



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-082

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: First American Properties / Raz Hansraj

Site Location: 5116 & 5118 Locke Avenue

Acreage: 0.143 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

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

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Project Description and Background

The property is composed of two lots within the Chamberlin Arlington Heights 1st Addition in Council District 3. The present owner is listed as the intended developer of the property on the application. The proposal to rezone these lots would change the current “A-5” zoning to “B” zoning. This zoning change, if approved, would allow the construction of a ‘twin home’, which is composed of two dwelling units, one on each lot, with a shared wall on the joint lot line. These lots are approximately 6,250 square feet each. Other “B” standards are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / Interstate 30 frontage road
East “B” Two Family / duplex
South “A-5” One-Family / single family residential
West “A-5” One-Family / single family residential

Recent Zoning History

- ZC-19-155, Council initiated rezoning of larger Como Neighborhood, intended to align zoning with existing land uses. Subject property went from “B” Duplex to “A-5” Single Family as the site was undeveloped at the time. Approved on January 14, 2020 by City Council.

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023:

Organizations Notified	
Como Neighborhood Advisory Council*	Sunset Heights NA
West Side Alliance	Fort Worth ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The homes in this vicinity of this site are a mixture of duplex and single family residential. This particular block of Locke Avenue between Merrick Street and Neville Street was mostly rezoned from “B” Two Family/Duplex

to “A-5” One Family Residential as part of the Council initiated rezoning of the area in 2020, however at least five lot pairs in this block retained their “B” Two Family / Duplex zoning designation. These were left alone in order for the duplex uses on these sites to match the zoning.

Approving this rezoning request to “B” would be in line with the established pattern of allowing additional housing density in the vicinity. The proposed rezoning **is compatible** with its surroundings.

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single family residence, but both would be less intensive uses than commercial or industrial zoning.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Encourage infill of compatible housing

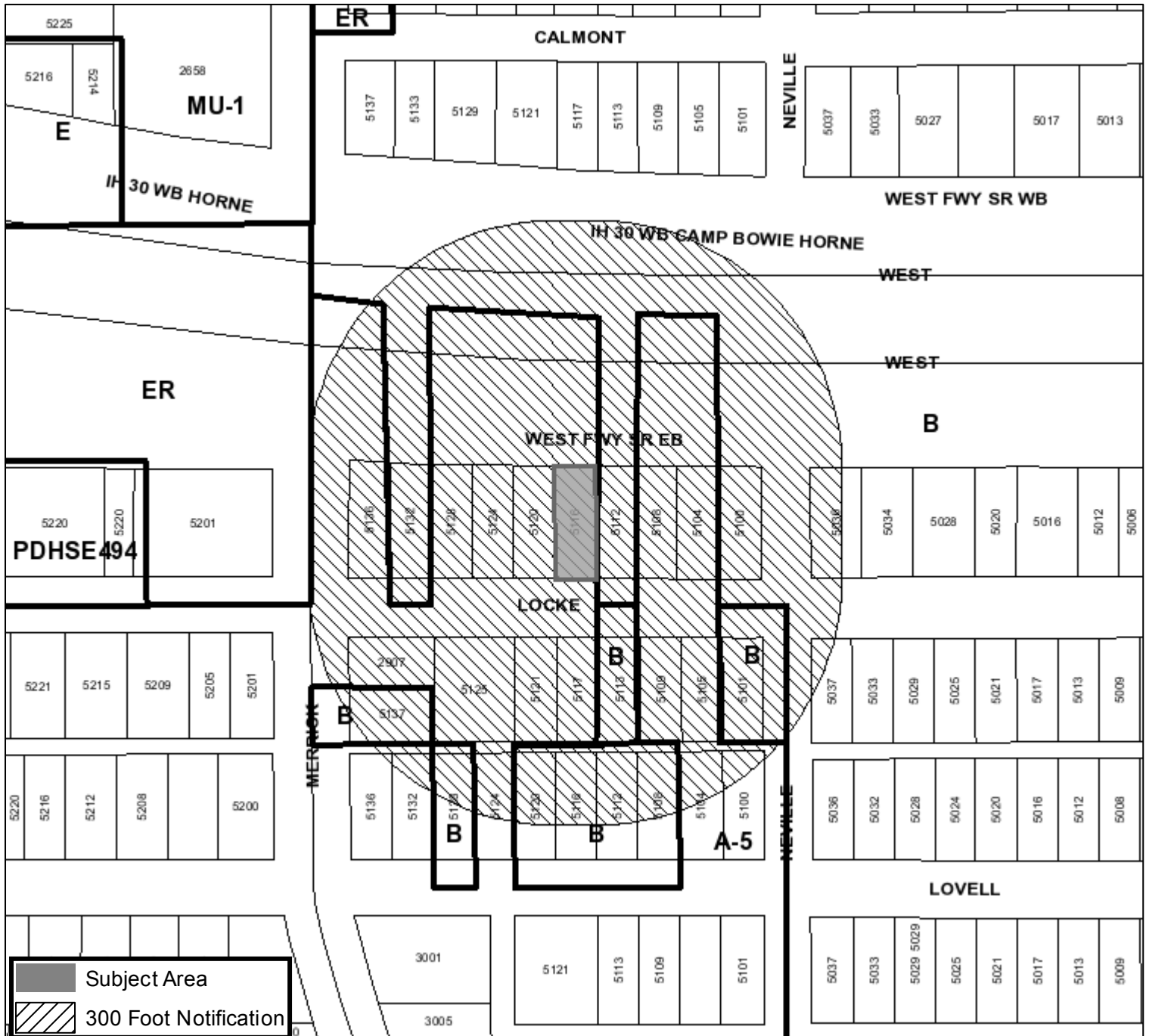
While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



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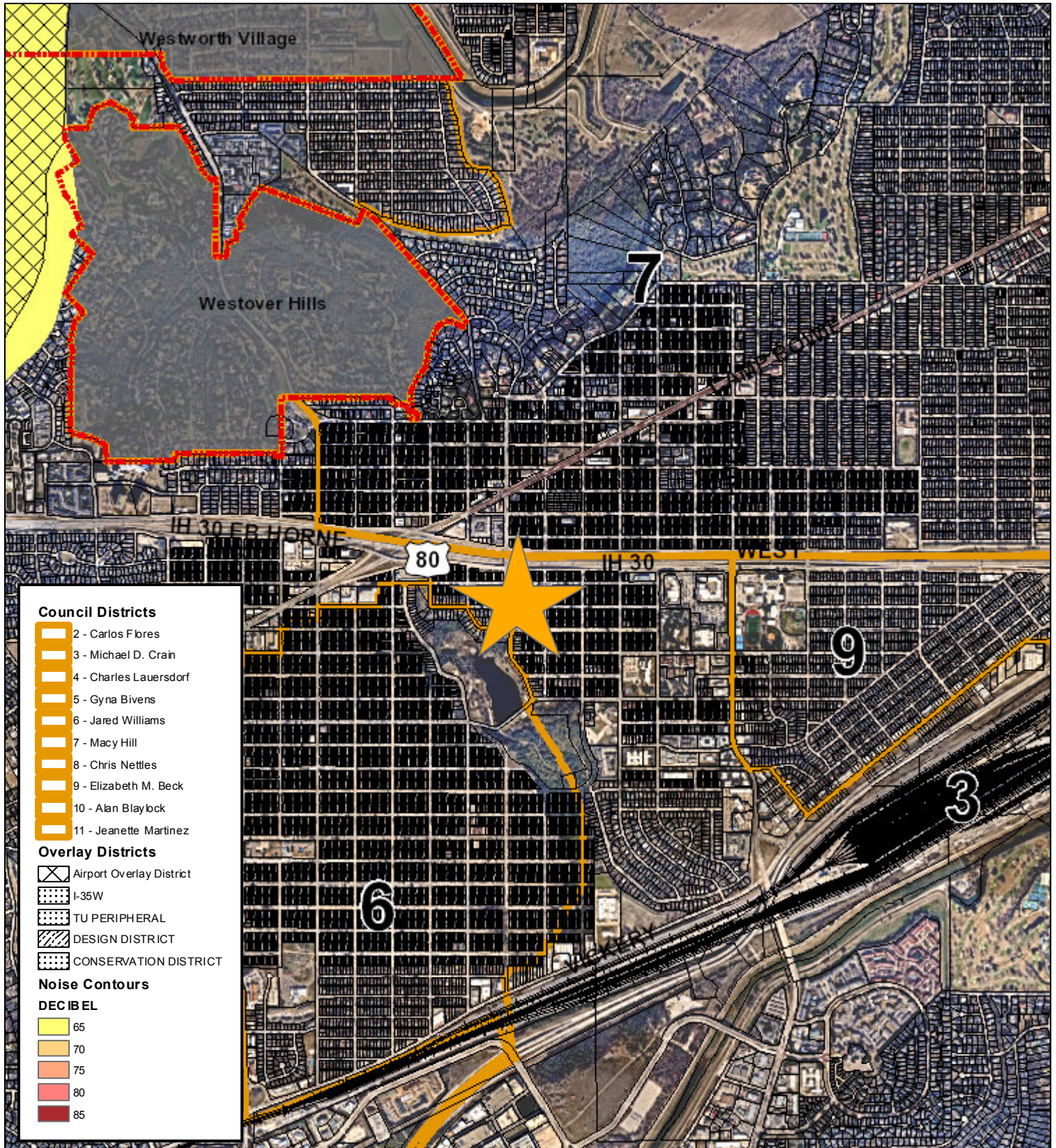
Area Zoning Map

Applicant: First American Property/Raz Hansraj
 Address: 5116 Locke Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.15778197
 Mapsco: Text
 Sector/District: Arlington Heights
 Commission Date: 7/12/2023
 Contact: null



0 87.5 175 350 Feet

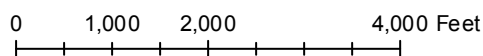
Area Map



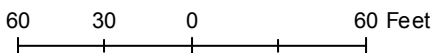
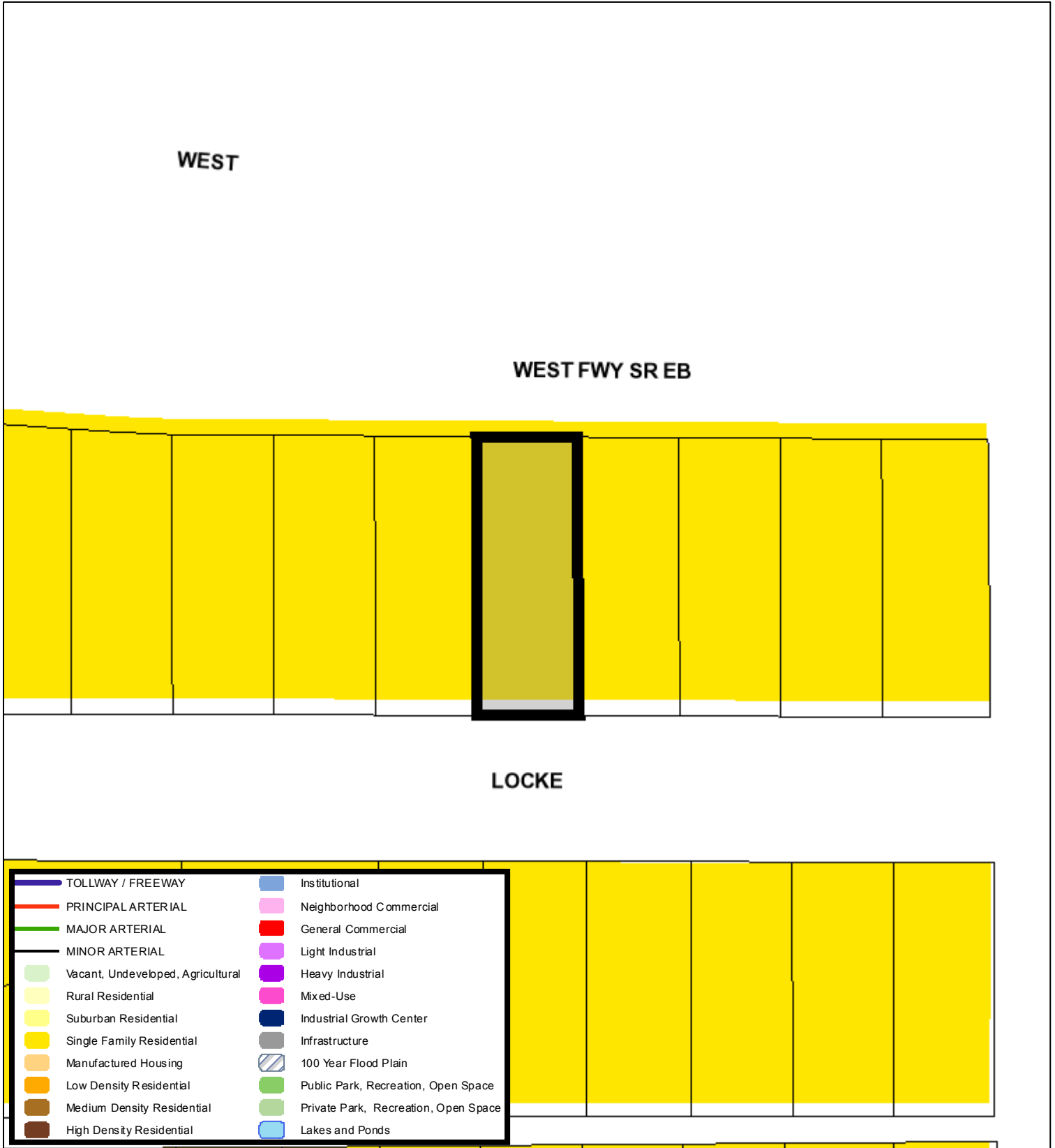
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



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 6, 2018.



Aerial Photo Map



0 40 80 160 Feet

