



# Zoning Staff Report

**Date:** August 12, 2025

**Case Number:** ZC-25-073

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Dave McCorquodale](#)

**Owner / Applicant:** Fort Worth Community Land Trust / Place Strategies, Inc., Brad Lonberger

**Site Location:** 4000 Block Lubbock Ave., Merida Ave., Sandage Ave. and McCart Ave.

**Acreage:** 15.61 acres

### Request

**Proposed Use:** Multifamily Residential

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

To: “UR” Urban 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 8-0*

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## Project Description and Background

This 15.6-acre property in the Southside Planning Sector is located along McCart Avenue and north of W. Seminary Drive in the Rosemont Neighborhood. Alice Contreras Elementary School and the Applied Learning Academy are both adjacent to the site. The property has been developed as multifamily residential for more than thirty years, though has been underutilized and in need of rehabilitation in recent years. The applicant is part of a coalition of parties proposing a community land trust model for redevelopment of the site and provided the following project description:

*“Residential development including cottages, two-packs and townhomes, transitioning industrial development to west and the single-family residential to the south and east. Reuse and rehab of existing units, in addition to infill new construction. The Fort Worth CLT [Community Land Trust] will commonly own the land and platting will not be set for individual units. The format will maintain a for-sale, missing-middle neighborhood context.*

*The UR district is identified in its creation ordinance to be the missing middle district. The variety of housing types, transition buffer between industrial and single-family, as well as the infill nature of this project, all point towards compatibility with this district. The other UR areas all transition the areas between active non-residential areas and A-5 and B zoning districts. This project intends to be that same transition area for the Rosemont Neighborhood.*

*Studies of McCart Avenue are being conducted to determine the potential for McCart to become a complete street aimed at improving transit, bicycling, and walkability. The UR district is focused on improving walkable patterns of development, and this development will support the efforts of other departments to make this area of Fort Worth more walkable.”*

## Surrounding Zoning and Land Uses

North: “FR” General Commercial Restricted (school/institutional land use)

East: “FR” General Commercial Restricted (commercial and residential land uses)

South: “FR” General Commercial Restricted and “A-7.5” One-Family (all residential land use)

West: “K” Heavy Industrial (industrial and school/institutional land use)

## Recent Zoning History

No zoning changes within the past 20 years.

## 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 **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	
Rosemont NA*	Westcliff NA
Trinity Habitat for Humanity	Bluebonnet Hills NA
Streams and Valleys Inc.	South Hills NA
Fort Worth ISD	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

A wide variety of land uses surround the site. Industrial uses are located to the west as well as Contreras Elementary School. The Applied Learning Academy is along the northern boundary of the property and single-family residential area is located to the south. The eastern edge of the site along McCart Avenue has a mix of commercial and residential uses. The proposed residential land use **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as Medium Density Residential which is characterized by multifamily housing with density up to 36 units/acre. Urban Residential is described as *“Medium to high density, residential-only, pedestrian-oriented development for use between higher and lower intensity uses.”*

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 requested Urban Residential zoning district, which allows for up to 40 units/acre in density, **is consistent** with the Future Land Use Map. The site is located between industrial uses to the west and single-family residential to the east and south. The site has served as the type of buffer between higher and lower intensity uses described in the Comprehensive Plan. The proposed rezoning and redevelopment of the site would allow the site to continue to serve as a buffer between industrial and residential land uses. The requested zoning change is also **consistent** with the following policies of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations.
- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Foster the preservation, improvement, and development of affordable rental and ownership housing in accordance with the City's Comprehensive Plan.
- Encourage infill of compatible housing.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.

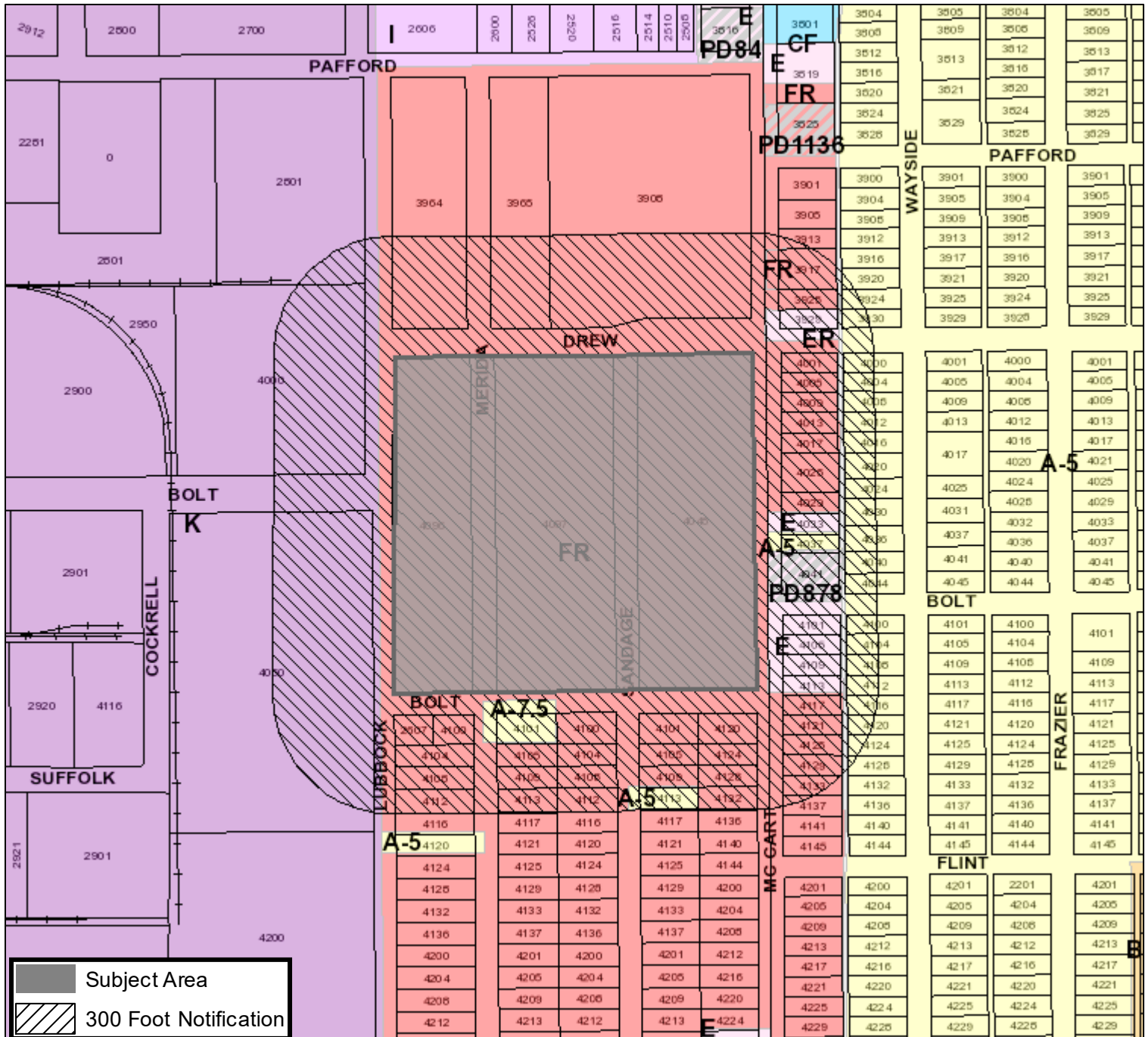




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## Area Zoning Map

Applicant: Fort Worth Community Land Trust/Place Strategies  
Address: 4000 blocks of Lubbock Ave, Merida Ave, Sandage Ave, & McCart Road  
Zoning From: FR  
Zoning To: UR  
Acres: 15.61  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 7/9/2025  
Contact: 817-392-8043

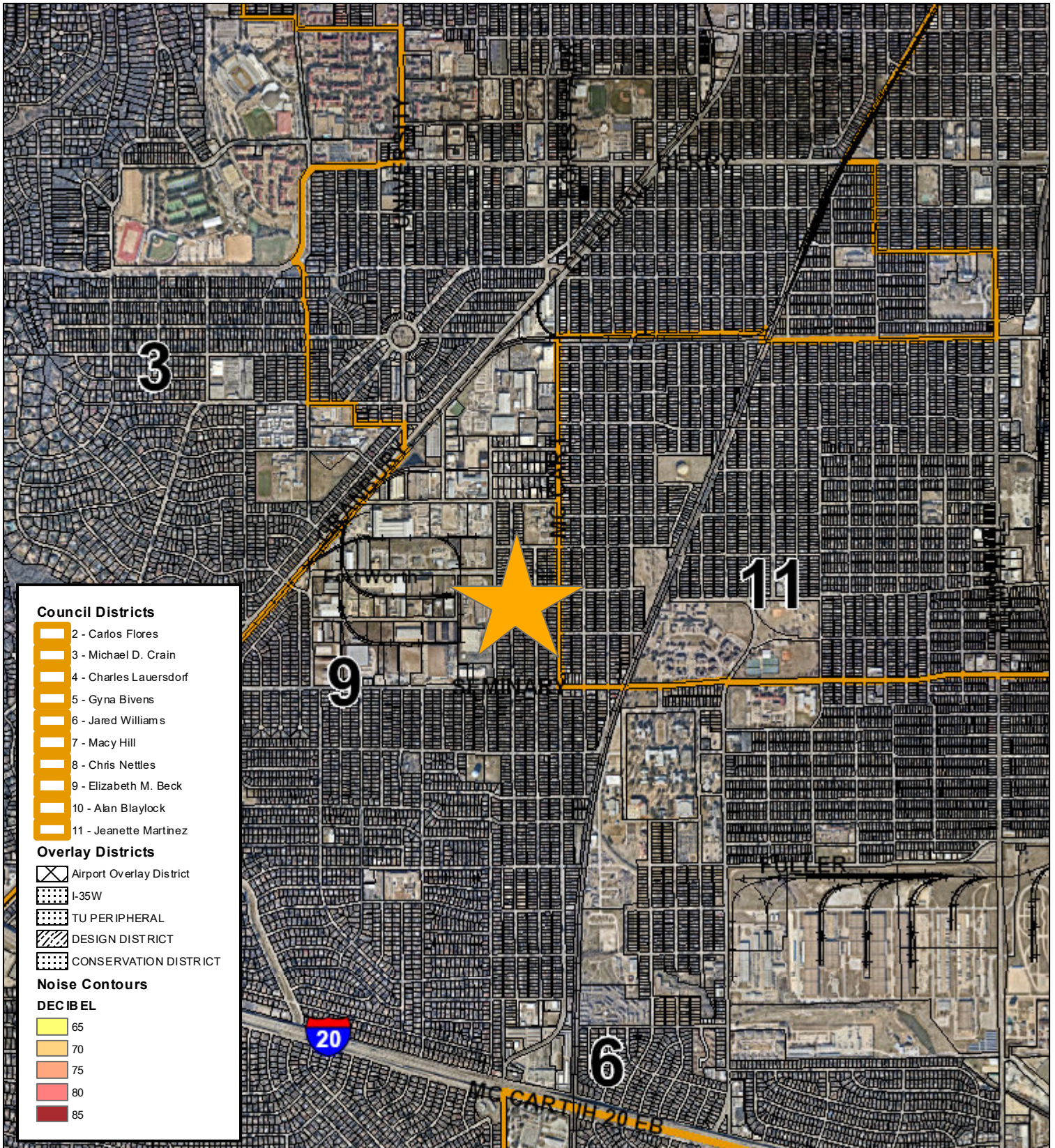


0 180 360 720 Feet

Created: 6/24/2025 1:48:10 PM



### Area Map



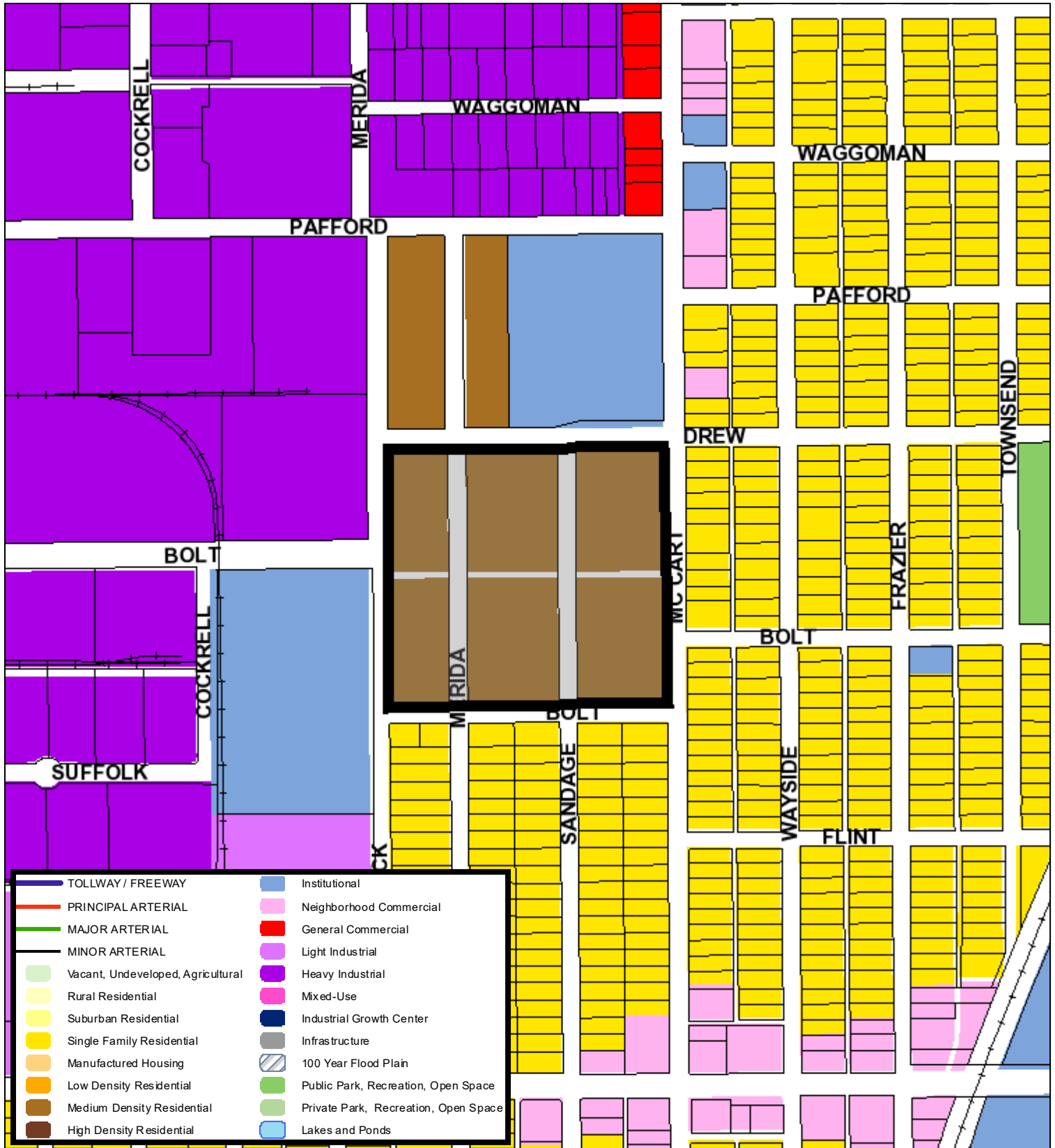
0 1,000 2,000 4,000 Feet





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# Future Land Use



430 215 0 430 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



0 270 540 1,080 Feet

