



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 16, 2021

Council District 7

Zoning Commission Recommendation:
Denial by a vote of 9-0

Opposition: Three people spoke; 13 petitions, 1 notice, petition with 40 signatures

Support: None submitted

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

Owner / Applicant: Baragazza Holdings, LLC

Site Location: 4604 Lafayette Avenue Acreage: 0.158 ac

Proposed Use: Duplex

Request: From: "A-5" One-Family

To: Planned Development for all uses in "A-5" One-Family plus two units on one lot, site plan required for new construction

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval with the provision that any future/new construction be consistent with existing structure's bulk and height.**

Background:

The site is located near the intersection of Lafayette Avenue and Hulen Street. The applicant is requesting to rezone from "A-5" One-Family to PD/A-5 Planned Development for all uses in "A-5" One-Family plus two units on one lot; site plan required for new construction. New construction shall conform to the current bulk and height of the existing structure.

When the Crestline Area NA worked to rezone this area to "A-5" there was an understanding from the neighborhood that through attrition, areas that could not meet legal nonconforming standards would cease operation and convert to "A-5" specific uses. While that effort is still valid today, the owners of this property are requesting the "PD" designation to protect their investment.

Staff was unable to find any information confirming the legal nonconforming use of the property, nor were any Sanborne Maps available. The Tarrant Appraisal District website shows that the structure was built in 1973.

Site Information:

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

East "A-5" One-Family / single-family
 South "A-5" One-Family / single-family
 West "A-5" One-Family / single-family

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on December 22, 2020.

The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
Westside Alliance	Arlington Heights NA
Crestline Area NA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
Fort Worth ISD	

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/A-5 Planned Development for all uses in "A-5" One-Family plus two units on one lot; site plan waiver requested. The surrounding land uses consist of primarily single-family with a few duplexes throughout the neighborhood. The Crestline Area NA worked to rezone this area to A-5 to prevent tear downs and the construction of structures outside of the existing neighborhood's context. Because of this, staff recommends that if new construction is to occur on this site, it shall be done consistent with the current bulk and height. This will allow any new construction to remain in the existing context of the neighborhood. Site plan required for new construction.

The proposed use for two units on one lot **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Arlington Heights

The 2020 Comprehensive Plan designates the subject property as Single-Family residential. The requested zoning change for two units on one lot is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

The continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town and in the central city. While the use of two units is not consistent with the Single Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

Therefore, the proposed zoning **is consistent** with the Comprehensive Plan.

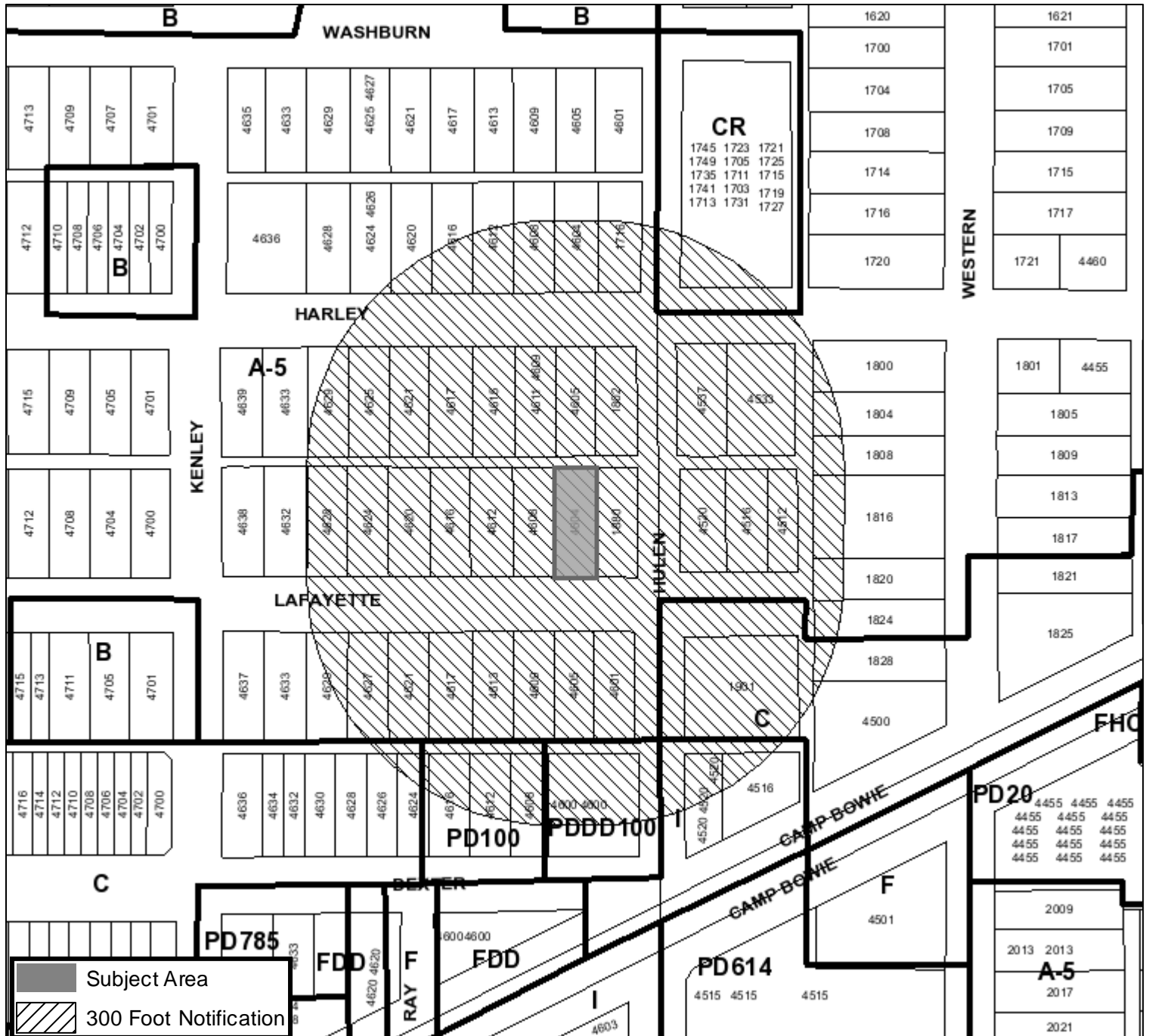
Attachments:



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

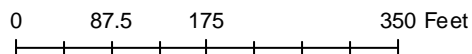


Area Zoning Map

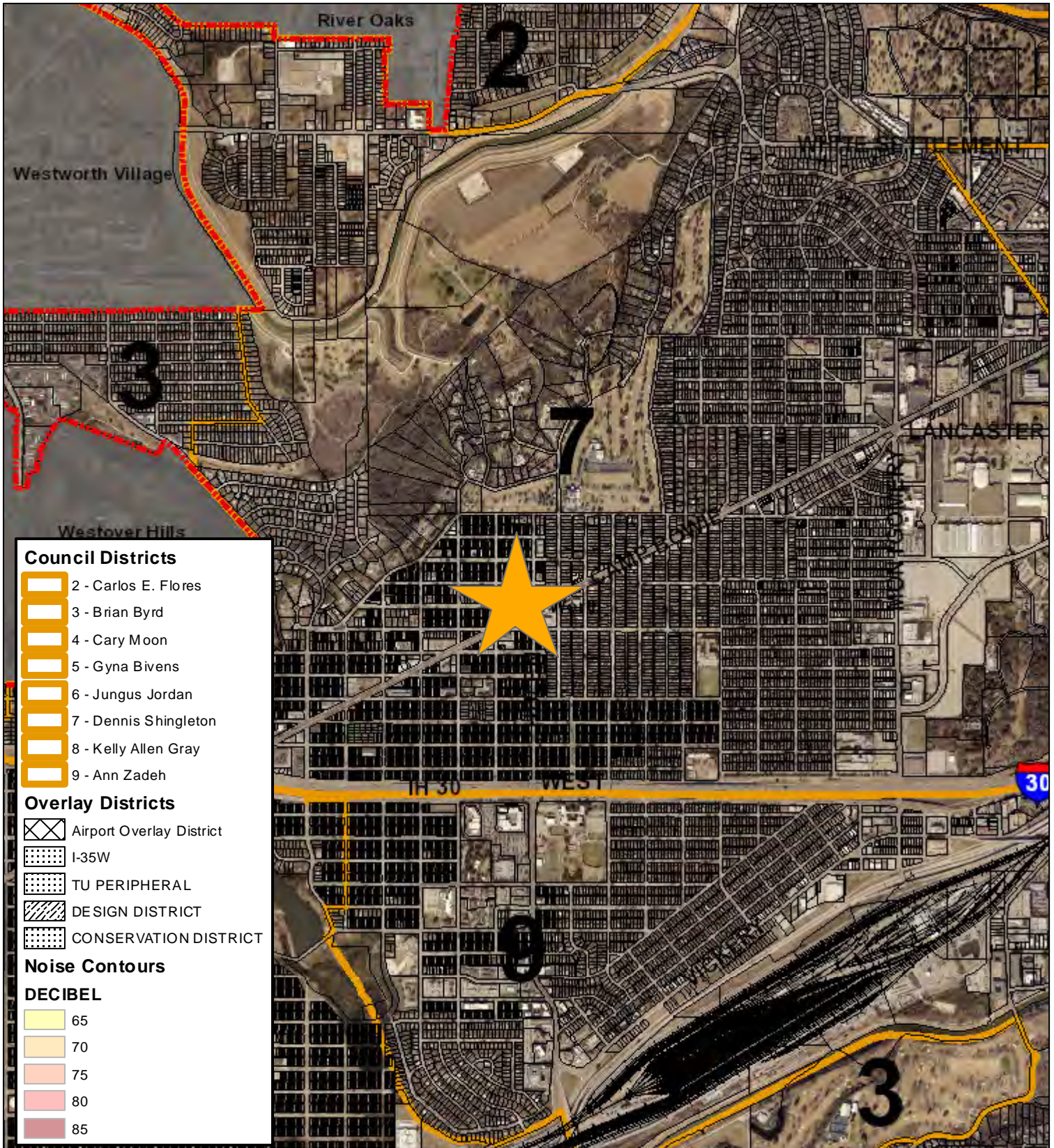
Applicant: Baragazza Holdings, LLC
 Address: 4604 LaFayette Avenue
 Zoning From: A-5
 Zoning To: PD/A-5 plus two units in existing structure
 Acres: 0.15801063
 Mapsco: 75F
 Sector/District: Arlington Heights
 Commission Date: 1/13/2021
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



Area Map





ZC-21-001

Future Land Use

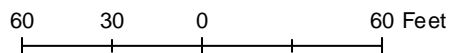
HARLEY

LAFAYETTE

HULEN



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 40 80 160 Feet

