



Zoning Staff Report

Date: November 11, 2025

Case Number: ZC-25-163

Council District: 09

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner: David Idurate Garica

Applicant: Mary Nell Poole

Site Location: 201 Adrian Drive

Acreage: 0.1805 acre

Request

Proposed Use: 4-unit, three-story townhome building with garage

Request:
From: "B" Two-Family
To: "UR" Urban Residential

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 9-0**

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Project Description and Background

The applicant proposes a four-unit, three-story townhome development with garages. Additional details regarding the proposal are provided in the ‘*Applicant’s Description*’ section below, along with a conceptual site plan illustrating the intended layout (Figure 5). While the conceptual plan provides an initial overview, it is for illustrative purposes only. The rezoning cannot be conditioned on this site plan because the request is for straight zoning. It should also be noted that this conceptual plan does not meet the zoning ordinance standards for UR, and more information would be needed for a proper review.

The subject property, approximately 0.1805 acre, is located east of Adrian Drive and is currently undeveloped (Figures 1-4). The surrounding area consists of a mix of duplexes to the south and east, car dealerships to the north, and a parking lot to the west. The property is currently zoned “B” Two-Family, with surrounding zoning designations including “B” Two-Family, and PD 1049-PD/SU Planned Development/Specific Use for parking lot.

If the City Council approves the rezoning to Urban Residential (UR), the applicant will be required to comply with all of the requirements of in Urban Residential (UR).

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, “*The applicant proposes to develop 4, luxury attached townhomes. The townhomes will be 3-story with garage and flex space (office/gym) on the first floor, living space on the second and primary and secondary bedroom on the third floor. There will be no rooftop living space provided. There will be fencing and a 5' landscaped buffer yard next to the B-2 family homes.*”

Adrian Drive is a short street with commercial on the White Settlement corner, commercial and MUI on the Wingate corner and B-2-Family in the middle. This site is located next to property owned by Autobaun which is relocating to another area. Development plans for a major mixed use development on the former FWISD property directly across White Settlement have been announced. It's anticipated that the development will be a catalyst for the remainder of the Autobaun property as well as all along White Settlement. Since this property abuts the commercial property fronting White Settlement which has the potential to become MUI or 2 in the near future, this site will act as a buffer to the 2-family homes. UR zoning in this site will also start the streetlight and street tree rhythm along Adrian which will be continued with the new development anticipated.”



Figure 1: Taken from Adrian Drive looking east; Site Photos taken by staff on 9/23/25



Figure 2: Taken from Adrian Drive looking northeast; Site Photos taken by staff on 9/23/25



Figure 3: Taken from Adrian Drive looking east; Site Photos taken by staff on 9/23/25



Figure 4: Taken from Adrian Drive looking south, street congestion; Site Photos taken by staff on 2/24/25

Surrounding Zoning and Land Uses

North: PD 1049-PD/SU Planned Development/Specific Use for parking lot; site plan approved and on file in the Planning & Development Department / Parking lot

East: "B" Two-Family/ Residential

South: "B" Two-Family/ Residential

West: PD 234-Ordinance #16204 replace Ordinance #12919 for "PD-SU" for all uses in "FR" / Parking lot

Recent Zoning History

The zoning history pre-dates 2004

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 September 26, 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 September 26, 2025:

Organizations Notified	
Linwood Neighborhood Association	West 7th Neighborhood Alliance
Trinity Habitat for Humanity	Streams and Valley's Inc
Cultural District Alliance	

** Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area features a mix of duplexes to the south and east, car dealerships to the north, and a parking lot to the west. The proposed land use is compatible with this combination of residential and commercial properties.

The requested rezoning aims to support a balanced, walkable environment that enhances the quality of life for residents. By selecting a form-based zoning district, the applicant is committing to pedestrian-friendly design standards, ensuring that the new development complements the existing neighborhood character. Key criteria the applicant must satisfy to contribute to the City of Fort Worth's livability goals include:

Intent of the Urban Residential (UR) Zoning District

- Promote a pedestrian-oriented urban environment.
- Ensure high-quality design of public spaces and buildings that face public areas.
- Encourage creativity, architectural diversity, and exceptional design standards.
- Support sustainable development practices that reduce negative impacts on natural resources.
- Enhance walkability throughout the district.
- Maximize connectivity and access within the area.
- Support affordable housing initiatives and the creation of mixed-income communities.

Considering the intent of the Urban Residential (UR) zoning district and the design protections outlined above, the proposed rezoning is expected to be compatible with the surrounding area. Also, unlike a conventional multifamily development, a project within the UR district must adhere to enhanced urban design standards, including articulated building facades, the incorporation of street trees, pedestrian-scale lighting, and a form-based building design. These requirements ensure that the development contributes to a more walkable, aesthetically cohesive, and neighborhood-friendly environment, aligning with the broader goals of the Comprehensive Plan.

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

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Urban 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
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

The requested rezoning to Urban Residential (UR) aligns with this designation. The FLU only allows for the UR zoning district. Furthermore, the Comprehensive Plan encourages locating multifamily housing near transit, employment, recreation, and shopping to improve accessibility and reduce traffic. This property is well-positioned to connect with the West 7th Urban Village and nearby amenities to the south. Plan policies also emphasize that new development should be compatible in scale, design, and density with surrounding neighborhoods, enhance pedestrian, bicycle, and transit connectivity, and provide diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments, in order to promote walkable, connected communities. Key policies guiding this vision include:

- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*

- *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.*
- *Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.*

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

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 September 26, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date on September 28, 2025.

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 September 26, 2025:

Organizations Notified	
Linwood Neighborhood Association	West 7th Neighborhood Alliance
Trinity Habitat for Humanity	Streams and Valley's Inc
Cultural District Alliance	

* *Closest registered Neighborhood Organization*

Supplemental Information

Aerial map of surrounding areas

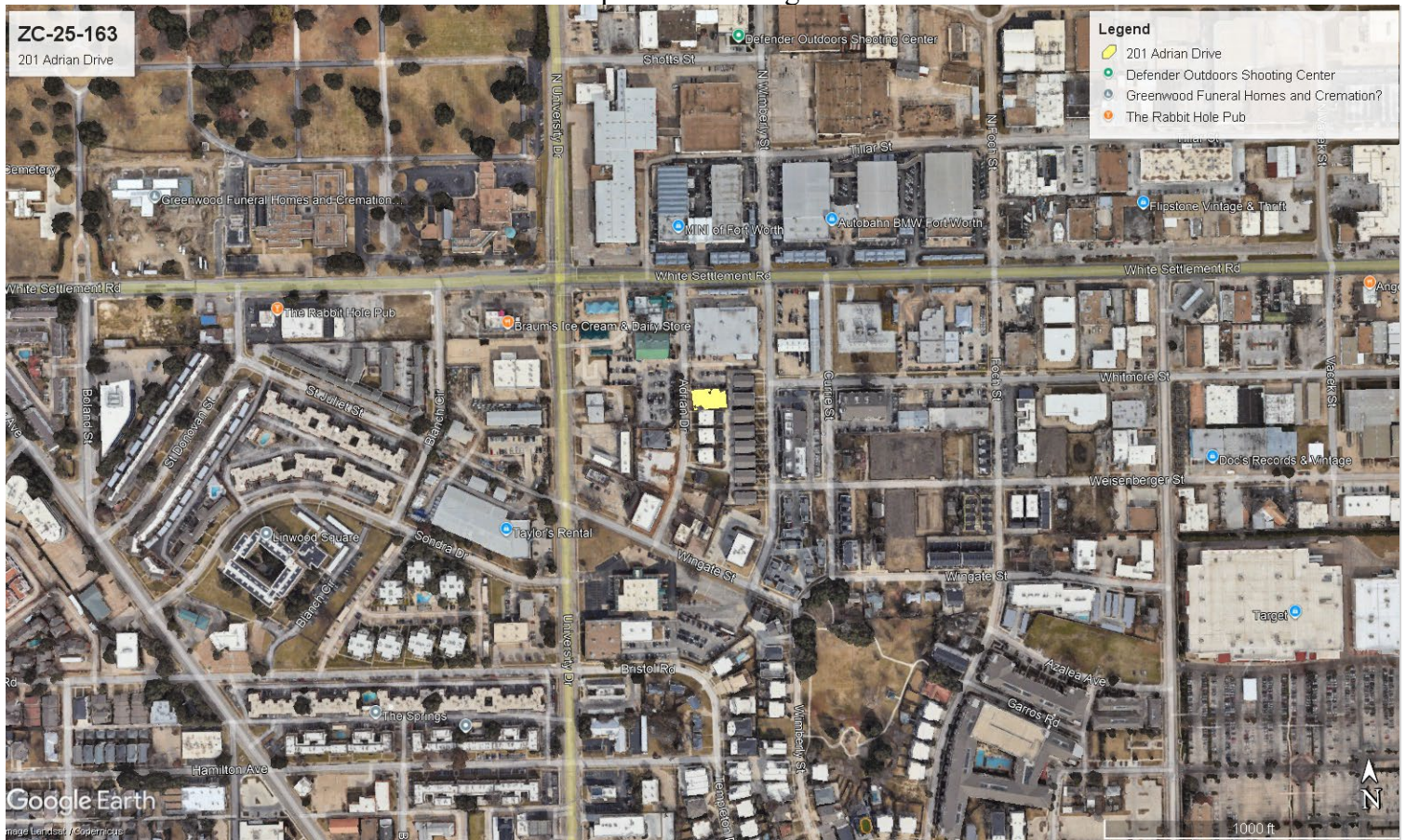


Figure 6: Photo of the notification for ZC-25-163; taken by staff on 9/28/2025

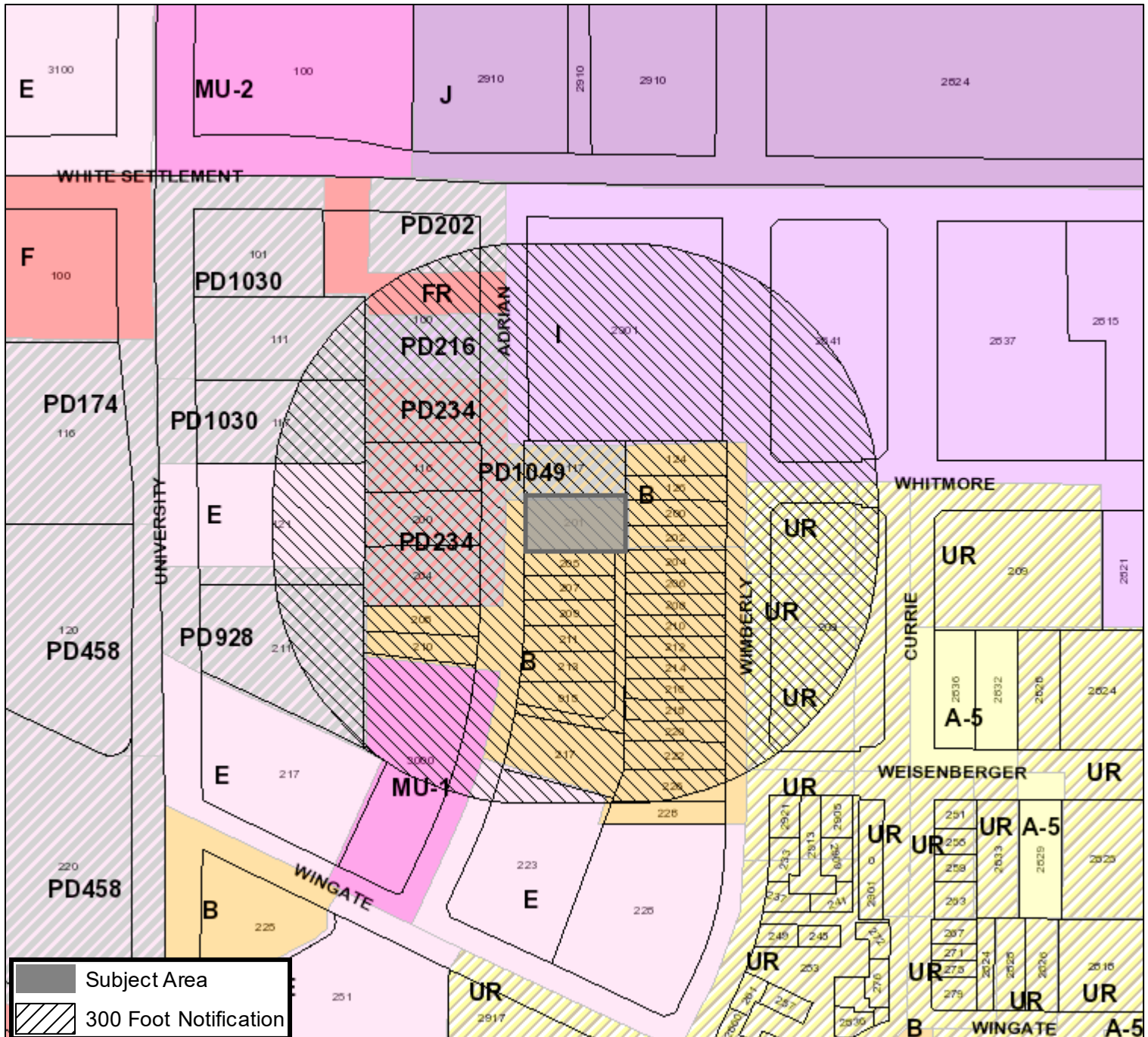




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Area Zoning Map

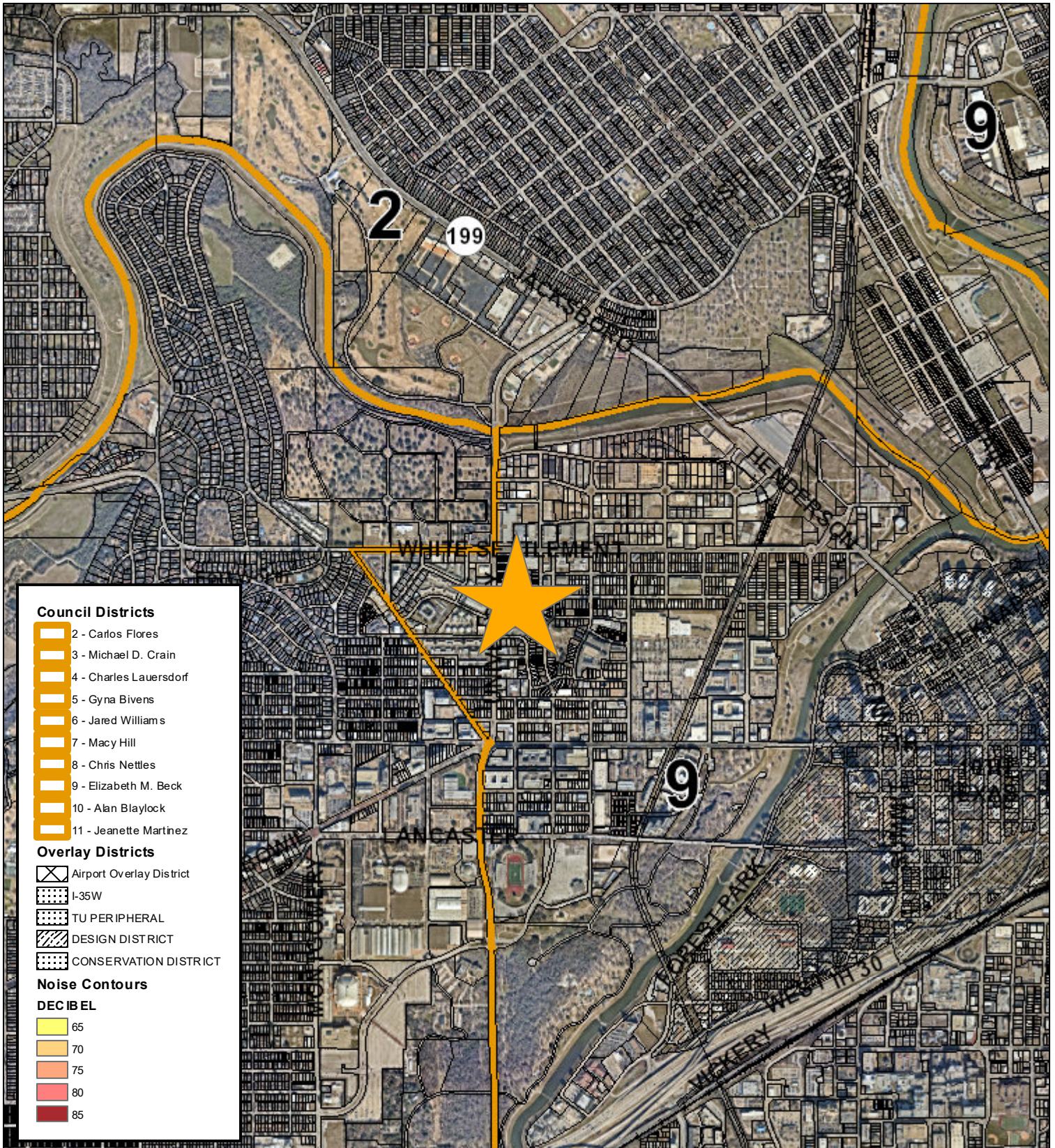
Applicant: David Garcia/Townsite
Address: 201 Adrian Drive
Zoning From: null
Zoning To: UR
Acres: 0.181
Mapsc0: Text
Sector/District: Arlington Heights
Commission Date: 10/8/2025
Contact: 817-392-2806



0 85 170 340 Feet

Created: 9/15/2025 5:37:47 PM

Area Map

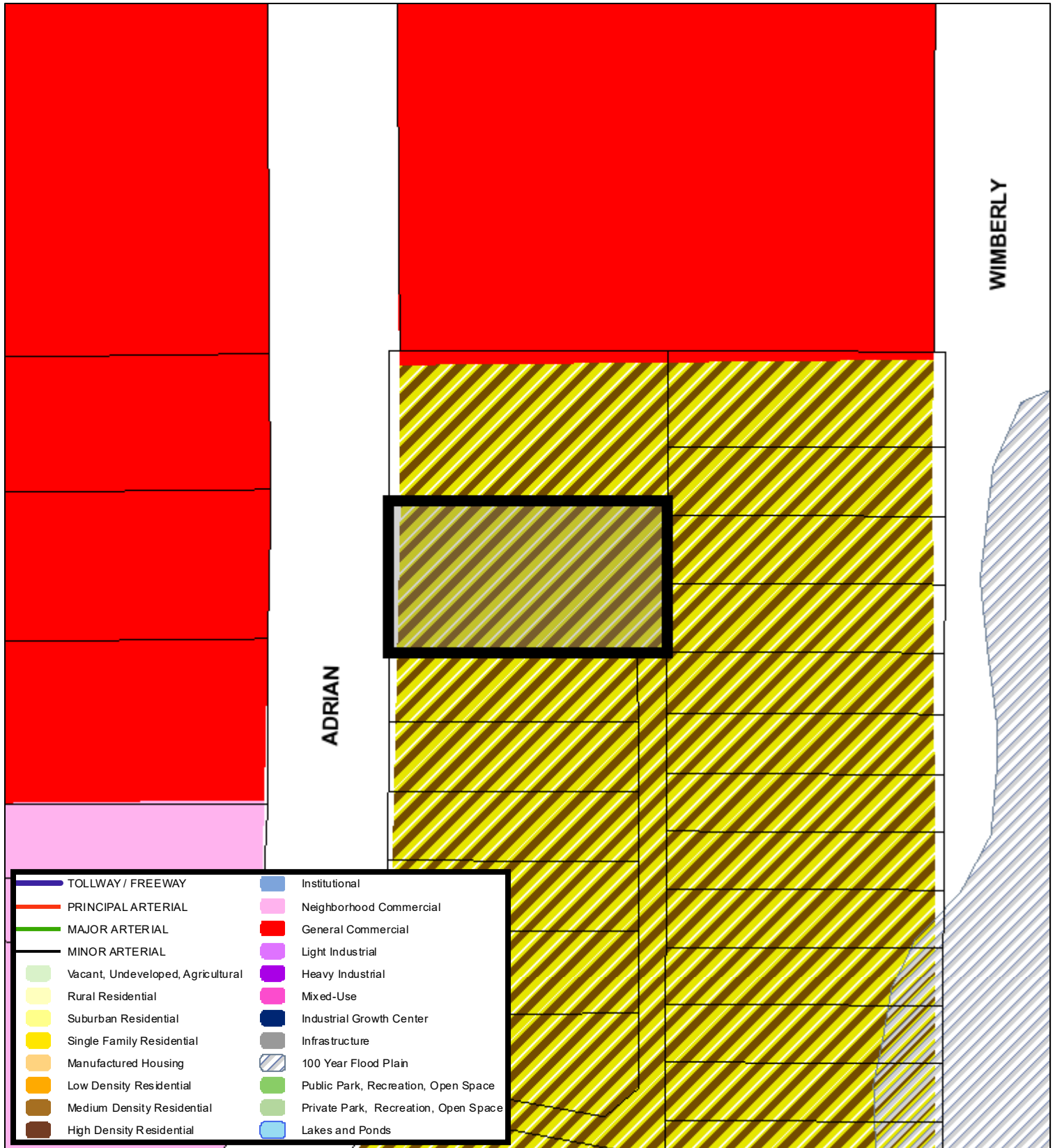


0 1,000 2,000 4,000 Feet



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Future Land Use



50 25 0 50 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 35 70 140 Feet

