



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 8

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

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Henry Jaafari

Site Location: 829 E. Arlington Avenue Acreage: 0.13

Proposed Use: Single Family

Request: From: "CF" Community Facilities
 To: "A-5" One Family

Land Use Compatibility: Requested change is compatible.

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

Staff Recommendation: Approval

Background:

The site is located on the north side of East Arlington Avenue, east of IH-35W. The applicant is requesting to change the zoning from "CF" Neighborhood Commercial to "A-5" One-Family. There is an existing structure located at the site that was previously used for church activities.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single family and parking lot
- East "CF" Community Facilities / parking lot
- South "A-5" One Family / single family
- West "CF" Community Facilities / vacant

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on August 21, 2020.
The following organizations were notified: (emailed August 19, 2020)

Organizations Notified	
United Communities Association of South Fort Worth	NUP-Neighborhood Unification Project

Morningside NA	Southeast Fort Worth Inc
Streams And Valleys Inc	Near Southside, Inc.
Trinity Habitat for Humanity	Fort Worth ISD

*Not located within a Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning to A-5" One Family for a single family home. Surrounding uses consist of single family homes and church-related properties.

The proposed use **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southside

The 2020 Comprehensive Plan designates the subject property as Institutional, reflecting the current zoning. The use meets the below policies within the following Comprehensive Plan:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.

Based on conformance with the policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:



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

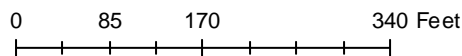


Area Zoning Map

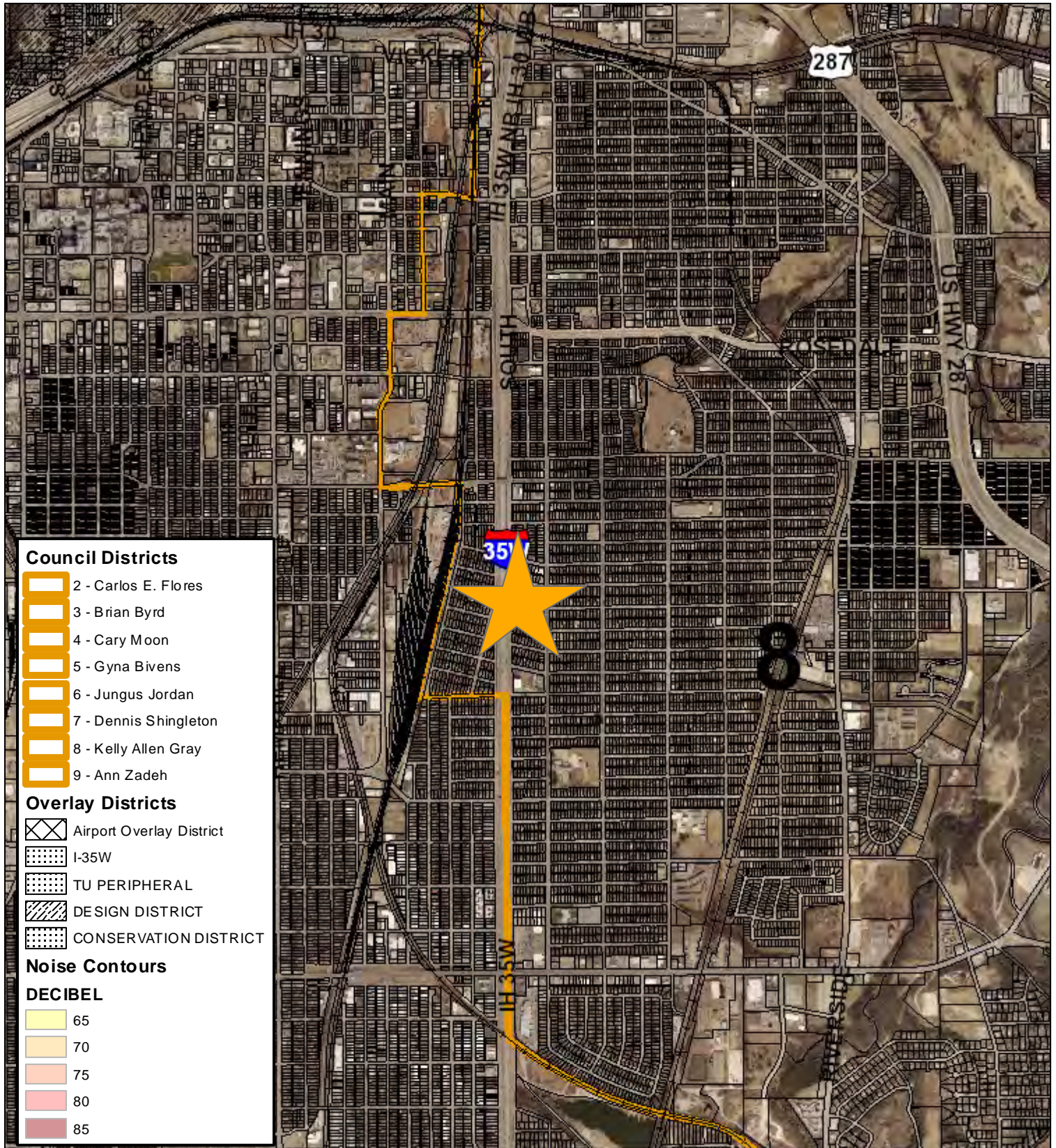
Applicant: Henry Jaafari
 Address: 829 E. Arlington Avenue
 Zoning From: CF
 Zoning To: A-5
 Acres: 0.13046564
 Mapsco: 77P
 Sector/District: Southside
 Commission Date: 9/9/2020
 Contact: 817-392-8043



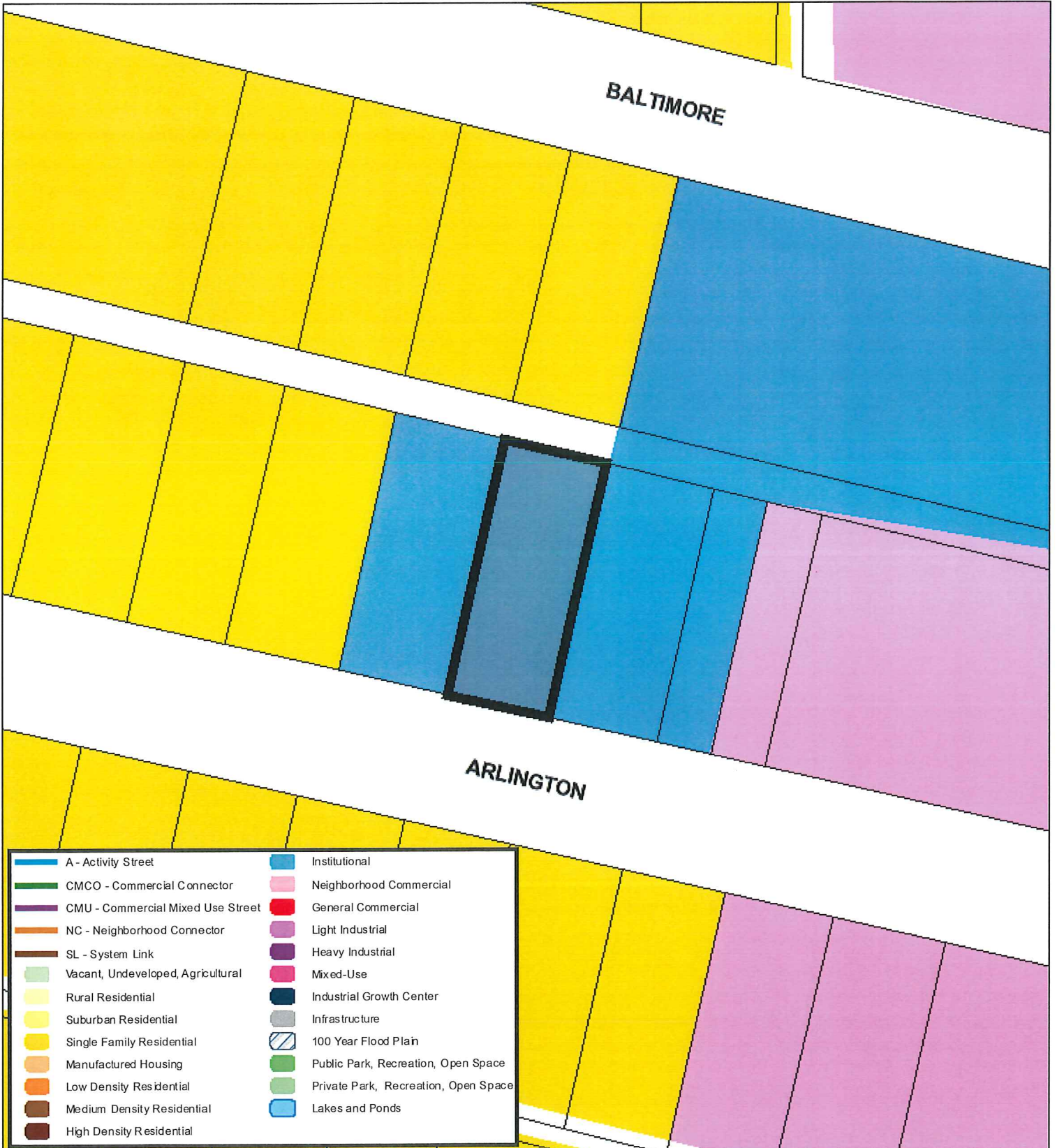
 Subject Area
 300 Foot Notification



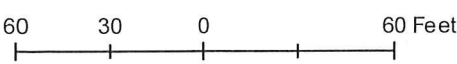
Area Map



Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 3, 2020



Aerial Photo Map



0 37.5 75 150 Feet

