



# Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-26-016

Council District: 5

## Zoning Map Amendment

**Case Manager:** Enrique Alvarez  
**Owner:** Texas4 Land, LLC  
**Applicant:** Cooper Conger  
**Site Location:** 5002 Pollard Smith Avenue  
**Acreage:** 0.26 Acres

### Request

**Proposed Use:** Rezone to allow for the construction of residential duplexes  
**Request:** From: “A-5/SS” One-Family Residential Detached / Stop Six Overlay District  
To: “UR/SS” Urban-Residential / Stop Six Overlay District

### 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 10-0**

## Project Description and Background

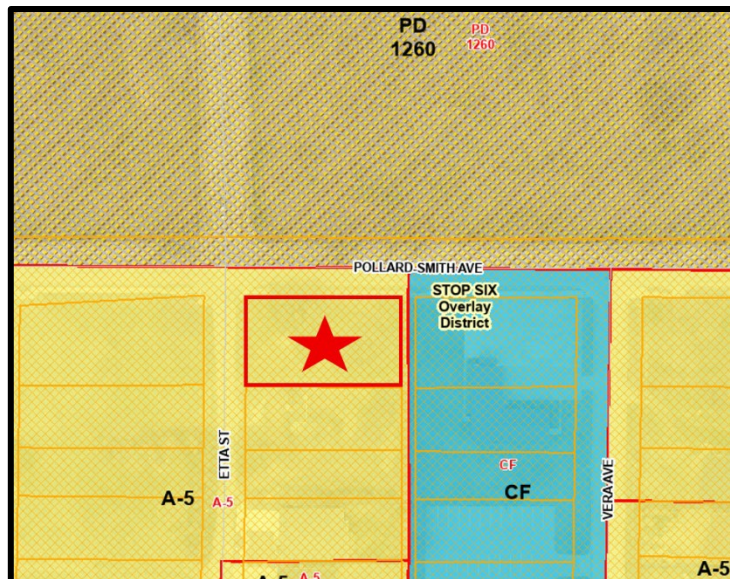
The subject property contains one platted lot measuring approximately 10,228 square feet, which is currently vacant and contains no structures or improvements. The lot is located at the southeast corner of the Pollard-Smith Ave. and Etta St. intersection. The applicant is requesting a zone change on the subject property from “A-5/SS” One-Family Residential / Stop Six Overlay District, to “UR/SS” Urban-Residential / Stop Six Overlay District.

The subject property and the adjacent sites are located within the Stop Six Overlay District. This overlay district is intended to provide high-quality detached single-family dwellings that will retain their value over time. However, the requirements within this district apply only to the construction of detached single-family homes. The overlay district would not apply to this project, as the applicant has proposed the construction of duplexes on the site.

Development on the site, if the zoning were to be approved, would have to comply with development standards within the “UR” Urban Residential zoning district. The applicant would need to submit a conceptual plan upon permit submittal to show compliance with enhanced development standards, such as required street trees and pedestrian lighting along the roadway frontages. These site enhancements are not a requirement of straight zoning requests and changes. Compliance with UR standards to this specific site would be assessed upon building permit submittal by Zoning staff.

## Surrounding Zoning and Land Uses

	North	South	East	West
<b>Zoning of Adjacent Property</b>	“PD 1260” Planned Development / Urban Residential	“A-5” One-Family District	“CF” Community Facilities	“A-5” One-Family District
<b>Land Use</b>	Vacant Land	Vacant Land	Religious Facility	Vacant Land



*The subject property is marked in a red box and star.*

## Recent Zoning History

ZC-08-128	“B” to “A-5” Council Initiated Rezoning intended to align the affected areas with future land uses and zoning. <b><u>Approved by City Council on 09-16-2008</u></b>
ZC-19-116	Created the boundaries for the Stop Six (“SS”) Design District Overlay. <b><u>Approved by City Council on 09-10-2019</u></b>

## Land Use Compatibility

The immediate area surrounding the property consists mostly of undeveloped and vacant land. While the adjacent lot to the east contains a religious facility, the immediate lots to the north, south, and west are currently undeveloped. It should be noted, however, that the property to the north is part of a Planned Development, PD 1260, which, when fully built out, is intended to serve as a multi-family development. While the development to the north has not been fully completed, different stages of the project closer north to Rosedale have developed.

## Development Analysis

The purpose and intent of the “UR” is to have a zoning district to serve as a transition zone between low-density single-family neighborhoods and higher-density commercial areas. The goal is to ensure compatibility between one-and-two family districts and more intense mixed-use districts and related uses.

4.603 Residential District Use Table		One/Two-Family Districts										Multifamily			Special Districts			In NR Table	Supplemental Standards		
Residential Use		A 2.5A	A 43	A 21	A 10	A 7-5	A5	AR	B	RI	R2	CR	C	D	UR	MH	PD/CUP				
Household Living	One-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P				>>	* Not > 10,000 sq. ft. 6.507	
	One-family zero lot line detached							P	P	P*	P*	P	P	P	P				>>	6.101(c)	
	One-family zero lot line attached (twin home)								P	P	P	P	P	P	P				>>		
	Two-family detached								P	P	P	P	P	P	P				>>		
	Duplex/two-family attached dwelling								P	P	P	P	P	P	P				>>		
	One-family attached (townhouse, rowhouse)										P*	P	P	P	P				>>	6.101(c)	
	Cluster housing										P	P	P	P	P				>>		
	HUD-code manufactured housing																P				
	Industrialized housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	5.116.B
	Manufactured home park																P			>>	4.202(b)
	Manufactured home subdivision																P				
	Mobile home																P				
	Multifamily dwelling apartment												P*	P*	P*	P*				>>	6.506

Seeing that the eventual intent of the development to the north would be a higher-density multi-family development, this zone change would serve as a practical transition and buffer from this type of development and lower-density single-family residential that is already both in existence and zoned, thus meeting one of the intentions of the UR zoning district. The proposal of several duplexes on the site would also align as a permitted use within Urban Residential. This would allow for adequate development of an otherwise vacant lot. The proposed change is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southeast Planning Sector

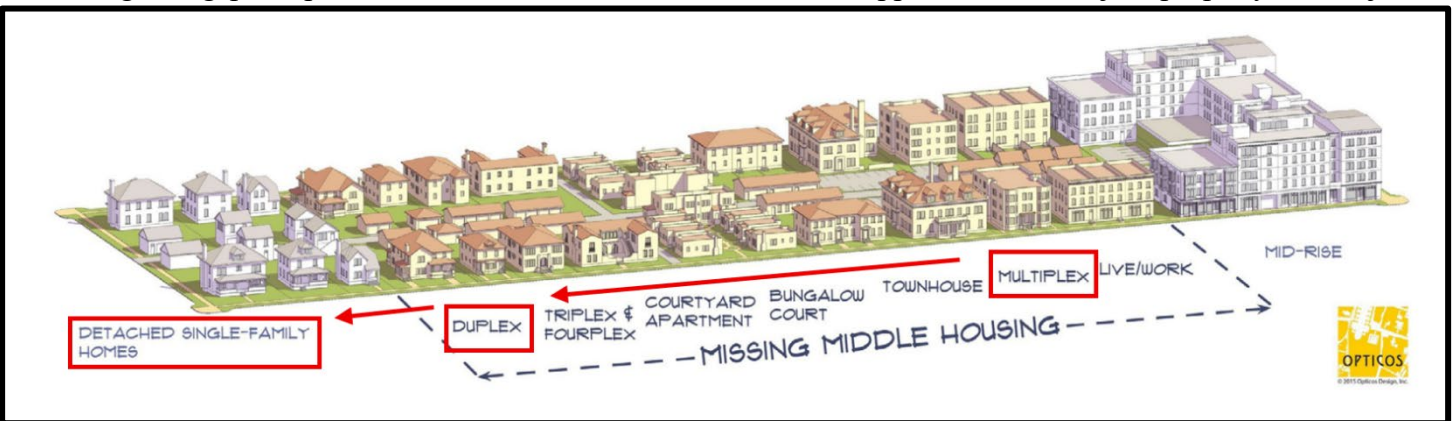
The adopted Comprehensive Plan/Future Land Use Map identifies the subject property as being located within the **Urban Residential** future land use category. Characteristics of this area include medium to high density,

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.		
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>SPECIAL</b>		
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
<b>RESIDENTIAL</b>		
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
<b>Urban Residential</b>	<b>Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses</b>	<b>UR</b>
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

residential only, pedestrian-oriented development for use between higher and lower intensity uses.

The proposed use of the site for a residential duplex construction within the “UR” Urban Residential zoning district aligns with the Comprehensive Plan's future land use designation for the property. In alignment with the purpose and intent of the Urban Residential zoning district, the site to the north of the lot will develop as a higher-density multi-family development, with this duplex use serving as a buffer to the residential “A-5” one-family zoning to the south. While adjacent lots are undeveloped, this development would meet the intention of the Comprehensive Plan, and could align well with uses to the south and north, once they develop as well.

Additionally, a 2016 Comprehensive Plan and Future Land Use Map update reclassified the property from single-family residential to Urban Residential as well. While development may not immediately occur, these changes in the past have helped shape the course of development in the present and future, which have a better chance of integration. It should be noted that the Future Land Use Map is not a directive of what must occur on a site, but rather a guiding principle of what could be best sustained and supported. The subject property and adjacent



development to the north are integral in supporting key elements of the Urban Residential zoning district. The proposed zoning is **consistent** with the Future Land Use Map.

## 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 well. While the proposed zoning change is supported by the Future Land Use Map, policies within the Comprehensive Plan encourage this change and development as well:

- *Encourage Urban Residential and Low-Density Residential as a transitional use between Single-Family Residential and high-density uses.*
- *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.*
- *Encourage locating multiple-unit residential structures on corner lots.*
- *Support diverse housing options, including duplexes... to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.*
- *Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.*

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

## Public Notification

### Written Notice

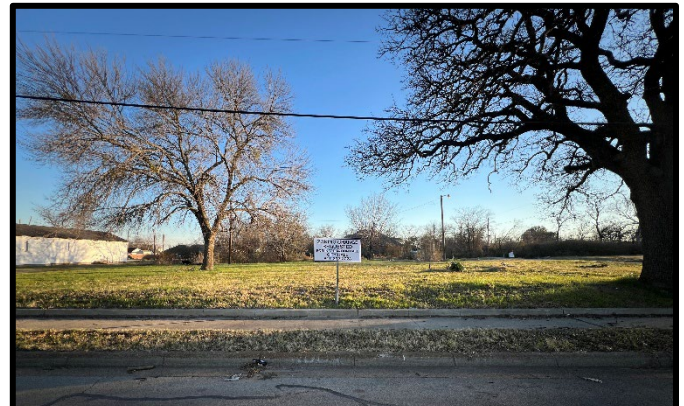
Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **February 27, 2026**.

### Posted Notice

A sign was erected on the property on **February 26, 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.



*Front view of the subject property facing south with posted legal notice.*

### Courtesy Notice

The following organizations were emailed on **February 27, 2026**:

Organizations Notified	
Neighborhoods of East Fort Worth Alliance	Historic Stop Six NA
Stop Six Sunrise Edition NA	Stop 6/Poly Oversight
Echo Heights Stop Six Environmental Coalition	East Fort Worth Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity

Southeast Fort Worth Inc.	East Fort Worth Business Association
Fort Worth ISD	

## Applicant's Proposed Use Narrative

The proposed rezoning will allow for the development of a small-scale residential infill project consisting of six duplex buildings, for a total of twelve (12) dwelling units. The project is designed to function similarly to a low-density multifamily development and is intended to provide additional housing options in an area that is well-suited for increased residential density.

The UR zoning district is appropriate for this site as it supports urban residential development patterns, allows for a transition from lower-density residential uses, and aligns with the City of Fort Worth's goals to increase housing supply through thoughtfully planned infill. The proposed development will utilize existing public infrastructure, promote efficient land use, and contribute to neighborhood revitalization without introducing incompatible commercial or high-intensity uses.

Overall, the requested zoning change will allow for a context-sensitive residential development that supports Fort Worth's Comprehensive Plan objectives related to housing diversity, walkable neighborhoods, and sustainable growth.

## Site Photos



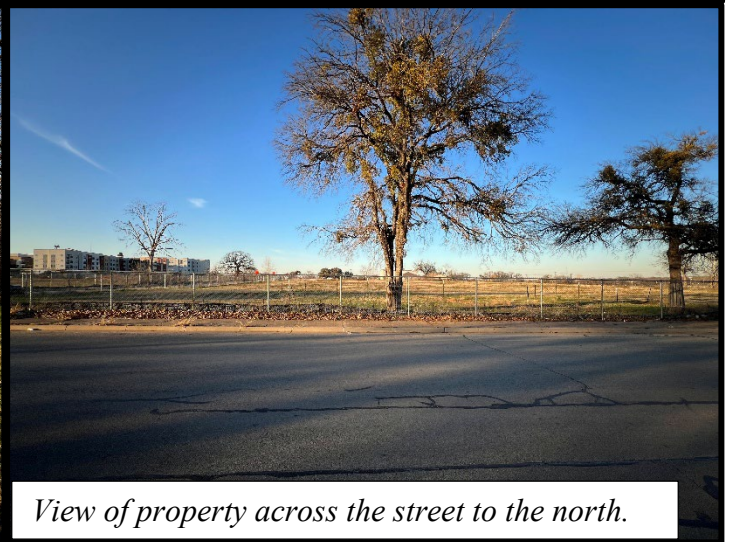
*Front view of the subject property facing south.*



*View of adjacent properties to the west.*



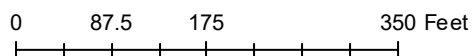
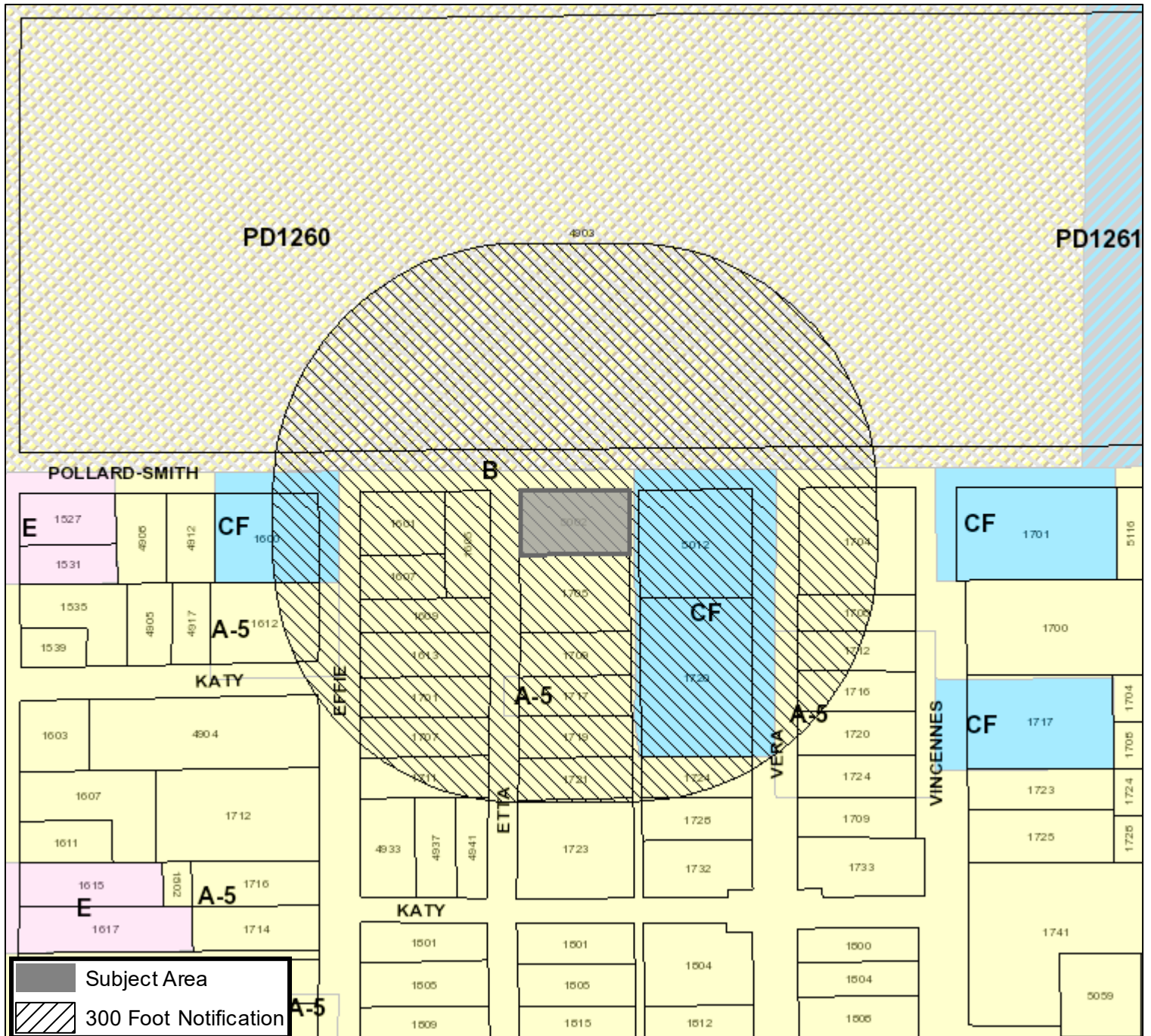
*View of adjacent properties to the east.*



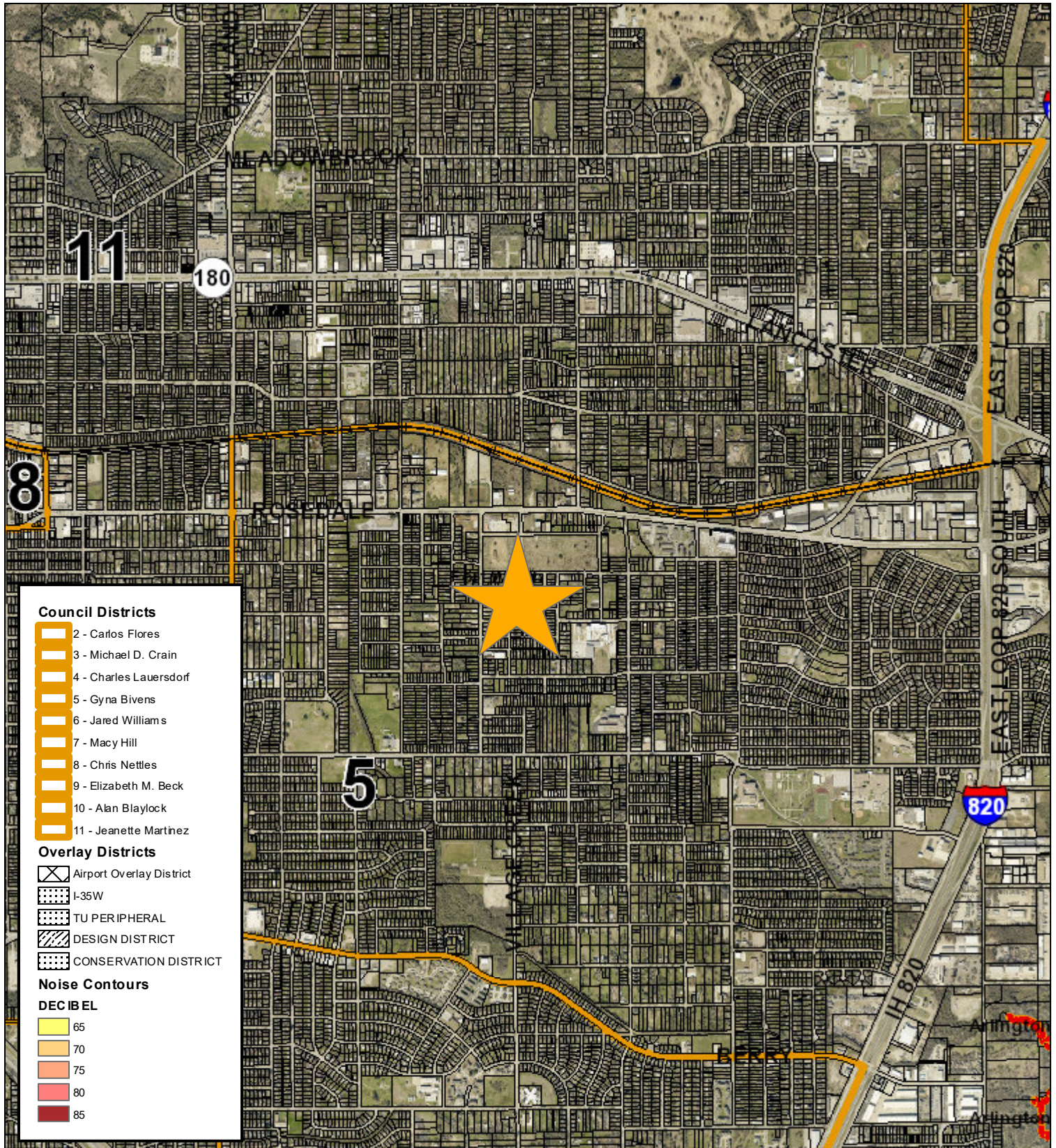
*View of property across the street to the north.*

## Area Zoning Map

Applicant: Texas4 Land LLC/Cooper Conger  
 Address: 5002 Pollard-Smith Avenue  
 Zoning From: A-5/Stop Six Overlay  
 Zoning To: UR/Stop Six Overlay  
 Acres: 0.25  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 3/11/2026  
 Contact: 817-392-2779



### Area Map



**Council Districts**

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

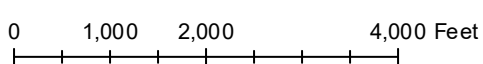
**Overlay Districts**

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

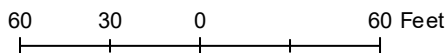
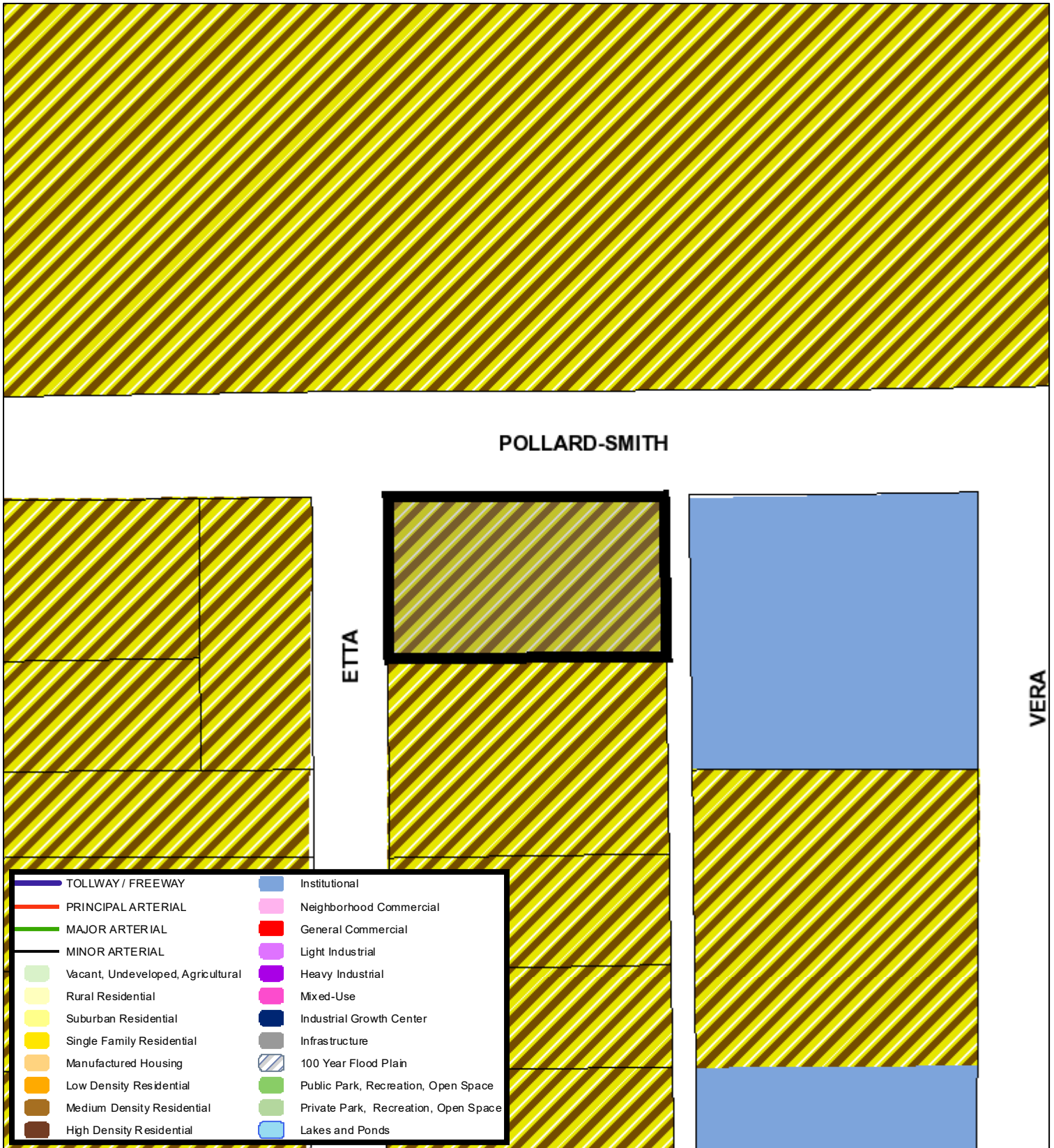
**Noise Contours**

**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**

