



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 17, 2015

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: One letter submitted
Support: None submitted

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

Owner / Applicant: Jose Miguel Vidales

Site Location: 2814 Merrimac Street

Mapsc0: 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 at the corner of Merrimac & Wimberly, both considered residential streets. The applicant is proposing to rezone from "B" Two-Family to "UR" Urban Residential to construct townhomes.

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 subject property is located within a Two-Family zoning district. 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 townhouses in "B" duplex zoning.

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 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: Jose Miguel Vidales
 2810 Merrimac
 Fort Worth, TX 76107

Acreage: 0.24 acres

Agent: Townsite Company/Mary Nell Poole/Village Homes

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "B" Two-Family / vacant
 East "B" Two-Family / single-family
 South "B" Two-Family / townhomes
 West "C" Medium Density Multifamily / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-130 request for "UR" recommended for denial without prejudice by the Zoning Commission, City Council hearing November 10, 2015 (subject property just to the north)

Platting History: FS-14-178 to the northwest, FS-14-188 to the south; FS-14-186 to the north, FS-14-081 one lot over to the east. All being re-plats for townhomes.

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|-------------|-------------|------------------------------------|
| Wimberly St. | Residential | Residential | No |
| Merrimac 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 townhomes with some one-story homes still remaining.

The proposed site abuts a single-family structure on the east side and is surrounded with Two-Family zoning, majority of the block is already built as townhomes.

As a result, 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:

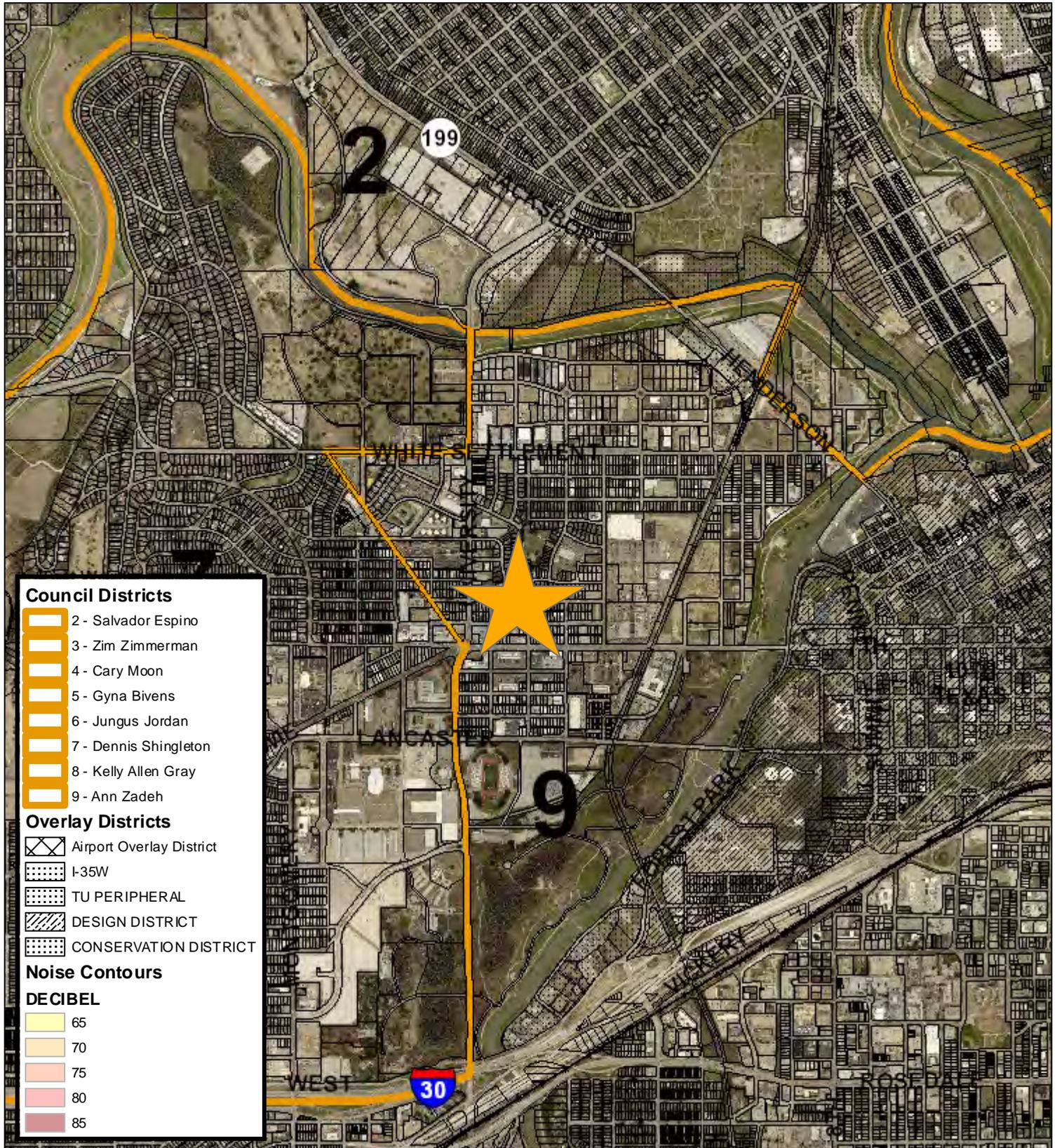
- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)

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

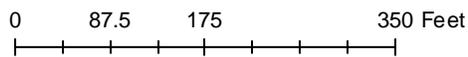


Area Zoning Map

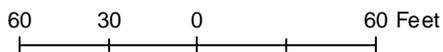
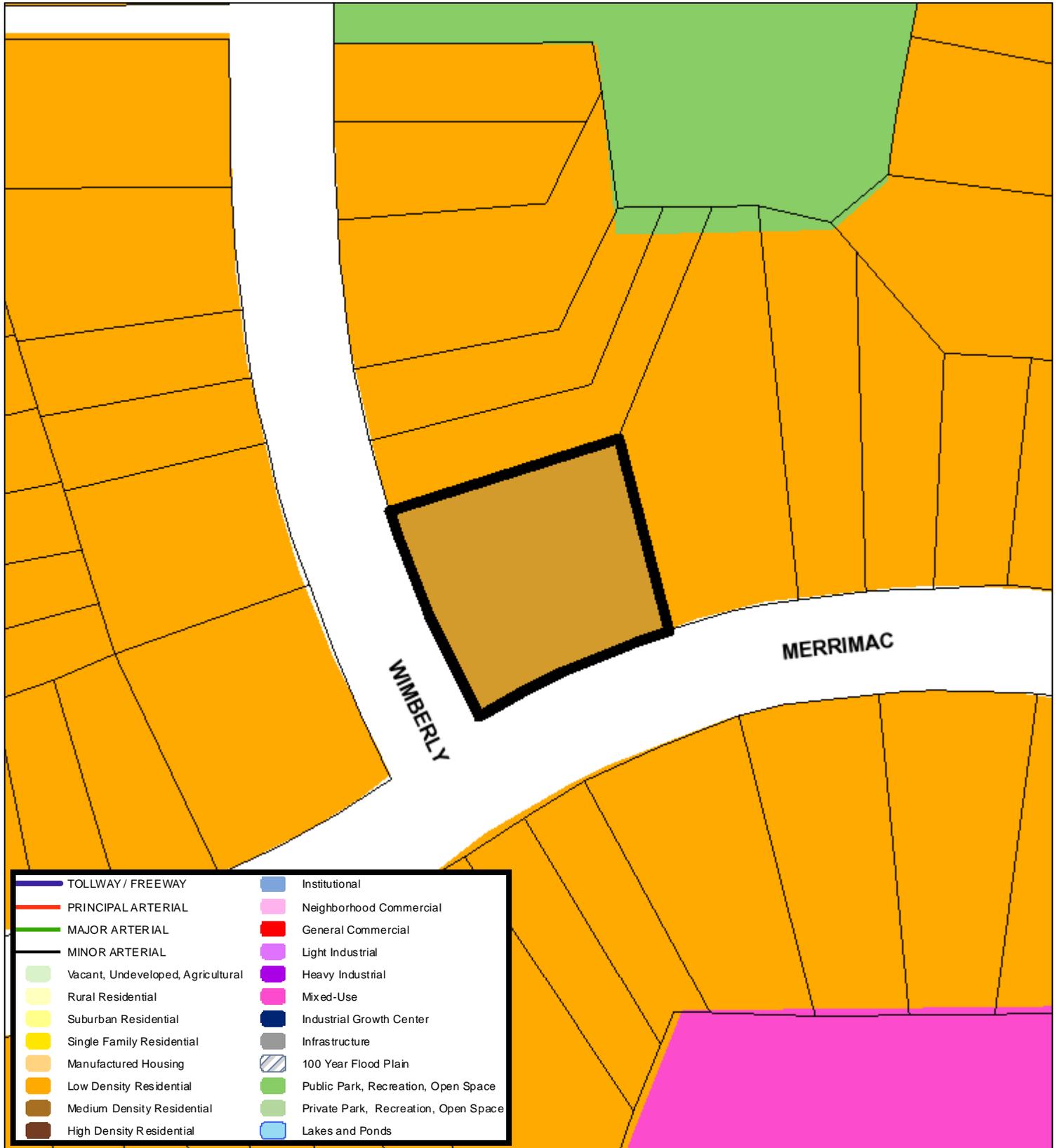
Applicant: Jose Miguel Vidales
 Address: 2814 Merrimac Street
 Zoning From: B
 Zoning To: UR
 Acres: 0.24875309
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 11/11/2015
 Contact: 817-392-2495



 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 Photo Map



0 40 80 160 Feet

