



Zoning Staff Report

Date: August 12, 2025

Case Number: ZC-25-091

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Myrna E. Rios

Site Location: 1224 Meriwether Avenue

Acreage: 0.17 acre

Request

Proposed Use: Duplex

Request: From: "A-5" One-Family
To: "B" Two-Family

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

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Project Description and Background

The subject property, encompassing approximately 0.18 acres, is situated on the south side of Meriwether Avenue. The site is currently undeveloped and has remained vacant for an extended period. It is located within an established residential neighborhood characterized primarily by single-family and two-family (duplex) dwellings, as well as a community-serving institution such as a neighborhood church.

The property is currently zoned “A-5” One-Family, which allows for single-family residential development. Surrounding properties are predominantly zoned “B” Two-Family, permitting duplex development, except for the adjacent property to the south, which retains the “A-5” One-Family designation.

The applicant is requesting to rezone the site to construct a duplex. Additional information regarding the proposed development can be found in the 'Applicant's Description' section below.

Applicant's Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“Build a multi-family home. Duplex-2. There are several duplexes on the same street.”*

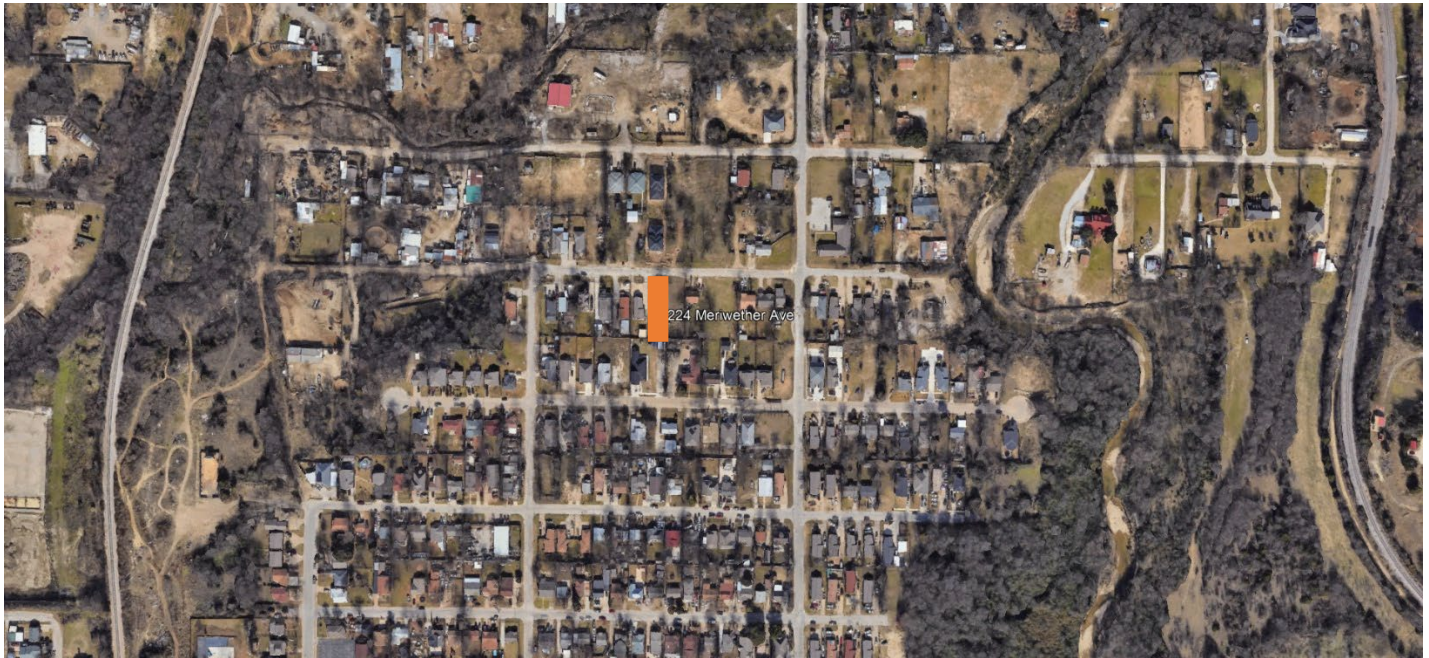


Figure 1: Google Map of site and surrounding area



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

Surrounding Zoning and Land Uses

North: "B" Two-Family/ Residential
East: "B" Two-Family/ Residential
South: "A-5" One-Family/ Residential
West: "B" Two-Family/ Residential

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	
United Communities Association of South Fort Worth	Carter Park NA
Trinity Habitat for Humanity	Streams and Valley's Inc
Southeast Fort Worth Inc	

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area is primarily zoned for residential use and is predominantly developed with residential structures, including single-family homes and duplexes. The exception is a neighborhood church situated at the corner of Meriwether Avenue and McClure Street, which serves as a community-oriented institutional use within the residential context (*See supplemental information*’).

The proposed land use is generally consistent with the existing development pattern and character of the neighborhood, which includes a mix of single- and two-family dwellings. The requested rezoning is compatible with surrounding zoning designations and is not anticipated to have a negative impact on the character, stability, or cohesiveness of the neighborhood. Instead, it supports the continued residential nature of the area while allowing for modest increases in density.

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

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Single-Family 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

The proposed property's designation is consistent with the existing Single-Family Residential outlined in the Future Land Use (FLU) Map. The rezoning request to Two-Family ("B") 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:

- "A-10" One-Family
- "A-7.5" One-Family
- "A-5" One-Family
- "AR" One-Family Restricted

The proposed zoning district and intended use aim to preserve the character of the existing neighborhood while encouraging thoughtfully scaled, duplex structure that will complement the area. This zoning change will promote diverse housing options within the neighborhood, enhancing accessibility and variety in the local housing market. Additionally, the development will bring new life, creating curb appeal, and contributing to the area's vibrancy and overall aesthetic cohesion.

The following policies help to protect the historic property:

- *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.*
- *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.*

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

Supplemental Information
Surrounding Site photos taken by Staff on 6/23/2025



Across the street at 1227 & 1216 Meriwether Avenue



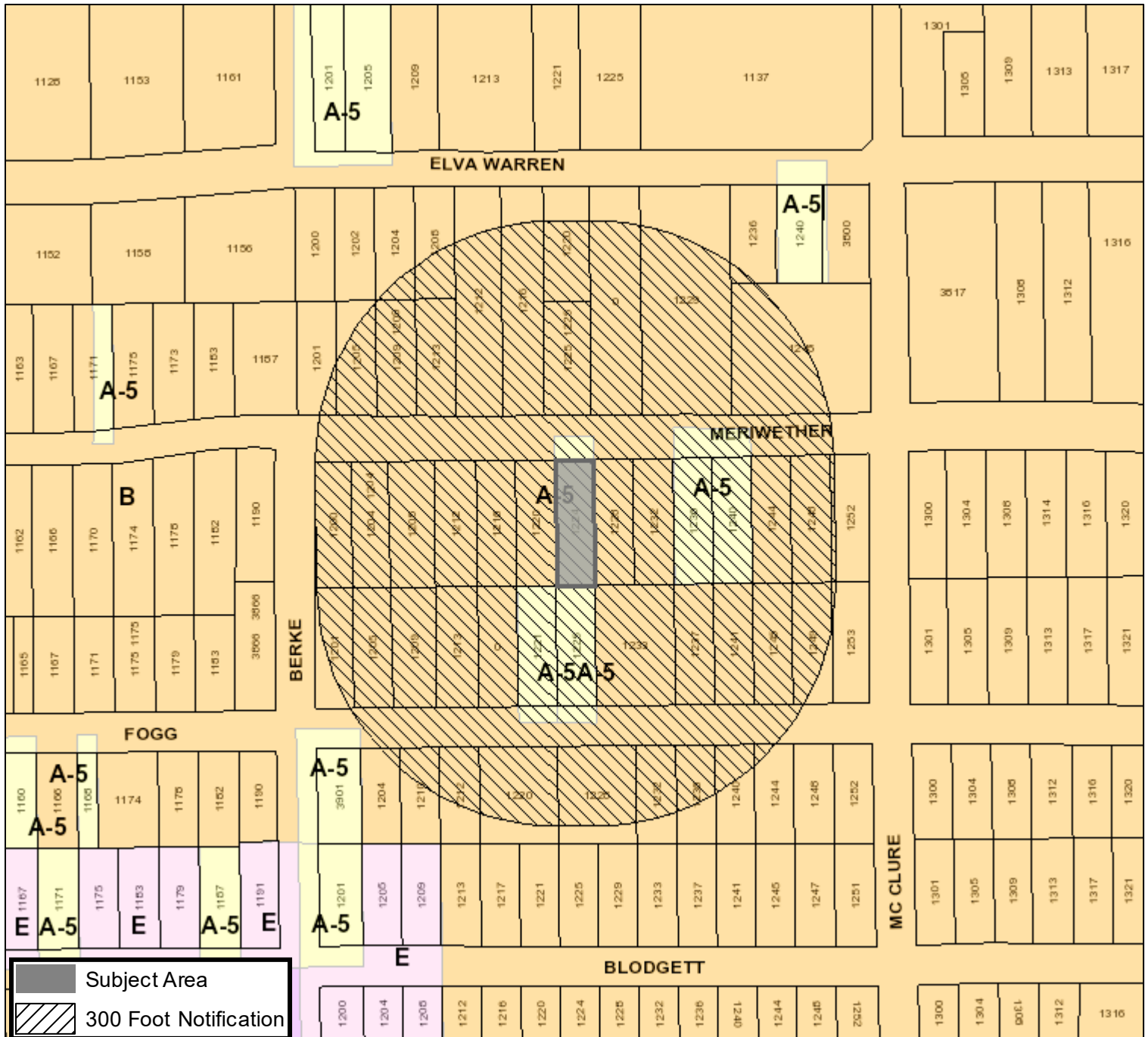
Church at the corner of Meriwether Avenue and McClure Street



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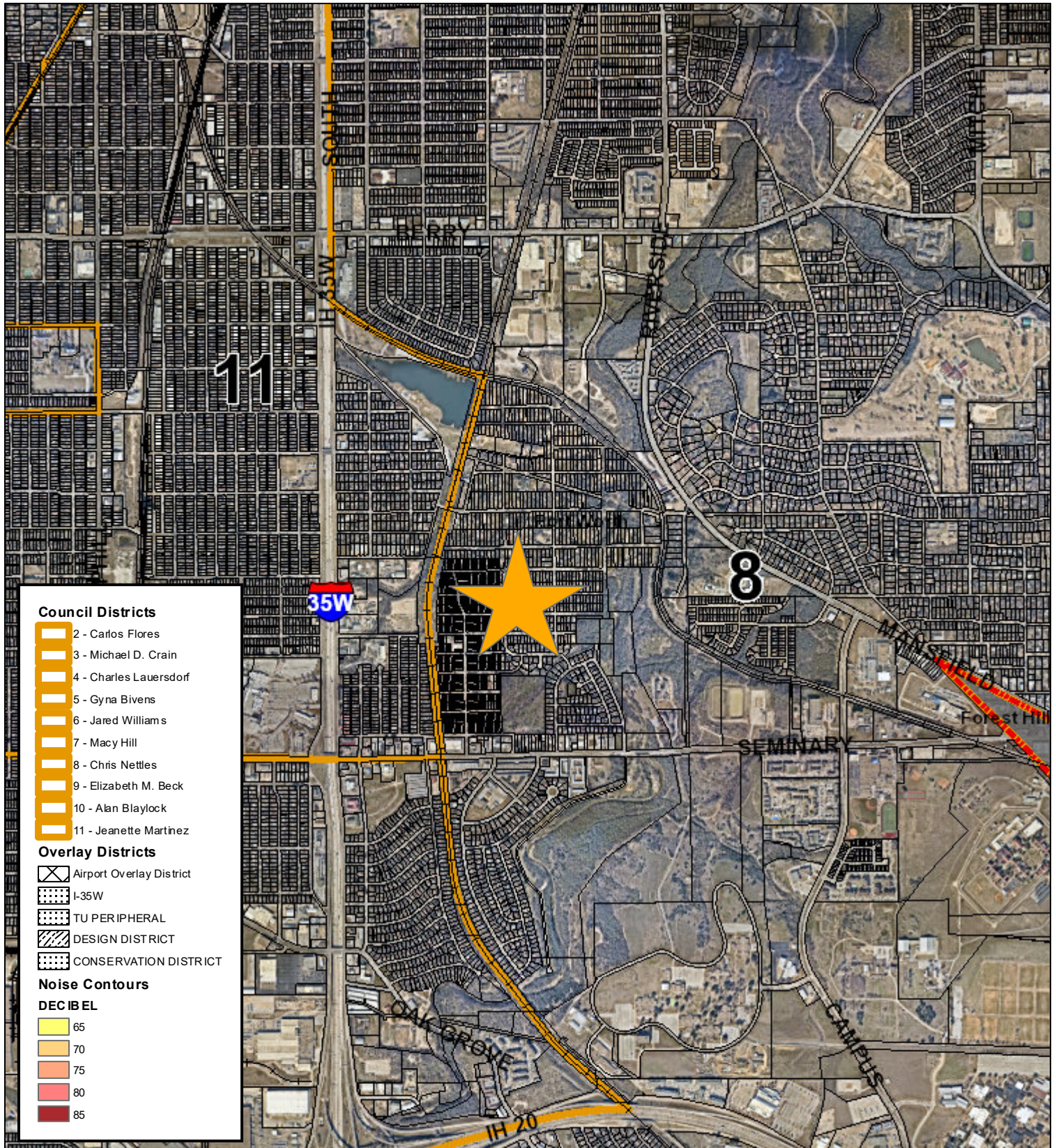
Area Zoning Map

Applicant: Myrna Rios
Address: 1224 Meriwether Avenue
Zoning From: A-5
Zoning To: B
Acres: 0.17
Mapsc: Text
Sector/District: Southside
Commission Date: 7/9/2025
Contact: 817-392-2806



0 90 180 360 Feet

Area Map



0 1,000 2,000 4,000 Feet



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Future Land Use

MERIWETHER

	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

75 37.5 0 75 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 45 90 180 Feet

