



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 6, 2017

Council District 9

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

Opposition: None submitted
Support: Linwood NA

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Arcon Builders, LLC**

Site Location: 315 Templeton

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 north of Merrimac and west of Wimberley, both considered residential streets. The subject property is located within a Two-Family zoning district. 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 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 multiple 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: Arcon Builders, LLC
 1501 Stanton Ct
 Keller, TX 76248

Acreage: 0.1656 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family attached
 East "B" Two-Family / single-family attached
 South "B" Two-Family / single-family attached
 West "E" Neighborhood Commercial / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-136 approved by City Council for UR, effective 8/15/16 (subject property to the southeast);
 ZC-16-123 approved by City Council for UR, effective 8/1/16 (subject property to the southwest);
 ZC-15-109 approved by City Council for UR, effective 8/18/15 (subject property to the south)

Platting History: FS-14-016 and FS-14-080 Linwood Addition; subject properties to the east a little south of the subject property. All being re-plats for townhomes.

Transportation/Access

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

Public Notification:

300 foot Legal Notifications were mailed on April 21, 2017.

The following organizations were notified: (emailed April 21, 2017)

Organizations Notified	
Westside Alliance	West 7th Neighborhood Alliance
Fort Worth League of Neighborhood Associations	Linwood NA
Monticello NA	University Park Owners Association
Sixth & Arch Adams HA	Casa Blanca HOA
Montgomery Plaza Residential Condominium Association	CAMP BOWIE DISTRICT INC
Cultural District Alliance	Montgomery Plaza Master Condominium Association, Inc.
Trinity Habitat for Humanity	Streams And Valleys Inc
Fort Worth ISD	SO7 Townhome Association

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 with proposed and or developed townhomes in the general area.

The proposed site is adjacent to two single-family attached structures on the north and south side, with “B” Two-Family zoning to the north and south.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2017 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)

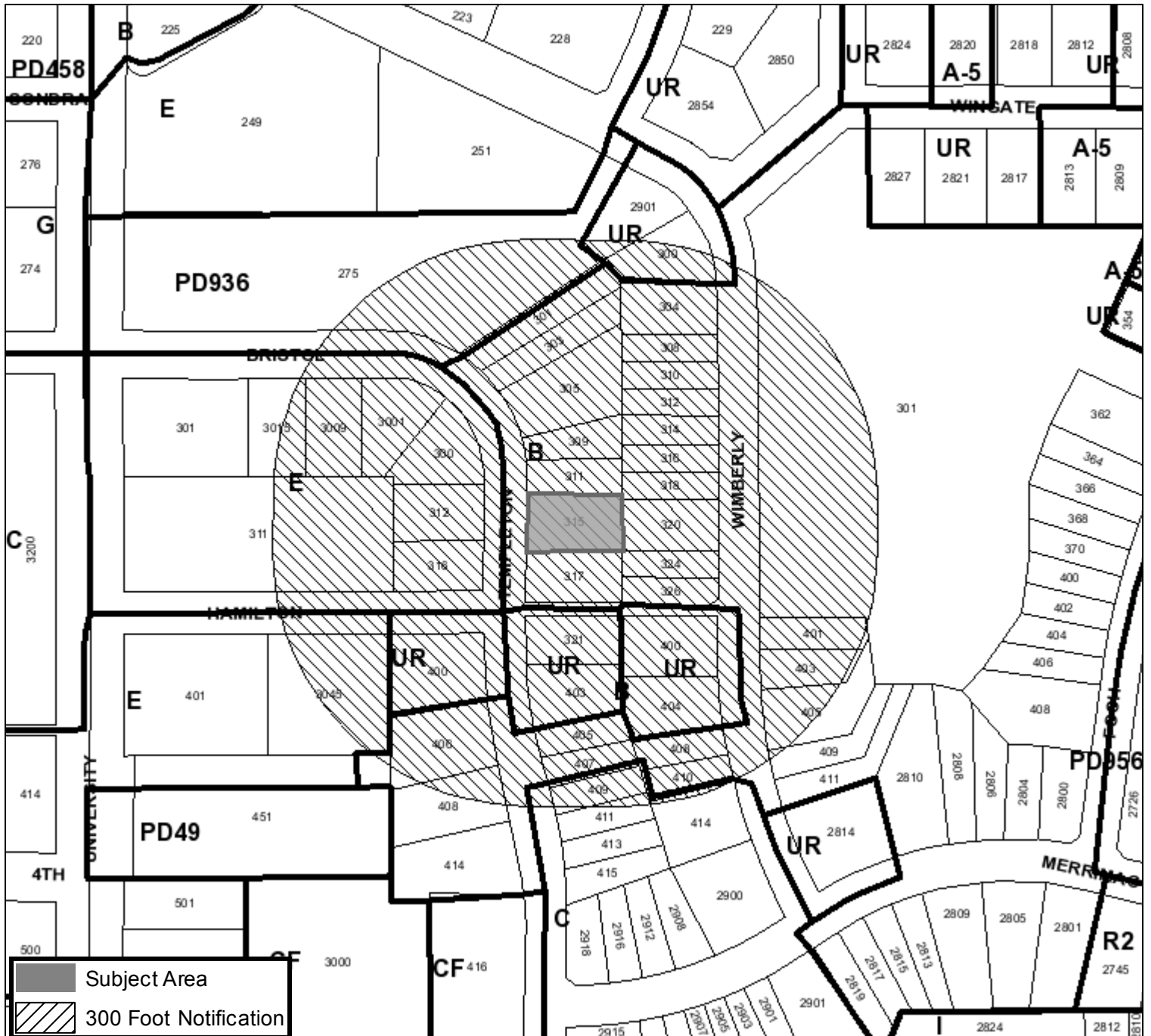
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



Attachments:

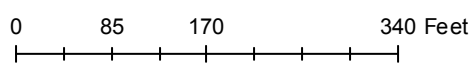
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

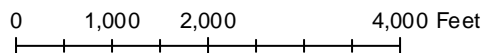
Applicant: Arcon Builders, LLC
 Address: 315 Templeton Drive
 Zoning From: B
 Zoning To: UR
 Acres: 0.17425656
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 5/10/2017
 Contact: 817-392-8043



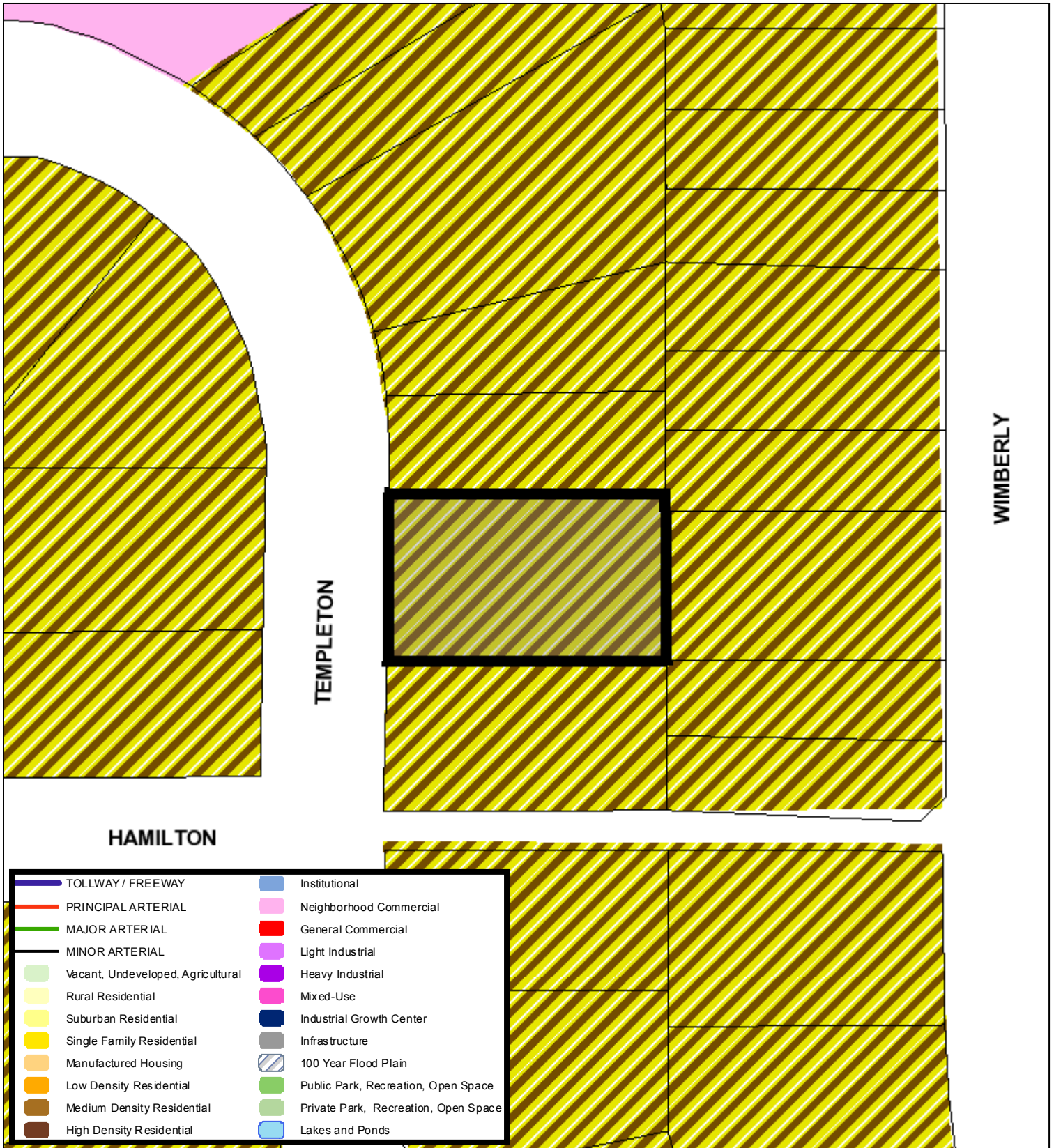
 Subject Area
 300 Foot Notification



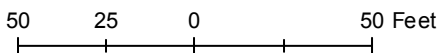
Area Map



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



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 7, 2017.



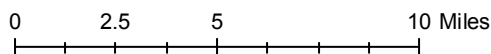
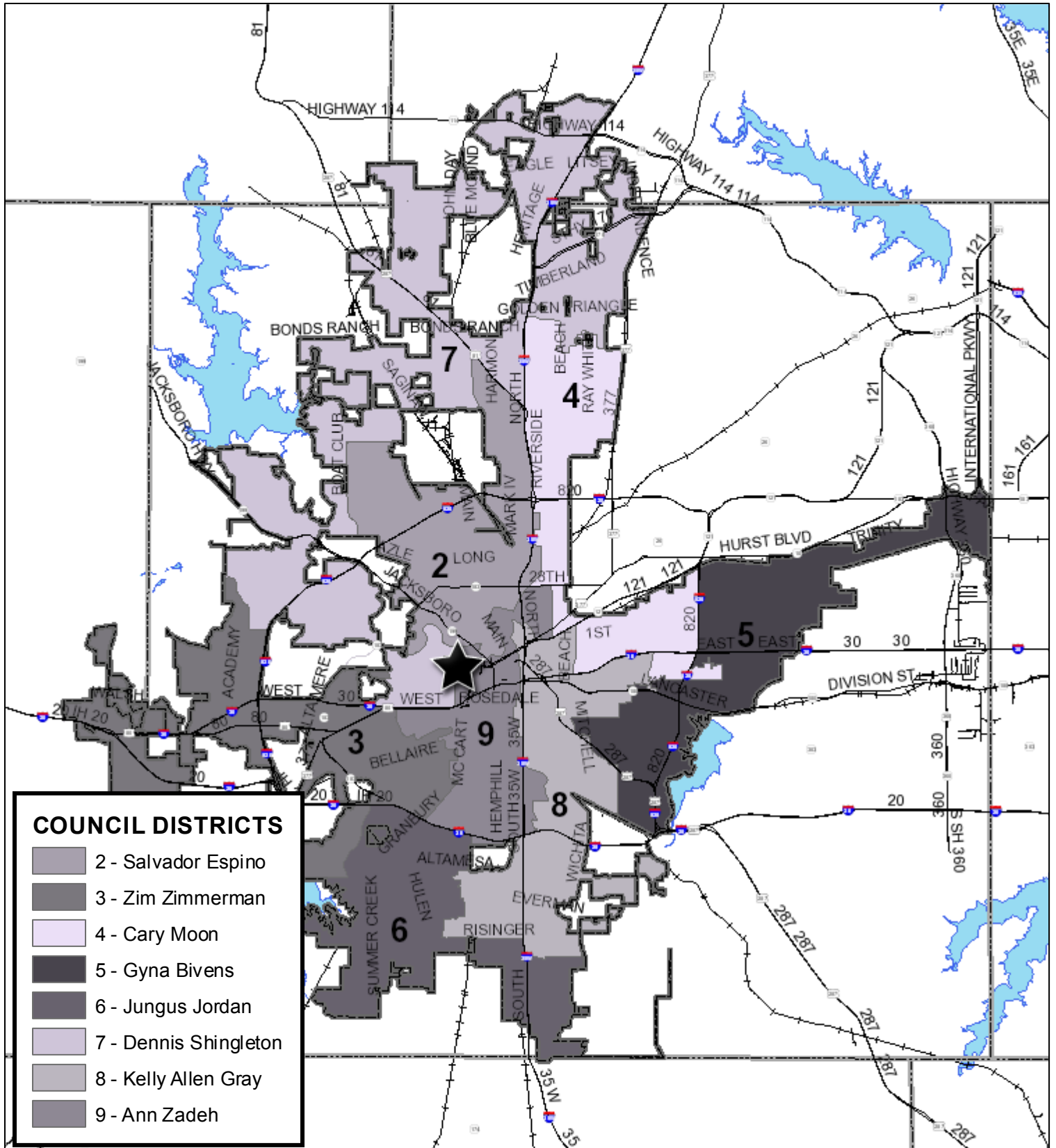
Aerial Photo Map



0 30 60 120 Feet



Location Map



Name	Address	In/Out 300 notification area	Position on case		Summary
Rebecca Fetty	2550 Rogers Ave.	In	Support		Represented petition signers; Spoke at hearing
Brad Schneider	2511 Rogers Ave.	In	Support		Spoke at hearing
Dan McKenzie	2637 Boyd Ave.	In	Support		Spoke at hearing
Field Lange	4305 Winding Way, Benbrook, TX	In		Opposition	Spoke at hearing
Michael Berkowitz	4471 Kirkland Dr.	In		Opposition	Spoke at hearing
Sue Day	4600 Ranch View	In		Opposition	Spoke at hearing
Various	Various		Support		8 notice forms & 3 emails

20. SP-17-006 Baillargeon Realty, Inc. (CD 9) – 211 University Dr. (Linwood Addition, Lot 18R, Block 1, 0.66 acres) From: PD 928 Planned Development for “E” Neighborhood Commercial uses plus auto service and car wash for auto dealership; site plan approved To: Amend PD 928 site plan to add the automatic car wash

Jim Stephenson, 2821 W 7th St., representing the owner, spoke about the project. They want to amend the PD in order to allow a car wash as an accessory use. The car wash will be used by employees when cars are being sold or getting serviced.

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

<i>Document received for written correspondence</i>					<i>SP-17-006</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Jim Stephenson	2821 W 7 th ST.		Support		Representing owner

21. ZC-17-081 Arcon Builders, LLC (CD 9) – 315 Templeton Dr. (Linwood Addition, Lot 31, Block 11 0.17 acres) From: “B” Two-Family To: “UR” Urban Residential

Mary Nell Poole, 2918 Wingate, representing the owner, was available for questions. She attended the Linwood neighborhood meeting where this case was shared with the residents.

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

<i>Document received for written correspondence</i>					ZC-17-081
Name	Address	In/Out 300 notification area	Position on case		Summary
Mary Nell Poole	2918 Wingate		Support		Representing owner
Linwood N.A.			Support		Sent letter

**Meeting adjourned: 5:45 p.m.
05/10/17**

Dana Burghdoff, Executive Secretary and Assistant Director, Planning and Development Department

Carlos Flores, Chair