



# Zoning Staff Report

**Date:** January 14, 2025

**Case Number:** ZC-24-144

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** JV and PH LLC / Joshua Galbreath

**Site Location:** 4800 & 4900 Parker Henderson Road

**Acreage:** 3.72 acres

### Request

**Proposed Use:** Duplex

**Request:** From: "A-5" One-Family

To: "B" Two-Family

### Recommendation

**Land Use Compatibility:** Requested change is **not compatible**

**Comprehensive Plan Map Consistency:** Requested change is **not consistent**

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

**Staff Recommendation:** **Approval 8-0**

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## Project Description and Background

The property is composed of an undeveloped area of land in the Echo Heights Addition in Council District 11. The site is comprised of a corner lot that is addressed 4800 Parker Henderson Road, and has additional street frontage on Martin Street. The second parcel is just south with an industrial site located between the two parcels, addressed 4900 Parker Henderson Road.

The proposal to rezone these lots would change the current “A-5” zoning to “B” zoning. This zoning change, if approved, would allow the construction of new duplex dwelling units on both sites. The total number of units proposed was not identified at the time of this report. The new units must meet all “B” standards for two attached units, including 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line. A conceptual layout was requested by City staff, but was not supplied by the applicant. “B” zoning does not carry the requirement for a bonafide Site Plan, however a conceptual layout can provide a layer of assurance that the proposed development is in general compliance with the development standards for the proposed zoning.

Martin Street facing south (north tract)



Existing Industrial Business



Parker Henderson Road facing west (south tract)



Surrounding Zoning and Land Uses

- North “A-10” One-Family / undeveloped
- East “K” Heavy Industrial / Industrial complex
- South “A-5” One-Family / single family residential
- West “A-5” One-Family / single family residential

Recent Zoning History

- ZC-24-061 Council-initiated rezoning from I Light Industrial to A-5 One-Family residential approved 8-13-2024

Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
 The following organizations were emailed on November 27, 2024:

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

*\*Located within this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

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The homes in this vicinity of this site are primarily single family residential in nature. The subject area between the two parcels was recently rezoned From “I” Light Industrial to A-5” single family the current use would be considered legal-nonconforming. Duplexes would be out of character with the existing surroundings. The site is uniquely situated facing two streets, Parker Henderson Road and Martin Street. The square shape for both lots may be difficult to develop a duplex and meeting all of the development standards listed in Section 4.707 of the Zoning Ordinance. There could also be conflicts with the Subdivision Ordinance depending on the layout. The proposed rezoning to “B” **is not compatible** with the surroundings.

## Comprehensive Plan Consistency – Southeast

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The adopted Comprehensive Plan currently designates the subject property as future Single-Family Residential on the Future Land Use Map. This designation is analogous to, but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single-Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single-family residence.

The proposed “B” Two-Family **is not consistent** with the Future Land Use Map nor compatible with the following policies of the adopted Comprehensive Plan.

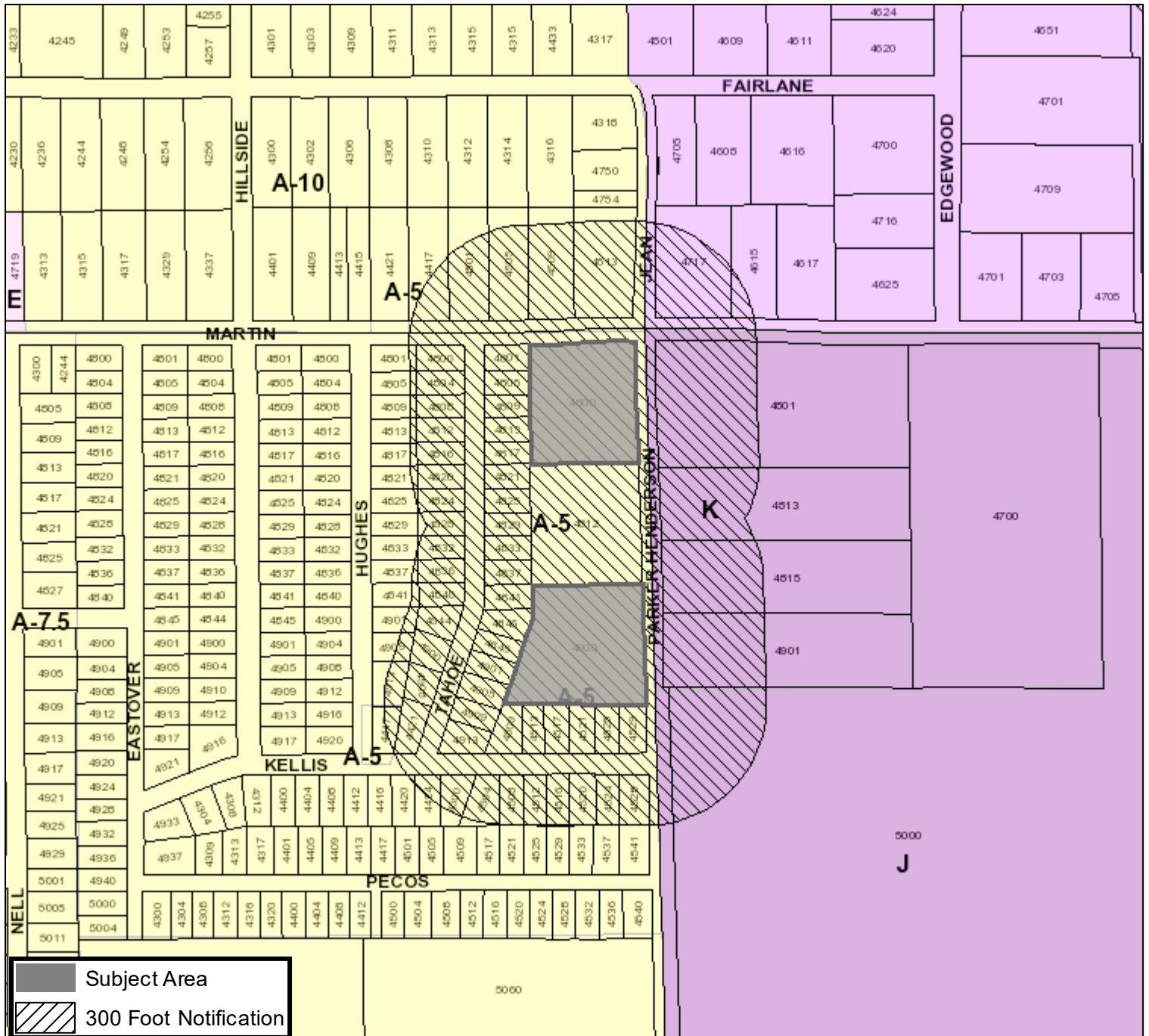
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, 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.



While the proposed zoning is not strictly consistent with the map designation and policies for this area, a case can be made for allowing duplexes in order to promote a variety of housing choices and encourage denser residential to buffer nearby industrial uses.

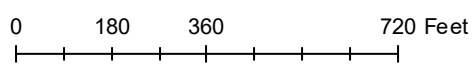


# Area Zoning Map

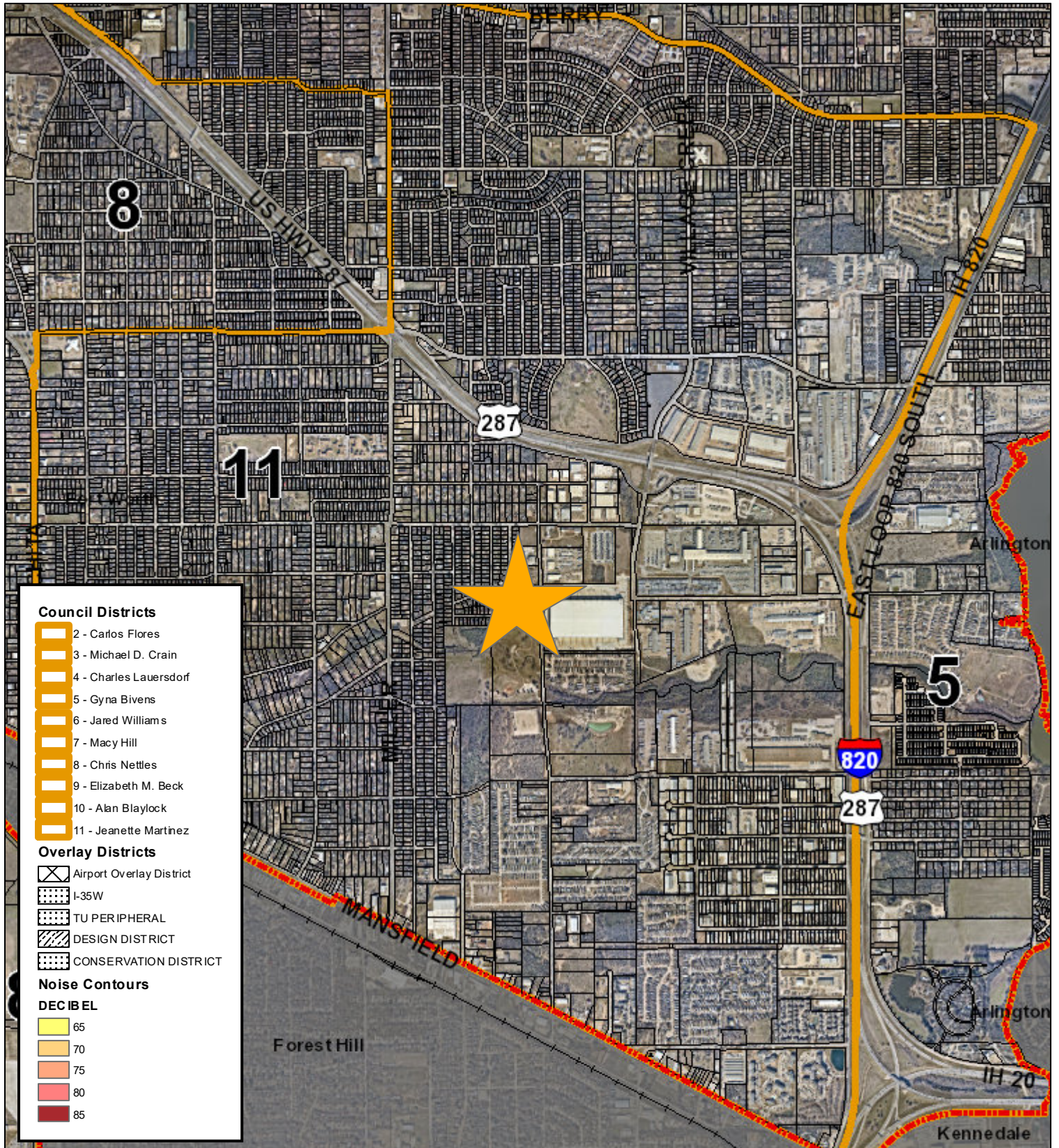
Applicant: JV and PH LLC/Joshual Galbreath  
 Address: 4800/4800 Parker Henderson  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 3.94055076  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 12/11/2024  
 Contact: 817-392-7869



 Subject Area  
 300 Foot Notification



### Area Map



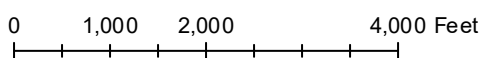
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

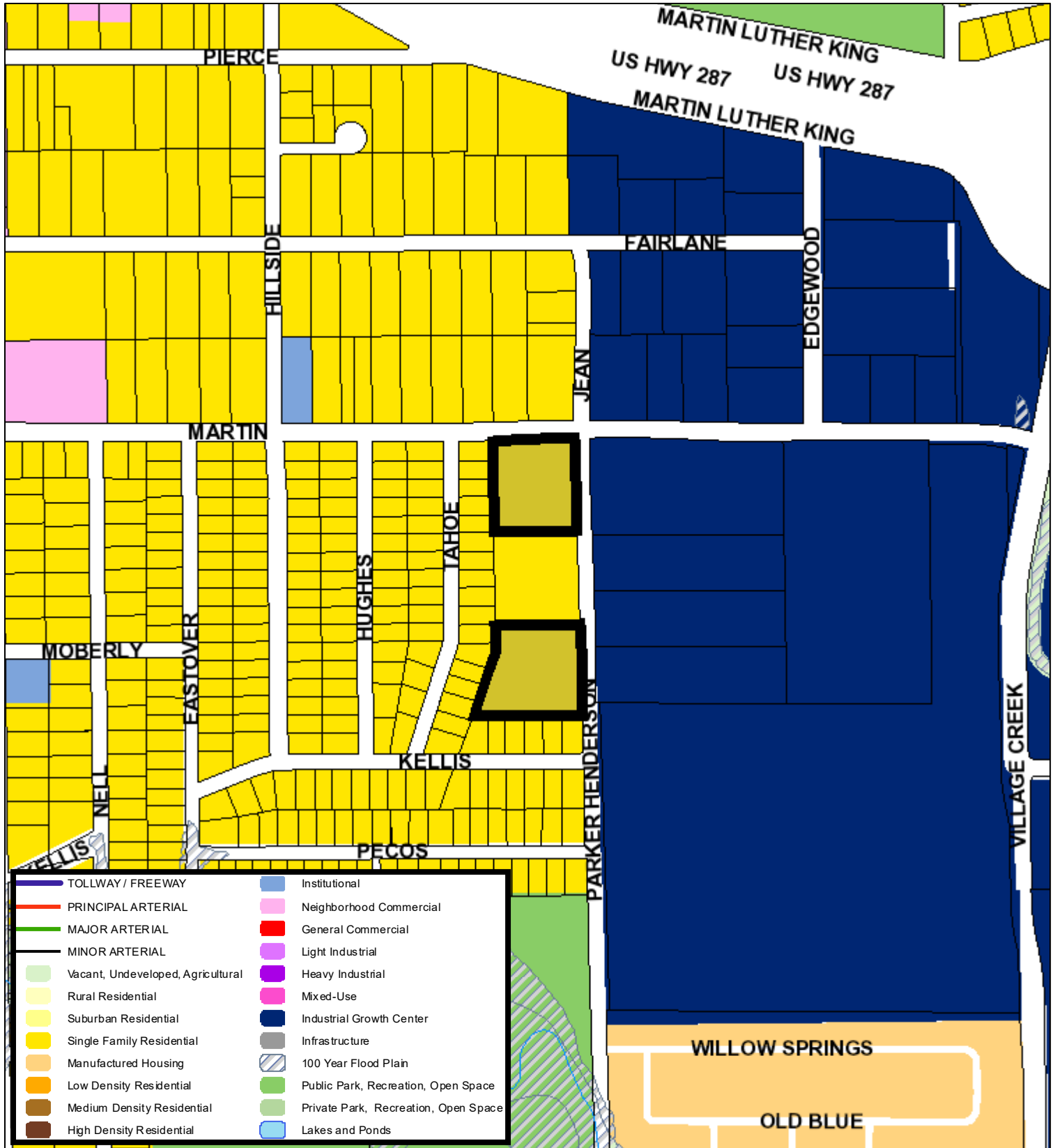
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



430 215 0 430 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.



## Aerial Photo Map



0 270 540 1,080 Feet





## Traditional Duplex House Plan with 3 Bed Units - 1567 Sq Ft Each

**3,134**  
Heated S.F.

**2**  
Units

**38'**  
Width

**50'**  
Depth

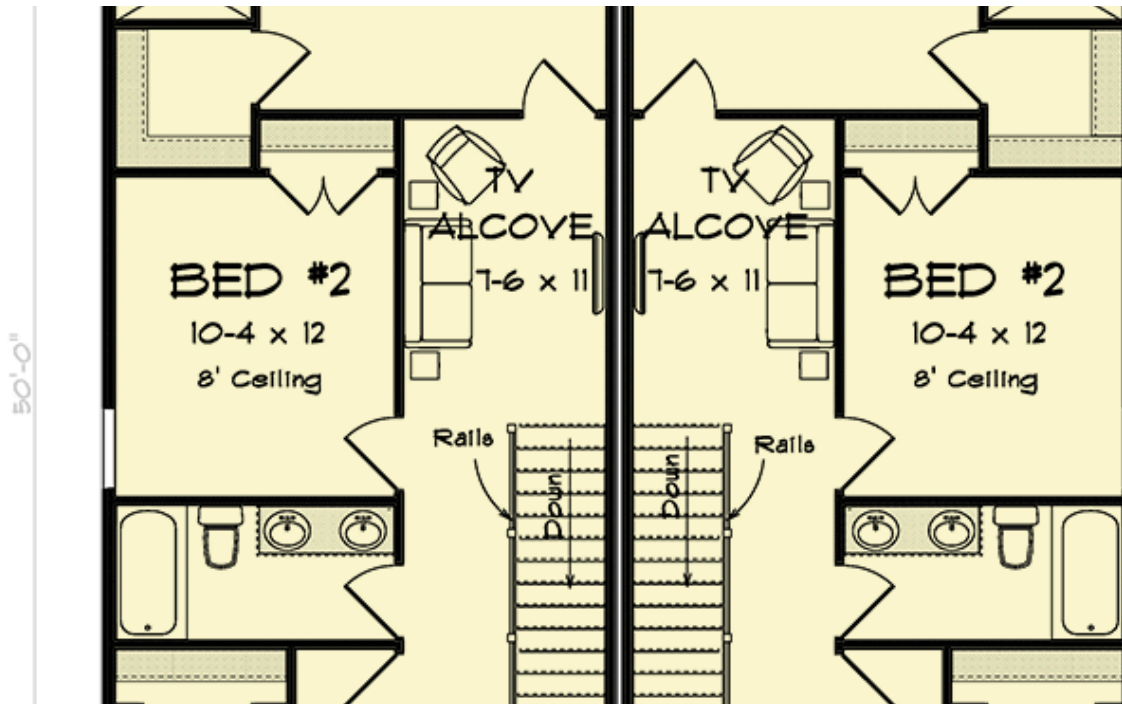
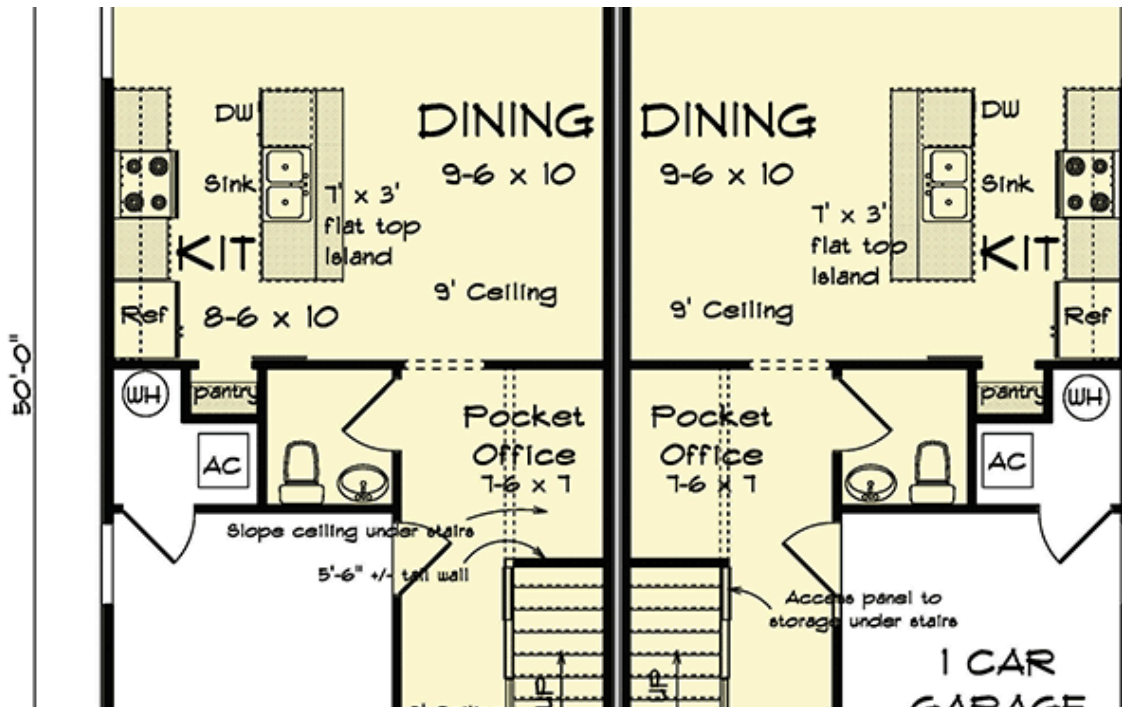












Plan 52355WM  
architecturaldesigns.com



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