



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District 3

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

Opposition: one notice
Support: one person spoke

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Simurgh Investments, LLC

Site Location: 3501 Prevost Street Acreage: 0.23

Proposed Use: Restaurant with bar

Request: From: "A-5" One Family
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Significant Deviation).

Staff Recommendation: Denial

Zoning Commission Recommendation: Approval

Background:

The proposed site is located at the southeast corner of Prevost Street and Houghton Avenue in the Como Neighborhood. The applicant is proposing to change the zoning on an undeveloped lot from "A-5" One Family to "E" Neighborhood Commercial in order to build a restaurant with bar.

The subject property was rezoned in 2004 as part of a council-initiated rezoning from "E" Neighborhood Commercial to "A-5" One Family.

Surrounding land uses are primarily single family with Como Park to the north and east a church to the northwest. If approved, the applicant would have to meet all Texas Alcohol Beverage Commission (TABC) requirements prior to selling alcohol from the site.

The Como Neighborhood recently completed a multi-year review of the existing conditions and future plan for their area through the Como/Sunset Heights NEZ Plan update process. The future land uses were closely evaluated and a council-initiated rezoning was processed to align with the future land uses.

Site Information:

Surrounding Zoning and Land Uses:
North "A-5" One Family / park

East "A-5" One Family / park
 South "A-5" One Family / single family
 West "E"/HC" Neighborhood Commercial / commercial

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on May 21, 2020.

The following organizations were notified: (emailed May 18, 2020)

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

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "E" Neighborhood Commercial for a restaurant with bar. Surrounding land uses are primarily single family with Como Park to the north and east a church to the northwest.

The proposed use **is not compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Arlington Heights

The 2020 Comprehensive Plan designates the subject property as Single Family. The proposed use does not meet the below policies within the following Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage compatible land use and infill development in the Como neighborhood consistent with its neighborhood empowerment zone plan.

Based on lack of conformance with the policies stated above, the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

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

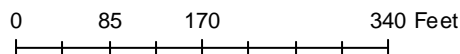


Area Zoning Map

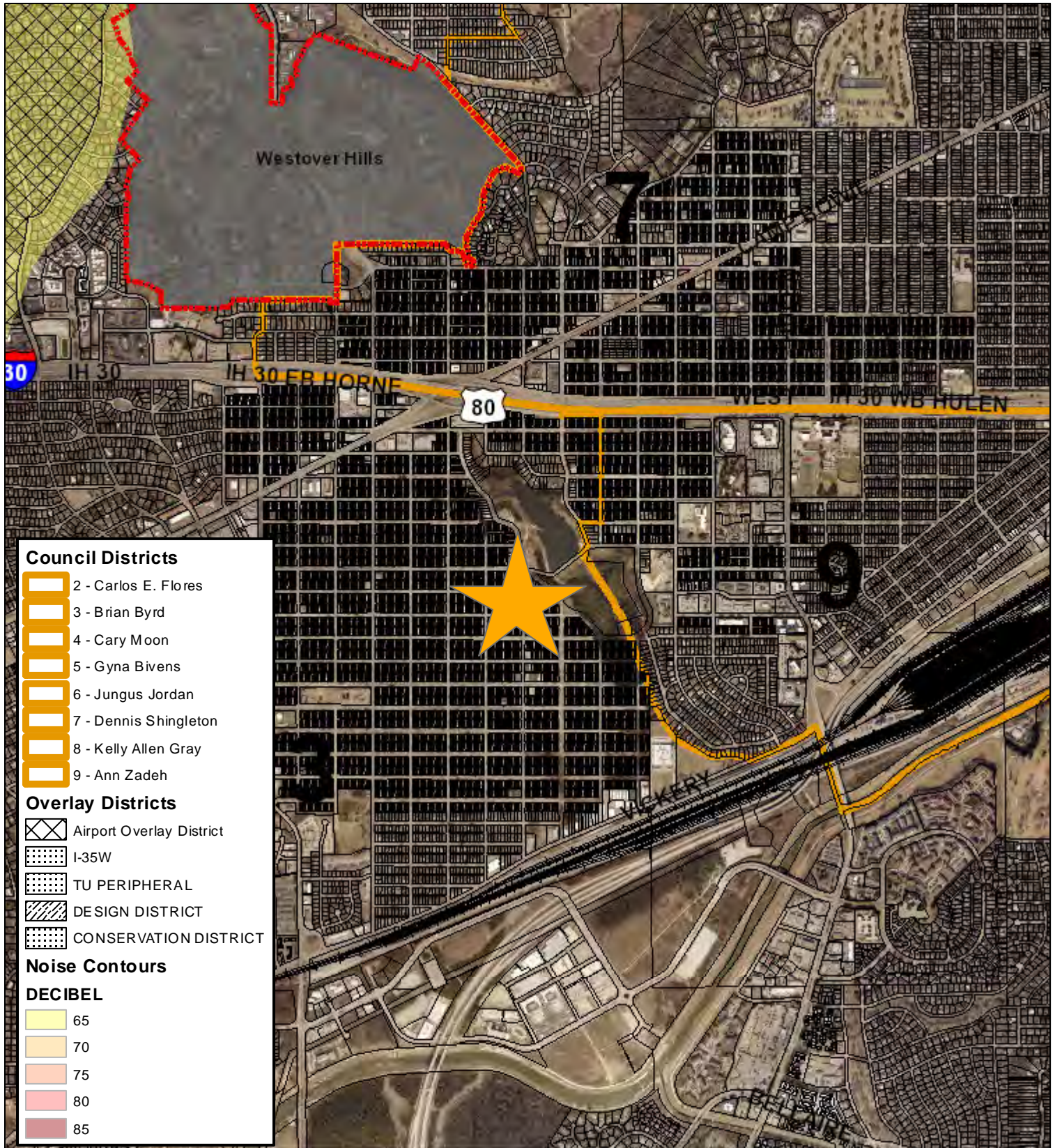
Applicant: Simurgh Investments, LLC
Address: 3501 Prevost Street
Zoning From: A-5
Zoning To: E
Acres: 0.22511615
Mapsc0: 75N
Sector/District: Arlington Heights
Commission Date: 6/10/2020
Contact: 817-392-8043



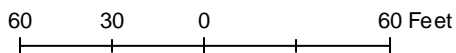
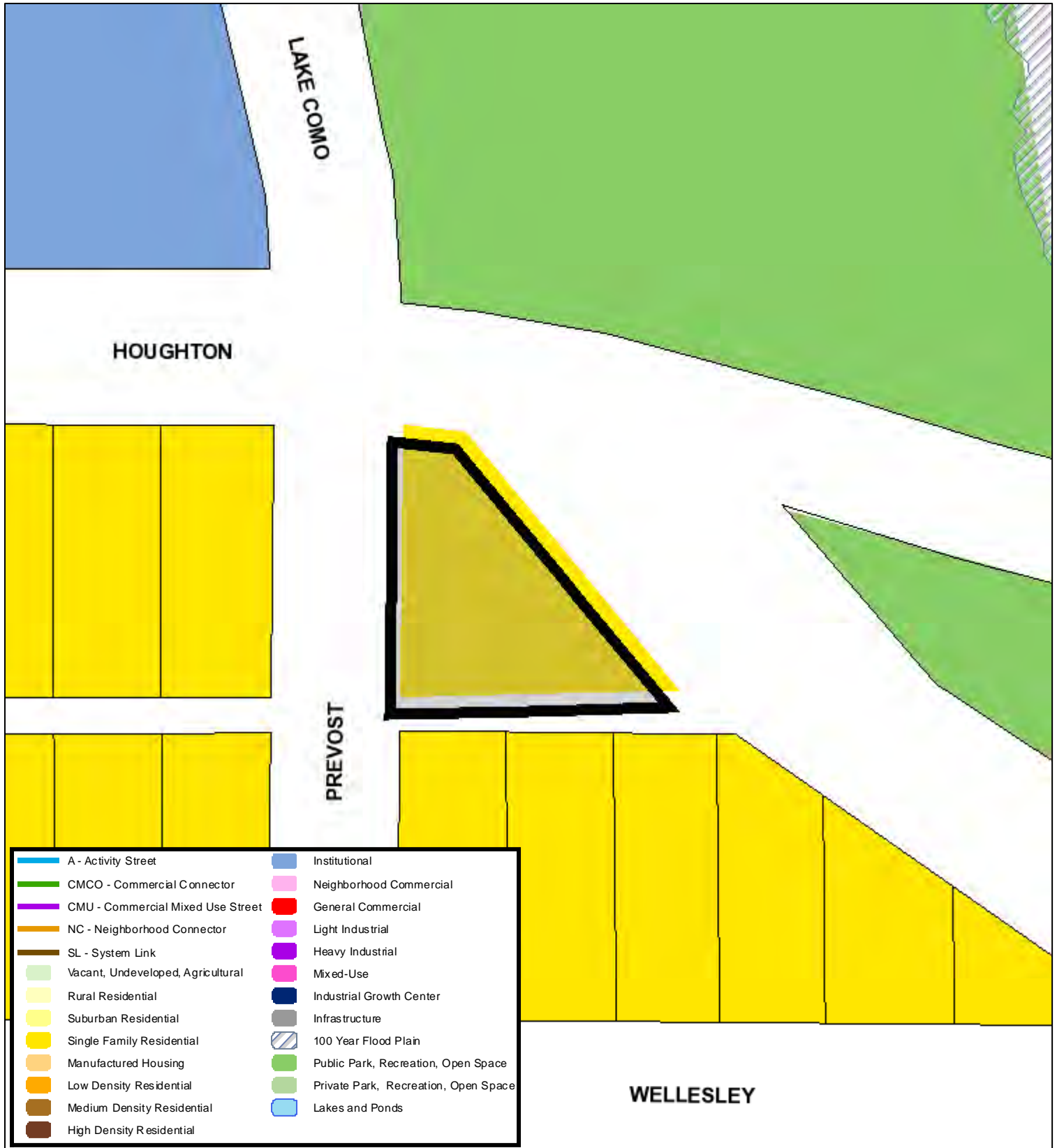
Subject Area
 300 Foot Notification



Area Map



Future Land Use



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 5, 2019.



Aerial Photo Map



0 37.5 75 150 Feet

