



Case Number **ZC-21-025**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 13, 2021

Council District 8

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: None submitted

Support: None submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Monica Lafitte</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Fortex Investments LLC**

Site Location: 1705 Arizona Ave Acreage: 0.11

Proposed Use: **Residential Single Family Home**

Request: From: "J" Medium Industrial

To: "A-5" One-Family

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

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

Staff Recommendation: **Approval**

Background:

The site is located just west of I-35 W and south of Allen Avenue. It is located on the eastern side of Arizona Avenue, on the cul-de-sac. The lot is not accessible from Allen Avenue, however, because the Arizona Avenue cul-de-sac terminates just south of Allen Avenue. The site is located within Neighborhood Empowerment Zone (NEZ) Area Six. The applicant is proposing to change the zoning of the lot from "J" Medium Industrial to "A-5" One-Family in order to convert a vacant lot to a single family use.

The site and surrounding lots are in an area about 450' wide that is nestled between I-35W to the east and a rail yard to the west. Typically, this would be an ideal location for industrial. Based on Sanborn maps, this particular area has been single family and two family neighborhood since it first developed in the early 20th Century. After I-35 sliced through the neighborhood, decades of disinvestment occurred. Single family homes are building and adding additions in the area.

Site Information:

Surrounding Zoning and Land Uses:

North	"J" Medium Industrial / vacant
East	"FR" General Commercial Restricted / one commercial building then I-35
South	"J" Medium Industrial / one residential home
West	"J" Medium Industrial / church and church's parking area

Zoning History: ZC-20-022 J to B; effective June 4, 2020; located in the block to the south

Public Notification:

300 foot Legal Notifications were mailed on February 24, 2021.

The following organizations were notified: (emailed February 18, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	Historic Southside NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Near Southside, Inc.	Fort Worth ISD

*Not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "A-5" One Family for a single family residential home. Surrounding uses consist of vacant land to the north, a church to the west, single family to the south, and commercial to the east.

The proposed residential development **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southside

The 2020 Comprehensive Plan designates the subject property as Single-Family Residential. The proposed residential meets the below policies within the following Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill of compatible housing.

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

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

3.2.2. Encourage substantial **new housing investment** and development in the city's under-served neighborhoods.

TARGET AREAS

Stop Six: Primary Considerations

Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.

Attachments:

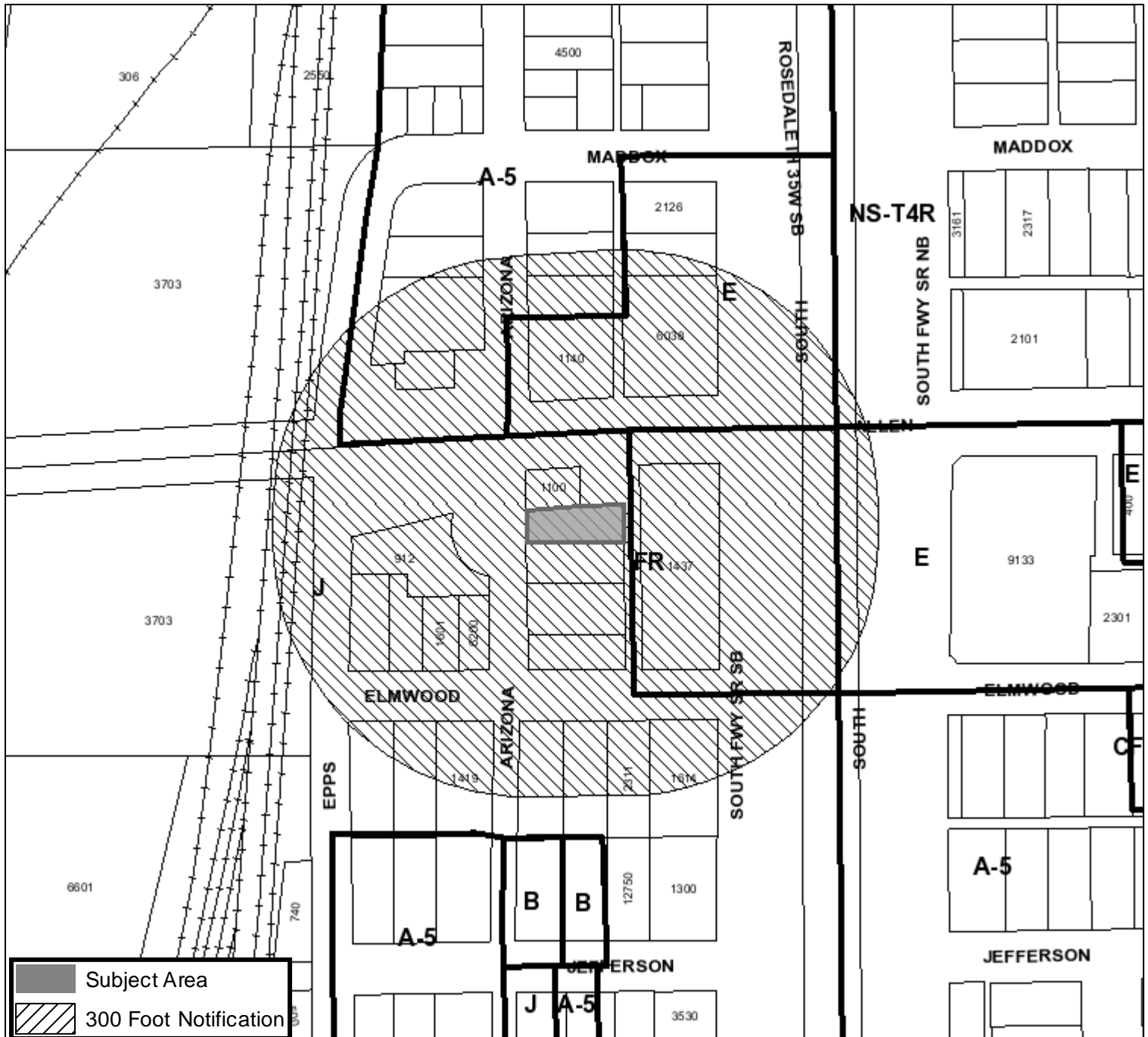
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



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Area Zoning Map

Applicant: Fortex Investments, LLC
Address: 1705 Arizona Avenue
Zoning From: J
Zoning To: A-5
Acres: 0.11203637
Mapsc0: 77P
Sector/District: Southside
Commission Date: 3/10/2021
Contact: 817-392-2806



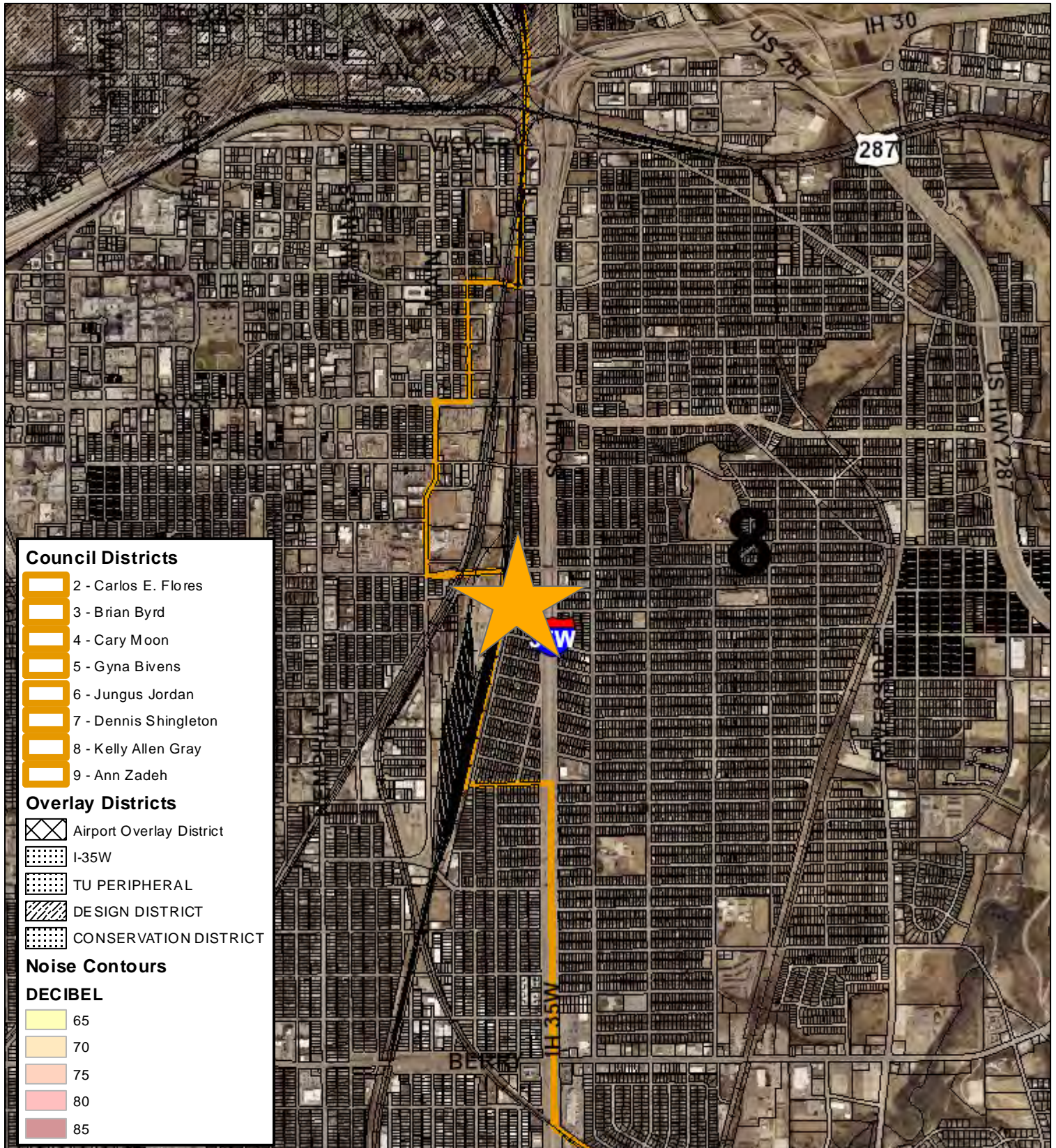
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Area Map

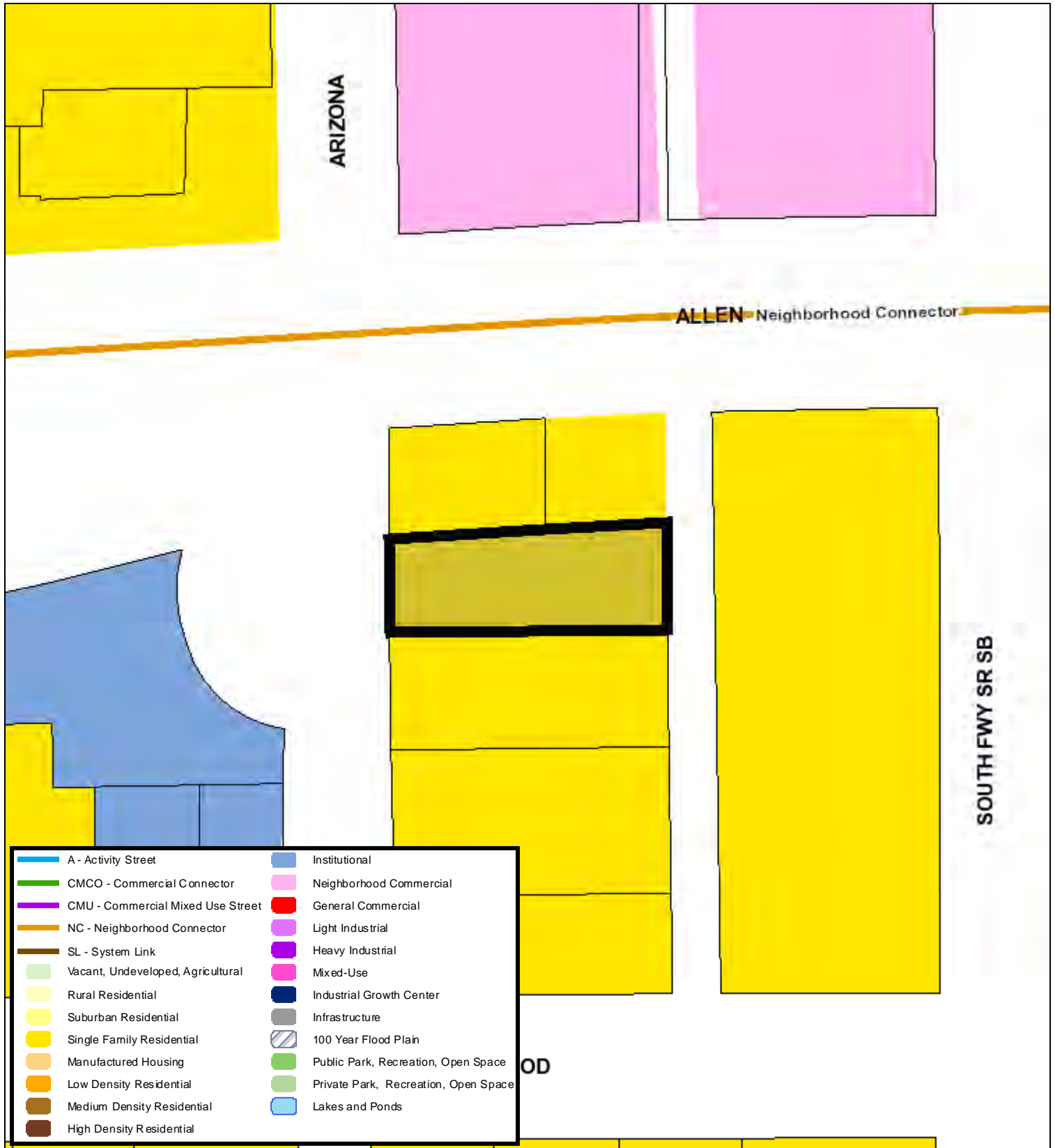


0 1,000 2,000 4,000 Feet



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Future Land Use



50 25 0 50 Feet

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.





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Aerial Photo Map



0 35 70 140 Feet

