



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 16, 2016

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

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

**Owner / Applicant:** Angelica & Carri Valdez, Guillermo Ortegon

**Site Location:** 400 and 404 Wimberly 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 consistent.**

**Background:**

The site is located north of Merrimac and west of Wimberly, 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 26 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.

This case is expected to be heard by the City Council on August 16, 2016

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: Anjelica & Carri Valdez Guillermo Ortegon  
 400 Wimberly 3704 Misty Meadow Dr  
 Fort Worth, TX 76107 Fort Worth, Tx 76133

Acreage: 0.35 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "B" Two-Family / single-family attached  
 East "B" Two-Family / single-family attached  
 South "B" Two-Family / single-family attached  
 West "UR" Urban Residential / single-family

**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 and or developed townhomes in the general area.

The proposed site is adjacent to two single-family attached structures on the north and south side, with "B" Two-Family zoning to the north and south.

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)

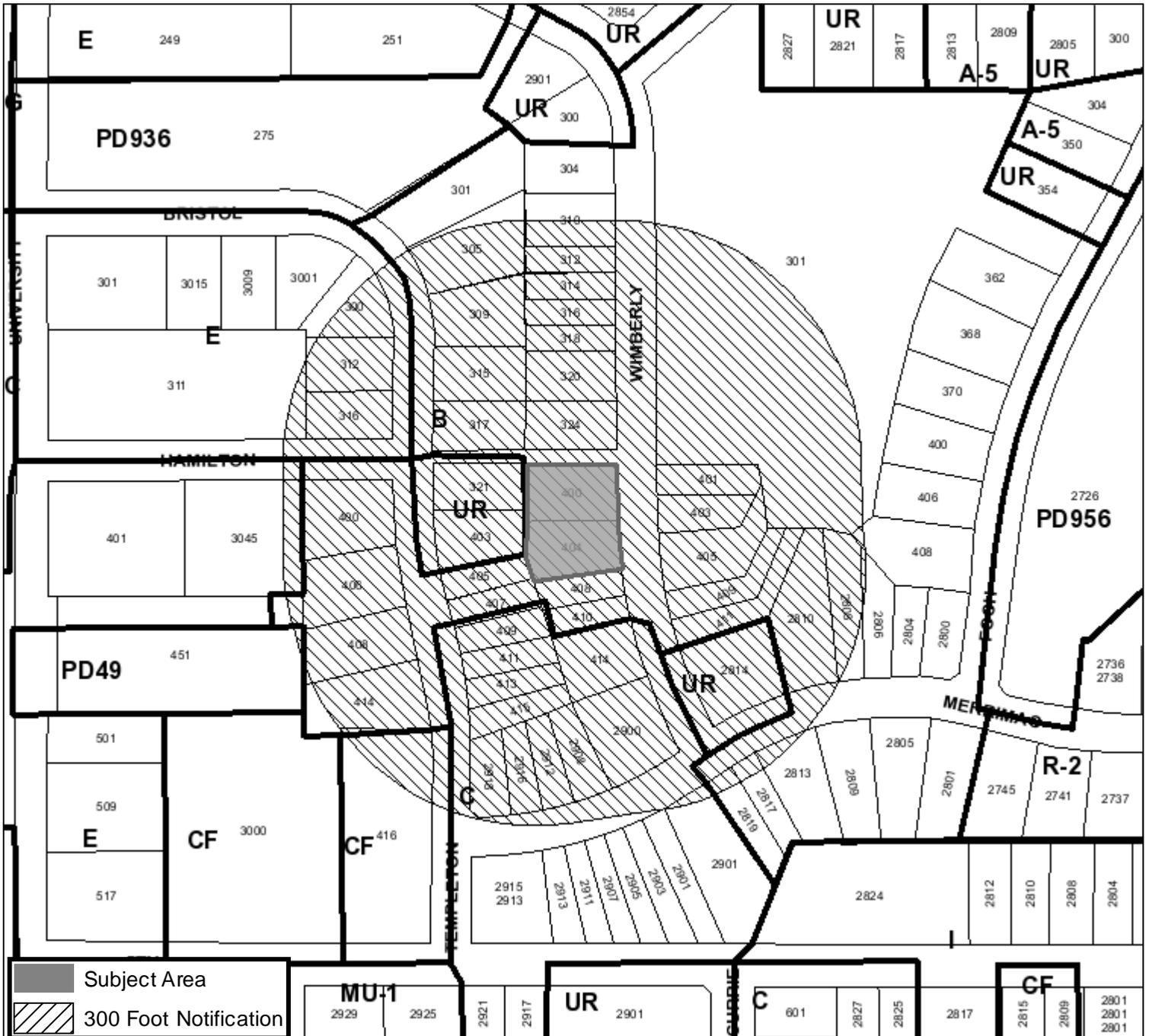
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

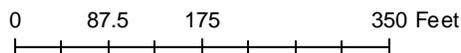
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: Angelica & Carri Valdez, Guillermo Ortegon  
 Address: 400 & 404 Wimberly Street  
 Zoning From: B  
 Zoning To: UR  
 Acres: 0.35400129  
 Mapsco: 62X  
 Sector/District: Arlington Heights  
 Commission Date: 8/10/2016  
 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

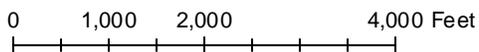
**Overlay Districts**

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

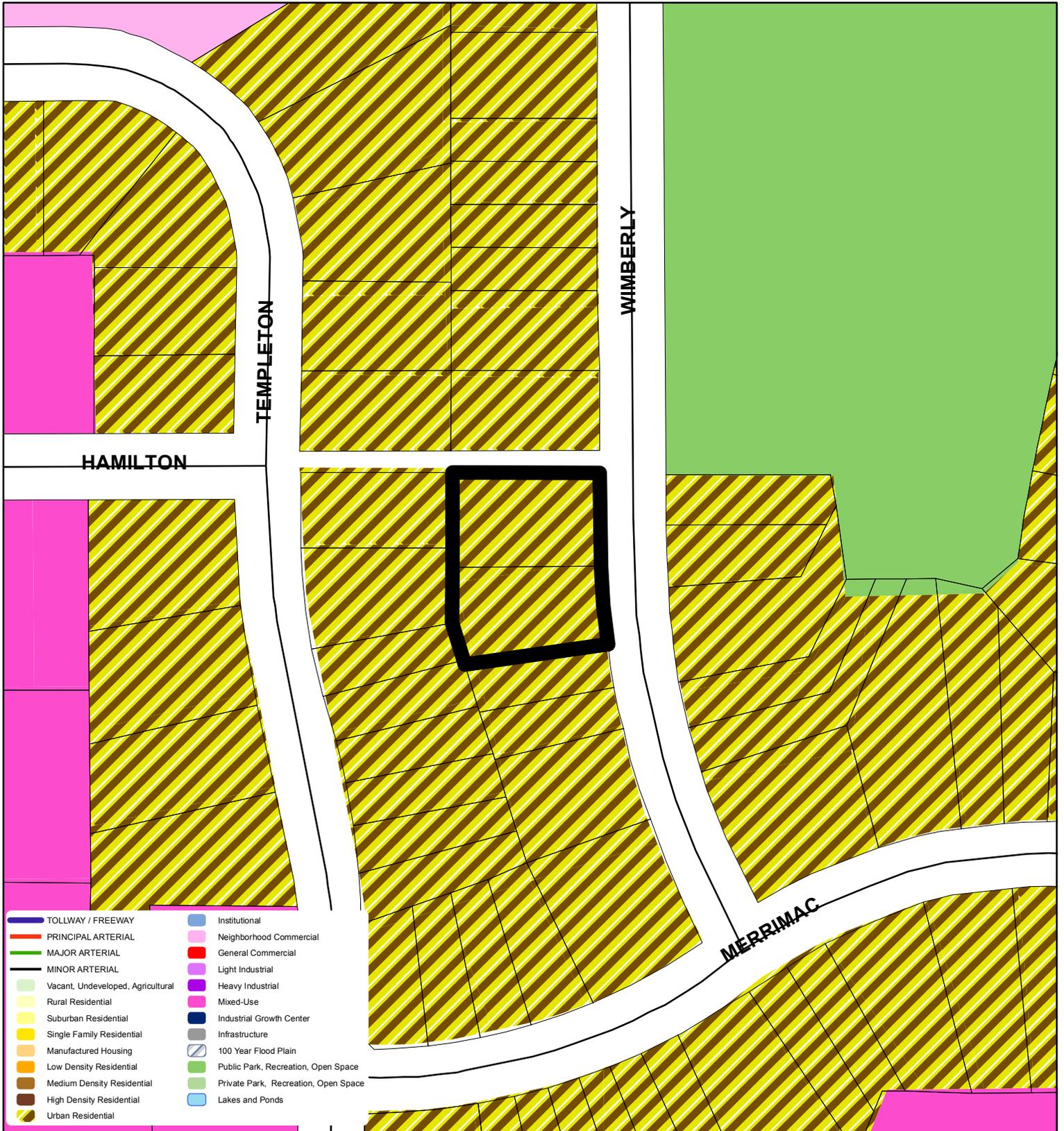
**Noise Contours**

**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 40 80 160 Feet

