



Zoning Staff Report

Date: March 11, 2025 Case Number: ZC-25-006

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Samuel Martinez/ Marcelo Barron

Site Location: 5331 Old Handley Road

Acreage: 0.49 acres

Request

Proposed Use: Single Family Residential

Request: From: "A-7.5" One-Family

To: "A-5" One-Family

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 7-0**

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
- Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is located in the northeast quadrant of E. Rosedale Street and Tierney Road. The applicant is proposing to rezone this property from “A-7.5” One-Family to “A-5” One-Family. This rezoning request would allow the one lot to be divided into three lots. The lot is large enough to split into two lots by right, without rezoning. The block was mostly developed with single family residences prior to 1963, according to historical aerials, but now contains interspersed vacant lots. The site is a corner lot in a transitional area with a larger single family lots to the west, and smaller residential lots east of Springfield Street. The lot has already been subdivided from the original approximately 350-foot deep lot facing Old Handly Road into one 180-foot deep lot facing Old Handly Road and two 70-foot wide lots facing Springfield Street in 1958.

The lot was developed with a single-family house prior to 1946, and a large outbuilding was constructed by 1952. However, both buildings were removed by 1981, and the land has remained vacant since that time. The neighborhood was rezoned under the Council-initiated rezoning process from predominately “B” Two-Family zoning to zoning that more closely followed the actual developed land uses. The smallest rezoning area in Council-initiated rezoning is typically a block-face. The residential zoning ranged from “A-10”, “A-7.5”, and “A-5” One-Family. The smaller residential lots east of Springfield Street represent the western-most portion of the “A-5” zoning. Rezoning the subject site to “A-5” would be generally the same depth as the “A-5” zoning on the east side of the street. Due the earlier lot splitting on Springfield Street, the rezoning area is already subject to both front yard setbacks on Old Handley Road and Springfield Street. The applicant’s proposed lot layout shows all three potential lots would meet these setback requirements.



Surrounding Zoning and Land Uses

North “A-7.5” One-Family / single family and vacant land
East “A-7.5” One-Family, “A-5” One-Family / single family
South “A-7.5” One-Family, “E” Neighborhood Commercial, “PD 1262” Planned Development 1262 for “MU-1” uses in the Stop Six Residential Overlay / single family, multifamily, and railroad line
West “A-7.5” One-Family / single family

Zoning History

ZC-11-030, Council-initiated rezoning from various districts to be in conformance with the Comprehensive Plan, approved, 4/6/2011.

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 January 31, 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 January 31, 2025:

| Organizations Notified | |
|---|---|
| Handley NA* | Echo Heights Stop Six Environmental Coalition |
| Neighborhoods of East Fort Worth Alliance | Historic Rosedale Park NA |
| Historic Stop Six NA | East Fort Worth Inc. |
| Historic Handley Development Corporation | East Fort Worth Business Association |
| Southeast Fort Worth Inc | Streams & Valleys Inc |
| Trinity Habitat for Humanity | Fort Worth ISD |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The rezoning site is surrounded by single family uses to the north, east, and west, with Old Handley Road and a railroad lying to the south. The single-family lot sizes vary with larger lots to the northwest and west, but smaller lot sizes to the north and east. The original large platted lot was subdivided almost 70 years ago and created lots that would be comparable to the requested “A-5” rezoning. Additional “A-5” One-Family zoning is noted directly to the east. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

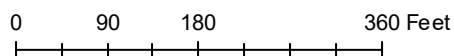
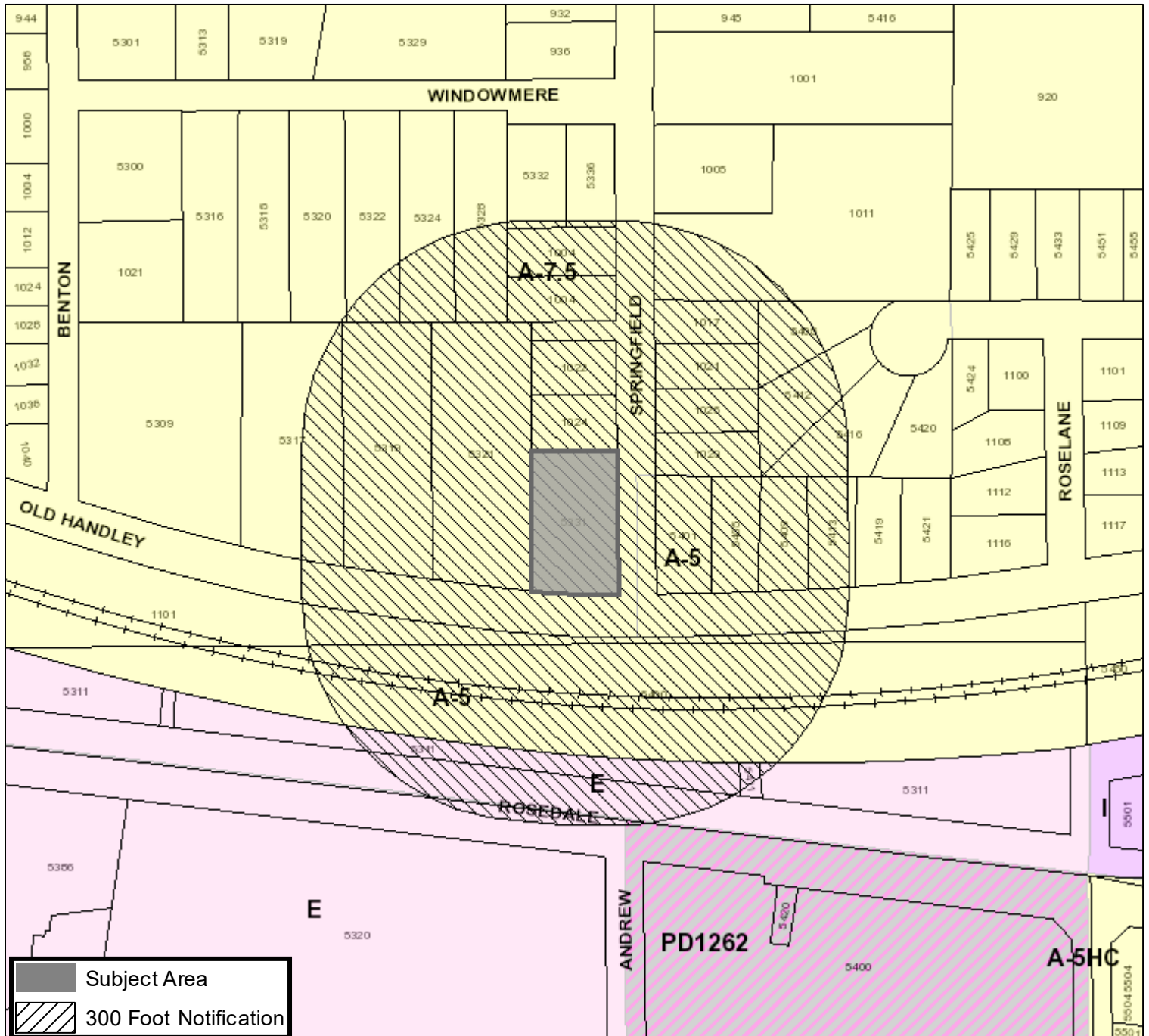
The 2023 Comprehensive Plan currently designates the subject property as *single family*. The zoning types that would be in alignment with this future land use designation are One-Family Residential “A-10”, “A-7.5”, “A-5”, and “AR”. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

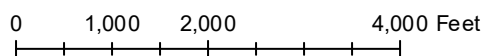
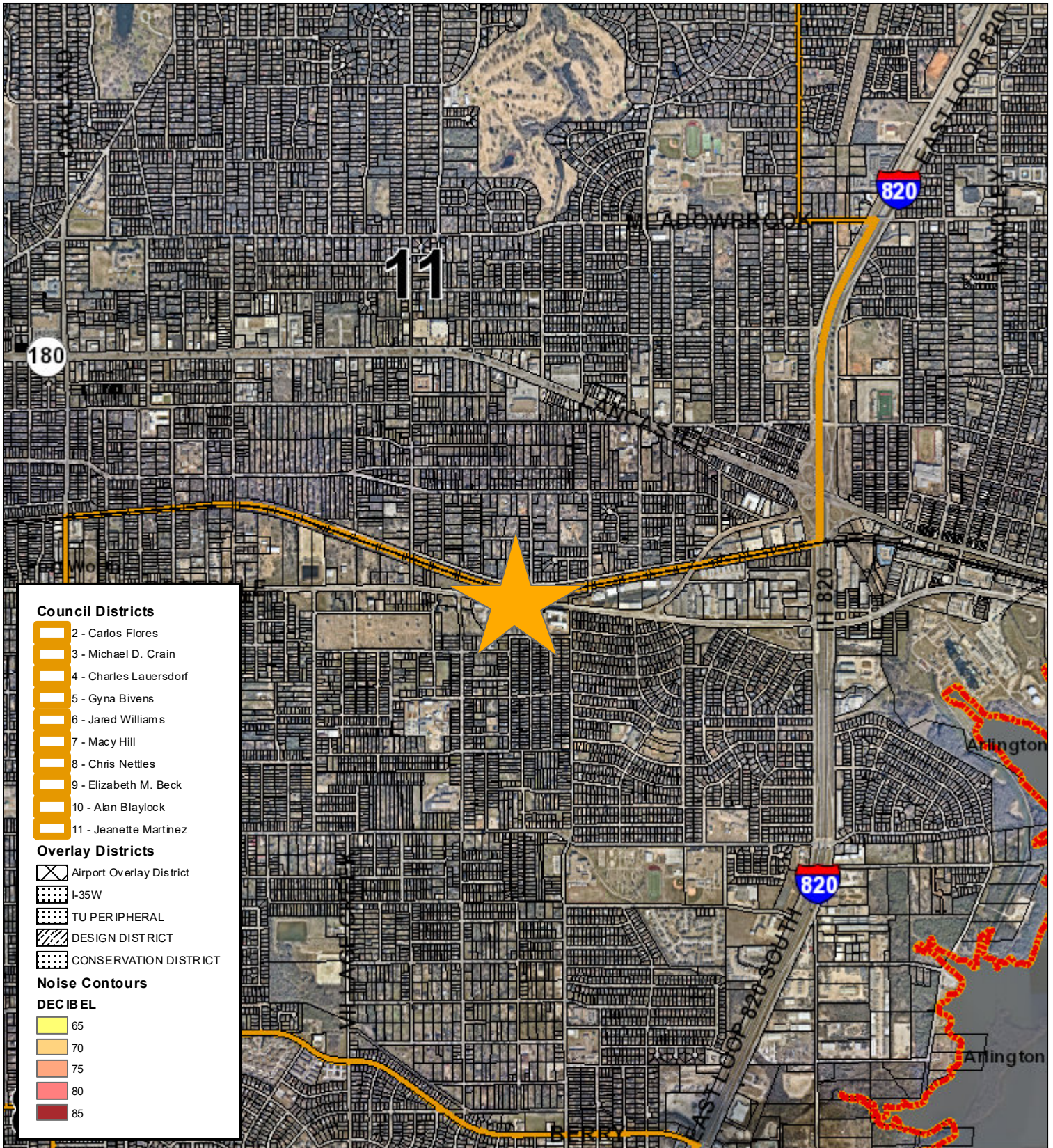
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- 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.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Area Zoning Map

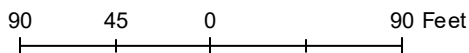
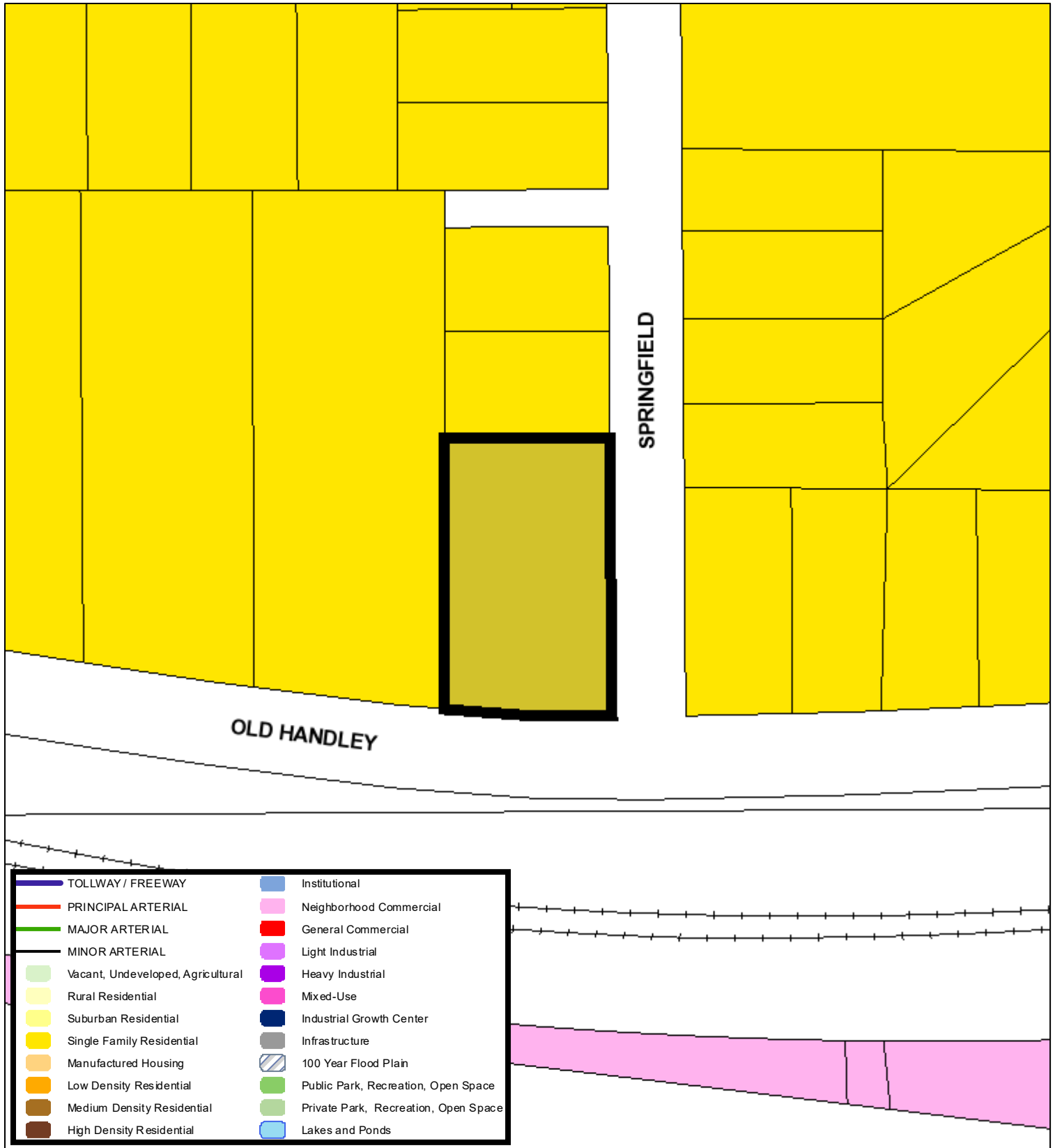
Applicant: Samuel Martinez/ Marcel Barron
 Address: 5331 Old Handley Road
 Zoning From: A-7.5
 Zoning To: A-5
 Acres: 0.48190129
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 2/12/2025
 Contact: 817-392-8190



Area Map



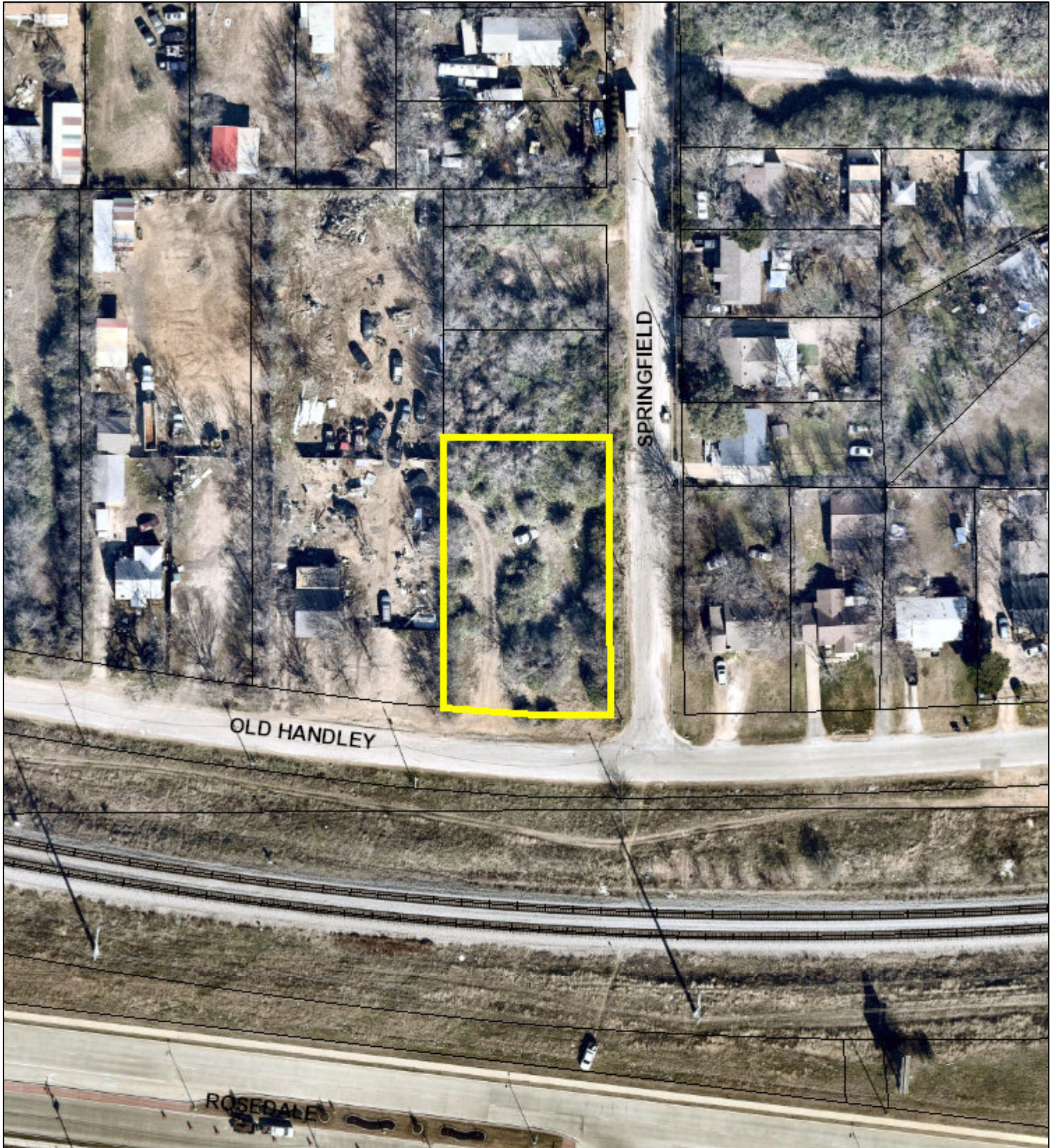
Future Land Use



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 55 110 220 Feet

