



# Zoning Staff Report

**Date:** October 21, 2025

**Case Number:** ZC-25-147

**Council District:** 09

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Luis Alberto Mejia Jiminez & Carolina Elizabeth Mejia/ NewPad Building Company/  
Kasie Johnson

**Site Location:** 320 West Gambrell Street

**Acreage:** 0.200 acres

### Request

**Proposed Use:** Duplex

**Request:** From: "A-5" One-Family Residential  
To: "B" Two-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**

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## Project Description and Background

The subject property consists of approximately 0.2007 acre and is situated north of Gambrell Street (see **Figure 1**). At present, the site remains undeveloped. The surrounding area is primarily characterized by single-family residential uses, with a vacant parcel located directly to the south.

Currently, the property is zoned “A-5” One-Family. However, adjacent parcels are designated “B” Two-Family. The applicants are requesting a rezoning of the subject property to allow for the development of a duplex. This proposed change is intended to align the property with the prevailing zoning pattern in the immediate area, thereby promoting consistency and compatibility with neighboring land uses.

Additional details regarding the applicants’ proposal, including their intent and justification for the rezoning request, can be found in the ‘*Applicant’s Description*’ section below.

### **Applicant’s Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“We are requesting a zoning change from A-5 to B for a currently undeveloped lot within city limits. This request aligns with the surrounding context, as all adjacent and nearby parcels are already zoned B. Rezoning the parcel will bring it to consistency with the surrounding land use and supporting the cities goal for smart growth, infill development and attainable housing.”*

*The proposed development will consist of a thoughtfully designed two-unit duplex. Each unit will offer 3 bedrooms, 2.5 bathrooms, and 4 total parking spaces. These units will be built with quality materials and curb appeal in mind, enhancing the overall streetscape and contributing to neighborhood revitalization.”*







Figure 1: Site Photos taken by staff on 8/21/25

## Surrounding Zoning and Land Uses

North: “B” Two-Family/ Residential  
East: “A-5” One-Family/ Vacant  
South: “B” Two-Family/ Residential  
West: “B” Two-Family/ Residential

## Recent Zoning History

- ZC-10-164 City of Fort Worth Planning and Development From “A-5” One-Family to “B” Two-Family. Case was Approved on 12/11/2024

## Public Notification

### **Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on August 29, 2025.

### **Posted Notice**

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### **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 August 29, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valley's Inc
United Communities Association of South Fort Worth	

\* *Closest registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The surrounding area is predominantly zoned for two-family residences; however, it is currently developed primarily with single-family homes, complemented by a limited number of duplexes. This established residential character defines the overall fabric of the neighborhood.

The proposed land use is generally consistent with the existing development pattern and reinforces the predominately residential nature of the community. The requested rezoning corresponds with nearby zoning designations and is considered compatible with adjacent land uses. The change is not anticipated to negatively affect the neighborhood's character, stability, or cohesiveness. Rather, the proposal is expected to contribute to the orderly continuation of development in a manner that complements the existing residential pattern while providing additional housing opportunities consistent with the area's zoning framework.

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

### Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Single-Family Residential as indicated on the Future Land Use (FLU) Map.

RESIDENTIAL		
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

The proposed property's designation is not consistent with the existing Single-Family Residential outlined in the Future Land Use (FLU) Map. The FLU category allows for the following zoning districts:

- "A-10" One-Family
- "A-7.5" One-Family
- "A-5" One-Family
- "AR" One-Family Restricted

The proposed zoning district and intended land use are designed to preserve the character of the existing neighborhood while allowing for the introduction of thoughtfully scaled single-family homes that will complement the surrounding development. The intent is to maintain the area's established residential feel while supporting context-sensitive infill development.

In addition to reinforcing the neighborhood's character, the proposed development will revitalize underutilized land, enhance curb appeal, and contribute to the area's vibrancy and visual cohesion. By aligning with the architectural scale and layout of nearby homes, it is expected to strengthen neighborhood identity and promote long-term stability.

The following policies help to protect the neighborhood:

- *Preserve the character of rural and suburban residential neighborhoods.*
- *Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.*
- *Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.*

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

\*The ordinance information used in this section can be found [here](#).

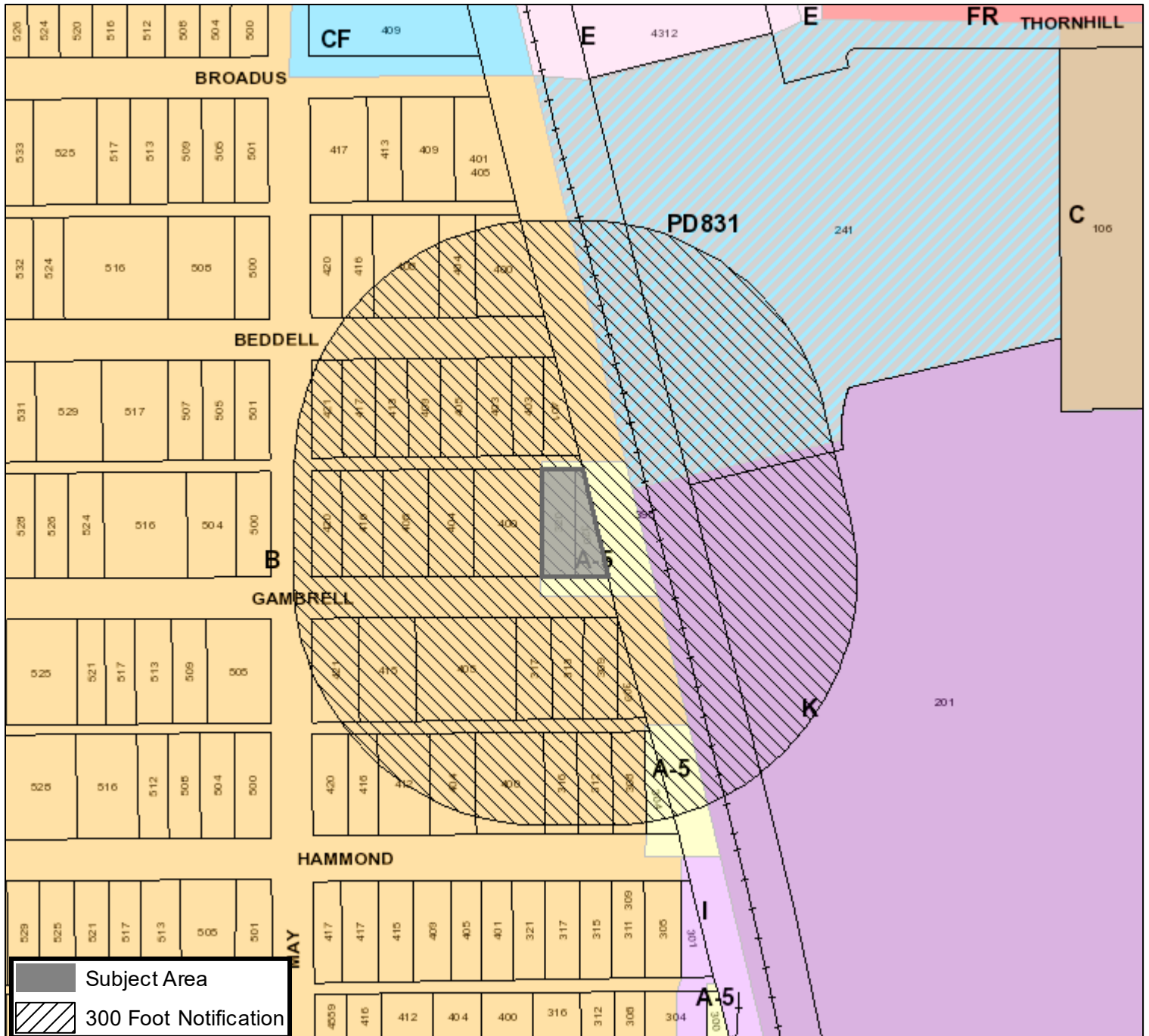






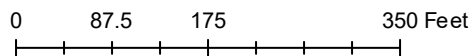
ZC-25-147

# Area Zoning Map

Applicant: Luis Mejia Jimenez & Carolina Mejia/NewPad Build.  
 Address: 320 Gambrell Avenue  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.1941  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 9/10/2025  
 Contact: 817-392-2806

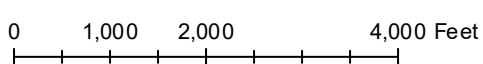
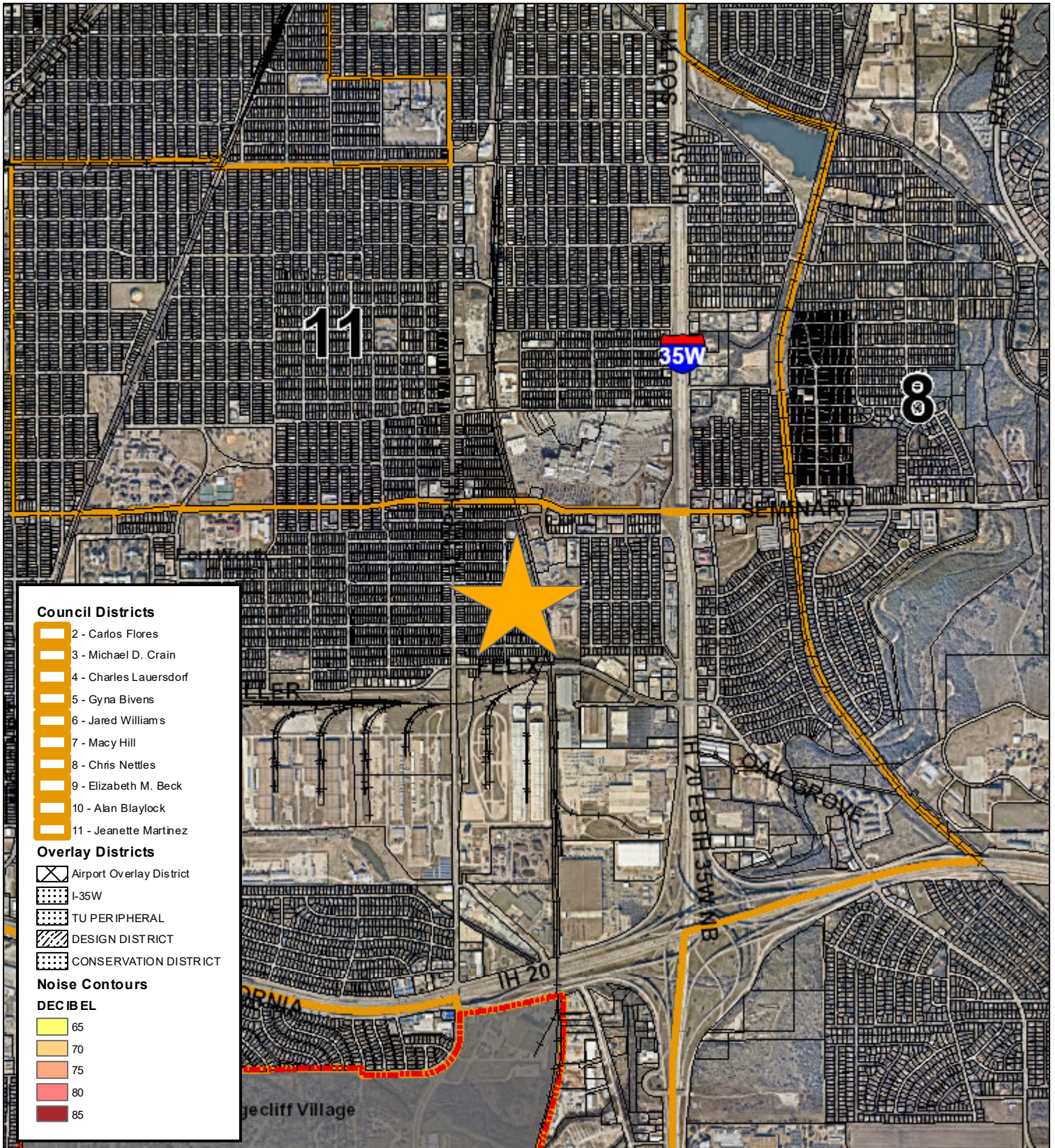


 Subject Area  
 300 Foot Notification



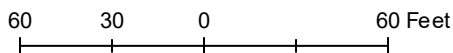
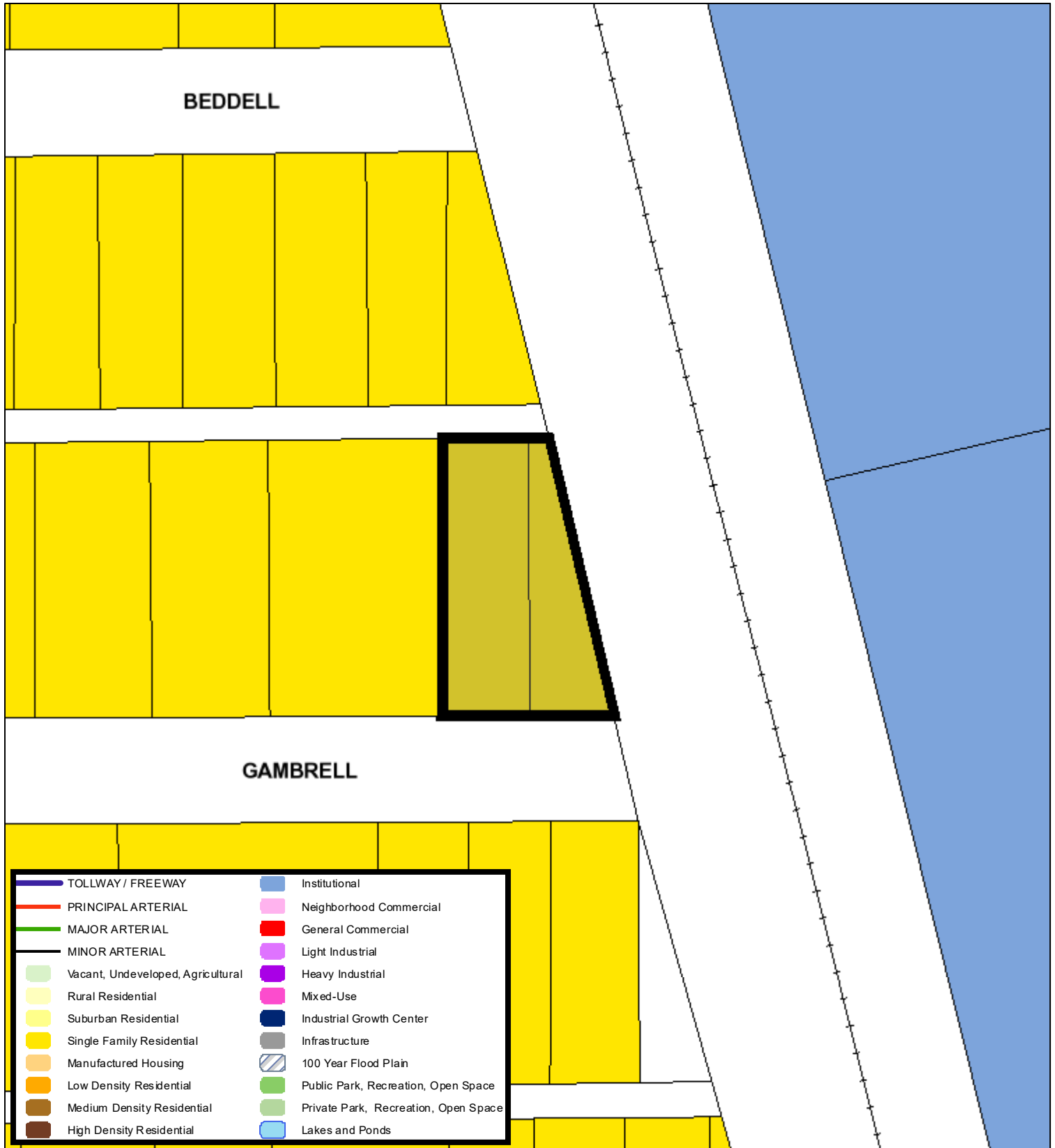


### Area Map





### 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

