

A Resolution

NO. _____

A RESOLUTION PROVIDING FOR A PUBLIC HEARING AND COUNCIL ACTION FOR ZONING CASE, ZC-20-101, LOCATED AT 829 E. ARLINGTON AVENUE IN DISTRICT 5

WHEREAS, on September 9, 2020, the Zoning Commission held a public hearing and recommended approval of the request to rezone zoning case, ZC-20-101, at 829 E. Arlington Avenue in District 5 from “CF” Community Facilities District to “A-5” One-Family District; and

WHEREAS, Section 211.006(a) of the Texas Local Government Code (TLGC) requires notice to be published in the newspaper before the City Council may hold a public hearing and take action on the rezoning request; and

WHEREAS, zoning case, ZC-20-101, was included in the September 15, 2020 City Council agenda but was inadvertently not included in the notice that was published in the newspaper for the city council meeting; and

WHEREAS, the action by the City Council to approve the zoning case on September 15, 2020 was not in compliance with Section 211.006(a) of the TLGC; and

WHEREAS, in accordance with Section 211.006(a) TLGC notice of the rezoning request for ZC-20-101 has been published in the newspaper and staff recommends the City Council hold a public hearing and take action on the rezoning request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, THAT:

The City Council conduct a public hearing and take action on zoning case, ZC-20-101, to consider the request to rezone 829 E. Arlington Avenue in District 5 from “CF” Community Facilities to “A-5” One-Family as recommended by the Zoning Commission. Staff report attached as Exhibit A.

Adopted this _____ day of _____ 2020.

ATTEST:

By: _____

Mary Kayser, City Secretary



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 20, 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