



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-029

Council District: 11

Zoning Map Amendment

Case Manager: Enrique Alvarez

Owner/Applicant: Jesus Martinez

Site Location: 1000 S Retta Street

Acreage: 0.21 Acres

Request

Proposed Use: Small commercial offices

Request: From: “A-5” One-Family Residential & “CF” Community Facilities
To: “ER” Neighborhood Commercial Restricted

Recommendation

Land Use Compatibility: Requested change is **not compatible**.

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The subject property is located at the western intersection of South Retta Street and Finley Street. The applicant is requesting a zone change on the subject property from “A-5” One-Family District and “CF” Community Facilities to “ER” Neighborhood Commercial Restricted. A council-initiated rezoning in 2019 changed the zoning on several properties within the Riverside area. When mapping the new changes at the time, it appears that the district boundaries were taken to the street centerlines, which invertedly mapped the “CF” Community Facility boundary through two lots, the subject property and the home directly to the west. The subject property contains one platted lot, measuring approximately 10,106 square-feet. The applicant is requesting the rezone to “ER” Neighborhood Commercial Restricted to develop small commercial offices. Any future development on the site would have to comply with “ER” Neighborhood Commercial Restricted development standards, if approved. Additionally, the site would not be required to develop as proposed for office use, but could later be developed for any use permitted in the “ER” Neighborhood Commercial Restricted district.

Detailed Project Description

Currently as it stands 1000 S Retta is a empty vacant lot that unfortunately attracts unwanted loitering and illegal activities due to a CF zoning park area nearby. This problem is partially due to lack of traffic, viewing eyes, since the CF zone is separated from A-5 houses by the S Retta st. The Gid Hooper Park area (CF zone) needs more traffic, in return there will be less chances for crime to occur in this general area, also this positively impacts the neighborhood and school by eliminating the lack of surveillance.

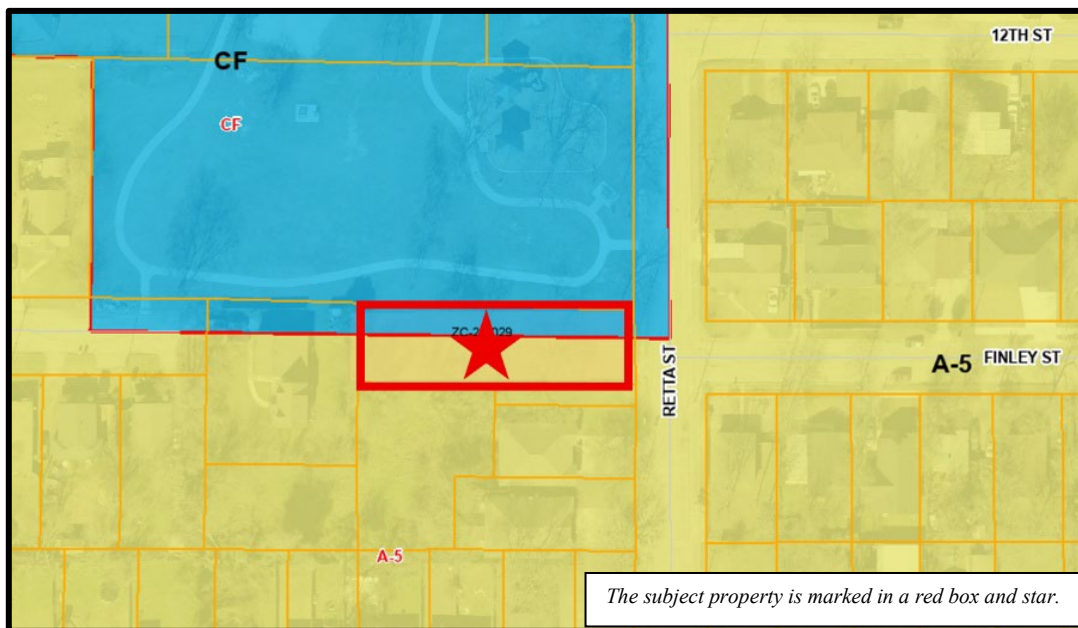
This empty lot of 1000 S Retta will serve as the perfect solution to this growing problem. We humbly ask the city of Fort Worth to grant us the zoning change to ER to build small office(s) (to fully take advantage of the length of the lot). If this request is granted the neighborhood will be able to take full advantage of commercial services nearby. Most importantly the area will be more populated and discourage illegal activities from occurring nearby.

The nearby zoning of I (light industrial) shows this area of Fort Worth is already familiar with commercial traffic in the nearby streets such as Riverside Dr. Building a commercial office in this lot only pushes this plan for growth further while bringing a safer community together.

Applicant's narrative of proposed use

Surrounding Zoning and Land Uses

	North	South	East	West
Zoning of Adjacent Property	“CF” Community Facilities	“A-5” One-Family District	“A-5” One-Family District	“CF” Community Facilities / “A-5” One-Family District
Land Use	Park	Vacant Lot / One-Family Residential Home	One-Family Residential Home	Park / One-Family Residential Home



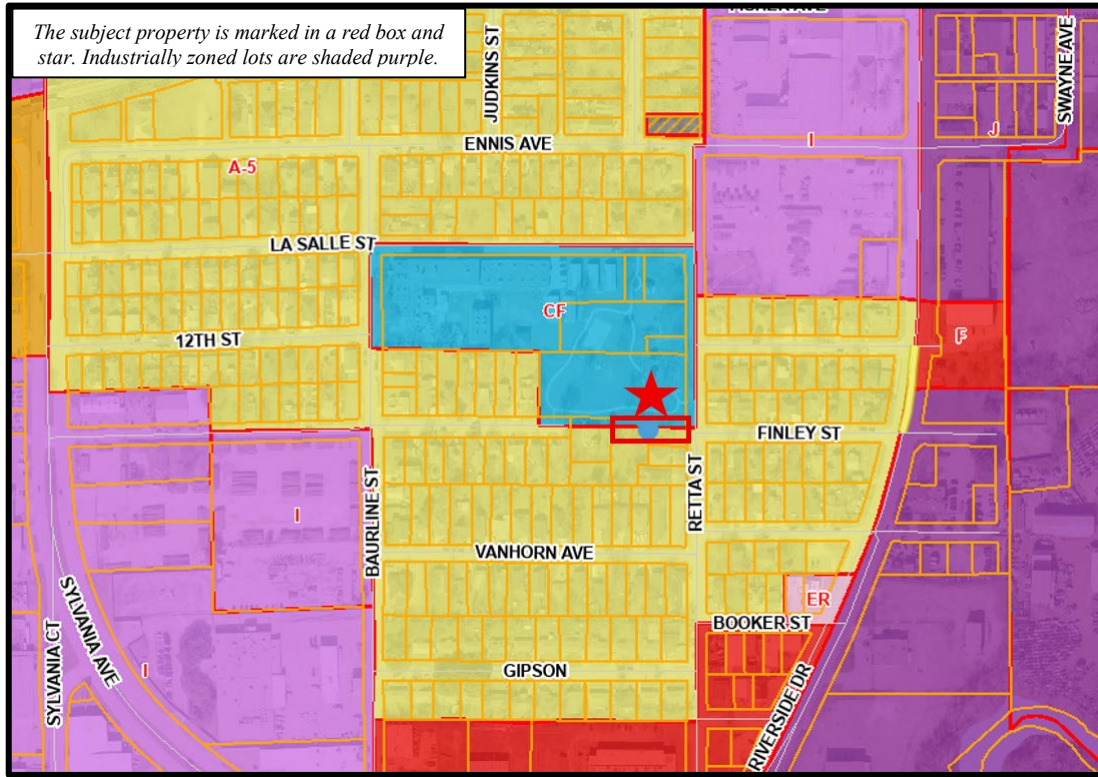
Recent Zoning History

- ZC-19-057: “B” to “A-5” Council initiated rezoning intended to align the affected areas with future land uses and zoning. **Approved in 2019**

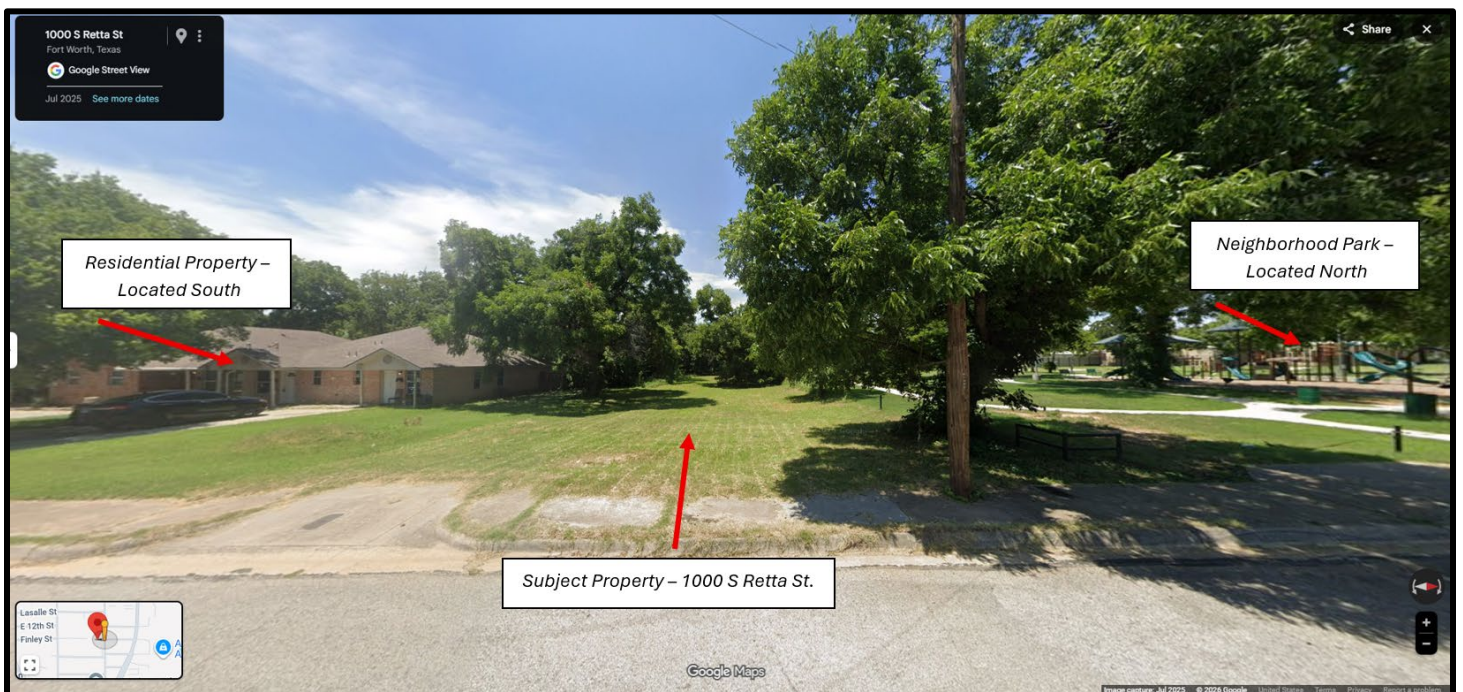
Development Analysis

Land Use Compatibility

The area surrounding the subject property contains developed and undeveloped residential properties and a city park. While the applicant is proposing to develop commercial offices for local neighborhood use, if the zoning change is approved, the property can be developed for any permitted use within the “ER” Neighborhood Commercial Restricted district. Most of the neighboring properties consist of residential homes, except for the park immediately north of this site. The applicant references nearby “I” Light Industrial properties. However, this is not an equal comparison as many of those locations front Riverside Drive, which is classified as a major arterial road. Retta Street is considered a residential road per the city’s Master Thoroughfare Plan. Additionally, the location of this property is in a residential neighborhood, whereas nearby industrial properties are adjacent to other industrial or commercial uses.



In addition to site access, development on the property would require a supplemental setback of 20-feet and bufferyard width of five-feet, as required in Section 6.300 of the Zoning Ordinance. Development restrictions within these supplemental setback areas include the prohibition of permanent structures, dumpster enclosures, signage, and any storage. This regulation would apply to the south and west property lines. In addition, the property would also have a projected front yard setback of 36 feet from the residential property to the south. The north property line would be a five-foot side yard setback, as required in development standards for “ER” Neighborhood Commercial Restricted. A large portion of the site would be unbuildable because of the supplemental setback requirements. The proposed zone change is **not compatible** with surrounding land uses.



Comprehensive Plan Consistency – Northeast Planning Sector

Future Land Use Map

The adopted Comprehensive Plan Future Land Use Map designates the subject property as Single-Family Residential. Characteristics of this area include single-family lots with a minimum lot size of 3,500 square feet or greater. The proposed zone change to “ER” Neighborhood Commercial Restricted is **not compatible** with the Future Land Use Map.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
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
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
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

Comprehensive Plan Policies

The Comprehensive Plan provides policies 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 the proposed zone change does not align with the Future Land Use Map, several policies within the Comprehensive Plan discourage this type of development as well. Policies are provided below.

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

Based on the lack of conformance with the policies stated above, the proposed zoning proposal is **not consistent** with the Comprehensive Plan.

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	
Riverside Alliance	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Fort Worth ISD	

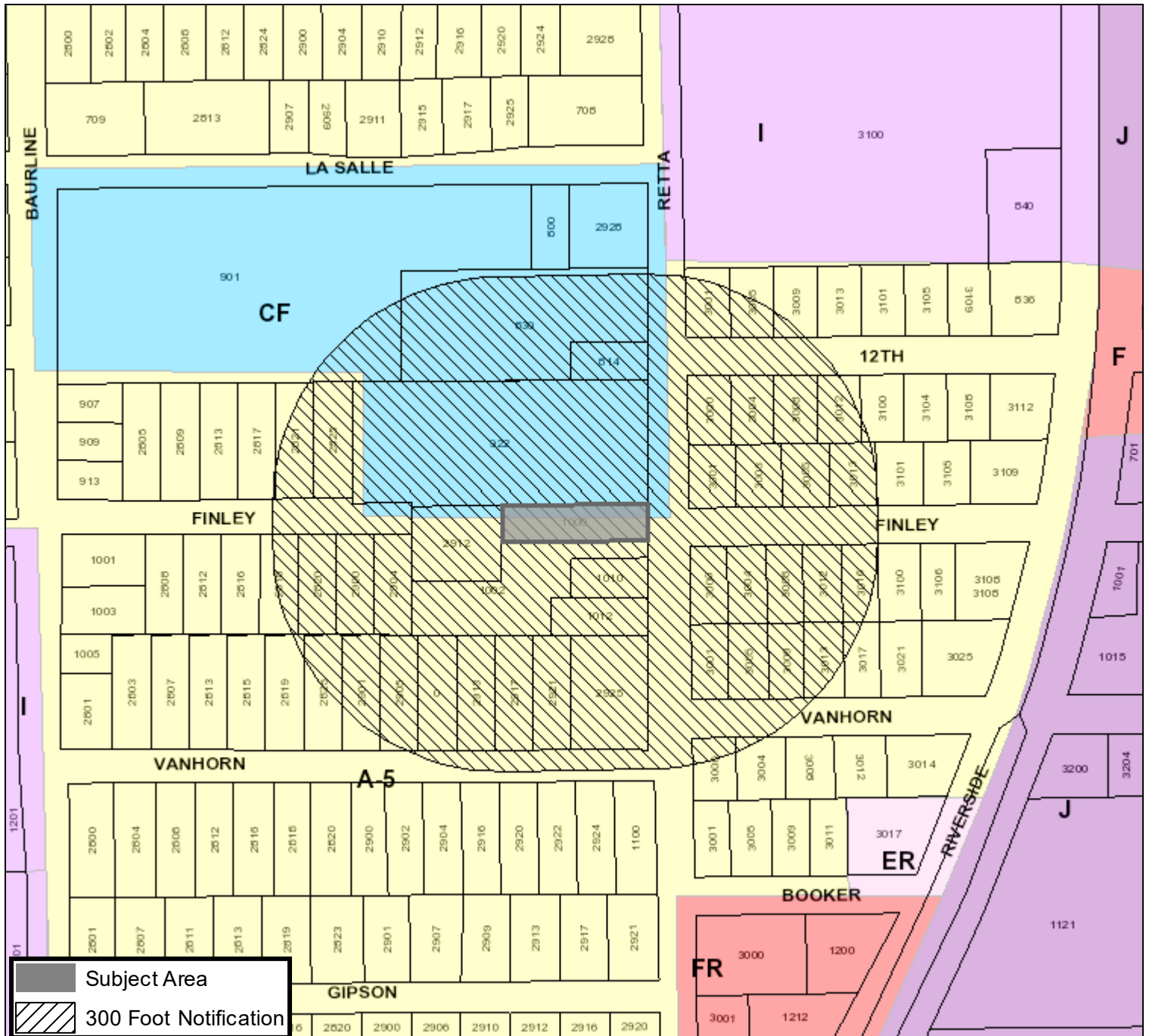






ZC-26-029

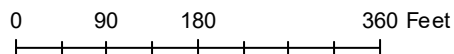
Area Zoning Map

Applicant: Jesus Martinez
 Address: 1000 S. Retta Street
 Zoning From: A-5, CF
 Zoning To: ER
 Acres: 0.21
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 4/8/2026
 Contact: 817-392-2779

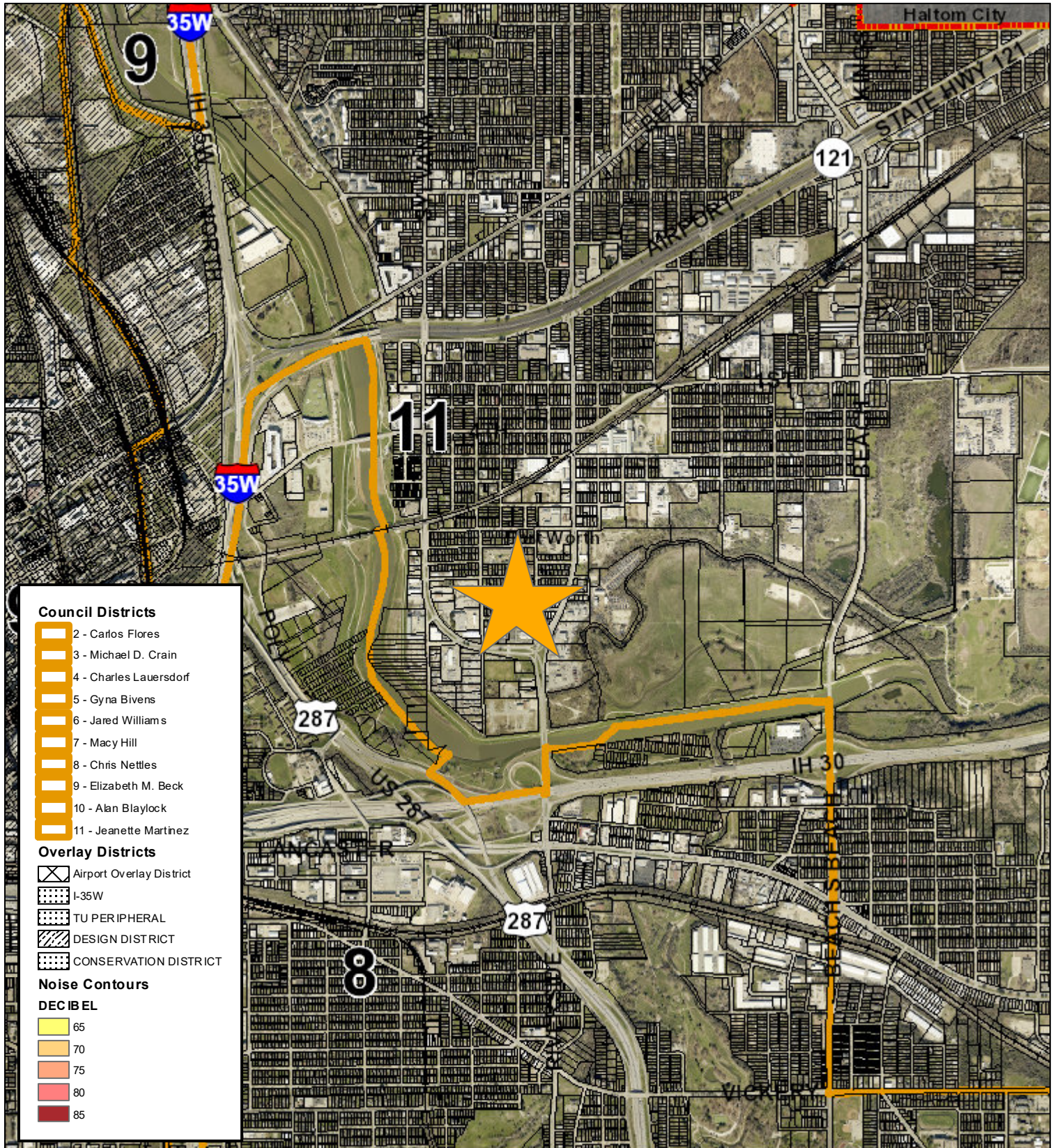


 Subject Area

 300 Foot Notification



Area Map



Council Districts

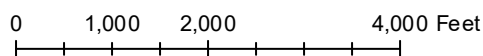
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

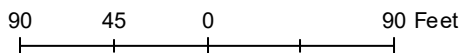
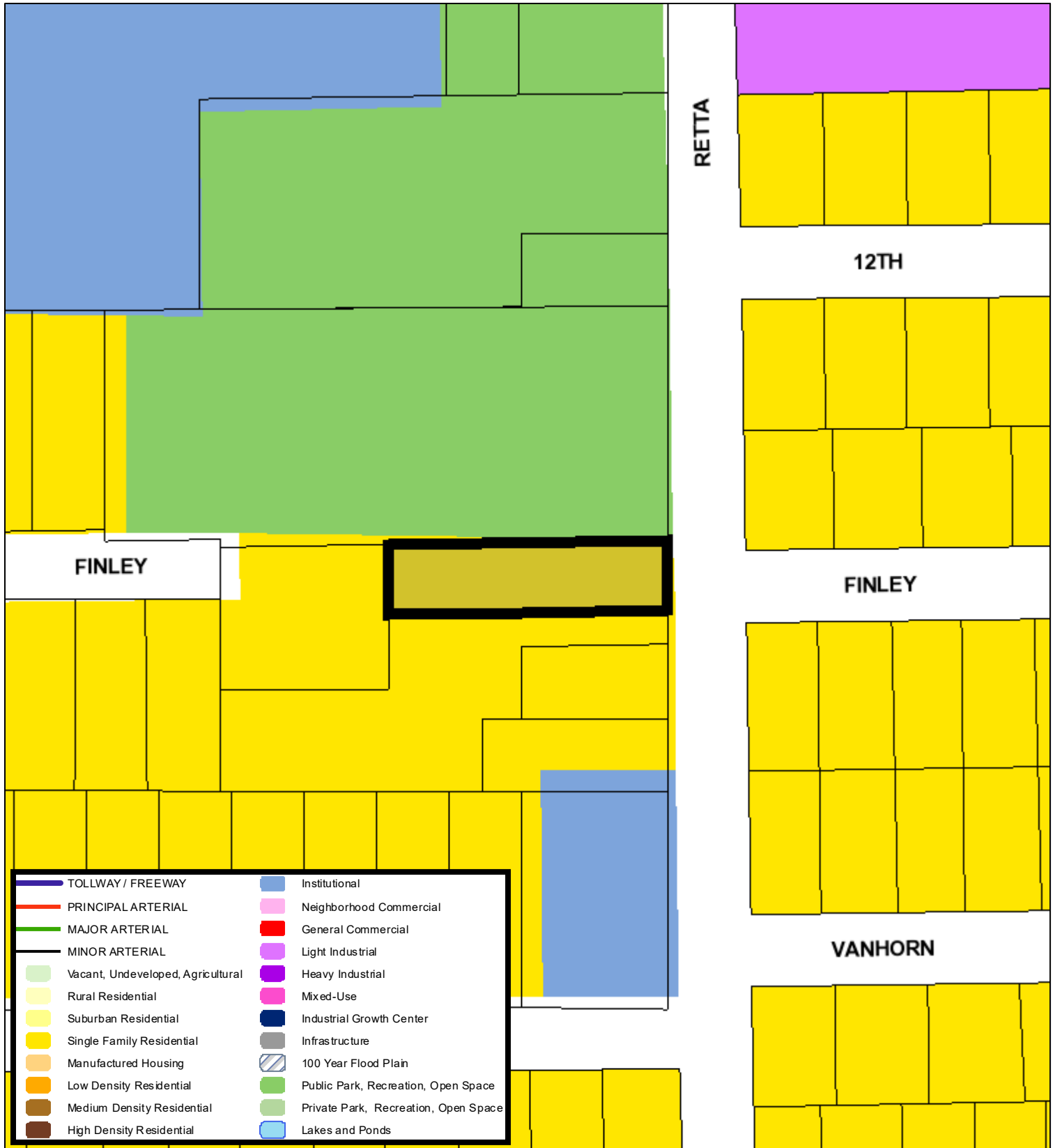
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



Future Land Use



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

