



**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

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

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

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E. Arlington Ave	Two-Way Residential	Two-Way Residential	No
Yuma St	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on May 20, 2019

The following organizations were notified: (emailed May 20, 2019)

Organizations Notified	
Belmont NA*	Morningside NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

*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.

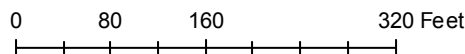
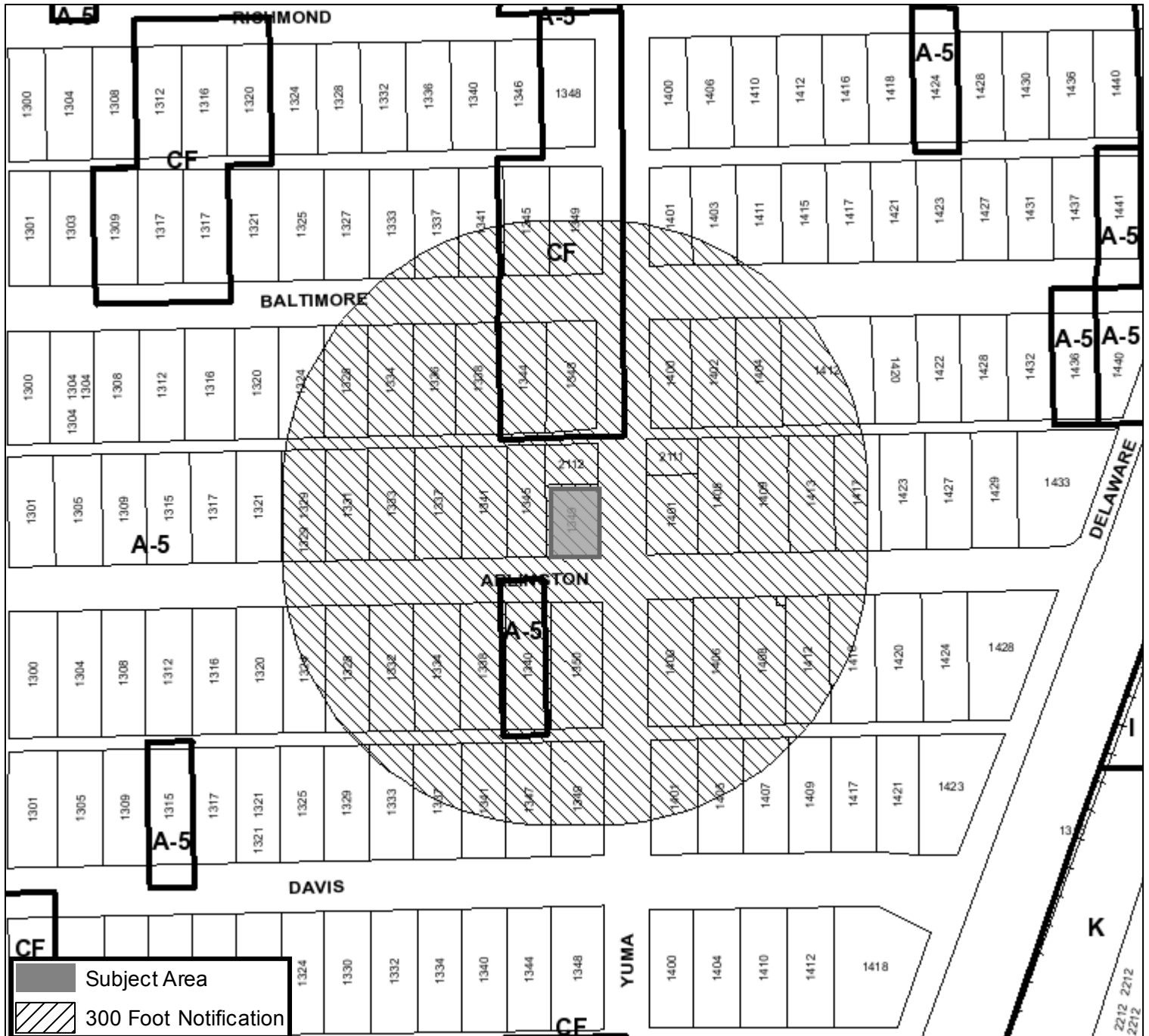
- Encourage infill development of compatible single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Attachments:

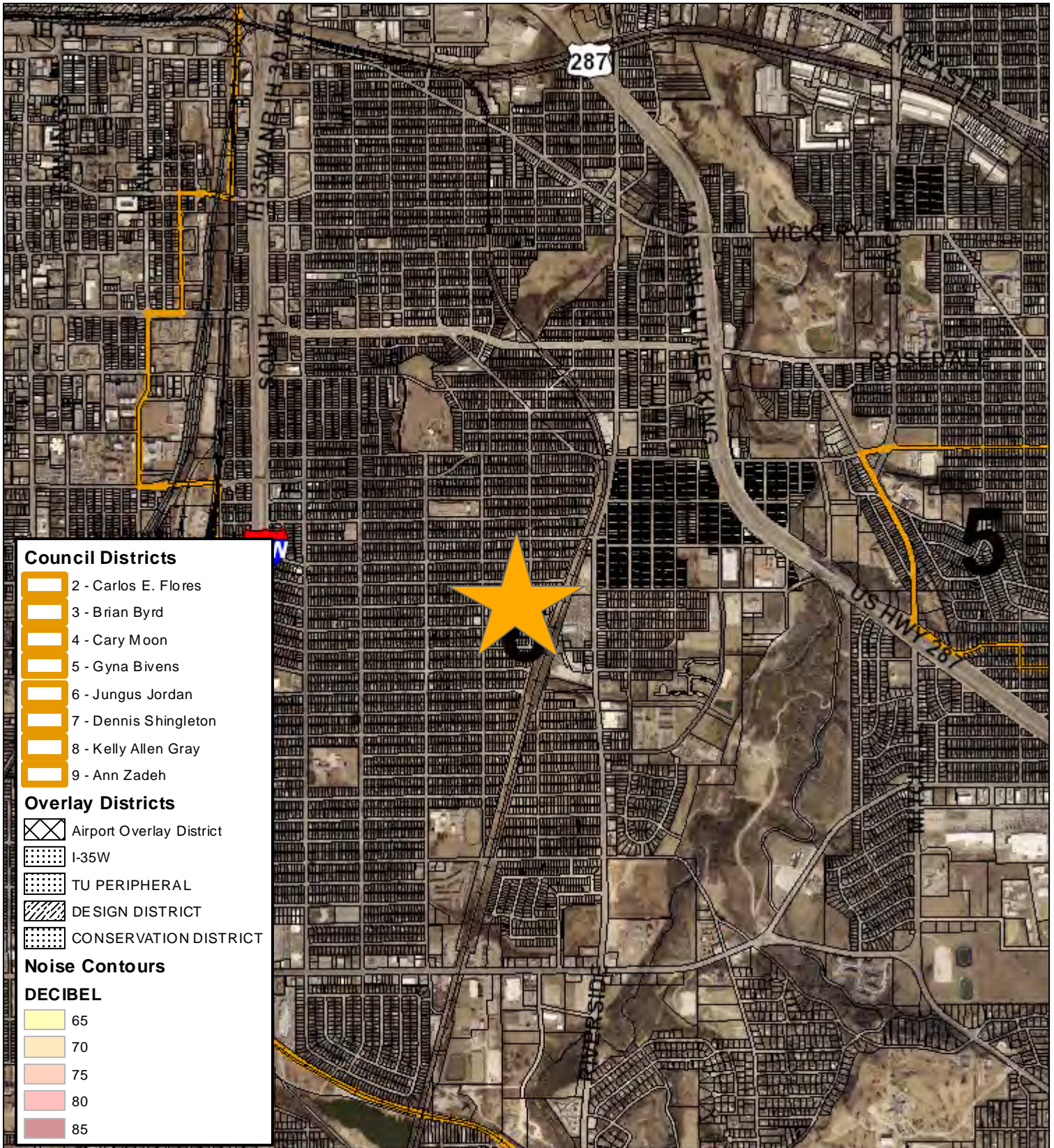
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

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








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

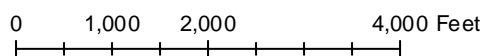
Overlay Districts

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

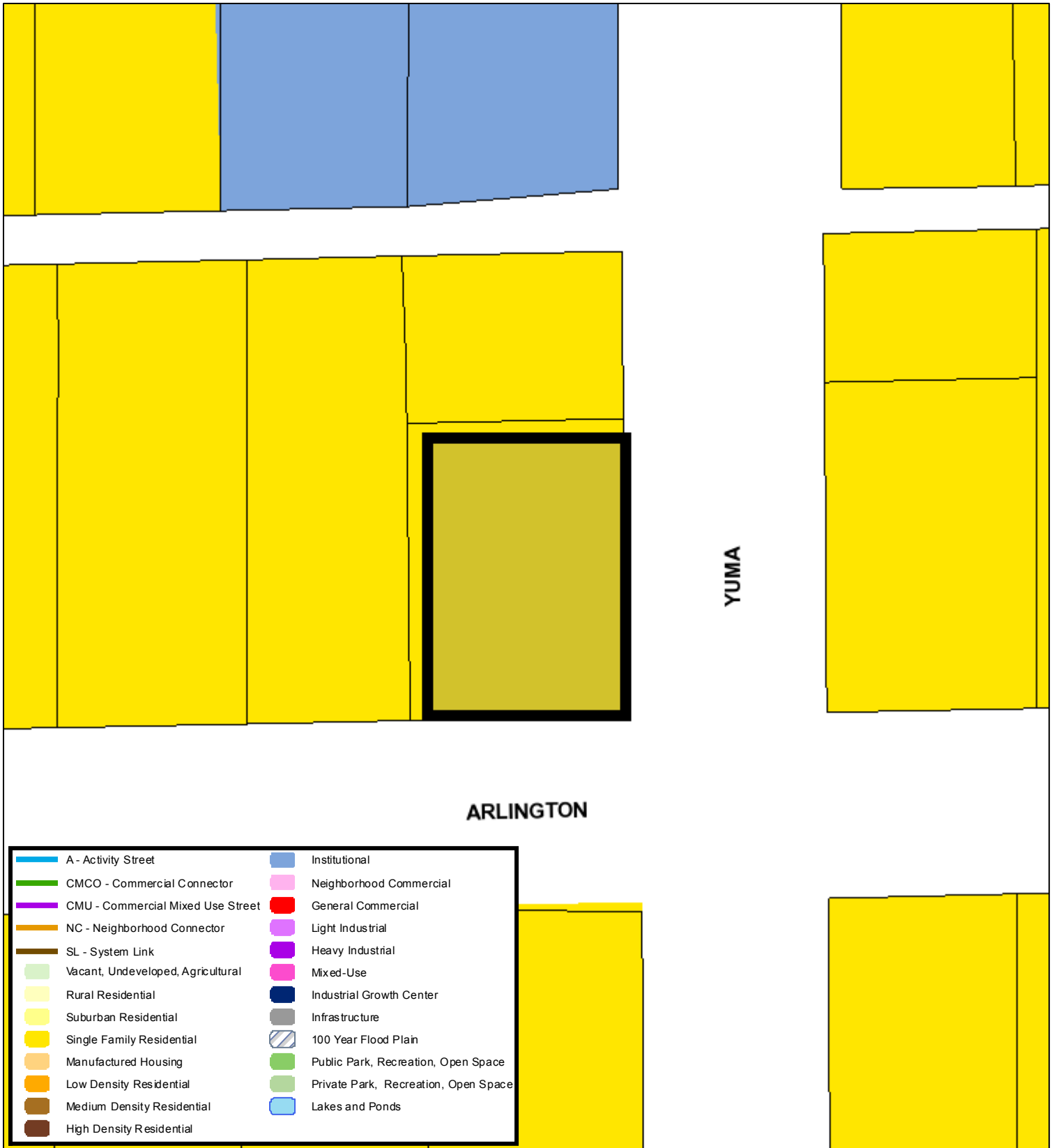
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85

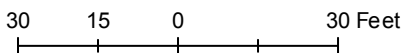


Future Land Use



ARLINGTON

YUMA



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.



Aerial Photo Map



0 20 40 80 Feet

