



Zoning Staff Report

Date: May 13, 2025

Case Number: ZC-25-023

Council District: 11

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: S&K Asset Developers, LLC / Suman Atteti

Site Location: 5114 Norma Street

Acreage: 0.48 acres

Request

Proposed Use: Two Single-family lots/homes

Request: From: “A-7.5” One-Family

To: “A-5” One-Family

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**

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Project Description and Background

This vacant property contains two parcels and is located on the east side of the city two blocks north of E. Lancaster Ave. and approximately one mile inside Loop 820 in Council District 11. The total area of the subject property (the northern parcel) is approximately 21,094 sq. ft. The City owns the southern parcel that is part of a larger drainage/stormwater detention facility.

The owner proposes to subdivide the subject property into two 10,500 sq. ft. lots and construct two detached single-family homes (one on each lot).

The property area is sufficient to accommodate two “A-7.5” lots, however, the width is 106 feet—four feet less than the 110-feet needed to accommodate two lots with a minimum 55-foot width in the “A-7.5” district. For this reason, the owner is requesting a zoning change to “A-5” which allows for 50-foot lot widths.

Surrounding Zoning and Land Uses

North “A-7.5” One-Family residential
East “A-7.5” One-Family residential
South “A-7.5” One-Family residential (City-owned drainage/stormwater detention area)
West “A-7.5” One-Family residential

Recent Zoning History

- ZC-10-150: Council-initiated rezoning of 387 acres in the Central Meadowbrook Neighborhood changed the zoning of this block of Norma Street from “B” Two-Family Residential to “A-7.5” One-Family Residential.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **March 28, 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 **March 28, 2025**:

| Organizations Notified | |
|---|--------------------------------------|
| Neighborhoods of East Fort Worth Alliance | East Fort Worth Business Association |
| Trinity Habitat for Humanity | Southeast Fort Worth, Inc. |
| Streams and Valleys Inc. | Central Meadowbrook NA* |
| East Fort Worth, Inc. | Fort Worth ISD |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Most of the properties in this block are larger than “A-7.5” requires, though lot sizes range from 6,000 sq. ft. to larger than one-half acre in size. The zoning change request is consistent with the existing single-family home development pattern in the neighborhood. The rezoning request would allow for detached single-family homes on lots greater than 10,000 sq. ft., which is **compatible** with the surrounding land use.

Comprehensive Plan Consistency

The requested zoning change is **consistent** with the 2023 Comprehensive Plan. The Future Land Use Map designates this property as Single-Family Residential which is characterized by 3,500+ sq. ft. lots with single-family homes. Zoning districts consistent with Single-Family Residential include A-10, A-7.5, A-5, and AR.

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

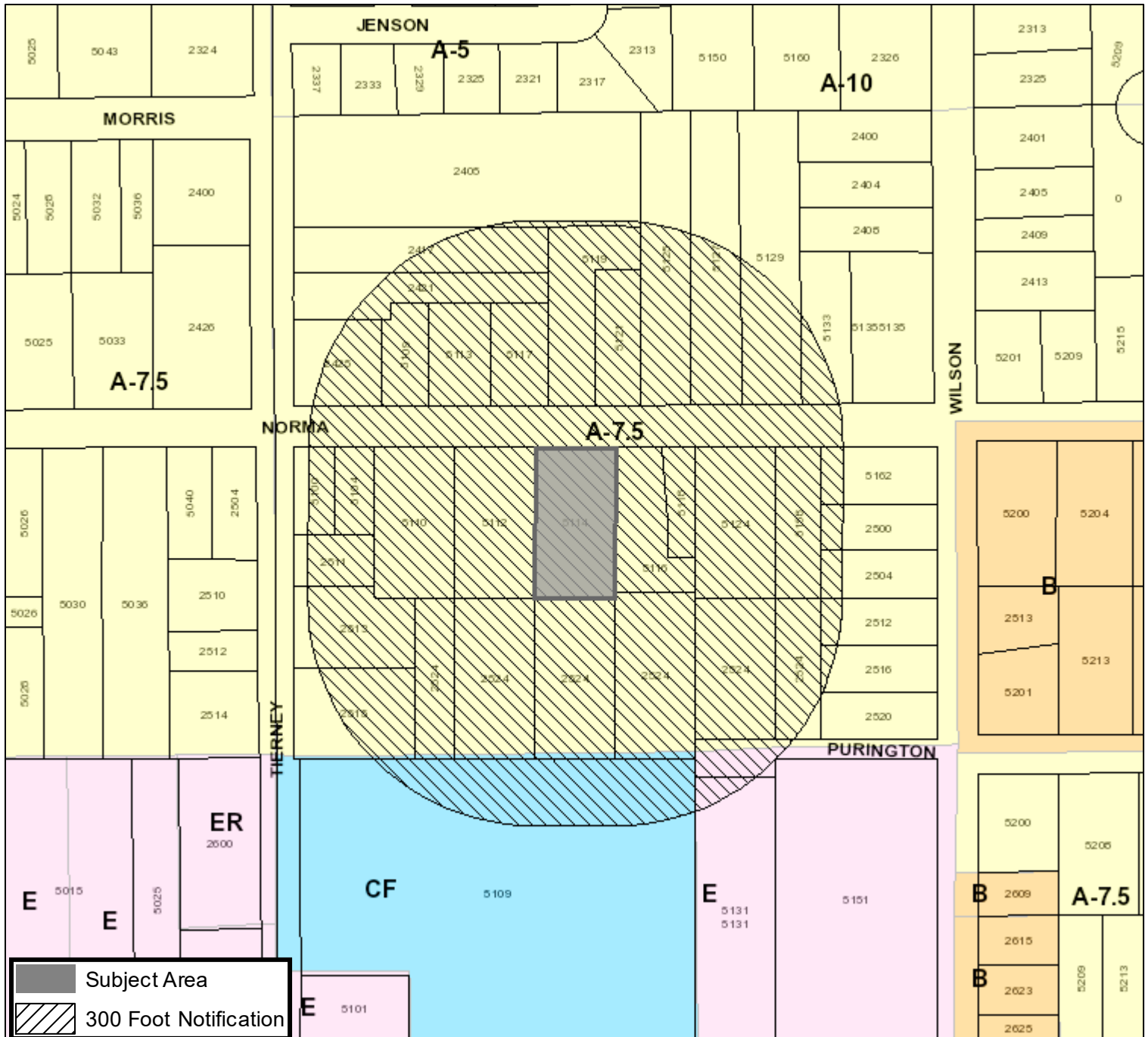
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.



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Area Zoning Map

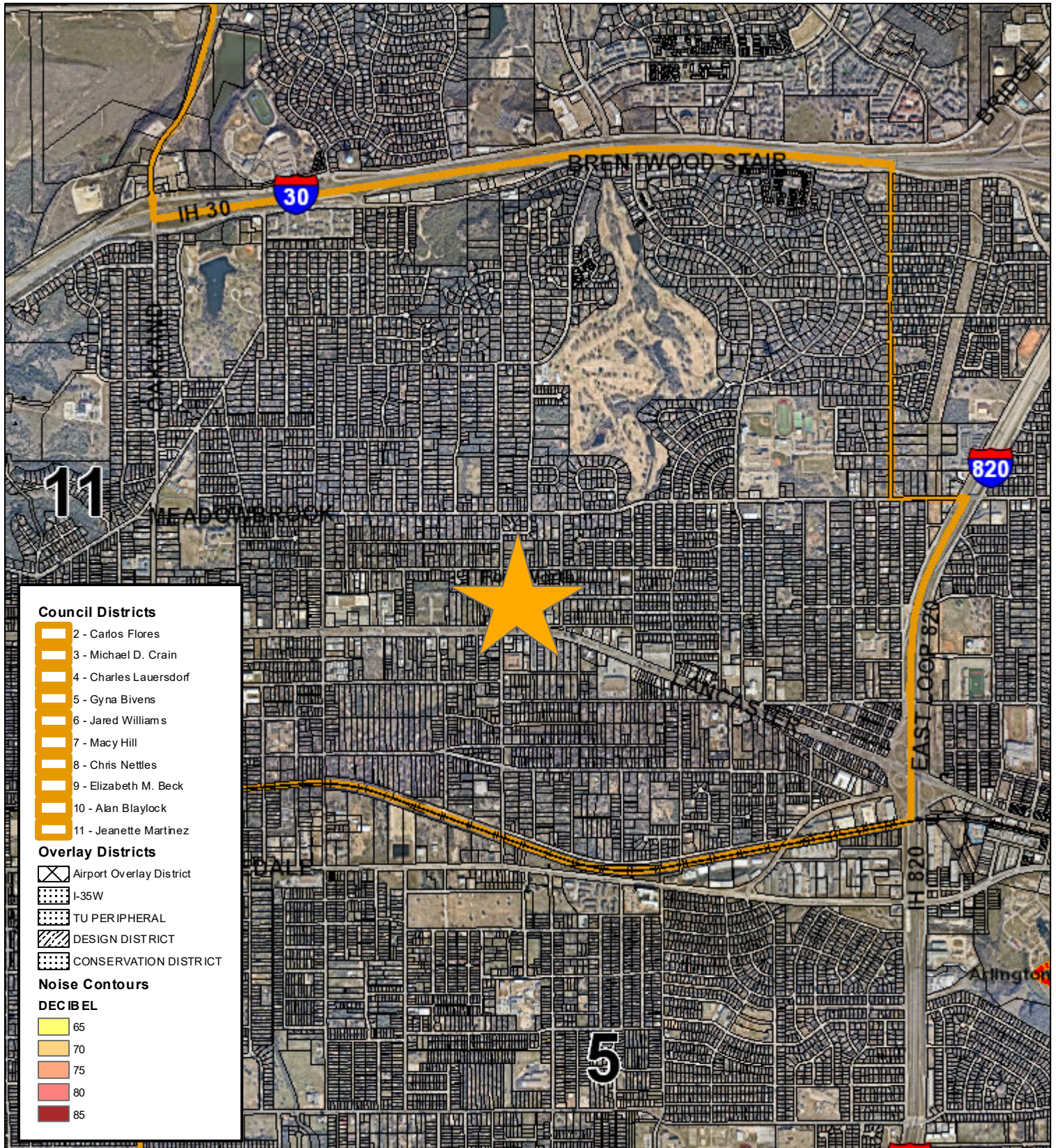
Applicant: S&K Asset Developers, LLC/Suman Atteti
Address: 5114 Norma Street
Zoning From: A-7.5
Zoning To: A-5
Acres: 0.485
Mapsc0: Text
Sector/District: Eastside
Commission Date: 4/9/2025
Contact: 817-392-8043



0 95 190 380 Feet

Created: 3/20/2025 12:10:03 PM

Area Map



0 1,000 2,000 4,000 Feet



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Future Land Use

NORMA

PURINGTON

| | | | |
|--|-----------------------------------|--|--------------------------------------|
| | 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 |

90 45 0 90 Feet

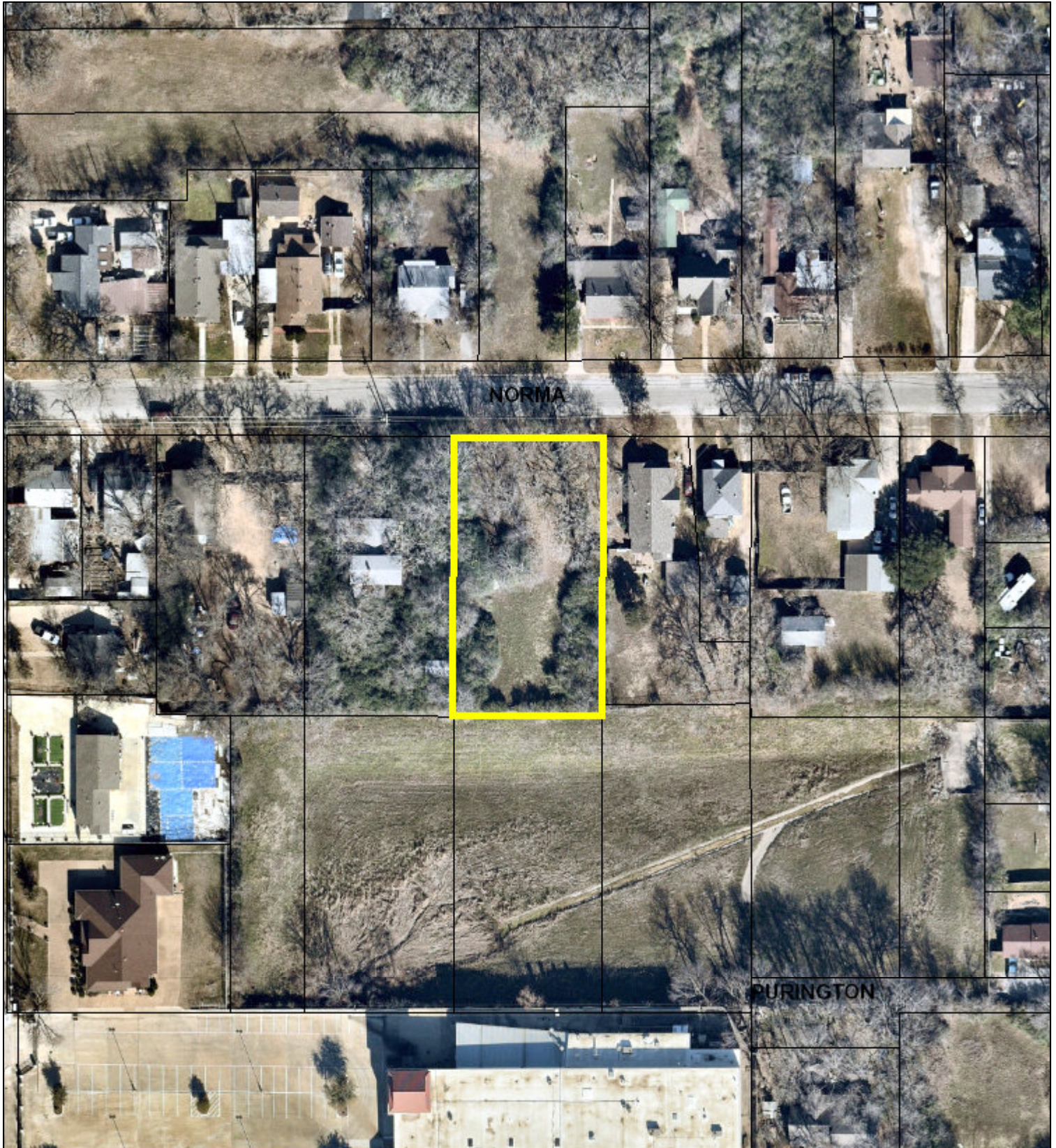
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 60 120 240 Feet

