



# Zoning Staff Report

**Date:** November 14, 2023

**Case Number:** ZC-23-097

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Alondra Salas-Beltré](#)

**Owner / Applicant:** Marco & Sabrina Pérez

**Site Location:** 3235 Burton Avenue

**Acreage:** 0.19

### 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 Consistency:** Requested change **is not consistent**

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Denial by a vote of 6-2**

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## Project Description and Background

The rezoning concerns an empty 8,000 sq. ft. lot located at the northwest corner of Collard and Burton in the Polytechnic Heights South neighborhood. This area is part of Neighborhood Empowerment Zone (NEZ) Area Six, which aims to improve housing, economic development, and services in central Fort Worth.

The owner wants to change the current zoning from "A-5" One-family to "B" Two-family to build two homes on the same lot. Based on the lot size they could build two attached or detached units if the request is approved.

On the July 12, 2023, Zoning Commission hearing, at the request of the Polytechnic Heights South Neighborhood Association, the Zoning Commission issued a 90-day continuance to allow the newly established Neighborhood Association to meet the applicant and discuss the case's merits with its members.

## Surrounding Zoning and Land Uses

North A-5 / Single-family home  
East ETJ/Undeveloped  
South A-5; ETJ / Single-family home  
West E; B; C / Undeveloped

## Recent Zoning History

- ZC-17-012 From A-5 to PD for ER uses including a beauty salon

## Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.  
The following organizations were emailed on June 30, 2023.

Organizations Notified	
United Communities of South Fort Worth	The New Mitchell Boulevard NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Polytechnic Heights South *	

*\* Located within this registered Neighborhood Association / This Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

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The subject site and its surrounding properties are all zoned "A-5" for single-family residential use. To the north and west, there are single-family homes, while the property to the south is currently vacant. The eastern property consists of a single-family home with an accessory dwelling unit and no duplexes in the vicinity.

Changing the zoning of the subject site could be considered spot zoning since the whole neighborhood is zoned uniformly. Furthermore, the proposed zoning is not in line with the current or future land use in the area.

The proposed zoning is **not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southeast

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The proposed 2023 Comprehensive Plan’s Future Land Use designation is Single-Family Residential.

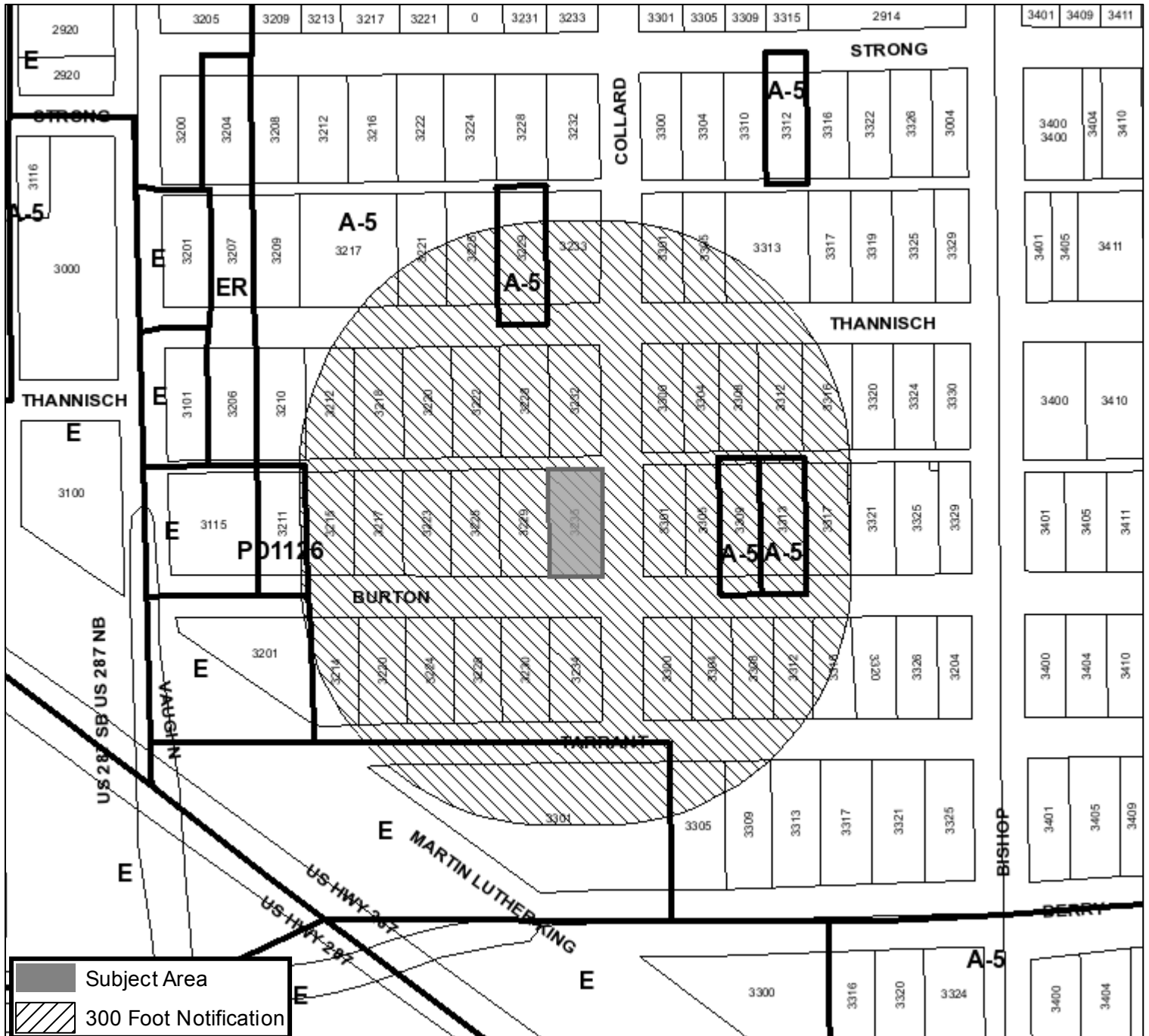
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
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The proposed zoning is **not consistent** with the land use designations for this area.

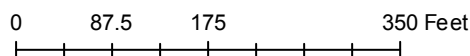


## Area Zoning Map

Applicant: Marco & Sabrina Pérez  
 Address: 3235 Burton Street  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.19302216  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 7/12/2023  
 Contact: null

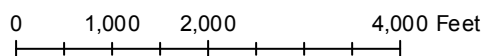
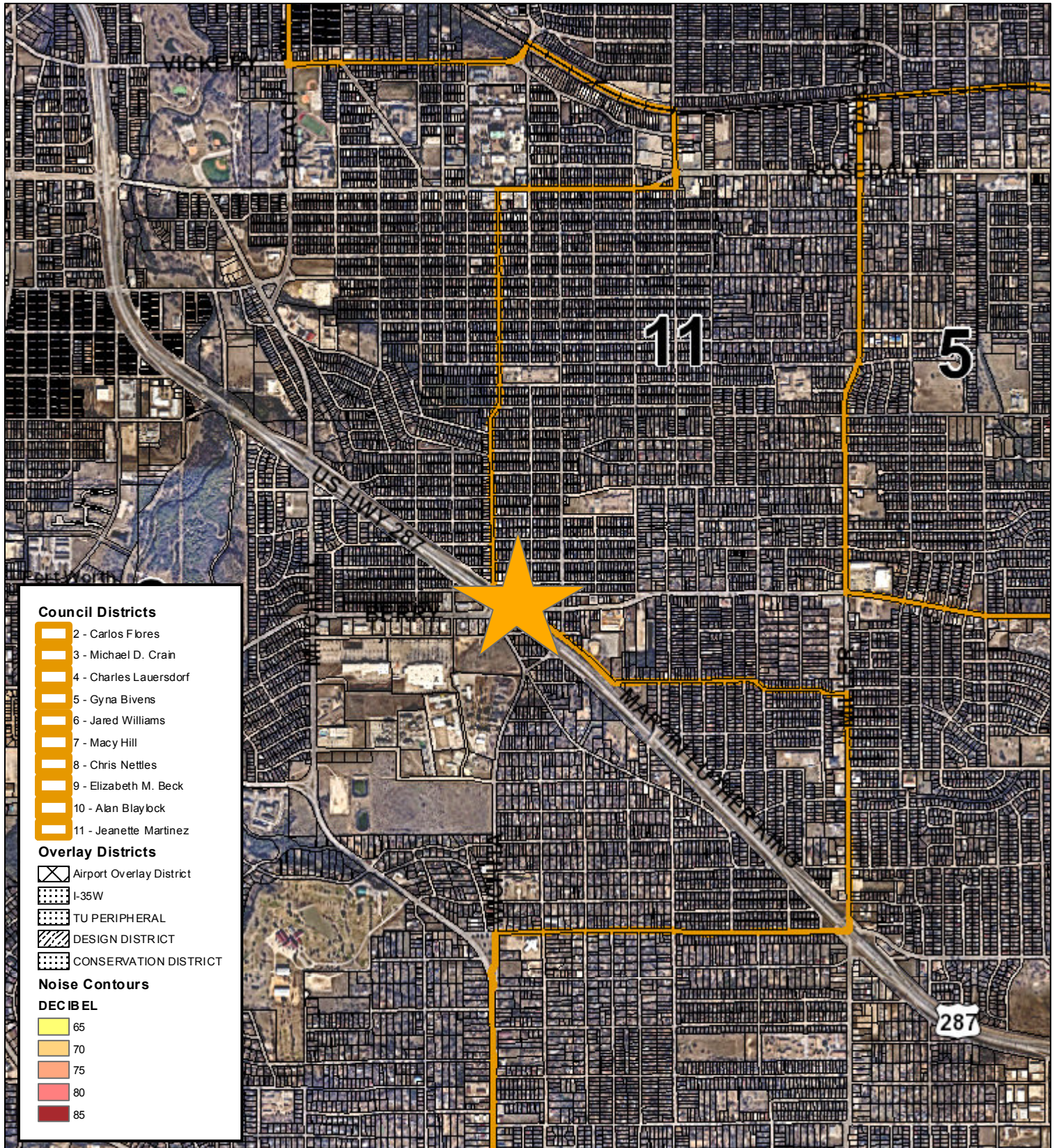


	Subject Area
	300 Foot Notification



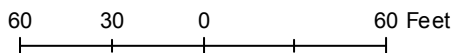


### Area Map





### 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



0 37.5 75 150 Feet

