



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 20, 2015

Council District 9

Zoning Commission Recommendation:
Denial without Prejudice by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes No
Case Manager Stephen Murray
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Bertilla Ventura

Site Location: 405 Wimberly 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 not consistent.**
(Technical Inconsistency)

Background:

The site is located on Wimberly Street just north of Merrimac Ct. The applicant is proposing to rezone from "B" Two-Family to "UR" Urban Residential to construct townhomes.

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 front driveway townhouses in "B" duplex zoning. The residents of the neighborhood have been discussing this transition and the future of the area.

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.

Staff met with the Linwood Neighborhood Association on September 24th to discuss possible future land use changes to properties that currently have a single-family future land use designation. The majority of properties near this area have Low Density Residential designation. Staff has recommended that the Single-Family future land use be changed to Low Density Residential to reflect the numerous “UR” Zoning Cases within the area. The Linwood NA agreed that to the proposal except for properties currently zoned A-5 along northern Azalea, south on Wingate, and two properties along Foch for a total of fifteen (15) A-5 zoned properties.

Site Information:

Owner: Bertilla Ventura
 1400 Clarendon St.
 Fort Worth, TX 76134

Acreage: 0.19 acres

Agent: Ruston Building Co.

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North “B” Two-Family / vacant
 East “B” Two-Family / park
 South “B” Two-Family / vacant
 West “B” Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History:

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)
Wimberly St.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Westside Alliance	Montgomery Plaza Master Condominium Association, Inc.
Linwood NA*	Trinity Habitat for Humanity
University Park Owners Association	Streams And Valleys Inc
Montgomery Plaza Residential Condominium	Fort Worth ISD

Association	
Cultural District Alliance	

*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 newly constructed two-story townhomes along Wimberly Street.

The proposed site abuts single-family on the north and east side and is surrounded with 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 Low Density 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 (Technical Inconsistency)** with the future land use designations. However, townhomes as proposed are considered low density residential.

Attachments:

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

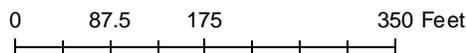
Area Map



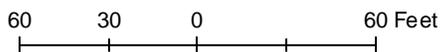
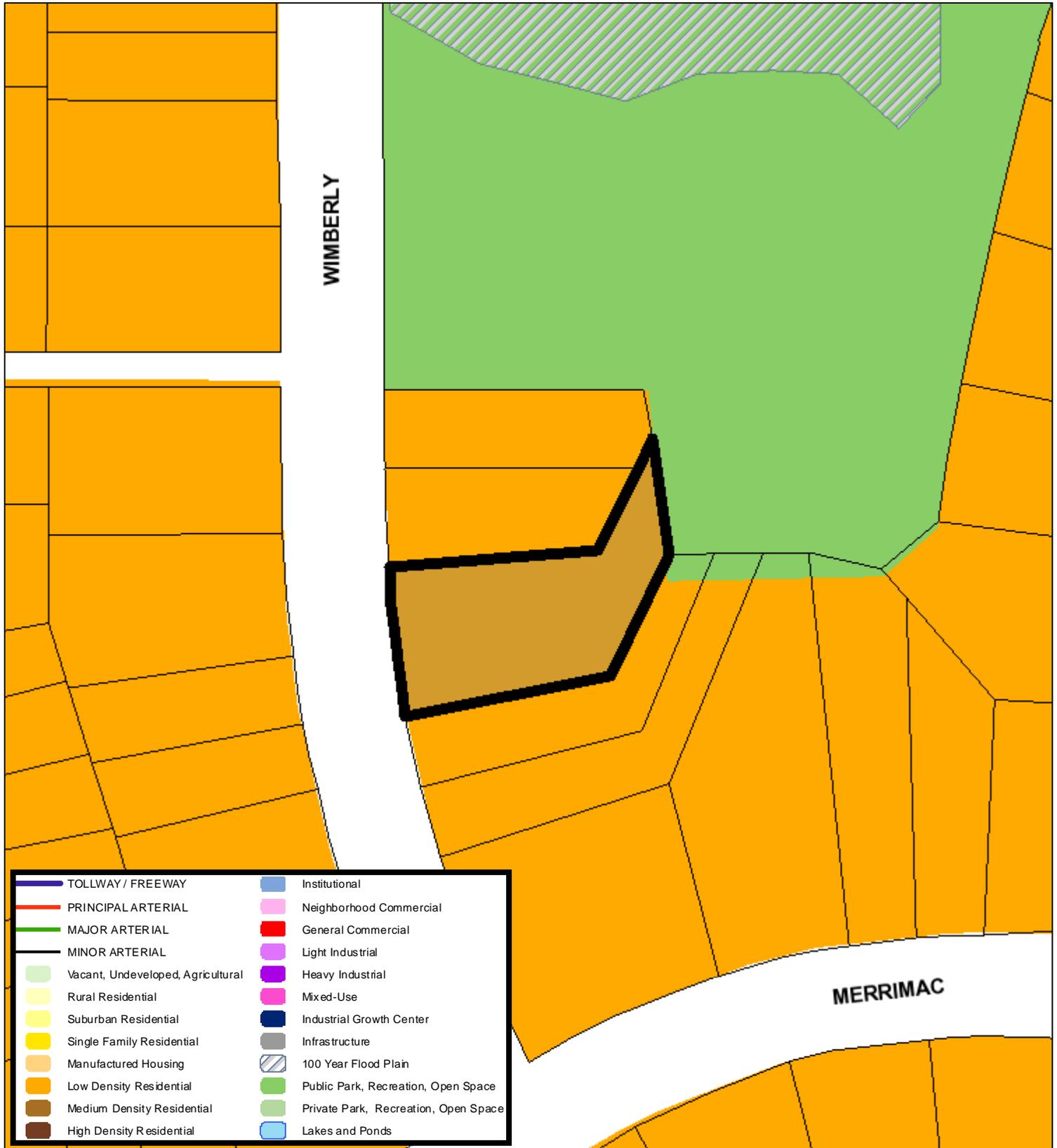


Area Zoning Map

Applicant: Bertilla Ventura
 Address: 405 Wimberly Street
 Zoning From: B
 Zoning To: UR
 Acres: 0.1989723
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 10/14/2015
 Contact: 817-392-8043



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 Photo Map



0 40 80 160 Feet

