



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-23-053

Council District: 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Dehaven Diagnostics LLC / Robert Balch

Site Location: 1812 Tremont Avenue

Acreage: 0.20 acres

Request

Proposed Use: Single-family home

Request: From: "F" General Commercial

To: "A-5" One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 6-2**

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 located on Tremont Avenue near the Camp Bowie Boulevard intersection. The applicant is proposing to change the zoning from “F” General Commercial to “A-5” One-Family for a single-family home. Although the site has been a commercial use for a number of years, the building was originally constructed as a single family residence. The depth of the former residential lot is difficult to create a commercial use with the required supplemental setbacks.

Tremont Avenue is classified as a residential street, and the lot facing the subject site is a single family home. While the general pattern on the south side of Camp Bowie Boulevard is two lots of commercial uses before transitioning to residential uses, some blocks only have the one lot fronting Camp Bowie as commercial. The remainder of the block face is single family residential uses. Surrounding land uses to the north and west are light commercial uses and a private school, with single family uses to the east and south. The subject lot is a transitional site between commercial and single family uses. Single-family is appropriate at this location.

Surrounding Zoning and Land Uses

North “F” General Commercial / Convenience store and restaurant
East “A-5” One-Family and “PD 94” Planned Development for office uses / Single family residences and office
South “A-5” One-Family / Single family residences
West “A-5” One-Family and “F” General Commercial / Private school and office

Recent Zoning History

- ZC-17-175, east of subject site, from “F” General Commercial to “PD” for “F” General Commercial uses plus one residential unit, denied 1/10/2018.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2023.

The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Arlington Heights*	Crestline Area NA
West Side Alliance	Trinity Habitat for Humanity
Camp Bowie District, Inc	Streams and Valleys Inc
North Hi Mount NA	Fort Worth ISD

**The subject property is located within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land consists of limited commercial uses to the north and west with single family residential uses to the south and east. The applicant would like to rezone the site to match the existing “A-5” One-Family zoning adjacent the site to convert the building back to a residential use. As a transitional site between commercial and residential uses, single family uses are an acceptable use for the former single family house.

The proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency – Arlington Heights

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

Based on the conformance with the future land use map and policies stated above the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

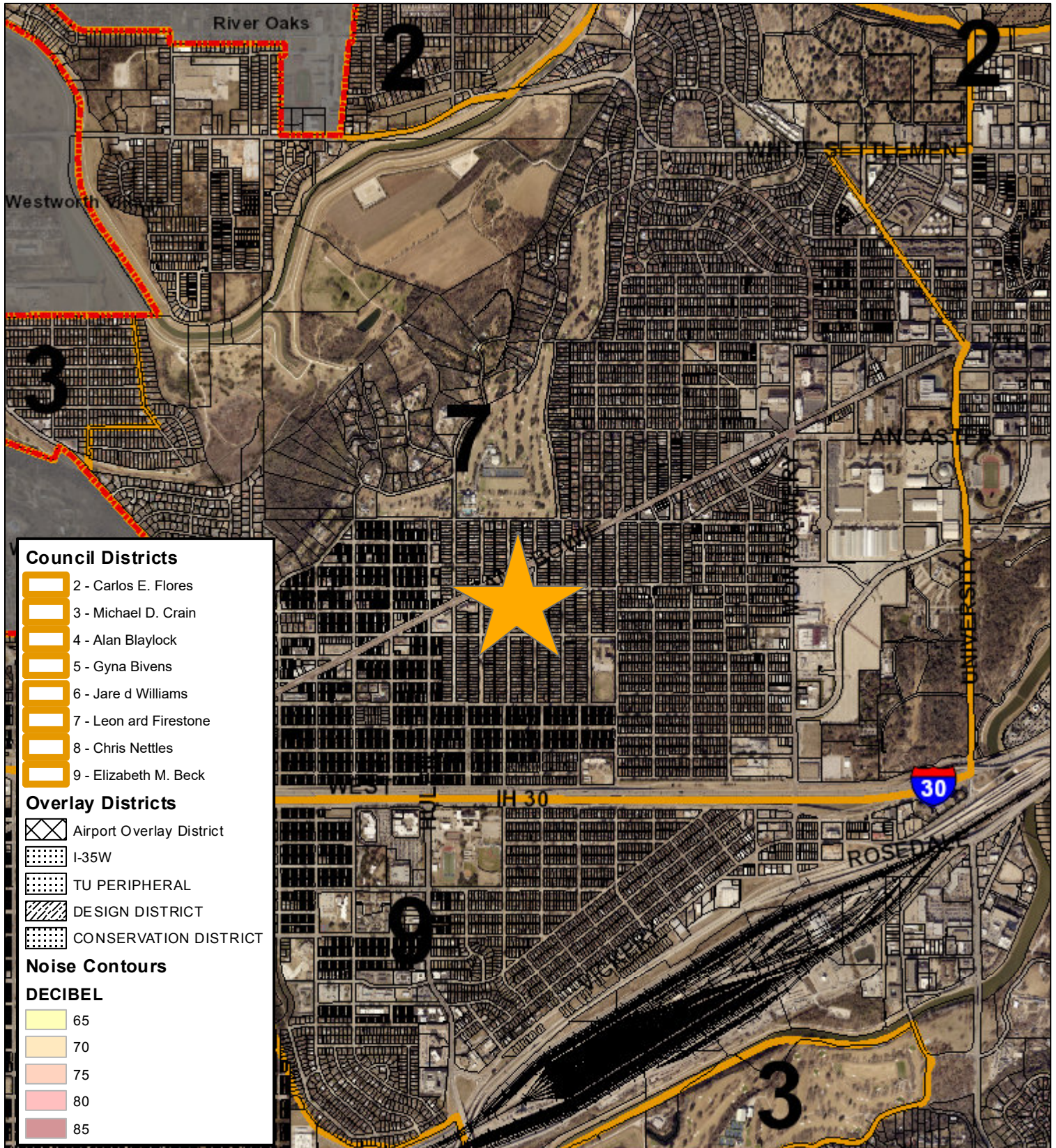
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.

4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.


This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to the quality of place.








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

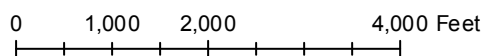
Overlay Districts

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

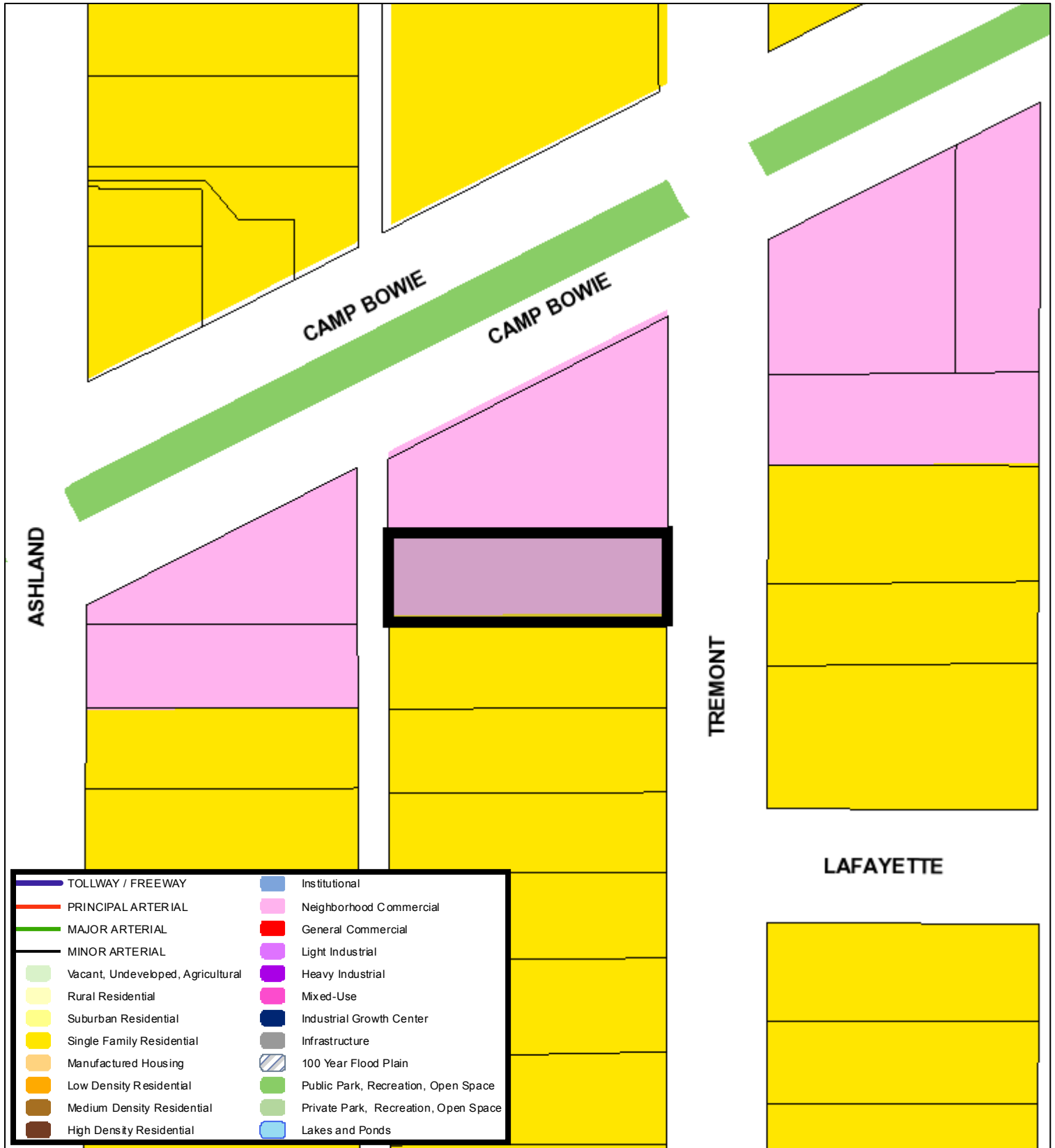
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



80 40 0 80 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 50 100 200 Feet

