



Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-037

District: (old/new): 3/6

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Laura Kate Tucker / Jennifer Tucker

Site Location: 5404 Wellesley Avenue

Acreage: 0.1434

Request

Proposed Use: Short Term Rental

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

To: "PD/A.5" Planned Development/A-5 – One Family District for all uses in the A-5 district and including Short Term Rental, site plan included

Recommendation

Land Use Compatibility: Requested change **is not compatible**

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by 7-0 vote**

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Project Description and Background

The property is within the Chamberlain Arlington Heights 2nd Addition and NEZ Area Three. This application seeks to change the zoning on the property from the current “A-5” zoning to “PD/A-5” zoning, to allow the existing single-family residence to be utilized as a short-term rental (STR). The property is situated in an established single-family neighborhood. The primary use of surrounding property is single-family residential with A-5 zoning. There is existing “B” Two-Family and “E” – Neighborhood Commercial zoned lots located to the east, south and west of the site and within a three (3) block range (*refer to attached zoning map*).

STRs are properties available for rent for guest lodging for a period ranging from 1 to 30 days. They are prohibited from operating by-right in all residential districts nor can they be considered in a residential district under a Conditional Use Permit. STRs are permitted, though, by right within commercial, industrial and mixed-use districts. The Planned Development request, if approved, would allow the STR use only in addition to permitted single family uses but eliminating all other uses permitted within a base commercial zoning district.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential
East “A-5” One-Family / single family residential
South “A-5” One-Family / single family residential
West “A-5” One-Family / single family residential

Recent Zoning History

- The subject property was included in an approximate 366 acre rezoning in 2004 from a mix of districts B, CR, C, ER, E, FR and F to A-5 (ZC-04-199). Subject property and adjoining properties are zoned “A-5” for several blocks. Refer to attached zoning map.

Public Notification

300-foot Legal Notifications were mailed on March 30, 2023.
The following organizations were emailed on March 30, 2023:

Organizations Notified	
Como NAC*	Trinity Habitat for Humanity
Sunset Heights NA	Camp Bowie District, Inc
Streams And Valleys Inc	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The predominant use in this vicinity are single family residential, contained within the boundaries of Camp Bowie Blvd to the north, Lake Como Dr to the east and Vickery Blvd/Bryant Irvin Rd to the south and west respectively. The use intends to operate within the existing single-family residence. Short Term Rentals are considered commercial uses. The proposed site is located within the middle of the blockface and not located in close proximity to other commercial uses. As a result, the requested change is **not compatible** in this area

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning to a Planned Development with a base district of A-5 – One Family is **not consistent** with the land use designation for this area. Short term rentals are considered commercial uses and would require a neighborhood commercial land use designation for consistency. This proposal is also not in alignment with the following policy of the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Economic Development Plan

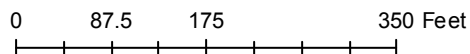
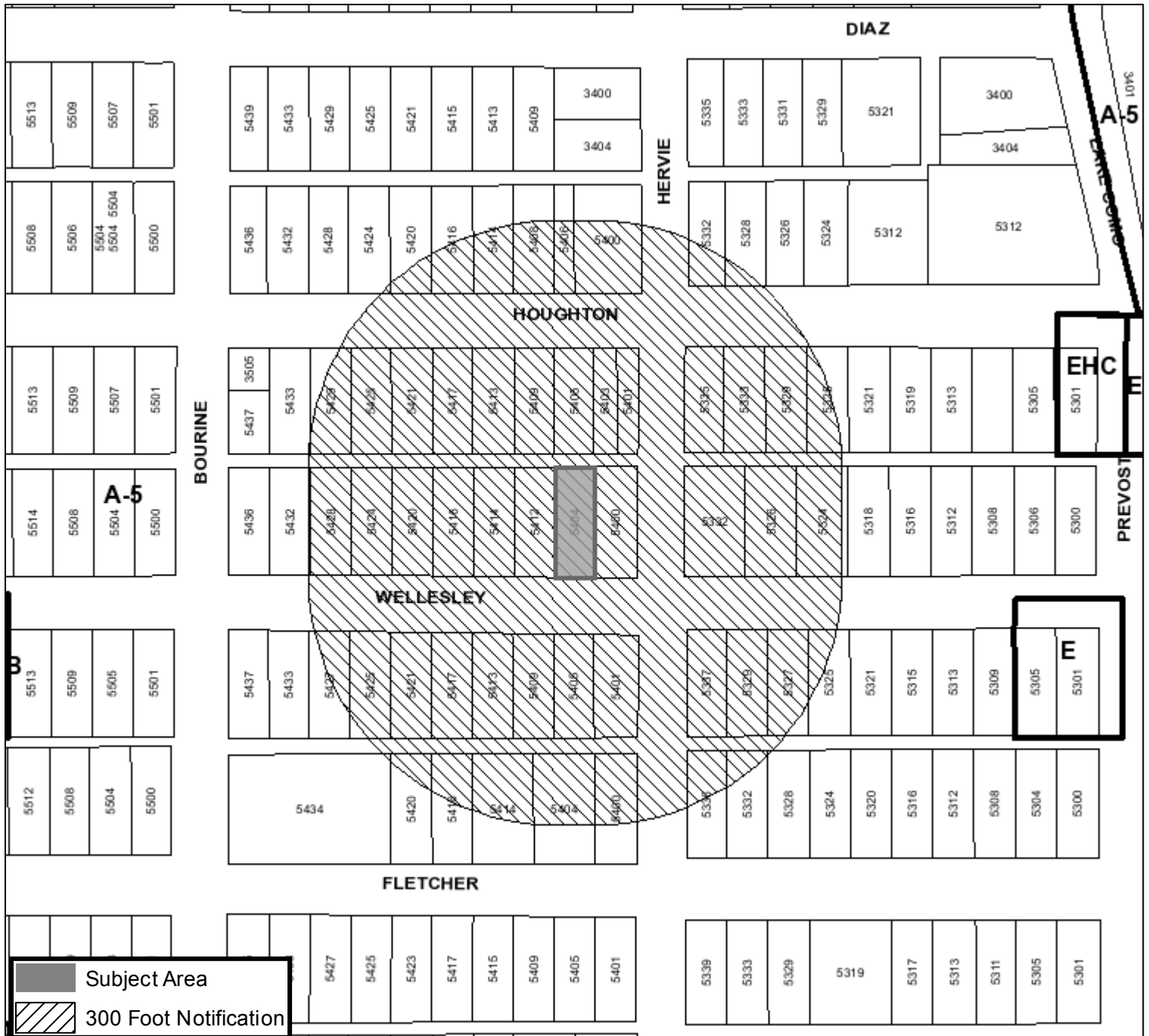
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.



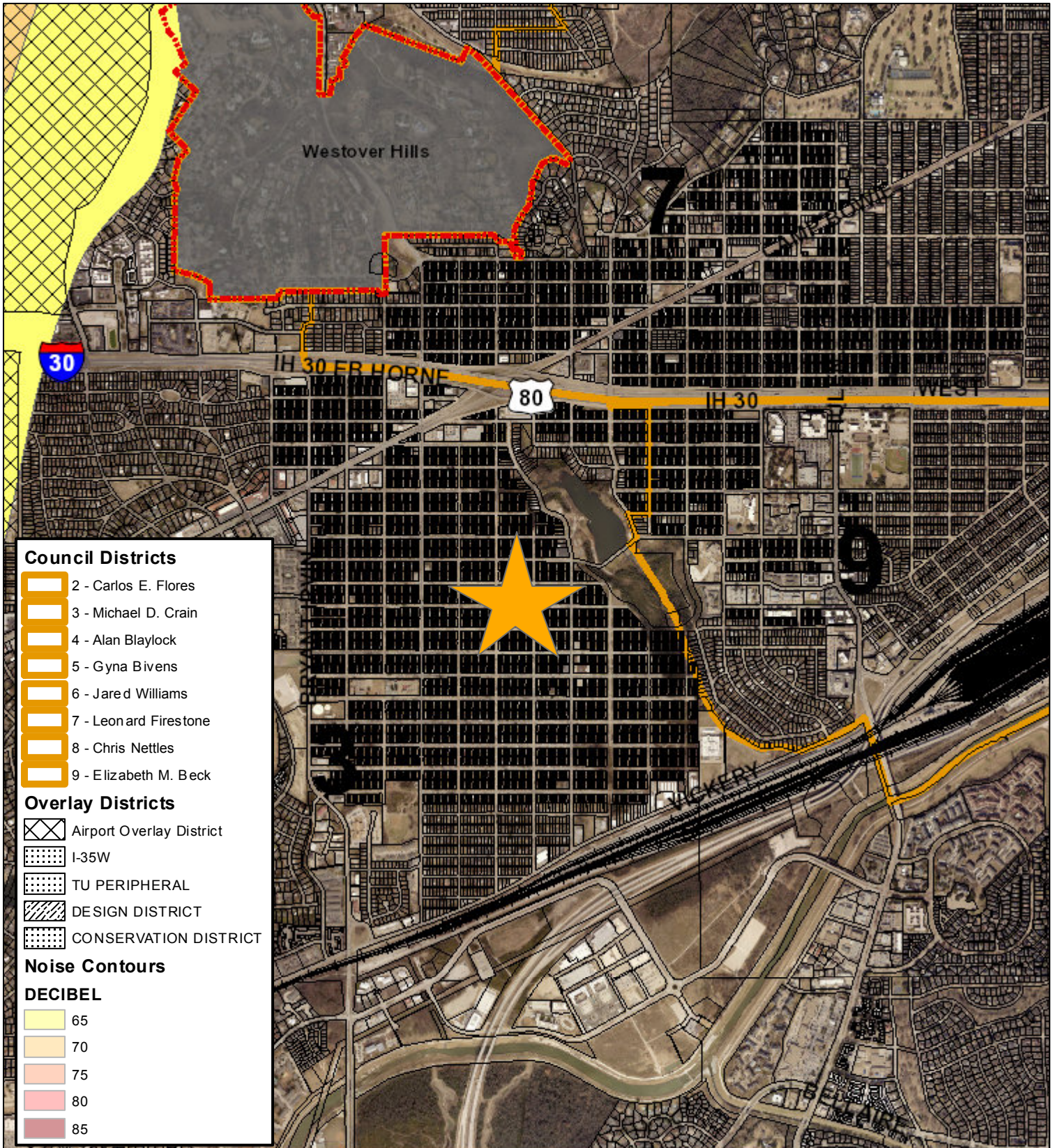
ZC-23-037

Area Zoning Map



Applicant: Laura Kate Tucker
 Address: 5404 Welleley Avenue
 Zoning From: A-5
 Zoning To: PD/A-5 for Short Term Rental Uses
 Acres: 0.1469757
 Mapsco: Text
 Sector/District: Arlington Heights
 Commission Date: 4/12/2023
 Contact: null








Area Map








Council Districts

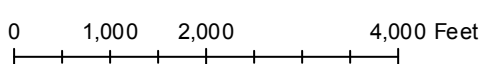
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

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

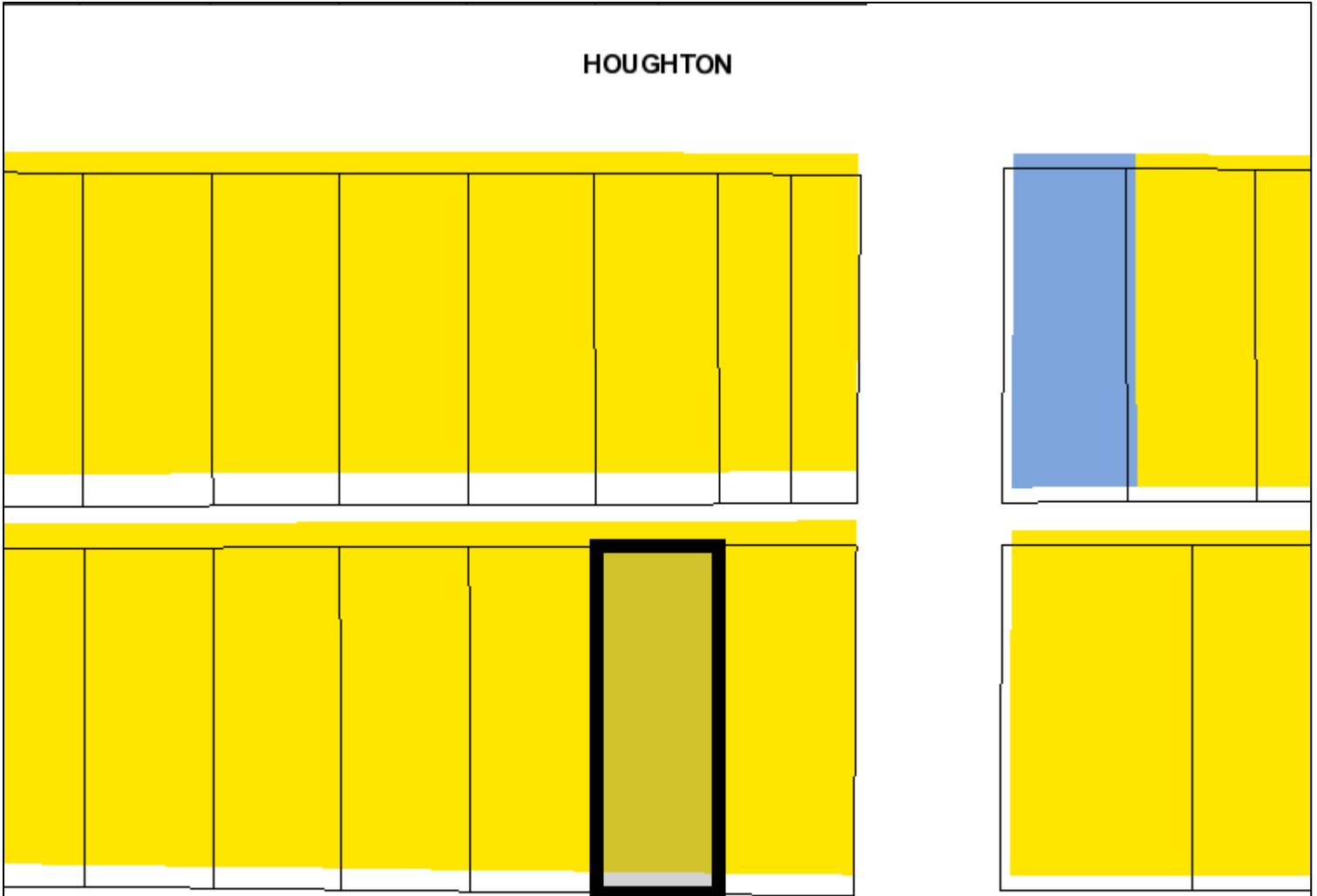
Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85

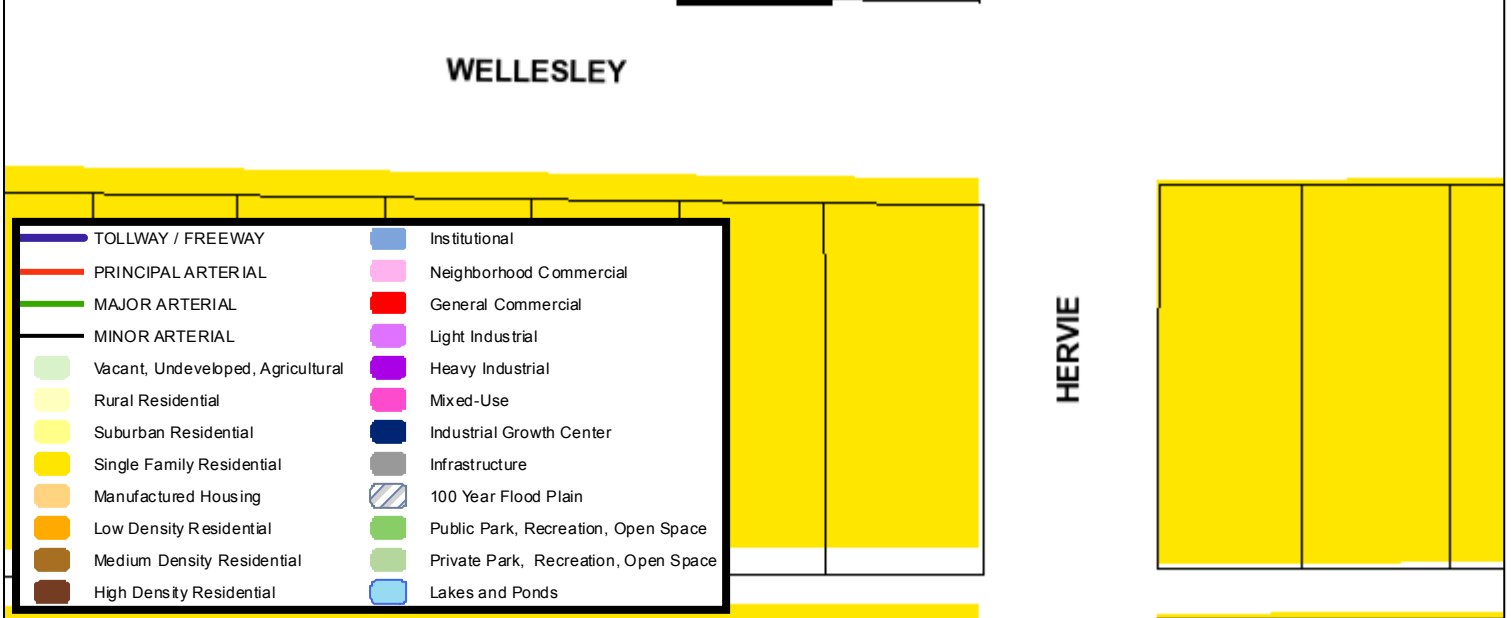


Future Land Use

HOUGHTON

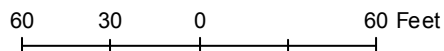


WELLESLEY

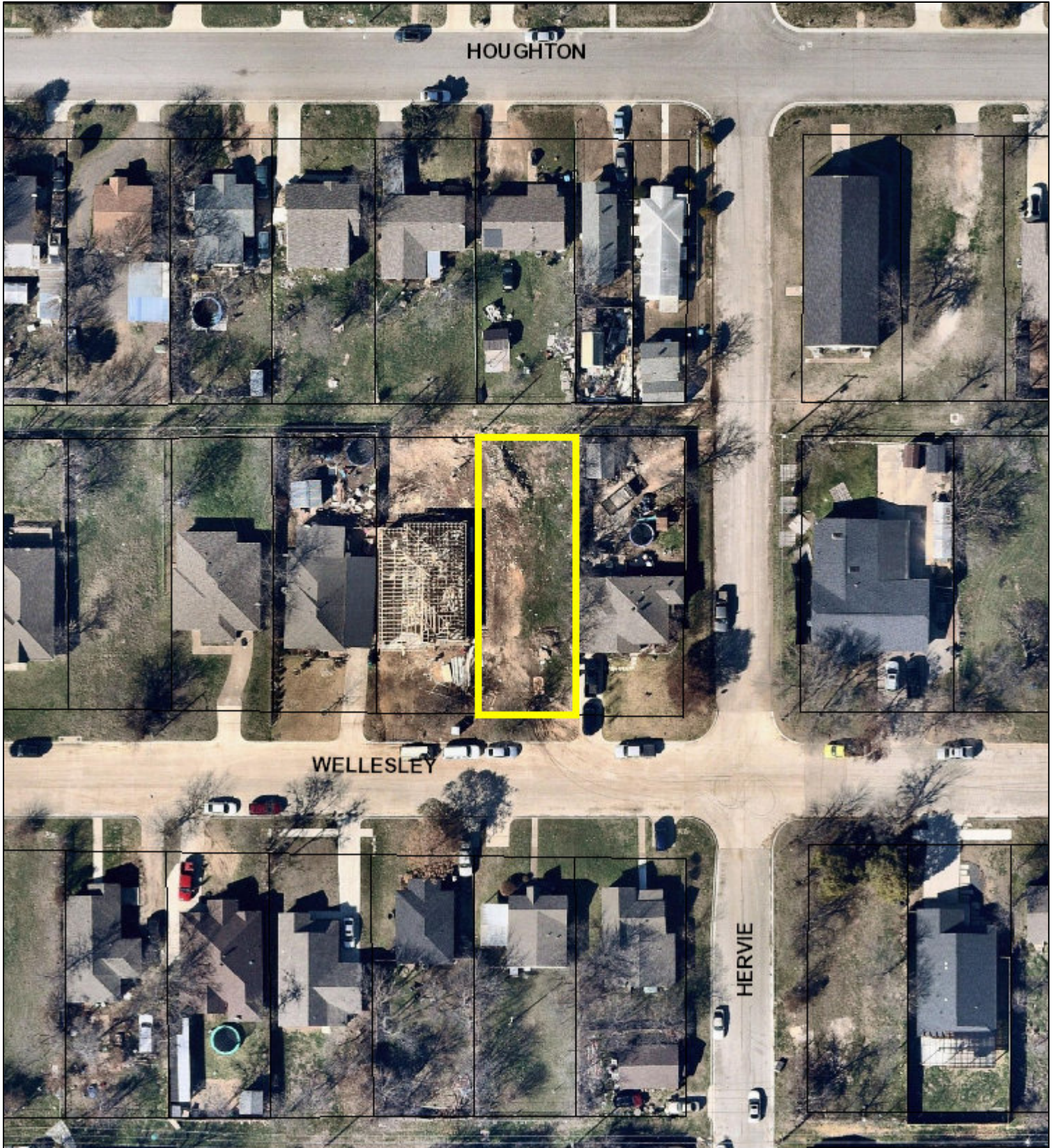


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 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 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



Aerial Photo Map



0 40 80 160 Feet

