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

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

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

Background:

The two sites are located north and south of Weisenberger Street a residential street. The applicant is proposing to rezone from "A-5" One-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. If platting less than 50 feet in width, rear entry access will be required.

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
 PO Box 742346
 Dallas, TX 75234

Acreage: 0.32 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North “A-5” One-Family, “I” Light Industrial / single-family, industrial warehouse
 East “A-5” One-Family, “I” Light Industrial / single-family, industrial warehouse
 South “A-5” One-Family, “UR” Urban Residential / single-family, vacant
 West “A-5” One-Family, “B” Two-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-122 approved by City Council 9/01/15 to UR, subject area to the south and 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)
Weisenberger St.	Residential	Residential	No
Foch St.	Residential	Residential	No
Currie 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 and Wingate Streets.

The proposed site abuts single-family and is adjacent to UR 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

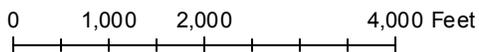
Overlay Districts

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

Noise Contours

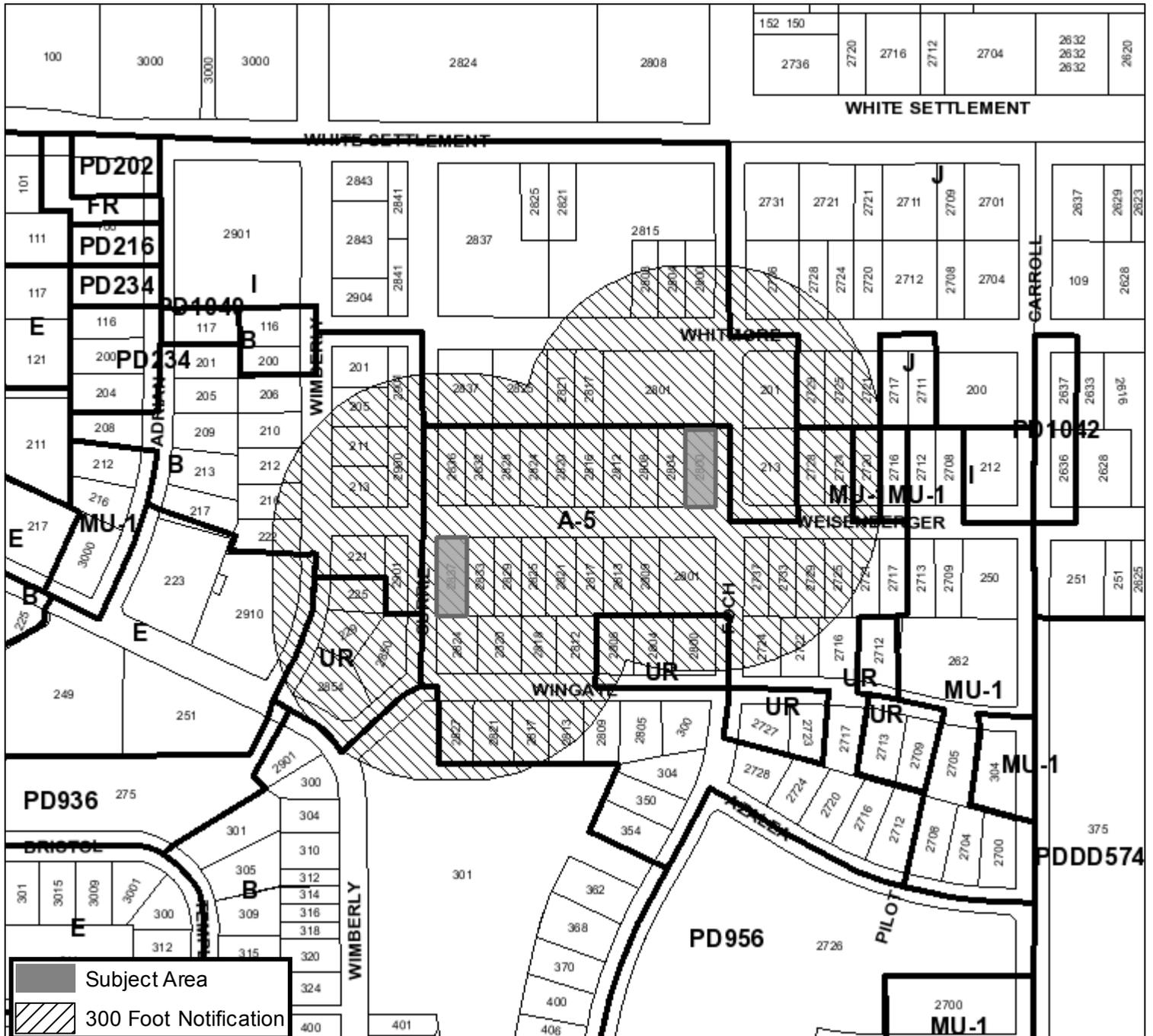
DECIBEL

-  65
-  70
-  75
-  80
-  85

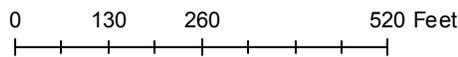


Area Zoning Map

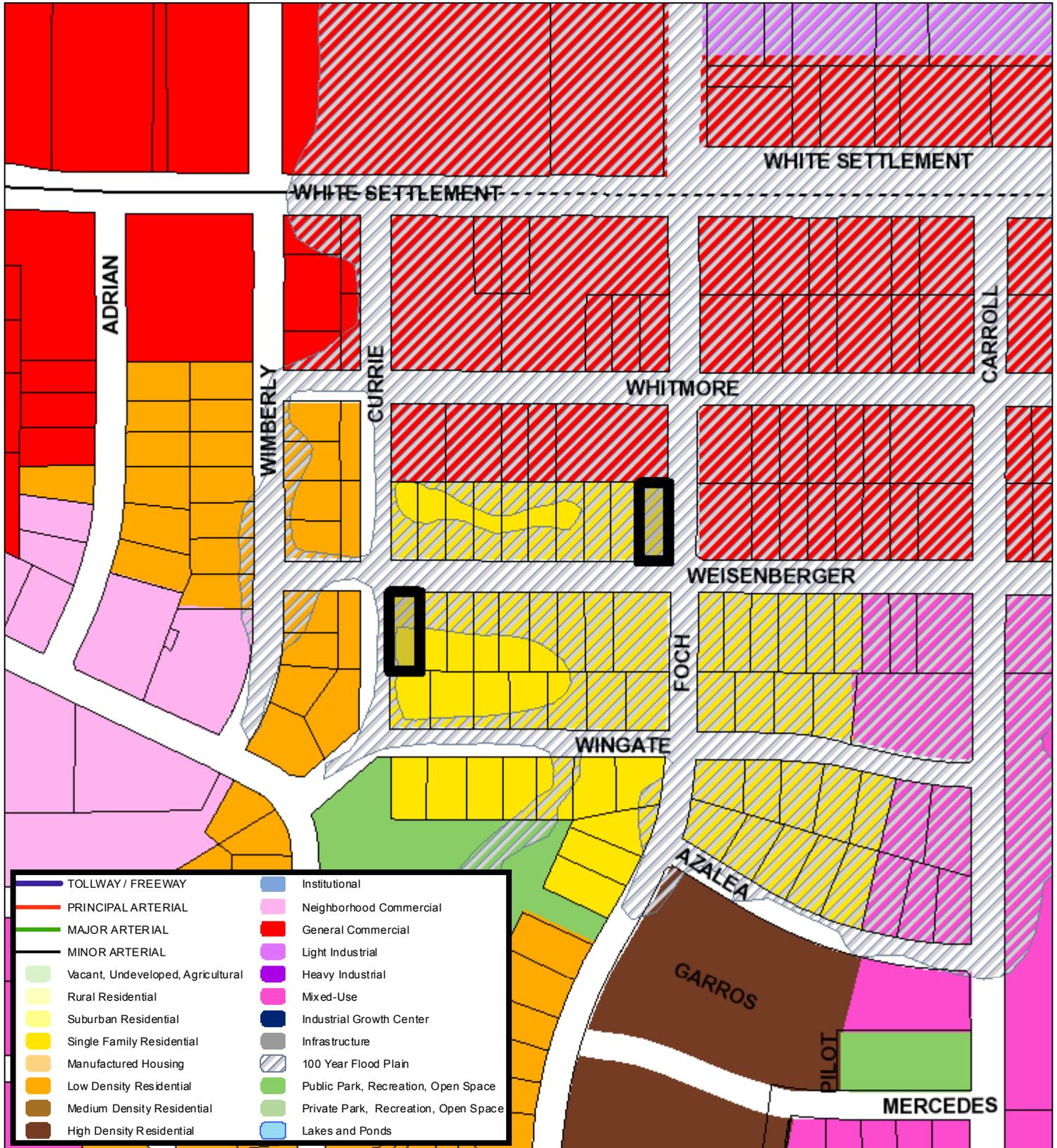
Applicant: Linwood Park Redevelopment, LTD
 Address: 2800 & 2837 Weisenberger Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.3656363
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 10/14/2015
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

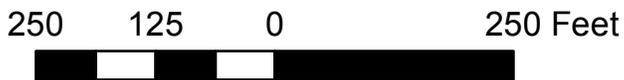
240 120 0 240 Feet



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



Aerial Photography Date February 2015



Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-15-134
Name	Address	In/Out 300 notification area	ft Position on case		Summary
4905 White Settlement	NA	In		Support	Sent letter in

12. ZC-15-136 Niseforo and Celsa Gil (CD 9) 221 Wimberly Street (Linwood Addition, Block 6, Lot 1, 2.00 Acres): from “B” Two-Family to “UR” Urban Residential

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing Village Homes explained to the Commissioners this is the last property in the block and they are requesting to rezone to “UR”.

Mr. Flores asked who she was representing. Ms. Poole said Village Homes and has permission from the property owner as well to represent them.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried 7-0-1 with Ms. Dunn abstaining.

<i>Document received for written correspondence</i>					ZC-15-136
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Eva Bonilla /Linwood NA	NA	Out		Support	Sent letter in

13. ZC-15-137 Linwood Park Redevelopment LTD (CD 9) 2800 and 2837 Weisenberger Street (Weisenberger Addition, Block 6, Lot 20 and Block 11, Lot 1, 0.36 Acres): from “A-5” One-Family to “UR” Urban Residential

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing Village Homes explained to the Commissioners they are requesting to rezone to “UR”. Ms. Poole mentioned Weisenberger has not seen much development but is an area that will be changing.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried 7-0 with Ms. Dunn abstaining.

<i>Document received for written correspondence</i>					ZC-15-137
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Eva Bonilla/ Linwood NA	NA	Out		Support	Sent letter in