



# Zoning Staff Report

**Date:** May 12, 2026

**Case Number:** ZC-26-037

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** Enrique Alvarez

**Owner/Applicant:** Jesus Alberto Blanco Sr.

**Site Location:** 2422 Loving Ave, Fort Worth, TX 76164

**Acreage:** 0.16 Acres

### Request

**Proposed Use:** Rezone to allow for a new house build

**Request:** From: “ER” Neighborhood Commercial Restricted  
To: “A-5” One-Family Residential

### Recommendation

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

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

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

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

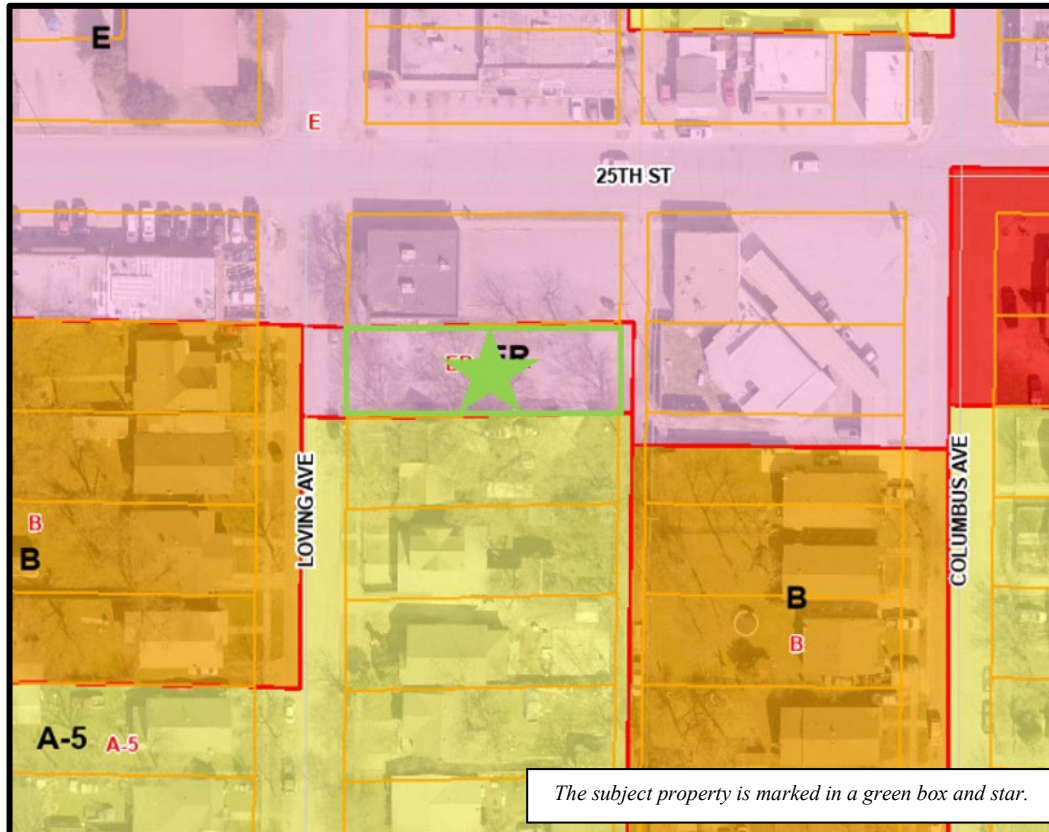
**Zoning Commission Recommendation:** **Approval by a vote of 11-0**

### Project Description and Background

The subject property is located south of 25<sup>th</sup> Street and east of Loving Avenue. The applicant is requesting a zoning change on the subject property from “ER” Neighborhood Commercial Restricted to “A-5” One-Family Residential, which requires a minimum lot size of 5,000 square-feet. The subject property contains one platted lot measuring approximately 7,530 square feet and is currently undeveloped. Adjacent zoning to the property consists of “E” Neighborhood Commercial, “B” Two-Family Residential, and “A-5” One-Family District. The requested zone change would allow the development of a one-family detached home.

## Surrounding Zoning and Land Uses

	North	South	East	West
<b>Zoning of Adjacent Property</b>	“E” Neighborhood Commercial	“A-5” One-Family District	“E” Neighborhood Commercial / “B” Two-Family District	“B” Two-Family District / “E” Neighborhood Commercial
<b>Land Use</b>	Retail Building	One-Family Residential Home	Restaurant / Residential Duplex	One-Family Residential Home / Restaurant



## Recent Zoning History

- ZC-10-188: “I” to “ER” – Council initiated rezoning intended to align the affected areas with future land use and zoning. **Approved on 1-4-2011**

## Development Analysis

### Land Use Compatibility

The area surrounding the subject property contains a mix of commercial and residential properties. A zoning change to “A-5” One-Family Residential would allow for the construction of a single-family home, which is not permitted under the current zoning district. If the lot were to develop under the current zoning, a 20-foot supplemental setback would be required to be installed along the south property line to the residential lot. Overnight parking, permanent structures, and other improvements would not be allowed within the supplemental

setback. This would essentially reduce a 50-foot-wide lot to 30 feet, not including the additional five feet required between the commercial lot to the north. Development under the current commercial zoning designation may prove difficult given these constraints and reduced usable lot size.

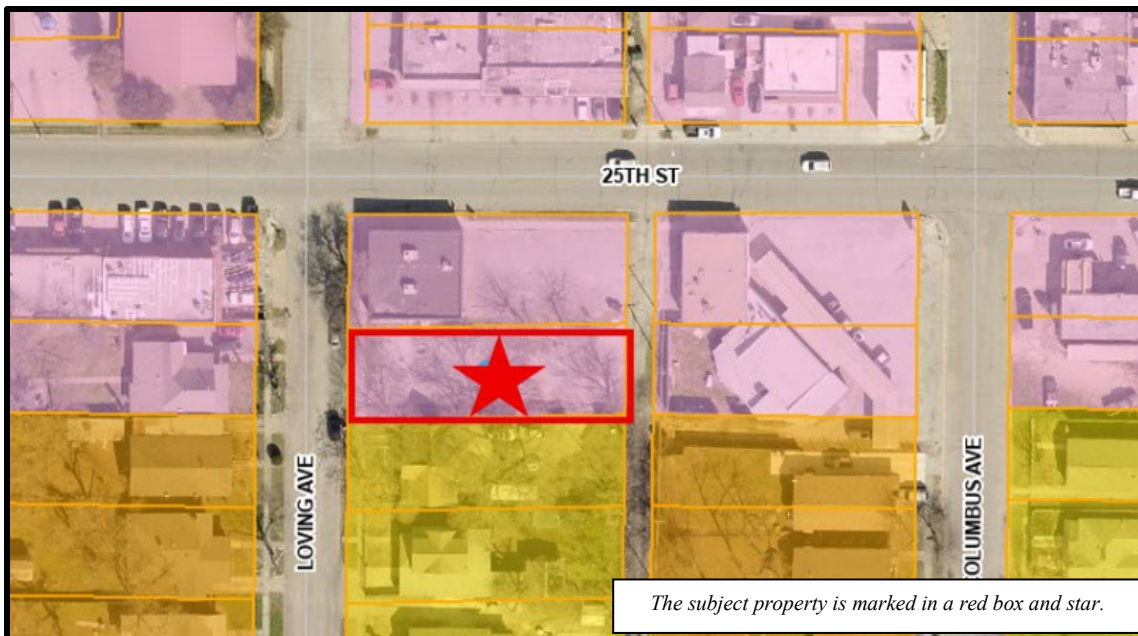
A zoning change to “A-5” One-Family residential would allow the property to align with the surrounding and existing uses, which would match the existing character of the neighborhood to the south of the site. Additionally, the zoning change would allow the lot to develop as a practical use, without restrictive setback requirements that would apply to a commercial use. The proposed use is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Northside Planning Sector

The adopted Comprehensive Plan Future Land Use Map designates the subject property as **Neighborhood Commercial**. Characteristics of this area include retail, services, offices, and mixed uses serving daily needs for a local market area. The proposed zoning change to “A-5” One-Family residential is **not compatible** with the Future Land Use Map.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>SPECIAL</b>		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5, 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
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
<b>MIXED-USE</b>		

APPENDIX C: FUTURE LAND USE BY SECTOR



The Comprehensive Plan provides polices that help guide development based on characteristics unique to a specific neighborhood. Additionally, best practices are presented that can be applied uniformly across the city as well. While the proposed zone change does not align with the Future Land Use Map, several key policies within the Comprehensive Plan support and encourage this change and development. Key polices are provided below.

- *Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly around the central city.*
- *Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.*
- *Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.*

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

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 27, 2026**.

### Posted Notice

A sign was erected on the property on **March 25, 2026**.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star-Telegram at least 15 days before the hearing.

Courtesy Notice

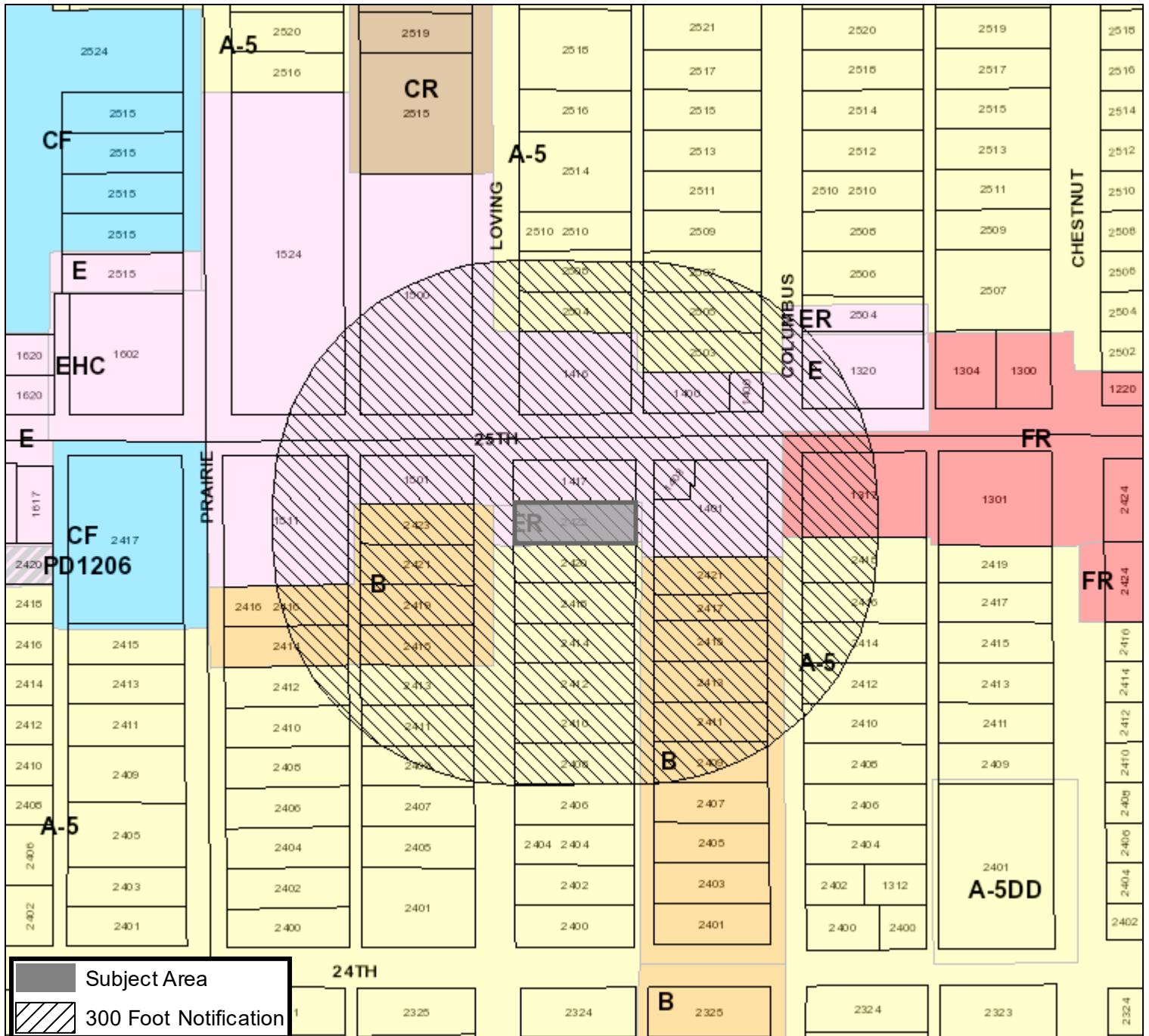
The following organizations were emailed on **March 27, 2026**:



Organizations Notified	
Inter-District 2 Alliance	North Side Neighborhood Association
Far Greater Northside Historical NA	Historic Northside Business Association
Fort Worth Stockyards Association	Streams and Valleys Inc.
Trinity Habitat for Humanity	Fort Worth ISD

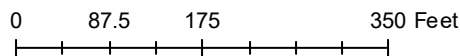


### Area Zoning Map

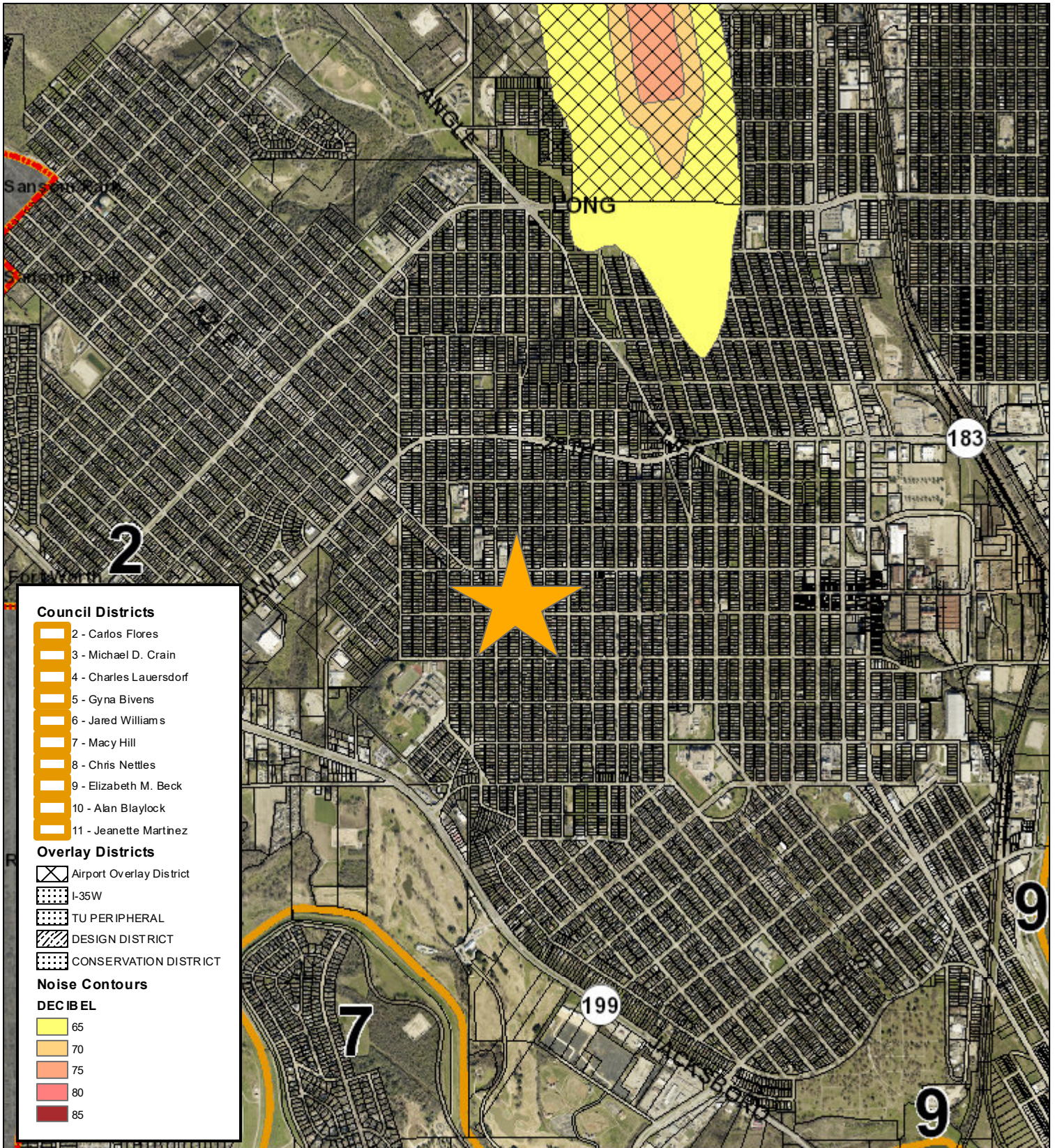
Applicant: Jesus Blanco Sr.  
 Address: 2422 Loving Avenue  
 Zoning From: ER  
 Zoning To: A-5  
 Acres: 0.16  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 4/8/2026  
 Contact: 817-392-2779



 Subject Area  
 300 Foot Notification



## Area Map



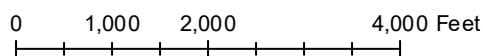
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

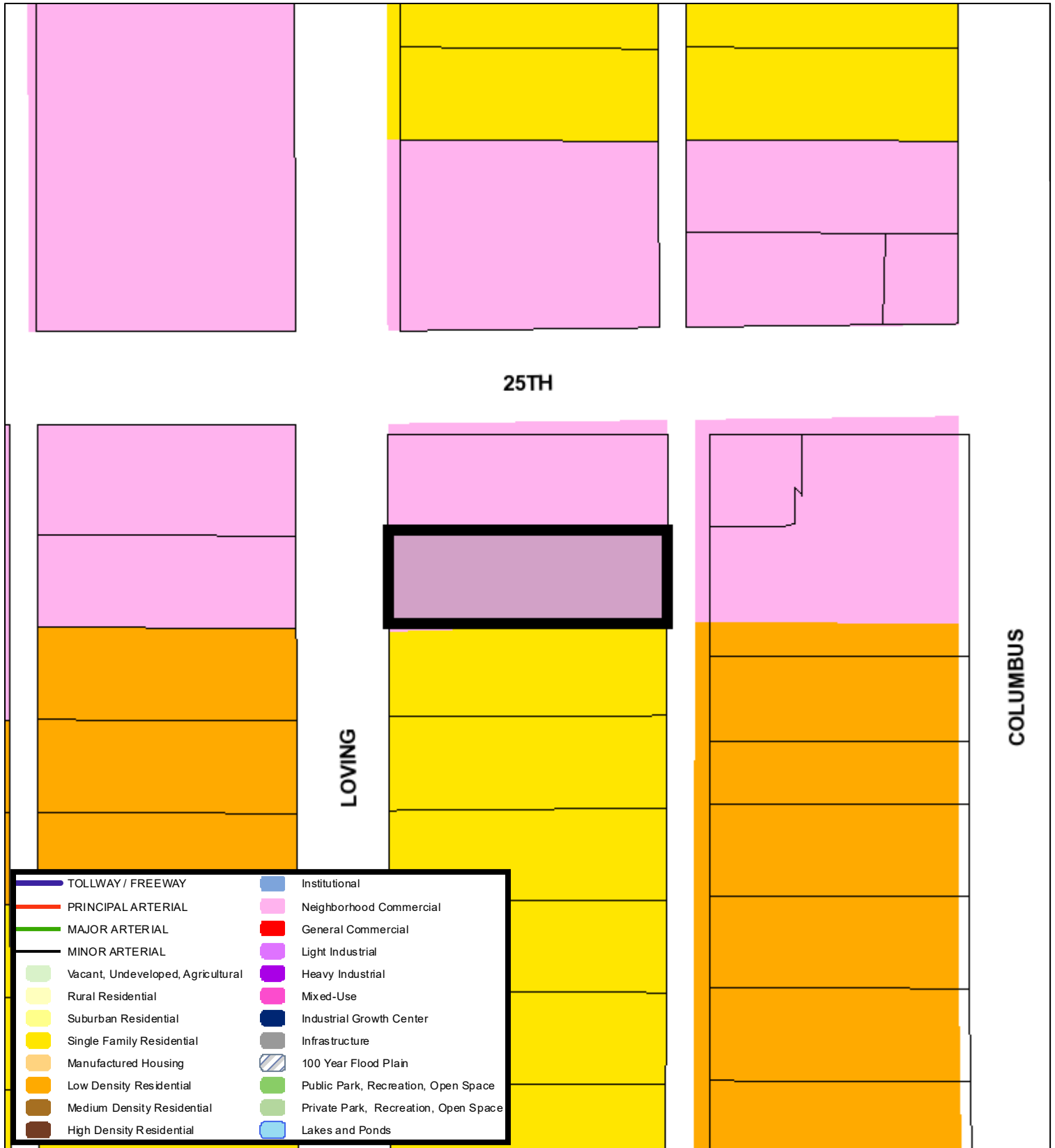
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



70 35 0 70 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.



### Aerial Photo Map



0 45 90 180 Feet

