



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 22, 2016

Council District 9

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Hutson RE, Inc.

Site Location: 2717 Wingate Street

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 site is located south of Wingate Street, a residential street. The applicant is proposing to rezone from "A-5" One-Family to "UR" Urban Residential to construct townhomes. Parking for townhomes is intended to be accessed from the rear of the primary structure via a driveway or rear alley. The site is located within the 100 year floodplain and drainage studies will be necessary through the platting process to accommodate the development. In a prior zoning case ZC-15-082, lots 1, 2, 4, and 5 were rezoned to "UR"

Urban Residential is intended to be used for higher density residential with no maximum units per acre. 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 with front 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: Hutson RE, Inc.
 9005 Cedar Bluffs Lane
 North Richland Hills, Tx 76182

Acreage: 0.20 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "UR" Urban Residential / single-family
 East "UR" Urban Residential / vacant
 South "A-5" One-Family / single-family
 West "UR" Urban Residential / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-082 rezoned to "UR" Urban Residential; effective 6/16/15, subject area west, east and one lot north; ZC-15-122 rezoned to "UR" Urban Residential; effective 10/01/15 properties along Foch & Weisenberger; PD956 Planned Development for "UR" Urban Residential with a maximum of four stories with development standards; site plan waived, subject area south

Platting History: FS-11-009 Linwood Addition subject lot to the northeast, zoned "MU-1"; FP-13-029 Linwood Addition subject area to the south

Transportation/Access

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

Public Notification:

The following Organizations were notified:

Organizations Notified	
Linwood NA*	Montgomery Plaza Master Condominium Association, Inc.
University Park Owners Association	Trinity Habitat for Humanity
Montgomery Plaza Residential Condominium Association	Streams And Valleys Inc
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 consist of single-family, planned Urban Residential and commercial to the north, single-family to the south and west, vacant to the east.

The proposed site abuts single-family residential uses. However, the majority of property owners along the blockface to the south have been rezoned to "UR" Urban Residential. Urban Residential is designed to buffer One-Family zoning from Mixed Use districts.

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 Single-Family. 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)

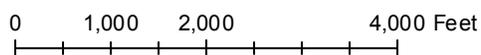
The proposed zoning **is not consistent (Significant Deviation)** with the future land use designations.

However the 2016 Comprehensive Plan is proposed for Urban Residential for the future land use category for this section along Wingate in which the property would be consistent.

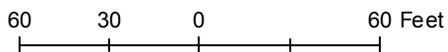
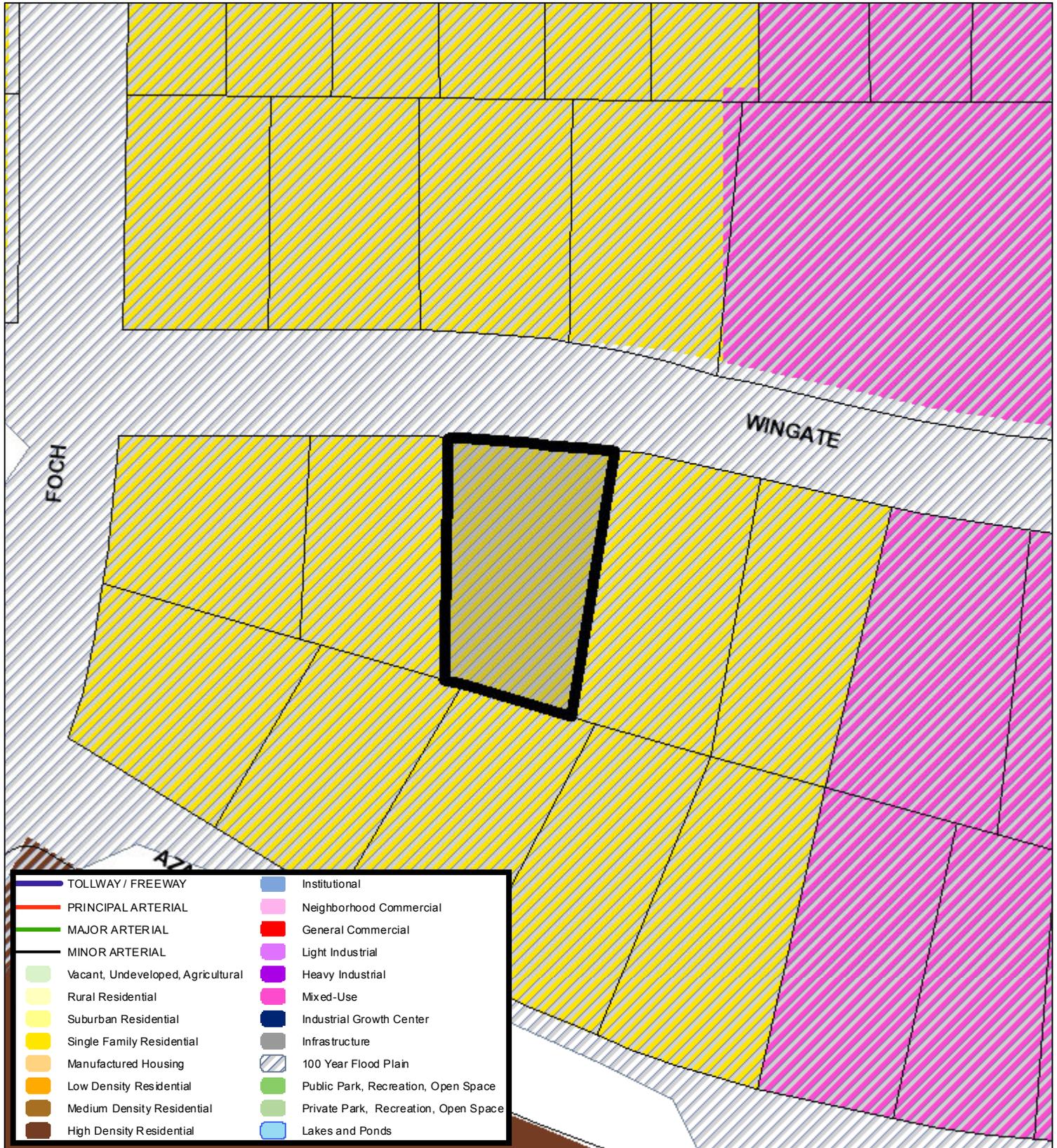
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map



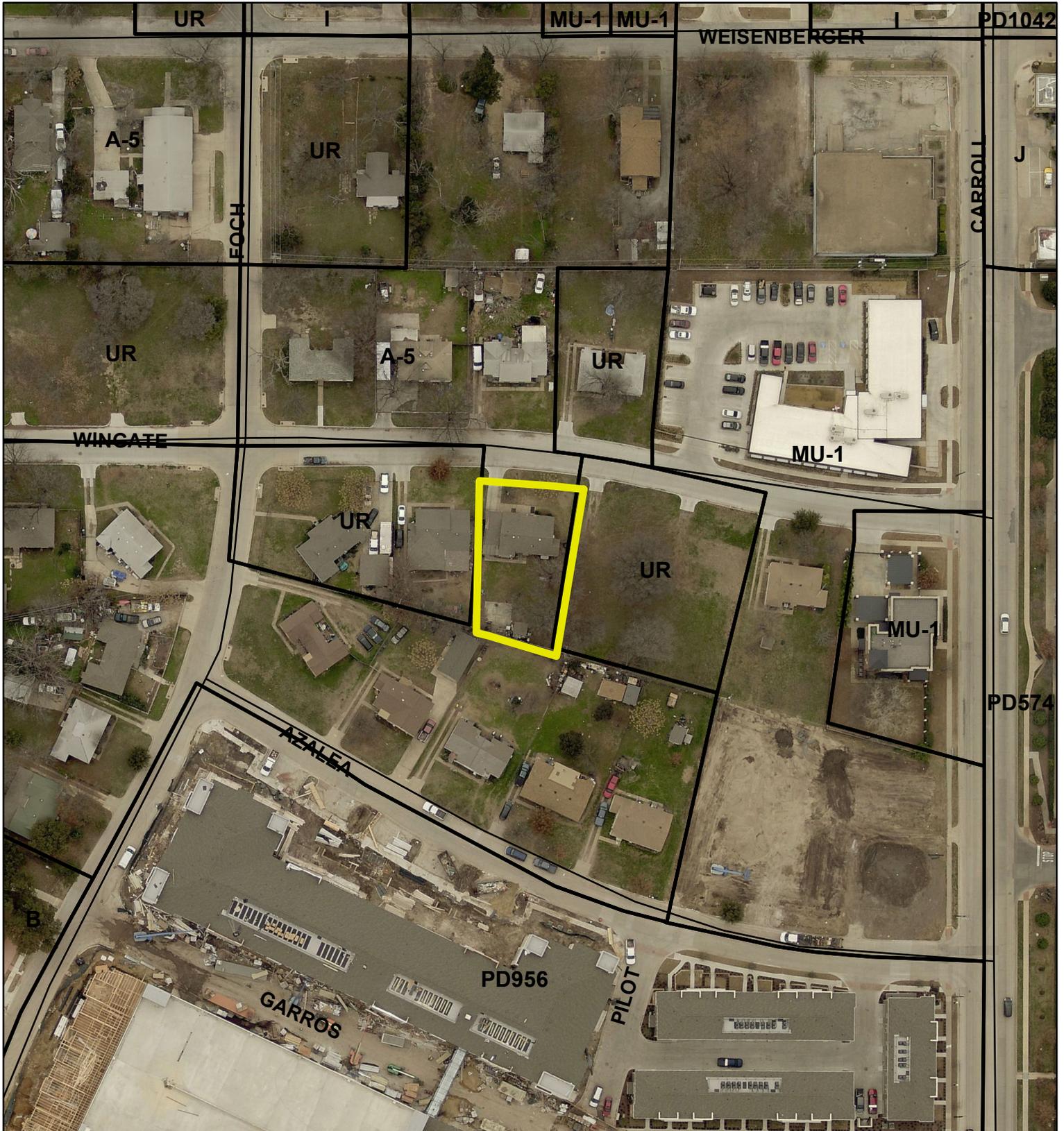
Future Land Use



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



100 50 0 100 Feet

Aerial Photography Date February 2015



Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Jim Johnson/Berry Street Initiative	NA	Out		Support	Sent letter in
David Cantu-Couch/Hemphill Corridor Task Force	NA	Out		Support	Sent letter in

5. ZC-16-034 Hutson RE, Inc (CD 9) 2717 Wingate St Foch (Linwood Addition Block 9, Lots 3, 0.20 Acres): from “A-5” One-Family to “UR” Urban Residential

Mary Nell Poole, 2918 Wingate Street, Fort Worth, Texas representing Hutson RE, Inc. explained to the Commissioners Hudson Homes owns all the lots along Wingate that were recently rezoned to “UR” and just recently acquired this lot.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-034
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Jill & Mark Freer	2916 Merrimac	Out		Support	Sent letter in

6. ZC-16-035 Chrome Construction (CD 9) 2628 Boyd Avenue (University Place Addition, Block 24, Lot 16 & S 45’ Lot 17, 0.22 Acres): from “A-7.5” One-Family/TCU Addition to “B” Two-Family/TCU Addition

Alex Veigel, 2409 Sanquinet, Fort Worth, Texas property owner explained to the Commissioners they are wanting to rezone the property to “B” for a duplex. Mr. Veigel gave a brief history of the timeline during which they thought they had a valid permit. The previously issued permit had expired due to no progression on the project, however it incorrectly extendend and later reinstated upon request of the builder. After the final expiration in October 2015, he had several meetings with staff and was told they need to rezone the property back to “B” in order to proceed with two units. He explained all traffic will be off Cantey Street and not through the neighborhood.

Andrew Delatorre, 910 Houston Street, Fort Worth, Texas and a property owner of the subject explained to the Commissioners they did do their homework on this property before they purchased it and should not be penalized for mistakes.

Ms. McDougall wanted to clarify with staff if the property in question was for 2628 Boyd or Cantey. Ms. Burghdoff explained when the permit was applied for, it would have been a second house which faces Cantey. Since it was zoned “B” Two-Family at that time, the Fire Department issued an address for 2628 Boyd.