



# Zoning Staff Report

**Date:** May 10, 2022

**Case Number:** ZC-22-034

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Avilez Home Builders, LLC

**Site Location:** 5708 Wellesley Avenue

**Acreage:** 0.14 acres

### Request

**Proposed Use:** Single-family home

**Request:** From: "CB-TF" Camp Bowie District-Transition Zone

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 by a vote of 7-1**

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## Project Description and Background

The property is located on Wellesley Avenue near the corner of Horne Street. The applicant is proposing to change the zoning from “CB-TF” Camp Bowie District-Transition Zone to “A-5” One-Family to allow for a single-family home.

This property was zoned to “CB” Camp Bowie back in 2019. The proposed use is appropriate at this location.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / residential  
East “CB-TF” Camp Bowie-TF / vacant  
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 April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

<b>Organizations Notified</b>	
Ridglea Area Neighborhood Alliance	Como NAC*
Ridglea Hills NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
Fort Worth ISD	

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

# Development Impact Analysis

## Land Use Compatibility

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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 vacant land to the east.

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

## Comprehensive Plan Consistency –Arlington Heights

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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

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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

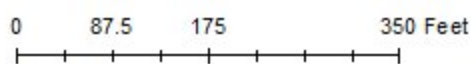
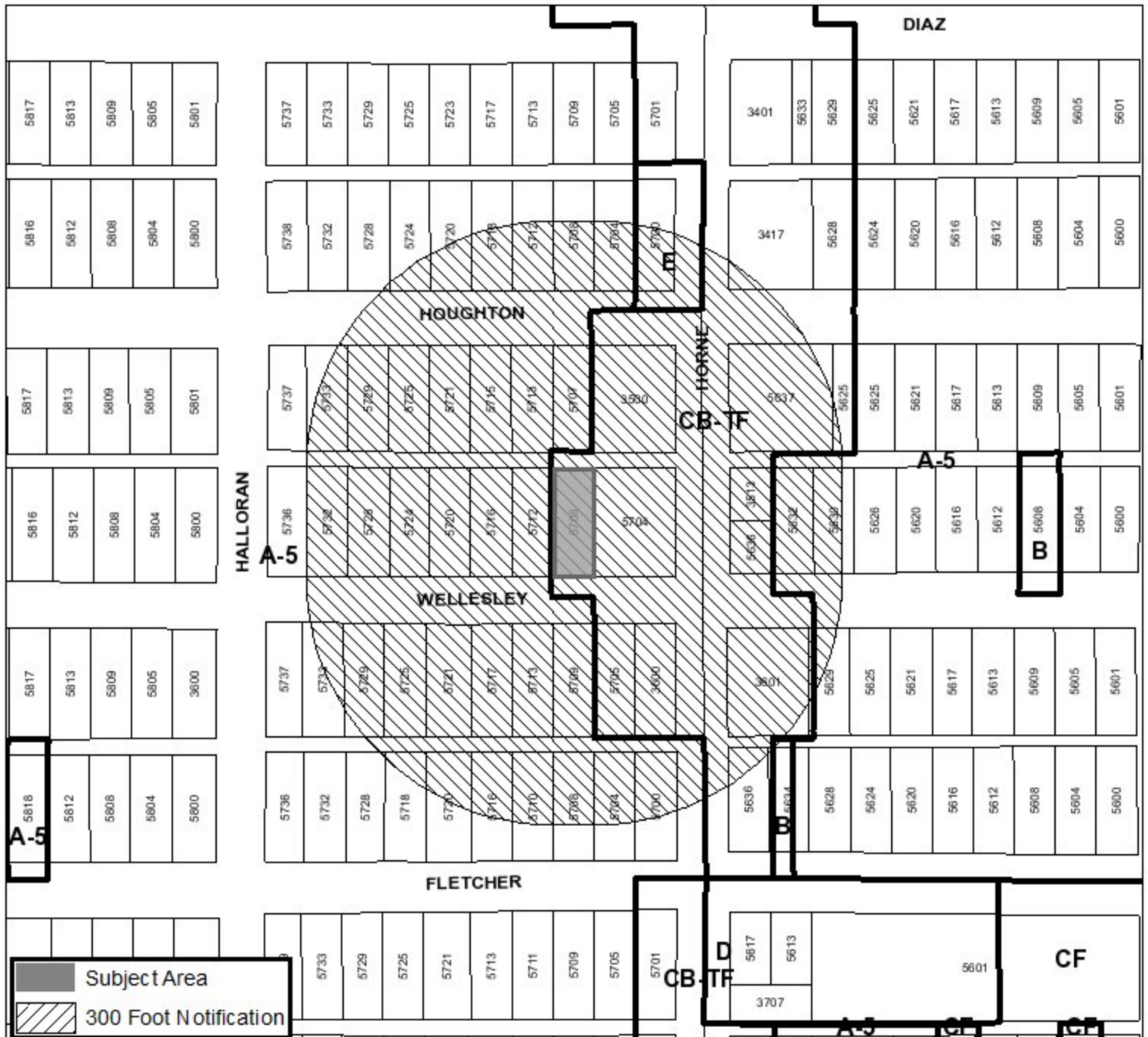
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.



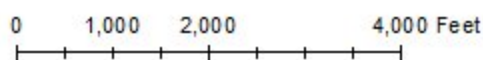
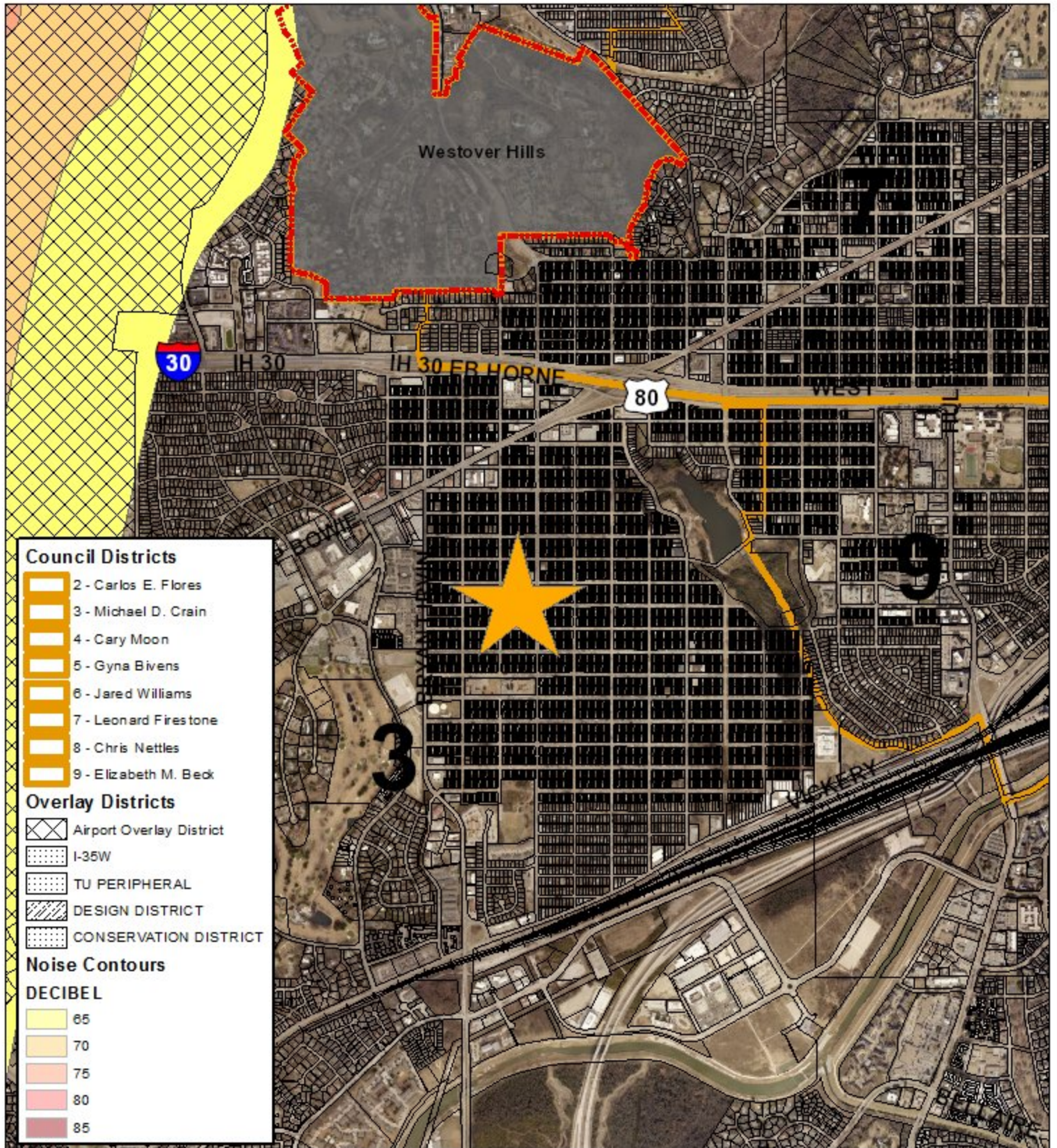
ZC-22-034

# Area Zoning Map

Applicant: Avilez Home Builders LLC  
 Address: 5708 Wellesley Avenue  
 Zoning From: CB-TF  
 Zoning To: A-5  
 Acres: 0.14707715  
 Mapsco: 74R  
 Sector/District: Arlington Heights  
 Commission Date: 4/13/2022  
 Contact: 817-392-8047



## Area Map





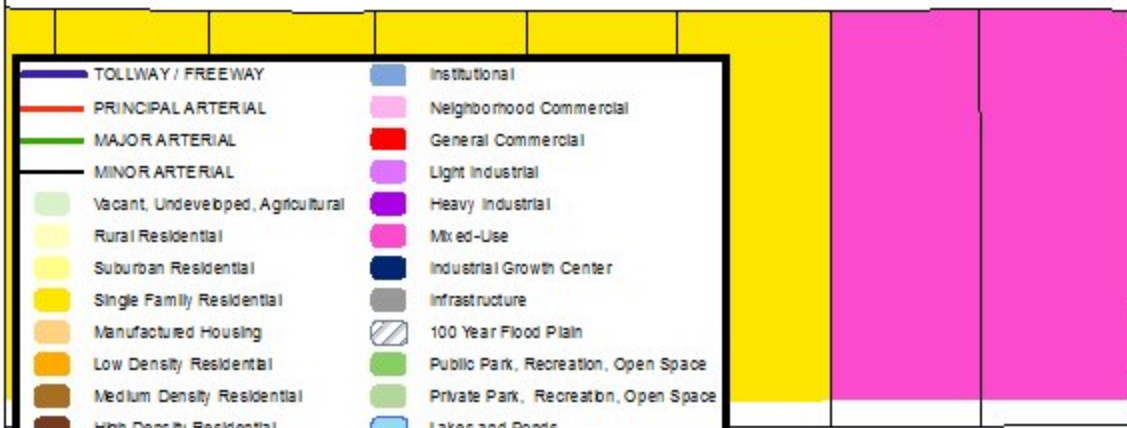
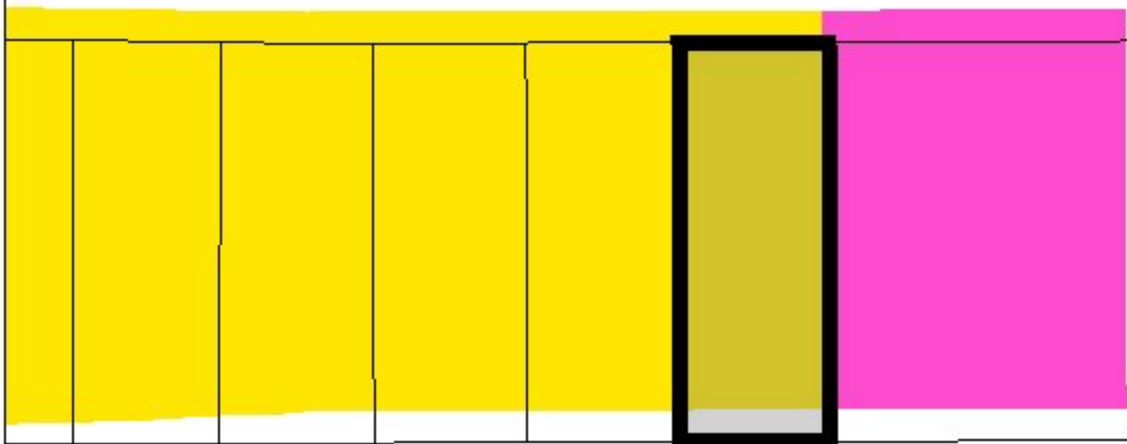
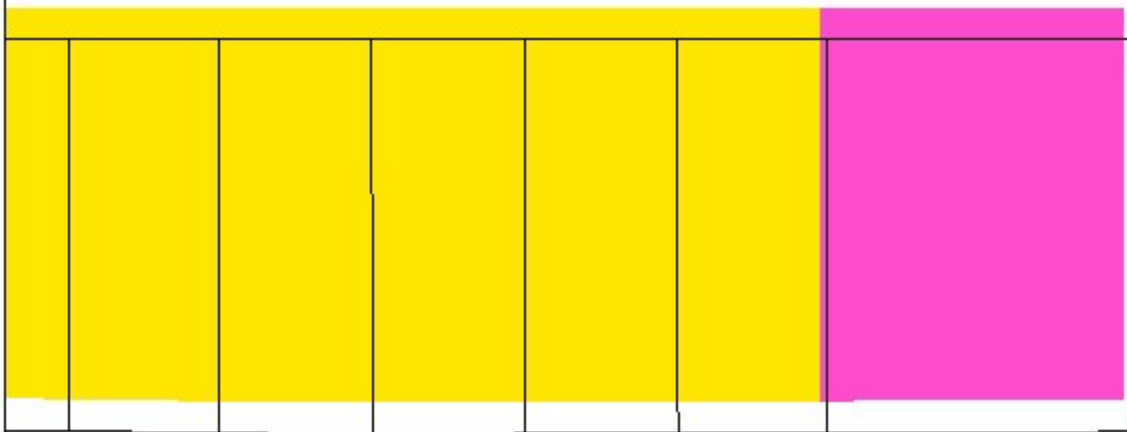
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# Future Land Use

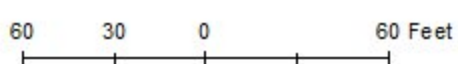
HOUGHTON

WELLESLEY

HORNE



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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.





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### Aerial Photo Map



0 37.5 75 150 Feet

