



Zoning Staff Report

Date: April 8, 2025

Case Number: ZC-25-033

Council District: 6

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: David Gregory, DCG Engineering / QJ Development LLC

Site Location: 5410 & 5420 Geddes Avenue

Acreage: 0.287 acres

Request

Proposed Use: Duplex residential (4 new dwelling units proposed)

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 consistent.**

Comprehensive Plan Policy Consistency: Requested change **is not consistent.**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 11-0**

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Project Description and Background

The property is located within the Chamberlin Arlington Heights (2nd Filing) Subdivision in Council District 6 and contains four 3,250 square-foot vacant lots (two 6,500 square-foot parcels). The property is wooded and situated mid-block where Geddes Avenue dead-ends west of Lake Como Drive in a cul-de-sac.

The requested rezoning would change the current “A-5” zoning to “B” zoning. The current zoning allows for a total of two detached single-family homes to be built. This zoning change, if approved, would allow the construction of four new dwelling units that would be required to meet all “B” standards for two attached units, including 50% maximum lot coverage, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit with up to three bedrooms, plus one space per bedroom over three bedrooms, located behind the front building wall.

Surrounding Zoning and Land Uses

North “A-5” One-Family detached residential
East “A-5” One-Family detached residential
South “A-5” One-Family detached residential
West “A-5” One-Family detached residential

Recent Zoning History

- None

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 **February 28, 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 **February 26, 2025**:

Organizations Notified	
Como NAC*	West Side Alliance
Trinity Habitat for Humanity	West Byers NA

Streams and Valleys Inc.	Arlington Heights NA
Keep Lake Como Beautiful	Sunset Heights NA
Camp Bowie District, Inc.	
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The properties surrounding this site are one-family detached residential. This block of Geddes Avenue dead ends 230-feet to the east of the property and contains two single-family homes built prior to 1960 and 5 to 6 single-family homes recently built or under construction. Approximately 6 to 7 remaining parcels are vacant and zoned “A-5” One-family residential. The proposed rezoning **is not compatible** with the surrounding land use.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan currently designates the majority of this property as “UR” Urban Residential on the Future Land Use Map with roughly 25% of the property designated as “AG” vacant land located within the 100-year floodplain. “B” Two-Family zoning is classified as Low Density Residential in the Comprehensive Plan. One-Family Residential and Low Density Residential have similar scale and form regulations, although Low Density Residential units may be attached to one or more adjacent units. Differences between Low Density Residential and Urban Residential include reduced front setbacks, increased density, and greater height and scale of structures within the Urban Residential district.

The proposed zoning **is consistent** with the Future Land Use Map. While two-family residential structures can be compatible with the scale and character of the surrounding properties, Como neighborhood stakeholders expressed a preference for no additional duplexes in the adopted Como/Sunset Heights Neighborhood Empowerment Zone Strategic Plan. The proposed zoning is **not consistent** with the following policy of the Comprehensive Plan:

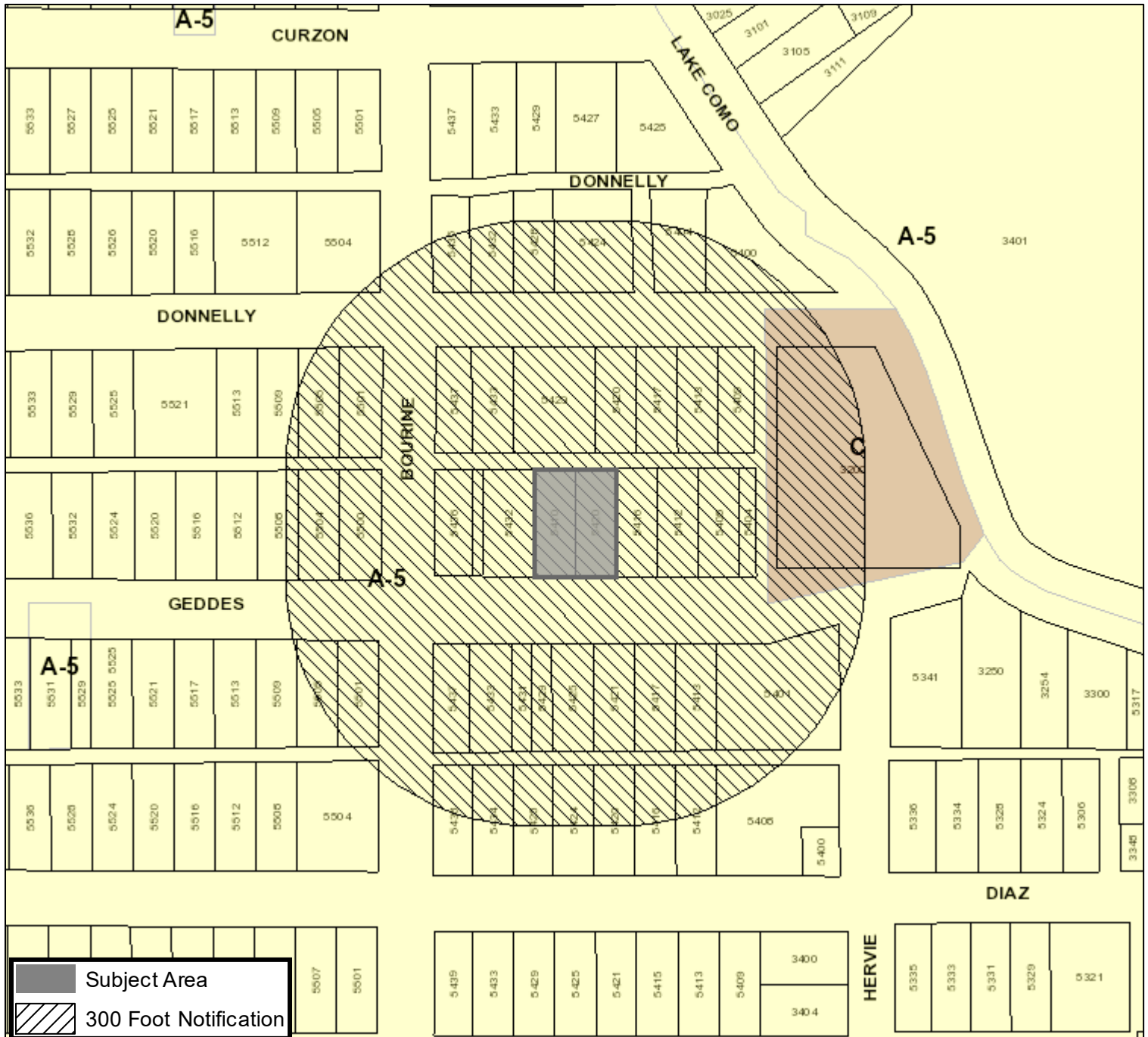
- Encourage compatible land use and infill development in the Como neighborhood consistent with its neighborhood empowerment zone plan.



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Area Zoning Map

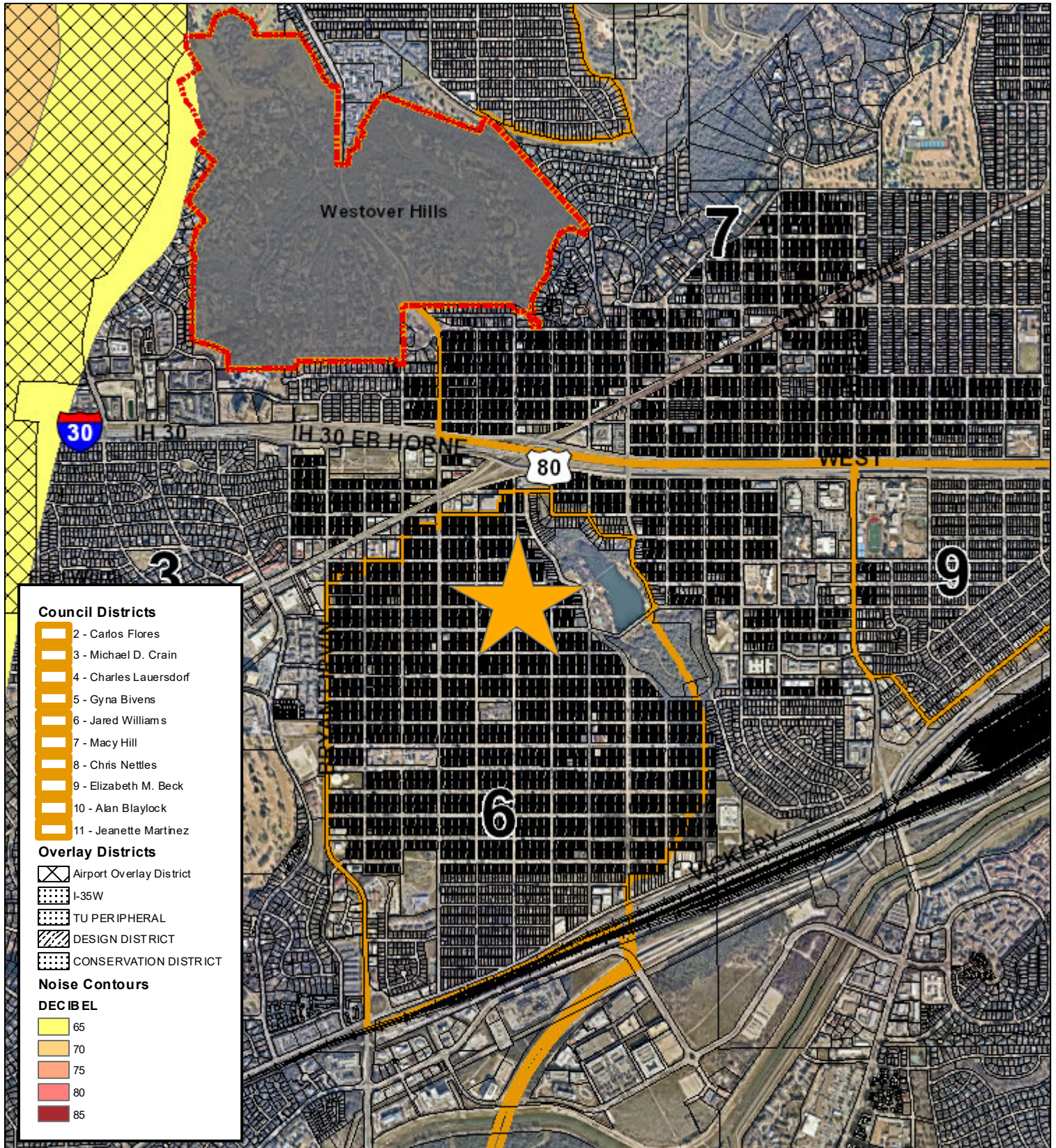
Applicant: QJ Development LLC by DCG Engineerin
Address: 5410 & 54020 Geddes Avenue
Zoning From: A-5
Zoning To: B
Acres: 0.287
Mapsc0: Text
Sector/District: Arlington_Heights
Commission Date: 3/12/2025
Contact: 817-392-8043



0 85 170 340 Feet

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Area Map



0 1,000 2,000 4,000 Feet



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Aerial Photo Map



GEDDES

BOURINE

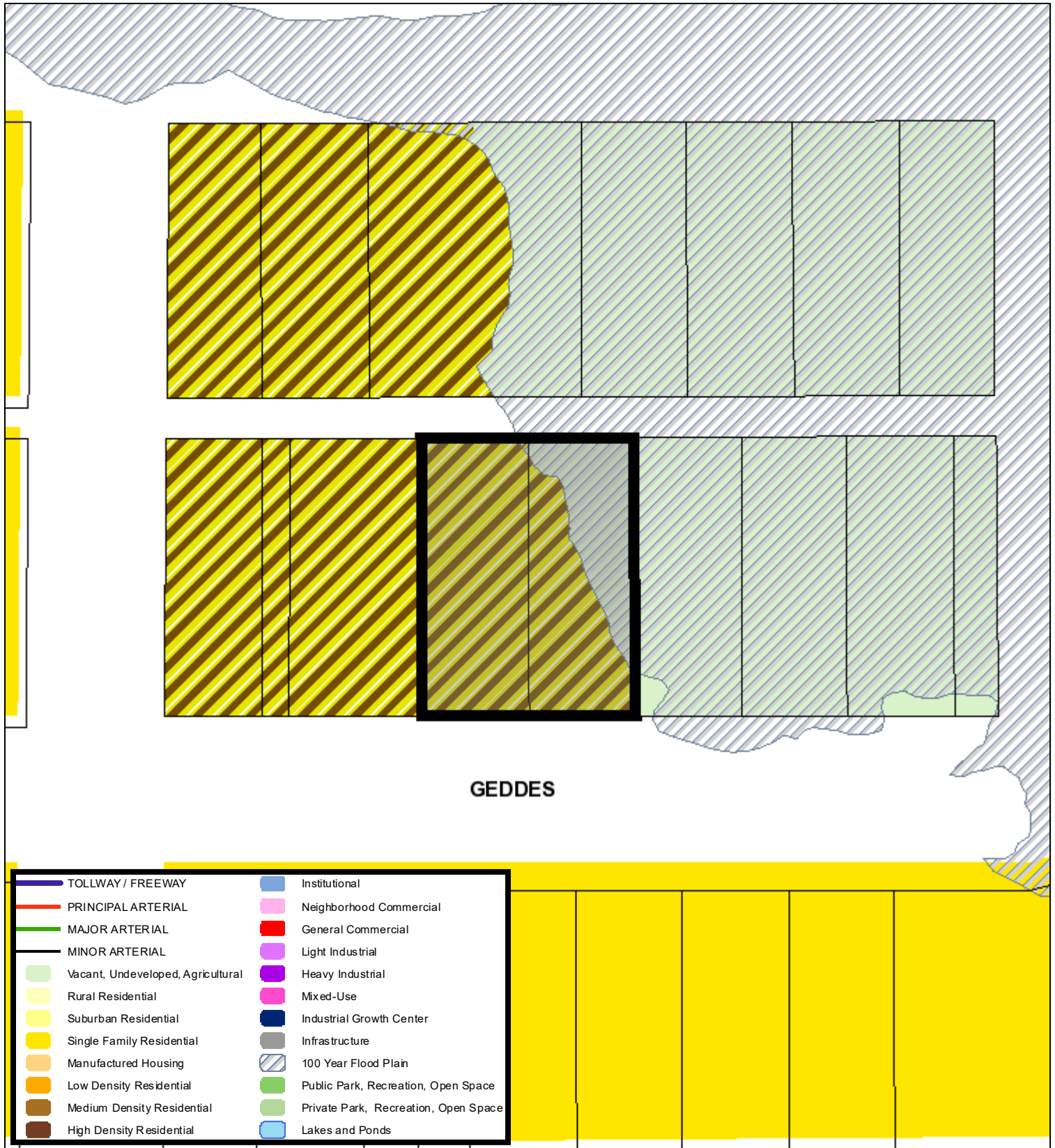
0 37.5 75 150 Feet





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Future Land Use



60 30 0 60 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.



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