ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date:  June 25, 2019  Council District  8

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

Opposition:  None submitted
Support:  None Submitted

Owner / Applicant:  Matterhorn Houses, LLC

Site Location:  1349 E. Arlington Avenue  Mapsco:  77Q

Proposed Use:  Single-Family

Request:  From:  “A-5” One-Family
To:  “R1” Zero Lot Line/Cluster

Land Use Compatibility:  Requested change is compatible.

Comprehensive Plan Consistency:  Requested change is consistent.

Staff Recommendation:  Approval

Background:
The proposed site is located west of Yuma and north of E. Arlington. The site consists of 0.09 of an acre, approximately 3,975 square feet, less than the 5,000 square foot minimum for a single family house. The applicant would like to build a detached single-family house.

Should the zoning case be approved the applicant would need to go before the Board of Adjustment for variances to setbacks. The property is considered a legal lot of record.

Site Information:
  Owner:  Matterhorn Houses, LLC
          808 Truman Street
          Arlington, TX 76011
  Agent:  Alejandro Zowconi
  Acreage:  0.09 acres
  Comprehensive Plan Sector:  Southside
  Surrounding Zoning and Land Uses:
    North  “CF” Community Facilities / vacant
    East  “A-5” One-Family / single-family
    South  “A-5” One-Family / single-family
    West  “A-5” One-Family / vacant
Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. Arlington Ave</td>
<td>Two-Way Residential</td>
<td>Two-Way Residential</td>
<td>No</td>
</tr>
<tr>
<td>Yuma St</td>
<td>Two-Way Residential</td>
<td>Two-Way Residential</td>
<td>No</td>
</tr>
</tbody>
</table>

Public Notification:

300 foot Legal Notifications were mailed on May 20, 2019
The following organizations were notified:  (emailed May 20, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
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</thead>
<tbody>
<tr>
<td>Belmont NA*</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
</tr>
<tr>
<td>Southeast Fort Worth Inc</td>
</tr>
<tr>
<td>Morningside NA</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
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</tbody>
</table>

Closest registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility
   The applicant is proposing to rezone the site to R1 Zero Lot Line/Cluster for a single-family home. The surrounding land uses are primarily single-family with vacant land to the west.
   
   The proposed zoning is compatible with surrounding land uses.

2. Comprehensive Plan Consistency
   The 2019 Comprehensive Plan designates the subject property as Single-Family. The R1 district is characterized as Low Density Residential.
   Therefore, the proposed zoning is consistent with the Future Land Use map and the Comprehensive Plan policy below.
   
   - Encourage infill development of compatible single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
Applicant: Matterhorn Houses, LLC
Address: 1349 E. Arlington Avenue
Zoning From: A-5
Zoning To: R1
Acres: 0.09125344
Mapsco: 77Q
Sector/District: Southside
Commission Date: 6/12/2019
Contact: 817-392-2495
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 5, 2019.