



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2014

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 8-1

Opposition: none

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

Owner / Applicant: Fort Worth Midtown RV Park

Site Location: 2906 W. 6th Street Mapsco: 76B

Proposed Use: Multifamily

Request: From: "E" Neighborhood Commercial
To: "UR" Urban Residential

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located south of 5th Street and west of Currie Street. The applicant is proposing to change the zoning from "E" Neighborhood Commercial to "UR" Urban Residential. The applicant intends to construct 36 units with access off Currie and W. 6th Street and meet the regulations of "UR".

The purpose of the UR district is to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. UR also encourages a range of housing choices within walking distance to rail transit stations and mixed-use urban villages. The location of the proposed development is in proximity to the West 7th Urban Village and will provide residential units as part of the growth of the mixed use area.

Site Information:

Owner: Fort Worth Midtown RV Park
2906 W. 6th Street
Fort Worth, Texas 76107

Applicant: Robert Baldwin
Acreage: 0.57 acres
Comprehensive Plan Sector: Arlington Heights
Surrounding Zoning and Land Uses:

- North "C" Medium density Multifamily / single-family
- East "C" Medium Density Multifamily; "E" Neighborhood Commercial / parking lot; commercial
- South "E" Neighborhood Commercial / commercial
- West "C" Medium Density Multifamily / single-family

Recent Relevant Zoning and Platting History:

Zoning History: NA

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W. 6 th St.	Two-way	Two-way	No
Currie St	Two-way	Two-way	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Linwood*	Westside Alliance
Camp Bowie District, Inc	Cultural District Alliance
Fort Worth ISD	

*within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “UR” Urban Residential. Surrounding land uses consist of single-family to the north and west, with commercial uses to the east and south.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as mixed use. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Locate multifamily units adjacent collector streets, arterial streets, or rail transit stations. (Pg. 38)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generations (Pg. 38)
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses (Pg. 38)

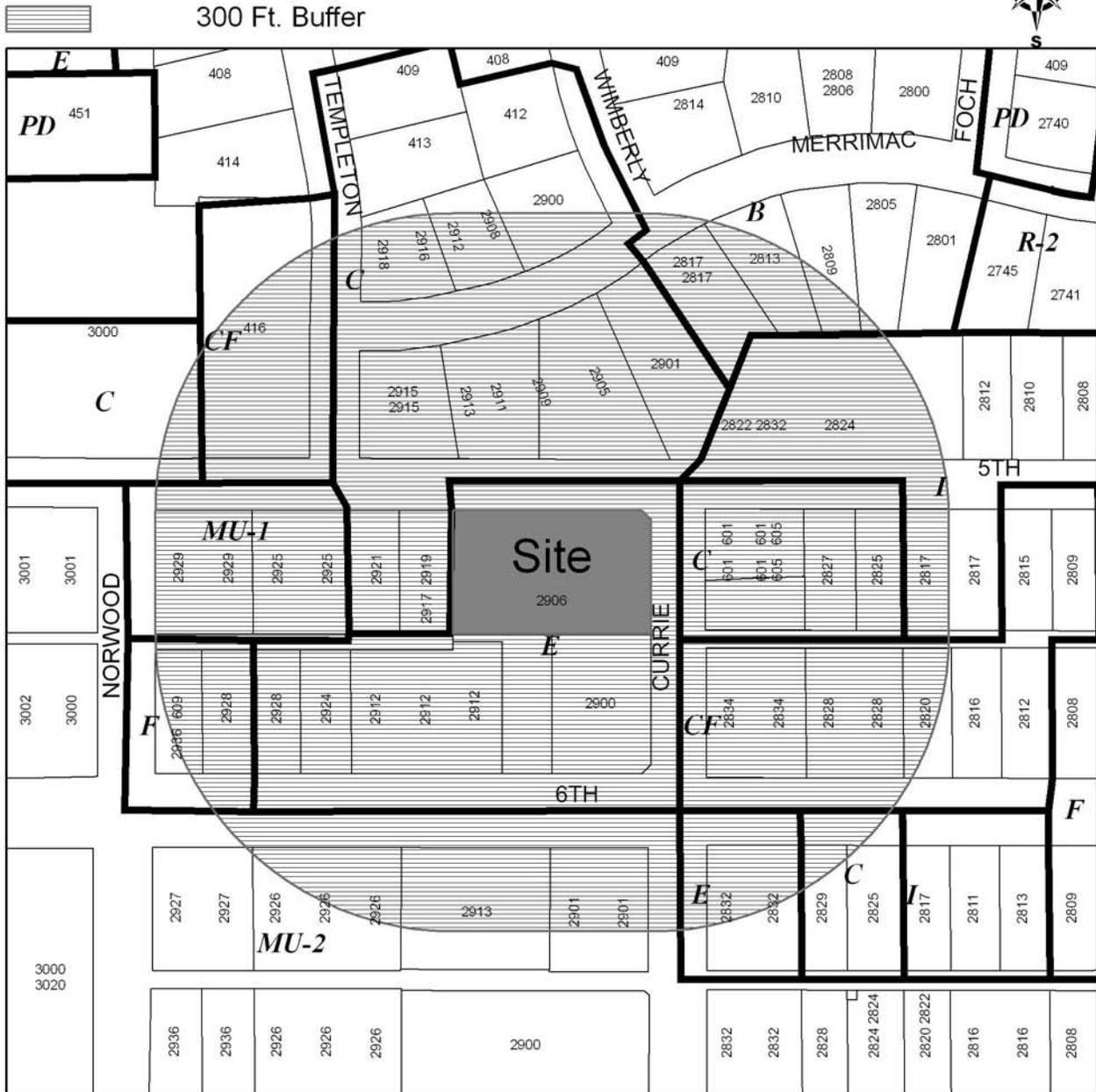
Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

Area Zoning Map

Applicant: Fort Worth Midtown RV Park
 Address: 2906 W. 6th Street
 Zoning From: E
 Zoning To: UR
 Acres: 0.57237583
 Mapsco: 76B
 Sector/District: Arlington Heights
 Commission Date: 1/8/2014
 Contact: 817-392-2495



Location Map



2,000 1,000 0 2,000 Feet





2906 W. 6th Street

Future Land Use

ZC-14-005



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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 5, 2013.



Aerial Photo Map

