



Zoning Staff Report

Date: August 12, 2025

Case Number: ZC-25-104

Council District: 9

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: RC Homes, LLC / Eric Arteaga

Site Location: 900 & 1001 East Felix Street

Acreage: 0.40 acres

Request

Proposed Use: Townhomes

Request: From: “B” Two-Family Residential

To: “UR” Urban 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 7-0*

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

This 0.40-acre corner lot in the Sycamore Planning Sector is located approximately one-half mile north of the I-35W & I-20 freeway interchange and one block east of I-35W. Located at the corner of East Felix Street and East Fuller Avenue, the property has been vacant/undeveloped since at least the mid-1990's. The property sits between an established residential neighborhood to the east and more intensive commercial uses along the interstate to the west. The applicant provided the following project description:

"I am requesting a zoning change from "B" Two-Family to "UR" Urban Residential to accommodate a single lot structure development featuring five to seven side by side townhome style units with a rear access driveway. Due to [East] Felix Street being an arterial road, placing driveways at the back enhances safety and traffic flow while maintaining a cohesive residential layout."



The applicant provided the conceptual rendering to help illustrate the character of the proposed development. The conceptual rendering is not intended to be a final site plan submitted for approval, but to show the general character of the project intent.



SOUTHLAND TERRACE TOWNHOMES
E. FELIX STREET | FT. WORTH, TX

Surrounding Zoning and Land Uses

North: “ER” Neighborhood Commercial Restricted (auto sales & repair)
East: “A-5” One-Family Residential (single family dwelling)
South: “A-5” One-Family Residential (single family dwelling)
West: “PD 634” “PD-SU” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial, plus: Bus Passenger Pick Up Facility. Site Plan Waived. (motel land use)

Recent Zoning History

No zoning changes within the past 20 years.

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 **June 27, 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 **June 27, 2025**:

Organizations Notified	
Carter Park NA*	Fort Worth ISD
Southeast Fort Worth, Inc.	Everman ISD
Trinity Habitat for Humanity.	
Streams and Valleys Inc.	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site sits along the western edge of the Southland Terrace neighborhood and single-family residential land use abuts the property to the east and south. An automotive sales and repair facility is located to the north of the property across East Fuller Avenue.

More intensive I-35W corridor land uses are found to the west across East Felix Street. A motel, restaurant, mini-storage facility, Enterprise car rental, convenience store and other commercial businesses are all found within several blocks of the site. The proposed residential townhome land use **is compatible** with existing land uses surrounding the site.

Comprehensive Plan Consistency

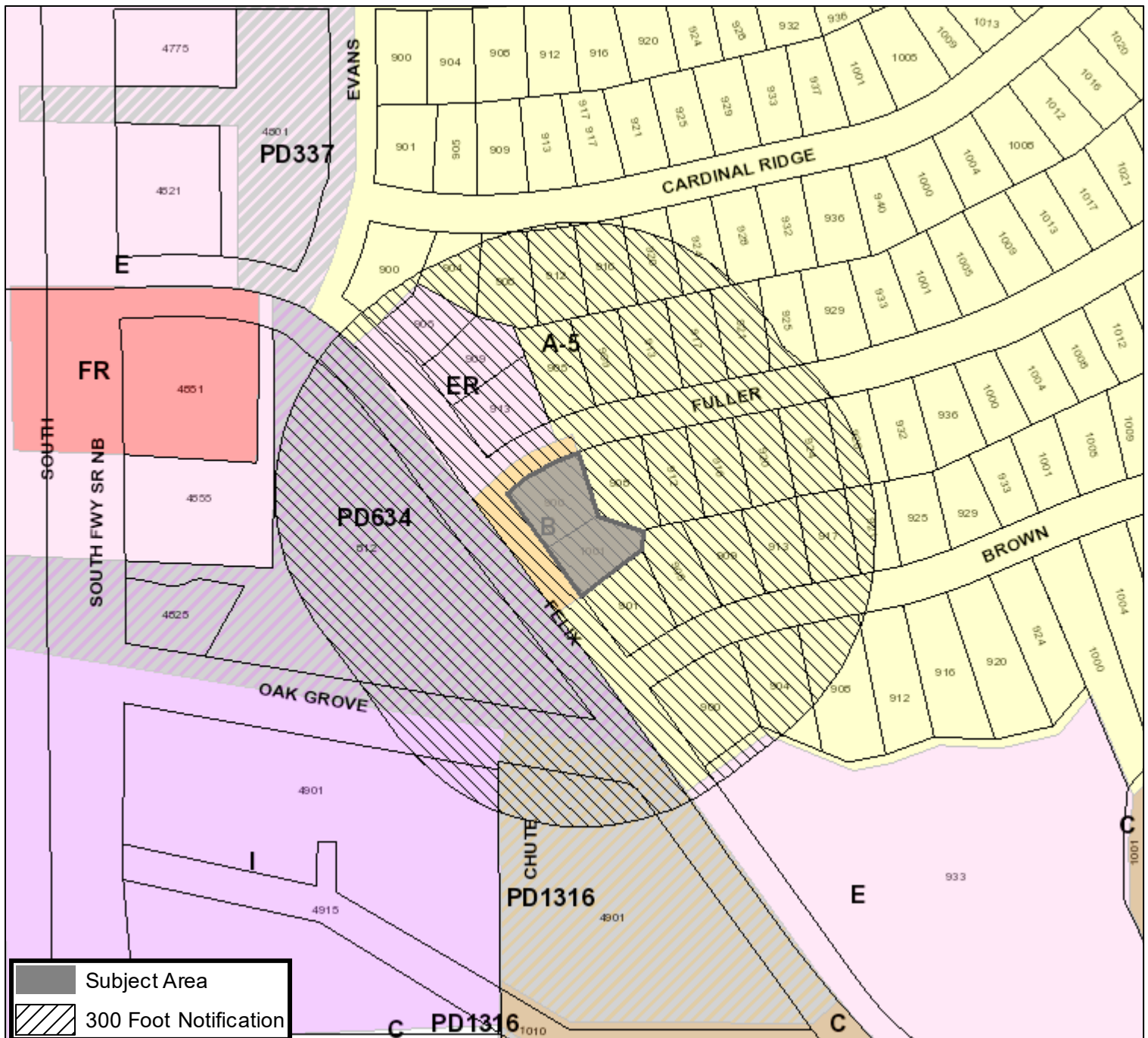
The 2023 Comprehensive Plan Future Land Use Map designates this property as Single Family Residential which is typified by 3,500+ square foot lots.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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

The unique location of the property – on the boundary between the interstate corridor and a residential neighborhood – provides an opportunity to buffer the residential area from high-intensity land uses associated with the freeway. While the requested zoning change is **not consistent** with the Future Land Use Map designation, the “UR” Urban Residential zoning district **is consistent** with the following policies of the Comprehensive Plan:

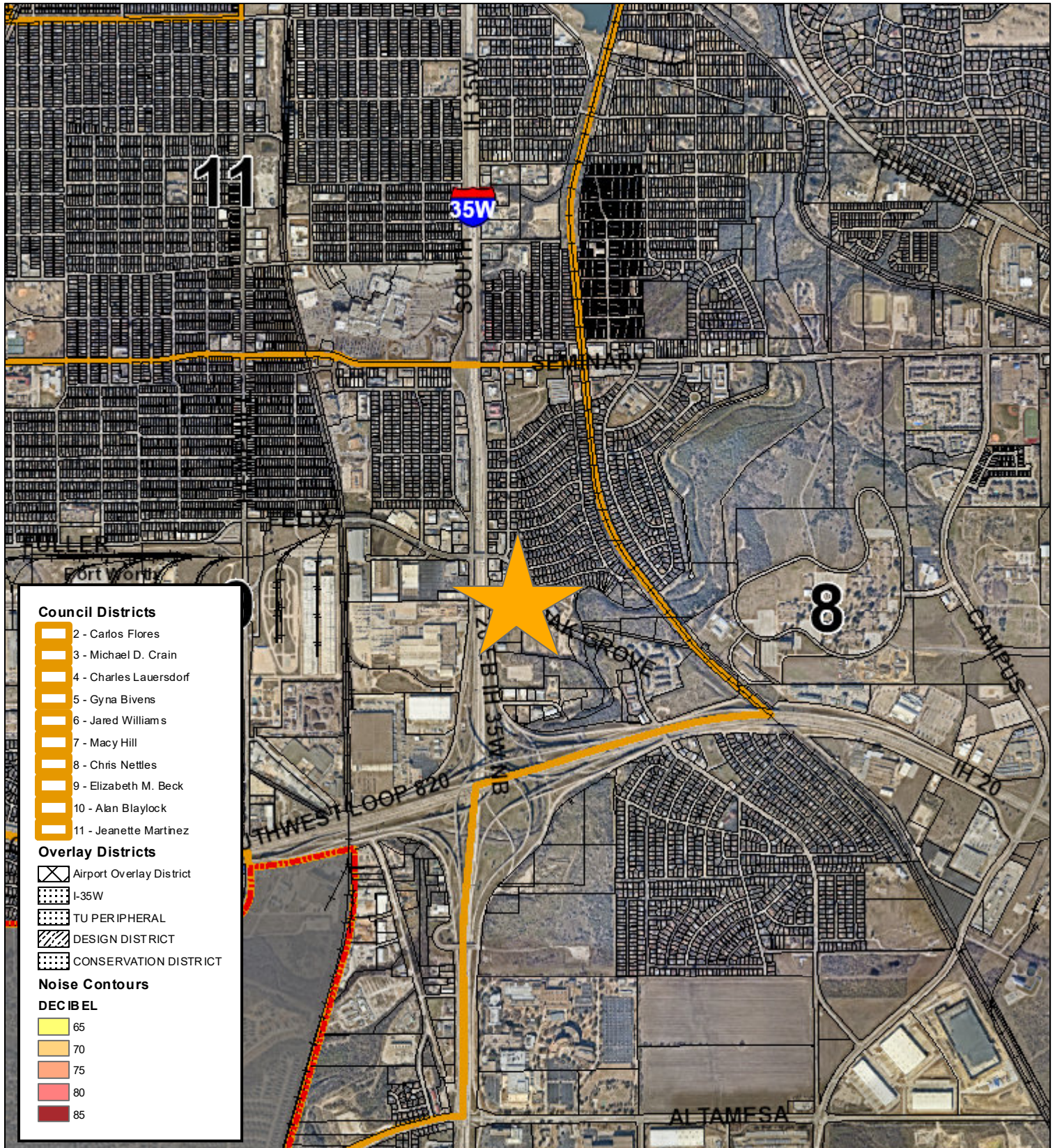
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Separate incompatible land uses 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.

Applicant: RC Homes LLC/Eric Arteaga
Address: 900 & 1001 E. Felix Street
Zoning From: B
Zoning To: CR
Acres: 0.39
Mapsc: Text
Sector/District: Sycamore
Commission Date: 7/9/2025
Contact: 817-392-8043



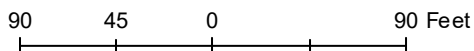
A horizontal number line representing distance in feet. It starts at 0 and ends at 360. Major tick marks are labeled at 0, 90, 180, and 360. There are 12 equal intervals between 0 and 360, meaning each tick mark represents 30 feet. The label "Feet" is placed at the end of the line.

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use





ZC-25-104

Aerial Photo Map



0 55 110 220 Feet

