



Zoning Staff Report

Date: August 12, 2025

Case Number: ZC-25-107

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Fitzco Investments, LP/ Mary Nell Poole

Site Location: 4928 & 4932 Byers Avenue

Acreage: 0.30 acre

Request

Proposed Use: Medical clinic, massage therapy and spa

Request: From: “C” Medium Density Multifamily
To: “E” Neighborhood Commercial

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 6-1**

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. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject property, approximately 0.30 acre in size, is located north of Byers Avenue and currently contains a vacant residential structure (**Figure 1**). The surrounding area features a mix of commercial and residential uses, including architecture firms, art galleries, health spas, medical clinics, single-family homes, duplexes, townhouses, fourplexes, and multifamily developments (**Figure 2, 4**). The property is currently zoned “C” Medium Density Multifamily, with surrounding mix of zoning districts including “B” Two-Family, “E” Neighborhood Commercial, “C” Medium Density Multifamily, and “CF” Community Facilities.

The applicant proposes to develop a medical clinic, massage therapy facility, and spa on the site. Additional details are provided in the ‘*Applicant’s Description*’ section below, along with a conceptual site plan (**Figure 3**) illustrating the proposed development. While the conceptual plan offers an initial overview, a formal site plan is not required at this stage of the rezoning application.

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 currently operates the Restore-Revive Wellness Center directly across the street and would like to expand the business in a companion building on these two properties. The property is zoned C Multifamily with 3 rental units currently existing on the site. These units have been vacant for approximately 6 months. The site is adjacent to a condo residential development to the east and a chiropractic practice to the west.”*

The new building would be approximately 8,300 sf in compatible design to the Restore-Revive Wellness Center. The plan is to construct a 2-story building with first floor parking providing an elevator and stairwell to the second floor. The wellness center services would occupy the second floor. The building will maintain the existing 20’ front yard setback and 20’ rear yard setback. There will be a 5’ landscape bufferyard along the rear property line abutting the B 2-Family zoning.”

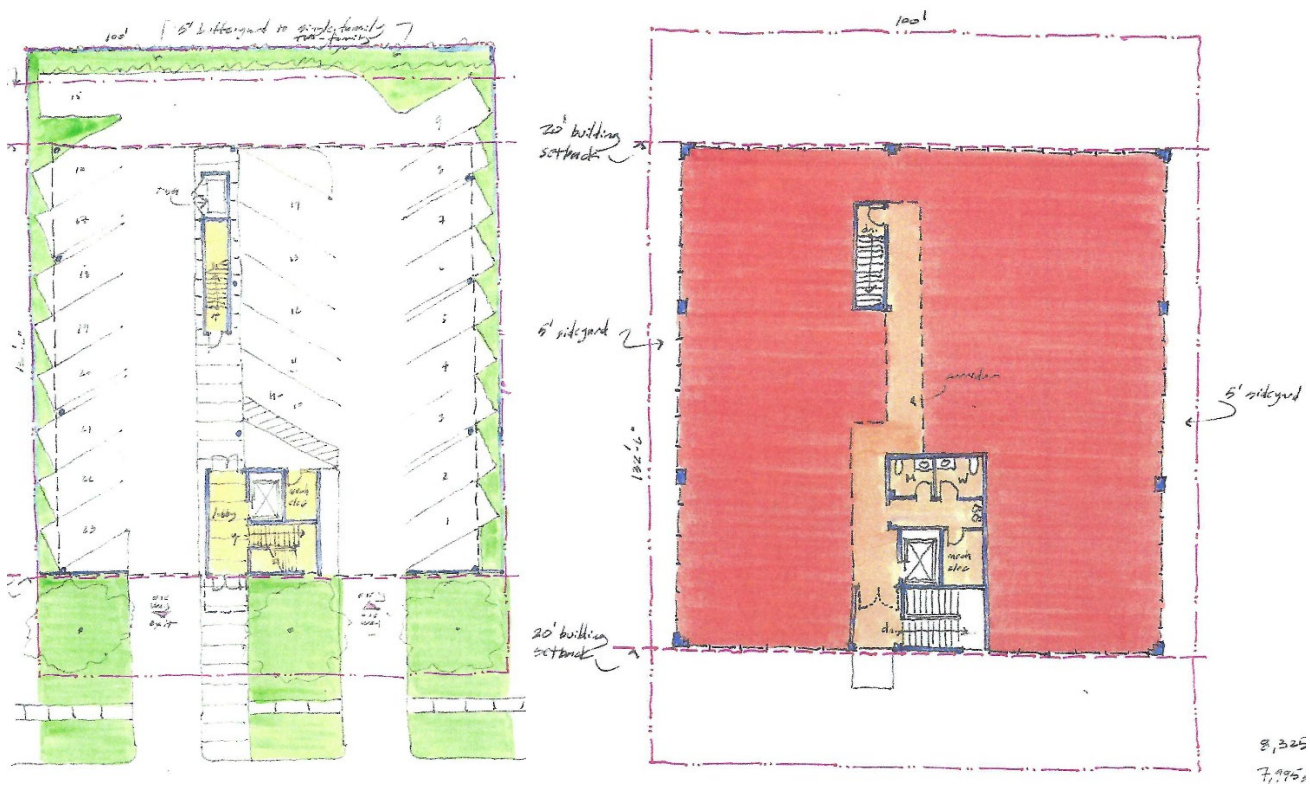




Figure 1: Site Photos taken by staff on 6/23/25



Figure 2: Site Photo taken by staff on 6/23/25- Restore-Revive Wellness Center south Byers Avenue, across subject parcel



Surrounding Zoning and Land Uses

North: “B” Two-Family / Residential
East: “C” Medium Density Multifamily/Residential
South: “E” Neighborhood Commercial/ Art Gallery
West: “CF” Community Facilities/ Medical Clinic

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 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	
West Side Alliance	Crestline Area NA
Trinity Habitat for Humanity	Streams and Valley's Inc

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area features a mix of uses, influenced by its proximity to the Camp Bowie Corridor, the block to the south, and the adjacent property to the west (**Figures 3–4**). The proposed land use is generally consistent with the existing development pattern and character of the neighborhood, which includes a blend of commercial and residential uses. The requested rezoning is compatible with the surrounding zoning designations and is not expected to negatively impact the character, stability, or cohesiveness of the neighborhood. Rather, it supports the area’s continued mixed-use nature while allowing for a modest increase in density.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Medium-Density 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

The proposed property's designation is consistent with the existing Medium-Density Residential outlined in the Future Land Use (FLU) Map. The rezoning request to "E" Neighborhood Commercial does not technically align with the FLU designation, as it does not include the proposed zoning district nor does it allow for the use. The FLU category allows for the following zoning districts:

- "CR" Low Density
- "C" Medium Density
- "D" High Density

The proposed zoning district and intended use will preserve the character of the existing mix use neighborhood while supporting appropriately scaled neighborhood-oriented commercial development. This zoning change will encourage a diverse mix of uses, enhancing accessibility and contributing to greater variety within the local economic market. In addition, the proposed development is expected to revitalize the site, improve curb appeal, and enhance the overall vibrancy and aesthetic cohesion of the area.

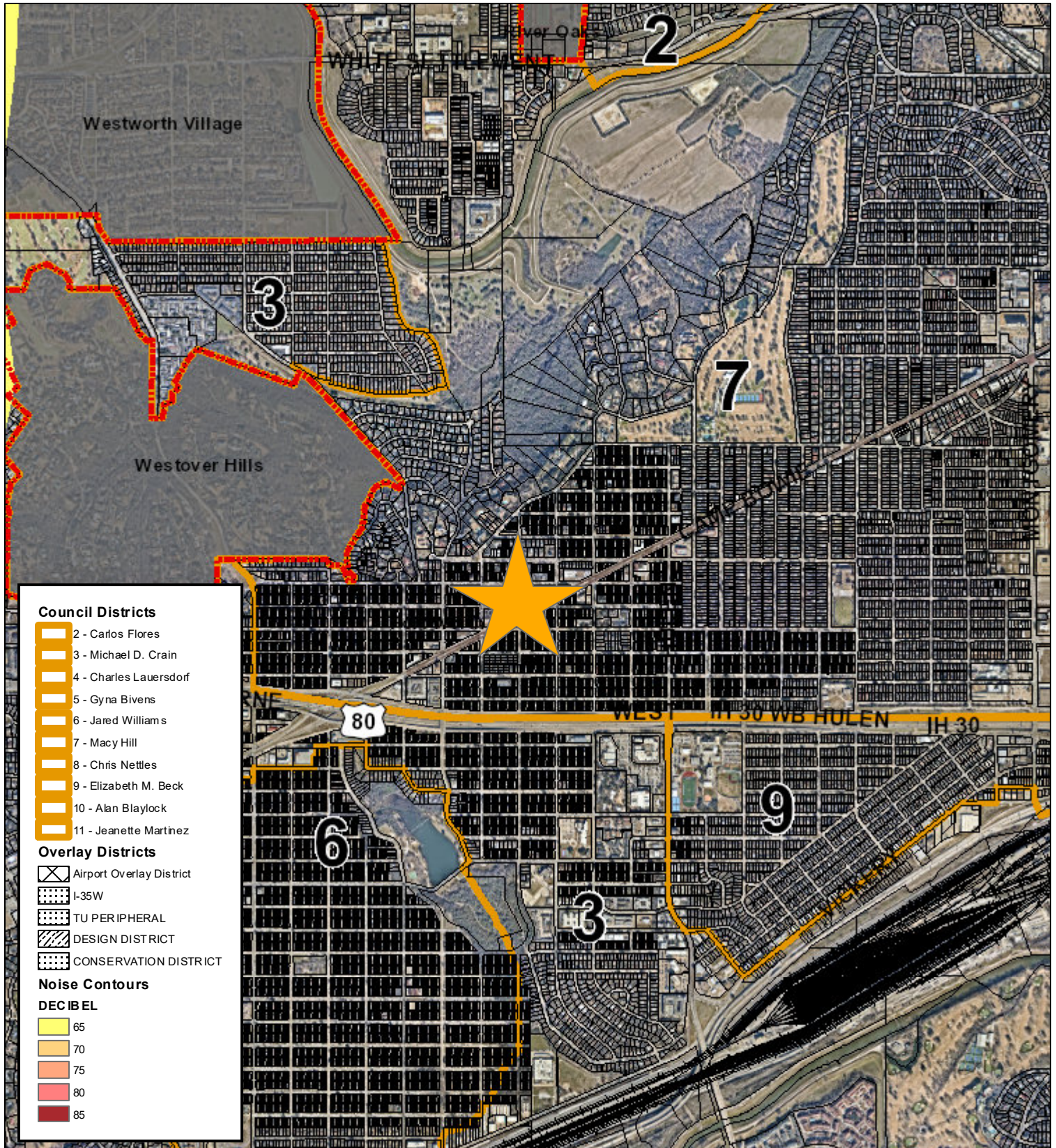
The following policies help to protect the neighborhood:

- *Preserve the character of rural and suburban residential neighborhoods.*
- *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.*

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

Applicant: Fitzco Investments, LP/Townsite
Address: 4928 & 4932 Byers Avenue
Zoning From: C
Zoning To: E
Acres: 0.3
Mapsc0: Text
Sector/District: Arlington Heights
Commission Date: 7/9/2025
Contact: 817-392-2806

Area Map

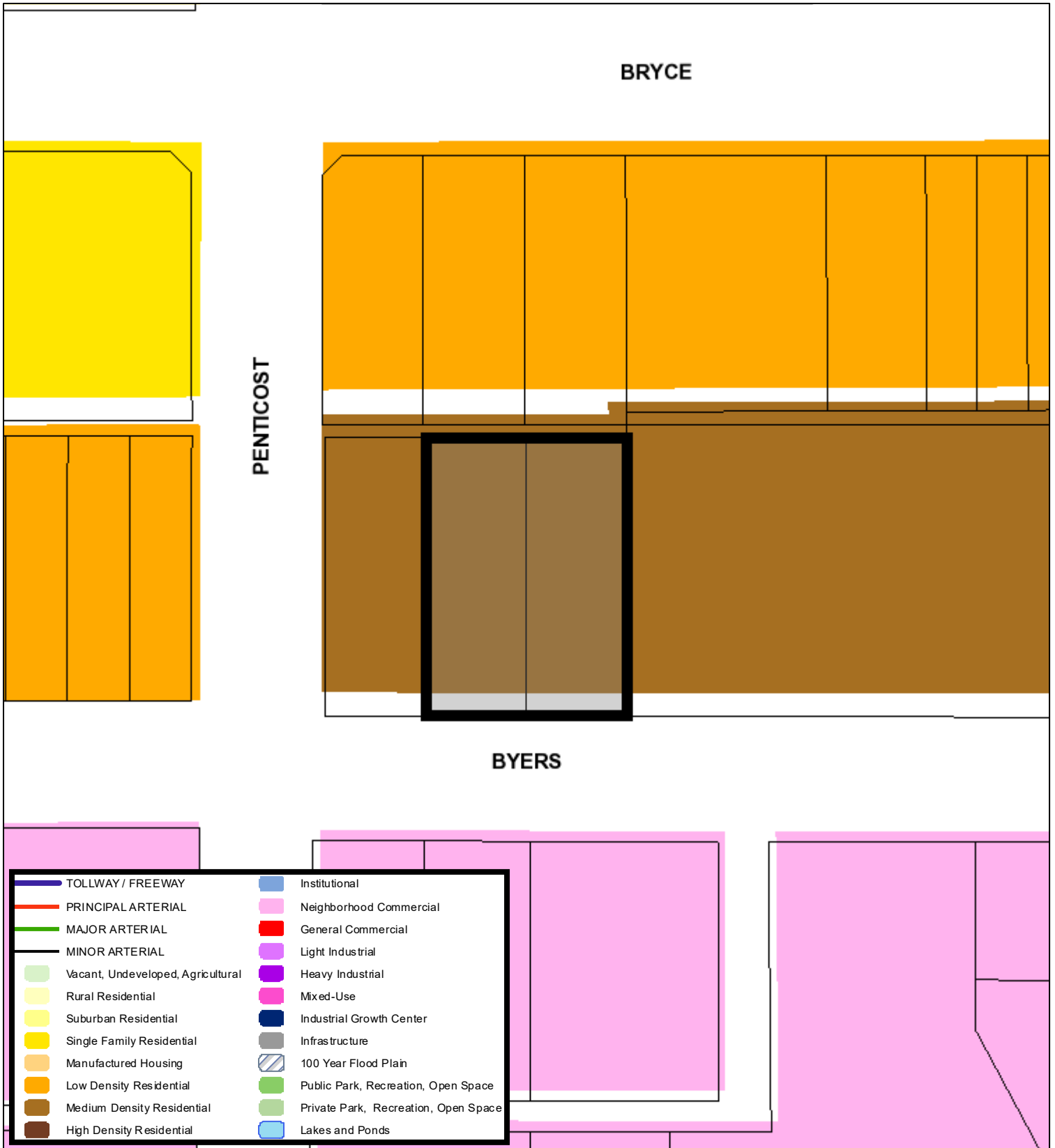


0 1,000 2,000 4,000 Feet



ZC-25-107

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.





ZC-25-107

Aerial Photo Map



0 40 80 160 Feet

