



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 10, 2020

**Council District** 3

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0

**Opposition:** none submitted  
**Support:** none submitted

Continued Yes \_\_\_ No X  
Case Manager Monica Lafitte  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Jose Avilez

**Site Location:** 5633 Bonnell Avenue Acreage: .14

**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 not consistent.  
**(Minor Boundary Adjustment)**

**Staff Recommendation:** Approval

**Background:**

The property is located near the intersection of Horne Street & Bonnell Avenue in the Como neighborhood. It is within NEZ (Neighborhood Empowerment Zone) Area Three. The applicant is requesting a zoning change from "CF" Community Facilities to "A-5" One-Family development.

At time of permitting, if the applicant plans to utilize the NEZ (Neighborhood Empowerment Zone) benefits, the plans must meet the Como/Sunset Heights Design Guidelines, which include the following categories: setbacks and yards, building massing and scale, landscaping, garages and driveways, roofs and windows, and porches and entries.

The block face is more than 40% developed, therefore the proposed single family dwelling unit must comply with the established front yard setback or, if not in compliance, seek a variance.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / residential
- East "A-5" One-Family / residential
- South "CB-TF" Camp Bowie-Transition Frontage / parking lot
- West "CF" Community facilities / residential

Zoning History: ZC-19-155 Council-initiated rezoning for multiple properties to Camp Bowie Transition, approved and effective 3/06/20  
 ZC-18-057 Rezoning from “E” Neighborhood Commercial to “A-5” One-family, approved and effective 7/19/18

**Public Notification:**

300 foot Legal Notifications were mailed on September 25, 2020.  
 The following organizations were notified: (emailed September 22, 2020)

Organizations Notified	
Ridglea Area Neighborhood Alliance	Como NAC*
Ridglea Hills NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

Located within a registered Neighborhood Association\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family for residential development. The surrounding land uses are predominantly single family and undeveloped with a commercial use to the south. The development along the block face is entirely residential.

The proposed zoning **is compatible** based on surrounding land uses.

**2. Comprehensive Plan Consistency – Arlington Heights**

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning classification is appropriate, however, the land use designation is not consistent. The proposed “A-5” One-Family zoning is consistent with the following Comprehensive Plan policies:

- 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.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage compatible land use and infill development in the Como neighborhood consistent with its neighborhood empowerment zone plan.

The proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

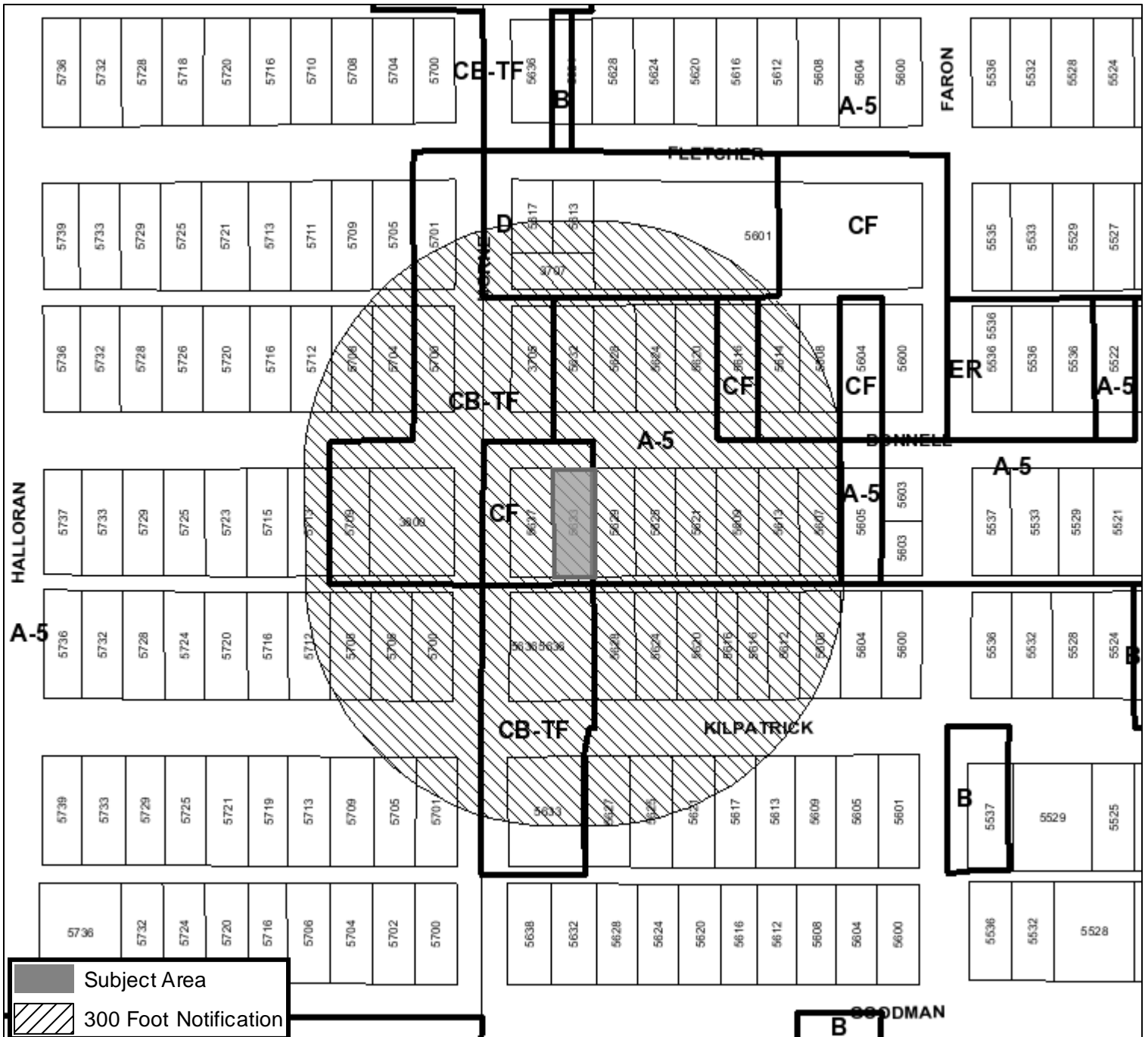
**Attachments:**



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

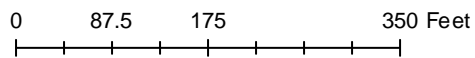


# Area Zoning Map

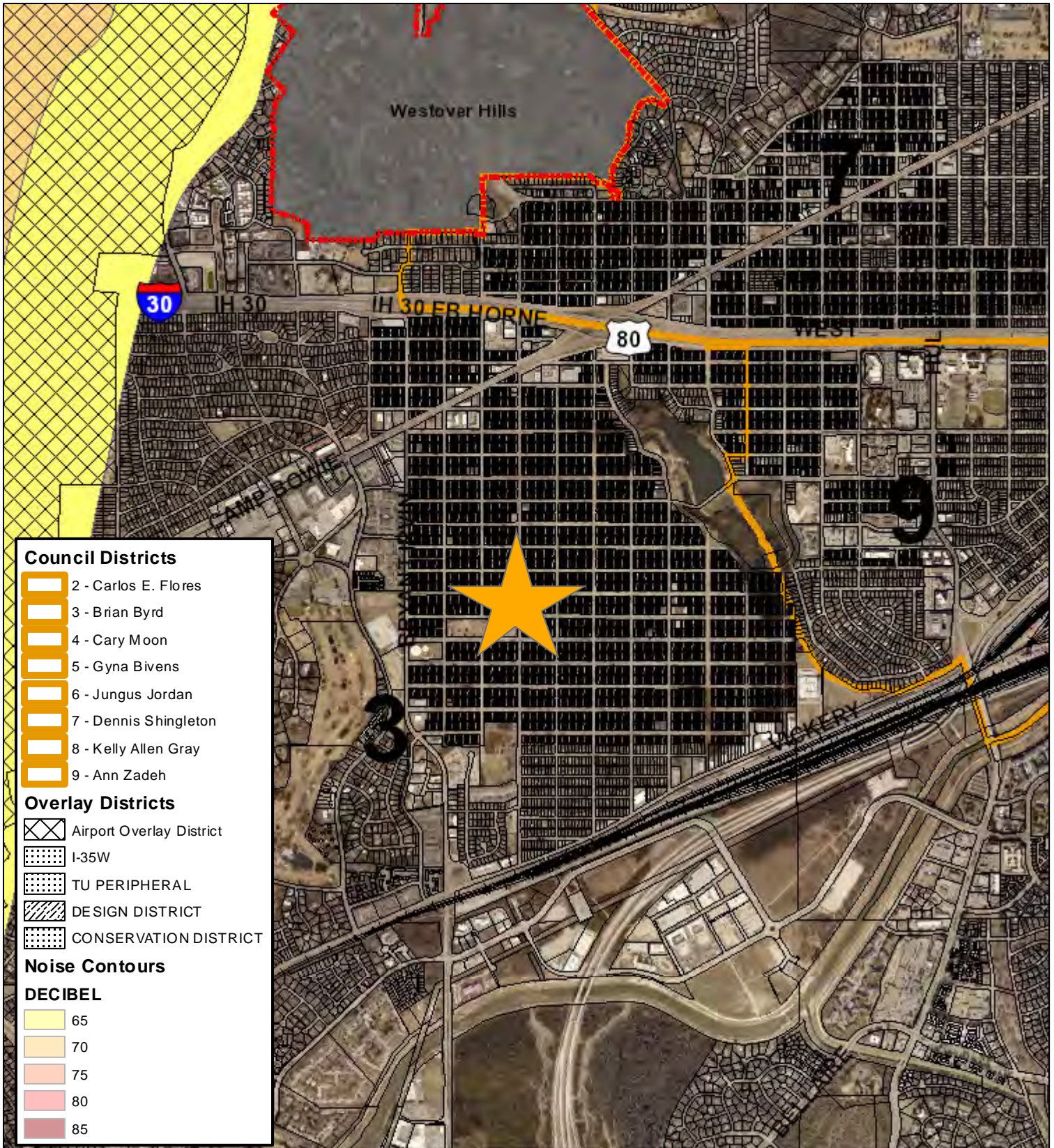
Applicant: Jose Avilez  
 Address: 5633 Bonnell Avenue  
 Zoning From: CF  
 Zoning To: A-5  
 Acres: 0.14778572  
 Mapsco: 74R  
 Sector/District: Arlington Heights  
 Commission Date: 10/14/2020  
 Contact: 817-392-2806



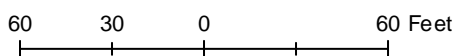
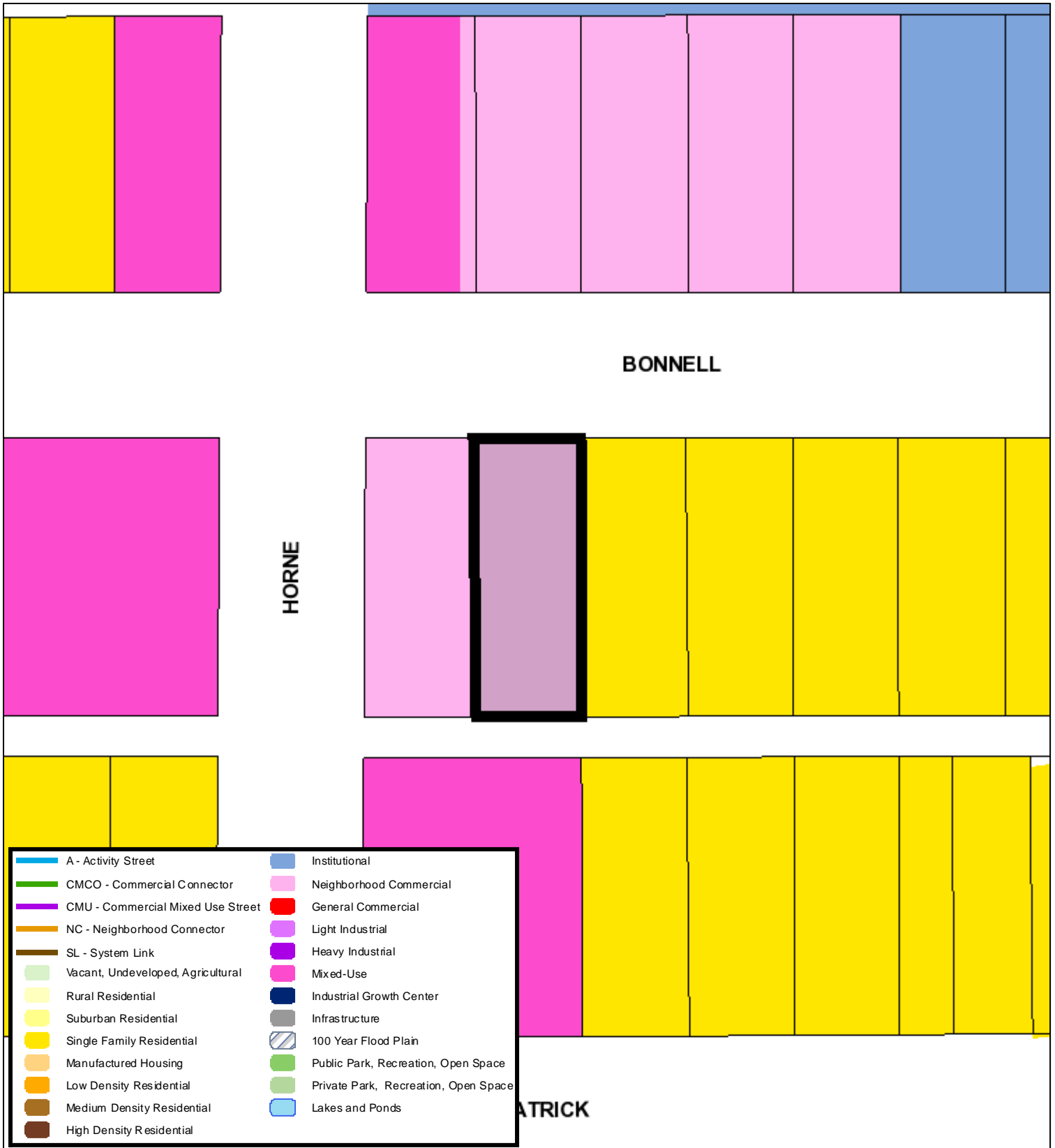
 Subject Area  
 300 Foot Notification



## Area Map



### Future Land Use



**Aerial Photo Map**



0 37.5 75 150 Feet

