



# Zoning Staff Report

**Date:** February 14, 2023

**Case Number:** ZC-22-207

**District (old/new):** 9 / 9

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Stephanie & Trinidad Cruz Jr.

**Site Location:** 4101 Merida Avenue

**Acreage:** 0.2455 acres

### Request

**Proposed Use:** Single Family Residential

**Request:** From: “FR” General Commercial Restricted

To: “A-7.5” One-Family Residential

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan 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 site is located in the Newton Carb Addition of Fort Worth in Council District 9. The proposal to rezone this lot would change the current “FR” General Commercial Restricted zoning to “A-7.5” One Family Residential zoning. “FR” zoning has been in place since at least 2004. The property is currently developed as a single family residence. No changes in land use are proposed. Rezoning this site to “A-7.5” would simply align the zoning with the existing use of the property.

The subject property is a corner lot, situated at the intersection of two residential/neighborhood streets (Merida Avenue and West Bolt Street). The lot is a block and a half from the nearest corridor (McCart Avenue), so commercial zoning is not the most sensible classification for this lot. The commercial/“FR” zoning is potentially a conversion error when the old hatch maps were converted to GIS, as the 1954 zoning maps show “B” zoning for this area. This rezoning request will downzone the property from a more intensive zoning category to a less intensive zoning category.

## Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted / student housing, Southwestern Baptist Theological Seminary  
East “FR” General Commercial Restricted / residential  
South “FR” General Commercial Restricted / residential  
West “FR” General Commercial Restricted / residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 30, 2022.  
The following organizations were emailed on December 30, 2022:

Organizations Notified	
Las Familias de Rosemont*	South Hills NA
Streams & Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the lot directly adjacent to existing single family homes to the south, west, and east, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. Merida Avenue is a residential street, rather than a commercial collector or arterial, and residential use would be more appropriate here than commercial uses that would be allowed under the existing “FR” zoning. The proposed rezoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southside

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The 2022 Comprehensive Plan currently designates the subject property as future single family residential. The zoning types that would compatible with this future land use designation are One Family Residential “A-10”, “A-7.5”, “A-5” or “AR”. With lot dimensions of 72.5’ by 147.5’, and total area of 10,694 square feet, the subject site meets the minimum standards for “A-7.5” zoning found in Section 4.704 of the Zoning Ordinance.

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

The proposed zoning **is consistent** with the Comprehensive Plan.

### Economic Development Plan

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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

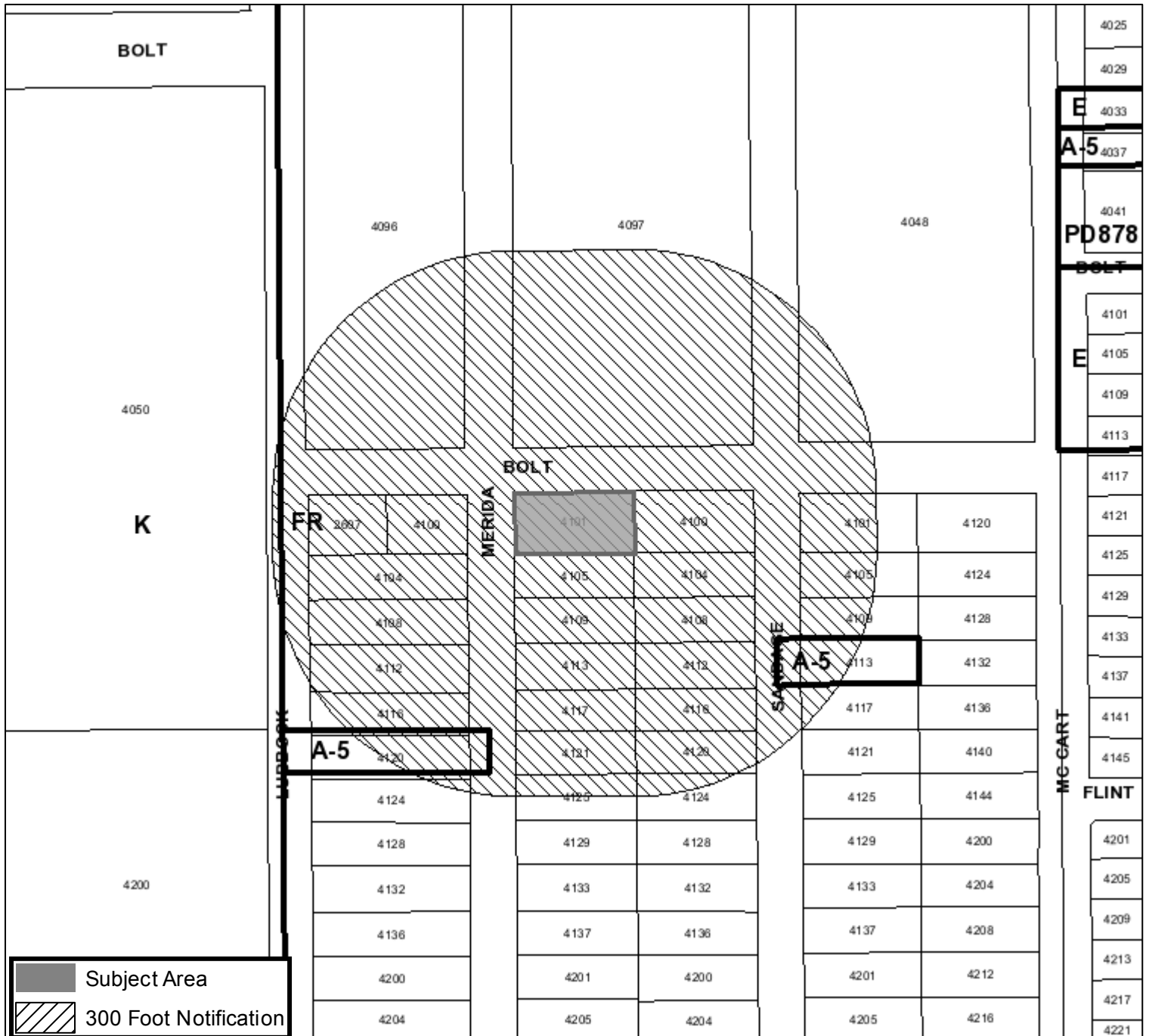






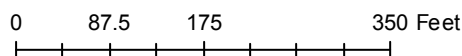
ZC-22-207

# Area Zoning Map

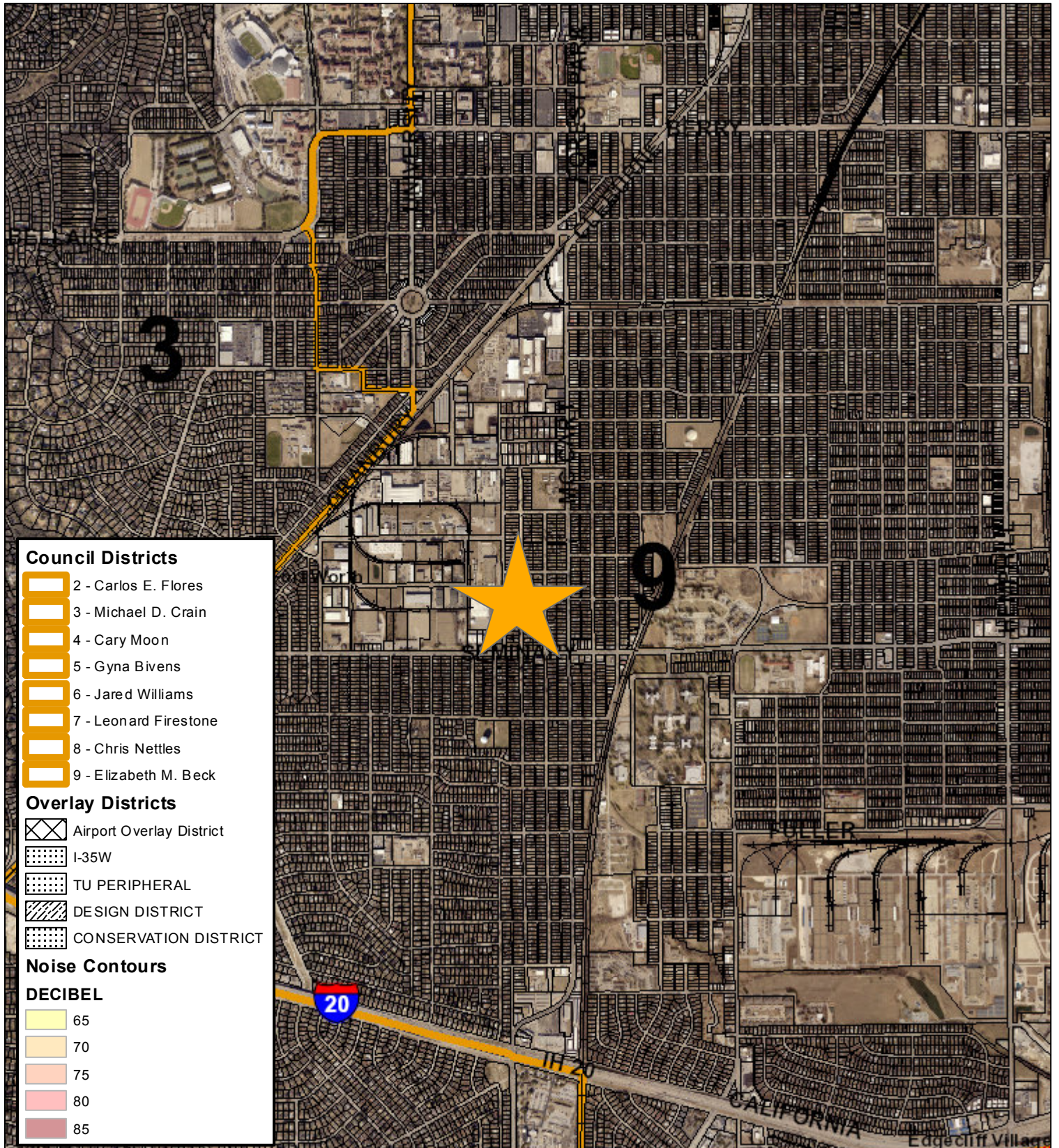
Applicant: Trinidad & Stephanie Cruz  
 Address: 4101 Merida Ave.  
 Zoning From: FR  
 Zoning To: A-7.5  
 Acres: 0.25748808  
 Mapsco: 090F  
 Sector/District: Southside  
 Commission Date: 1/11/2023  
 Contact: null



 Subject Area  
 300 Foot Notification








### Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

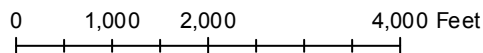
**Overlay Districts**

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

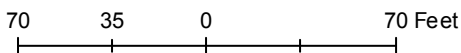
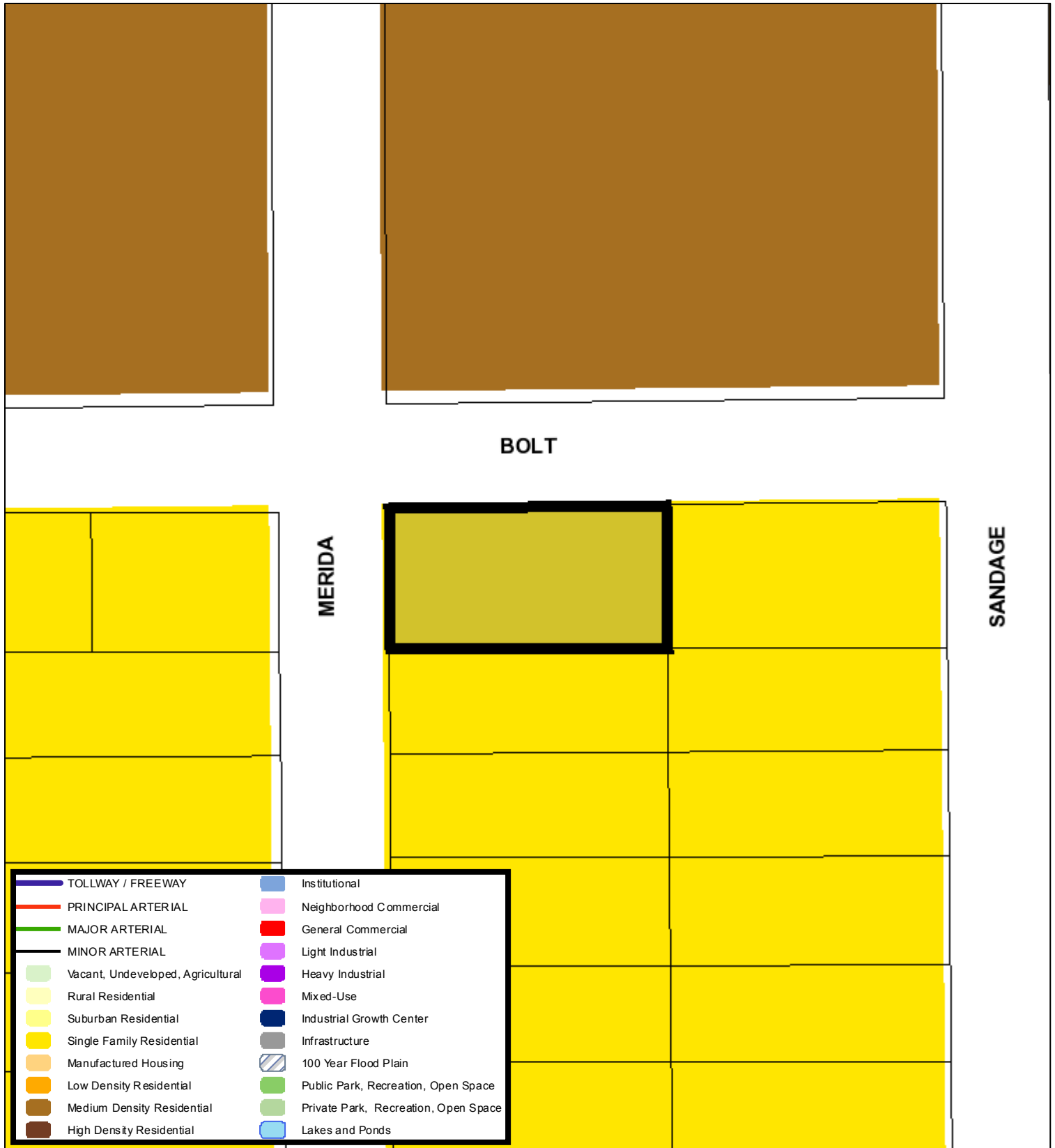
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



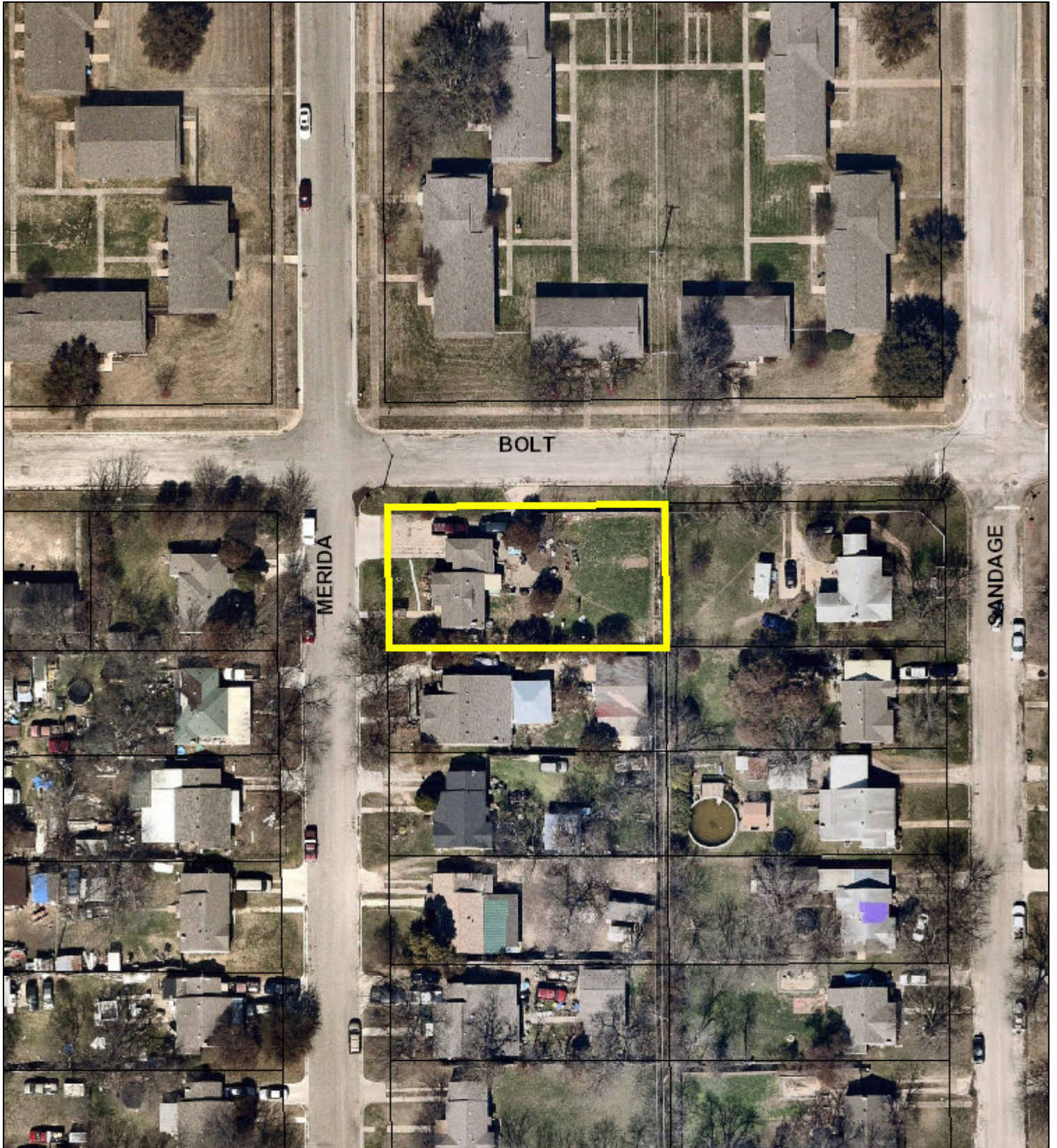
### Future Land Use



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**



0 45 90 180 Feet

