



Zoning Staff Report

Date: June 09, 2026

Case Number: ZC-26-049

Council District: 6

Zoning Map Amendment

Case Manager: Enrique Alvarez

Owner / Applicant: Summy Estate Holdings Corp. / Abbey Sunmonu

Site Location: 5700 Lenore St. Fort Worth, TX 76134

Acreage: 0.23 Acres

Request

Proposed Use: Rezone to allow residential use and occupancy of existing property

Request: From: “ER” Neighborhood Commercial Restricted
To: “B” Two-Family District

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 10-0**

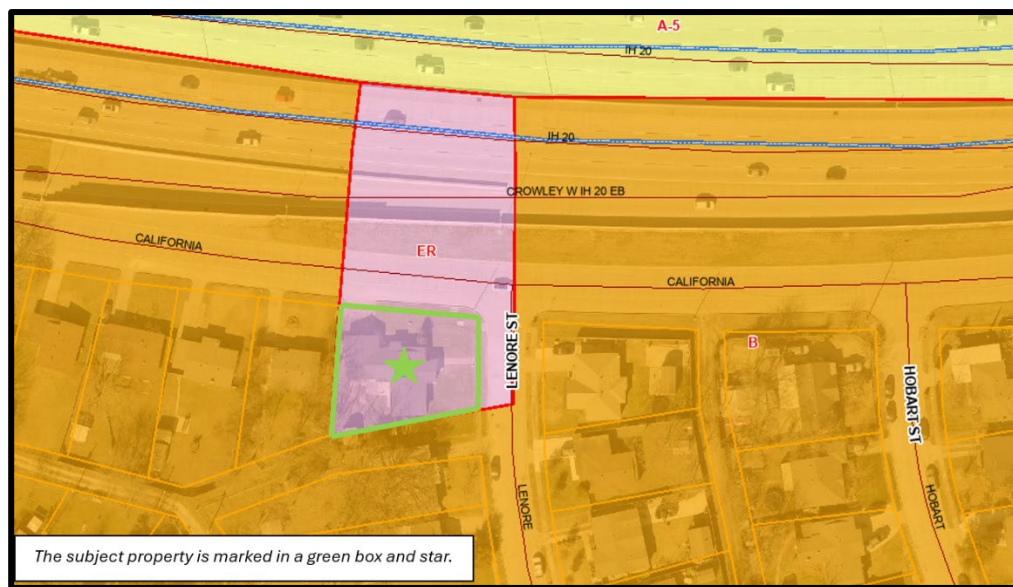
Project Description and Background

The subject property is located at the southwest corner of Lenore Street and California Parkway / I-20 service road. The applicant is requesting a zone change on the subject property from “ER” Neighborhood Commercial Restricted to “B” Two-Family District. The subject property contains one platted lot measuring approximately 9,760 square-feet, which contains a single-residential structure. Adjacent and surrounding properties along the same block along Lenore Street and California Parkway are all zoned “B” Two-Family District, and contain one-

family detached homes, which are permitted within the “B” Two-Family District. The property has access from both Lenore Street and California Parkway. The applicant has proposed keeping the existing structure to allow for residential use, as the property is no longer utilized as a business office. If the zoning change is approved, any future development on the site would have to comply with “B” Two-Family District development standards.

Surrounding Zoning and Land Uses

	North	South	East	West
Zoning of Adjacent Property	“A-5” One-Family District	“B” Two-Family District	“B” Two-Family District	“B” Two-Family District
Land Use	Freeway / Residential Home	Residential Home	Residential Home	Residential Home



Recent Zoning History

No zoning changes since at least 2004.

Development Analysis

Land Use Compatibility

The area surrounding the subject property contains mostly single-family residential properties. Under the current zoning, the existing structure could not be utilized for residential purposes. The City’s zoning map has not shown any zoning changes since at least 2004; however, it is presumed that the structure existed as non-conforming for several years. A zone change to “B” Two-Family District would allow the property to align with the surrounding and existing uses. The proposed use is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Sycamore 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 designation include 3,500+ square-foot lots for single-family homes. The proposed zone change is **not compatible** with the Comprehensive Plan Future Land Use Map. However, while the zone change is not compatible, the underlying use of the property, and surrounding properties, are single-family, which is permitted in the “B” Two-Family District.

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.		APPENDIX C: FUTURE LAND USE BY SECTOR
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
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable 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 well. The proposed zoning change is **consistent** with the Comprehensive Plan Policies below:

- Protect residential areas from encroachment by commercial and industrial uses.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Preserve the character of rural and suburban residential 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 **May 1, 2026**.

Posted Notice

A sign was erected on the property on **May 1, 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

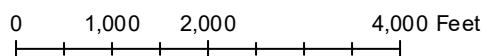
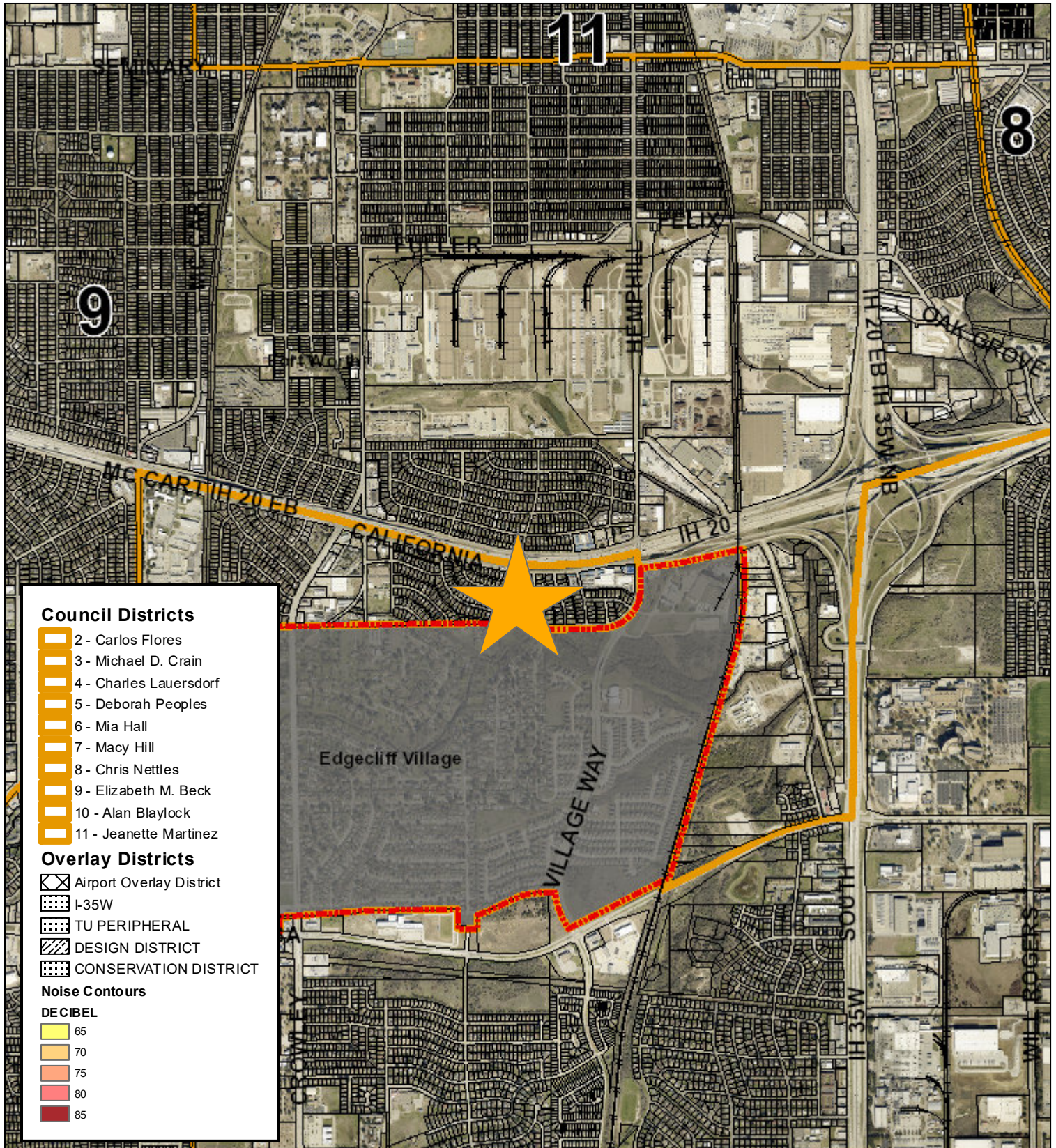
The following organizations were emailed on **May 1, 2026**:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	Fort Worth ISD
Hemphill Corridor Development Collaborative	

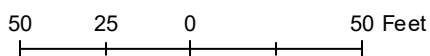
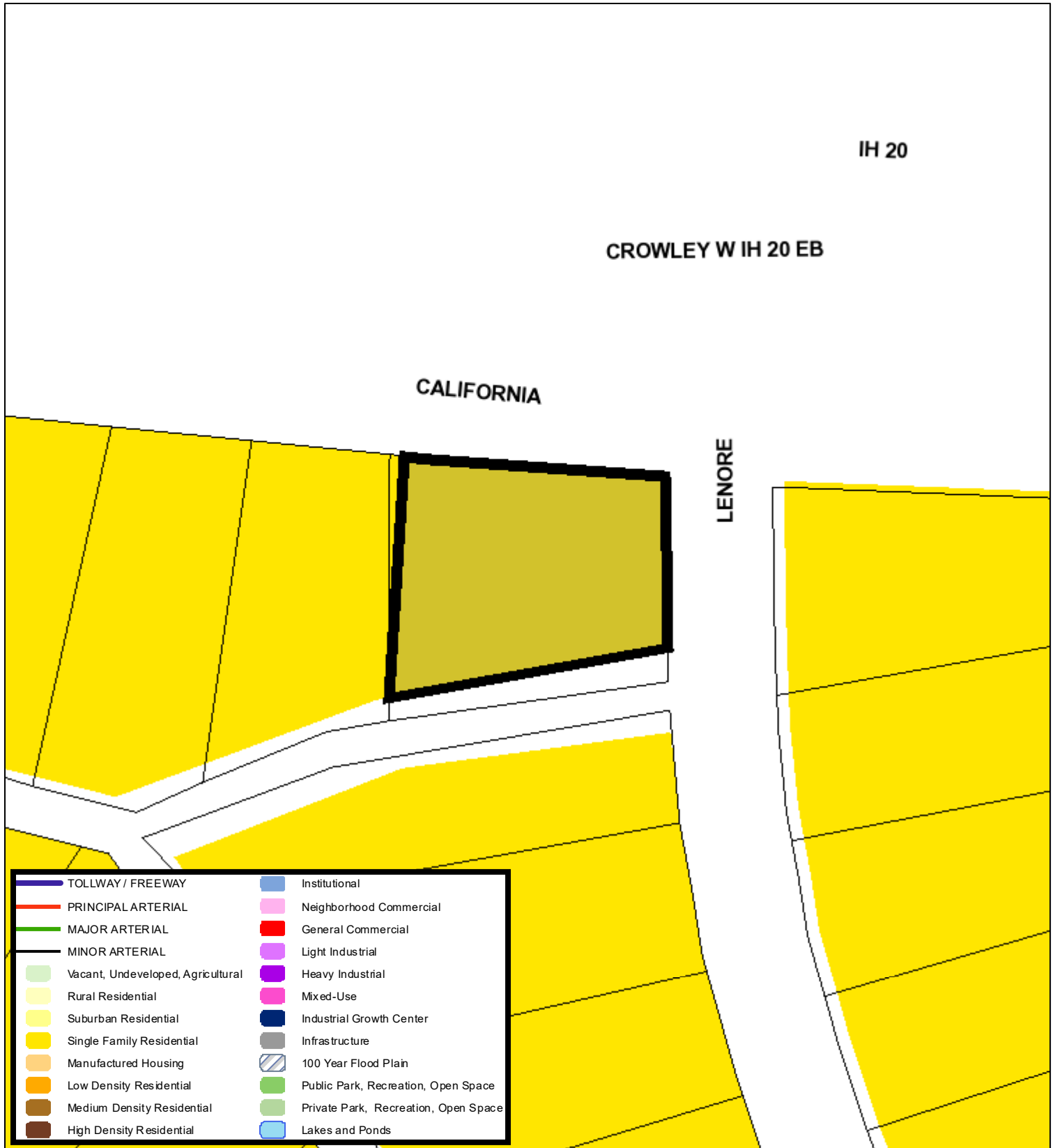


Front view of the subject property with posted legal notice.

Area Map



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



0 35 70 140 Feet

	FEMA 100 Year Flood Zone
	Non-FEMA City Flood Risk Areas

