



# Zoning Staff Report

**Date:** December 14, 2021

**Case Number:** ZC-21-192

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** Fidel Escolero / George Bond

**Site Location:** 823 East Arlington Avenue

**Acreage:** 0.14 acres

### Request

**Proposed Use:** Single-Family Dwelling

**Request:** From: “CF” Community Facilities

To: “A-5” One-Family

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is consistent (minor boundary adjustment).**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 6-0**

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## Project Description and Background

The subject property is located along the northern side of Arlington Avenue between South Freeway (I-35) and Evans Avenue. The site is currently vacant and is zoned “CF” Community Facilities. The applicant is proposing to change the zoning of this property to “A-5” One-Family to allow for construction of a new single-family dwelling. The site was previously owned by a church but has been vacant for several years.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / Single-Family Dwelling  
East “A-5” One-Family / Single-Family Dwelling  
South “A-5” One-Family / Single-Family Dwelling  
West “A-5” One-Family / Single-Family Dwelling

## Recent Zoning History

- ZC-20-101: Rezoned property immediately to the east from “CF” Community Facilities to “A-5” One-Family.
- ZC-08-151: Rezoned the subject property from “B” Two-Family to “CF” Community Facilities as part of a larger City-initiated rezoning.

## Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.

The following organizations were notified: (emailed October 25, 2021)

| Organizations Notified                             |                          |
|--|--------------------------|
| United Communities Association of South Fort Worth | Morningside NA*          |
| Near Southside, Inc.                               | Streams and Valleys Inc  |
| Trinity Habitat for Humanity                       | Southeast Fort Worth Inc |
| Fort Worth ISD                                     |                          |

\* *This Neighborhood Association is located closest to the subject property*

## Land Use Compatibility

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The applicant is requesting to change the zoning of this site from “CF” Community Facilities to “A-5” One-Family in order to construct a new single-family dwelling. All surrounding properties are zoned “A-5” One-Family and are developed with single-family homes.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southside

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The 2021 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map, which reflects the current zoning as this property was previously owned by a church. However, the Future Land Use Designation on all surrounding properties is “Single-Family Residential.

The proposed zoning also aligns with the following policy of the Comprehensive Plan:

- Encourage high quality infill and mixed-income housing development, both single-family and multifamily, within the central city.

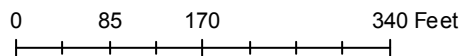
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan (minor boundary adjustment).

## Area Zoning Map

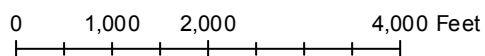
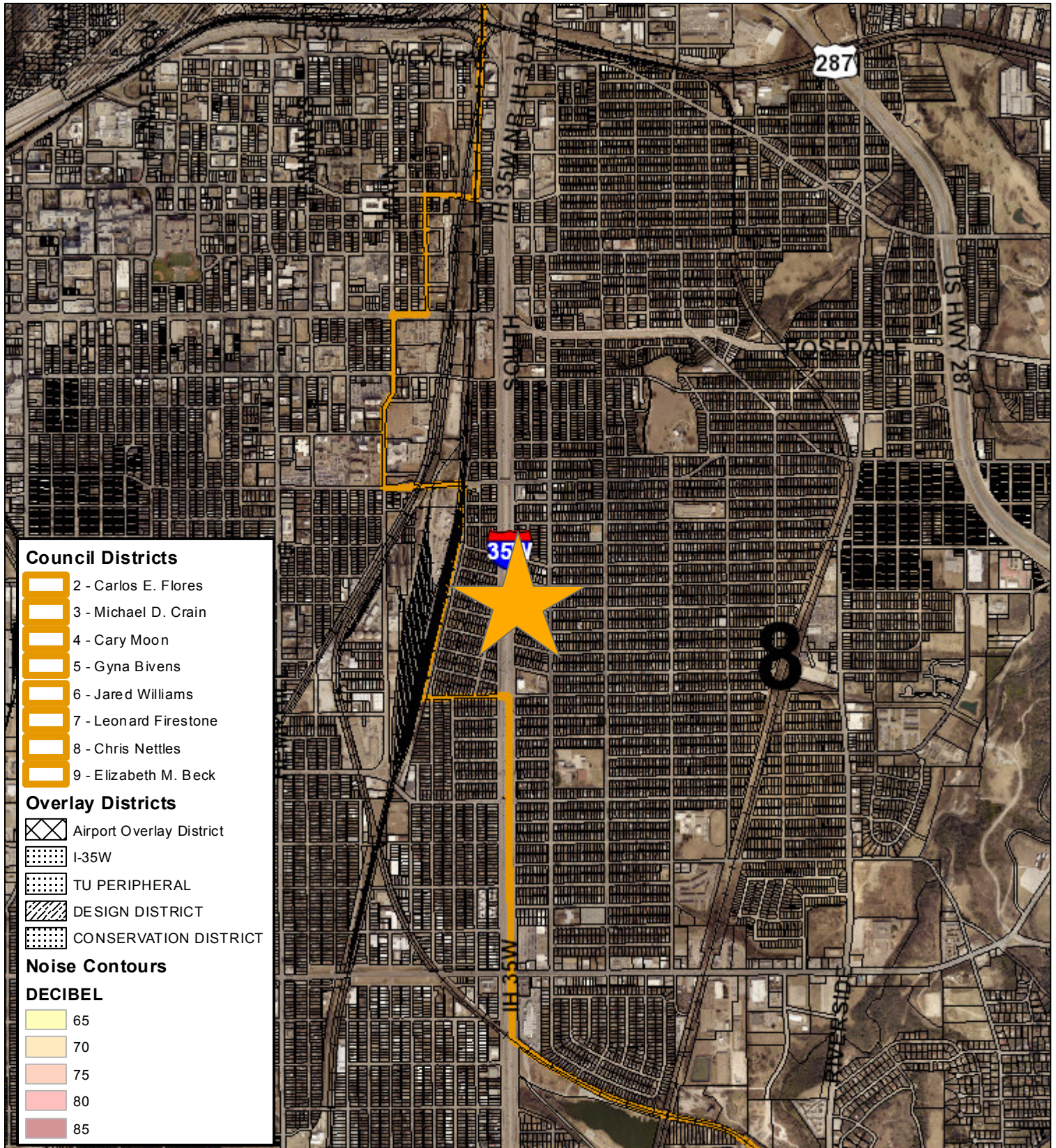
Applicant: Fidel Escolero  
 Address: 823 E. Arlington Avenue  
 Zoning From: CF  
 Zoning To: A-5  
 Acres: 0.13887716  
 Mapsco: 77P  
 Sector/District: Southside  
 Commission Date: 11/10/2021  
 Contact: 817-392-2495



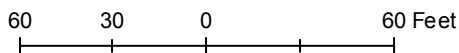
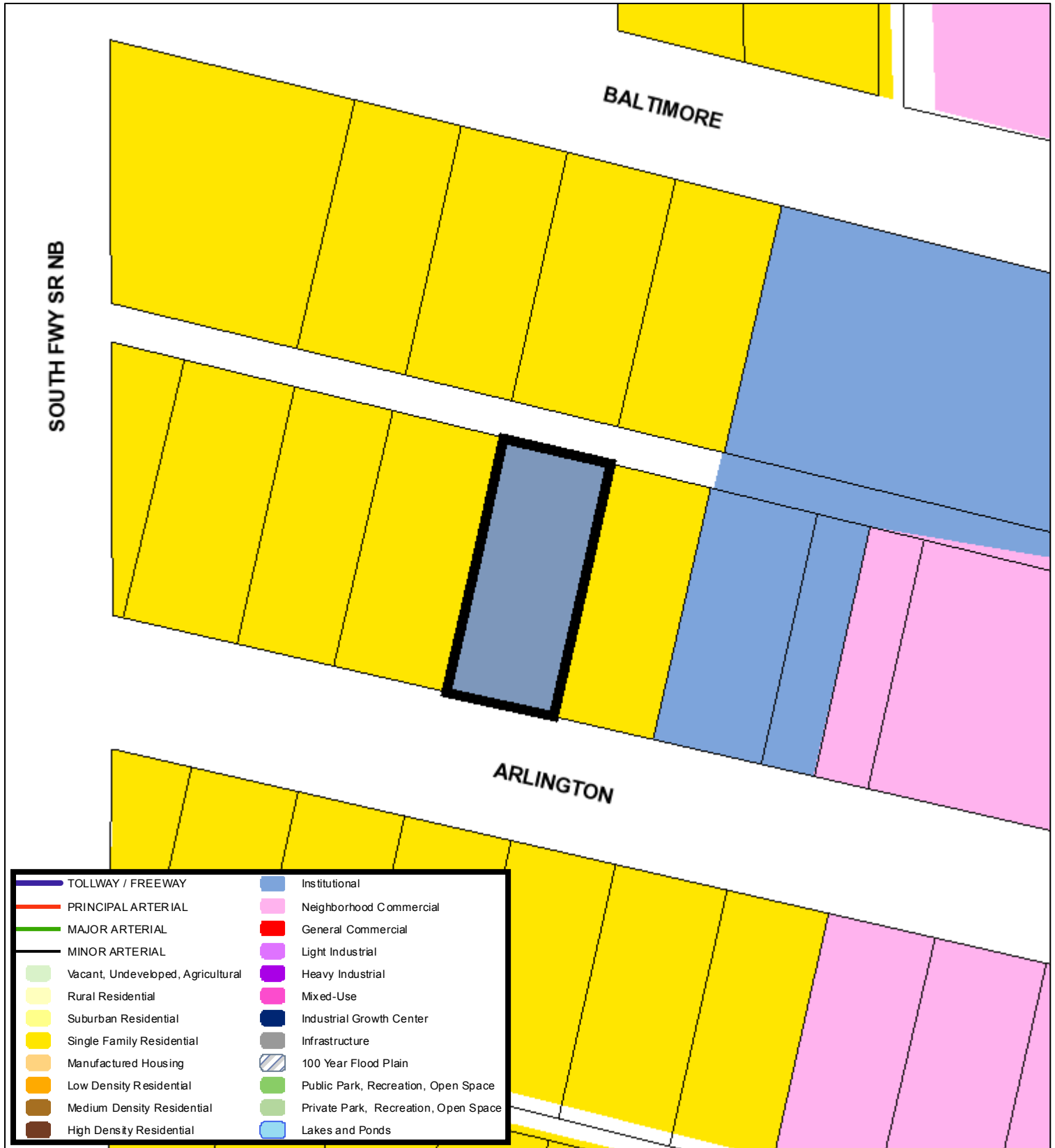
Subject Area  
 300 Foot Notification



### 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 37.5 75 150 Feet

