



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-172

Council District: 3

Zoning Map Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: City of Fort Worth/ Development Services Department

Site Location: 5628 Houghton Avenue

Acreage: 0.149 acres

Request

Proposed Use: Residential Development

Request: From: “CB-TF” Camp Bowie 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**

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Project Description and Background

Horne street is historically a neighborhood commercial corridor that is flanked by traditionally single-family uses to the east and west. The parcel at 5628 Houghton Avenue was previously platted as a residential lot with a home constructed in the 1950s or earlier on site. By 2001, the house had been demolished and the property was vacant. In 2019, the property was rezoned from “A-5” One-Family to “CB-TF” Camp Bowie Transition Zone as part of an effort to extend the Camp Bowie Form-Based Code down Horne Street to support mixed-use development. “CB-TF” does not allow single-family uses by right. In 2020, staff approved a building permit for a single-family home at this location in error. The developer has since started the project and would like to continue with this product type, thus necessitating the rezoning request.

The site falls within the boundaries of the Como/ Sunset Heights NEZ Strategic Plan that is designed to rebuild neighborhoods with appropriate mixed-use development in commercial areas and compatible quality infill housing in residential areas. The proposed zoning of “A-5” One-Family would allow redevelopment of the site into single family residential uses by right, which aligns with the NEZ Plan and the future land use map at this location, and will not impact the focus on mixed use/commercial along the Horne Street corridor to the west. As such, the proposed zoning **is compatible** with surrounding land uses.

The City is requesting approval of the proposed zoning change.

Surrounding Zoning and Land Uses

North “A-5” One-Family, “CB-TF” Camp Bowie Transition Zone / vacant.
East “A-5” One-Family / vacant.
South “A-5” One-Family, “CB-TF” Camp Bowie Transition Zone / vacant.
West “CB-TF” Camp Bowie Transition Zone.

Recent Zoning History

- ZC-19-155: on 01/14/2020 Council approved the rezoning of the Horne Street corridor from Camp Bowie Blvd to the north and to Kilpatrick Avenue to the south from a mix of “E” Neighborhood Commercial and “A-5” One-Family to “CB-TF” Camp Bowie Transition Zone.

Public Notification

300-foot Legal Notifications were mailed on Oct XX, 2022.

The following organizations were emailed on Oct XX, 2022:

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Far Greater Northside Historical NA	Diamond Hill Jarvis NAC
North Side NA	Tarrant Regional Water District

Streams and Valleys Inc.	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

Surrounding uses consist of single-family uses, commercial uses and vacant land the north and south, vacant land and commercial uses to the west along Horne Street, and single-family uses and vacant land to the east. The proposed map amendment **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as Single Family. A minor boundary adjustment to the current “CB-TF” zoning to “A-5” One-Family in this location allows the site to be compatible with its current designation in the future land use map in the adopted Comprehensive Plan. Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Arlington Heights Planning Sector:

- Encourage compatible land use and infill development in the Como neighborhood consistent with its neighborhood empowerment zone plan.
- Promote the revitalization of the Horne Street commercial district.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

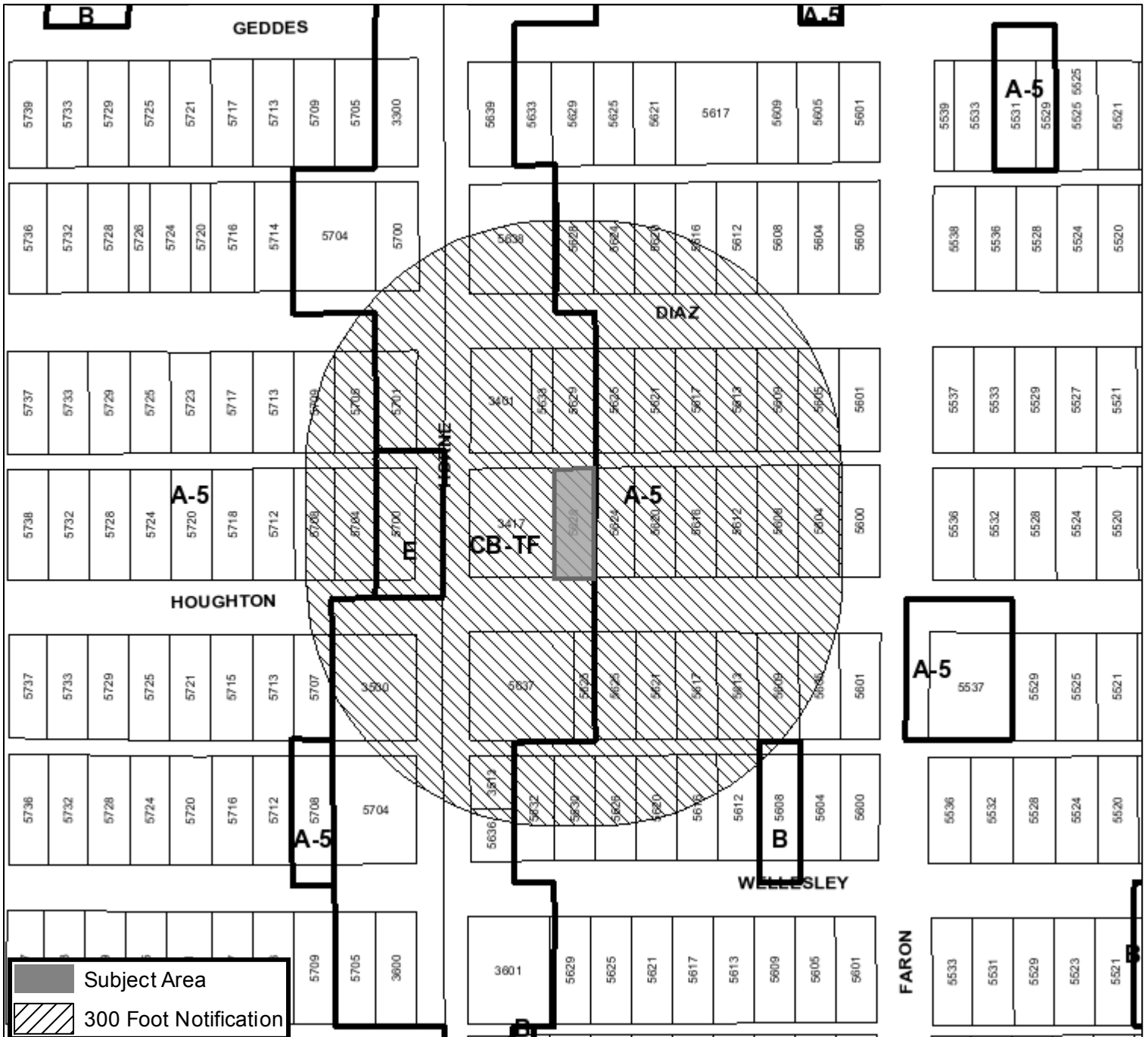
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request may not assist in high-wage job growth, and is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place.

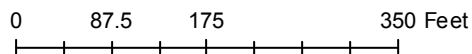


Area Zoning Map

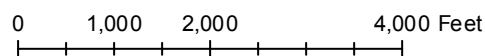
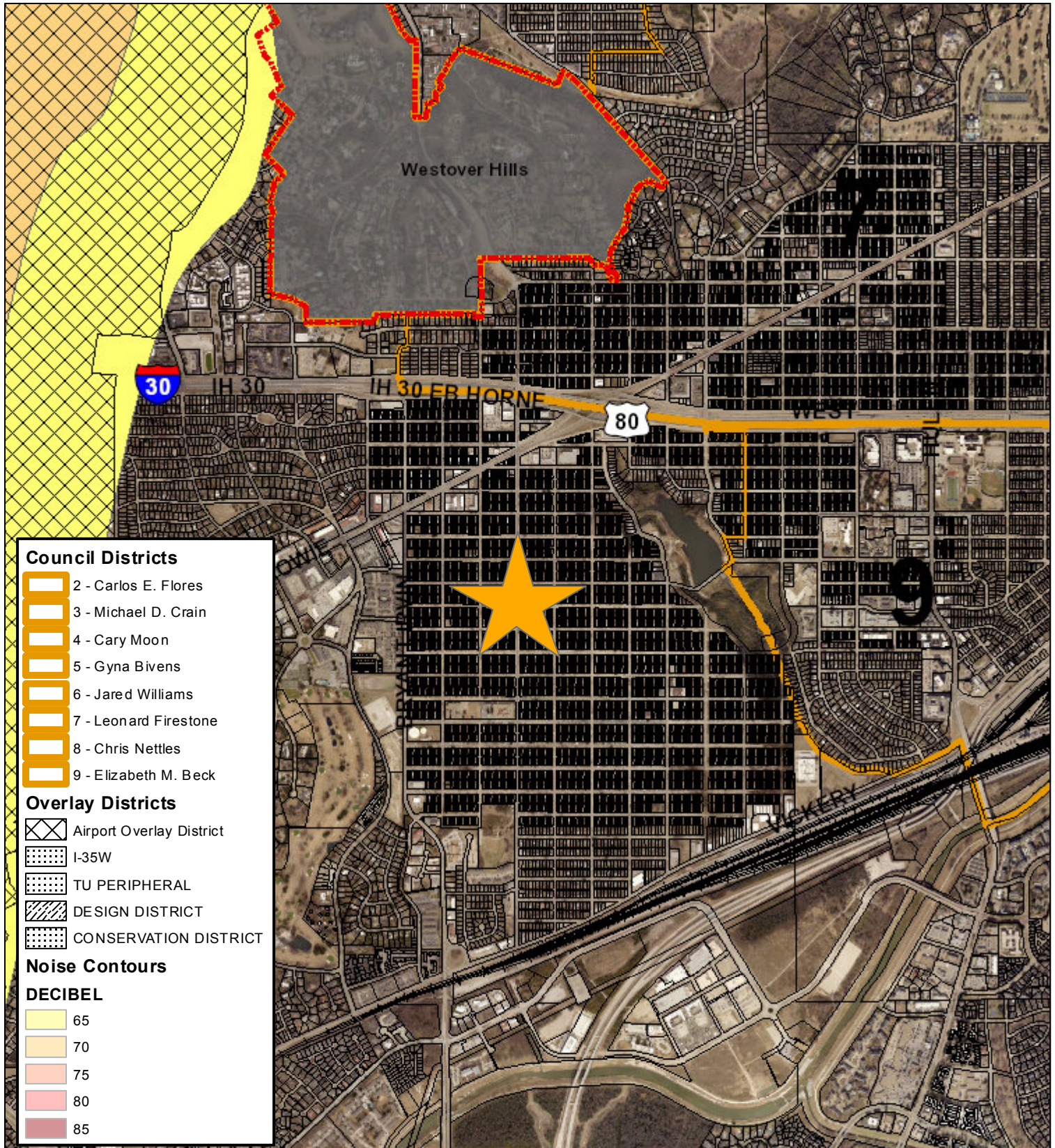
Applicant: Juelz Properties
 Address: 5628 Houghton Ave.
 Zoning From: CB-TF
 Zoning To: A-5
 Acres: 0.14926468
 Mapsco: 74R
 Sector/District: Arlington Heights
 Commission Date: 10/12/2022
 Contact: 817-392-8574



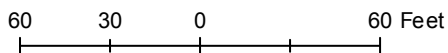
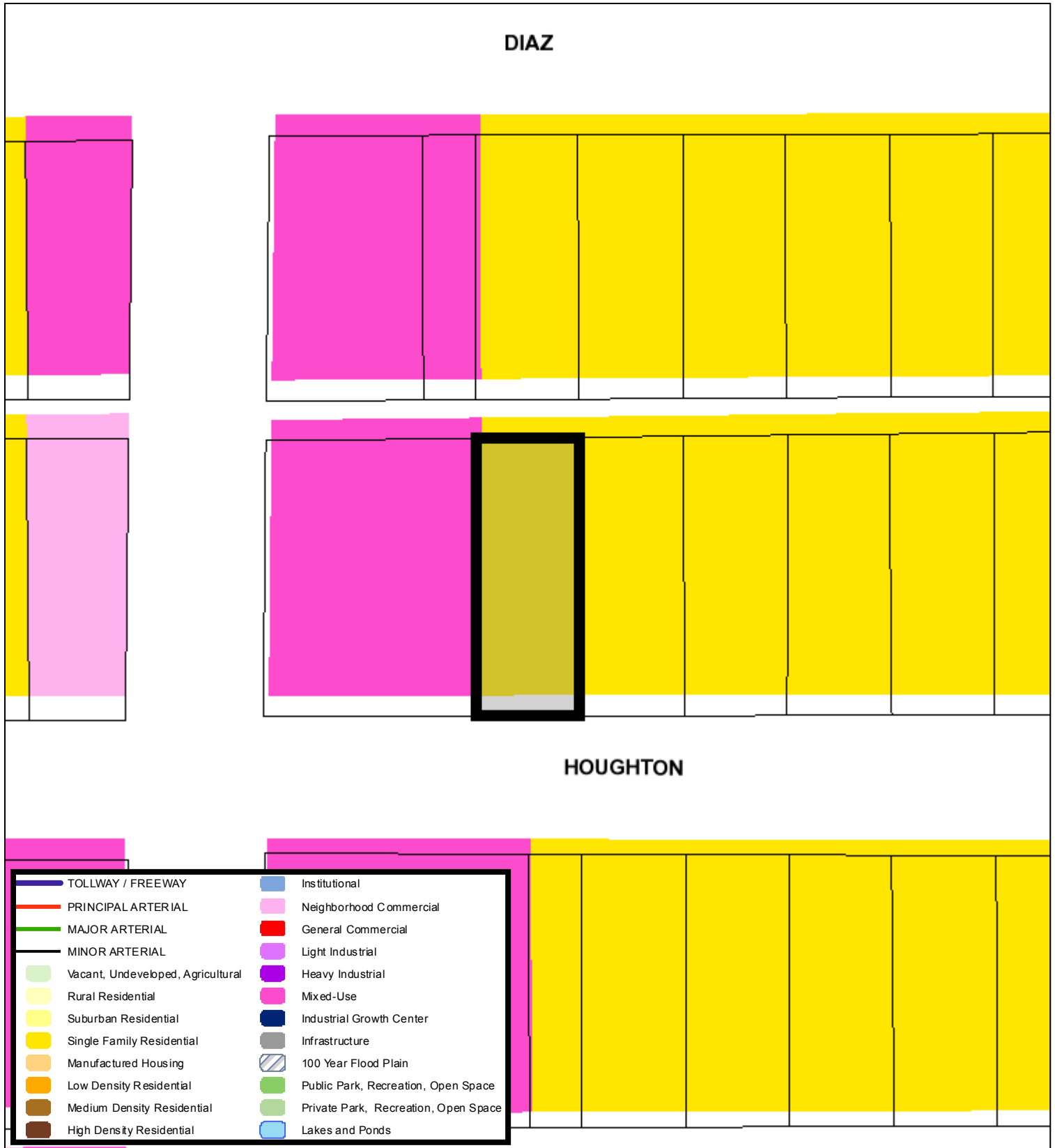
Subject Area
 300 Foot Notification



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 6, 2018.



Aerial Photo Map



0 40 80 160 Feet

