



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2021

Council District 9

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Ivyleelane Investments, LLC

Site Location: 2717 Weisenberger Street Acreage: 0.17

Proposed Use: Urban Residential

Request: From: "A-5" One Family
 To: "UR" Urban Residential

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The site is located on the south side of Weisenberger between Foch Street and Carroll Street. The applicant is requesting a rezoning from "A-5" One Family to "UR" Urban Residential. This lot is the last on this block that is zoned "A-5" One Family.

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 several 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.

Surrounding Zoning and Land Uses:

- North "MU-1" Low Intensity Mixed-Use / undeveloped
- East "MU-1" Low Intensity Mixed-Use / undeveloped
- South "UR" Urban Residential / undeveloped
- West "UR" Urban Residential / multifamily

Recent Relevant Zoning History:

Zoning History: ZC-19-102 from A'-5 to "UR"; effective 9/28/19

ZC-18-075 from A'-5 to "UR"; effective 6/15/18
 ZC-18-044 from A'-5 to "UR"; effective 5/5/18
 ZC-17-079 from A'-5 to "UR"; effective 8/4/17
 ZC-16-217 from "I" to "UR"; effective 3/10/17

Public Notification:

300 foot Legal Notifications were mailed on November 18, 2020.
 The following organizations were notified: (emailed November 16, 2020)

Organizations Notified	
West 7th Neighborhood Alliance	Westside Alliance
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	Fort Worth ISD

**Located within this registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the property to "UR" Urban Residential to build an urban residential product. The surrounding land uses are predominantly urban residential and mixed-use.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Arlington Heights

The 2020 Comprehensive Plan designates the subject property as Urban Residential. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.

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 Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

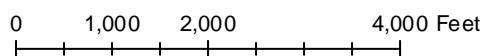
Overlay Districts

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

Noise Contours

DECIBEL

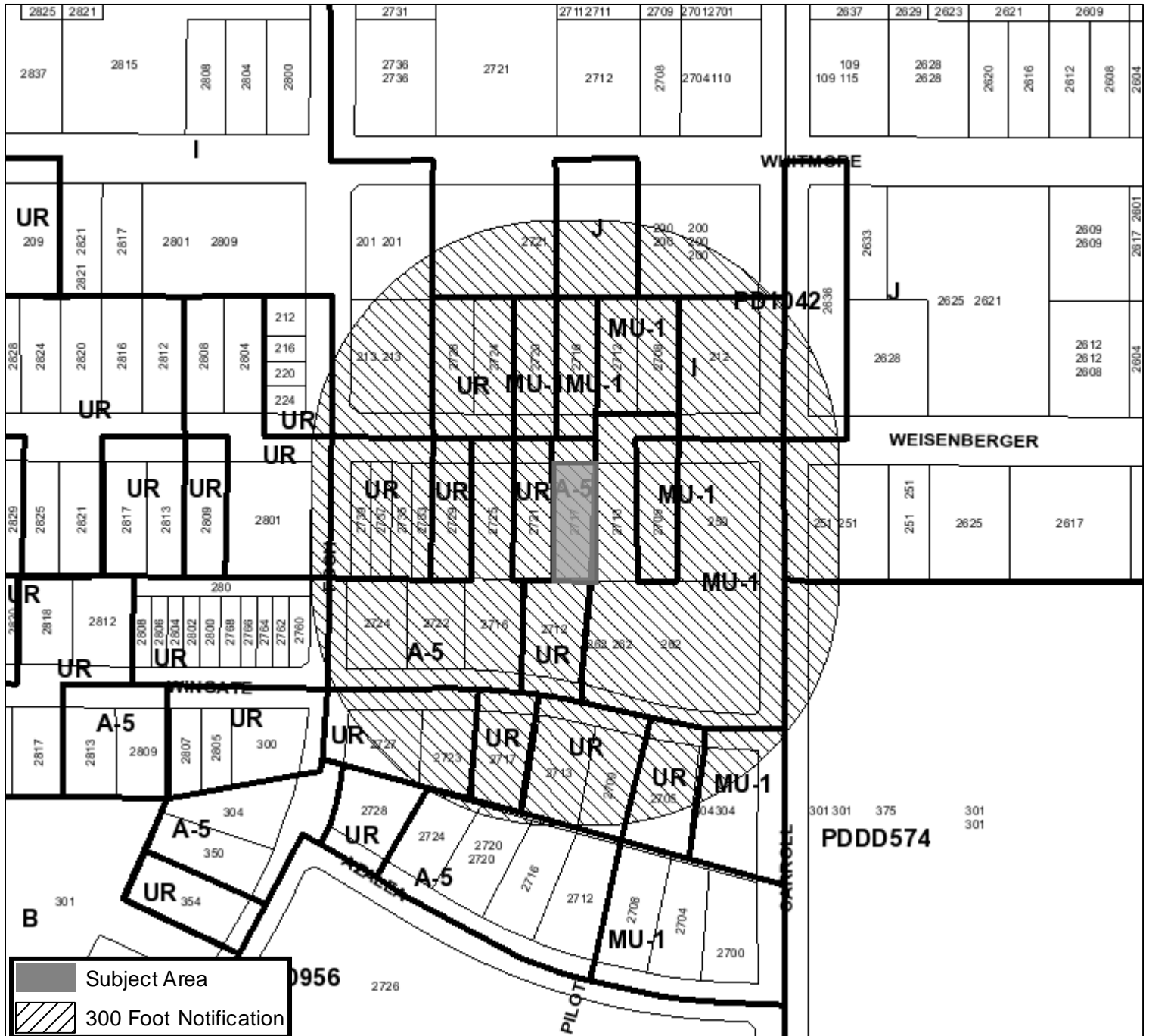
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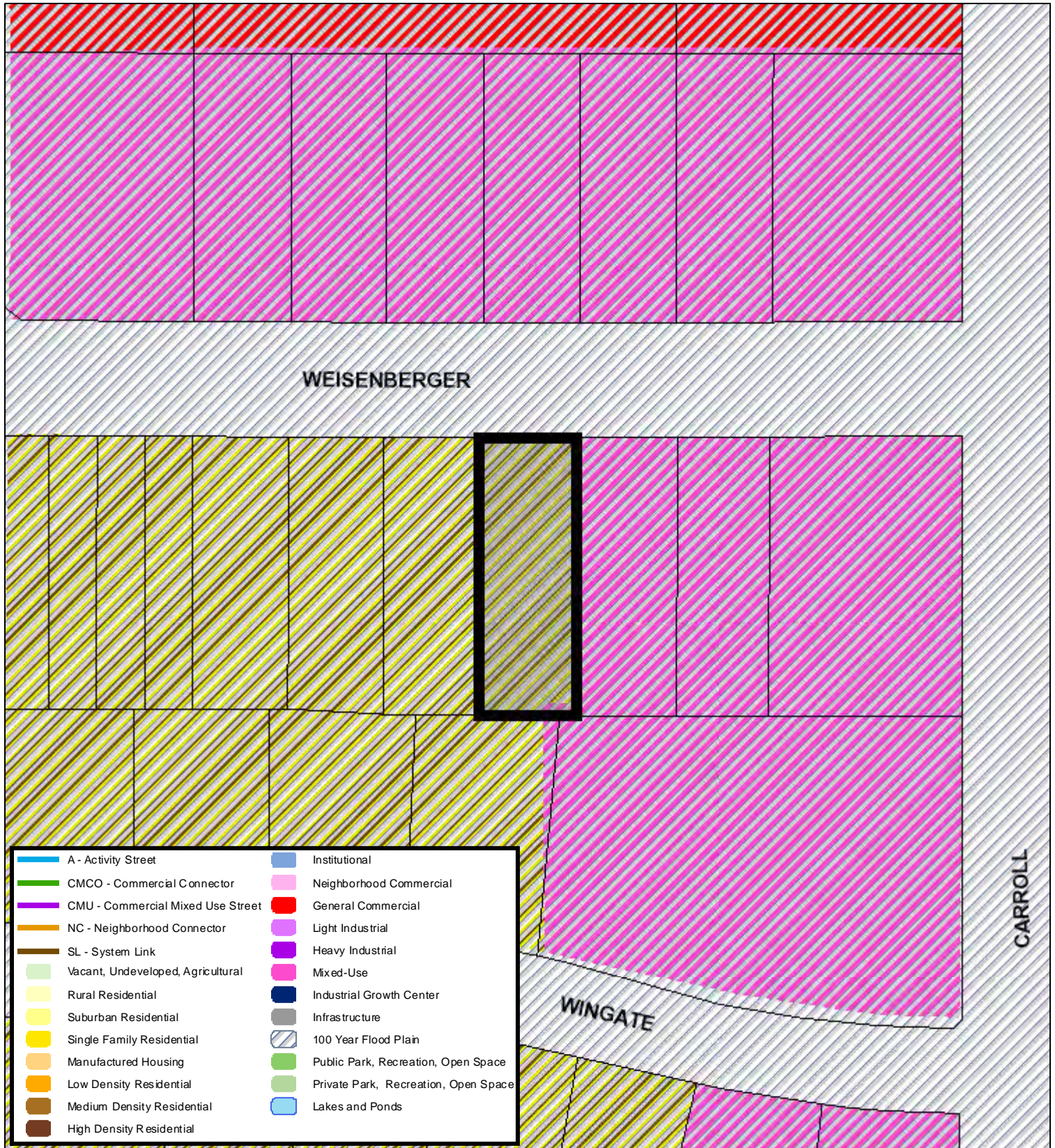
Area Zoning Map

Applicant: Ivyleelane Investements, LLC
 Address: 2717 Weisenberger Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.17072211
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 12/9/2020
 Contact: 817-392-8043



0 87.5 175 350 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



0 40 80 160 Feet

