



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 19, 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: Village Homes LP, Linwood Park Redevelopment, J. Torres

Site Location: 2900 Weisenberger Street, 502 Wimberly Street and 2901 Whitmore Street
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 consistent.**

Background:

The site is located south of Whitmore Street, east of Wimberly, west of Wingate and north of Weisenberger, all residential streets. The applicant is proposing to rezone from "B" Two-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-15-108, lots 1, 3 and 4 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.

The case will be heard by City Council on April 19, 2016.

Site Information:

Owner:	Village Homes, LP 2817 W. 5 th St. Fort Worth, Tx 76107	Linwood Park Redev. Ltd PO Box 742346 Dallas, Tx 75374	James E. Torres 1235 CR 132 Hico, Tx 76457
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Acreage: 0.362 acres
 Agent: Townsite Company/Mary Nell Poole
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:
 North "I" Light Industrial / commercial/warehouse uses
 East "I" Light Industrial / vacant
 South "UR" Urban Residential / single-family
 West "B" Two-Family / townhomes

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-108 rezoned to "UR" Urban Residential; effective 9/05/15, subject areas north and south, ZC-15-137 rezoned to "UR" Urban Residential; effective 12/01/15 properties north and south along Weisenberger;

Platting History: None

Transportation/Access

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

Public Notification:

The following Organizations were notified:

Organizations Notified	
Linwood NA*	
University Park Owners Association	Trinity Habitat for Humanity
West 7 th Neighborhood Alliance	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 commercial/warehouse to the north, vacant to the east and single-family to the south and west.

The proposed site abuts single-family residential uses and 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 2016 Comprehensive Plan designates the subject property as Urban Residential. The proposed zoning is 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)

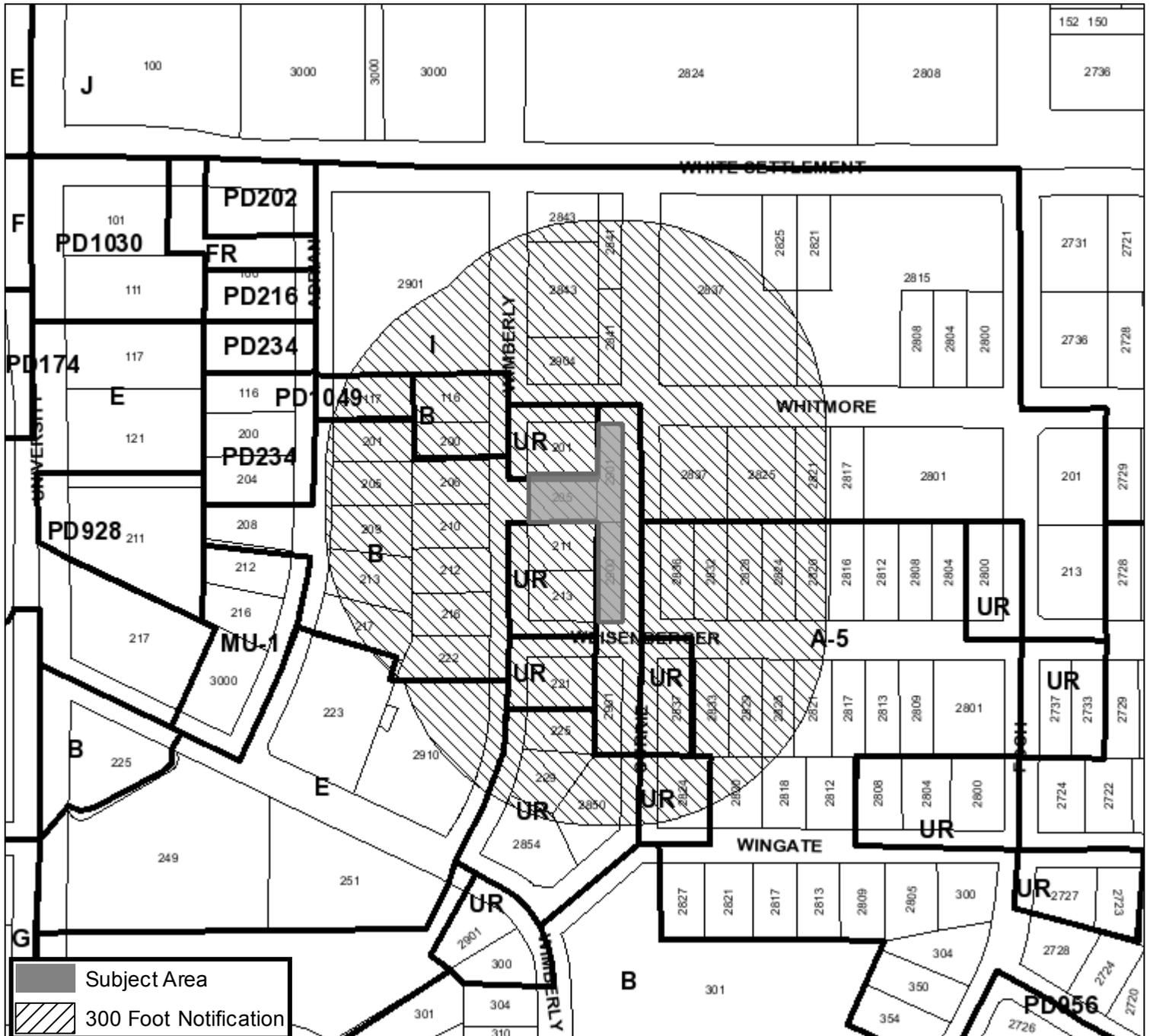
The proposed zoning **is consistent** with the future land use designations.

Attachments:

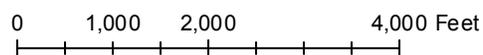
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

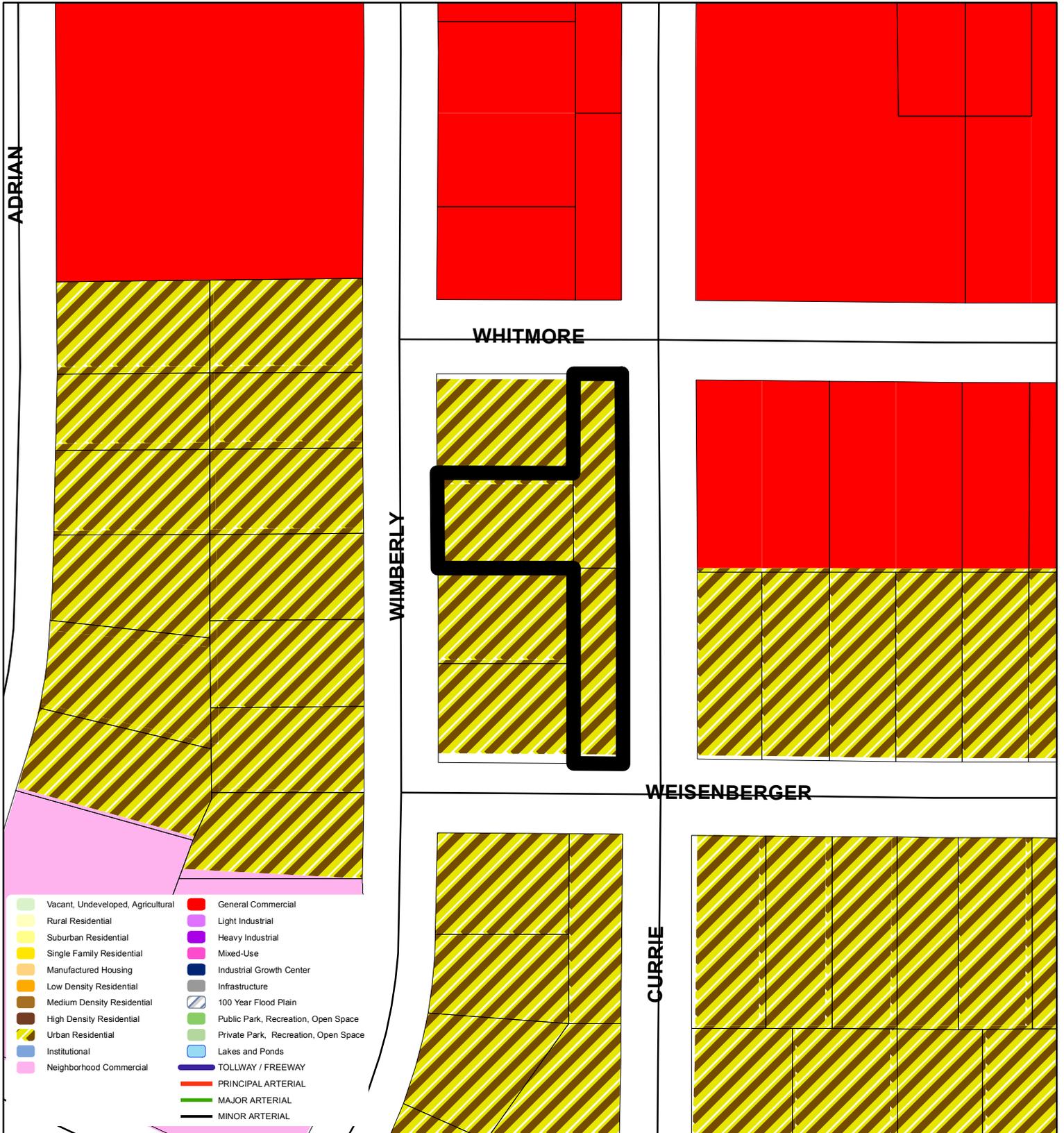
Applicant: Village Homes/Linwood Park Redevel/Torres
 Address: 2900 Weisenberger St, 502 Wimberly St, 2901 Whitmore S
 Zoning From: B
 Zoning To: UR
 Acres: 0.42019802
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 4/13/2016
 Contact: 817-392-2495



Area Map



Future Land Use



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



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 29, 2016.



Aerial Photo Map



0 87.5 175 350 Feet

