



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 6, 2019

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** Linwood NA  
**Support:** None Submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Barnard, CP Funding, Ortega, Salazar, et al

**Site Location:** 2700-2800 blocks Weisenberger Street Mapsco: 62X

**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.**

**Staff Recommendation:** **Approval**

**Background:**

The site is located on the north and south sides of Weisenberger, to the east and west of Foch Street. The applicant is requesting a rezoning from "A-5" One Family to "UR" Urban Residential in order to construct townhomes.

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 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.

**Site Information:**

Owner: Barnard, CP Funding, Ortega, Salazar, et al  
109 S Ranch House Rd #107 1117 N Main St  
Aledo, TX 76008 Fort Worth, TX 76164  
  
2247 Central Drive 2816 Weisenberger  
Bedford, TX 76021 Fort Worth, TX 76107

2812 Weisenberger  
 Fort Worth, TX 76107  
 3821 Marina Dr  
 Fort Worth, TX 76135

5732 Westhaven Dr  
 Fort Worth, TX 76132

Acreage: 1.82 acres  
 Agent: Townsite Company/Mary Nell Poole  
 Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "UR" Urban Residential; "I" Light Industrial / single-family, industrial  
 East "UR" Urban Residential / single-family, undeveloped  
 South "UR" Urban Residential / single-family, undeveloped  
 West "UR" Urban Residential / single-family, undeveloped

**Recent Relevant Zoning and Platting History:**

Zoning History: 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

Platting History: FS-13-038, FS-14-080, FS-14-159, FS-14-178, FS-15-276, FS-14-186, FS-16-022, FS-16-100, FP-18-127, FS-18-115FS-19-040, etc, Linwood Addition final plats (surrounding subject site)

**Transportation/Access**

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

**Public Notification:**

300 foot Legal Notifications were mailed on June 21, 2019.  
 The following organizations were notified: (emailed June 17, 2019)

Organizations Notified	
West 7th Neighborhood Alliance	Westside Alliance
Inter-District 2 Alliance	Montgomery Plaza Residential Condominium Association
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 registered neighborhood association

**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 and undeveloped lots. A majority of the area has been rezoned to "UR" zoning.

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

**2. Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Urban Residential and Mixed-Use. 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.

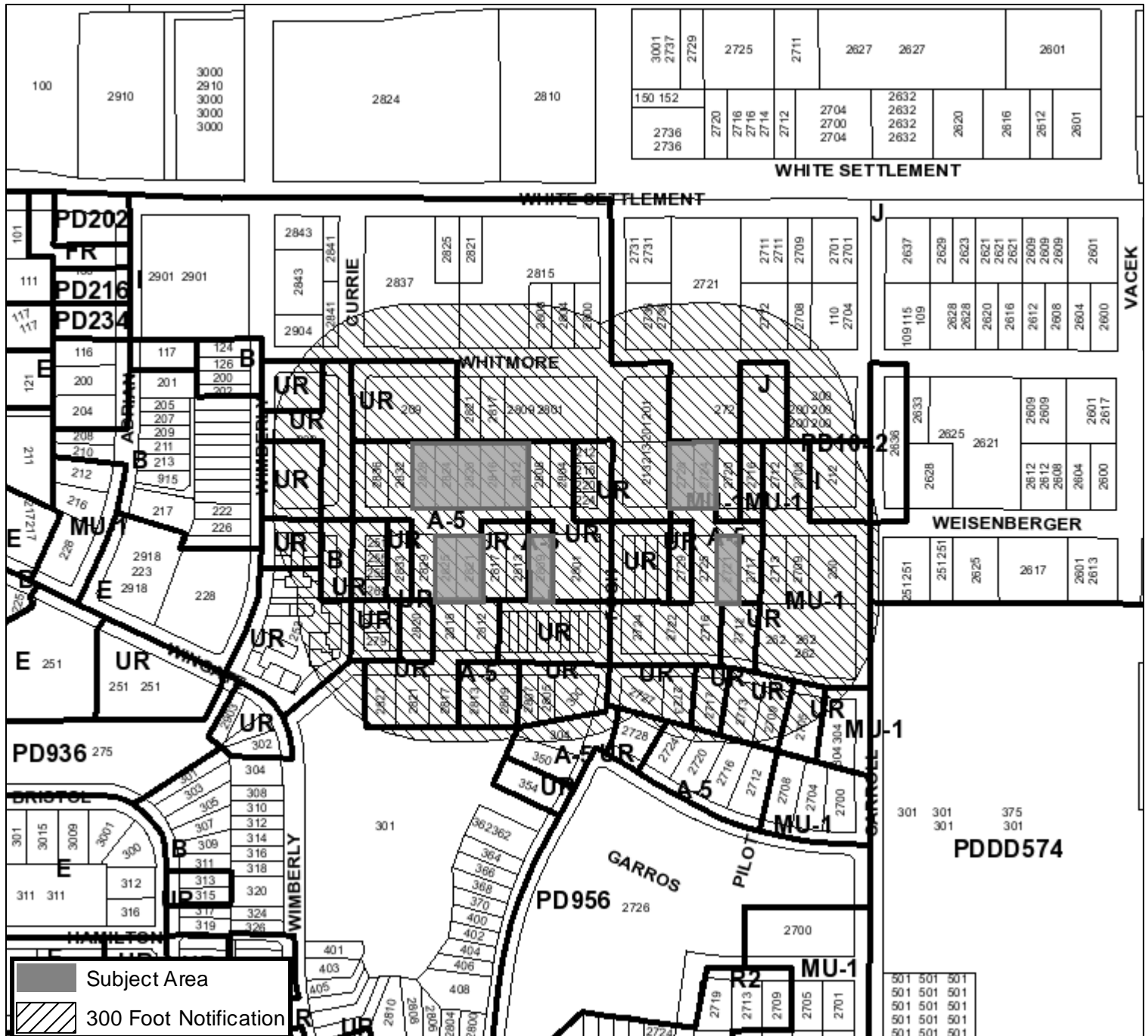
***Attachments:***

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



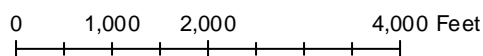
# Area Zoning Map

Applicant: Barnard, CP Funding, Ortega, Salazar, et al  
 Address: 2700 - 2800 blocks Weisenberger Street  
 Zoning From: A-5  
 Zoning To: UR  
 Acres: 1.82339407  
 Mapsco: 62X  
 Sector/District: Arlington Heights  
 Commission Date: 7/10/2019  
 Contact: 817-392-8043

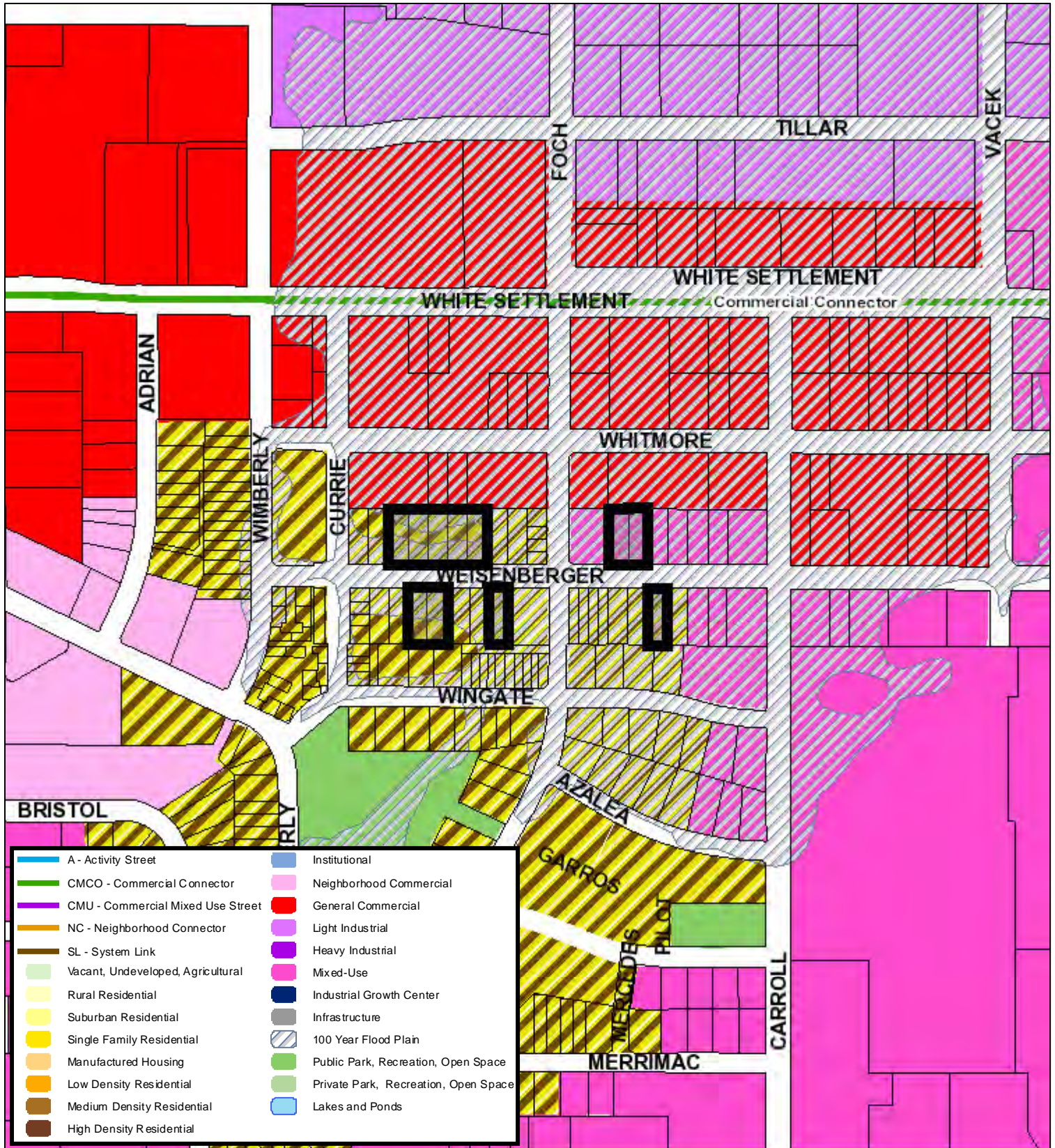


0 155 310 620 Feet

### Area Map



### Future Land Use

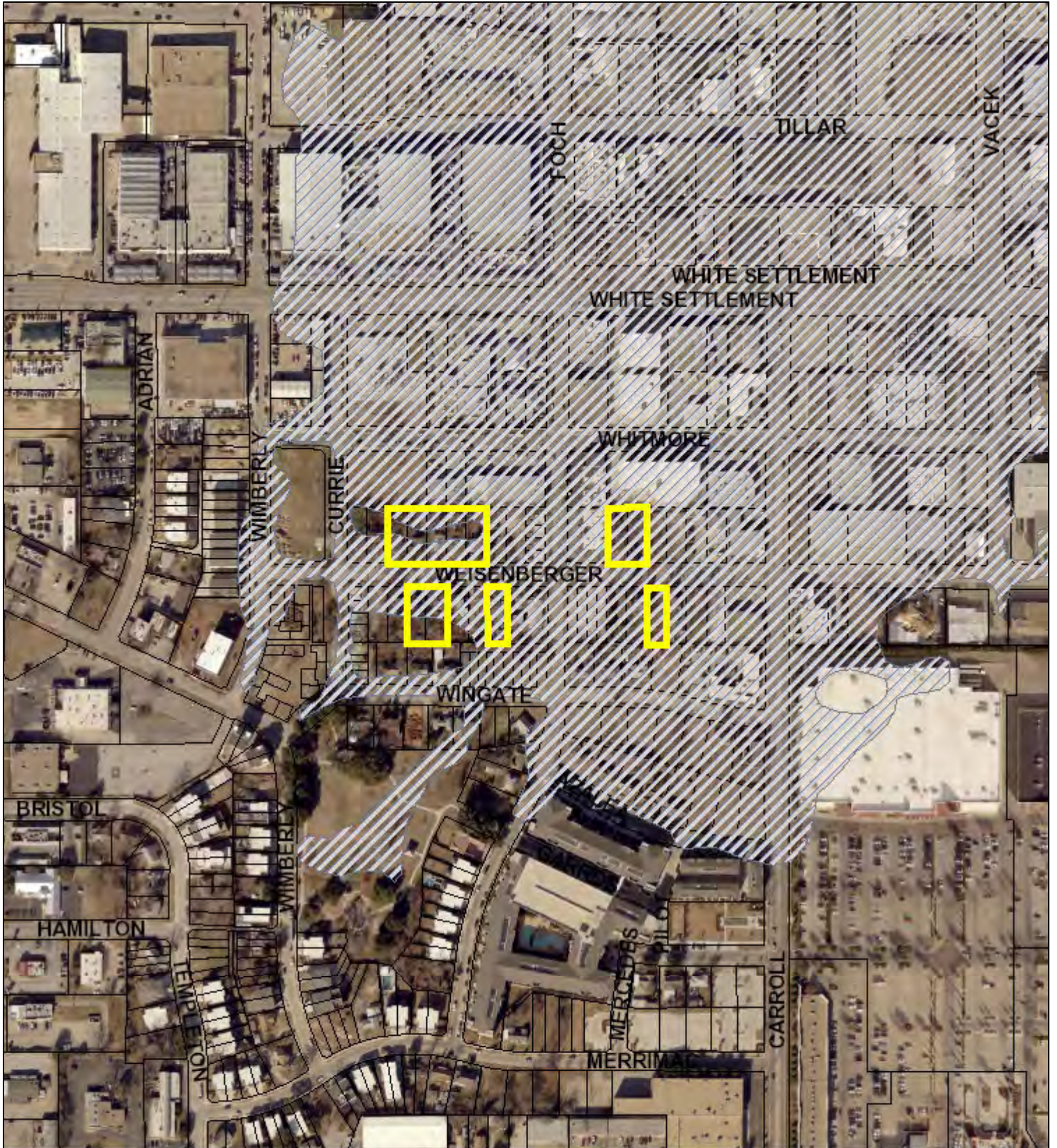


340 170 0 340 Feet

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 5, 2019.



## Aerial Photo Map



0 215 430 860 Feet

