



# Zoning Staff Report

**Date:** December 9, 2025

**Case Number:** ZC-25-160

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner:** Jaber Abutrabi

**Applicant:** Elliott Stovall

**Site Location:** 5424 & 5428 Rickenbacker

**Acreage:** 0.31 acres

### Request

**Proposed Use:** Retail Sales

**Request:** From: “A-5/SSO” One-Family Residential / Stop Six Overlay

To: “E/SSO” Neighborhood Commercial / Stop Six Overlay

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**.

**Comprehensive Plan Map Consistency:** Requested change **is not consistent (Minor Boundary Adjustment)**.

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-1**

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## Project Description and Background

The zoning case was continued at the November meeting to allow more time for the applicant to meet with the neighborhood and Council member.

This 0.31-acre site located in the Eastside Planning Sector, just west of Stalcup Road and north of Ramey Avenue. The property sits within the Stop Six Overlay. The property is currently undeveloped, the applicant owns the adjacent lots to the south. The applicant proposes to replat and redevelop the site into retail use.

Rickenbacker Street is classified as a residential street on the city's Master Thoroughfare Plan (MTP). There are two residential houses on either side of the proposed zoning request, both facing east and west with no access to Rickenbacker. The street is currently undeveloped with a drainage channel to the west of the property.





The applicant provided the following information:

Lots 17 and Lot 18 of Woods Addition in Fort Worth, are directly behind two lots at 5425 Ramey Ave - Zoned E. The owner of all these lots is the same person. He is proposing to rezone all lots as one lot. However, Lots 17 and 18 are zoned Residential Lots. Owner would like to rezone the Residential Lots to Zone E Lots to be able to replot all as one lot. We hereby like to change the zoning of Lots 17 and 18 (A-5) to Zone E.

### Surrounding Zoning and Land Uses

North: "A-5" One-Family Residential / vacant land  
East: "A-5" One-Family Residential / single-family  
South: "E" Neighborhood Commercial / vacant structure, restaurant  
West: "A-5" One-Family Residential / drainageway

### Recent Zoning History

2008 – ZC-08-128: This parcel was part of a large City Council-initiated rezoning of the Stop Six Neighborhood. The site was downzoned from "B" to "A-5", properties along Ramey in this area were rezoned to "E"; approved by City Council in October 2008.

### Development Impact Analysis

#### Land Use Compatibility

A variety of commercial land uses can be found along Ramey Avenue. There are two single-family structures facing Stalcup Road and two fronting Andrew Avenue and three, single-family structures along Booker T. Street.

The surrounding land use consists of single-family. Some of the challenges for this site consist of floodplain and the adjacent drainage channel. If the applicant takes access off Rickenbacker, they will have to develop it to city street standards out to Stalcup. A bridge would need to be built to access Andrew Avenue.

While the permitted land uses within the “E” districts are generally neighborhood/local market serving uses, a site’s location and surroundings are considerations that provide context for land use decisions. The site’s adjacency to three single-family properties raises concerns about adequate separation of higher and lower intensity land uses. Typical convenience store site design suggests that the building would be situated near the back of the property to allow room for gasoline sales near the front, in this instance if the existing structure if used, parking would be pushed towards the back of the property. Trash dumpsters are located either to the side or behind the building, which would be near existing homes.

In addition to the Development Standards, the Non-Residential District Use Table allows for more intensive uses in the “E” district than the more restrictive “ER” district. Some of those permitted uses in the “E” Neighborhood Commercial district have operating characteristics that are higher in intensity and have longer typical operating hours, which present the potential for negative impacts on surrounding land uses.

Comparison of selected Development Standards for “ER” and “E” districts		
	“ER” Neighborhood Commercial Restricted	“E” Neighborhood Commercial
Setbacks adjacent to residential	20 supplemental setback	20 ft. supplemental setback
Business size	5,000 sq. ft. max gross floor area per tenant	No limitation
Building size	10,000 sq. ft. gross floor area	60,000 sq. ft. gross floor area
Building lot coverage	30% maximum	No limitation
Alcohol sales/Convenience Store	Not allowed	Allowed
Signage	No freestanding sign	Monument sign

The applicant is requesting “E” Neighborhood Commercial, the zoning for the two lots along Ramey are zoned “E” as well. The applicant is currently going through a replat of four lots into one lot; “ER” would not be the appropriate zoning district since it would be the most restrictive district. For these reasons, staff finds the proposed “E” Neighborhood Commercial zoning **compatible** with surrounding commercial and residential land uses.

Properties to the south and east are designated as Neighborhood Commercial, which is described below as “*Retail, services, offices and mixed-use.*”

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The policies of the Comprehensive Plan provide guidance for ensuring compatibility between different types of land uses. The requested zoning change **is not consistent** (Minor Boundary Adjustment) with the following policies of the Comprehensive Plan; however, this area to develop as single-family, requires building Rickenbacker the entire length and an associated bridge for crossing the drainageway.

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet, 32 notices were mailed on **September 26, 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 **September 26, 2025**:

Organizations Notified	
Parkside NA	Stop Six Sunrise Edition NA
Historic Carver Heights NA	Historic Stop Six NA*
Historic Rosedale Park NA	Echo Heights Stop Six Environmental Coalition
Trinity Habitat for Humanity	East Fort Worth, Inc.
Streams and Valleys Inc.	Southeast Fort Worth, Inc.
Fort Worth ISD	

*\*Located within this registered Neighborhood Association*

Sign posted September 28 2025



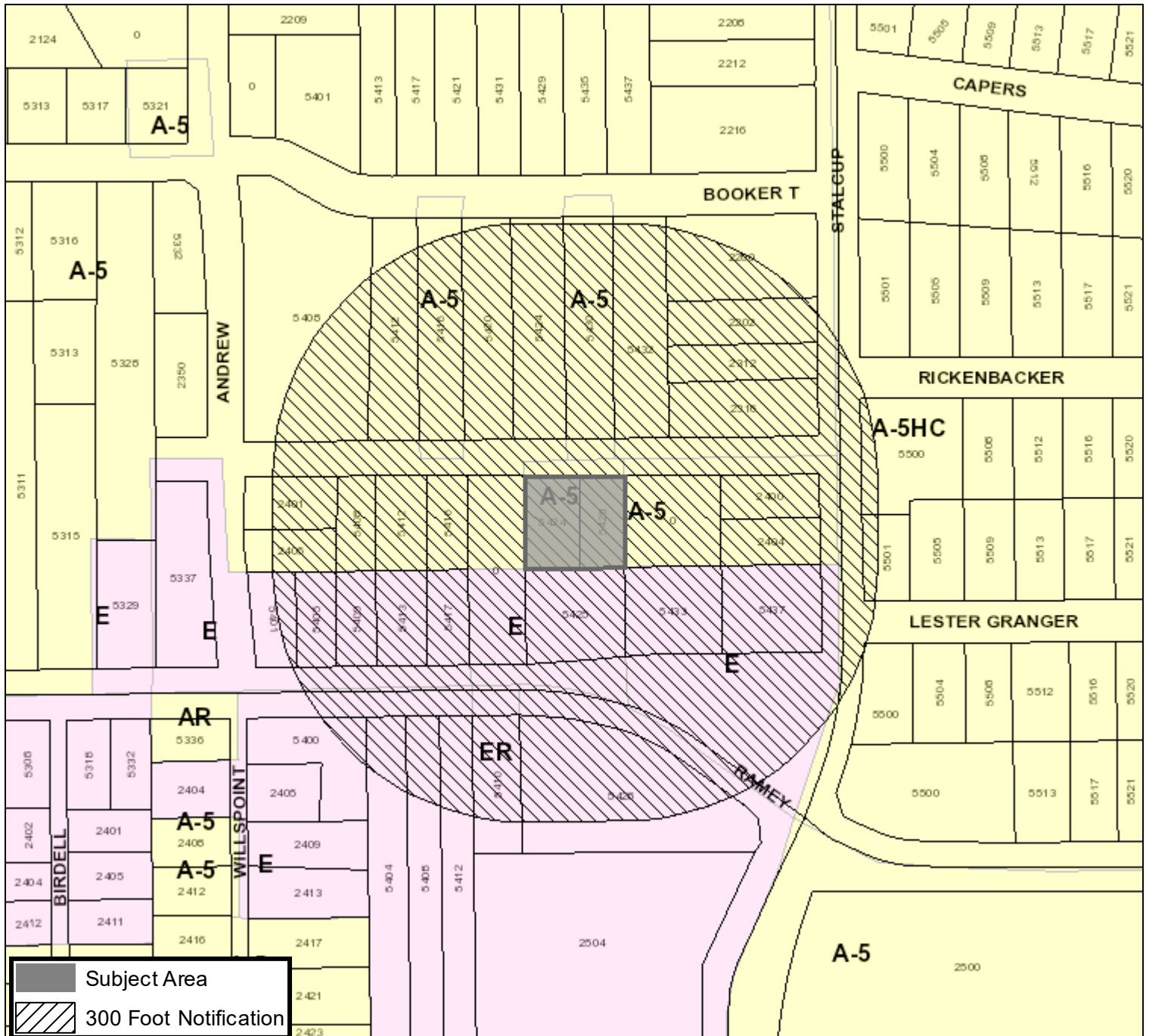




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## Area Zoning Map

Applicant: Jaber Abutrabi/ Elliott Stovall  
Address: 5424 & 5428 Rickenbacker Place  
Zoning From: A-5/Stop Six Overlay  
Zoning To: E/Stop Six Overlay  
Acres: 0.31  
Mapsc: Text  
Sector/District: Southeast  
Commission Date: 10/8/2025  
Contact: 817-392-7869



0 85 170 340 Feet

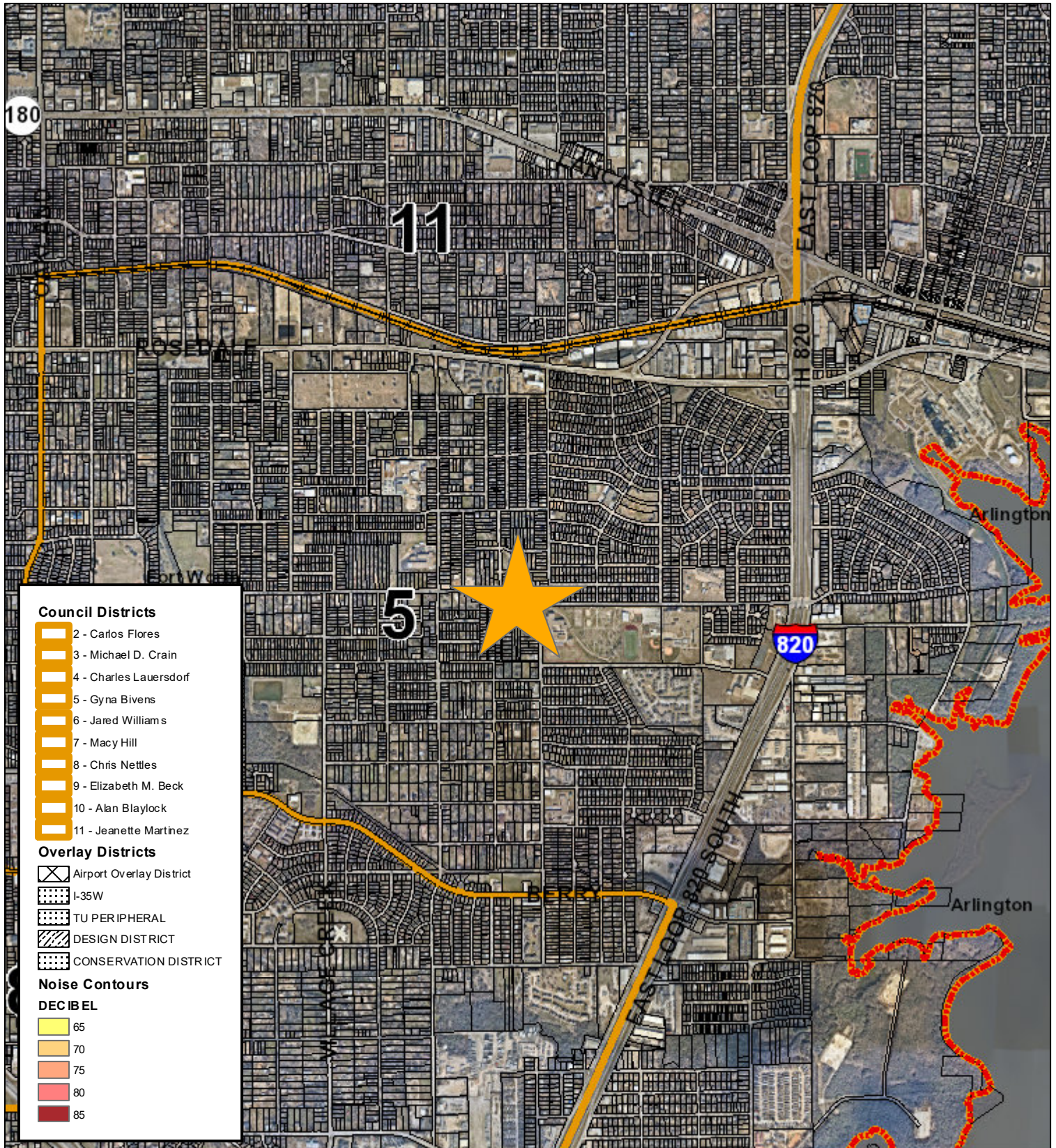
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## Area Map



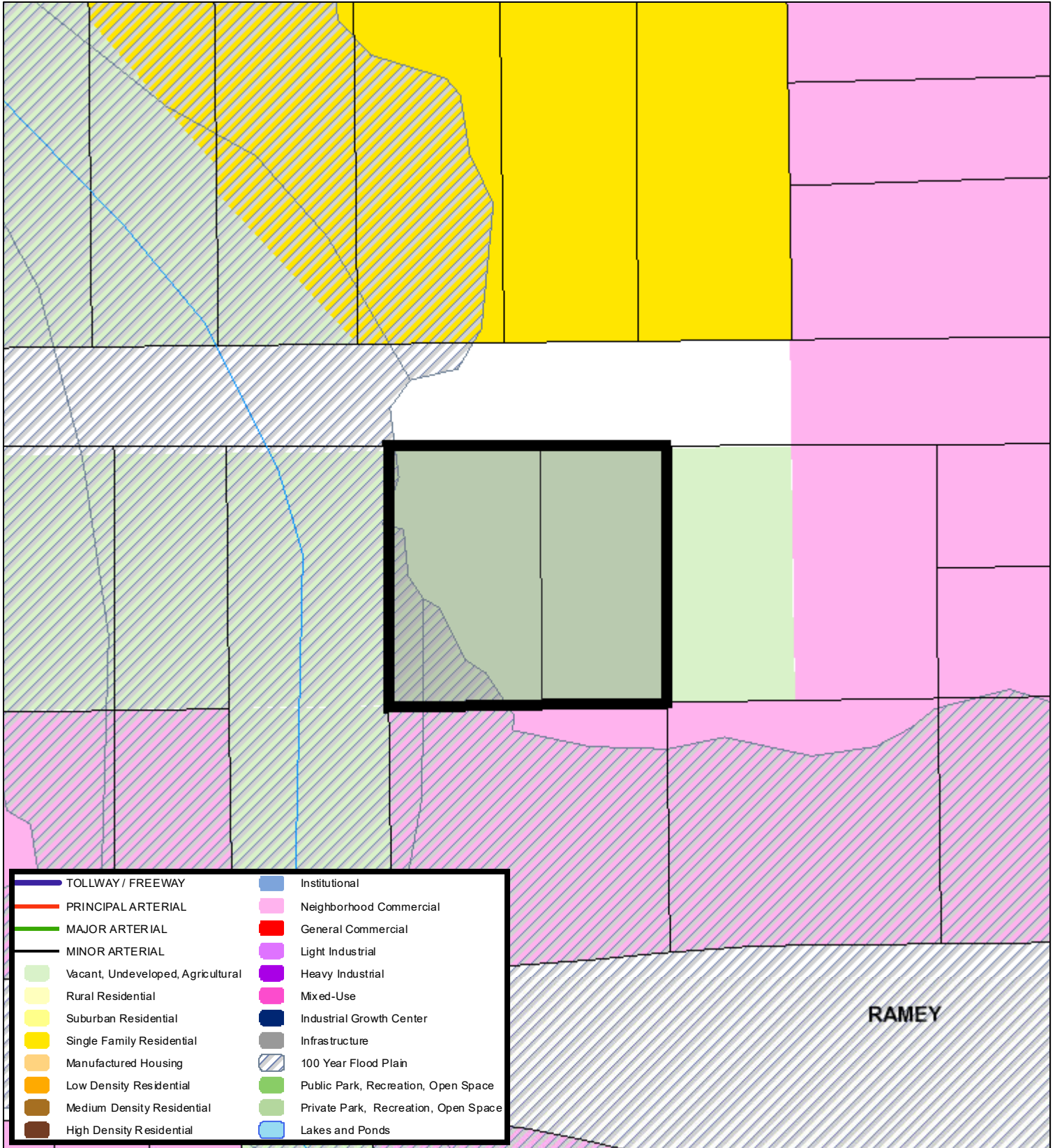
0 1,000 2,000 4,000 Feet





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## Future Land Use



50 25 0 50 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**

