



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-22-020

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: West Fork Capital, LLC

Site Location: 5217 Wellesley Avenue

Acreage: 0.15 acres

Request

Proposed Use: Single-family home

Request: From: "CF" Community Facilities

To: "A-5" One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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. Area 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 Wellesley Avenue west of Merrick Street. The applicant is proposing to change the zoning from “CF” Community Facilities to “A-5” One-Family to allow for a single-family home.

This property is zoned “CF” Community Facilities because it was most likely part of the church property directly west. The applicant purchased the property a few years back for a single-family home. Construction of a single-family home would not impact current church operations as they appear to have enough parking on the remainder of their property. The proposed use is appropriate at this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family / residential
East “CF” Community Facilities / Church
South “A-5” One-Family / residential
West “A-5” One-Family / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Como NAC*	Sunset Heights NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* *The subject property lies within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

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

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

Comprehensive Plan Consistency –Arlington Heights

The Comprehensive Plan designates the subject property as single-family residential. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

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

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

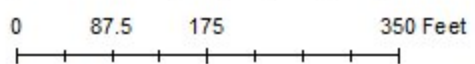
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.



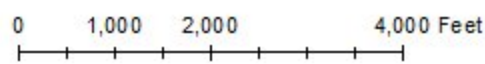
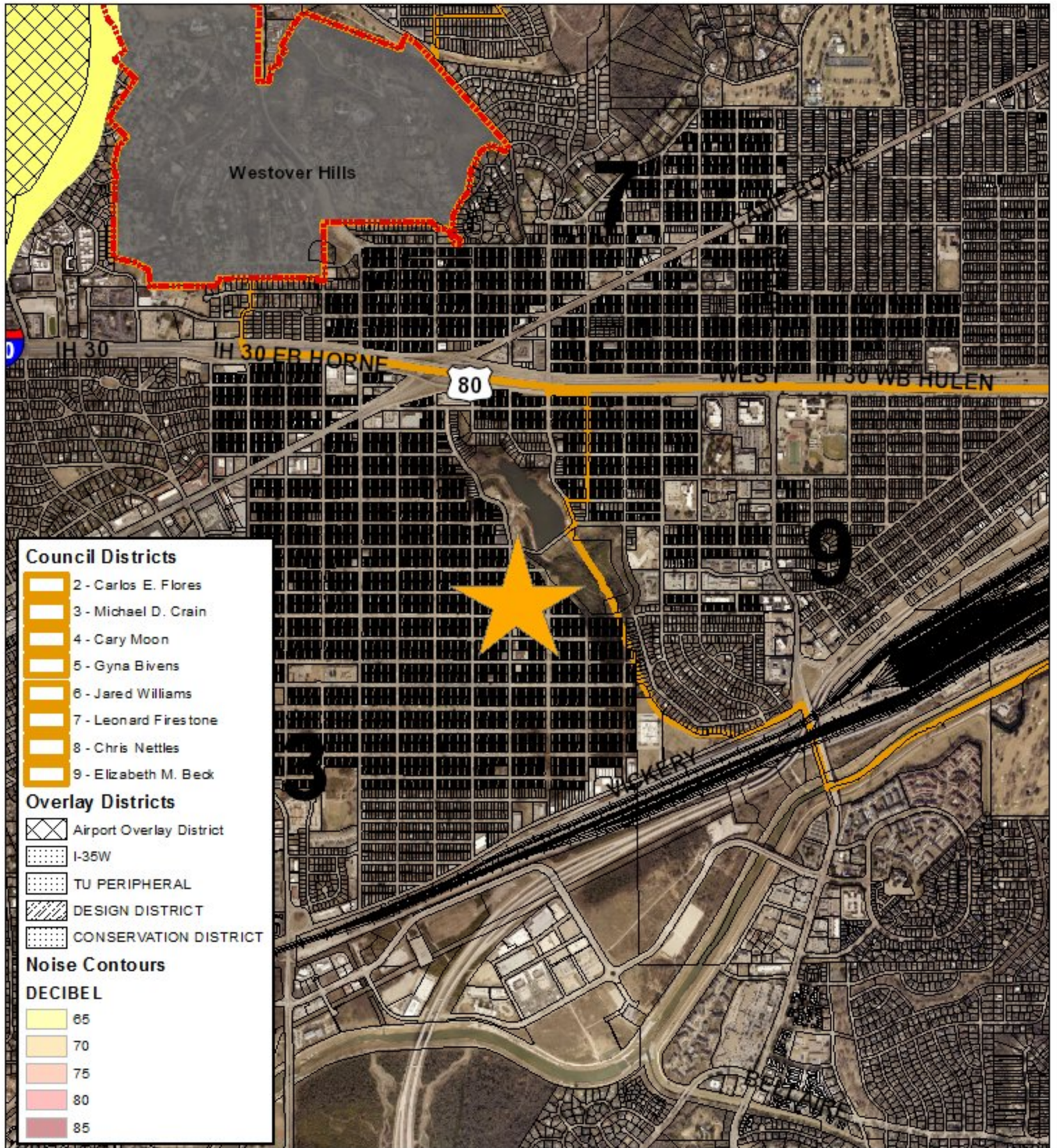
ZC-22-020

Area Zoning Map

Applicant: West Fork Capital, LLC
 Address: 5217 Wellesley Avenue
 Zoning From: CF
 Zoning To: A-5
 Acres: 0.15431136
 Mapsco: 75N
 Sector/District: Arlington Heights
 Commission Date: 3/9/2022
 Contact: 817-392-8047



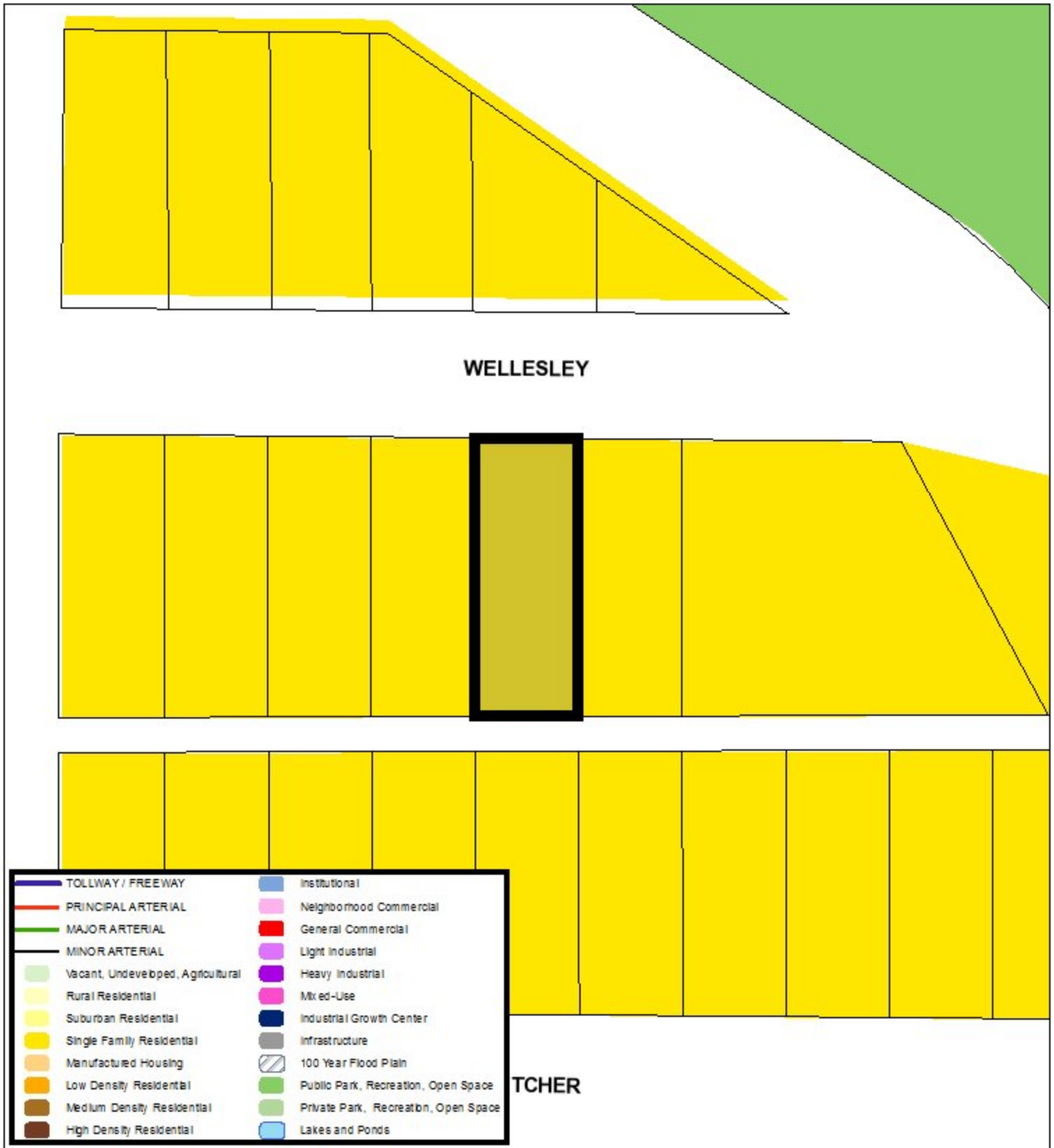
Area Map





ZC-22-020

Future Land Use



60 30 0 60 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 40 80 160 Feet

