



Zoning Staff Report

Date: November 14, 2023

Case Number: ZC-23-136

Council District: 11

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Harrison Ulloa / Affirm Property Holdings LLC

Site Location: 1713 Arizona Ave

Acreage: 0.1147

Request

Proposed Use: Single Family Residence

Request: From: "J" Medium Industrial

To: "A-5" One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The property is situated in the Southside Planning Sector and NEZ Area 6. This application seeks to change the zoning on the property from the current “J” Medium Industrial to “A-5” One-Family zoning on approximately 0.1147 acres described as Lot 7, Block 18 Lawn Terrace Addition. The property is undeveloped. The applicant proposes to construct a single-family residence on the property. The properties to the north and south both have single-family residences but are zoned “J” Medium Industrial.

The lot faces Arizona Ave, which is classified as a residential street. The lot is approximately 5,000 square feet which meets the minimum lot area requirement for “A-5”. Based on the adjacency to existing single-family, the lot is generally not sufficient to develop an industrial use with the required supplemental setbacks. Single-family is appropriate at this location.

Additional standards for “A-5” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / single-family residence
East “FR” Neighborhood Commercial Restricted / commercial
South “A-5” One-Family Residential / single family residence
West “J” Medium Industrial / church

Recent Zoning History

- ZC-21-025: From J to A-5 (zoning change on property 2 lots to the north) – Ordinance No. 24798, effective August 5, 2021
- ZC-21-149: From J to UR (zoning change on property to the southeast of subject site) – Ordinance 25192, effective April 7, 2022
- ZC-20-022 J to B; effective June 4, 2020; located in the block to the south

Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.
The following organizations were emailed on September 29, 2023:

Organizations Notified	
United Communities Association of South Fort Worth	Hillside NA*
Near Southside, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to “A-5” One Family for a single-family residential home. Surrounding uses consist of vacant land to the north, a church to the west, single family to the south, and commercial to the east.

The proposed residential development **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Southside

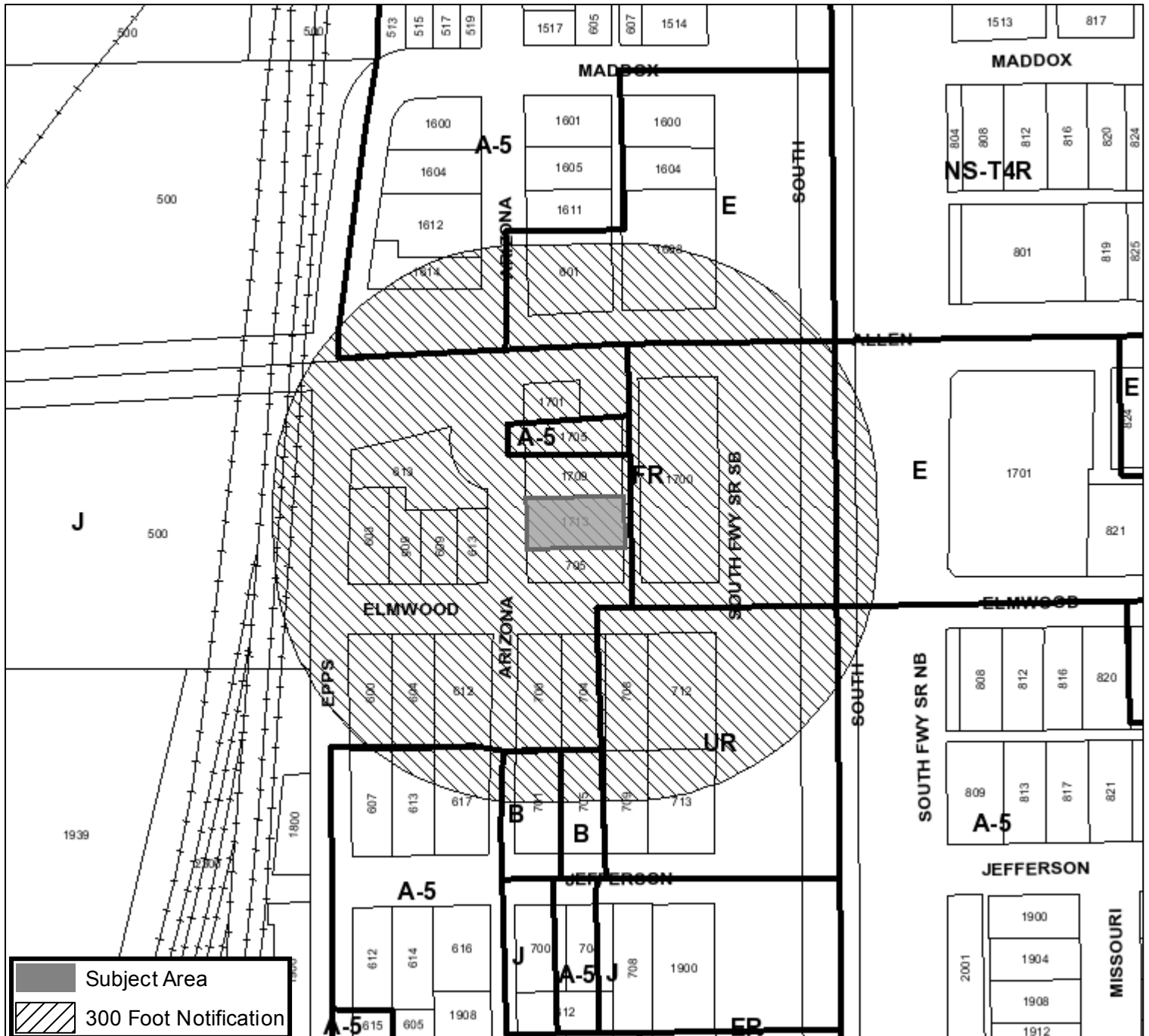
According to the 2023 Comprehensive Plan, the subject property is designated as a future Single-Family Residential. The proposed residential meets the below policies within the following Comprehensive Plan:



- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill of compatible housing.

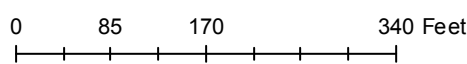
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Area Zoning Map

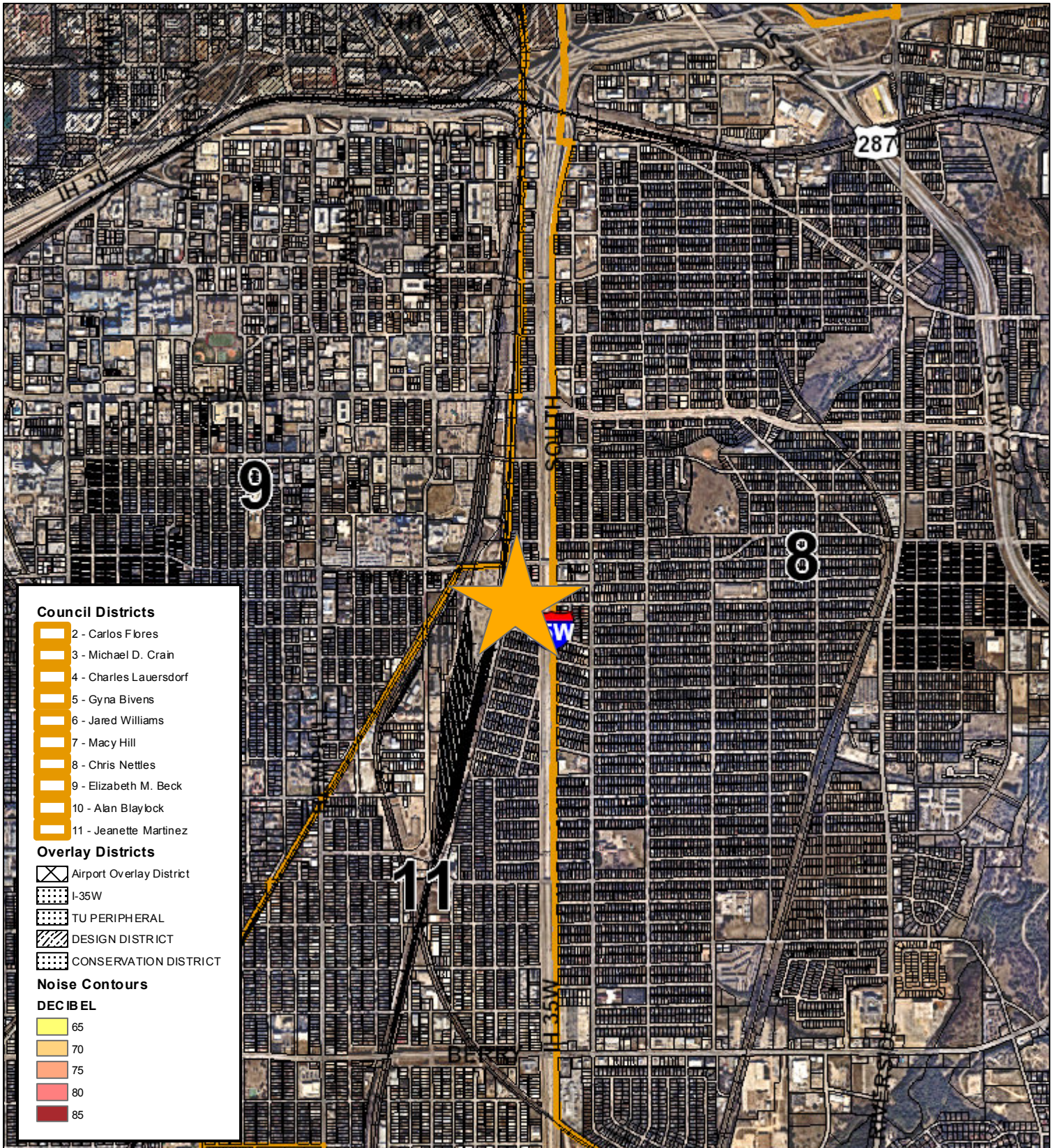
Applicant: Affirm Property Holdings LLC.
 Address: 1713 Arizona Avenue
 Zoning From: J
 Zoning To: A-5
 Acres: 0.16123404
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 10/11/2023
 Contact: null



	Subject Area
	300 Foot Notification



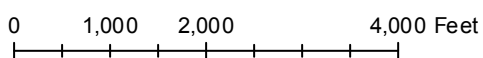
Area Map



Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

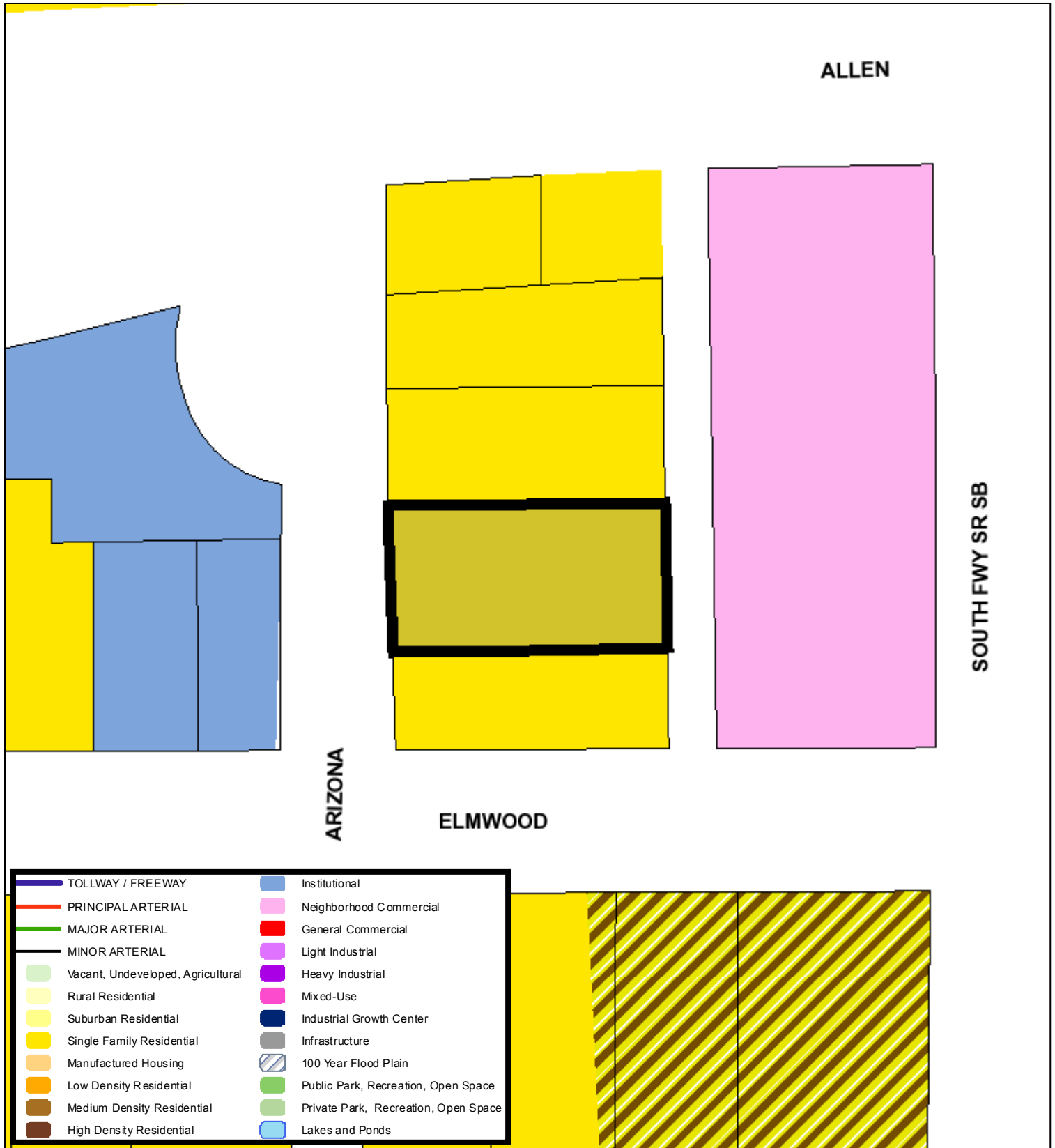
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



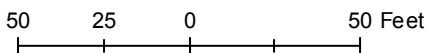


ZC-23-136

Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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

