



Zoning Staff Report

Date: March 11, 2025 Case Number: ZC-25-010

Council District: 7

Zoning Map Amendment

Case Manager: [Christine Ross](#)

Owner / Applicant: Larry L. Fowler, Jr. / Chad Bates

Site Location: 5001 Dexter Avenue

Acreage: 0.14 acres

Request

Proposed Use: Residential Dwelling

Request: From: "PD-322" Planned Development, PD-SU

To: "A-5" One Family Residential

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
 - a. Area Map
 - b. Aerial Photograph
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. Future Land Use Map

Project Description and Background

The subject site is a 0.14-acre tract within Council District 7. The site is currently being utilized as a garden and outdoor recreation area and is proposed to be rezoned from the existing “PD-322” Planned Development to the “A-5” One-Family Residential District to accommodate the construction of a residential home.

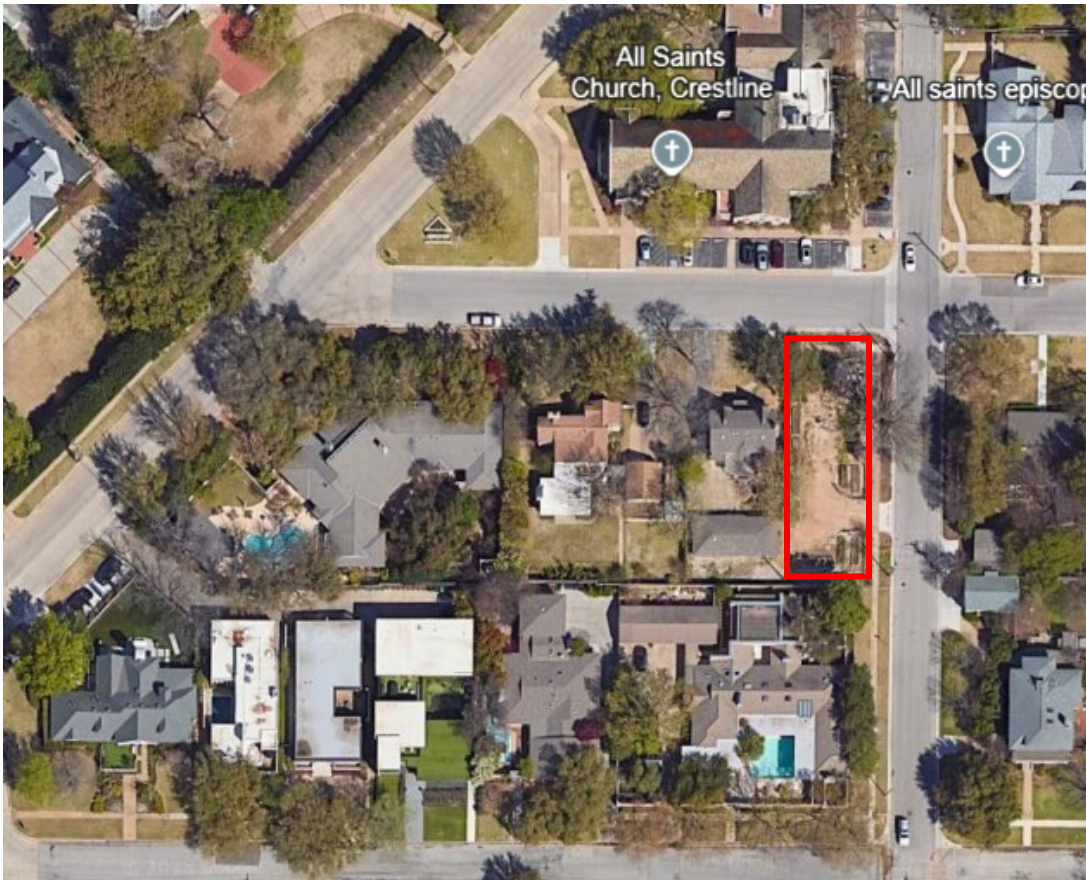
There are numerous single-family dwellings surrounding the subject property as well as a religious institution to the north. Rezoning the property would allow for the construction of residential dwellings in alignment with the surrounding neighborhood character. In 1999, a zoning change was approved to rezone the property from “B” Two-Family to “PD-SU” to accommodate the construction of a church education building and living area to be used by the All Saints Church located across Dexter Ave. to the north. The Church is no longer intending to construct the education building and desires to rezone the property to “A-5” One Family zoning. The applicant originally requested to rezone the property to “B” Two Family but changed it after notification from the Councilmember representing Council District 7.



Dexter Ave. view of subject site



View of subject site looking north to Dexter Ave.



Aerial view (subject site in red)

Surrounding Zoning and Land Uses

- North “B” Two Family – A place of worship
- South “A-5” – One Family Residential - A single-family residential dwelling
- East “B” Two Family – A single-family residential dwelling
- West “B” Two Family – A single-family residential dwelling

Recent Zoning History

- 1999 Zoning Case to rezone property from “B” Two-Family Residential to “PD-SU”

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on January 31, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on January 31, 2025:

Organizations Notified	
Crestline Area NA	Streams and Valleys Inc
West Side Alliance	Trinity Habitat for Humanity
Sunset Heights NA	West Buyers NA
Como NAC	Arlington Heights NA
Northcrest NA	Keep Como Beautiful
Tarrant Regional Water District	Camp Bowie District, Inc.

Land Use Compatibility

Development Impact Analysis

The surrounding neighborhood is developed as single family dwellings and a place of worship. Constructing additional residential dwellings in the neighborhood would be an appropriate and compatible use of the land due to the presence of numerous existing single-family dwellings surrounding the subject site.

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

Comprehensive Plan Consistency

The 2023 Comprehensive Plan designates the subject property as Low-Density Residential. The proposed zoning is consistent with the Future Land Use Designation and it is consistent with the following policies of the Comprehensive Plan:

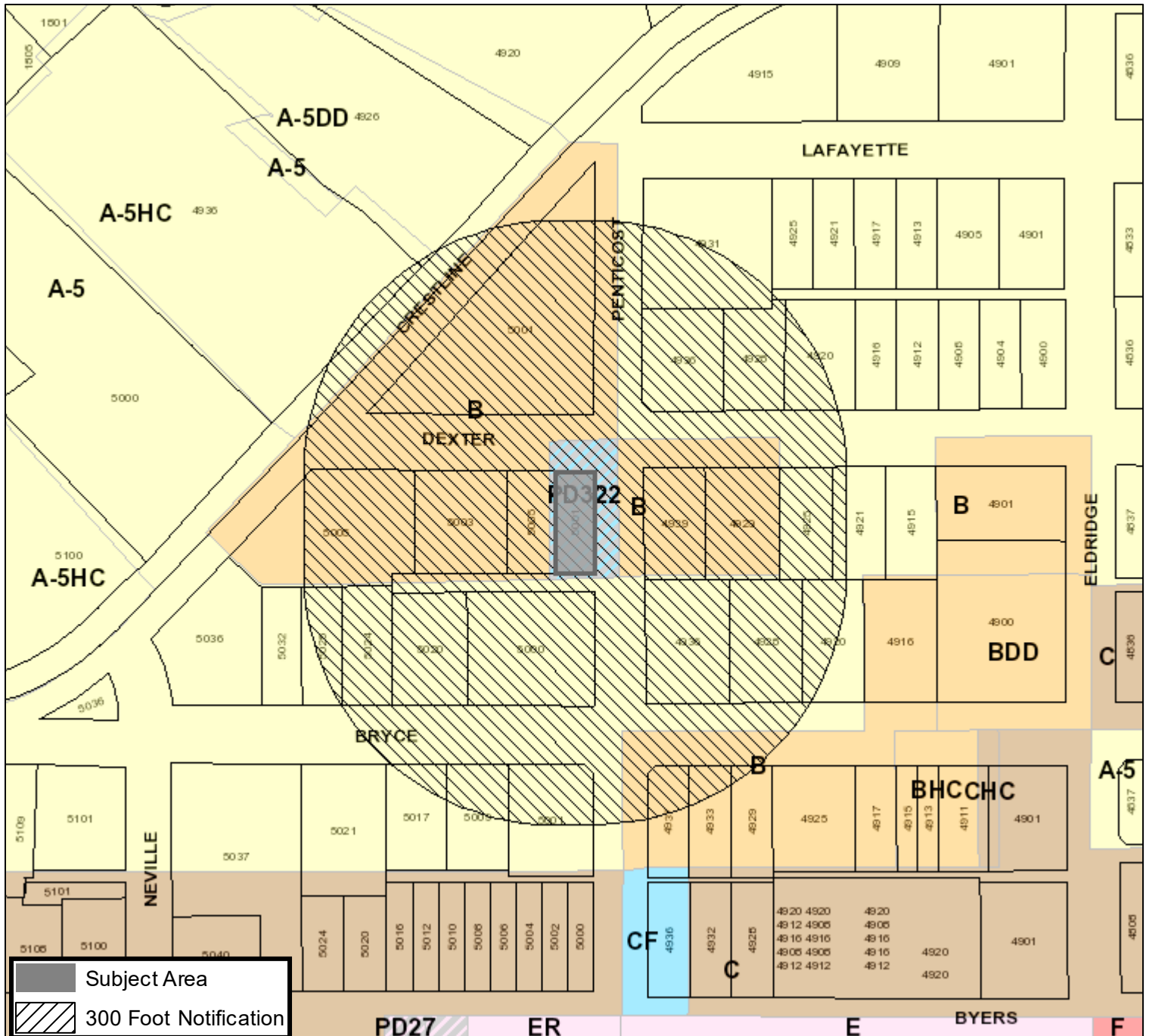
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

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

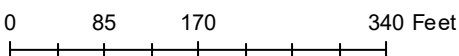


Area Zoning Map

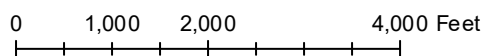
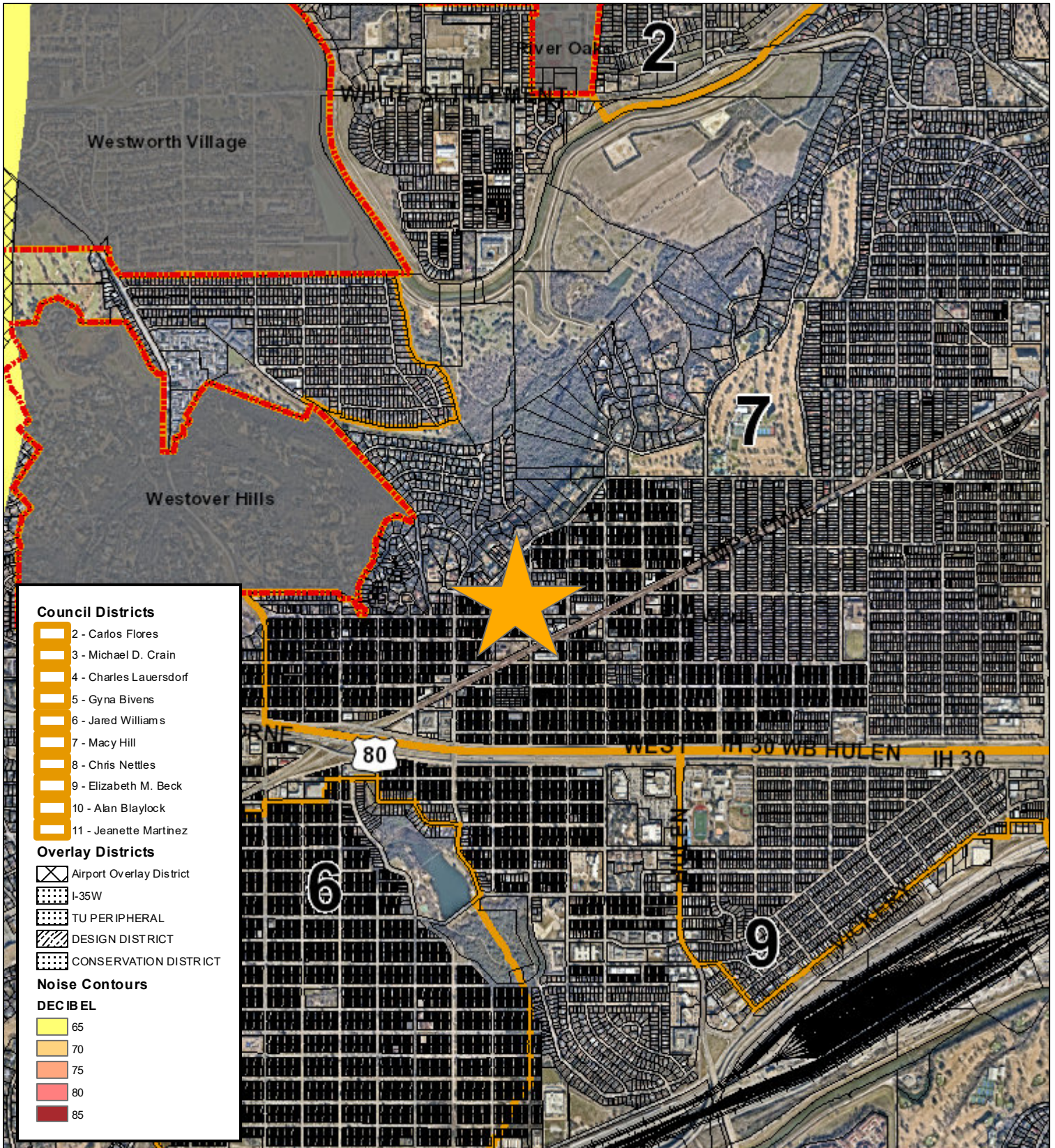
Applicant: Corporation of Episcopal Diocese of Fort Worth
 Address: 5001 Dexter Avenue
 Zoning From: PD 322
 Zoning To: B
 Acres: 0.13098861
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 2/12/2025
 Contact: 817-392-2495



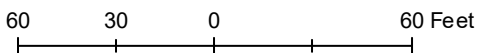
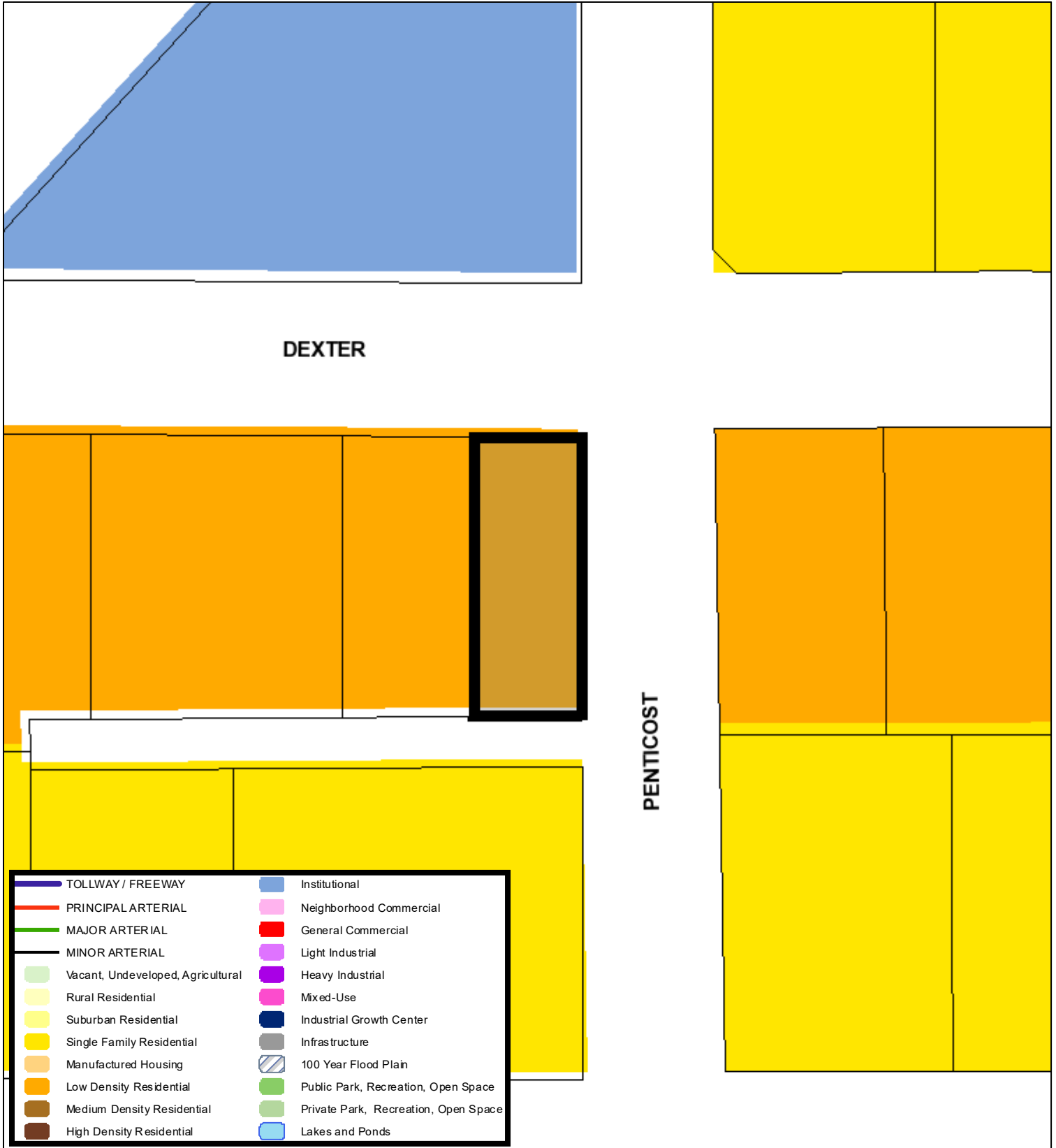
	Subject Area
	300 Foot Notification



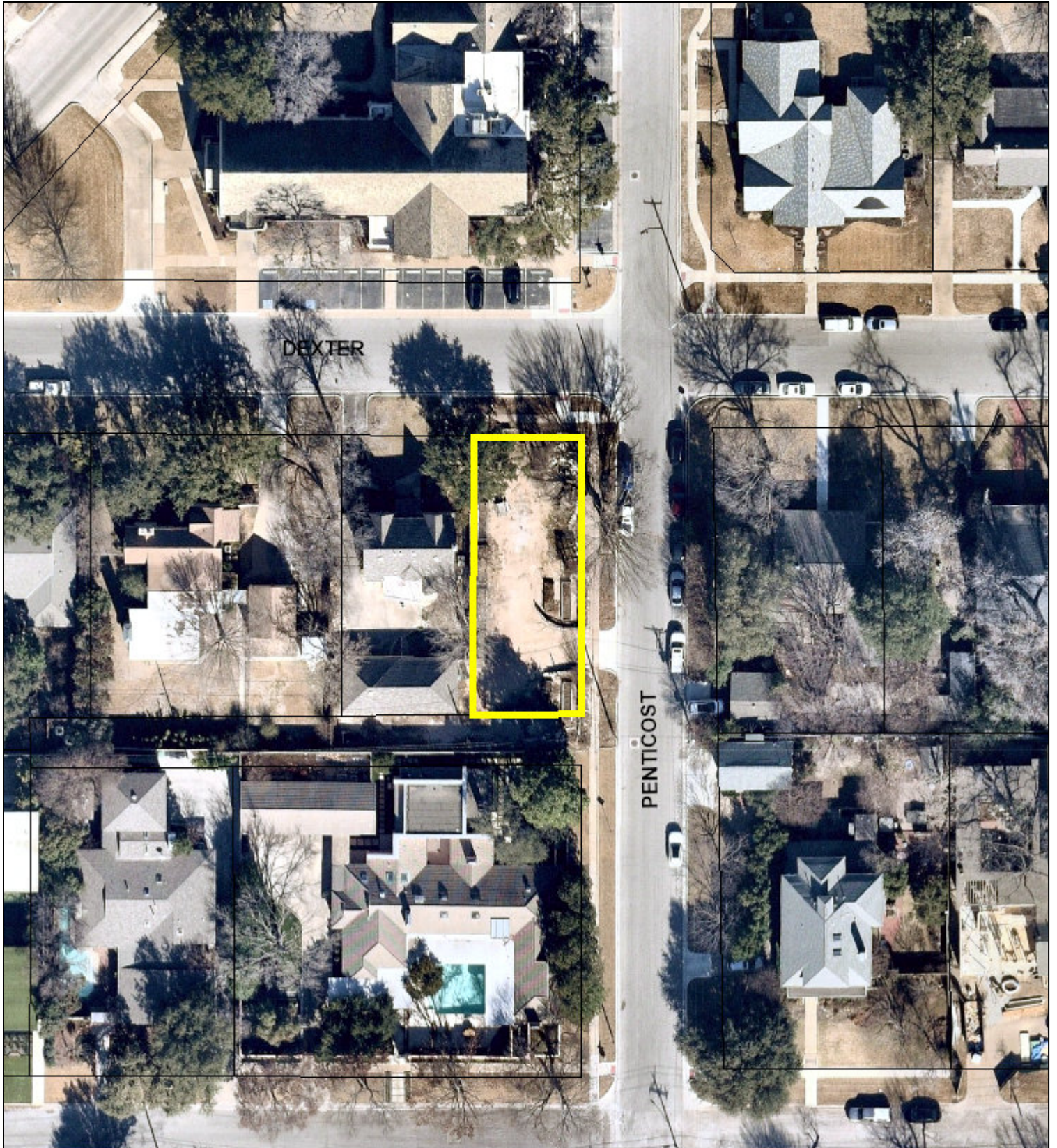
Area Map



Future Land Use



Aerial Photo Map



0 35 70 140 Feet

