



# Zoning Staff Report

**Date:** August 13, 2024

**Case Number:** ZC-24-061

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Applicant:** City of Fort Worth (initiated by City Council Member Martinez)

**Site Location:** 4812 Parker Henderson Rd      **Acreage:** 1.8 acres

### Request

**Proposed Use:** Single-family

**Request:** From: "I" Light Industrial  
To: "A-5" One-Family

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change is **consistent**

**Comprehensive Plan 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

The rezoning site is located on Parker Henderson Road just south of Martin Street. The Councilmember requested that this site be rezoned in accordance with the Comprehensive Plan. The proposed rezoning will provide a residential buffer between existing single-family and industrial uses to the east. Currently the site is being used as truck terminal and warehousing. If City Council approves the proposed amendments and the business is considered a legal nonconforming use, then it will be allowed to continue to operate.

A nonconforming use may continue and renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge or make structural alterations to the nonconforming use. The right to operate a nonconforming use ceases when any of these occur:

1. The use is discontinued for 24 months or more,
2. The use changes to a conforming use,
3. No action shall be taken to prevent the restoration of a building destroyed to the extent of not more than 75% of its reasonable value, by fire, explosion or other casualty, or act of God, or the public enemy, nor the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction

## Surrounding Zoning and Land Uses

North "A-5" One-Family / undeveloped  
East "K" Heavy Industrial / industrial  
South "A-5" One-Family / undeveloped  
West "A-5" One-Family / single-family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.  
The following organizations were notified: (emailed June 28, 2024)

Organizations Notified	
Glen Park NA	Village Creek NA
Echo Heights NA	Echo Heights Stop Six Environmental Coalition
East Fort Worth, Inc.	Streams and Valleys Inc.
Trinity Habitat for Humanity	Southeast Fort Worth Inc.
FWISD	

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

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Council Member Martinez is requesting to change the zoning of this site to more closely match the existing land uses. Surrounding land uses consist of single-family to the west, industrial to the east, and undeveloped (A-5 zoned) land both north and south. The proposed “A-5” is appropriate along the Parker Henderson blockface because it acts as a barrier between residential uses west and industrial uses to the east. The existing industrial is not appropriate adjacent single-family residential. The primary use for the site is currently warehouse/trucking which often results in noise and other unwanted impacts to nearby residents.

As a result, the proposed rezoning to single-family **is compatible** at this location.

### Comprehensive Plan Consistency – Southeast

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The adopted Comprehensive Plan currently designates the subject property as single-family, the proposed “A-5” One-Family **is consistent** with the Future Land Use Map and compatible with the following policies of the adopted Comprehensive Plan.

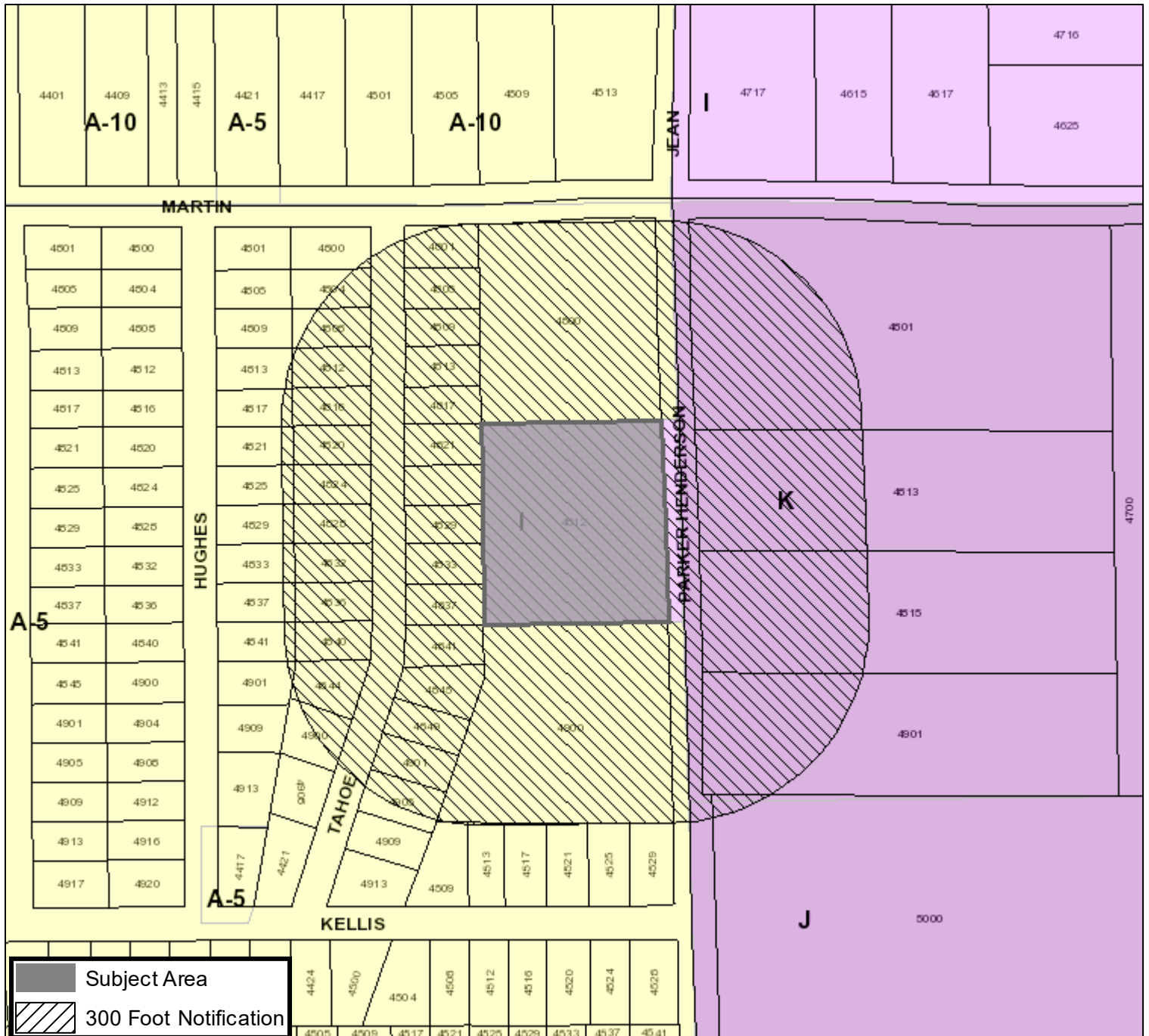
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.





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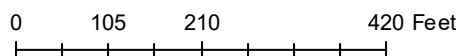
# Area Zoning Map

Applicant: City of Fort Worth  
 Address: 4812 Parker Henderson  
 Zoning From: I  
 Zoning To: A-5  
 Acres: 1.89650115  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 7/10/2024  
 Contact: 817-392-6226



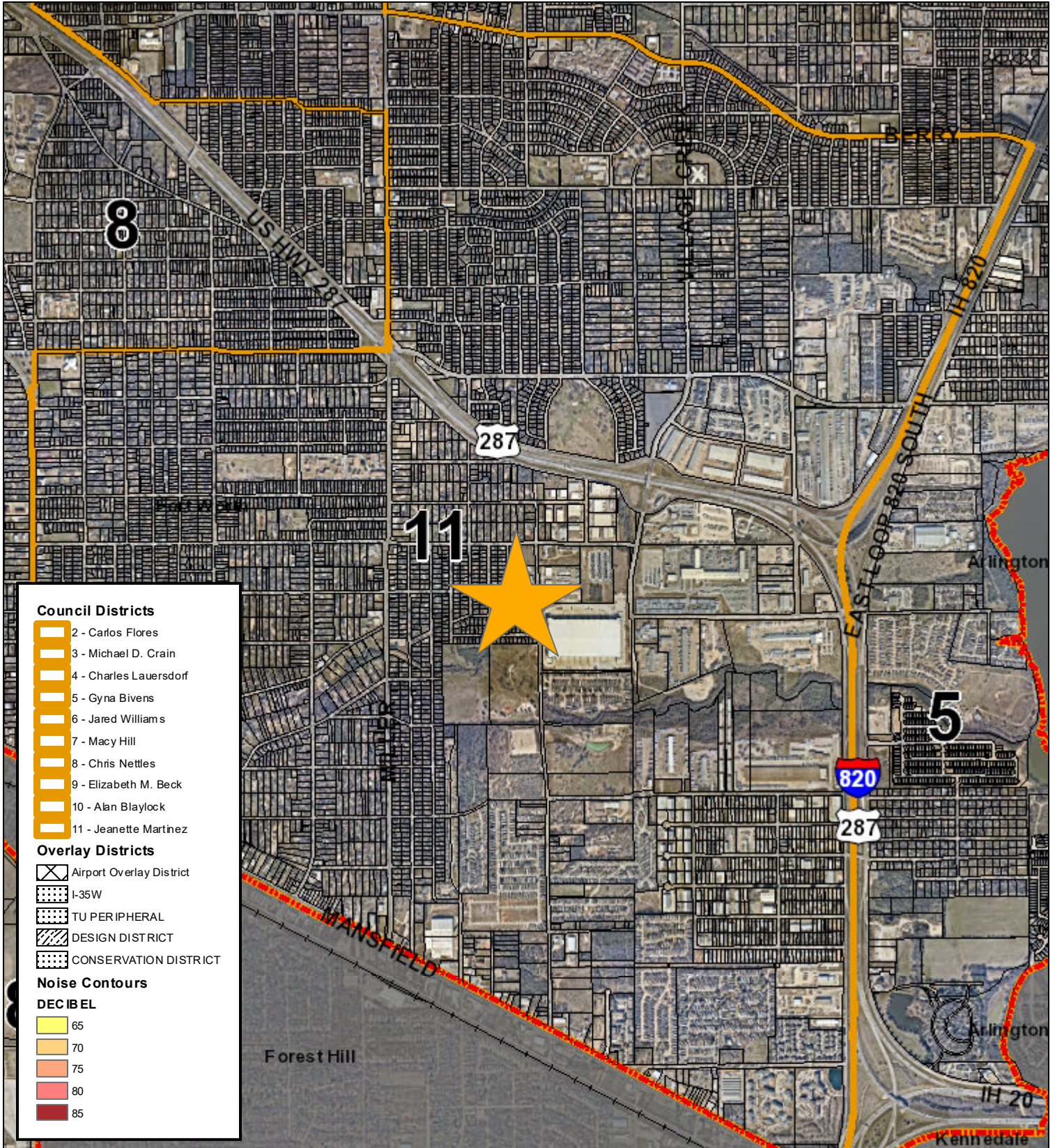
 Subject Area

 300 Foot Notification



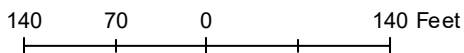
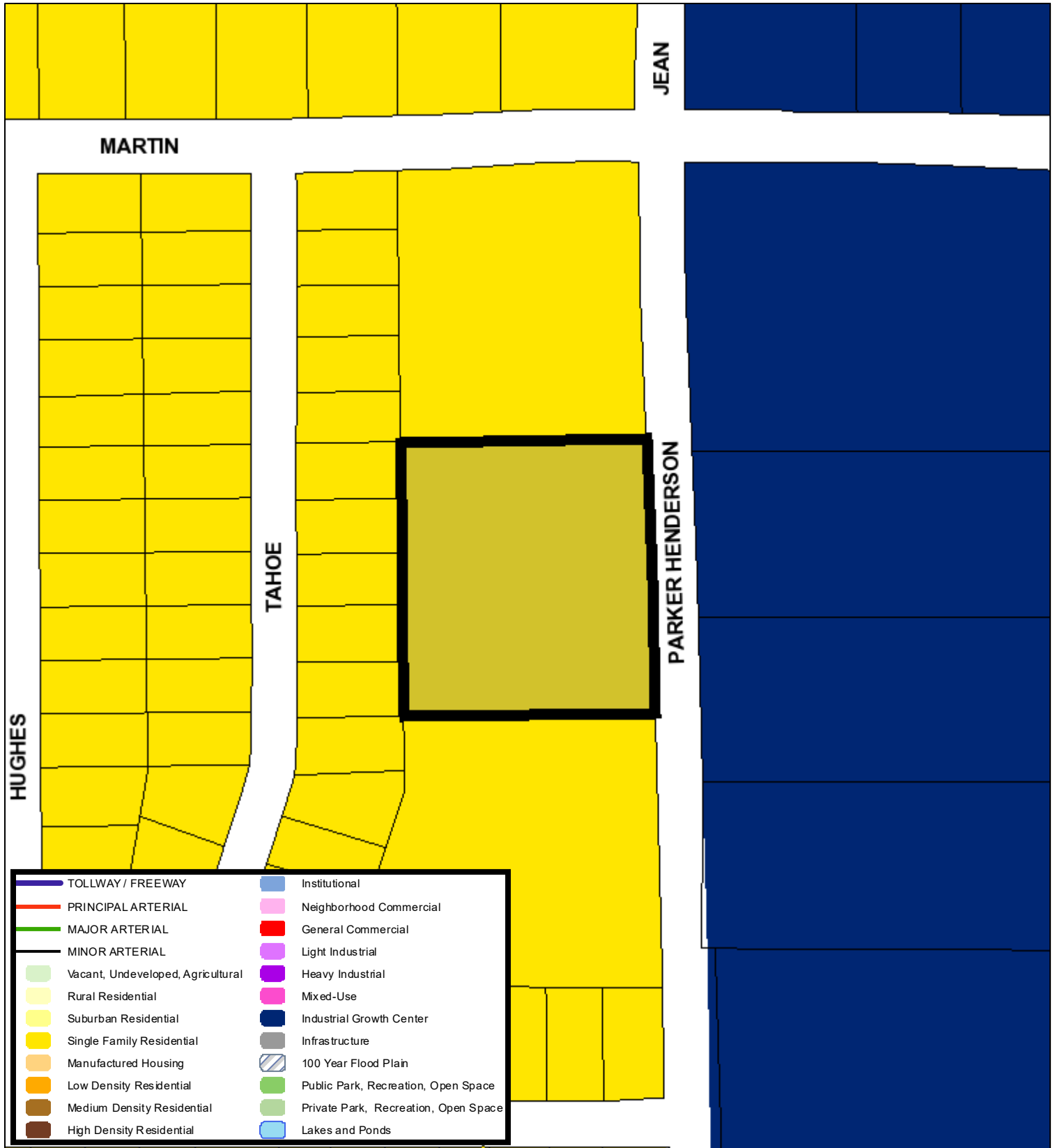


### Area Map





### 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 90 180 360 Feet

