The City of Arlington, Texas Focus Group for Residential Infill & Redevelopment Standards

Focus Group Members
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Update for the Developers’ Round Table October 28, 2021
## Housing Recommendations

<table>
<thead>
<tr>
<th>Concern or Issue</th>
<th>Recommendation</th>
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</thead>
<tbody>
<tr>
<td>Existing zoning ordinance disadvantages older or established neighborhoods at a disadvantage for redevelopment</td>
<td><strong>Short term</strong>&lt;br&gt;• Establish different standards for infill housing development</td>
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<tr>
<td>Zoning ordinances can be barriers in developing sustainable, equitable communities which include housing that is affordable</td>
<td><strong>Medium term</strong>&lt;br&gt;• Examine existing ordinances to eliminate barriers to develop housing that is affordable&lt;br&gt;• Find tools to develop affordable neighborhoods with accessible services</td>
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<tr>
<td>There are insufficient resources for the public to learn about home rental, buying and home ownership</td>
<td><strong>Medium term</strong>&lt;br&gt;• Work with educational institutions to include financial education to ensure that graduates are financially responsible&lt;br&gt;• Review homebuyer and renter education to see if it is sufficient&lt;br&gt;• Seek to implement changes where resources are insufficient</td>
</tr>
<tr>
<td>There is inadequate housing inventory that is affordable and accessible for all income levels</td>
<td><strong>Long term</strong>&lt;br&gt;• Research how to include household debt in the evaluation of housing cost burden&lt;br&gt;• Use the data in the Housing Needs Analysis and debt burden data to identify housing needs and target solutions to gaps&lt;br&gt;• Reduce barriers to renting</td>
</tr>
<tr>
<td>Arlington neighborhoods do not uniformly represent the diversity of the city's population</td>
<td><strong>Long term</strong>&lt;br&gt;• Examine possible reasons behind the current housing map by race and ethnicity&lt;br&gt;• Encourage development of proximate housing that varies by affordability and type with access to services throughout the city</td>
</tr>
</tbody>
</table>
Status of the Focus Group
Attainability

Affordable vs. Attainable

“The ability of households to enter, and graduate to successively higher levels of, the local housing market. Implicit in this usage of attainability is the idea that a range of housing options (type, size, tenure, cost) exists in the local market. Households at various income levels can find and secure (attain) suitable housing and can ultimately advance to a different level.”
<table>
<thead>
<tr>
<th>Missing Middle Housing TYPE</th>
<th>Arlington</th>
<th>Grand Prairie</th>
<th>Dallas</th>
<th>Fort Worth</th>
<th>Irving</th>
<th>Austin</th>
<th>Mansfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>DUPLEX 12 dua</td>
<td>RM-32</td>
<td>SF-T, MF-12</td>
<td>D1, MF-1, -2</td>
<td>SF-A R-2.5, R-3.5</td>
<td>SF-5, SF-6</td>
<td>2F</td>
<td></td>
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<tr>
<td>FOURPLEX 14-35 dua</td>
<td>RMF-22</td>
<td>SF-T, MF-1, (12 dua), MF-2 (16 dua)</td>
<td>D2, MF-1, -2</td>
<td>CR1, R1</td>
<td>SF-2.5</td>
<td>SF-5, SF-6</td>
<td></td>
</tr>
<tr>
<td>COURTYARD BUILDING 20-60 dua</td>
<td>MF-3 (26 dua)</td>
<td>CR, UR - Manor House</td>
<td>MR</td>
<td>SF-6/12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COTTAGE COURT 10-30 dua</td>
<td>CH, D</td>
<td>R1, R2, UR - Cottage Court</td>
<td>SF-5, SF-6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOWNHOUSE 10-22 dua</td>
<td>RM-32, RMF-22</td>
<td>SF-T, MF-1, 2, TH-1, 2, 3</td>
<td>R1, R2, R3, UR</td>
<td>SF-5, SF-6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MULTIPLEX 10-50 dua</td>
<td>RM-32, RMF-22</td>
<td>CH1, MF-1, MF-2, 3,4</td>
<td>CR, D, UR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TRIPLEX 11-35 dua</td>
<td>MF-1, MF-2</td>
<td>CR</td>
<td>R-2.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIVE - WORK 11-20 dua</td>
<td>MU</td>
<td>MU1, MU2, MU3</td>
<td>UR, MU1, MU2, TOD, TOD: DU, TMU, CMU</td>
<td>DMU</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ADUs varies</td>
<td>SUP RS-5, RS-7.2</td>
<td>Update Pending, ADU Request</td>
<td>B, Two- Family, attached or detached</td>
<td>Permitted by right for a person 60 years or older</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>OTHER:</td>
<td>Coliving / Co-sharing</td>
<td>Tiny Homes</td>
<td>Boarding House</td>
<td>R XF (Boarding House)</td>
<td>Permitted in any residential district, except 2F, MF</td>
<td></td>
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</table>
A Parcel or Neighborhood Scale

• Infill (RM-12)
  Isolated tract within an existing fabric
  Assembly
  Demo and redevelop
  Retrofitting
  Repairing a block
  Densification

• Neighborhood building
  Pump up the diversity – the choice
  Connectivity; walkability
  Access to neighborhood services
  Sustainable living as place making
  Complete neighborhood
Legend:
- Vacant RM-12

RM-12:
Residential Medium Density
Entitlement Framework (cont’d)

Neighborhood Mixed-Use Zoning District

“It’s got bones!” we can work with.

A framework that provides much, but not all, of what we’re looking for at a neighborhood scale

- Needs SF and duplex housing
- Fair mix of non-residential uses
- Using the Comprehensive Plan:
  - Rezone select tracts to NMU
  - Are there older neighborhoods ripe for redevelopment?
  - Could use smaller versions for urban infill
Density
Ineffective Zoning has Given Density a Bad Name

- Standard zoning does not deliver choices
- GET IT RIGHT: It’s not medium-density housing. It’s about form and scale.

Focus Group Thinking
1. Should development at varying densities be permitted in the same neighborhood? Only at the edges? The interior as infill?
   “Yes, all of the above”
   “Let the market dictate”
   “Form-based will shape [influence] density in context of the neighborhood”
   “Release the ‘hold’ on density caps”
2. If the house-scale from is right (i.e., true missing middle), is Arlington ready to get rid of density caps?
   “Yes, phased-in. Depends. Use overlays in select areas”
   “Form in context”
   “Communicate density to the public through form”
   “Thoughtful education of the public”
   “Doesn’t have to be a bad word”

Triplex at 16 DUA
Unit Size
A Factor in Achieving Attainability

Focus Group Thinking

1. Is there any unit size that is too small, assuming the market justifies it? SPLIT
   “If you raise [density] caps, doesn’t that open up for different unit sizes?”

2. In the interest of diversity and inclusion, should we require a residential project of any type to include a mix of unit sizes and/or lot sizes? This is NOT about 1-bedroom vs. 2-bedroom.
   “Not require. Let the market resolve the mix”
   “Not if it ties my hands”
   “Lean toward Yes. Larger development size should offer two or more types”
   “May be hard to require for redevelopment”
   * A mix of size on the same block face?
     “The market is ‘there!’”
     “Allows for generational movement”
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