



# Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-004

Council District: 8

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner:** Amon Carter Jr. Estate/Frost Bank

**Applicant:** Westwood Serv.

**Site Location:** 5810 Oak Grove Road

**Acreage:** 39.61 ac

### Request

**Proposed Use:** Single family and warehouse

**Request:** From: “A-5” One-Family

To: AR” One-Family Restricted and “PD/I” Planned Development for all uses in “I” Light Industrial excluding boarding home facility, correctional facility, probation or parole office, massage parlor, sexually oriented business, stable (riding, rodeo, boarding), recreation vehicle park, coal/ coke/ wood yard, batch plant, bowling alley, bar/tavern/lounge/dance hall, club (commercial or business); site plan waiver requested

### Recommendation

**Land Use Compatibility:** Requested change is compatible for “AR” and is not compatible for “PD/I”.

**Comprehensive Plan Map Consistency:** Requested change is consistent for “AR” and is not consistent for “PD/I”.

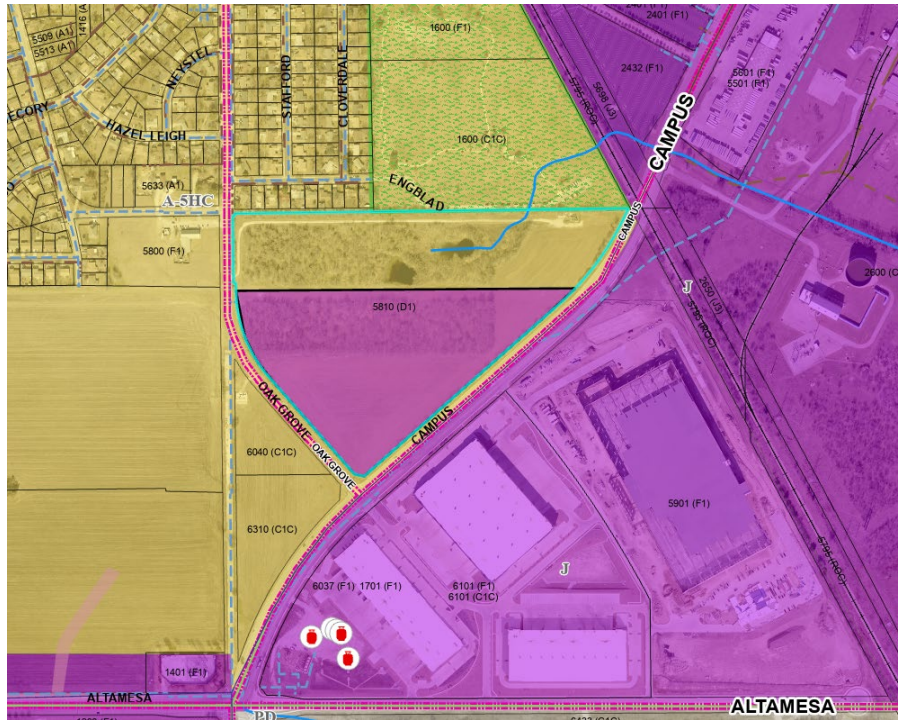
**Comprehensive Plan Policy Consistency:** Requested change is consistent for “AR” and is not consistent for “PD/I”.

**Staff Recommendation:** Approval of the “AR” zoning and denial of the “PD/I” zoning

**Zoning Commission Recommendation:** Denial by a vote of 10-0

## Project Description and Background

The zoning case was continued from a previous meeting. The triangular-shaped property is located at the intersection of Oak Grove Road and Campus Drive, with the northern side adjacent to the Highland Hills neighborhood. The site is currently vacant land, except for drilling equipment in the northeastern corner. Parts of the site in the center and northwestern side have dense tree coverage. Single family houses, a city park, and vacant land with “A-5” zoning lie to the north and west. Large industrial buildings are located to the southeast, on the opposite side of Campus Drive. The site is one of several vacant transitional parcels separating the more intensive industrial uses to the east, south, and west with the adjacent residential neighborhood.



The subject property is proposed to be divided into two zoning districts. On the northern side, an approximately 400-foot strip is proposed for “AR” One-Family Restricted zoning, which allows 3,500 square foot, zero-lot line lots. The southern section is proposed as a “PD” Planned Development based on “I” Light Industrial zoning, excluding certain institutional and commercial uses. The application packet does not request any unique development standards, but does not note any enhanced landscaping or buffering between the residential and industrial uses beyond the standard zoning ordinance requirements. The applicant is also requesting a site plan waiver.

The application states the center of a Trinity River Water District (TRWD) easement will be the line between the two districts. A 2023 zoning case for the same site showed this easement to be 80 feet wide, or 40 feet proposed in each of the “AR” and “PD/I” districts.

Although both Campus Drive and Oak Grove Road are both noted as neighborhood connector arterials, the portion of Oak Grove Road adjoining this site is a 2-lane undivided street. In contrast, Campus Drive is a 6-lane divided roadway. Oak Grove Road’s ultimate build-out is noted to be one lane in each direction with a center turn lane.

## Surrounding Zoning and Land Uses

North “A-5”, “A-5/HC”/ single family, City park

East “J” / industrial uses, City infrastructure  
South “J” / industrial uses  
West “A-5”/ single family, church, vacant land

## Recent Zoning History

ZC-18-162, from A-5 to PD/I excluding certain institutional and commercial uses, withdrawn 1/16/2019.  
ZC-23-089, from A-5 to PD/C for cottage community, withdrawn 8/2/2023.

## Development Impact Analysis

### Land Use Compatibility

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#### Proposed “AR” One-Family Restricted

While the “AR” One-Family Restricted proposed for the northern portion represents a modest intensity in land use from the adjacent single-family homes, the requested “PD” Planned Development based on “I” Light Industrial zoning is a notable increase in land use intensity. As single-family and industrial tend to be conflicting land uses, adding the “AR” northern portion simply moves the area between the incompatible land uses from the southern line of the existing neighborhood to south of a new residential development. Additionally, the 2023 zoning case shows approximately 100 feet wide strip of easements along the northern property line, which would push the new “AR” lots closer to the industrial portion. The remaining “AR” width appears to be wide enough for a single block of residential lots.

#### Proposed Industrial

Industrial development on the southern side of the site would bring industrial uses to the corner of the existing residential neighborhood on the western side of Oak Grove Road and add semi-truck traffic to a 2-lane roadway with a single 12-foot lane in each direction. Building a large industrial site in this area would represent a significant encroachment into the residential zoning on the north side of Campus Drive.

The proposed zoning request for small lot residential uses **is compatible** with surrounding residential land uses; however, the proposed PD/I **is not compatible** by promoting the intrusion of an intensive industrial encroachment into the surrounding residential neighborhood.

### Comprehensive Plan Consistency – Southeast Planning Sector

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The 2023 Comprehensive Plan currently designates the subject site as **Single Family** on the Future Land Use Map. The requested residential land uses are in the description envisioned for this category, but the industrial land uses are not included. The site is too large to be considered a minor boundary adjustment from the nearby industrial properties that front Campus Drive. Although the land to the southeast is designated as an industrial growth center, the formal boundary of the Carter Industrial Park is further south, beyond Altamesa Boulevard.

The proposed “AR” zoning is consistent with the following policies of the Comprehensive Plan:

- 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.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

- Preserve the character of rural and suburban residential neighborhoods.
- 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.

The proposed “PD/I” zoning is not consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Promote industrial development within the Carter Industrial Park Industrial Growth Center.
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Protect residential areas from encroachment by commercial and industrial uses.

Based on conformance with the policies stated above, **the proposed “AR” zoning proposal is consistent, but the proposed “PD/I” 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 **January 29, 2026.**

### Posted Notice

A sign was erected on the property on **January 23, 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 **January 29, 2026:**

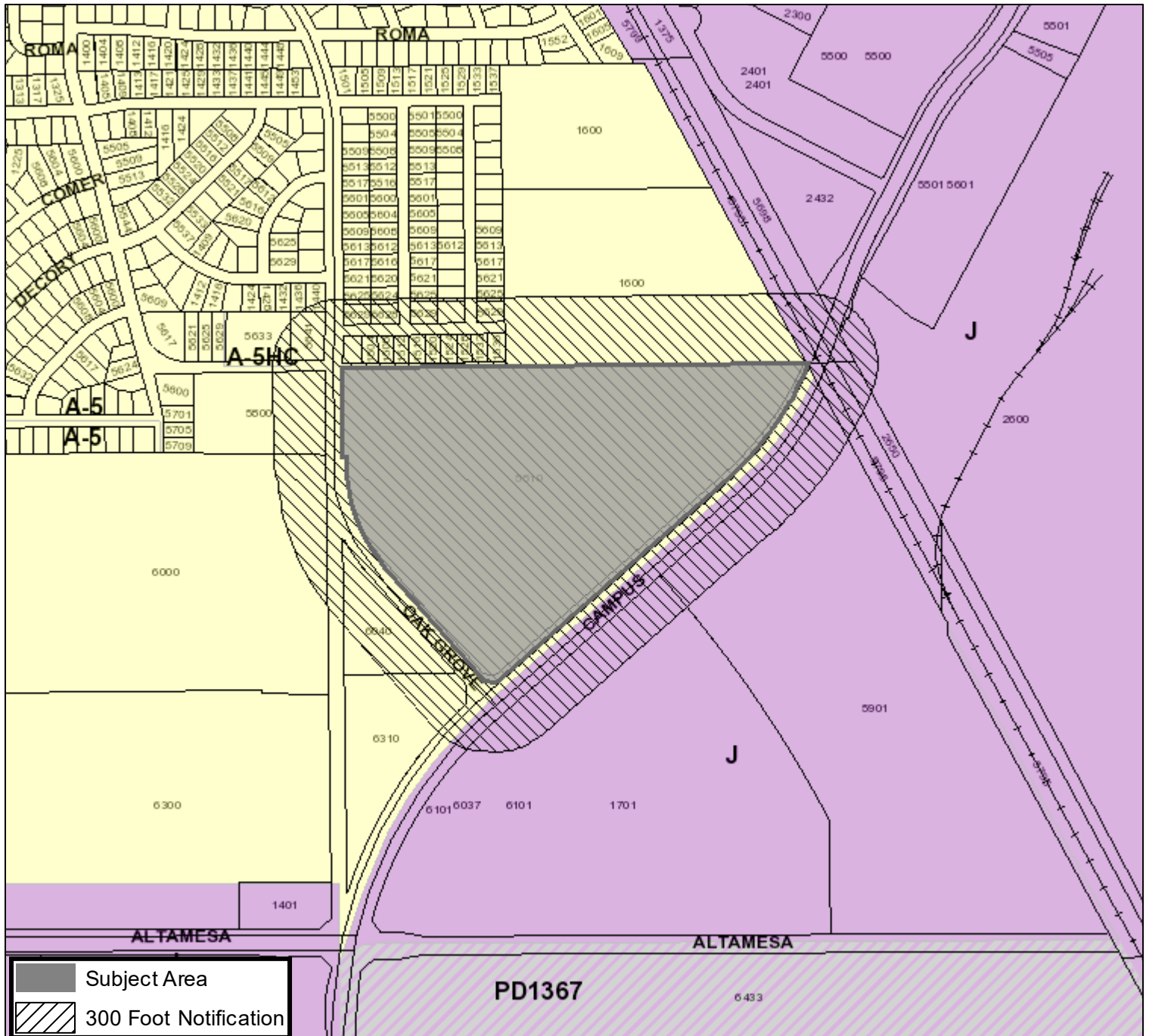
Organizations Notified	
Highland Hills NA*	Carter Park NA
Southeast Fort Worth Inc	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Everman ISD	



*\*Located closest to this registered Neighborhood Association*

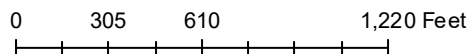


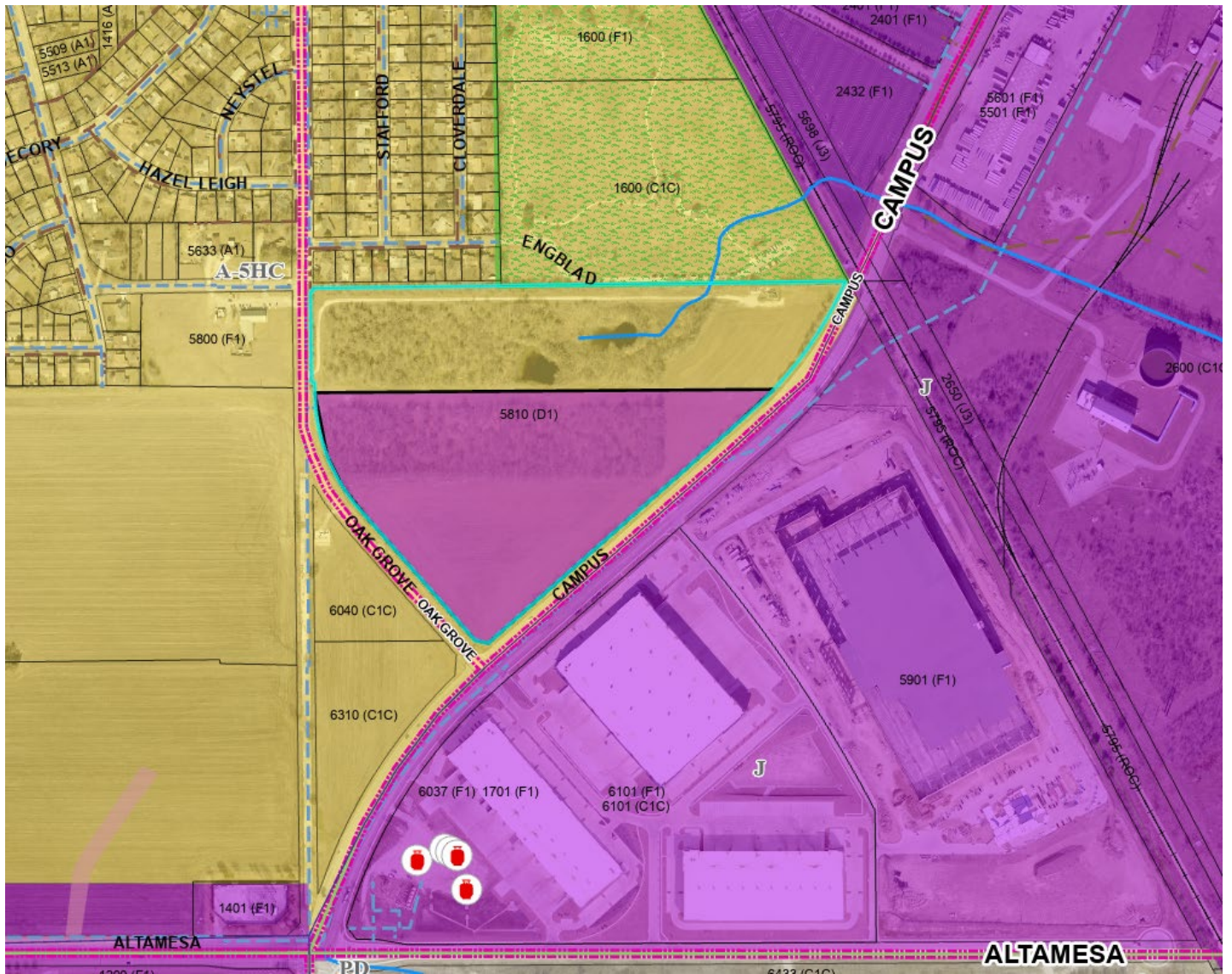
### Area Zoning Map

Applicant: Amon Carter Jr. Estate/Frost Bank/Westwood Serv.  
 Address: 5810 Oak Grove Road  
 Zoning From: A-5  
 Zoning To: AR & PD for I uses with certain excluded uses  
 Acres: 39.605  
 Mapsco: Text  
 Sector/District: Sycamore  
 Commission Date: 2/11/2026  
 Contact: 817-392-8190

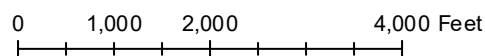
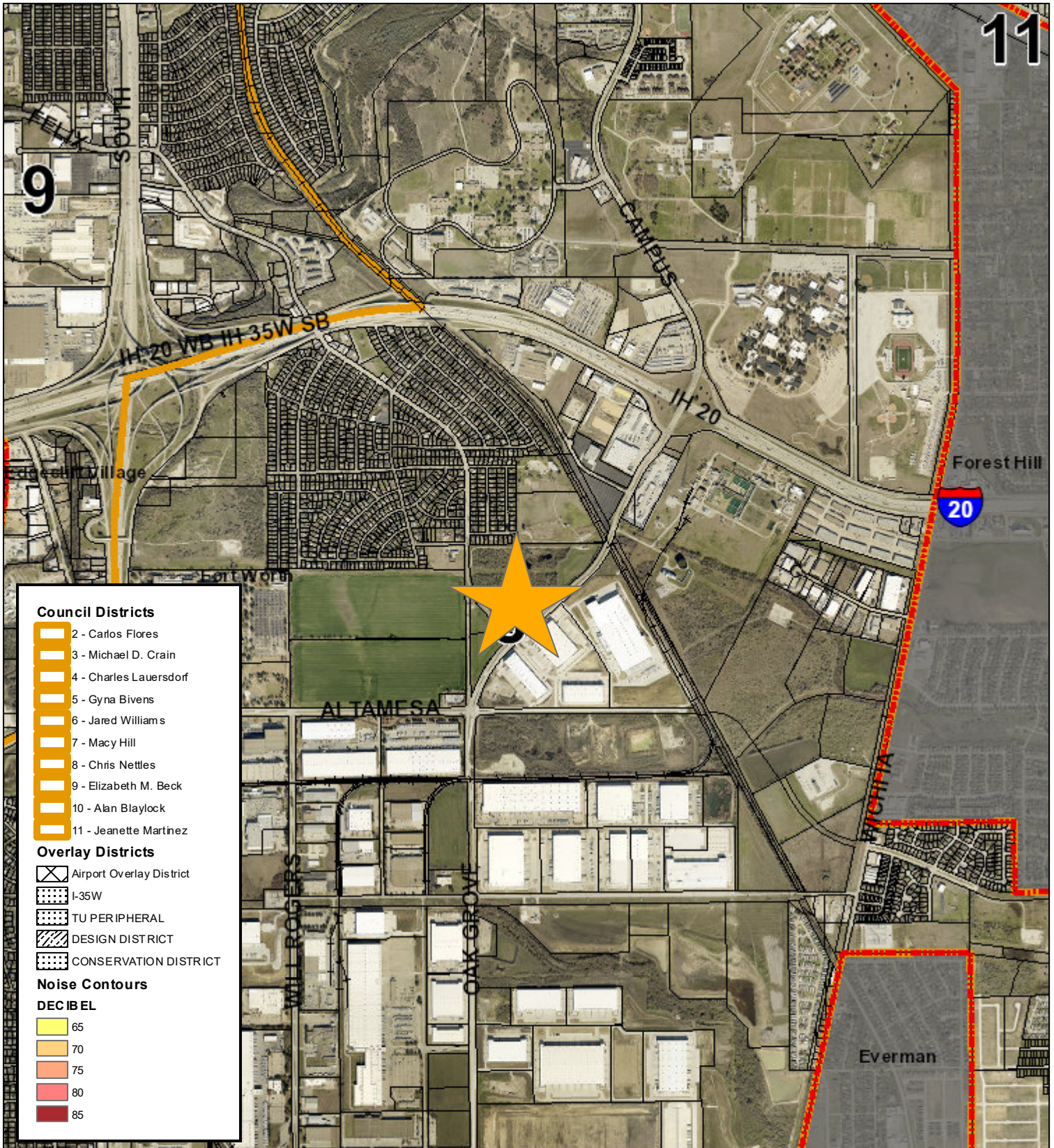


	Subject Area
	300 Foot Notification

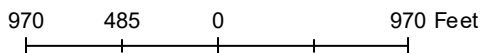
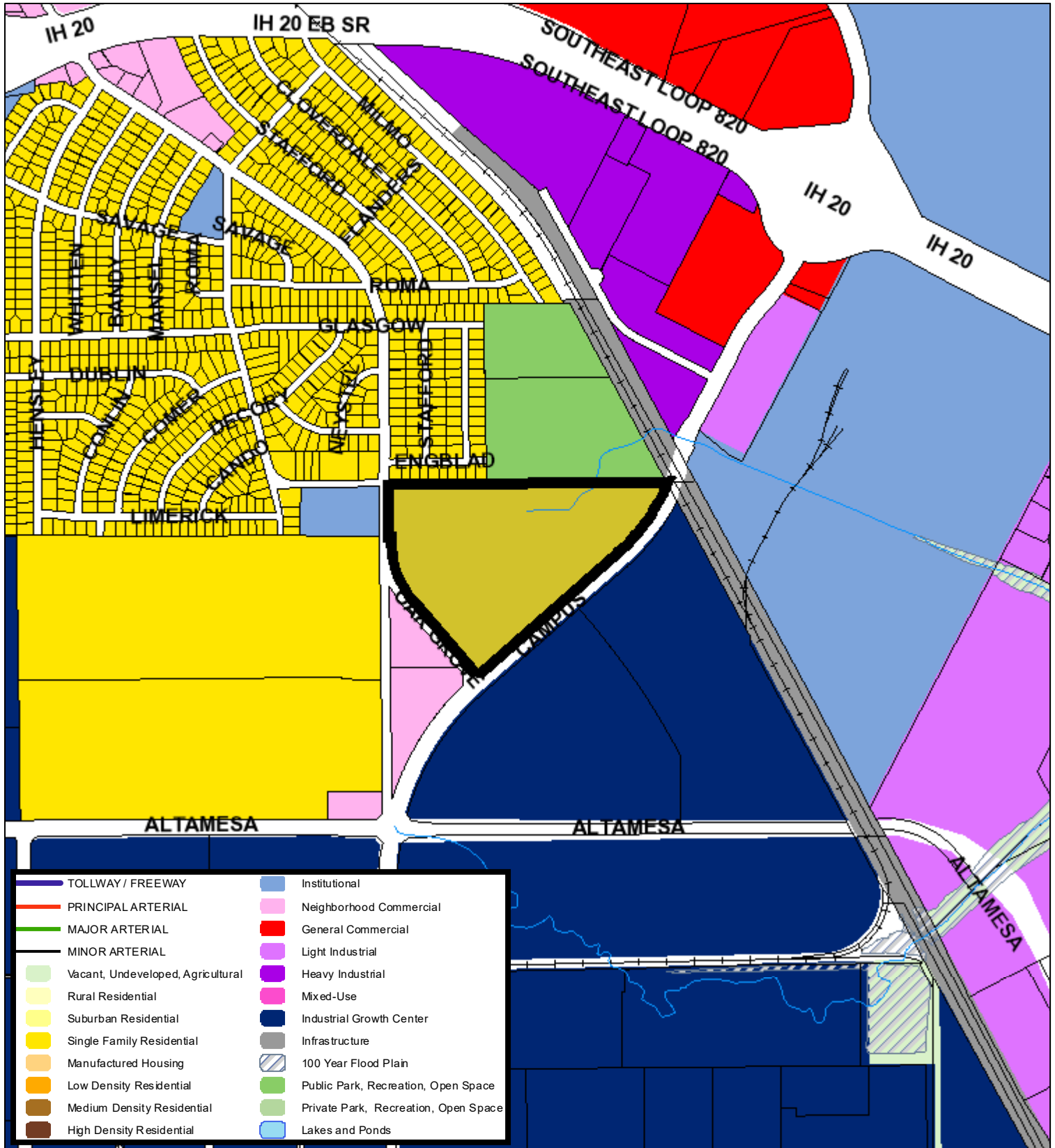




### Area Map



### 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

