



Zoning Staff Report

Date: October 21, 2025

Case Number: ZC-25-146

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Legacy Construction Solutions Inc/Jeremis Smith

Site Location: 3012 Dillard Street

Acreage: 0.48 acres

Request

Proposed Use: Single Family Residential

Request: From: "A-7.5" One-Family Residential

To: "A-5" One-Family 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 11-0**

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Project Description and Background

The subject site is located in the northeast quadrant of E. Berry Street and Village Creek Road. The applicant is proposing to rezone this property from “A-7.5” One-Family to “A-5” One-Family. This rezoning request would allow the 1/2 lot to be divided into three lots. The lot is large enough to split into two lots by right, without rezoning. The block has slowly developed with single family residences, according to historical aerials, and still contains scattered vacant residential lots. The site is a corner lot in a transitional area with larger single family lots to the west, and smaller residential lots along Dillard Street. The lot has already been informally subdivided from the original approximately 140-foot wide lot facing Pinson Street into two 70-foot wide lots that are 180 feet deep.

The lot was developed with a single-family house in the 1950s, and two outbuildings. However, all buildings were removed by the late 1970s, and the land has remained vacant since that time. The neighborhood was rezoned under the Council-initiated rezoning process from predominately “B” Two-Family zoning to zoning that more closely followed the actual developed land uses. The smallest rezoning area in Council-initiated rezoning is typically a block-face. The 2016 residential zoning included “A-7.5”, and “A-5” One-Family districts. The smaller residential lots along Dillard Street still meet the “A-7.5” zoning. Rezoning the subject site to “A-5” would be generally a smaller depth than the other lots in the vicinity. Due the earlier lot splitting on Dillard Street, the rezoning area is already subject to both front yard setbacks on Pinson and Dillard Streets. The applicant’s proposed lot layout shows all three potential lots would meet these setback requirements.



Surrounding Zoning and Land Uses

North “A-7.5” One-Family / single family and vacant land
East “A-7.5” One-Family / single family and vacant land
South “A-7.5” One-Family / single family and vacant land
West “A-7.5” One-Family / single family and vacant land

Zoning History

ZC-05-129, Council-initiated rezoning from various districts to be in conformance with the Comprehensive Plan, approved, 8/9/2005.
ZC-06-293, add historical overlay, approved, 5/17/2007.
ZC-16-170, remove historical overlay, approved, 10/16/2016.
ZC-19-116, add Stop Six overlay, approved, 9/11/2019.

Public Notification

300-foot Legal Notifications were mailed on August 29, 2025.
The following organizations were notified: (emailed August 27, 2025)

Organizations Notified	
Stop Six Sunrise Edition NA*	Echo Heights Stop Six Environmental Coalition
Historic Stop Six NA	Parkside NA
Stop 6/Poly Oversight	East Fort Worth Inc.
Southeast Fort Worth Inc	Streams & Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

**Located in this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The rezoning site is surrounded by single family uses to on all sides. The single-family lot sizes vary widely on this block and other blocks in the vicinity. However, smaller lot sizes have been created from bigger platted lots adjacent to Dillard Street, both the north and south of the subject. The original large platted lot was informally subdivided at some point in the past. While no “A-5” One-Family zoning is noted in the area, the proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the subject property as *single family*. The zoning types that would be in alignment with this future land use designation are One-Family Residential “A-10”, “A-7.5”, “A-5”, and “AR”. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

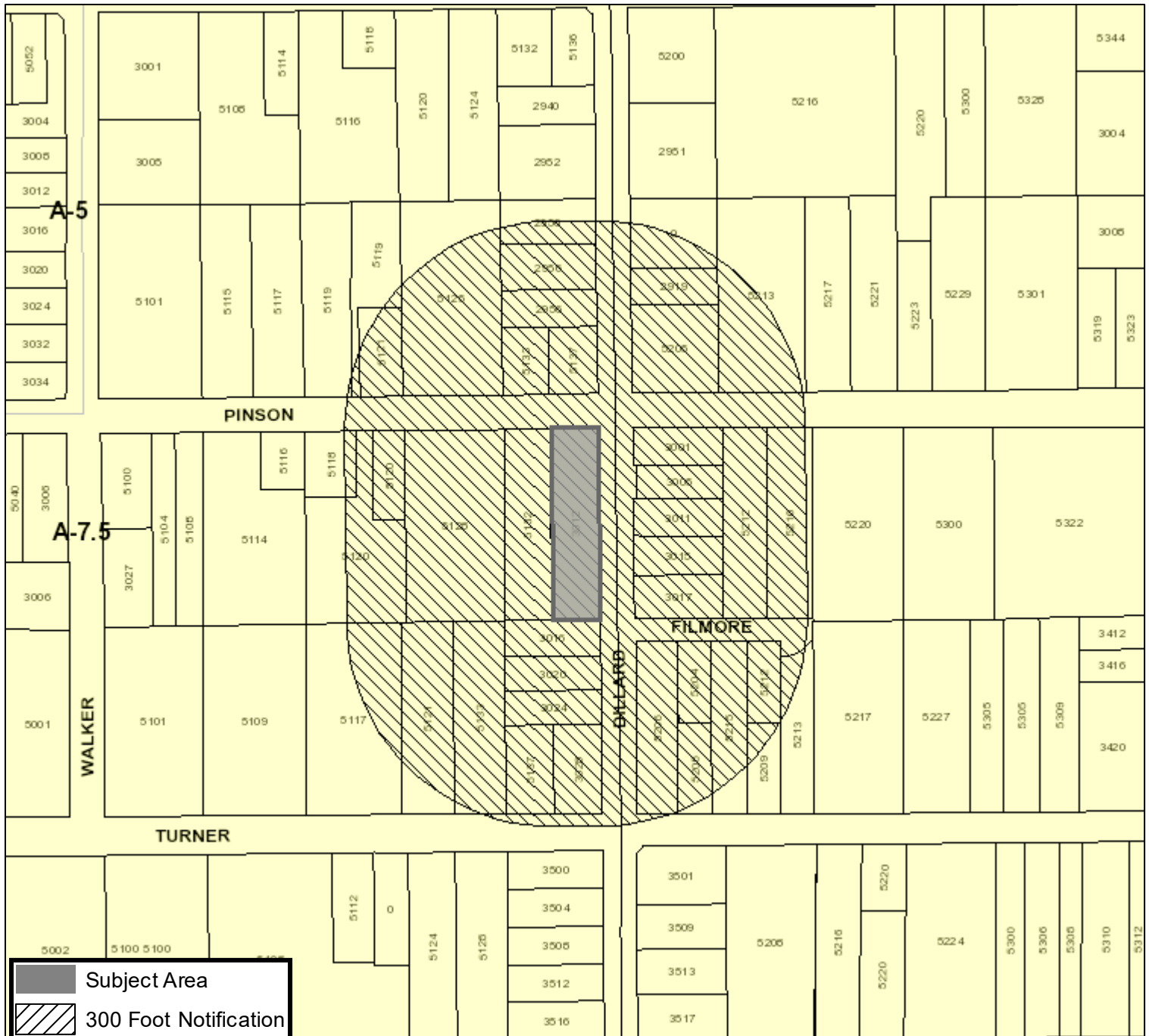
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
 - Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
 - Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
 - 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.
 - Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
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Area Zoning Map

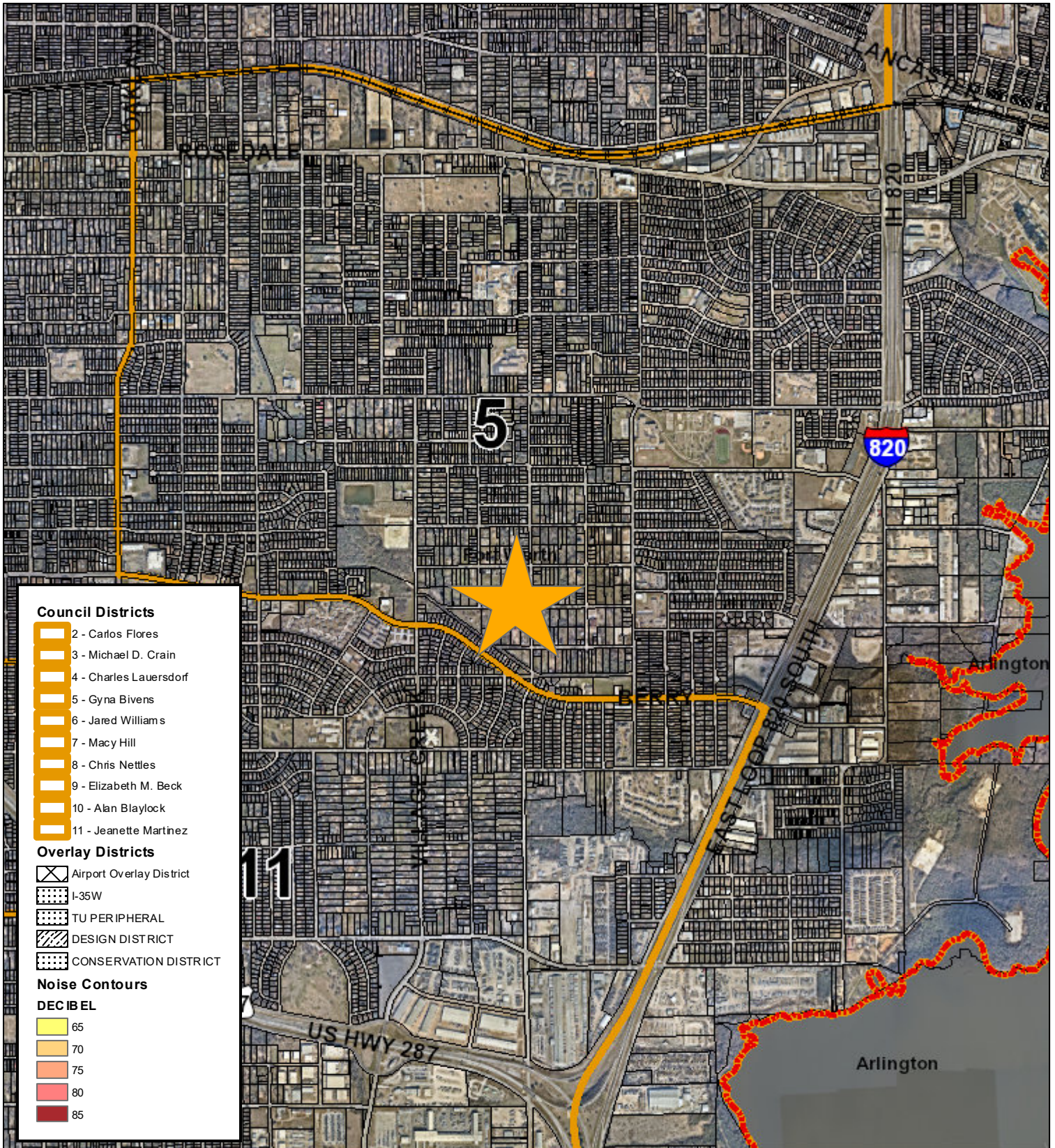
Applicant: Legacy Construction Solutions Inc/Jeremis Smith
Address: 3012 Dillard Street
Zoning From: A-7.5
Zoning To: A-5
Acres: 0.451
Mapsc0: Text
Sector/District: Southeast
Commission Date: 9/10/2025
Contact: 817-392-8190





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Area Map

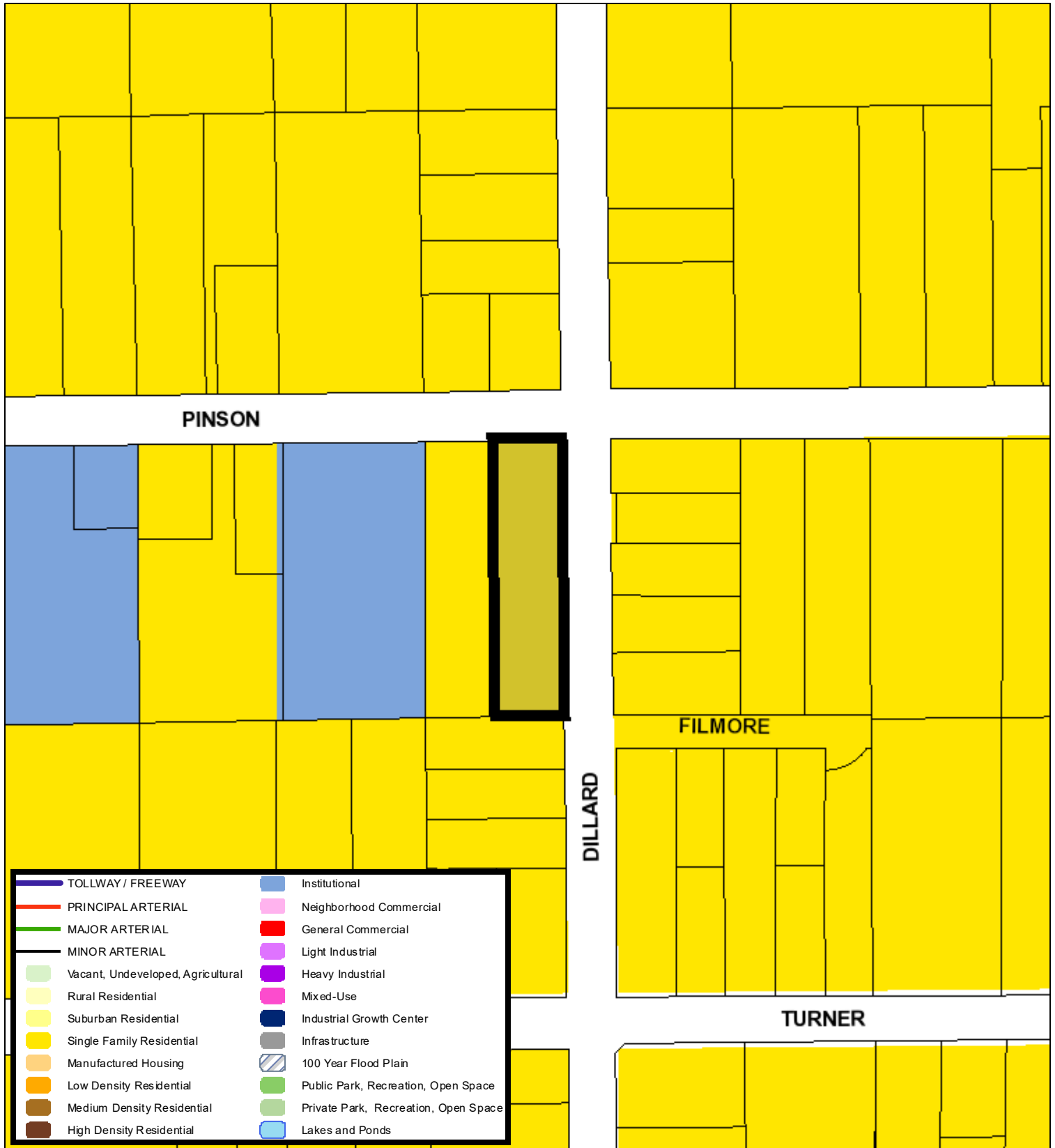


0 1,000 2,000 4,000 Feet



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Future Land Use



130 65 0 130 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 85 170 340 Feet

