



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-036

Council District: 11

Zoning Map Amendment

Case Manager: Enrique Alvarez

Owner: AGZ Homes LLC

Applicant: Martin Zuniga / Daniel Guerrero

Site Location: 3724 South Freeway

Acreage: 0.14 Acres

Request

Proposed Use: Single-family dwelling

Request: From: “ER” Neighborhood Commercial Restricted
To: “A-5” One-Family Residential

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 11-0**

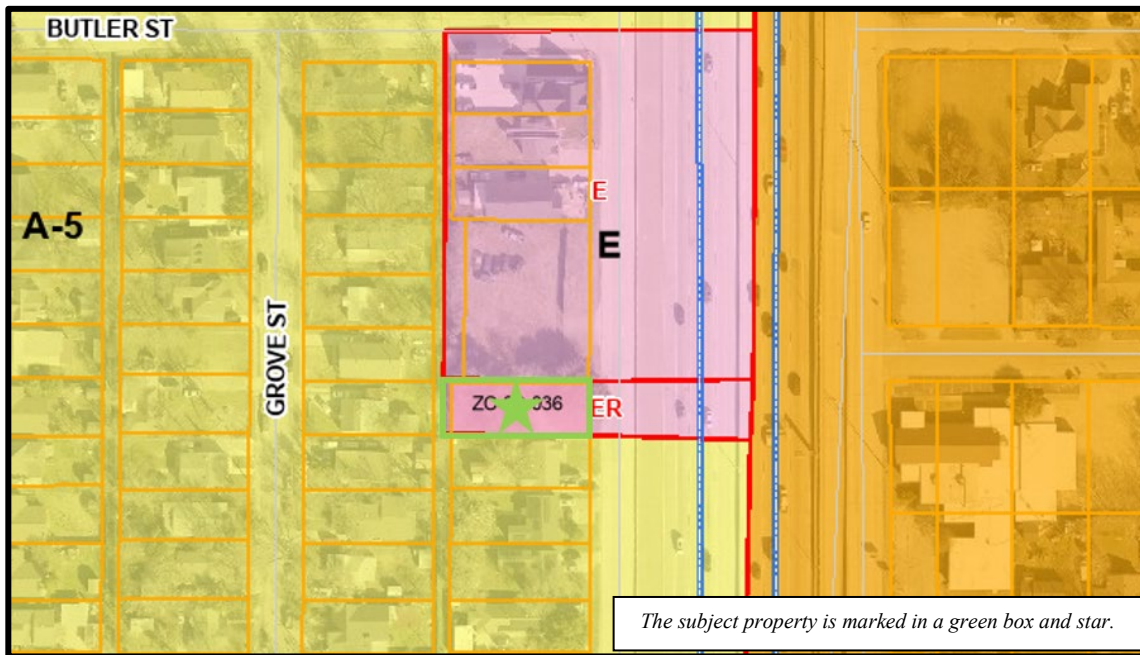
Project Description and Background

The subject property is located north of Dickson Street and west of the I-35W service road. The applicant is requesting a zone change on the subject property from “ER” Neighborhood Commercial Restricted to “A-5” One-Family District, which requires a minimum lot size of 5,000 square-feet. The subject contains one platted lot measuring approximately 6,215 square-feet, which contains a single residential structure. Adjacent properties along the same block to the south and west are zoned and used as “A-5” One-Family Residential. Properties to the north are zoned “E” Neighborhood Commercial with one undeveloped lot and several properties containing

residential structures,. The property is accessed from the I-35 access road. The applicant has proposed demolishing the existing structure and constructing a new single-family property on the lot. If the zoning change is approved, any future development on the site would have to comply with “A-5” One-Family development standards.

Surrounding Zoning and Land Uses

	North	South	East	West
Zoning of Adjacent Property	“E” Neighborhood Commercial	“A-5” One-Family District	“B” Two-Family District	“A-5” One-Family District
Land Use	Vacant Lot	One-Family Residential Home	I-35 Highway / Religious Facility	One-Family Residential Home



Recent Zoning History

No zoning changes since at least 2004.

Development Analysis

Land Use Compatibility

The area surrounding the subject property contains a majority of single-family residential properties. For the exception of the lot immediately to the north, most lots contain residential structures. Under the current zoning, a single-family residence could not be constructed. The city’s zoning map does not show any zoning changes since at least 2004, however, it is presumed that the structure has existed as non-conforming for a number of years.

A zone change to “A-5” One-Family residential would allow the property to align with the surrounding and existing uses. The proposed use is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside Planning Sector

Future Land Use Map

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

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 **compatible** with the Comprehensive Plan Future Land Use Map.

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: Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect 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.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 27, 2026**.

Posted Notice

A sign was erected on the property on **March 25, 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 **March 27, 2026**:

Organizations Notified	
United Communities Association of South Fort Worth	Brentmoor NA
Carter Park NA	Worth Heights NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD

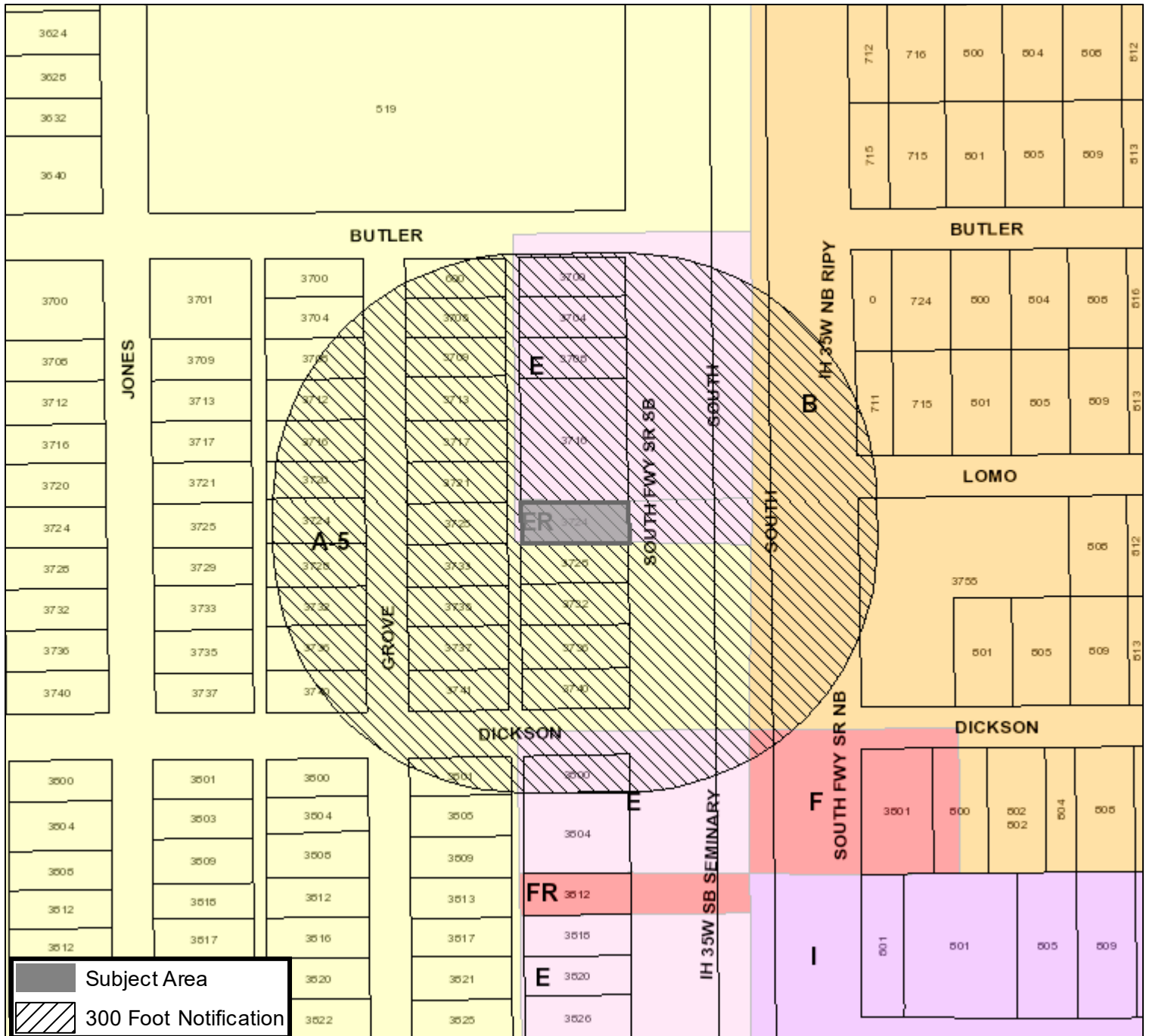


Front view of subject property with legal notice.

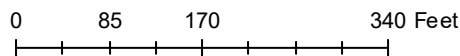


Area Zoning Map

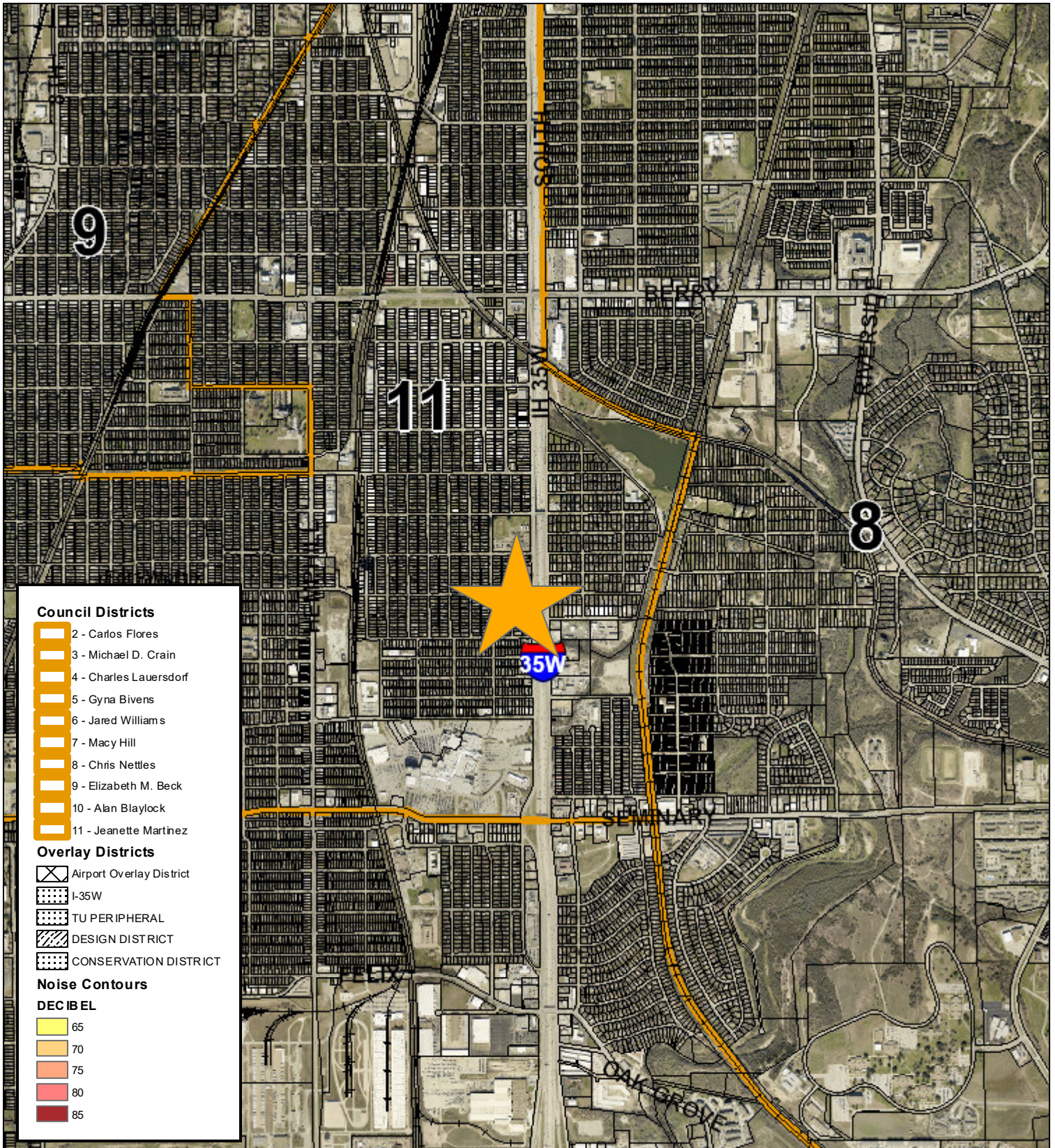
Applicant: AGZ Homes (Martin Zuniga/(Daniel Guerrero)
 Address: 3724 South Freeway
 Zoning From: ER
 Zoning To: A-5
 Acres: 0.143
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 4/8/2026
 Contact: 817-392-2779



Subject Area
 300 Foot Notification



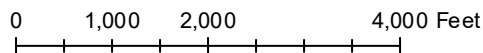
Area Map



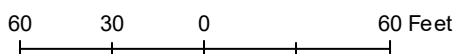
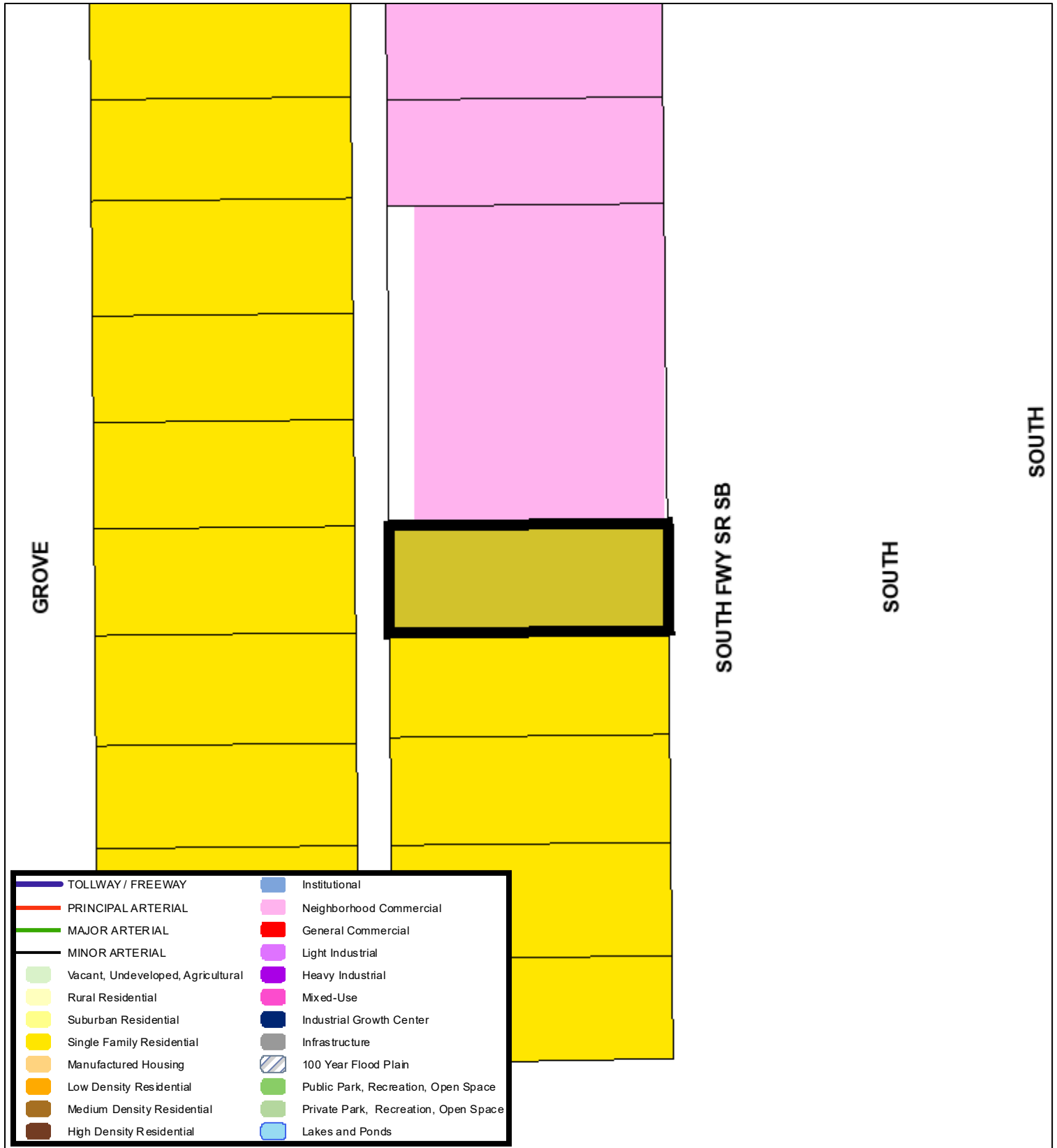
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



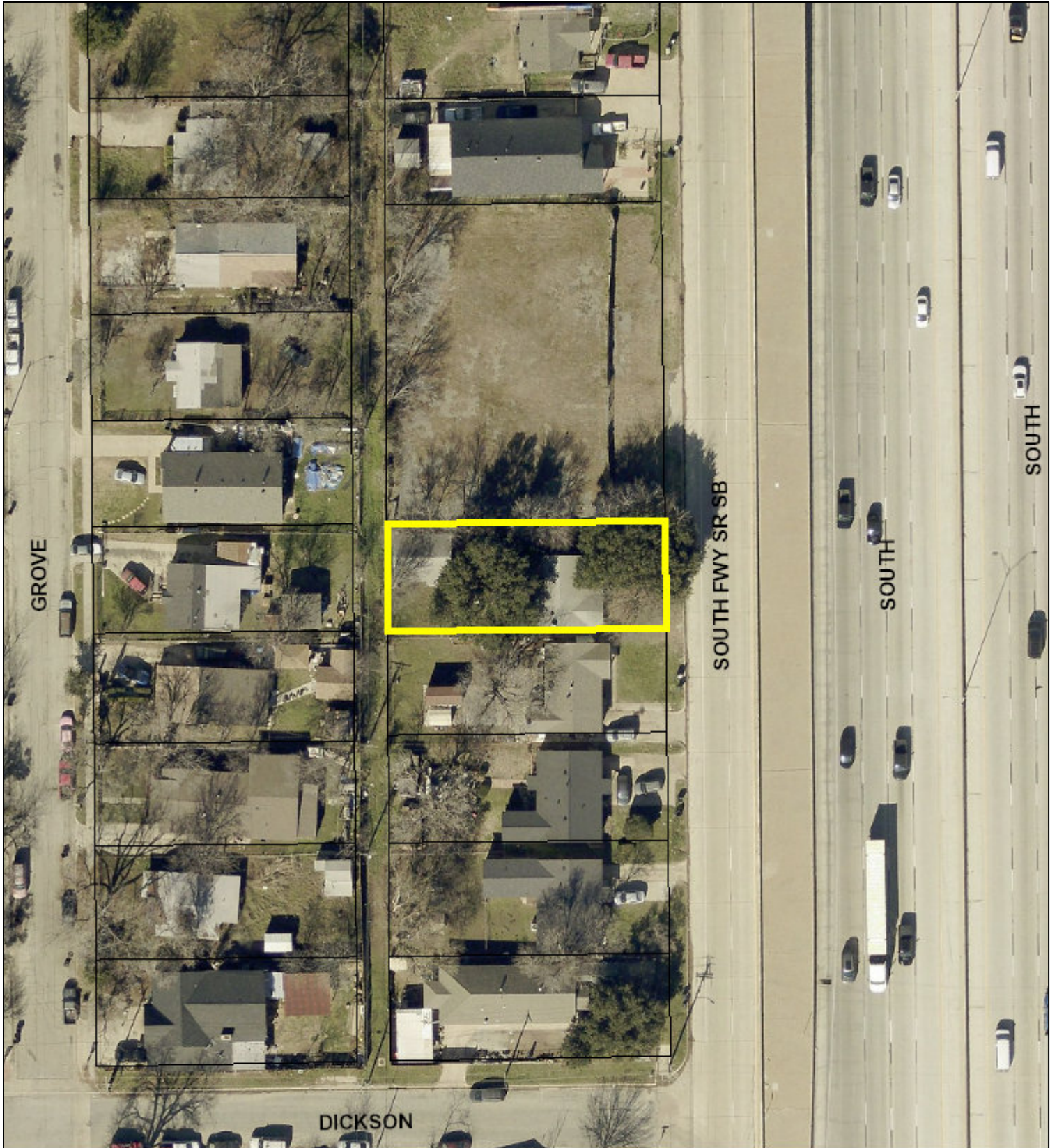
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-26-036

Aerial Photo Map



0 37.5 75 150 Feet

