



# Zoning Staff Report

**Date:** June 24, 2025

**Case Number:** ZC-25-061

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Smart Solutions Group, LLC / Ana Vasquez, Herack Real Estate

**Site Location:** 5425 Cottey Street

**Acreage:** 0.16 acres

### Request

**Proposed Use:** One-family detached dwelling

**Request:** From: “E” Neighborhood Commercial/Stop Six Overlay

To: “A-5” One-Family Residential/Stop Six Overlay

### 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 9-0*

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## Project Description and Background

This 6,922 sq. ft. vacant lot in the Southeast Planning Sector is located approximately one-half mile north of Berry Street inside Loop 820. The owner is requesting a zoning change from “E” Neighborhood Commercial to “A-5” One Family Residential and provides the following project description in the zoning change application:

“We are requesting a zone change to build a single-family house in our property located on 5425 lot 9C Cottey Street. The [adjacent property to the left] is residential and the next lot to our right is empty. Our property is not located in the main commercial street, that in this case would be Stalcup St, where the childcare facility is located. In the block there is a church, and all the other lots are residential single-family houses.”

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial (vacant)  
East “E” Neighborhood Commercial (vacant)  
South “A-7.5” One-Family Residential (single-family home)  
West “A-5” One-Family residential (single-family home)

## Recent Zoning History

- ZC-16-170: Map amendment to remove Stop Six Historical District (multiple properties)
- ZC-19-116: Map amendment to add Stop Six Design Overlay (multiple properties).

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **May 30, 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 **May 30, 2025**:

Organizations Notified	
Parkside NA	Echo Heights Stop Six Environmental Coalition
Historic Rosedale Park NA	Stop Six Sunrise Edition NA*
Trinity Habitat for Humanity	Historic Stop Six NA
Streams and Valleys Inc.	Fort Worth ISD
East Fort Worth, Inc.	Southeast Fort Worth, Inc.

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The properties along the western side of Stalcup Road are zoned “E” Neighborhood Commercial. The depth of the “E” district from Stalcup Road ranges between 140-feet and 270-feet deep. Commercial/nonresidential uses along this portion of Stalcup Road include three daycare facilities, a neighborhood market, and a church. Several homes also have frontage on Stalcup Road.

To the south across Cottey Street from the subject property are two single-family homes and a single-family home sits adjacent to this property to the west. Antioch Baptist Church sits to the southwest of the property. This block of Cottey Street contains (6) single-family homes and (4) vacant “A-5” lots along with two vacant “E” lots similar in size to the residential lots. Single-family residential **is compatible** with the other land uses within this block of Cottey Street.

### Comprehensive Plan Consistency

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The 2023 Comprehensive Plan Future Land Use Map designates this property as Neighborhood Commercial which is characterized by retail, services, offices and mixed uses serving daily needs for a local market area. While **not consistent** with Future Land Use Map, the requested zoning change is **consistent** with the following policies of the Comprehensive Plan:

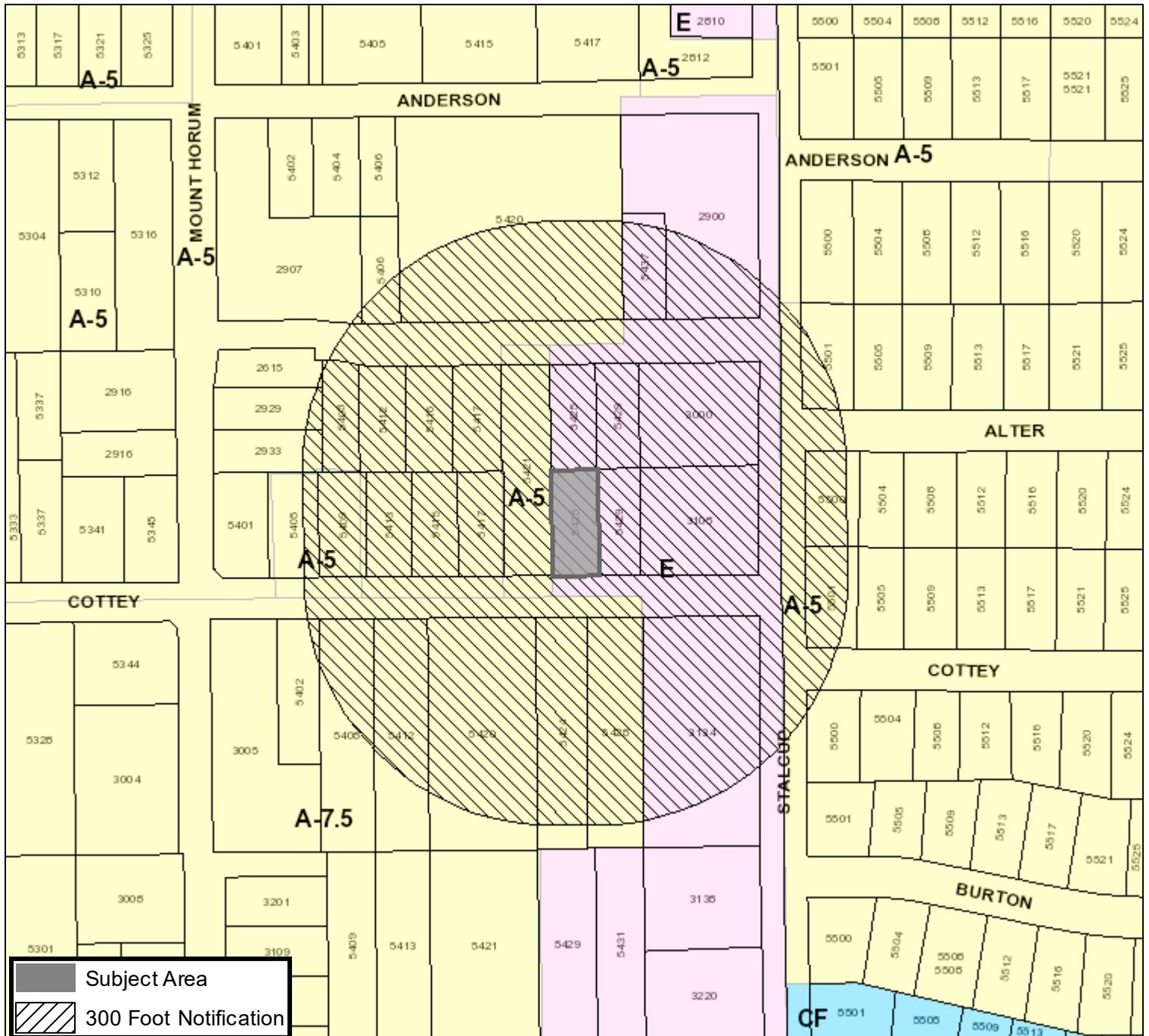
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage quality infill houses, particularly in the Polytechnic and Stop Six neighborhoods.



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## Area Zoning Map

Applicant: Smart Solutions Group LLC/Ana Vasquez  
Address: 5425 Cottey Street  
Zoning From: E  
Zoning To: A-5  
Acres: 0.16  
Mapsc0: Text  
Sector/District: Southeast  
Commission Date: 6/11/2025  
Contact: 817-392-8043



0 85 170 340 Feet

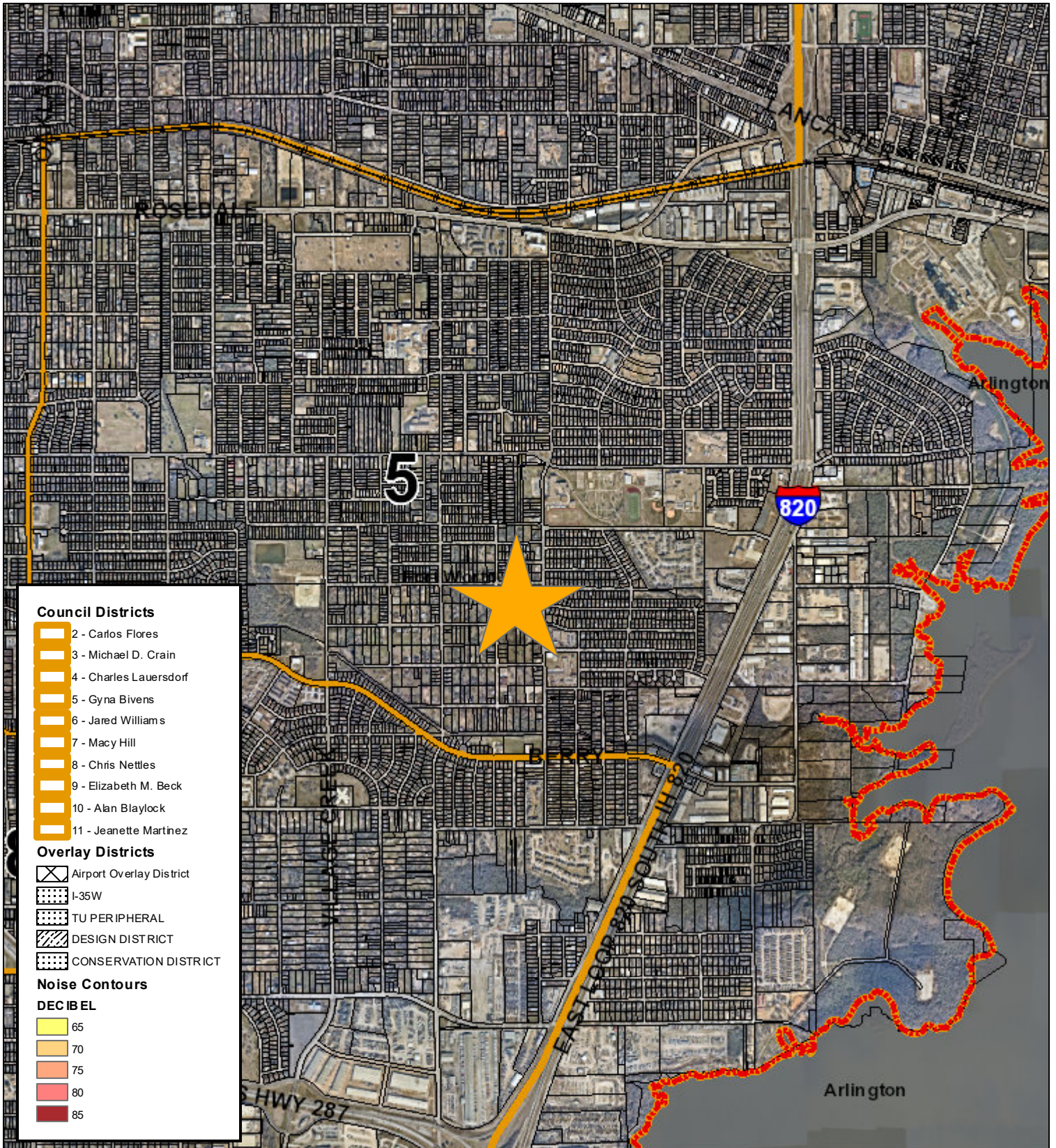
Created: 5/15/2025 9:01:26 PM





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## Area Map



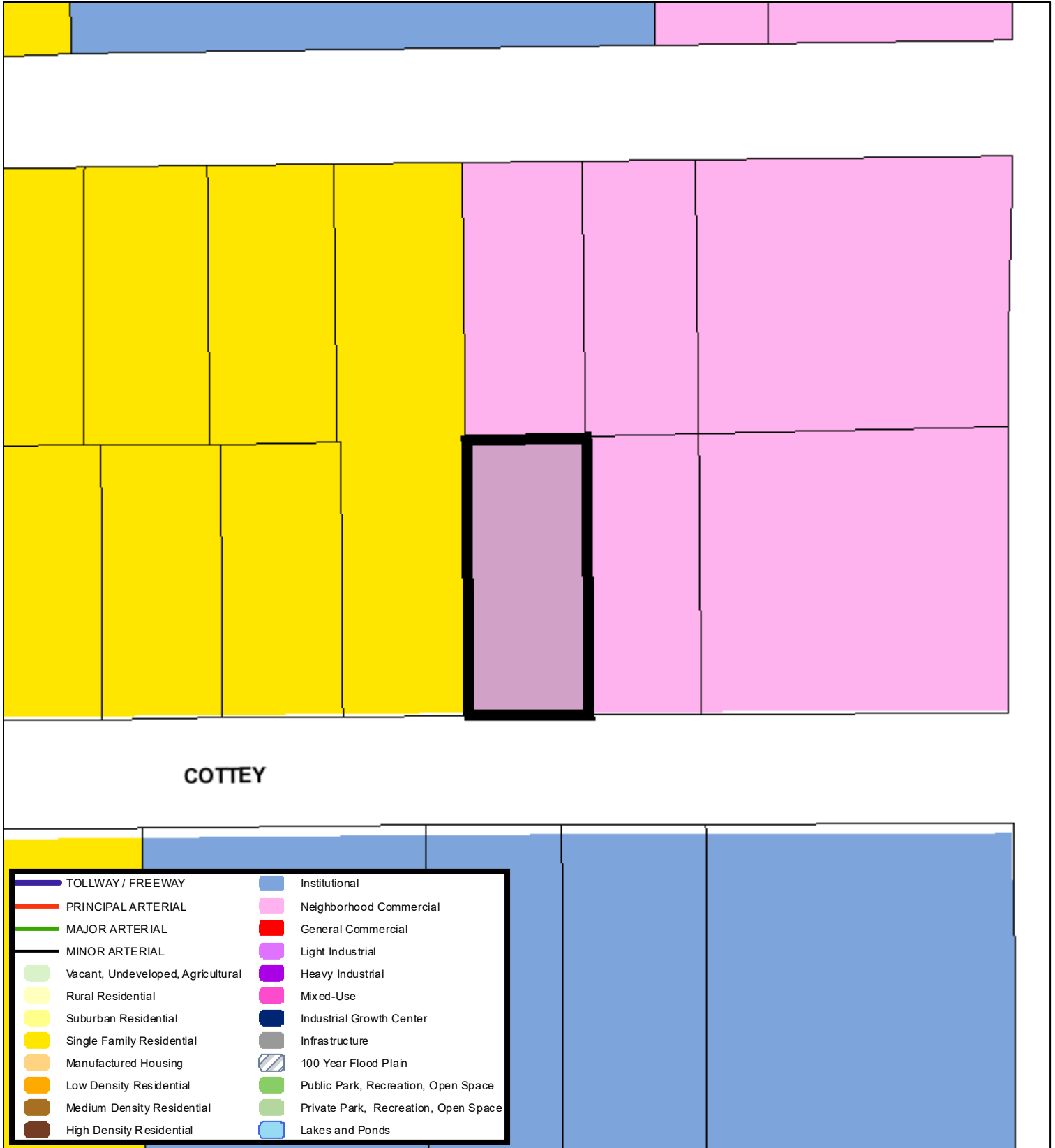
0 1,000 2,000 4,000 Feet





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## Future Land Use



60 30 0 60 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.







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## Aerial Photo Map



0 37.5 75 150 Feet

