



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-091

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: KBPFive, Inc. / A. G. Smith Homes, LLC

Site Location: 2716 & 2722 Wingate Street

Acres: 0.37 acres

Request

Proposed Use: Townhomes

Request: From: "A-5" One-Family

To: "UR" Urban Residential

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-0**

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Project Description and Background

The subject site consists of two adjacent lots on the north side of Wingate Street between Foch Street and Carroll Street in the Linwood Neighborhood. The two homes on the lot are to be demolished to make way for proposed townhome use. The applicant is requesting to rezone from “A-5” One-Family to “UR” Urban Residential.

The Linwood area has had a lot of redevelopment in recent years. It is a desirable neighborhood for creating the walkable, pedestrian friendly type of Urban Residential housing, as it is located adjacent to the West 7th Urban Village, which has a mix of residential, restaurant, entertainment, retail, office, and other uses.

The lots appear to have a few trees on them; all development will be subject to the appropriate requirements of the Urban Forestry Ordinance.

This case initially appeared at the June 8 Zoning Commission hearing but requested a 30-day continuance to allow additional time to work with the surrounding neighborhoods.

Surrounding Zoning and Land Uses

North “UR” Urban Residential / residential and undeveloped
“A-5” One-Family / residential
East “UR” Urban Residential / residential
South “UR” Urban Residential / townhomes
West “A-5” One-Family / residential

Recent Zoning History

- ZC-22-040 from B to UR; current zoning case; southwest of subject site
- ZC-21-026 from A-5 to PD/UR with development standards; effective 7/2/21; south of subject site
- ZC-20-090 from A-5 to UR; denied by City Council 8/25/20; south of subject site
- ZC-20-162 from A-5 to UR; effective 5/27/21 north of subject site
- ZC-20-034 from A-5 and MU-1 to PD/MU-1 with development standards; denied by City Council 6/23/20; south of subject site
- ZC-19-102 from A-5 to UR; effective 9/28/19; north-adjacent of subject site
- ZC-19-125; from MU-1 to add CUP to allow a bar; effective 10/24/19; northeast of subject site 300-foot Legal Notifications were mailed by May 27, 2022.

Public Notification

The following organizations were notified: (emailed May 18, 2022)

Organizations Notified	
West 7 th Neighborhood Alliance	SO7 Townhome Association
Montgomery Plaza Residential Condominium Association	Linwood NA*
Tarrant Regional Water District	Streams and Valleys Inc
Trinity Habitat for Humanity	Montgomery Plaza Master Condominium Association, Inc.
Cultural District Alliance	Camp Bowie District, Inc
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “A-5” One-Family to “UR” Urban Residential with the intention to build townhomes. The surrounding land uses are apartment, townhome, duplex, and single family. The site is within 600 feet of First Flight Park to the southeast and within 500 feet of Linwood-Jesse D. Sandoval Park to the southwest. To the north and east of the site, there are multiple commercial uses within 300-500 feet, as well.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “UR” Urban Residential zoning as the only appropriate zoning type in the Urban Residential designation of Future Land Use.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

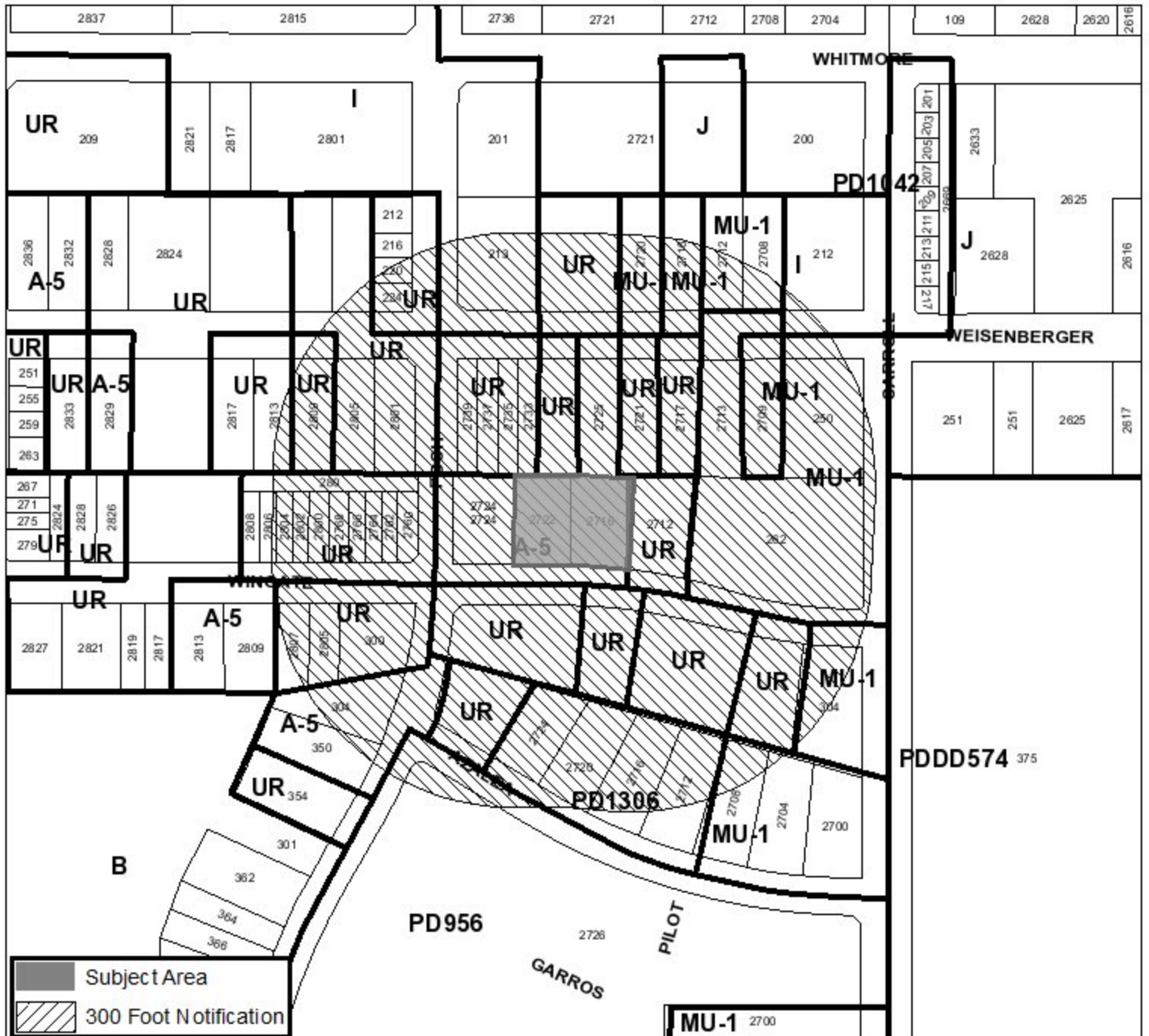
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.





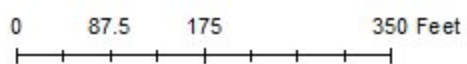
ZC-22-091

Area Zoning Map

Applicant: KBPFive, Inc.
 Address: 2716 & 2722 Wingate Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.37322167
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 6/8/2022
 Contact: null



 Subject Area
 300 Foot Notification

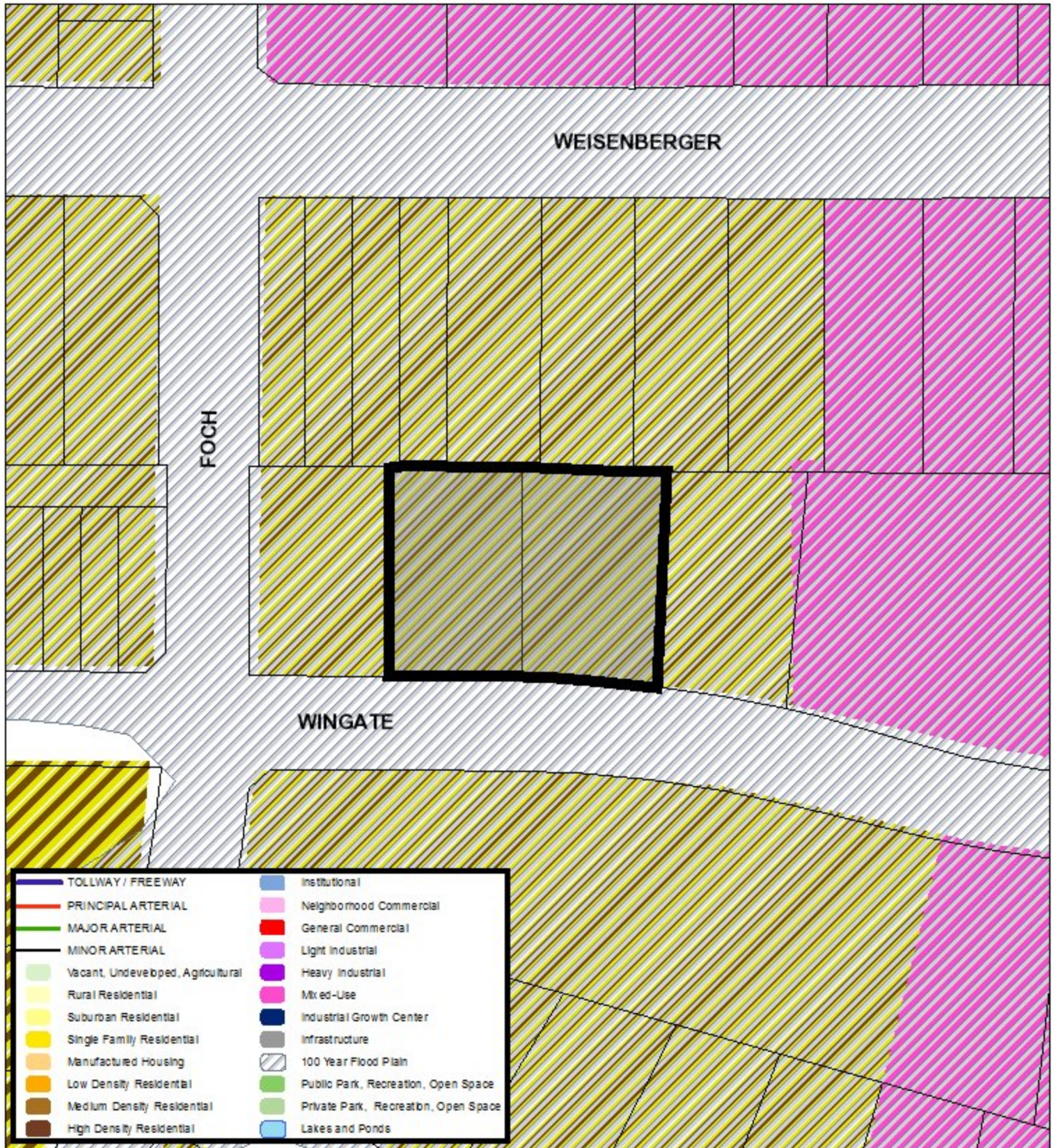


Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



70 35 0 70 Feet

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 6, 2018.



Aerial Photo Map

