



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 15, 2015

**Council District** 9

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> Linwood NA	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** **Martina Castilleja & Jay Claunch**

**Site Location:** 2733 - 2737 Weisenberger & 2824 Wingate Mapsc0: 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 east of Currie and Foch, both are residential streets. The applicant is proposing to rezone from "A-5" One-Family to "UR" Urban Residential to construct townhomes.

The Linwood neighborhood is just north of the West 7<sup>th</sup> 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 front driveway townhouses.

There have been at least 10 replats in this area of 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 intended to be used for higher density residential with no maximum units per acre as a buffer between one and two family residential and a mixed use area. Parking for townhomes is intended to be accessed from the rear of the primary structure via a driveway or rear alley.

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: Martina Castilleja Jay Claunch  
 304 Rocky Ridge Terr P O Box 40255  
 Lakeside, TX 76108 Fort Worth, TX 76140

Acreage: 0.50 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family and "I" Light Industrial / single-family and industrial  
 East "A-5" One-Family / single-family and vacant  
 South "A-5" One-Family / single-family  
 West "A-5" One-Family & proposed "UR" Urban Residential / single-family and vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-108 approved by City Council on 8/18/15 for UR, subject area to the west; ZC-15-078 approved by City Council 6/16/15, subject area to the east within the block face; ZC-15-082 approved by City Council 6/16/15, subject area to the south and east

Platting History: FS-15-102, Linwood Add., Blk 11, Lots 33R-1 & 33R-2; FS-15-047, Linwood Add., Blk 11, Lots 33R1, 33R2; FS-14-178, Linwood Add., Blk 11, Lots 20R1, 20R2; FS-14-153, Linwood Add., Blk 11, Lots 17R-1, 17R-2; FS-14-080, Linwood Add., Blk 11, Lots 25R-1, 25R-2, 26R-1, 26R-2; FS-14-078, Linwood Add., Blk 11, Lot 34R1, 34R2; FS-14-018, Linwood Add., Blk 11, Lots 14R1, 14R2, 15R1, 15R2; FS-14-016, Linwood Add., Blk 11, Lot 27R1, 27R2; FS-13-038, Linwood Add., Blk 11, Lot 23R, 24R along Templeton and Wimberly

BOA History: BAR-14-087, BAR-15-086, BAR-14-084, BAR-14-024, BAR-14-022, 15 ft. front yard setback subject area

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wingate	Residential	Residential	No
Currie	Residential	Residential	No
Weisenberger	Residential	Residential	No
Foch	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 single-family, one-story homes, and proposed two-story townhomes along Wimberly and Wingate.

The proposed site abuts single-family on the north and east side and is surrounded with One or Two-Family zoning. Urban Residential is designed to buffer Two-Family zoning from Mixed Use districts.

As several zoning cases have been approved recently for "UR" within the area, the proposed zoning **is compatible** with surrounding land uses.

## 2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed zoning is not consistent with the following Comprehensive Plan policies:

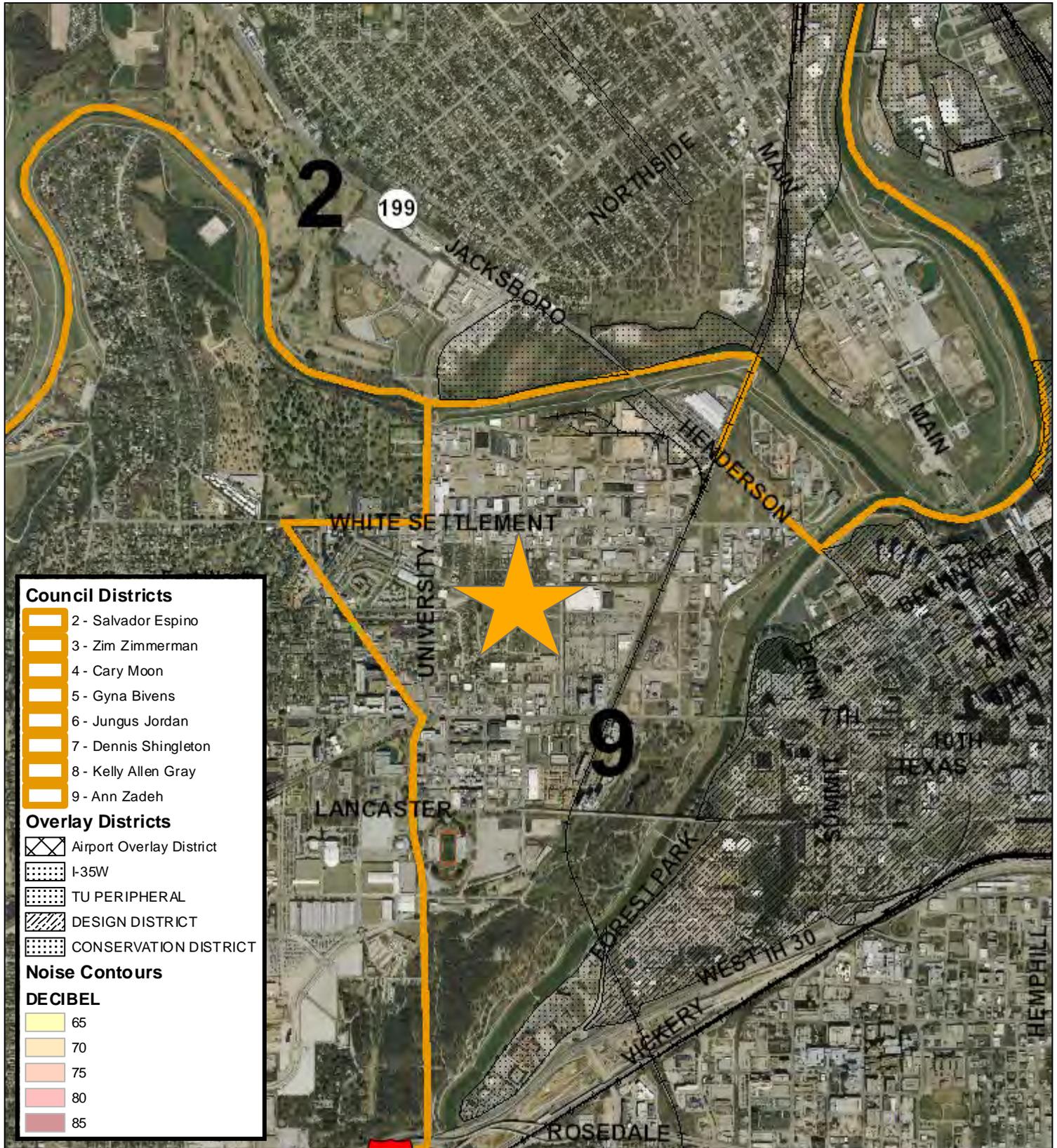
- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses. (pg. 38)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)

As UR can allow the construction of apartments, 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



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

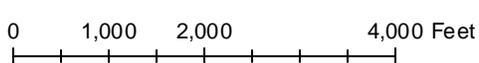
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

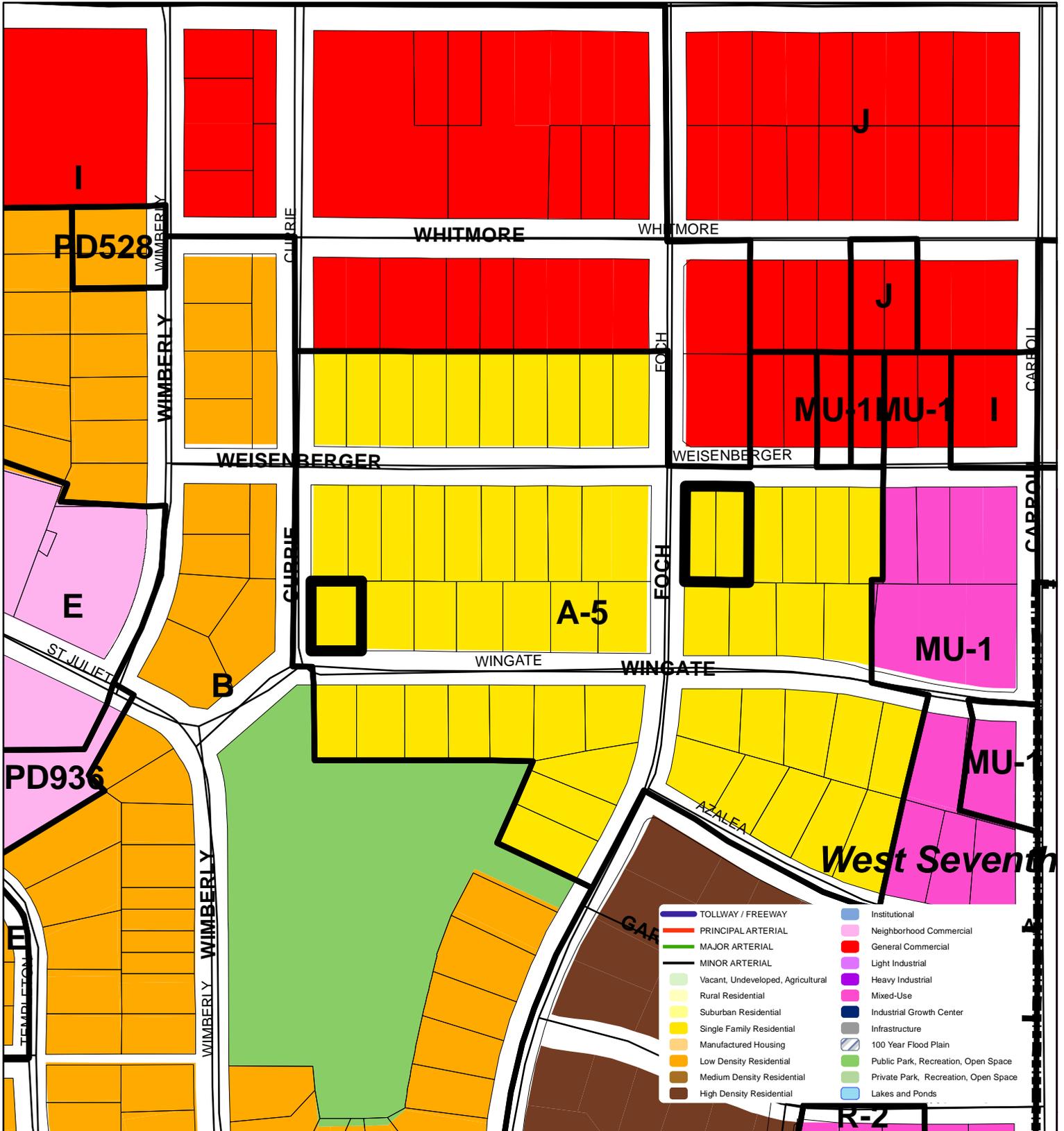
**DECIBEL**

-  65
-  70
-  75
-  80
-  85





## Future Land Use



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 3, 2015.



## Aerial Photograph



Aerial Photography Date February 2015

