



Zoning Staff Report

Date: June 09, 2026

Case Number: ZC-26-015

Council District: 5

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: CG Superb Homes

Applicant: Ceasar Gonzalez

Site Location: 3524 & 3528 Frazier Court

Acreage: 0.32 ac

Request

Proposed Use: Duplexes

Request: From: "A-5" One-Family
To: "R1" Zero-Lot Line/Cluster Residential

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 **not consistent**.

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval as Amended to "B" by a vote of 10-0**

Project Description and Background

The case was continued from a previous meeting. The property is located south of Pipeline Road, in an area of mixed agricultural, residential, and industrial uses further bounded by Trinity Boulevard, Raider Road, and House Anderson Road. The site is located in the middle of the block and completely surrounded by single-family houses. The single-family neighborhood generally developed from the 1940s to the 1960s but has seen the majority of homes built since 2005 from six zoning cases for “A-5” One-Family. The only duplexes in the vicinity were built last year at the end of the block adjacent to Pipeline Road, which is designated as an arterial. The lots closer to Pipeline Road are separated from the rest of the block by an overhead electrical transmission line.

The applicant has proposed to rezone the land from “A-5” One-Family to “R1” Zero-Lot Line/Cluster Residential. “R1” zoning is intended to allow houses with a 0-foot side yard or housing clustered around a common access road. The applicant has an approved plat to divide the land into 50-foot wide minimum lots, which is the minimum lot width for “A-5” One-Family lots, instead of the 3,000 square foot lot minimums for “R1” lots.



Surrounding Zoning and Land Uses

North "AG", "A-5" / single family
East "AG", "A-5" / single family
South "AG", "A-5" / single family
West "AG", "A-5" / single family

Recent Zoning History

ZC-17-064, surplus properties, from AG to A-5, approved, 5/5/2017.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change from “A-5” One-Family to “R1” Zero-Lot Line/Cluster, to build new duplexes on the last remaining vacant lots in the neighborhood. Surrounding land uses consist solely of single-family houses. Single-family houses, zero-lot line houses on 3,000 square foot lots, or duplexes are allowed by right in the requested “R1” zoning.

“R1” zero-lot line developments are required to follow a consistent pattern of side yards on the block. Because the building pattern is already set with houses centered on a lot, zero-lot line houses cannot be built on this site. The land is too small to build a road and cluster houses around it. Additionally, 3,000 square foot lots are out of scale with the larger lots in the neighborhood.

The proposed duplexes on small lots **are not compatible** with the surrounding lower-intensity single family uses.

Comprehensive Plan Consistency – Eastside Planning Sector

Future Land Use Map

The 2023 Comprehensive Plan currently designates the subject site as **Single Family** on the Future Land Use Map. The proposed zoning is **not consistent** with the land use map, and the lot sizes of the proposed “R1” development do not mesh with the character of the surrounding neighborhood.

Comprehensive Plan Policies

The proposed zoning is **not 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.*
- *Preserve the character of rural and suburban residential neighborhoods.*
- *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.*

- *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.*
- *Encourage locating multiple-unit residential structures on corner lots.*
- *Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.*

Based on a lack of conformance with the map and policies stated above, the proposed 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 **February 27, 2026**.

Posted Notice

A sign was erected on the property on **February 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

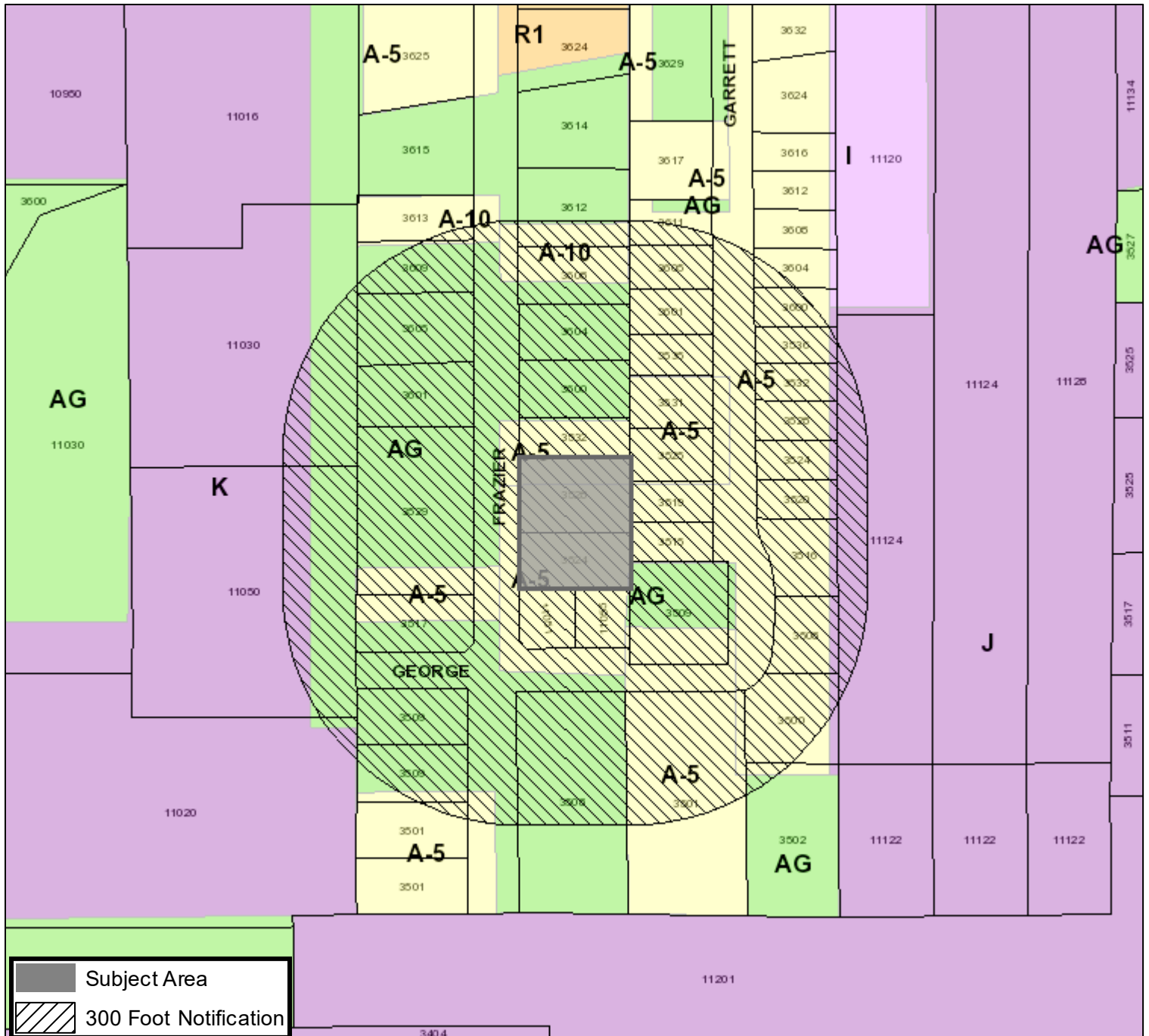
The following organizations were emailed on **February 27, 2026**:



Organizations Notified	
Trinity Habitat for Humanity	Hurst Euless Bedford ISD
Streams And Valleys Inc	East Fort Worth, Inc.

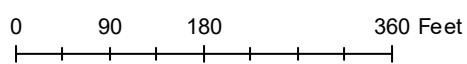


Area Zoning Map

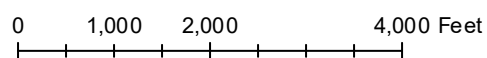
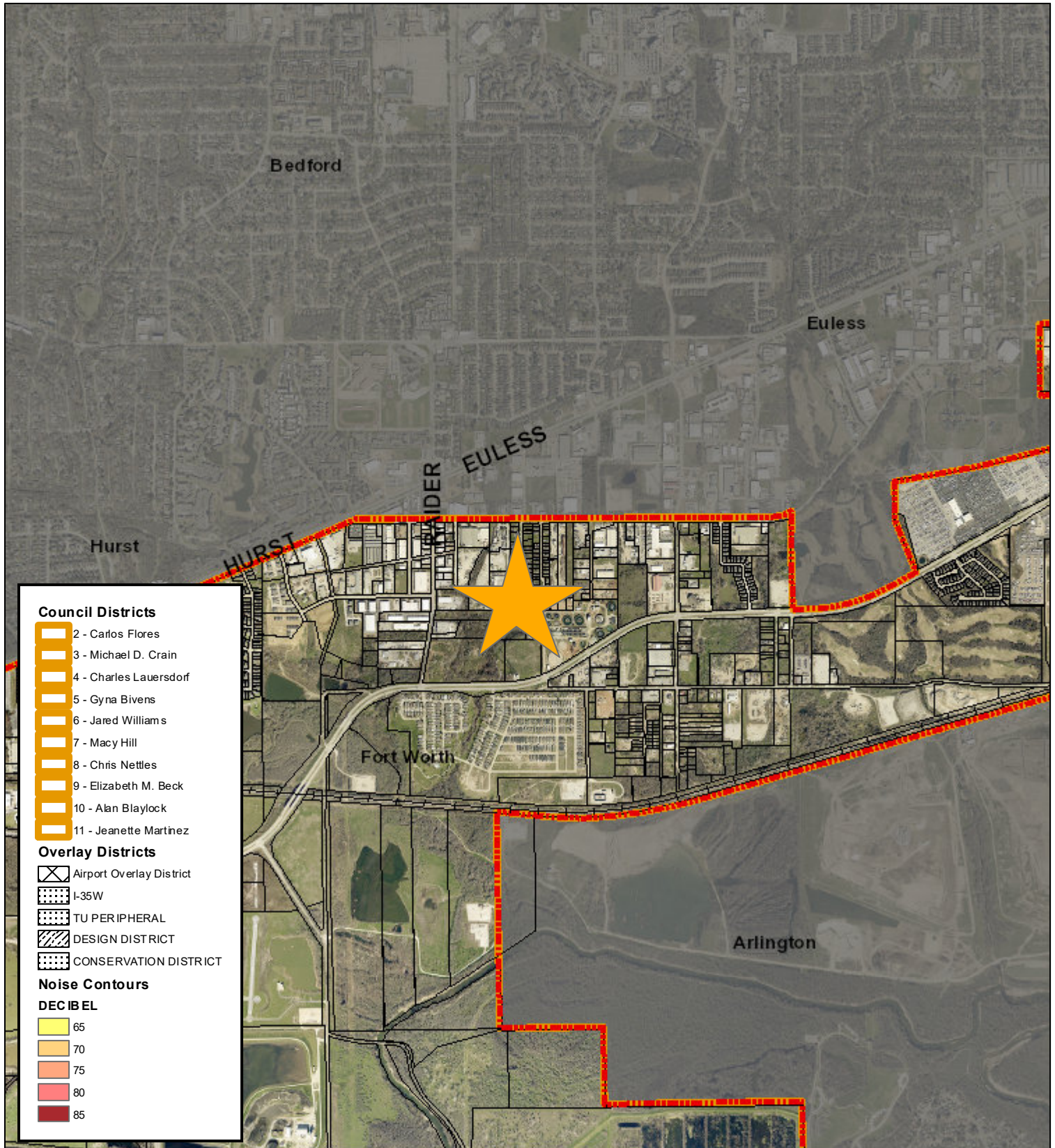
Applicant: CG Superb Homes/Cesar Gonzalez
 Address: 3524 & 3528 Frazier Court
 Zoning From: A-5
 Zoning To: R1
 Acres: 0.32
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/11/2026
 Contact: 817-392-8190



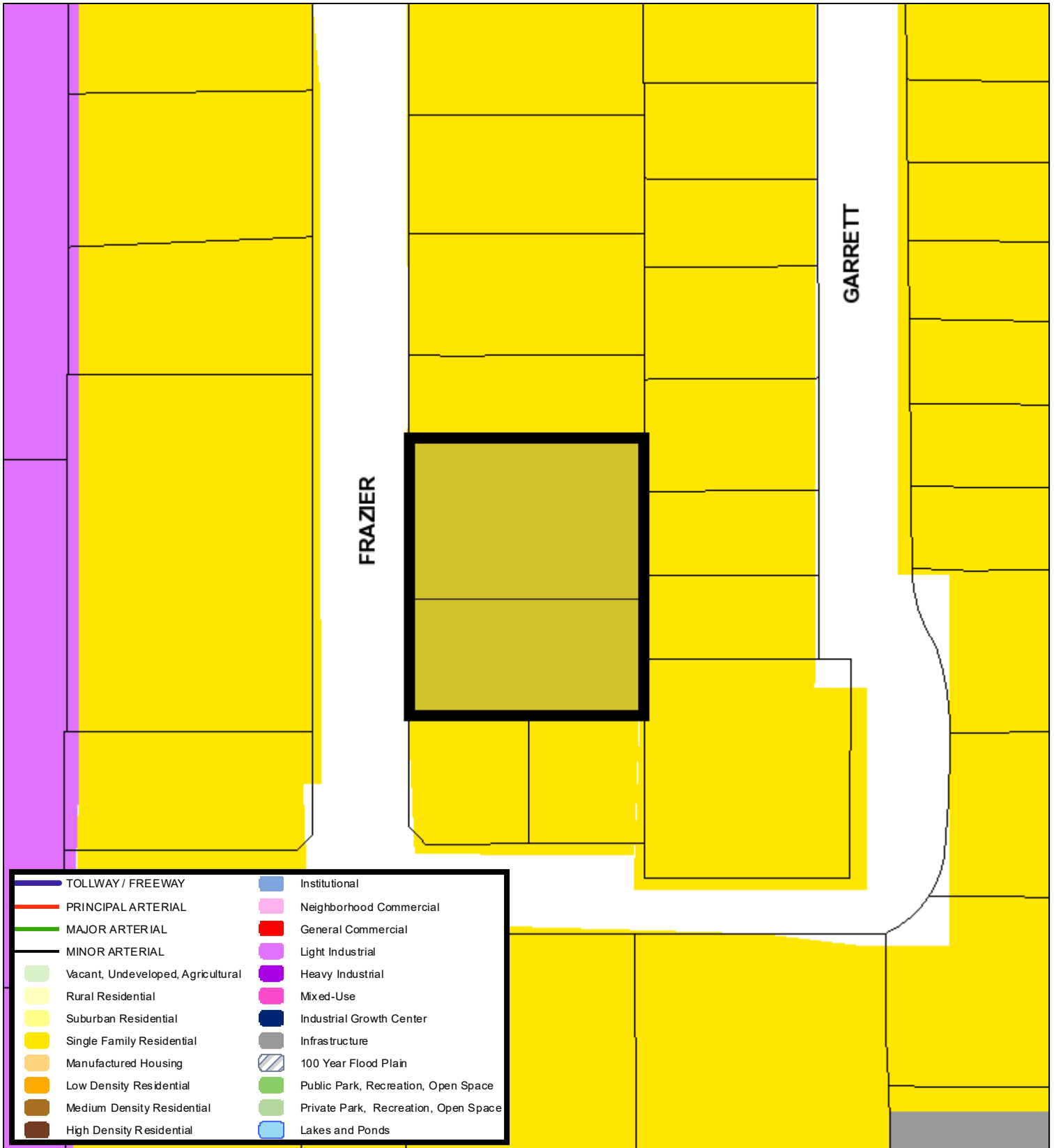
 Subject Area
 300 Foot Notification



Area Map



Future Land Use

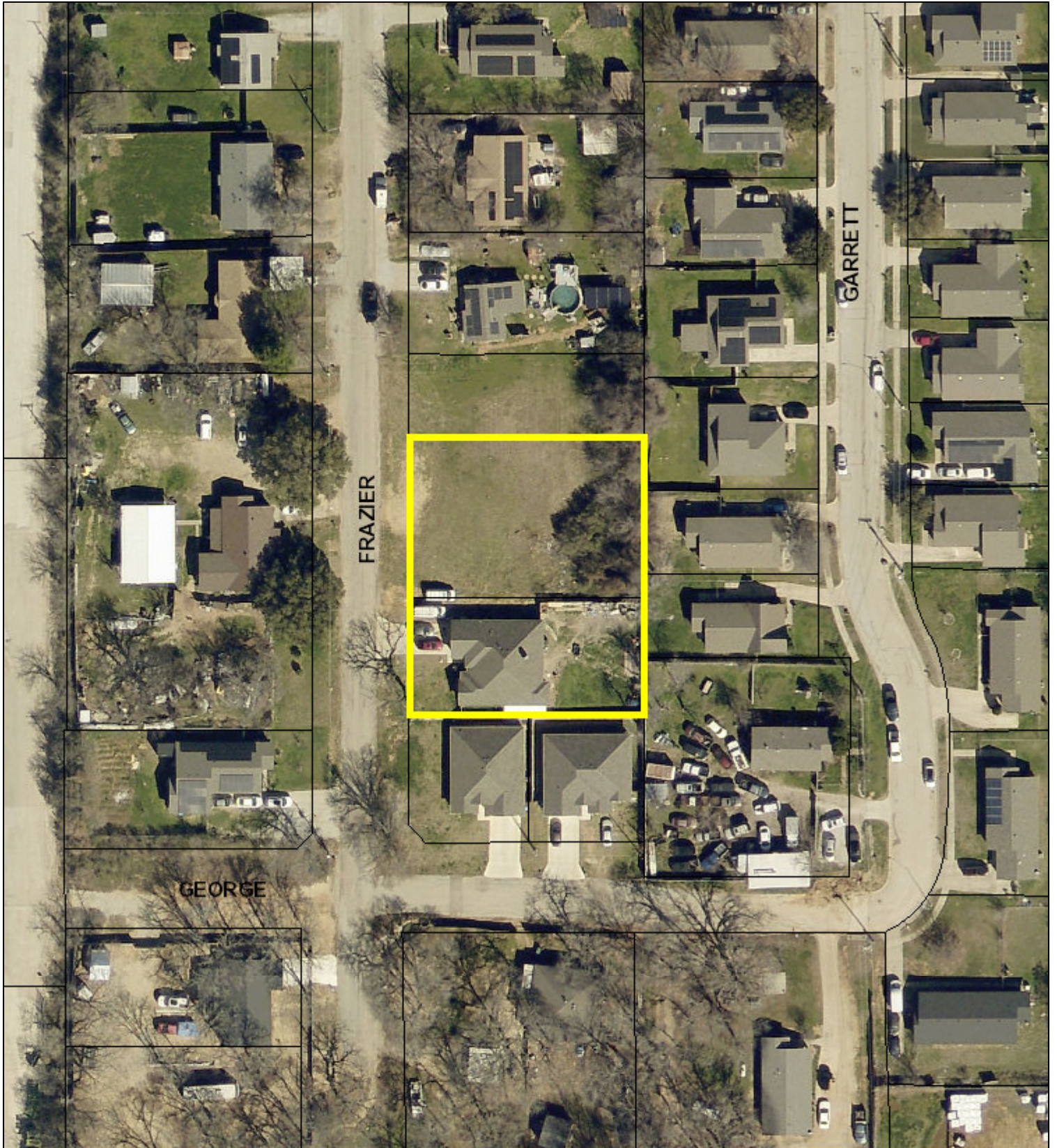


80 40 0 80 Feet

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 50 100 200 Feet

