



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 2, 2016

Council District 9

Zoning Commission Recommendation:
Approval by a vote of 7-1

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: John Holt

Site Location: 2833 Weisenberger Street Mapsco: 62WX

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 consistent.**

Background:

The site is located south of Weisenberger a residential street. The subject property is located within a Two-Family zoning district. The applicant is proposing to rezone from "A-5" One-Family to "UR" Urban Residential to construct 3 story townhomes with rooftop terraces.

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 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: John Holt
 2833 Weisenberger
 Fort Worth, TX 76107

Acreage: 0.16 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
 East "A-5" One-Family / single-family
 South "A-5" One-Family / single-family
 West "UR" Urban Residential / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-137 approved by City Council for UR, effective 11/10/15 (subject property to the west); ZC-15-122 approved by City Council for UR, effective 9/30/15 (subject property in the southwest corner)

Platting History: FS-16-023 and FP-16-026 Linwood & Weisenberger Addition; subject properties to the west and the southwest corner of the subject property. All being re-plats for townhomes.

Transportation/Access

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

Public Notification:

The following Organizations were notified:

Organizations Notified	
Linwood NA*	Trinity Habitat for Humanity
Cultural District Alliance	Streams and Valleys Inc.
West 7 th Neighborhood Alliance	
University Park Owners Association	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 is adjacent a single-family structure on the east side, with "A-5" One-Family zoning to the north, south and east, no townhomes have been constructed, however, plats are in for review for townhomes.

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.

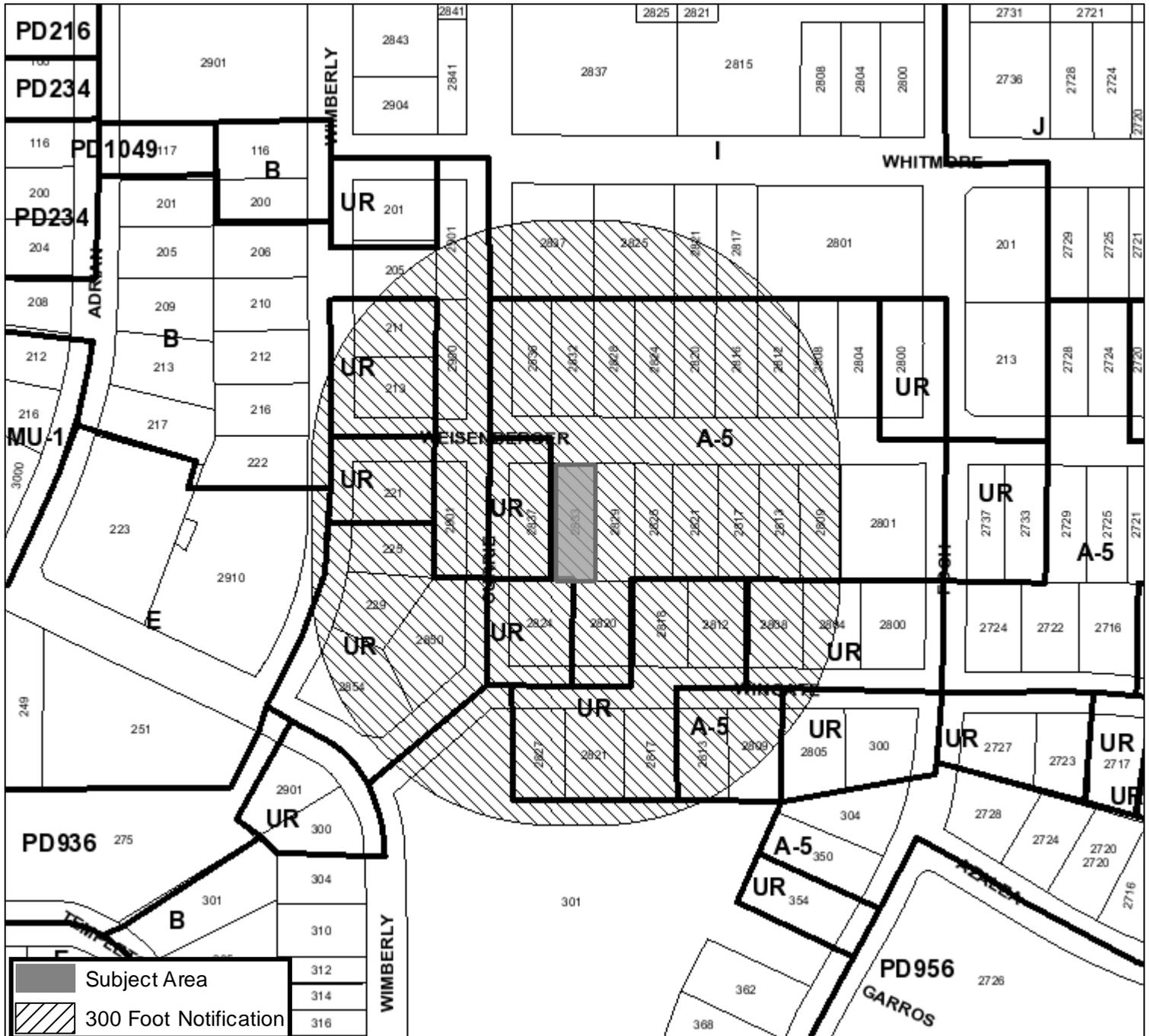
Attachments:

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

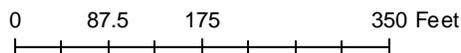


Area Zoning Map

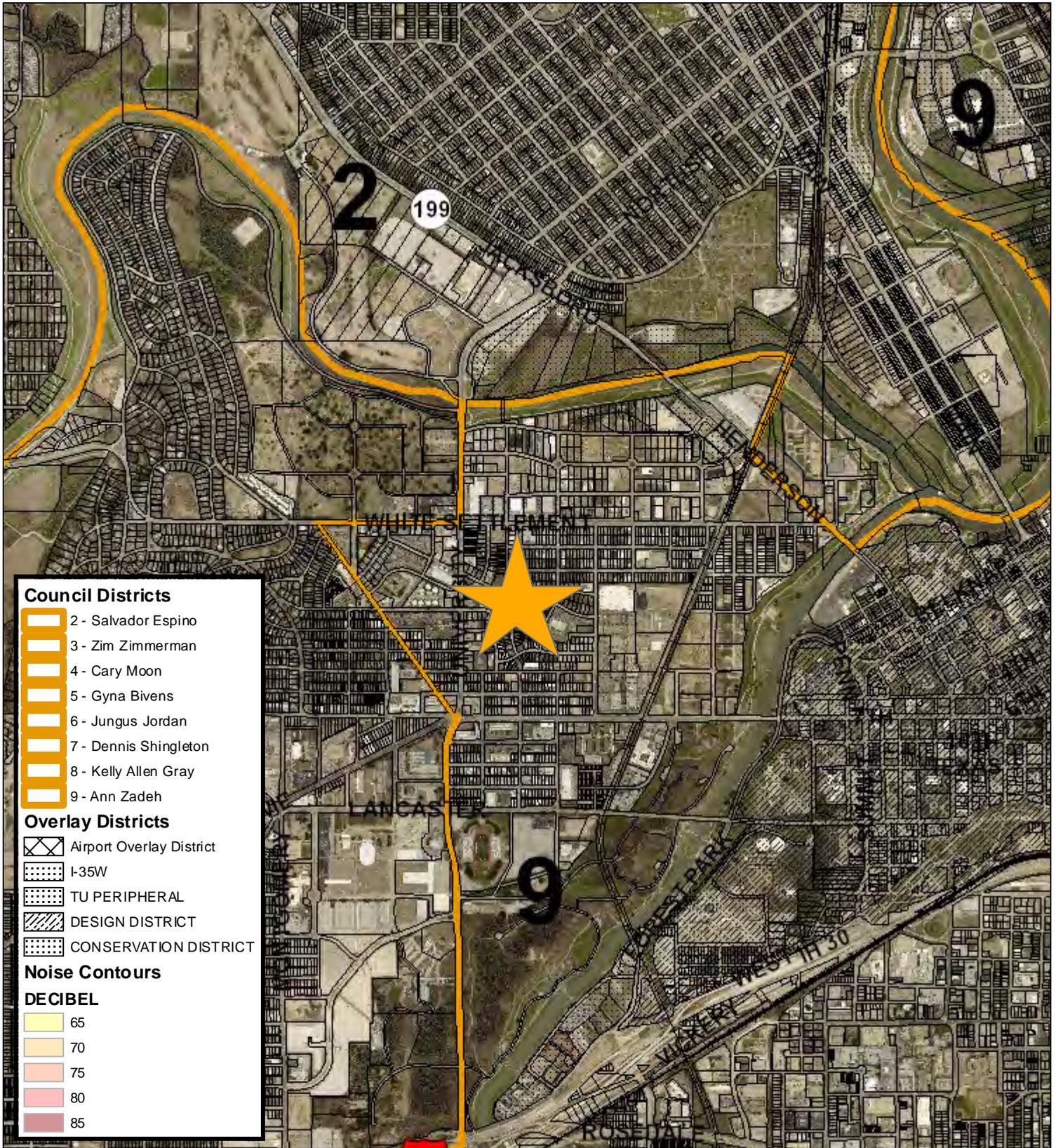
Applicant: John Holt
 Address: 2833 Weisenberger Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.16670842
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 7/13/2016
 Contact: 817-392-2495



 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

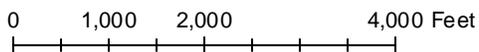
Overlay Districts

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

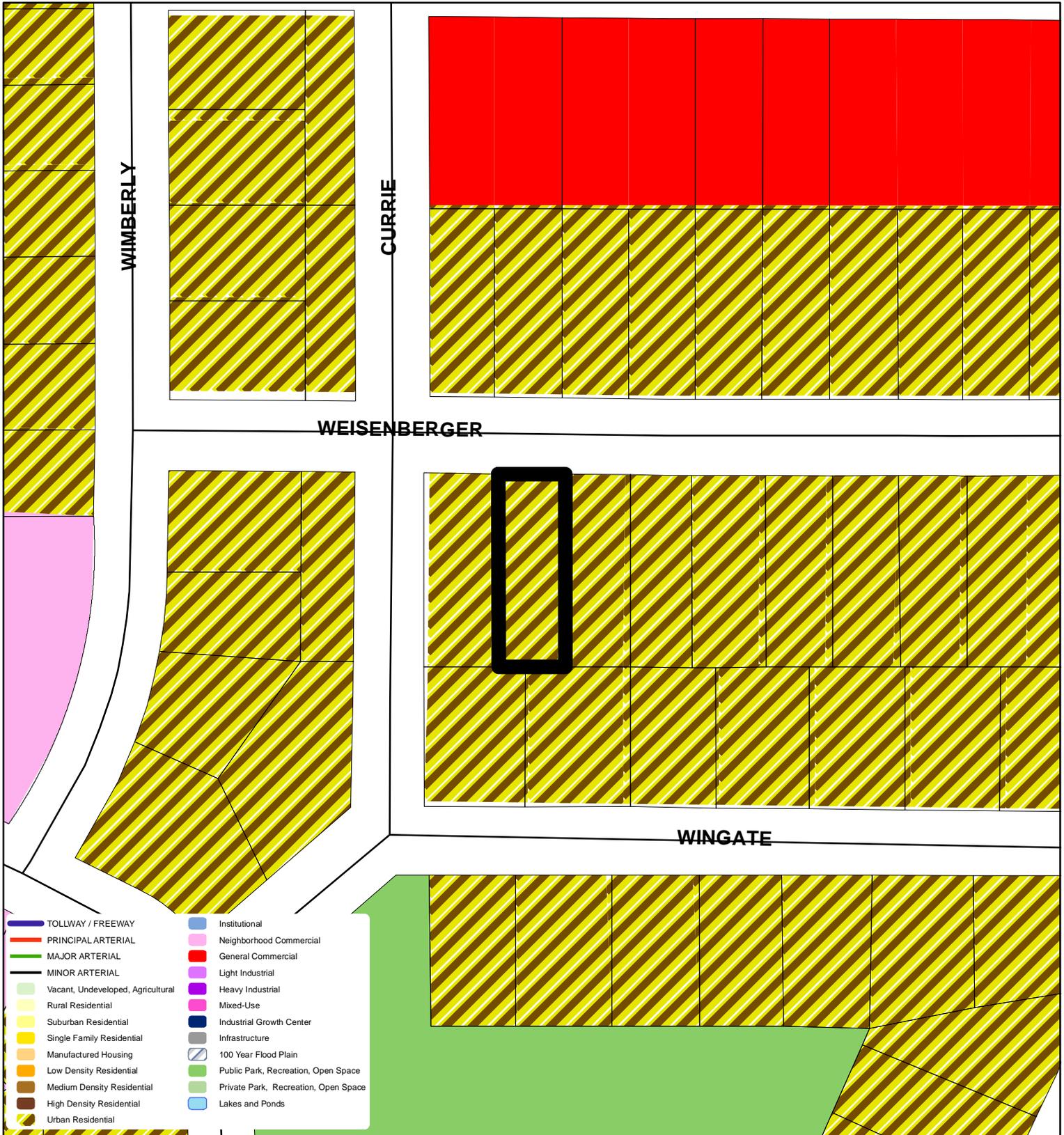
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



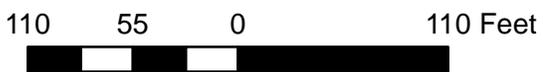
- | | |
|-----------------------------------|--------------------------------------|
| TOLLWAY / FREEWAY | Institutional |
| PRINCIPAL ARTERIAL | Neighborhood Commercial |
| MAJOR ARTERIAL | General Commercial |
| MINOR ARTERIAL | Light Industrial |
| Vacant, Undeveloped, Agricultural | Heavy Industrial |
| 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 Photograph



Aerial Photography Date February 2015



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.

Ms. Dunn asked Ms. Poole to show where the townhomes will be within the platted area. Ms. Poole displayed it on the overhead. Ms. Poole said the front doors will face Mr. Alvarez' home and the roof top terrace will be at the back of the lot, 15 ft. from the property line, with rear entry garages.

Mr. Flores asked Ms. Poole if any construction has been done yet with the "UR" product. Ms. Poole said there are some under construction at this time with more within the next 60-90 days.

Mr. Flores asked staff what are some of the urban design principles that have been tested outside the city. Katy Omelia, City of Fort Worth, responded on the design principles and noted they can be applied everywhere and tested.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried 7-1 with Mr. Flores against.

<i>Document received for written correspondence</i>					ZC-16-124
Name	Address	In/Out 300 notification area	ft. Position on case		Summary
Eva Bonilla/Linwood NA	362 Foch St	Out	Opposition		Spoke at hearing

**8. ZC-16-125 SGD-121 FW LLC (CD 8) – 109 N. Chandler Drive (Blandford Addition, Block 7, Lots 22RA & 22RB, 2.83 Acres): from "G" Intensive Commercial and PD 99 "PD/SU" Planned Development/Specific Use for all uses in the "G" Commercial District and office warehouse (for package delivery service subject to the site plan submitted) and include warehousing for equipment, supplies and other inert materials and the outdoor storage of landscape trees, plant life, soil/rocks used in landscaping, and other inert landscape materials, to add an 8 ft. red cedar fence on the west and south side property lines; site plan approved
To Amend PD 99 to add property and add production of cast stone and outside storage; site plan waiver requested**

Justin Light, 500 W. 7th Street, Fort Worth, Texas representing SGD-121 FW LLC explained to the Commissioners they are requesting a 30 day continuance. Mr. Light explained they met with the neighborhood association on two occasions with the last meeting having a mix of opposition. They would like to discuss this request in more detail with the neighborhood.

Ms. Conlin asked if he is prepared to discuss the project and how is the cement mixture delivered. Mr. Light said the cast stone is a mixture of sand and water into a cement mixture then put into a bin. Once mixed, it is put into a mold, cured and wrapped awaiting pickup. There is very little noise, less than 80 dbl. The only dust created would be from a saw cutting the wood to size to create the molds. The cement is wrapped in individual bags and delivered on pallets. The use is not an intensive process and would be the only use on the property.

Manuel Muhammad, spoke in opposition. They are concerned about the residents in the neighborhood and would like to continue the case so they can see what the operation is about.