



# Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-027

Council District: 7

## Zoning Map Amendment

**Case Manager:** [Alexander Johnson](#)

**Owner:** Leslie K, Doris J and Arlynn E Purvis, Jr

**Applicant:** Texas Surveying & Engineering, Inc. / Kaitlyn McQueeney

**Site Location:** 3608 & 3612 Dexter Avenue

**Acreage:** 0.2754 ac

### Request

**Proposed Use:** Offices

**Request:** From: “B” Two-Family Residential  
To: “ER” Neighborhood Commercial Restricted

### 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**

### Project Description and Background

The property is located approximately one-half mile south of the Montgomery Street/Camp Bowie Blvd intersection and one-half mile north of I-30 freeway. Most of the surrounding area is composed of residential uses, while to the east along Montgomery Street there are commercial uses such as retail, restaurant, and a sporting/event arena. The site is zoned B – Two-Family residential and is part of a large block of majority two-family zoned property. The site itself currently is composed of two lots, one lot being vacant since at least 2006 and the other containing a single-family home.

## Surrounding Zoning and Land Uses

North “B” Two-Family Residential / single family and two-family houses  
East “E” Neighborhood Commercial/ vacant land and retail  
South “PD1446” for all uses in “G” Intensive Commercial with a 5-story height limit, excluding auto-related uses, site plan waived; retail  
“CR” Low-Intensity Multifamily Residential  
West “B” Two-Family Residential / single family and two-family houses

## Recent Zoning History

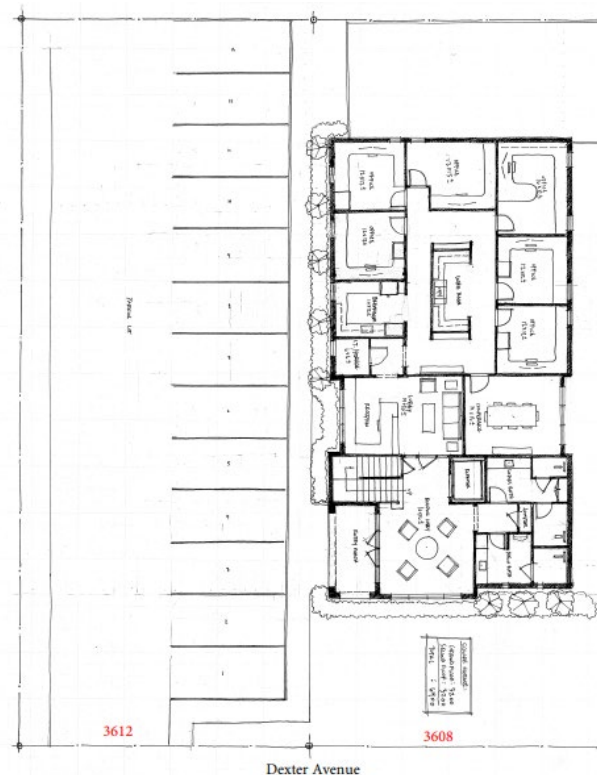
No recent zoning history for the subject property.

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to build an office. The requested “ER” General Commercial Restricted zoning would allow several other commercial uses by right that are inappropriate adjacent to the single and two-family residential homes immediately abutting the site to the west and north. Because the single-family residences are zoned “B” Two-Family Residential, the applicant would also be required to provide landscaping or screening to buffer the homes from an adjacent commercial use. The applicant did provide a conceptual site plan of the proposed office building but as presented it would need multiple variances as there are issues with parking and square footage of the structure.

*Conceptual Site Plan*



The proposed zoning request for commercial uses **is not compatible** with adjacent residential land uses and promotes the intrusion of commercial uses into the residential neighborhood.

## Comprehensive Plan Consistency – Arlington Heights Sector

The 2023 Comprehensive Plan designates the subject site as Low-Density Residential on the Future Land Use Map.

The proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Protect residential areas from commercial encroachment
- Encourage compatible development between residential and commercial properties along the west side of the Montgomery street corridor.

Based on conformance with the policies stated above, the proposed zoning proposal **is not consistent** with the Comprehensive Plan.

### 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 27, 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	
Crestline Area NA	Arlington Heights NA*
North Hi Mount NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Cultural District Alliance
Camp Bowie District, Inc	Fort Worth ISD

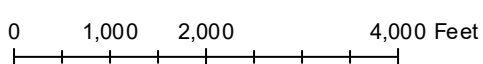
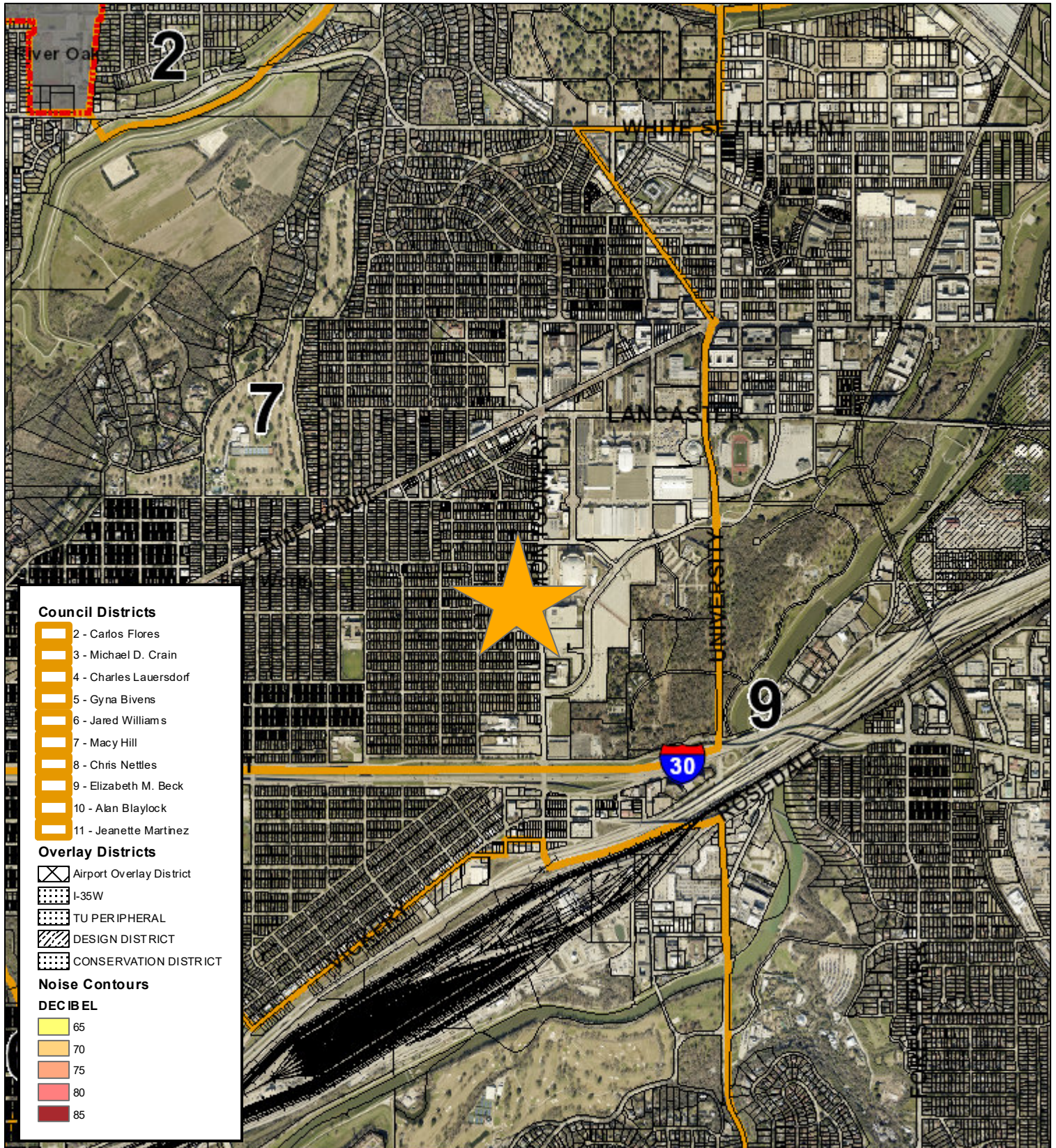
*\*Located in this registered Neighborhood Association*



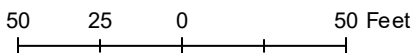
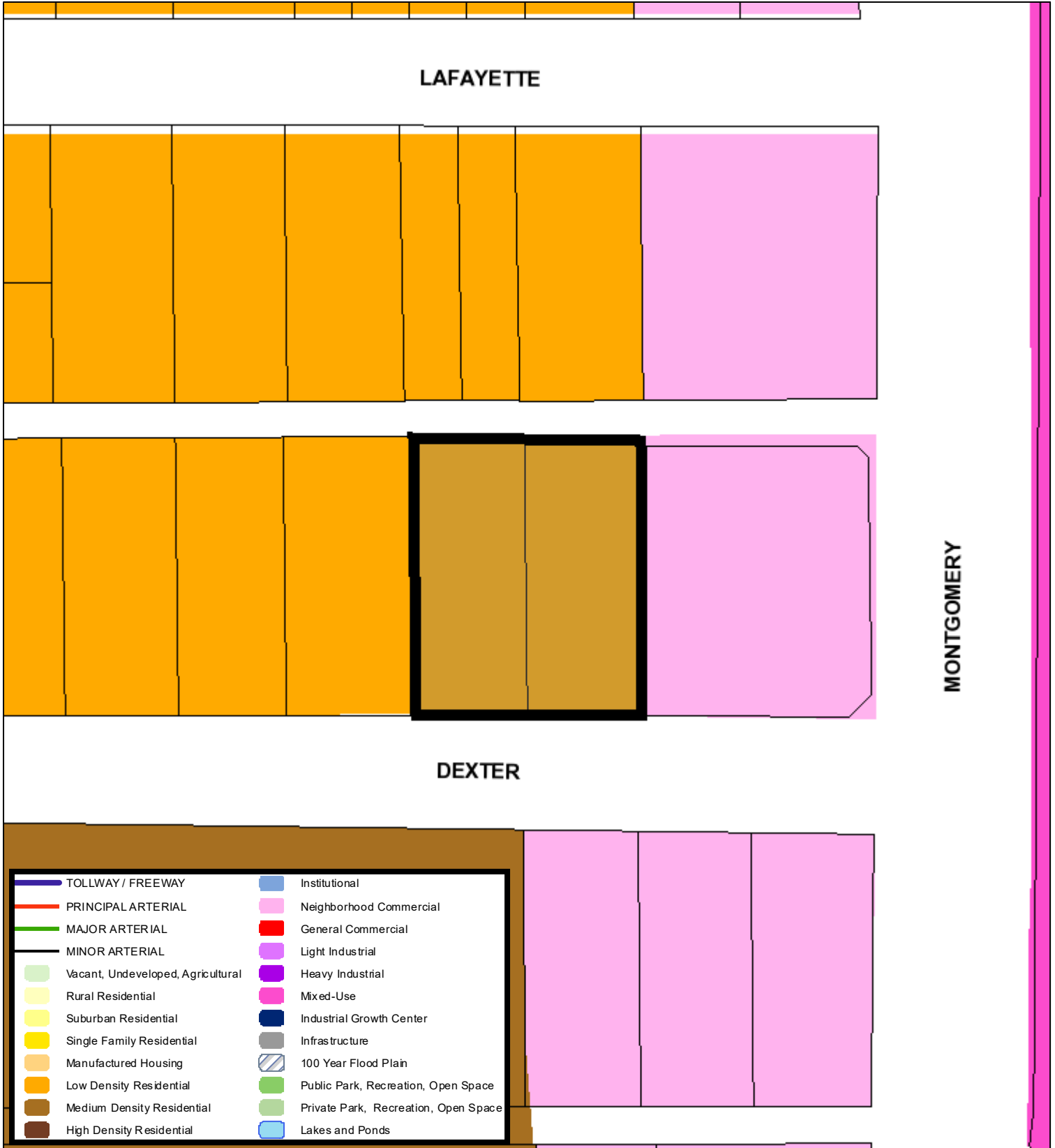




### Area Map



### 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



LAFAYETTE

MONTGOMERY

DEXTER

0 35 70 140 Feet

