



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 22, 2019

Council District 9

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

Opposition: None submitted
Support: None submitted

Continued Yes __ No X
Case Manager Arty Wheaton-
Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: 275 University

Site Location: 275 University Drive and 2917 Wingate Street Acreage: 2.509

Proposed Use: Urban Residential and Auto Sales & Service

Request: From: "UR" Urban Residential and "PD 936" Planned Development
To: Amending the boundary between both "UR" Urban Residential and PD 936 Planned Development zoning districts

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

A zoning change request is being made to amend approved zoning district boundaries. This change decreases the overall land area of PD 936 and increases the overall land area of the Urban Residential district. The change will allow the district boundaries to follow the approved lot lines associated with the Final Short Plat filed and recorded with these properties.

On January 23, 2018 City Council approved both ZC-18-006 and ZC-19-007 changing the existing zoning to what is currently two zoning districts "UR" and "PD 936". Those districts do not match the platted boundaries approved in FS18-087, filed on 7-30-18. At the time of application the applicant identified the then existing lot and block descriptions and provided metes and bounds also identifying the properties. Staff utilized the then existing lot and block descriptions found in the application to notice these two zoning cases. This caused an error in the zoning district boundaries after FS18-087 was filed, which matches the application document provided metes and bounds.

This case is expected to be heard by the City Council October 22, 2019.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / Office
- East "UR" Urban Residential and "B" Two-Family Residential / Townhomes and Duplexes
- South "E" Neighborhood Commercial / Fast Food Restaurant and existing residential uses

West "E" Neighborhood Commercial and "G" Intensive Commercial / Medical Office and Auto Related Commercial

Zoning History: ZC-18-006 PD 936 Auto Sales & Service effective 3-2-18 and ZC-18-006 "E" to "UR" effective 3-2-18

Public Notification:

300 foot Legal Notifications were mailed on October 03, 2019.
The following organizations were notified: (emailed October 04, 2019)

Organizations Notified	
West 7 th Neighborhood Alliance	Westside Alliance
Montgomery Plaza Residential Condominium Association	Casa Blanca HOA
Sixth & Arch Adams HA	Monticello NA
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 Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend approved zoning district boundaries. The uses have been approved with ZC-18-006 and ZC-19-007 and are being amended to match the platted boundaries in FS18-087.

The proposed boundary adjustment **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Arlington Heights

The 2019 Comprehensive Plan designates the subject property as Urban Residential & Neighborhood Commercial. The boundary adjustment meets the below policies within the following Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.



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

Attachments:

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











Legend

-  Existing Zoning Boundaries
-  Proposed Zoning Boundary Amendments






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

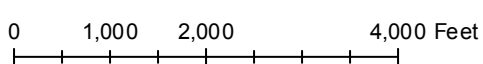
Overlay Districts

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

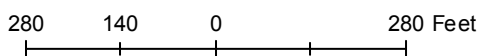
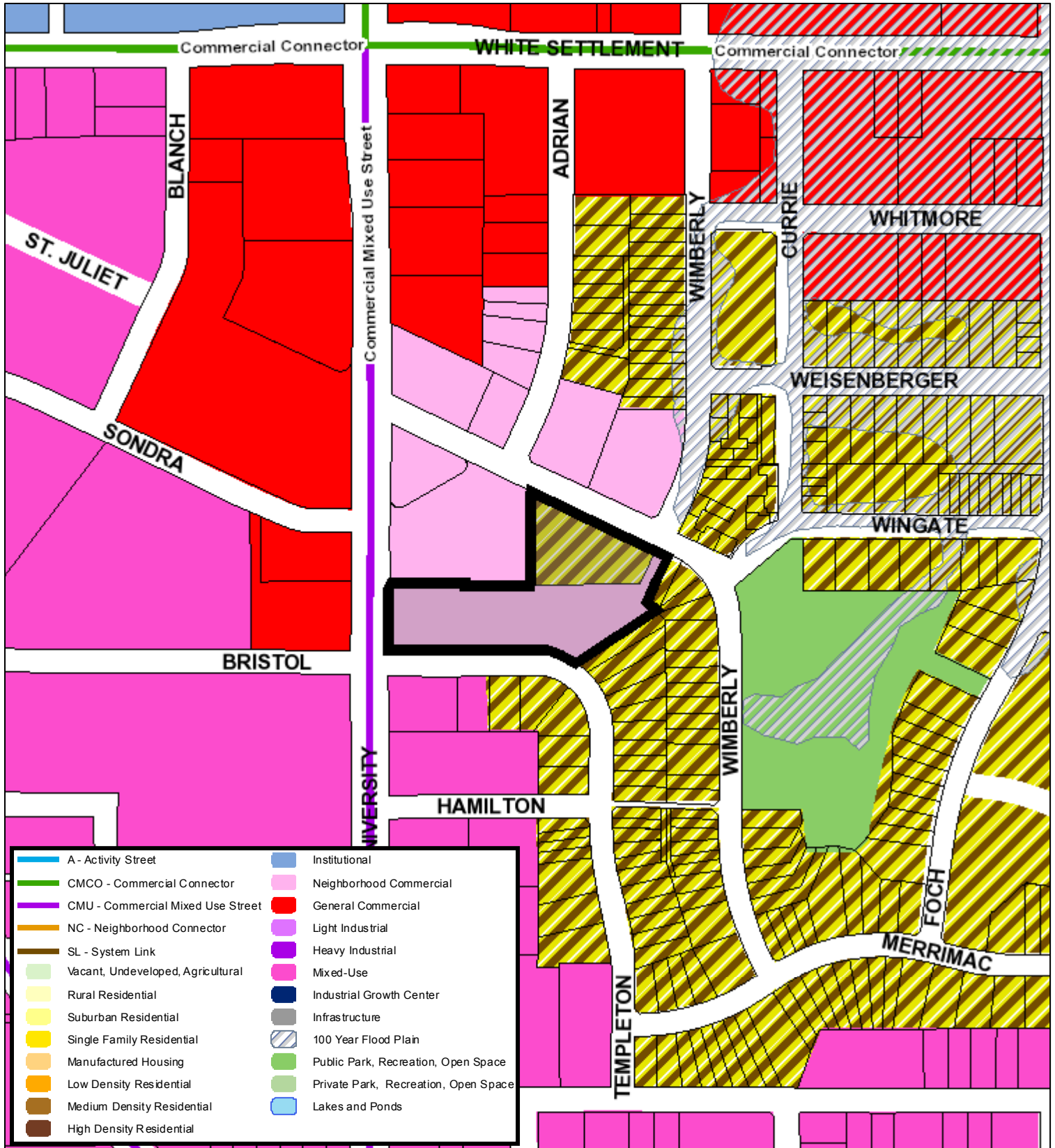
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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 5, 2019.



Aerial Photo Map



0 180 360 720 Feet

