



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 2, 2016

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** One person spoke  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Billie Morrison**

**Site Location:** 400 Templeton Drive

Mapsc0: 62WX

**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 at the corner of Hamilton and Templeton, 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 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 townhouses in "B" duplex zoning.

There have been at least 22 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.

At the Zoning Commission meeting, the neighborhood representative for Linwood NA expressed concerns about flooding, parking, and the building materials that have been chosen. The applicant's agent explained that the property will be raised 2 ft. in order to reduce the chance of flooding and that the water will be retained in parking areas lowered on the lot for that purpose.

**Site Information:**

Owner: Billie Morrison  
 5801 N Hills Drive  
 Fort Worth, TX 76117

Acreage: 0.23 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family  
 East "UR" Urban Residential / single-family  
 South "B" Two-Family / single-family  
 West "E" Neighborhood Commercial / commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-109 approved by City Council for UR, effective 8/18/15 (subject property to the east)

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:**

The following Organizations were notified:

Organizations Notified	
Linwood NA*	Trinity Habitat for Humanity
Westside Alliance	University Park Owners Association
Camp Bowie District Inc.	West 7 <sup>th</sup> Neighborhood Alliance
Cultural District Alliance	
Streams and Valleys Inc.	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 with proposed townhomes in the general area.

The proposed site abuts a single-family structure on the south side, with “B” Two-Family zoning to the north and south, no townhomes have been constructed on this side of Templeton.

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)

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

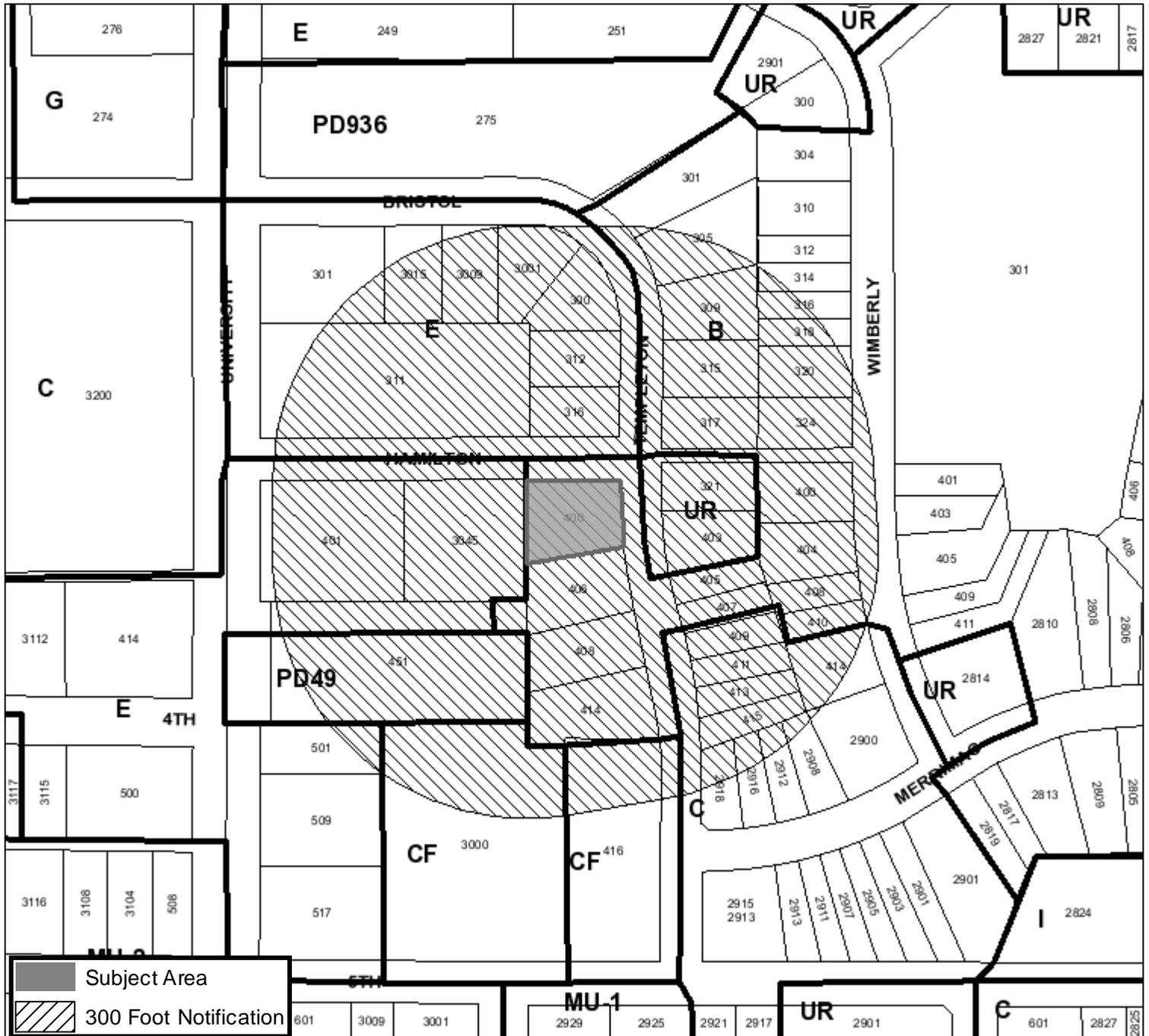
***Attachments:***

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

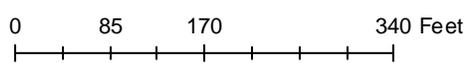


# Area Zoning Map

Applicant: Billie Morrison  
 Address: 400 Templeton Drive  
 Zoning From: B  
 Zoning To: UR  
 Acres: 0.23218833  
 Mapsco: 62WX  
 Sector/District: Arlington Heights  
 Commission Date: 7/13/2016  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



### 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

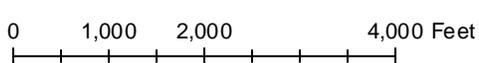
**Overlay Districts**

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

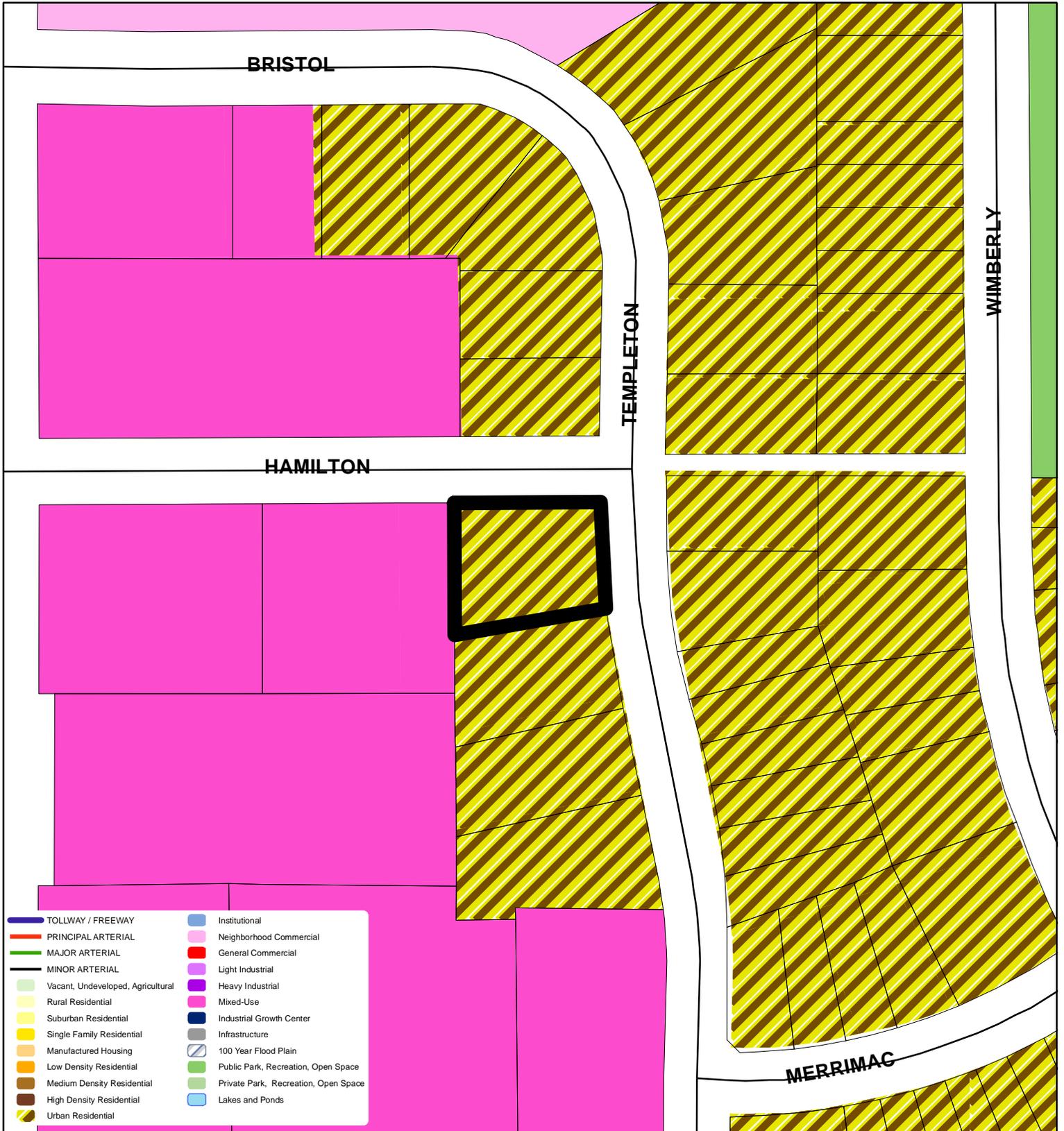
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



**Future Land Use**



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
Urban Residential	



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 30 60 120 Feet



		area			
Ofelia & Jesse Berronez	1220 Clinton Ave	In		Support PD/E	Spoke at hearing
Marva & Juan Gomez	1223 Clinton Ave	In		Support PD/E	Signed petition
Jose Gutierrez	1215 Clinton Ave	In		Support PD/E	Signed petition
Jose & Maria Martinez	1210 Clinton Ave	In		Support PD/E	Signed petition
Linda Martinez	1208 Clinton	In		Support PD/E	Signed petition
Mr. Alijandro	1216 Clinton Ave	In		Support PD/E	Signed petition
Michael M.	1217 Clinton Ave	In		Support PD/E	Signed petition
Jesse & Maricella Munoz	1218 Clinton Ave	In		Support PD/E	Signed petition
Miquel & Linda Juarez	1221 Clinton Ave	In		Support PD/E	Signed petition
E. Webb	1212 Clinton Ave	In		Support PD/E	Signed petition

#### IV. New Cases

#### **4. ZC-16-072 Whitehead-Smith Inv LTD. (CD 7) – 12755 Harmon Road (J. Walker Survey, Abstract No. 1603 and W. McCowan Survey, Abstract No. 999, 9.90 Acres): from Unzoned to “PD/D” Planned Development for all uses in “D” High Density Multifamily; site plan included**

Ms. Murphy explained the applicant has requested a 30 day continuance to re-notice the case.

Motion: Following a brief discussion, Mr. Northern recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

#### **5. ZC-16-122 Frederick W Brunkenhoefer Family Trust (CD 7) – 629 N. Bailey Avenue (Crestwood Addition, Block 14, Lot 19B, 0.23 Acre): from “A-10” One-Family to “A-5” One-Family**

Ms. Ramos, Sr. Assistant City Attorney explained to the Commissioners the case could not be heard as noticed during the hearing. No testimony was heard.

#### **6. ZC-16-123 Billie Morrison (CD 9) – 400 Templeton (Linwood Addition, Block 13, Lot 1, 0.23 Acres): from “B” Two-Family to “UR” Urban Residential**

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing Billie Morrison explained to the Commissioners the request is to rezone this lot to “UR” for four townhomes with rear entry garages. Ms. Poole explained the building will be partially bricked and raised about two feet to ensure it is lifted out of the floodplain.

Eva Bonilla, 362 Foch Street, Fort Worth, Texas President of Linwood NA spoke in opposition. Ms. Bonilla claimed they talked with the applicant about the flooding in the area due to the current construction going on. They are concerned about other homes flooding in the area.

Ms. Flores asked Ms. Bonilla how many older homes are along Templeton Drive and was she trying to say that that allowing the zoning with more density would cause more flooding. Ms. Bonilla said there are about five duplexes, with four of them being completely renovated. She also displayed a picture of the area where the major flooding is occurring and more density would make it worse.

In rebuttal Ms. Poole claimed there has been a storm water problem in Linwood for a long time and that it's due to excessive amounts of rain. She mentioned the requirement now from the City is for the lots to be elevated two feet and this would help to solve some of the issues.

Ms. Dunn asked staff if there's been a water problem in the past. Ms. Burghdoff replied yes, especially in the Linwood area.

Motion: Following a brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-123
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Eva Bonilla/ Linwood NA	362 Foch St	Out	Opposition		Spoke at hearing

**7. ZC-16-124 John Holt (CD 9) - 2833 Weisenberger (Weisenberger Addition, Block 11, Lot 2, 0.16 Acres): from "A-5" One-Family to "UR" Urban Residential**

Mary Nell Poole, 2918 Wingate, Fort Worth, Texas representing John Holt explained to the Commissioners the request to construct a total of eight town homes with a shared center drive. They will be three story, two bedroom townhomes with a roof top terrace and two car garages with a total of eight parking spaces. Ms. Poole stated these will also be raised two feet and there will be a depression for the drive areas to hold storm water before running off. She brought up the concerns from the neighborhood about parking and that the problem is there is no enforcement.

Eva Bonilla, 662 Foch Street, Fort Worth, Texas spoke in opposition. Ms. Bonilla is concerned about the densification and the parking garages for the townhomes not being able to accommodate a full size vehicle. She asked how you force people to park in their driveways. She is also concerned about the neighbor next door to this property being flooded.

In rebuttal, Ms. Poole explained they will be three story, not four as mentioned by the opposition. This is a vibrant area and will keep on growing because people want to be here.