



Zoning Staff Report

Date: December 9, 2025

Case Number: ZC-25-177

Council District: 9

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner: Claudia Chavolla

Applicant: UP DFW PROPERTIES LLC/ Jose Juarez

Site Location: 4609 McCart Avenue

Acreage: 0.17 ac

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family Residential
To: “B” Two-Family Residential

Recommendation

Land Use Compatibility: Requested change is **not compatible**.

Comprehensive Plan Map Consistency: Requested change is **not consistent**.

Comprehensive Plan Policy Consistency: Requested change is **not consistent**.

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 11-0**

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Project Description and Background

The subject property is a 0.3-acre vacant lot situated between two existing single-family homes on McCart Avenue and located approximately two blocks south of W. Seminary Drive. McCart Avenue is designated as an arterial street and is a four-lane road with no center turn lane or shoulders/bike lanes. The property was part of a large Council-initiated rezoning project that removed “B” Two-Family zoning from the neighborhood. There is a mix of single-family homes, duplexes, and light commercial uses surrounding the property.



Google Street view of McCart Avenue: four lane without center turn lane.

The applicant provided the following project description:

Dear Planning and Zoning Commission Members,

I am the owner of the property located at 4609 MC Cart Ave Fort Worth, TX 76115 legally described as [Legal Description of Property]. I am writing to respectfully request a change in the property's zoning classification from its current designation of A5 to B Duplex or Two-Family Residential to allow for the construction of a duplex.

My reasons for this request are as follows:

Support for Community Housing Needs: The development of this duplex will provide a much-needed additional housing unit in the community. Increasing housing density in established neighborhoods helps address the growing demand for housing options and offers a variety of housing types for residents.

Compatibility with Surrounding Area: The proposed duplex is compatible with the character of the surrounding neighborhood.

Rezoning will allow for a more efficient and productive use of my property, which is situated . The duplex will be designed to a high standard, blending in with the existing neighborhood architecture.

The construction of a duplex on this property is not expected to create any negative impacts related to traffic, parking, or public services.

I have included all required documents for this application, including full set of plans , survey and signatures From neighbors next to propose site .

I am prepared to discuss this proposal further with the Planning and Zoning Commission and address any questions you may have during the public hearing. My goal is to work with the city to ensure the project is a positive contribution to the neighborhood.

Thank you for your time and consideration of this request.

Sincerely,



Subject Site

Staff photo of site.

Surrounding Zoning and Land Uses

North: “A-5” One Family Residential; single-family residential

East: “A-5” One Family Residential; single-family residential

South: “A-5” One Family Residential; single-family residential

West: “PD199” (“PD-SU” for office/outside storage for construction and landscape business); commercial use

Recent Zoning History

- ZC-17-197 (Council-initiated South Hills NA rezoning) (Dec. 2017) Rezoned more than 35 surrounding blocks from “B” Two-Family Residential to “A-5” One-Family Residential

Development Impact Analysis

Land Use Compatibility

The properties around the subject site are residential uses – with the notable exception of a two-lot Planned Development for a landscaping business across McCart Avenue approved in 1994. Most of the lots within the neighborhood are used for residential purposes and only a few vacant lots are noted in the surrounding blocks. Because the neighborhood was zoned “B” Two-Family Residential prior to 2017, there are several duplexes interspersed among single-family homes. A visual survey of the neighborhood suggests single-family homes are the predominant housing typology in the area. The proposed “B” Two-Family zoning is **not compatible** with surrounding single-family land uses within the neighborhood.



Google Street view of commercial “PD” use across street.

Comprehensive Plan Consistency – TCU/Westcliff Planning Sector

The 2023 Comprehensive Plan Future Land Use Map designates this property as Single-Family Residential. Zoning districts allowing land uses that are consistent with single-family residential include “A-10”, “A-7.5”, “A-5” and “AR”. These districts do not allow two-family use by right. The requested “B” Two-Family Residential is **not consistent** with the Future Land Use map.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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

The request to rezone one lot in the middle of a block raises spot zoning concerns. Spot zoning occurs when a single parcel of land is zoned in a manner that is inconsistent with surrounding zoning and adopted plans (e.g., a city’s comprehensive plan) for the benefit of a single owner. Spot zoning, however, is a nuanced condition that is often not readily discernable. Zoning changes routinely involve private property, whose owner will materially benefit from the zoning change. Adopted city plans may not accurately reflect current community needs. A key aspect of any zoning change is whether there is a public benefit to the proposed zoning change. In this case, the 2017 Council-initiated rezoning demonstrated a desire of the community and the city to remove duplex uses from the neighborhood at the time. Underpinning the Council-initiated zoning change was the public benefit of strengthening the single-family residential character of the neighborhood. Additionally, the requested zoning change is **not consistent** with the following policies and strategies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Promote compatibility of infill housing with existing residential uses.
- *Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods. (land use strategy).*

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **October 31, 2025**.

Posted Notice

A sign was erected on the property on **October 30, 2025**.

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 **October 31, 2025**:

Organizations Notified	
South Hills NA *	Streams and Valleys, Inc.
Rosemont NA	Trinity Habitat for Humanity
Fort Worth ISD	

**Located within this registered Neighborhood Association*

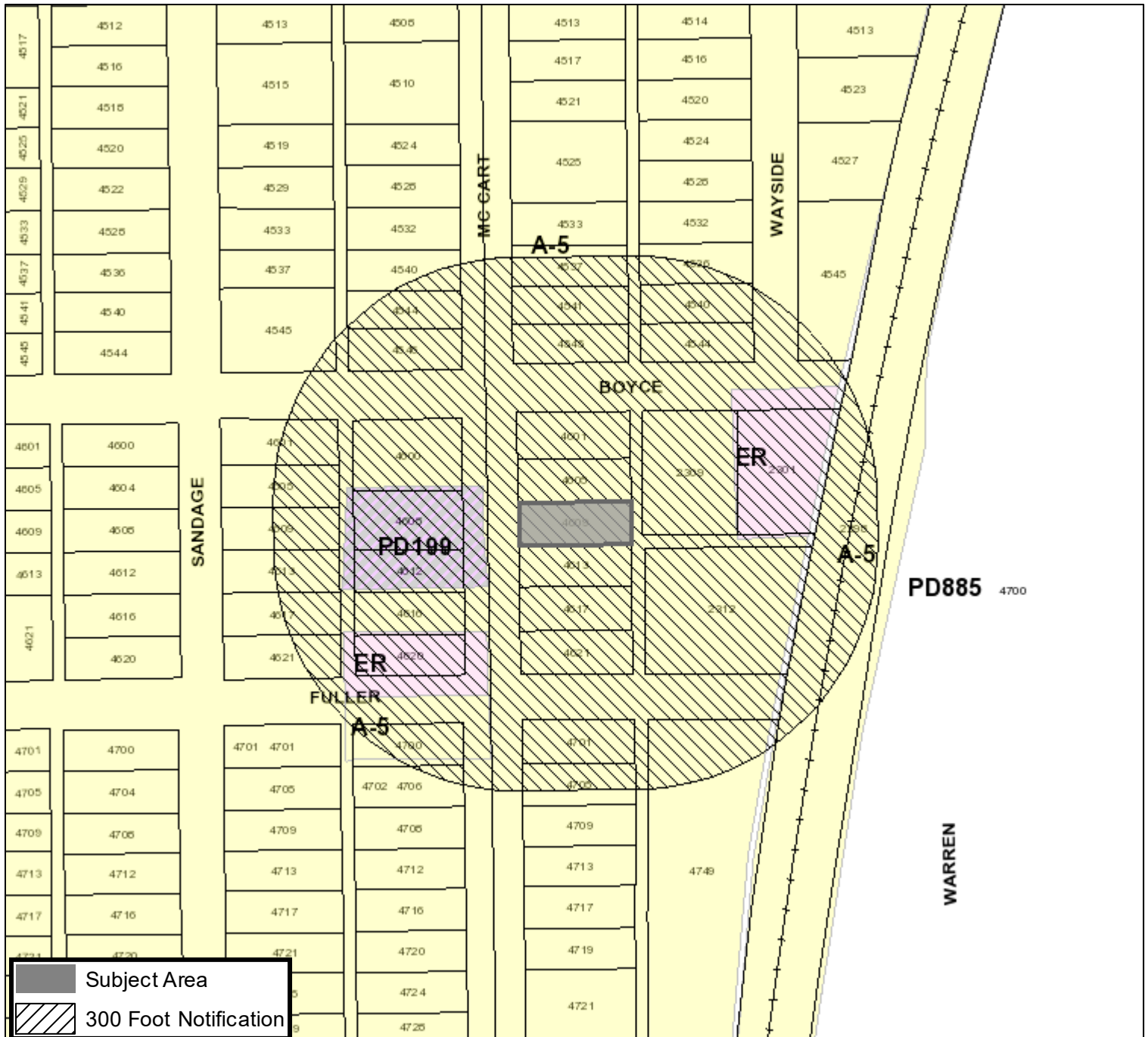




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Area Zoning Map

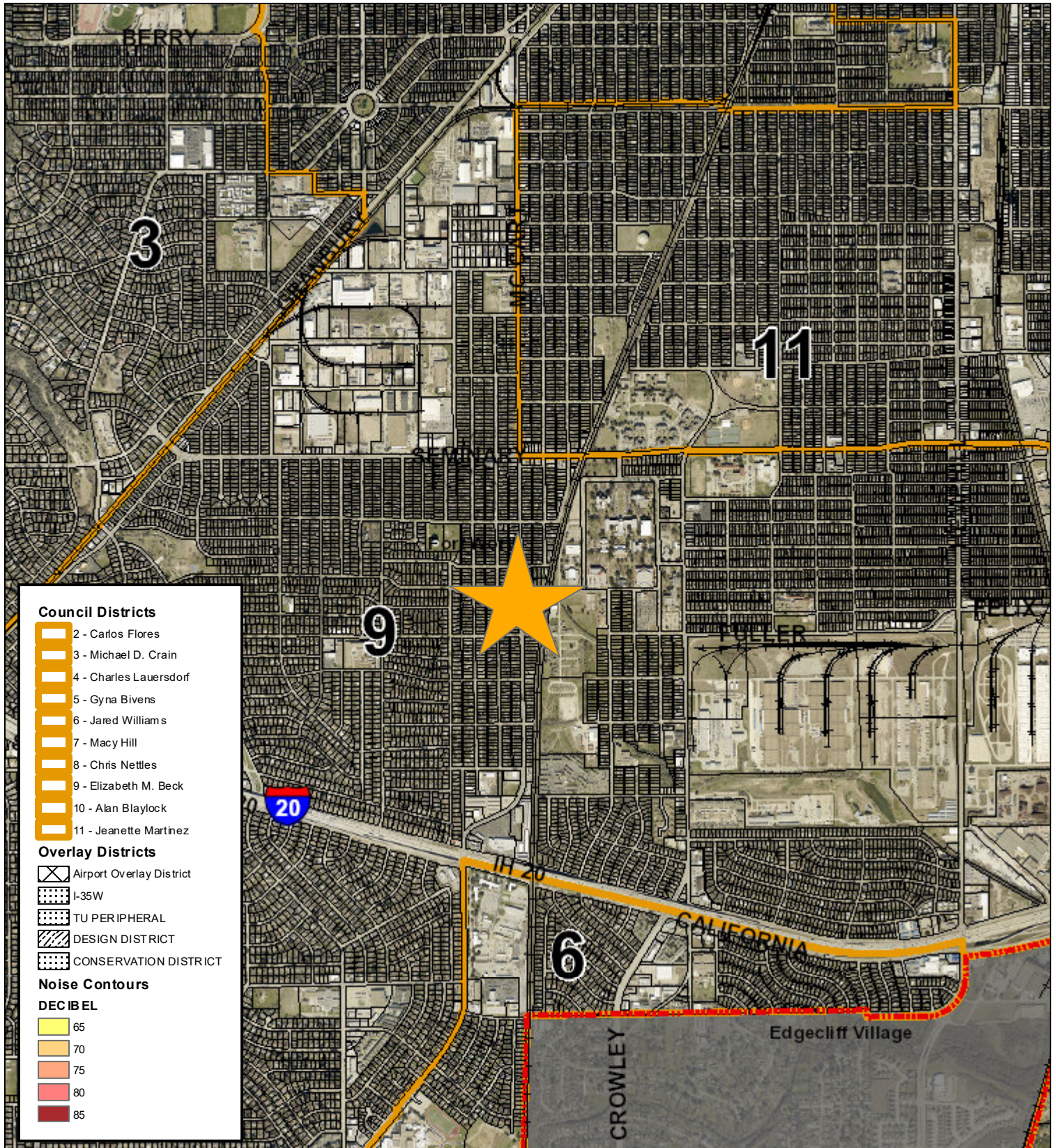
Applicant: Claudia Chavolla/UP DFW Properties
Address: 4609 McCart Avenue
Zoning From: A-5
Zoning To: B
Acres: 0.169
Mapsc0: Text
Sector/District: TCU/Westcliff
Commission Date: 11/12/2025
Contact: 817-392-8043



0 87.5 175 350 Feet

Created: 10/29/2025 1:31:39 PM

Area Map

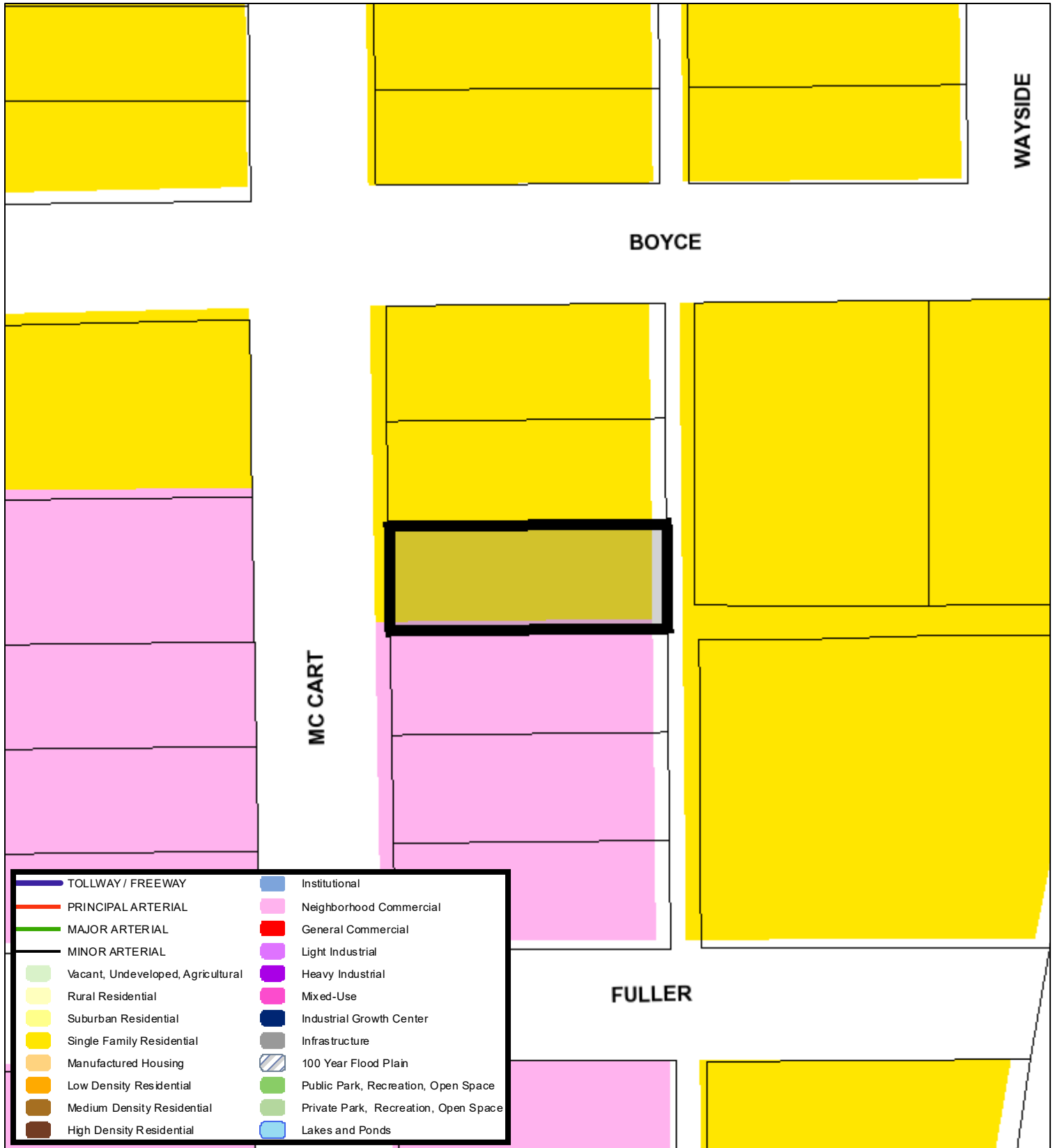


0 1,000 2,000 4,000 Feet



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Future Land Use



60 30 0 60 Feet

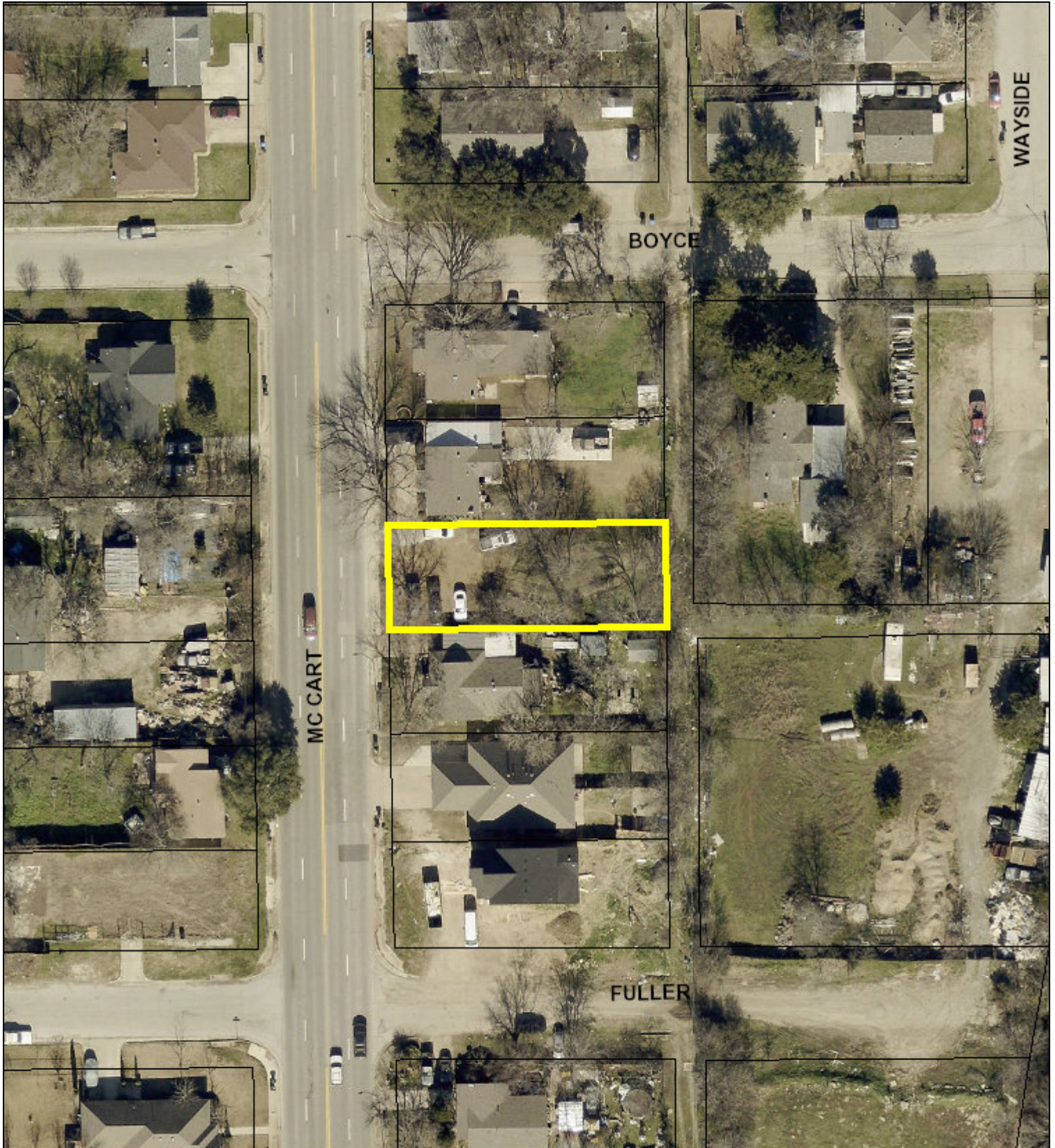
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





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Aerial Photo Map



0 40 80 160 Feet

