



# Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-26-028

Council District: 11

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner:** Igor Ozegovic, Glen Paul Lemon

**Applicant:** City of Fort Worth

**Site Location:** 3717, 3721, 3725 McCart Avenue

**Acreage:** 0.85 ac

### Request

**Proposed Use:** Retail uses

**Request:** From: "E" Neighborhood Commercial with Conditional Use Permit (CUP) for auto sales & repair; site plan waived  
To: "E" Neighborhood Commercial

### Recommendation

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

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

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 10-0**

### Project Description and Background

The subject site consists of three properties and is located at the southeast corner of McCart Avenue and W. Dickson Street, approximately ¼ mile south of W. Biddison Street. The lots fronting McCart Avenue contain a personal services building and associated parking, a vacant lot, and a retail building functioning as an informal museum. The area is located on the eastern side of McCart Avenue that transitions from commercial and industrial uses on the west to residential uses immediately behind the subject lots to the east. McCart Avenue is a 4-lane

undivided arterial roadway, while W. Dickson Street is classified as a residential street. No changes to the existing uses are anticipated.

The Rosemont Neighborhood underwent a Council-initiated rezoning case that was discussed at multiple neighborhood meetings and public hearings in 2025. In all these public meetings, the sites were noted to be zoned “E” Neighborhood Commercial, without a Conditional Use Permit for auto sales and repair, as these uses were not existing on the lots. All legal notices and captions reflected “E” Neighborhood Commercial, except for the newspaper notice, where these lots were unintentionally included in the auto-related CUP listing for the sites north and south of this area. The rezoning case is to formally notice the sites for “E” Neighborhood Commercial.



Surrounding Zoning and Land Uses

North “E” with CUP for auto sales & repair, “E” with CUP for door/window manufacturing \*/ auto sales & repair, door/window manufacturing  
East “A-5” / single family  
South “E”, “E” with CUP for auto sales & repair\* / auto sales & repair, small commercial uses  
West “I”, “J”, “K” / retail uses, industrial uses  
\*zoning districts approved 12/9/2025

## Recent Zoning History

ZC-25-168, Council-initiated, from I to E, approved, 12/9/2025.

## Development Impact Analysis

### Land Use Compatibility

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The zoning case 2025 was requested by Councilmembers Elizabeth Beck and Jeanette Martinez to have the zoning districts more readily reflect the neighborhood’s current and future land uses. The subject sites were rezoned from “I” Light Industrial to “E” Neighborhood Commercial, which reflects the current land uses. The accidental newspaper notice for “E” Neighborhood Commercial with CUP for auto sales and repair would add more uses to these sites than exist on the lots now or was noticed in the legal notices and agenda captions. The lots have functioned as neighborhood commercial uses for a number of years.

The removal of the CUP for auto sales and repair **is compatible** with the surrounding commercial land uses.

### Comprehensive Plan Consistency – Southside Planning Sector

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The 2023 Comprehensive Plan currently designates the subject site as **Neighborhood Commercial** on the Future Land Use Map. The proposed zoning **is consistent** with the land use map.

The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

- (specific to the Southside Sector) Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

## Public Notification

### Written Notice

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

### Posted Notice

A sign was erected on the property on **February 23, 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 **February 27, 2026**:

Organizations Notified	
Rosemont NA*	Bluebonnet Hills NA
Frisco Heights NA	Jennings May St Louis NA
Paschal NA	Ryan Place Improvement Assn
Shaw Clarke NA	South Hemphill Heights NA
South Hills NA	Westcliff NA
Worth Heights NA	Berry Street Initiative
Hemphill Corridor Development Collaborative	Fort Worth ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

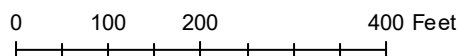
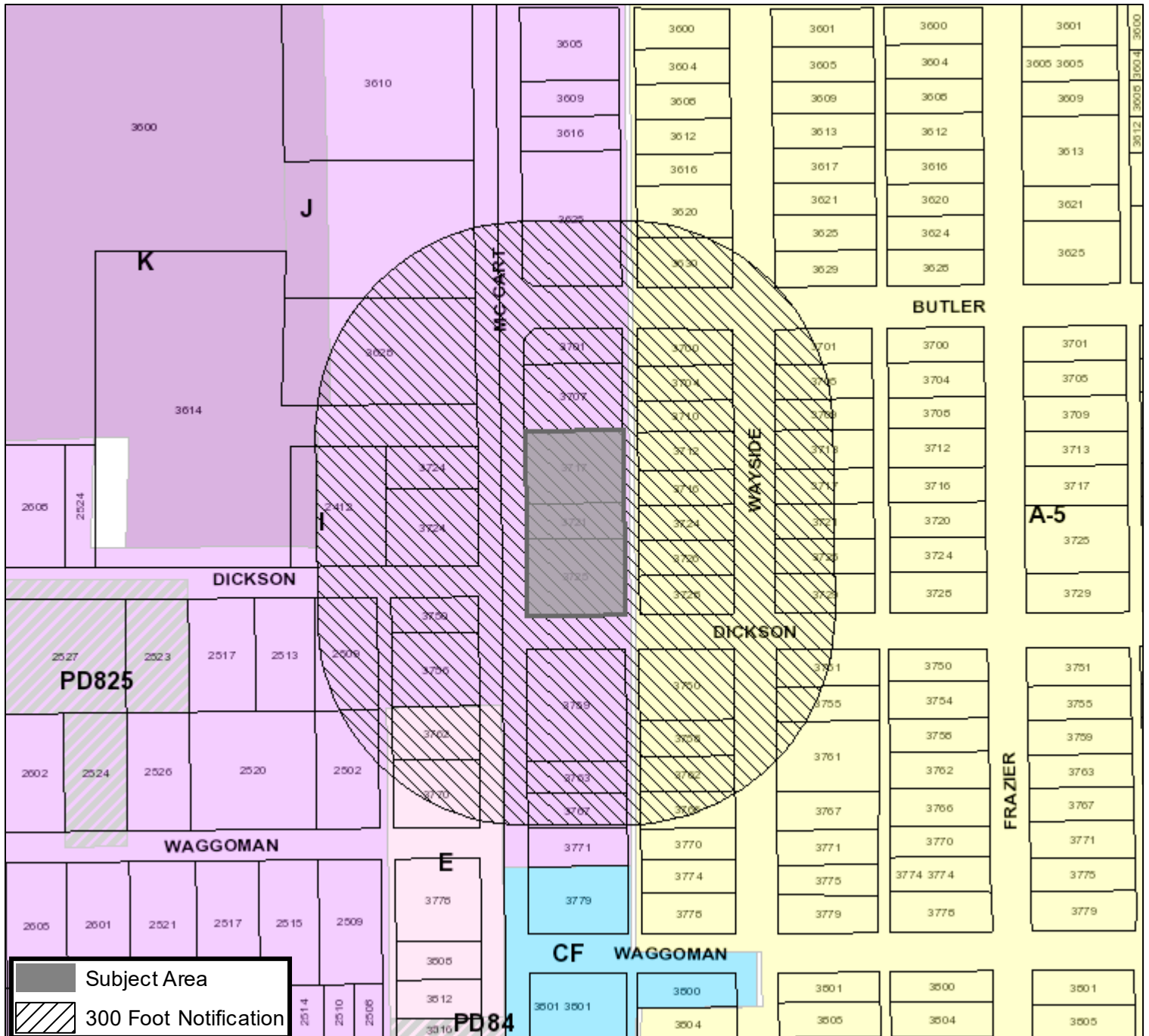
*\*Located in this registered Neighborhood Association*



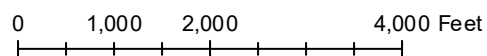
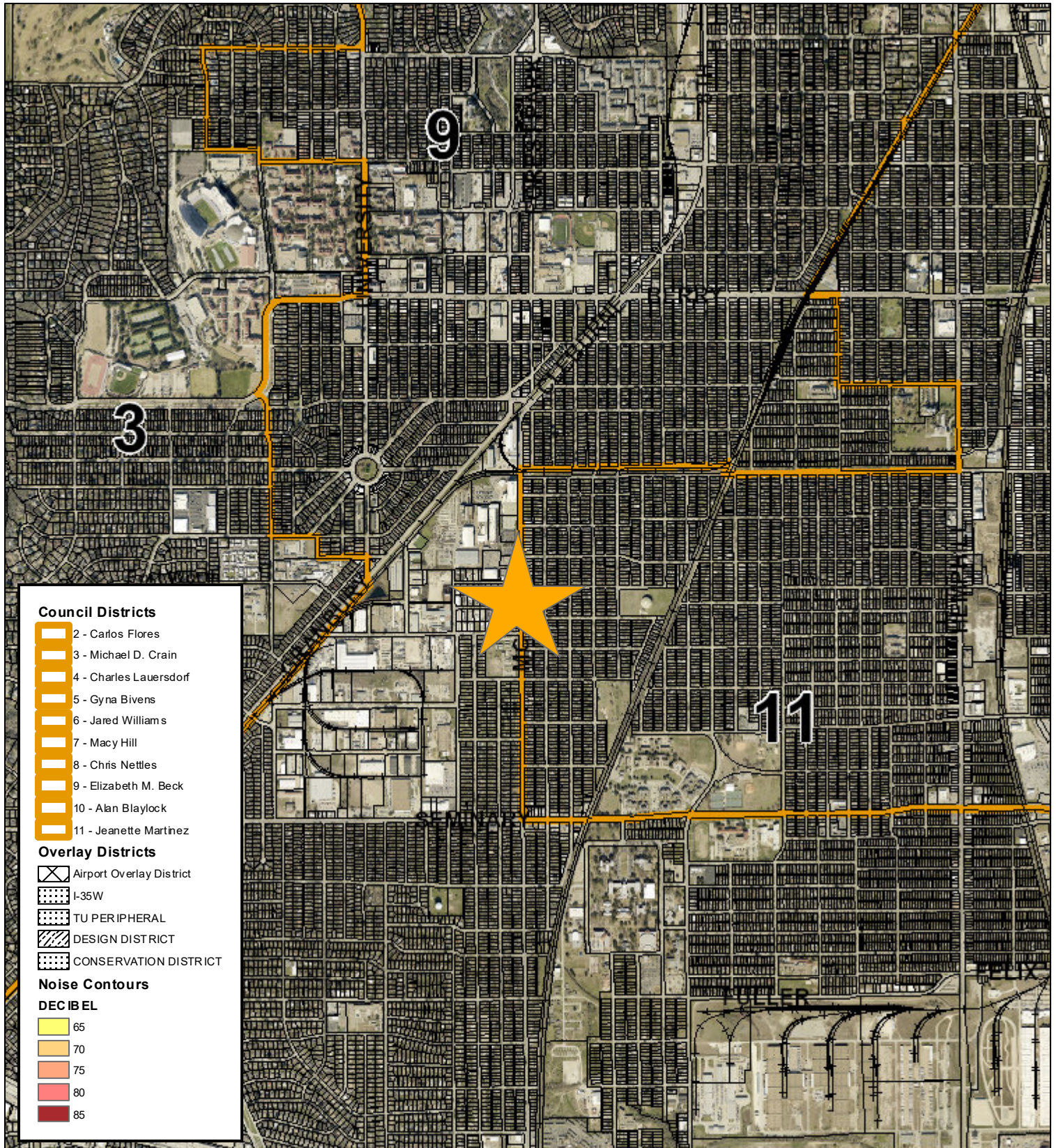


### Area Zoning Map

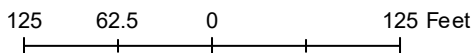
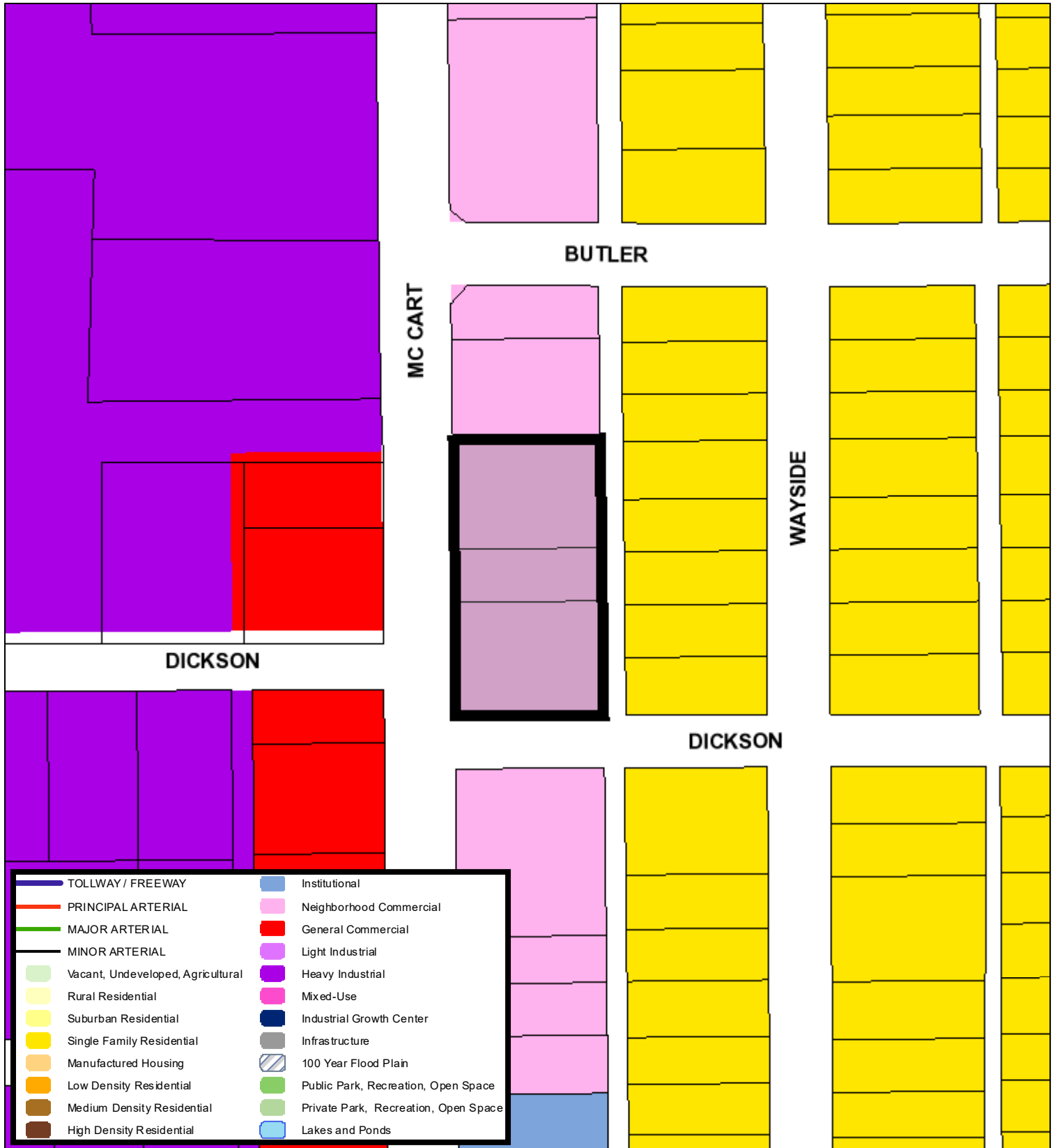
Applicant: City of Fort Worth Development Services  
 Address: 3717, 3721, 3725 McCart Avenue  
 Zoning From: E with CUP for auto sales & repair  
 Zoning To: E  
 Acres: 0.85  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 3/11/2026  
 Contact: 817-392-8190



### Area Map



### Future Land Use



## Aerial Photo Map



0 80 160 320 Feet

