



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-183

Council District: 2

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Avocet Ventures LP/Jacob Asay

Site Location: 2601 and 2603 Prairie Ave.

Acreage: 0.32 acres

Request

Proposed Use: Single-family residences

Request: From: “CF” Community Facilities

To: “A-5” One-family residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

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

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 subject property is located along the west corner of 26th Street and Prairie Ave. The parcel comprises 2601 and 2603 Prairie Ave of approximately 8,000 sqft each lot and is located within the Neighborhood Empowerment Zone (NEZ) Area One. The property was previously owned by Rosen Heights Church which has churches to the southwest of the site, but it appears that this site has not been developed since 1963, based on Historic Aerials.



The applicant is requesting to rezone these two lots from “CF” Community Facilities” to “A-5” One-family to construct two residences and sell them. Here is an excerpt from the application.

Avocet Ventures LP (property owner) is requesting to rezone 2601 and 2603 Praire Ave Fort Worth TX 76164 from CF to A-5. The intent is to construct two single family homes (one on each lot) and make these homes available for purchase on the open market. The property is surrounded on 3 sides by existing A-5 housing. Proposed architectural plans are attached for consideration.

Surrounding Zoning and Land Uses

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

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on. October 27, 2022

The following organizations were notified: (email) October 27, 2022

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
North Side NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD Nov

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “CF” Community Facilities to “A-5” One-family district. All the immediately surrounding properties are developed with single-family homes. The site is the only property on the block that is not zoned “A-5”—changing the zoning classification from “CF” on a property that has not been developed in at least 40 years to “A-5” with immediate plans for the development of single-family homes is appropriate and compatible land use.

The proposed zoning is **compatible** with surrounding land uses.

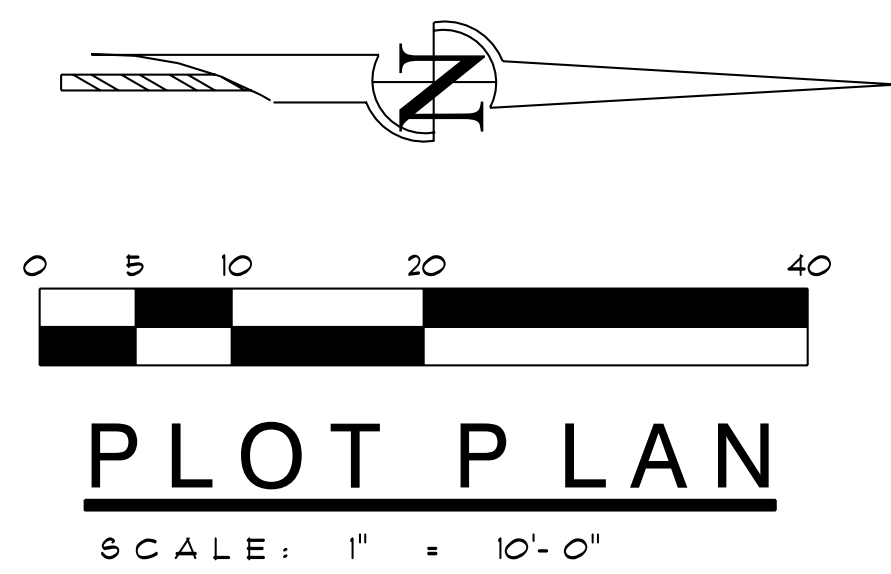
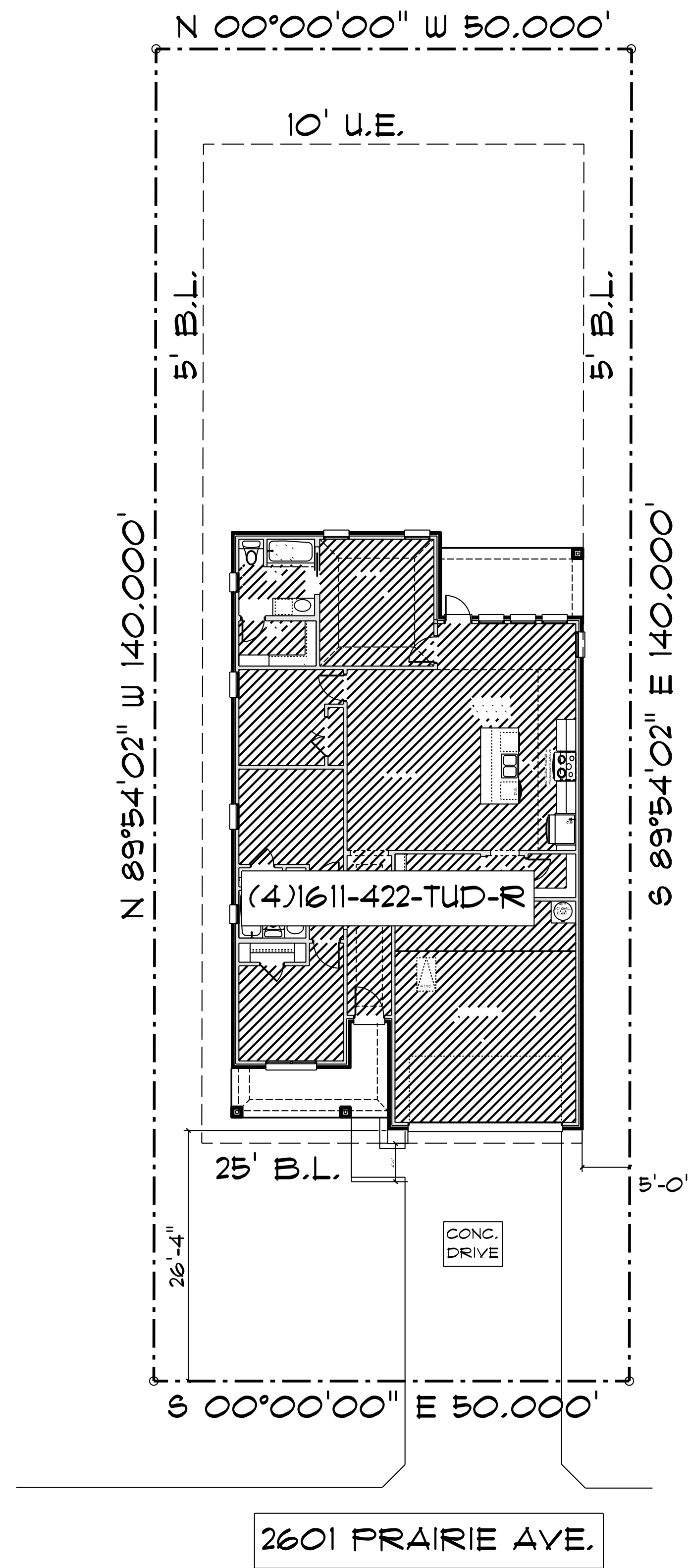
Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. The “A-5” One-family District is not designated as an appropriate zoning district within this classification.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The proposed zoning is **not consistent** (technical inconsistency) with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Avocett TUDOR (R)

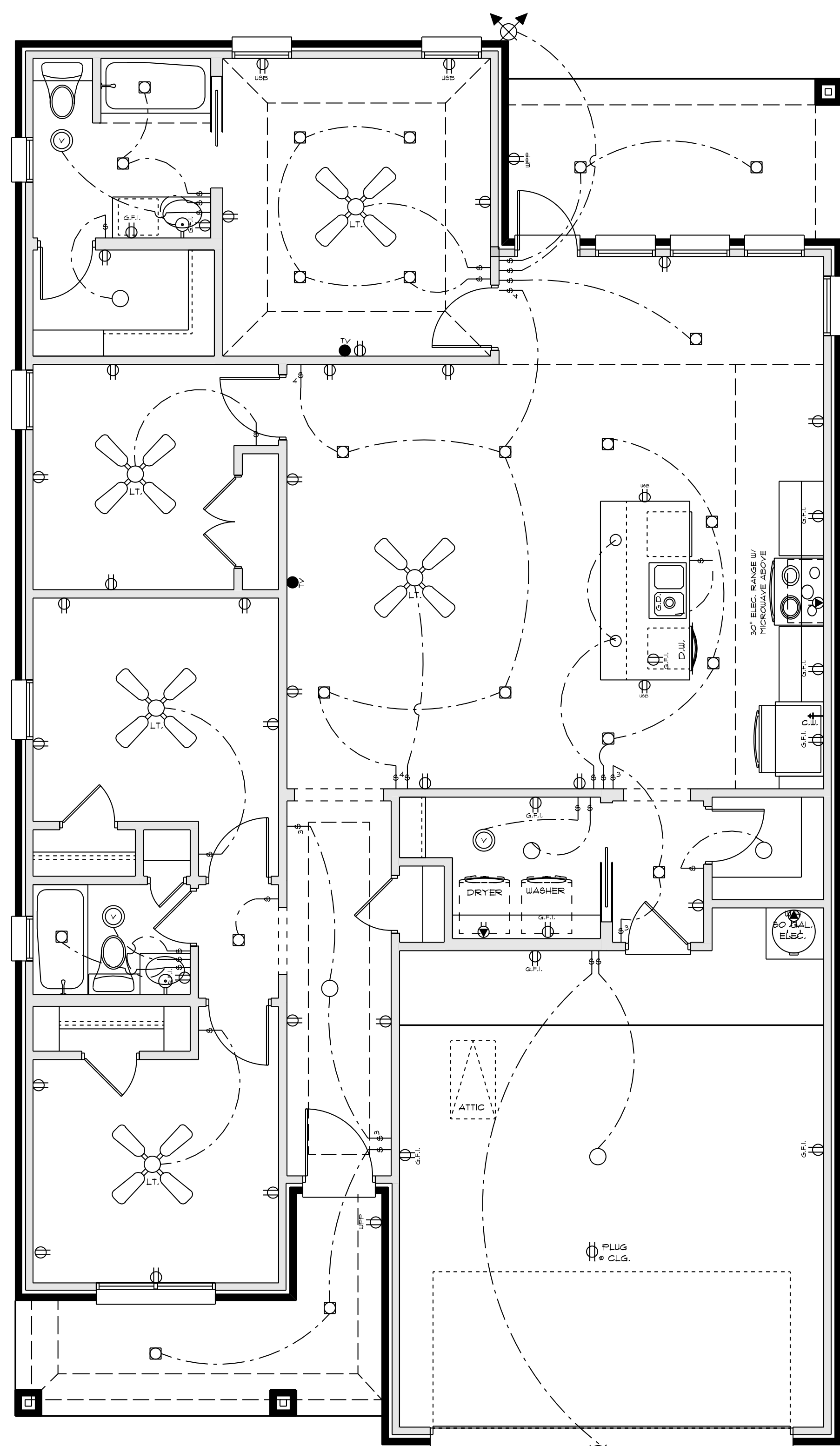


LOT 1, BLOCK 53
 ROSEN HEIGHTS
 TARRANT COUNTY



NOTE: ATTACHED 3D RENDERINGS MAY DIFFER FROM 2D CONSTRUCTION DRAWINGS. (REFER TO 2D ELEVATION DRAWINGS FOR CONSTRUCTION DETAILS)

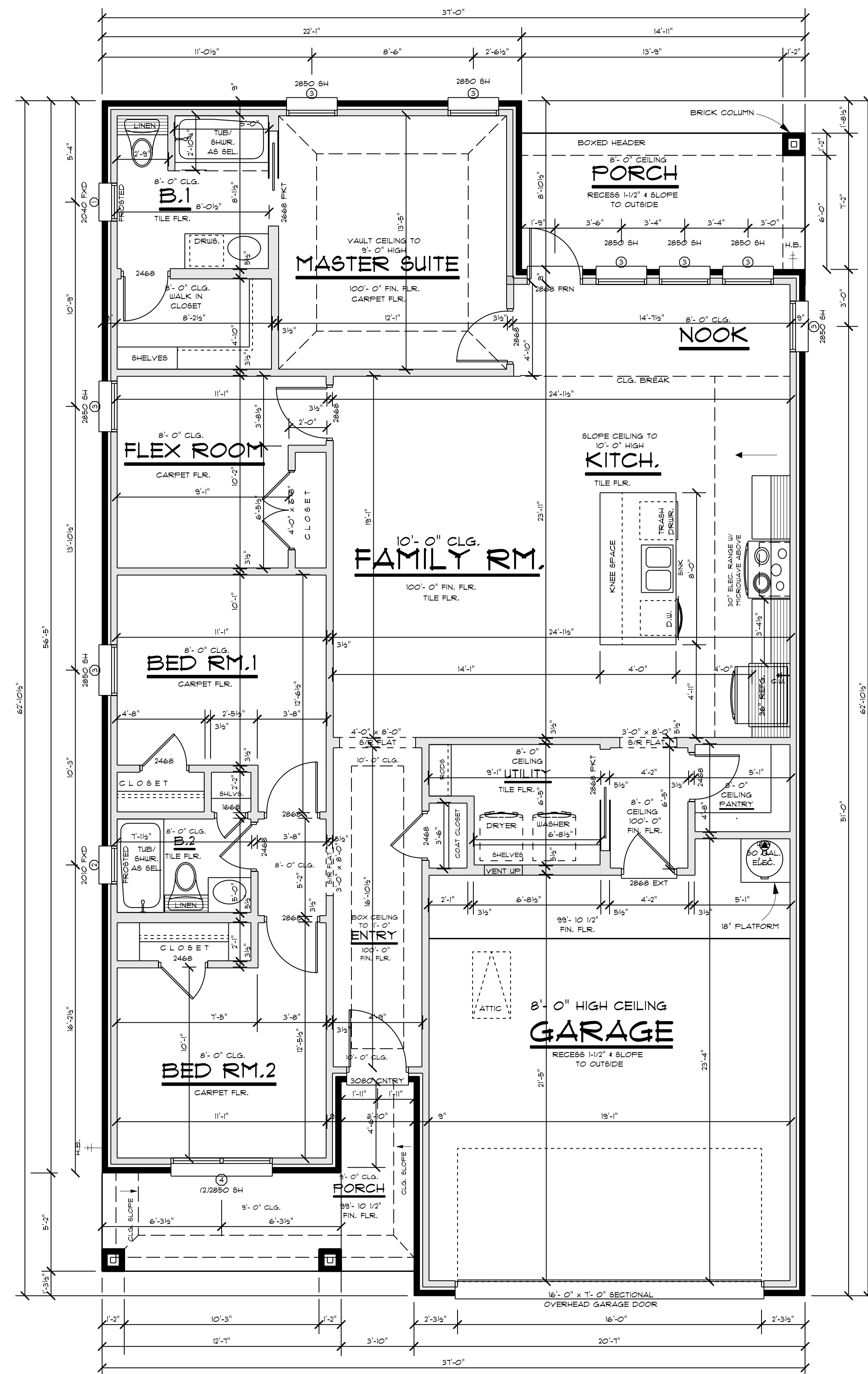




ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
Fan - Light	5	
Garbage Disposal	1	
Light- 6in Rec. Can	22	
Light- Ceiling Mount	5	
Light- Flood Light	2	
Outlet- 110v	26	
Outlet- 110v Ceiling Plug	1	
Outlet- 110v GFI	12	
Outlet- 110v USB	4	
Outlet- 110v WFP	2	
Outlet- 220v	2	
Outlet- TV & 110v (See Owner for Height)	2	
Pendant Light	2	
Switch - Single	26	
Switch- 3 Way	4	
Vent	3	
Light- Vanity Single	2	
Switch- 4 Way	3	



FLOOR PLAN

SCALE : 1/4" = 1'-0"

NOTE: ALL ANGLES ARE 45°, UNLESS OTHERWISE NOTED.

AREA SCHEDULE	
NAME	AREA
TOTAL LIVING	1611.7 sq. Ft.
GARAGE	451.9 sq. Ft.
PORCHES	210.8 sq. Ft.
TOTAL SLAB	2280.4 sq. Ft.

LOWER FLOOR WINDOW SCHEDULE					
OPENING ID	PRODUCT CODE	SIZE	COUNT	LIBRARY NAME	HEADER POSITION
1	2040 FXD	2'-0" x 4'-0"	1	GHDWindow\Fixed\I Units	6'-8" (PROTECTED)
2	2010 FXD	2'-0" x 1'-0"	1	GHDWindow\Fixed\I Units	6'-8" (PROTECTED)
3	2850 SH	2'-8" x 5'-0"	8	GHDWindow\Single Hung\I Units	6'-8"
4	122850 SH	5'-4" x 5'-0"	1	GHDWindow\Single Hung\I Units	6'-8"

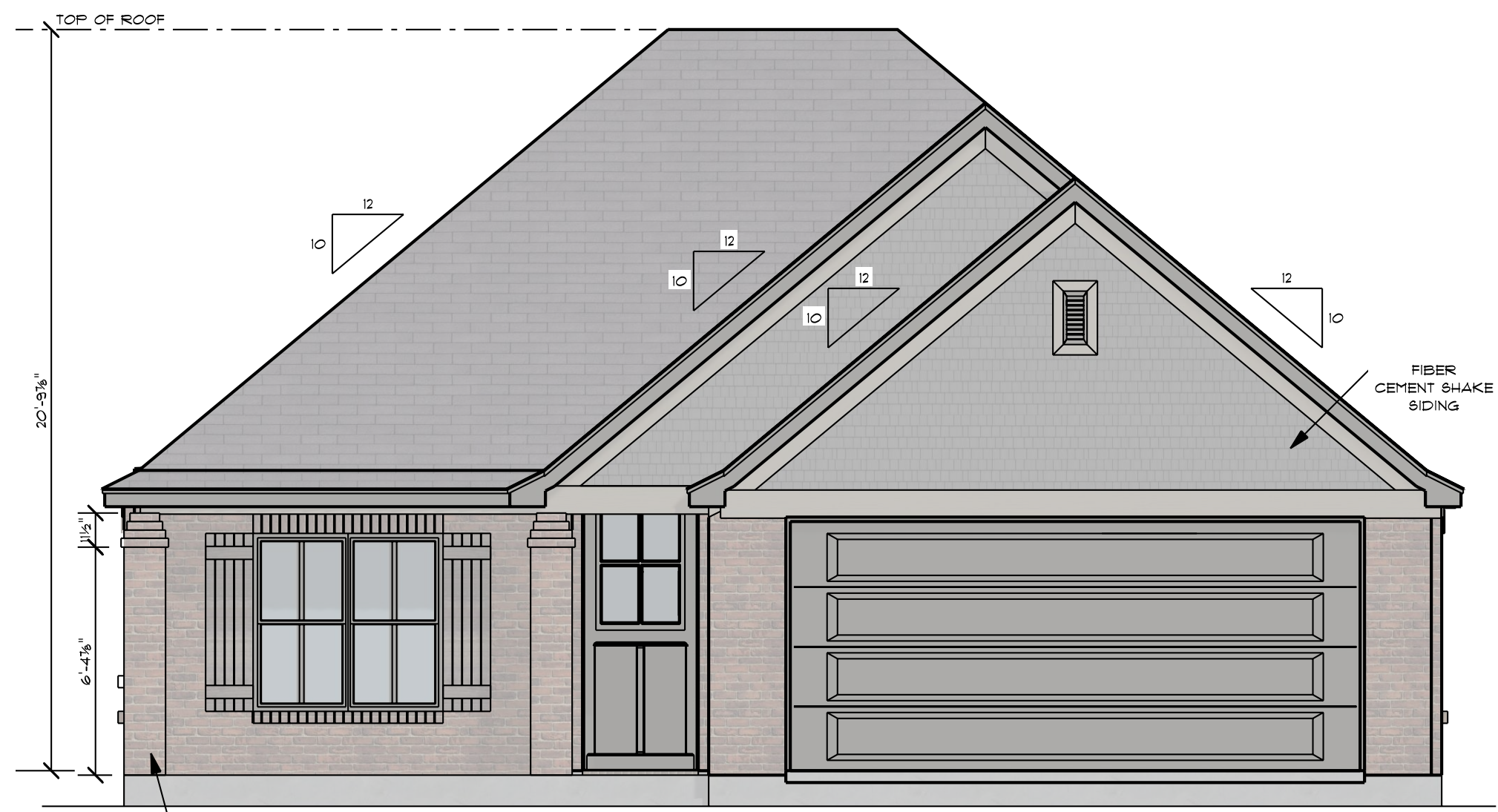


PAGE: 2 / 4
 PLAN NUMBER: (4)-4-1611-TUD-(R)
 DRAWN BY: Chris. A.
 START DATE: 6/02/2022
 REVISED DATE: 6/3/2022

CONTACT:
 114 Spores Drive
 Benbrook, TX 76126
 Ph. 817-696-0520
 Email: info@grandhomedesigns.com

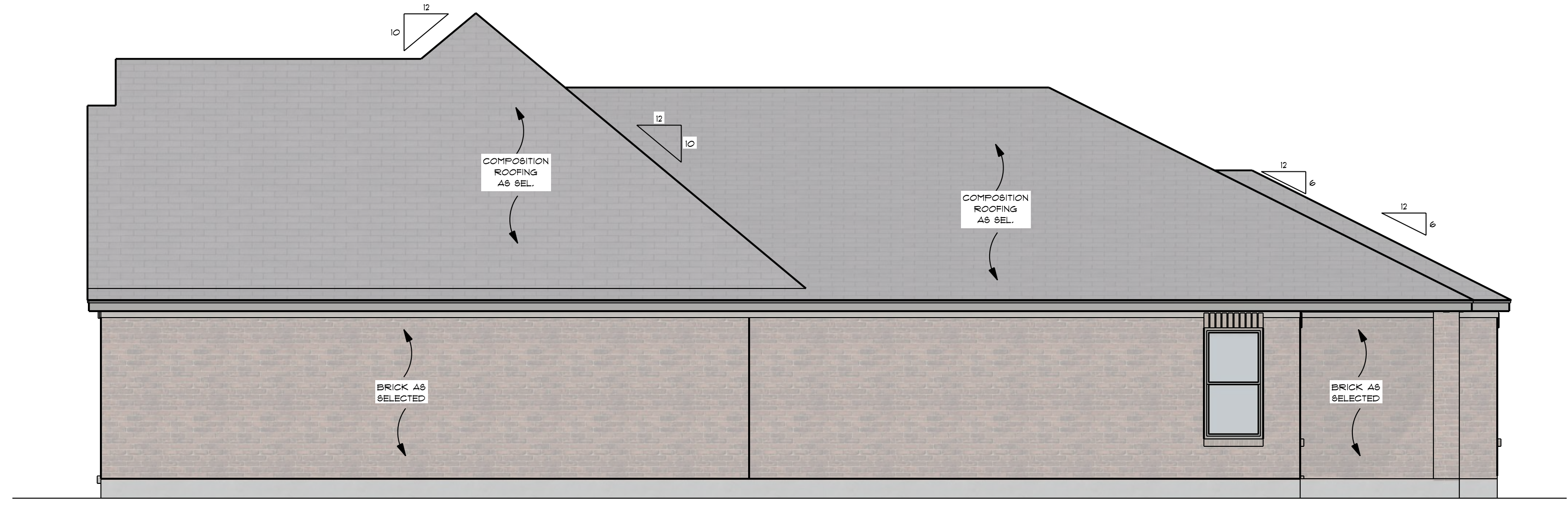
GRAND HOME DESIGNS
 HOME DESIGNS

Avocett
 2601 Prairie Ave.
 Fort Worth
 Texas



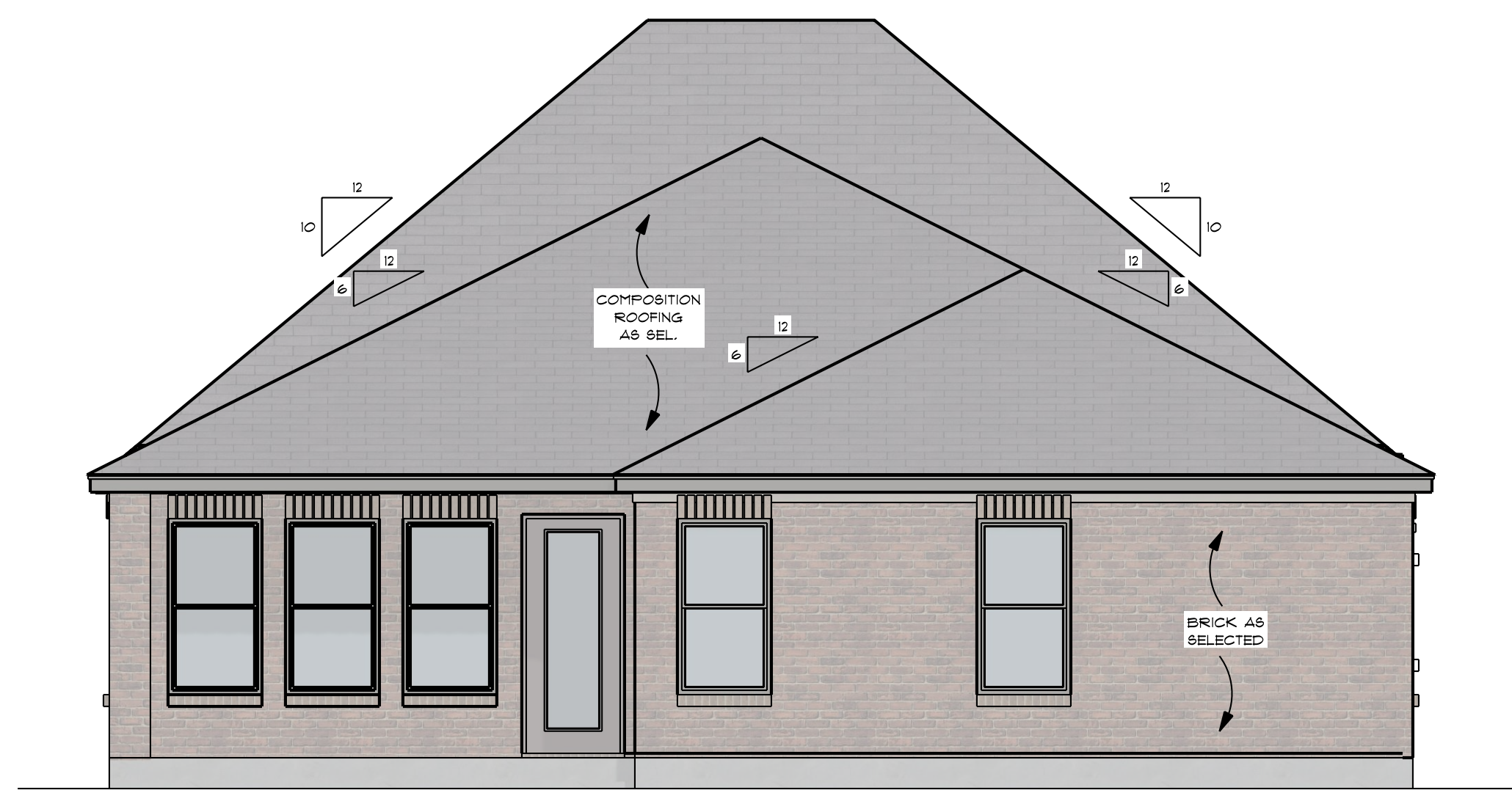
FRONT ELEVATION

SCALE 1/4" = 1'-0"
 NOTE: PROVIDE WEEP HOLES @ 48" O.C.



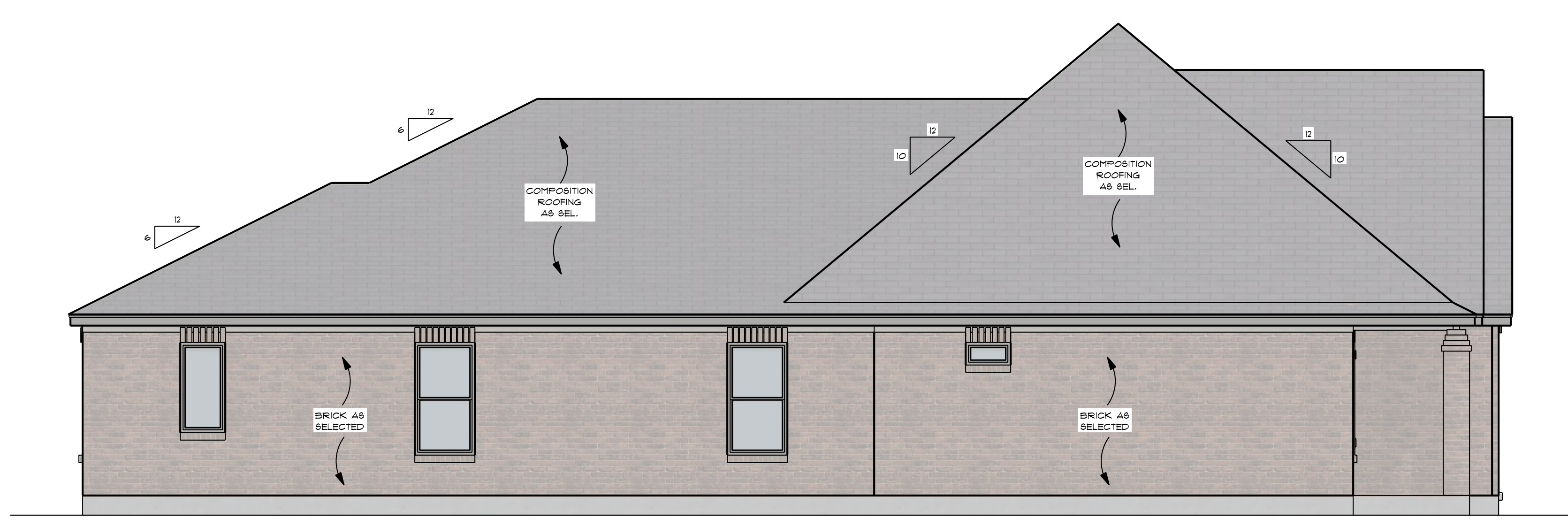
RIGHT ELEVATION

SCALE 1/4" = 1'-0"
 NOTE: PROVIDE WEEP HOLES @ 48" O.C.



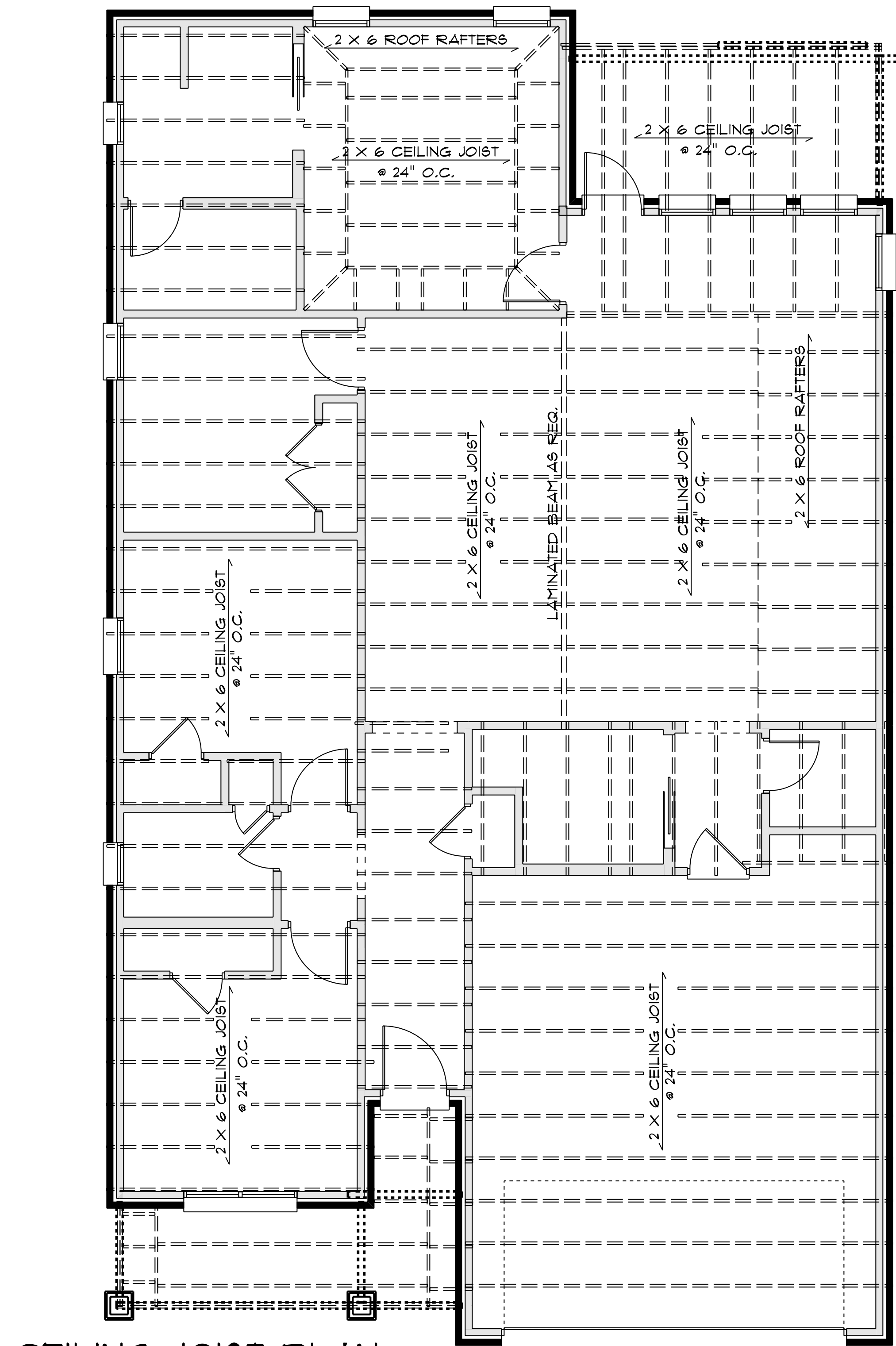
REAR ELEVATION

SCALE 1/4" = 1'-0"
 NOTE: PROVIDE WEEP HOLES @ 48" O.C.



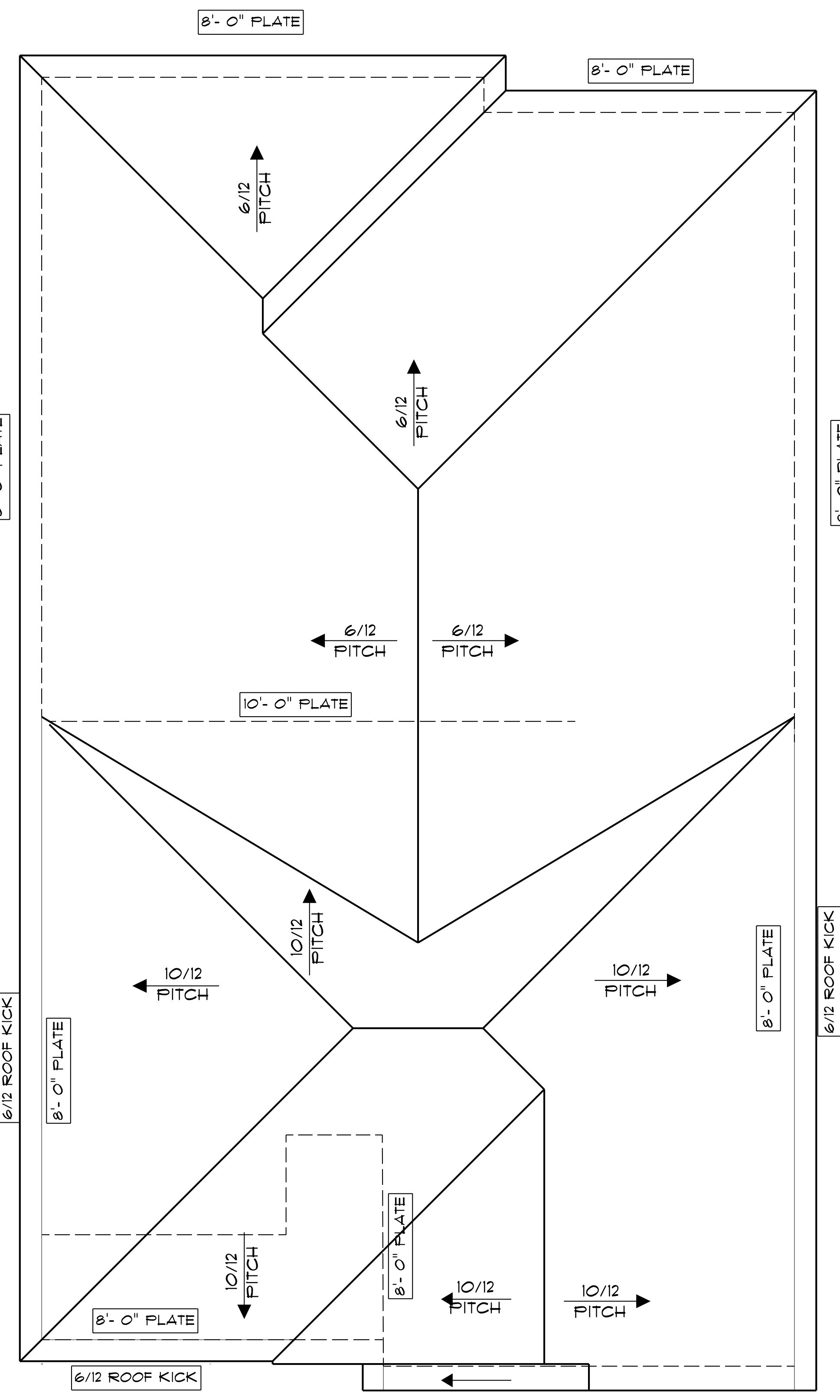
LEFT ELEVATION

SCALE 1/4" = 1'-0"
 NOTE: PROVIDE WEEP HOLES @ 48" O.C.



CEILING JOIST PLAN
SCALE : 1/4" = 1'-0"

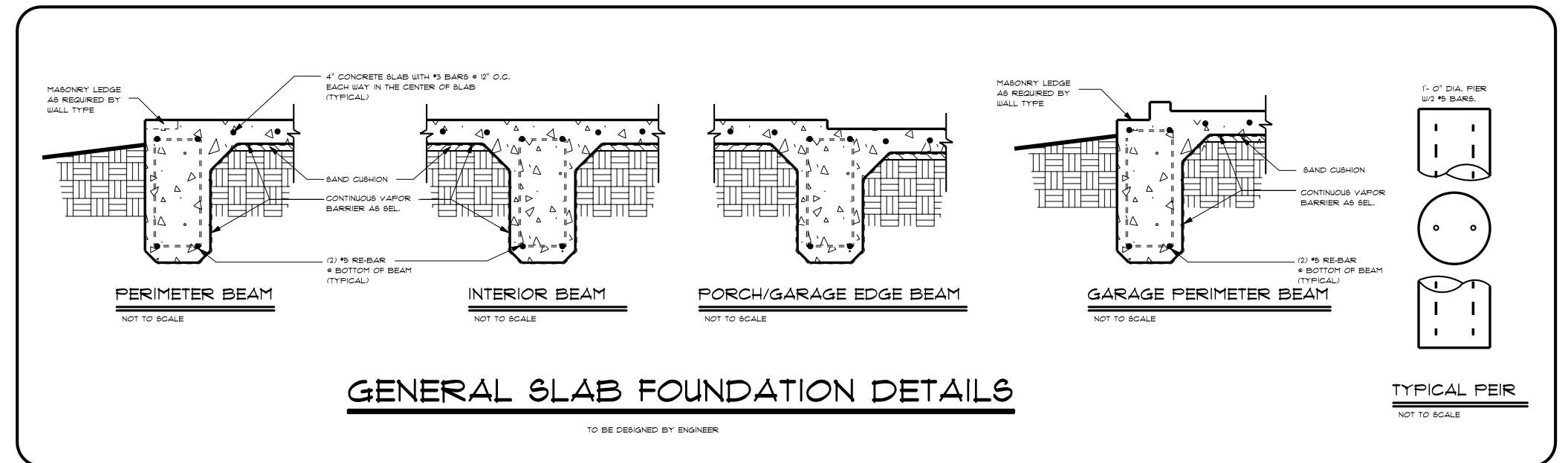
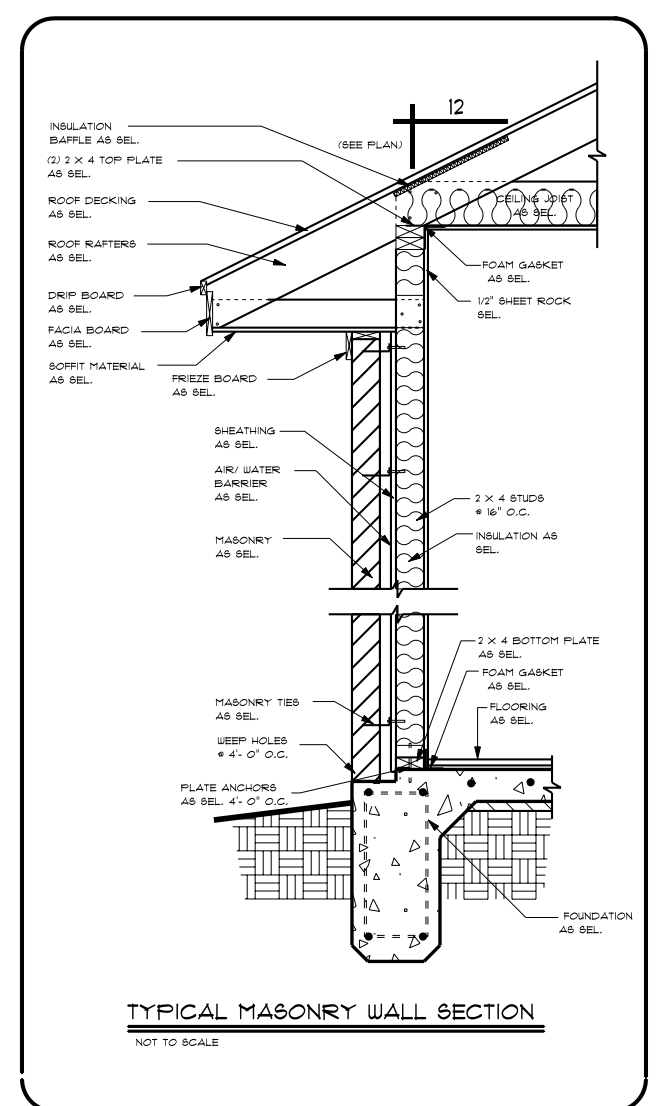
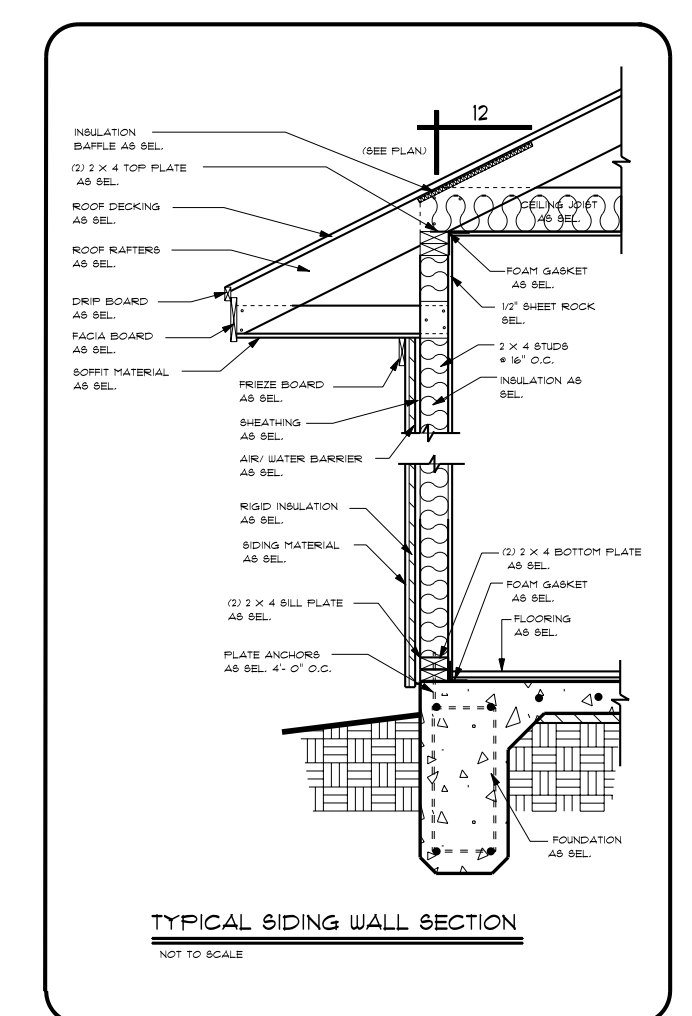
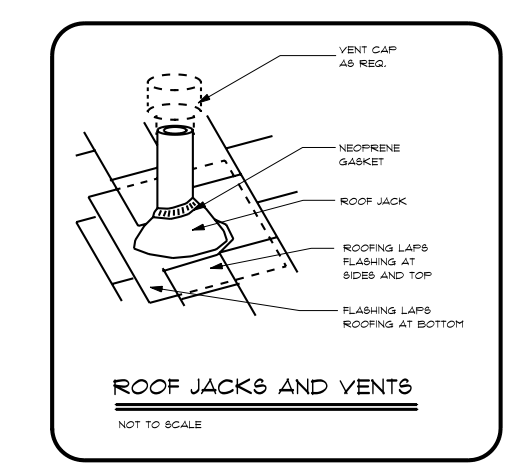
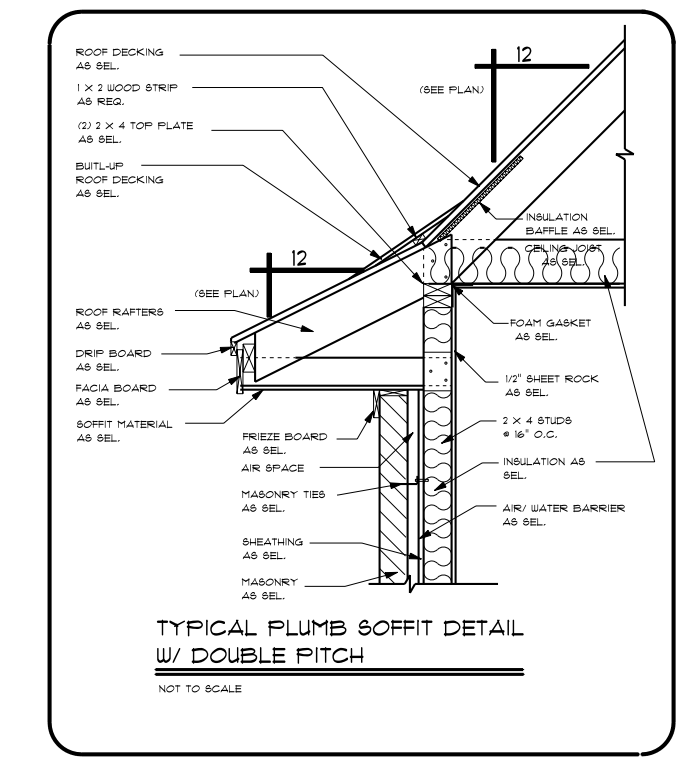
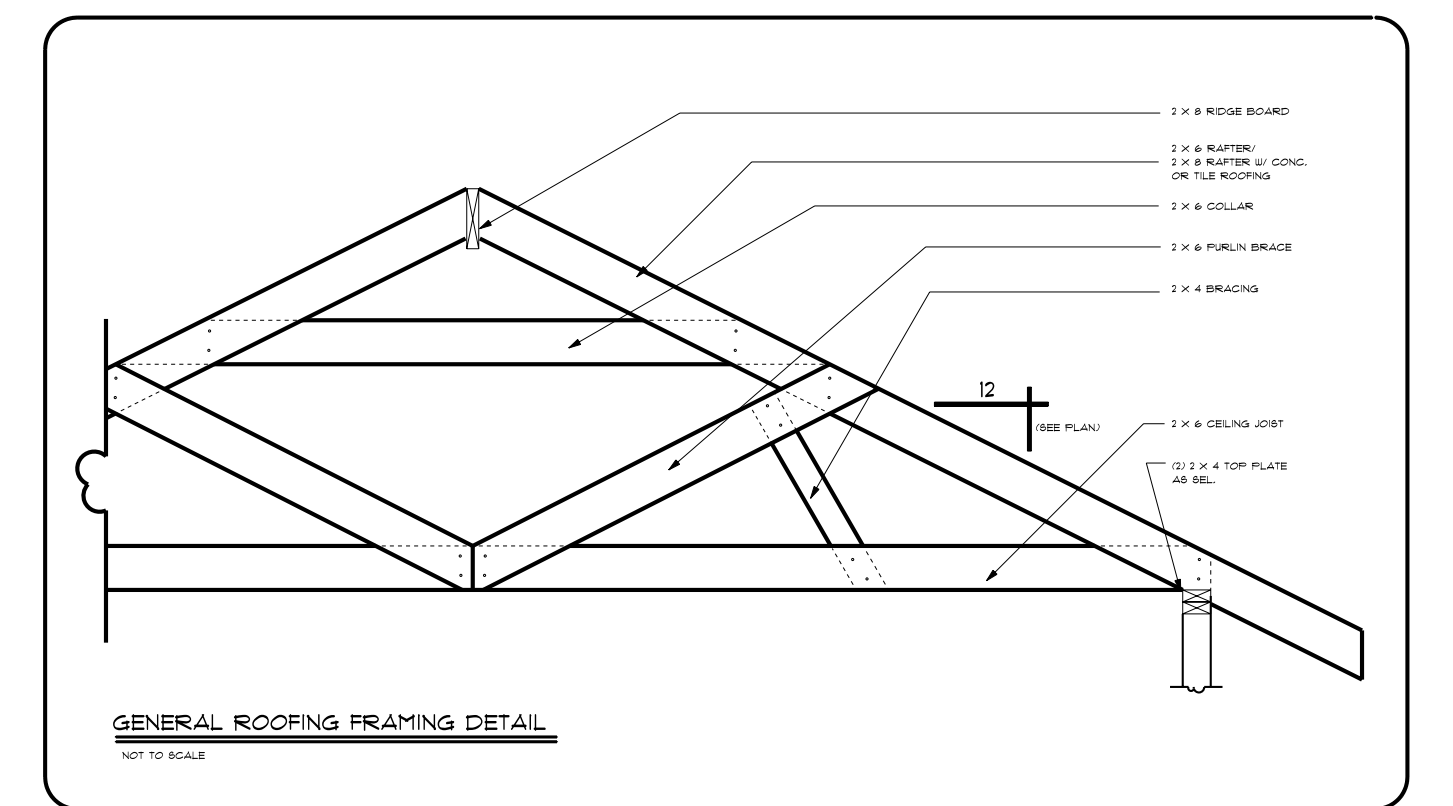
CEILING JOIST SPAN, SPACING & SELECTION TO BE REVISED ACCORDING TO LOCAL CODES BY ENGINEER.



ROOF PLAN
SCALE : 1/4" = 1'-0"

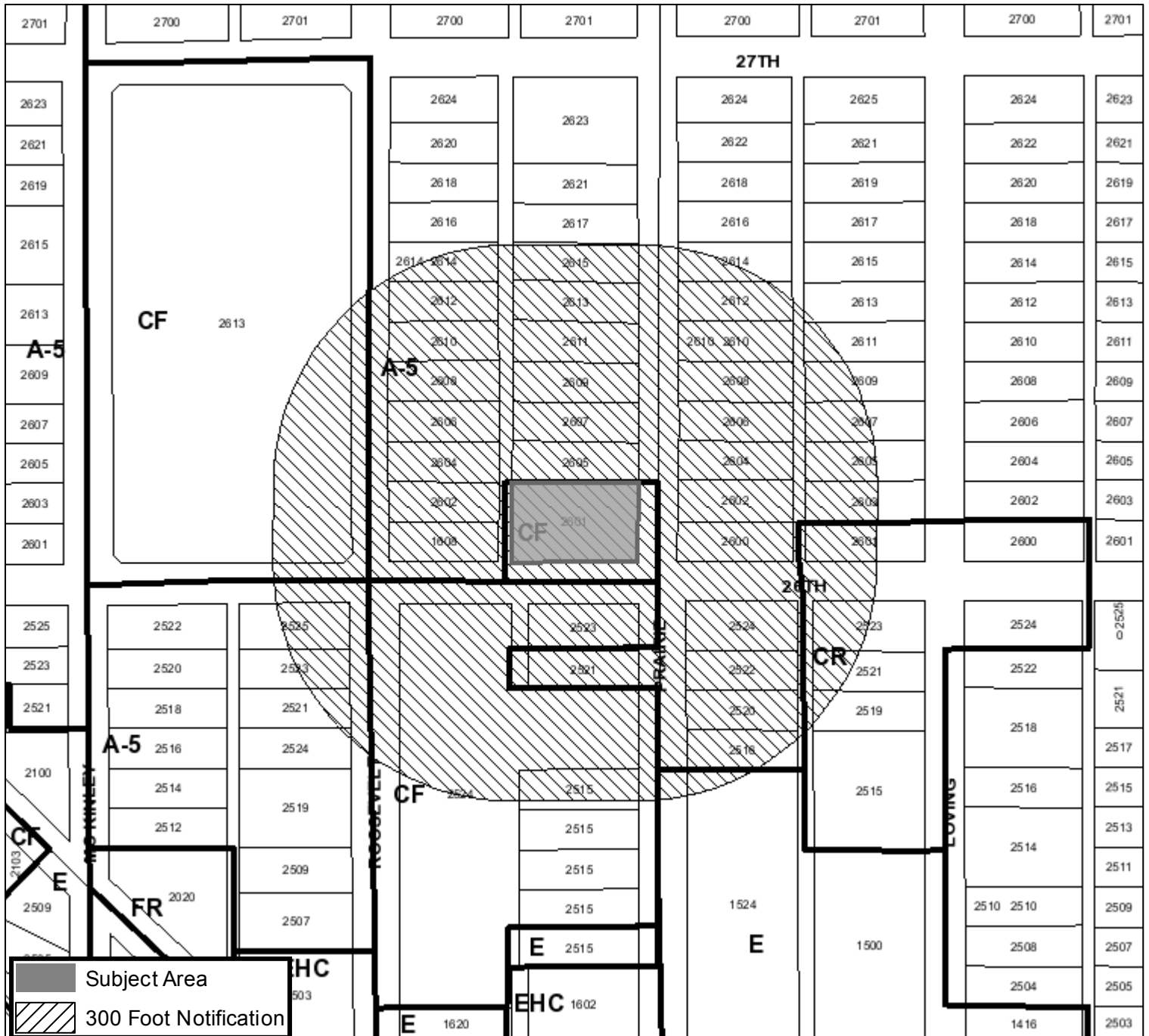
--- : EXTERIOR EDGE OF FRAMING PLATE.



RAFTER SPAN, SPACING & SELECTION TO BE REVISED ACCORDING TO LOCAL CODES BY ENGINEER.

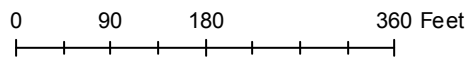


Area Zoning Map

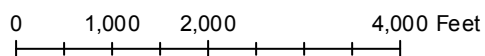
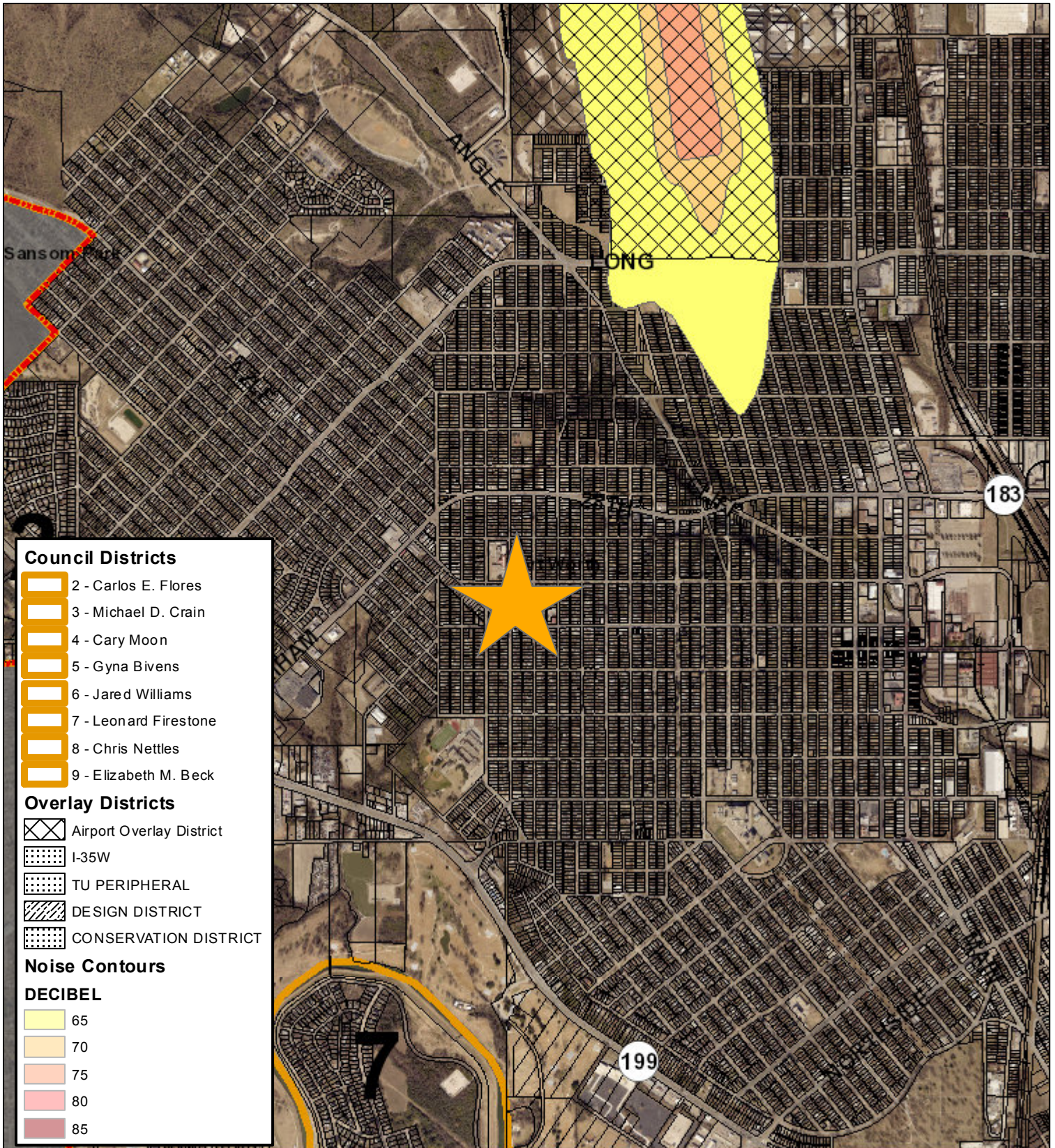
Applicant: Avocet Ventures LP
 Address: 2601 & 2603 Prairie Ave.
 Zoning From: CF
 Zoning To: A-5
 Acres: 0.3616905
 Mapsco: 62E
 Sector/District: Northside
 Commission Date: 11/9/2022
 Contact:



 Subject Area
 300 Foot Notification



Area Map



Future Land Use

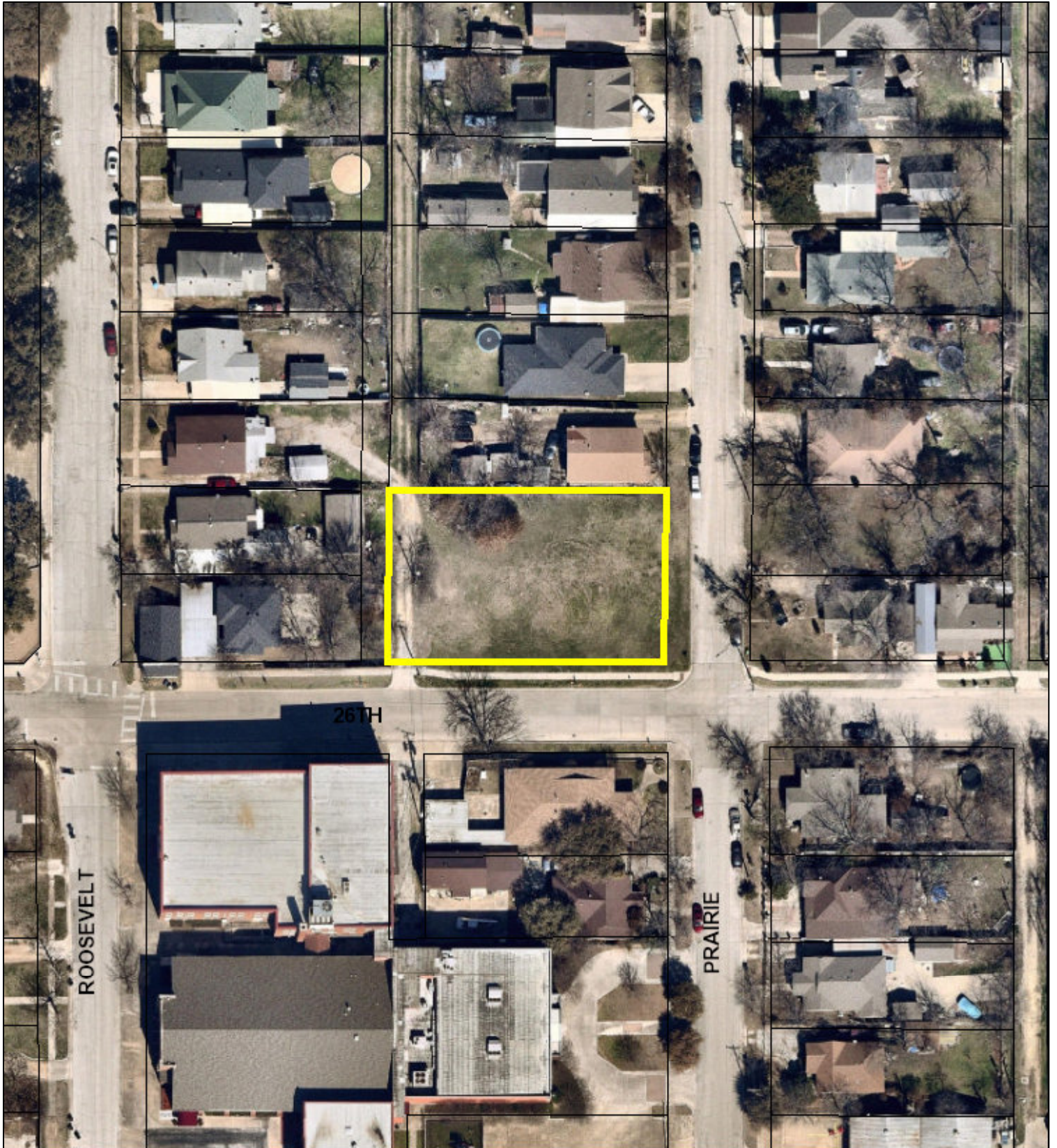


75 37.5 0 75 Feet

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 45 90 180 Feet

