



Zoning Staff Report

Date: January 13, 2026

Case Number: ZC-25-189

Council District: 2

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Fernandez Land Company LLC

Applicant: Orlando Fernandez

Site Location: 1317 Harrington Avenue

Acreage: 0.16 ac

Request

Proposed Use: Single-Family Residential and Office

Request: From: “A-5” One -Family Residential

To: “PD” Planned Development for all uses in “A-5” One-Family Residential plus Office with a development waiver for one (1) parking space, site plan included

Recommendation

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Map Consistency: Requested change **is compatible**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
5. [Public Notification](#)
6. 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 Jacksboro Highway and Northside Drive. The neighborhood was developed with single family residences prior to 1945, with the subject site's non-residential building added among the houses. The site is a corner lot at a slightly more intensive corner of Central and Harrington Avenues where surrounding uses consist of duplexes and single-family residential. Both Central and Harrington Avenues are considered residential streets. Northside Drive, a commercial connector arterial, lies one block to the south and contains limited commercial uses generally one lot deep.

The single-family neighborhood had been zoned for multifamily uses in 1940 when zoning was initially adopted and rezoned to single family in 2011 under a Council-initiated rezoning case. No information is readily available as to when the non-residential building was constructed on the front part of the lot, but the building was approved for a daycare in 1993 through a Board of Adjustment Special Exception. The building had its last Fire Department inspection in 2018 and was noted as vacant in 2024.

The applicant had proposed to rezone this property from "A-5" One-Family to "ER" Neighborhood Commercial Restricted and add a Conditional Use Permit for a single-family residence. However, after additional review, Staff determined a more appropriate way to rezone the property would be through a Planned Development with a base zoning of "A-5" One-Family Residential, keeping in line with the surrounding neighborhood, and adding the office use. PD zoning also avoids spot zoning of more intensive commercial zoning. This revised rezoning request would allow the site to use both the existing non-residential building and the single-family house according to their constructed uses. The revised zoning district also avoids issues where SB 840 would allow a mix of commercial and multifamily uses on a single commercial lot.

The applicant is proposing to use the approximately 1,100 square foot non-residential building for an office with parking between the buildings. They would like to rent the house in the rear as a single-family dwelling, which is allowed by right in single-family residential neighborhoods.

The site is required to have five (5) parking spaces to accommodate the intended uses – three (3) parking spaces for the office use and two (2) for the house. There are currently two (2) parking spaces between the buildings. Also, the prior uses had created an informal parking space on the east side of the office building immediately adjacent to the sidewalk along Central Avenue. Because the lot has frontages on Central and Harrington Avenues, the site is considered to have a projected front yard along Harrington Avenue and a secondary front yard along Central Avenue. Parking is not allowed in the secondary front yard setback along Central Avenue.

According to the Zoning Ordinance, all commercial uses within 250 feet of one- or two-family zoning are required to provide the minimum number of required parking spaces. The site plan provides two (2) existing parking spaces for the office building between the buildings and two (2) new parking spaces on the south side of the house. Additionally, on-street parking is allowed on both Central Avenue and Harrington Avenue.

The applicant is requesting a development waiver for the one (1) required parking space. The site's constraints, including limited space on the lot, a 5% slope between the office parking area and the rear of the office building, and frontage on two streets makes adding additional on-site parking challenging.

Below is a chart that illustrates the differences between the base regulations and the proposed PD:

Requirement		Proposed PD
Number of parking spaces	5 spaces required based on office size and single-family use	4 parking spaces (<i>requires Development Regulation Waiver</i>)

Surrounding Zoning and Land Uses

North “A-5” / single family
East “A-5” / single family
South “A-5” / single family
West “A-5” / single family and 1 duplex

Recent Zoning History

ZC-11-016, Council-initiated for neighborhood, from C to A-5, approved 3/10/2011.

Development Impact Analysis

Land Use Compatibility

The zoning change is from A-5 to “PD” Planned Development for all uses in the “A-5” One-Family Residential zoning district plus allowing an office use on the site. Surrounding land uses consist of low intensity single-family residential uses. Retaining the “A-5” zoning for the Planned Development’s base zoning allows the office uses to be added, without introducing commercial zoning to the surrounding residential district. The PD would allow the currently vacant non-residential building to return to a contributing site in the neighborhood and reduce the opportunities for blight. Site constraints, including property size and corner location, and location of existing buildings triggers the need for a development waiver for one (1) parking space, to meet the five (5) total required parking spaces. The proposed PD meets all the other standards for setbacks and landscaping adjacent to the single-family use to the west, as well as respecting the projected front yard along Harrington Avenue.

The proposed zoning request for a Planned Development based on single family uses with the addition of the office use **is compatible** with surrounding residential land uses due to the low intensity of the proposed commercial use, the addition of two (2) on-site parking spaces and availability of off-street parking to accommodate the existing buildings while removing non-compliant parking spaces out of the projected front yard, and meeting improvements nearly all of the required zoning standards.

Comprehensive Plan Consistency – Northside Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as Single Family on the Future Land Use Map. The requested zoning change for the property is a Planned Development with a base zoning of “A-5” One-Family Residential, which is consistent with the Future Land Use Map.

The proposed zoning is 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.
- 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 locating multiple-unit residential structures on corner lots.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.

Based on conformance with the policies stated above, the proposed zoning proposal **is consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. Add the telephone number of person drawing the plan and developer/owner.
2. Note the specific land use of office and one single family dwelling to the specific buildings.
3. Note the buildings' gross floor area and maximum height.
4. Note the buildings' exterior materials.
5. Move the 1317 Harrington Avenue address to the correct building.
6. Show the parking calculations based on the buildings size and usage.
7. Dimension the parking spaces.
8. Add the note in bold, **"The site is requesting a development waiver to 4 parking spaces, where 5 parking spaces are required."**
9. Show the driveway to the southern parking spaces.
10. Create a surface materials legend and add these colors/patterns to the main site plan. Include the surface materials of all ground level areas, including the buildings, concrete, and open spaces.
11. Please show and label the front yard of the adjacent house to the south and show this projected front yard along the Harrington Avenue side.
12. Label the existing fence with its height and materials.
13. Note the site will not have a dumpster.
14. Why is a gap shown in the western landscaping?
15. Label the land use and zoning classifications of the surrounding properties in all directions, as well as the subject site.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Stormwater

1. None.

Fire

1. The existing structures and lot have adequate access and hydrants hose lay.
Sections 507.5.1 (2) and (3) Hydrants

Section 503.1.6 Secondary Access One and Two Family Residential Developments

Existing buildings have adequate hose lay within 150' of a marked fire lane or public street.

Section 503.1.1 Buildings and Facilities.

2. General information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

1. Parking lot does not appear to meet parking lot design requirements found in zoning ordinance and Transportation Engineering Manual

2. Unclear if the parking stalls meet stall size requirements

3. Recommend applicant review ADA requirements for off-street ADA parking stalls:

a. <https://www.access-board.gov/ada/guides/chapter-5-parking/#accessible-parking-spaces>

b. <https://www.access-board.gov/ada/guides/chapter-5-parking/#required-number>

4. TDS has no concerns with traffic for this development. On-street parking is expected regardless of parking lot design for this site.

DSD Water Engineering

1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.

FYI - Existing 10" PVC water main along Harrington Street.

FYI - Existing 54" Concrete water main along Harrington Street. No direction connection allowed.

FYI - Existing 8" D.I. water main along Central Avenue.

FYI - Existing 8" D.I. sewer main along the back alley of the lot.

Parks and Recreation

If the use is commercial office space, PARD-PDP will not apply

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **November 26, 2025**.

Posted Notice

A sign was erected on the property on **November 20, 2025**.

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

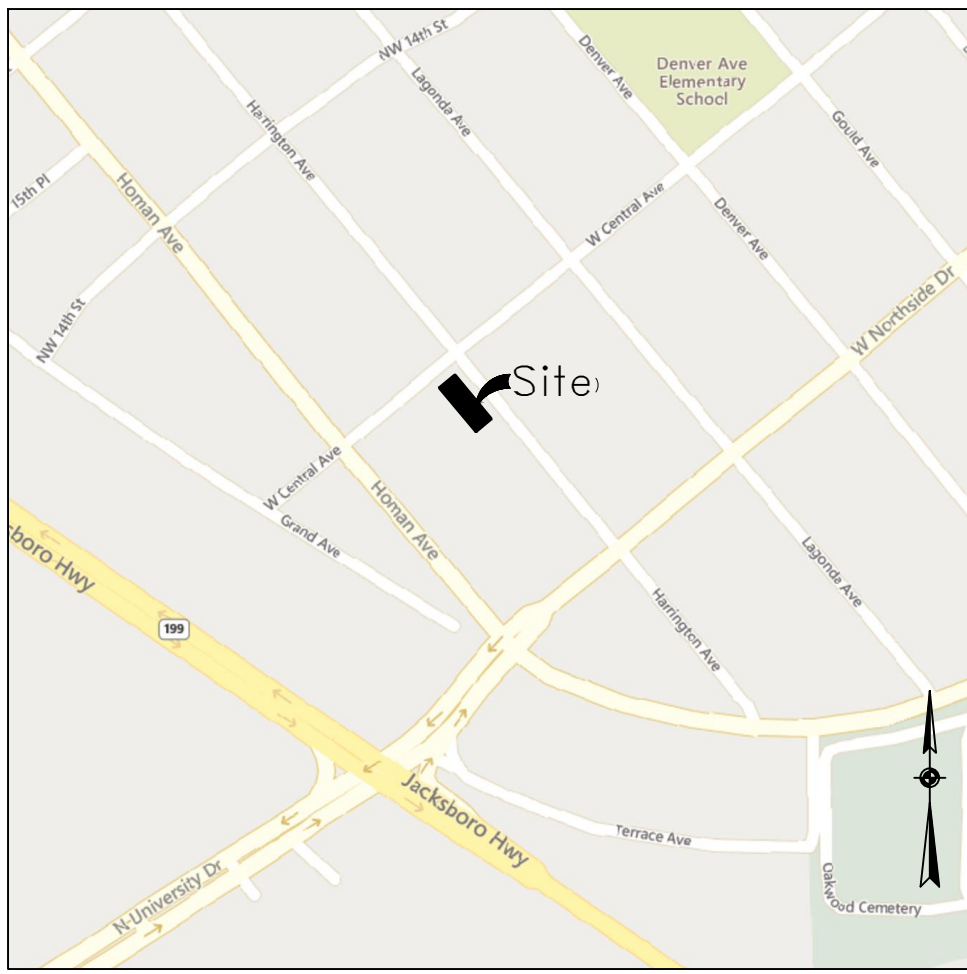
The following organizations were emailed on **November 26, 2025**:

Organizations Notified	
North Side Neighborhood Association *	Inter-District 2 Alliance
Fort Worth Stockyards Business Association	Historic Northside Business Association
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

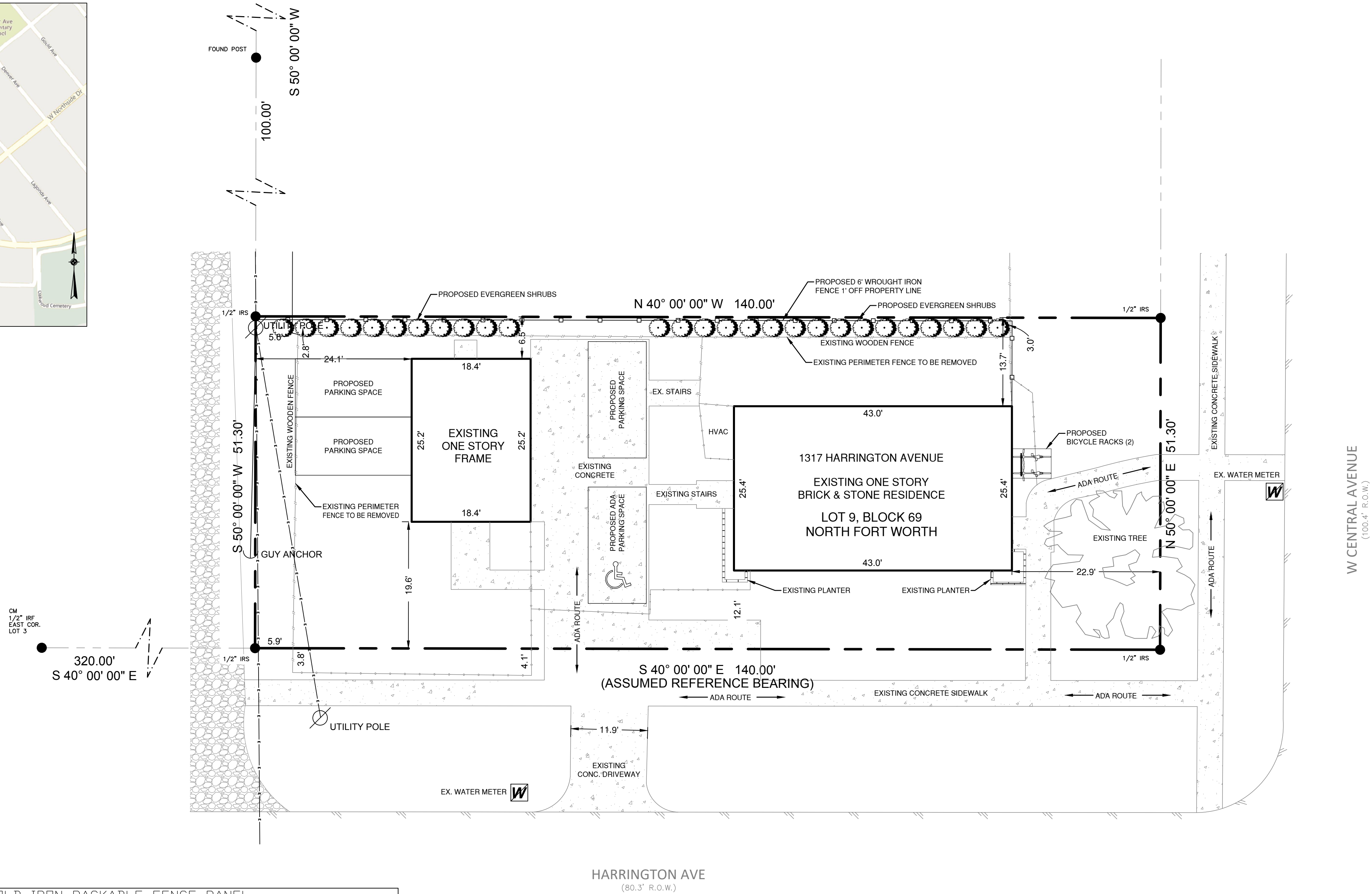
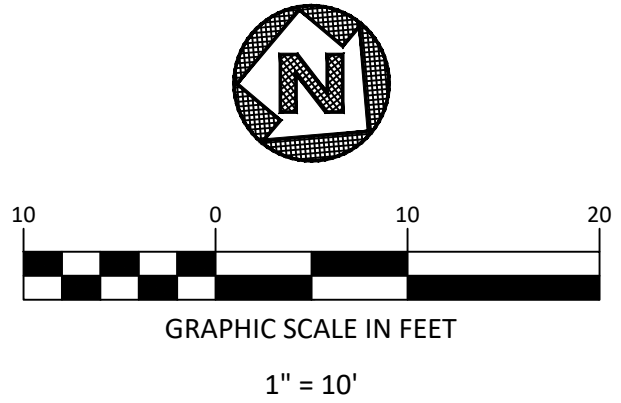
**Located in this registered Neighborhood Association*







VICINITY MAP
NOT TO SCALE

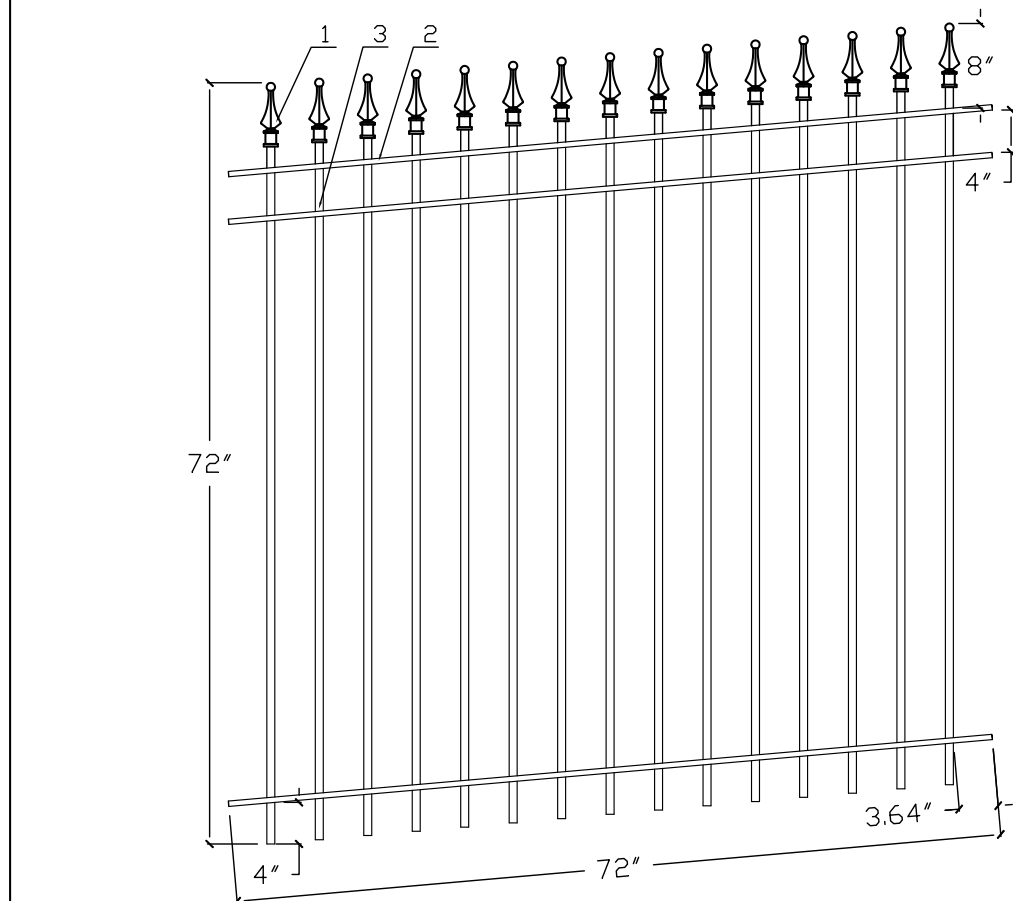


SITE INFORMATION		
LOT AREA:	(SF)	7,013
	(AC)	0.161
CURRENT ZONING DISTRICT:	A-5	
PROPOSED ZONING DISTRICT:	ER	

NOTES

- PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.900.
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL APPROVED LIGHTING WILL CONFORM TO THE LIGHTING CODE..

6'H X 6'W STRONGHOLD IRON RACKABLE FENCE PANEL
SIGNATURE GRADE - STYLE #1: CLASSIC



NO.	MATERIAL	QTY
1	CAST IRON FINIAL	15
2	1 1/2"X1/2"X1/8"	3
3	3/4"X3/4"X16ga	15

TP0606BI-3C

OWNER/DEVELOPER
ORLANDO FERNANDEZ
FERNANDEZ LAND COMPANY, LLC
1101 W. CENTRAL AVE.
FORT WORTH, TX 76164

SURVEYOR
PREMIER SURVEYING, LLC
5700 W. PLANO PKWY.
PLANO, TX 75093

ZC-25-189

DIRECTOR OF DEVELOPMENT SERVICES

DATE

CONDITIONAL USE PERMT SITE PLAN
PERLA REALTY GROUP OFFICE
0.161 ACRES
1101 W. CENTRAL AVE.
FORT WORTH, TEXAS 76164
LOT 9, BLOCK 69
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Date Prepared: October 23, 2025

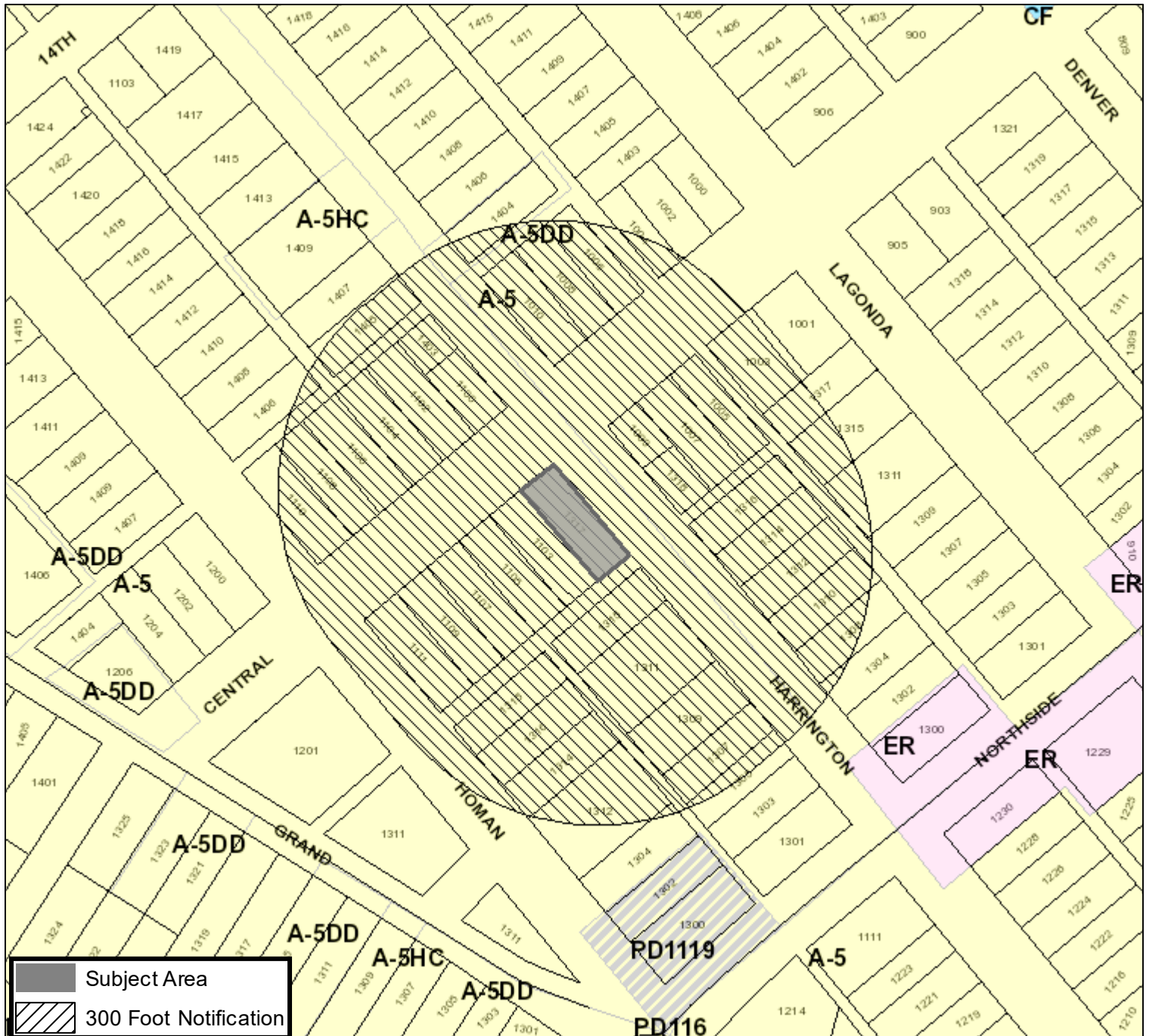
Date Updated: November 13, 2025



ZC-25-189

Area Zoning Map

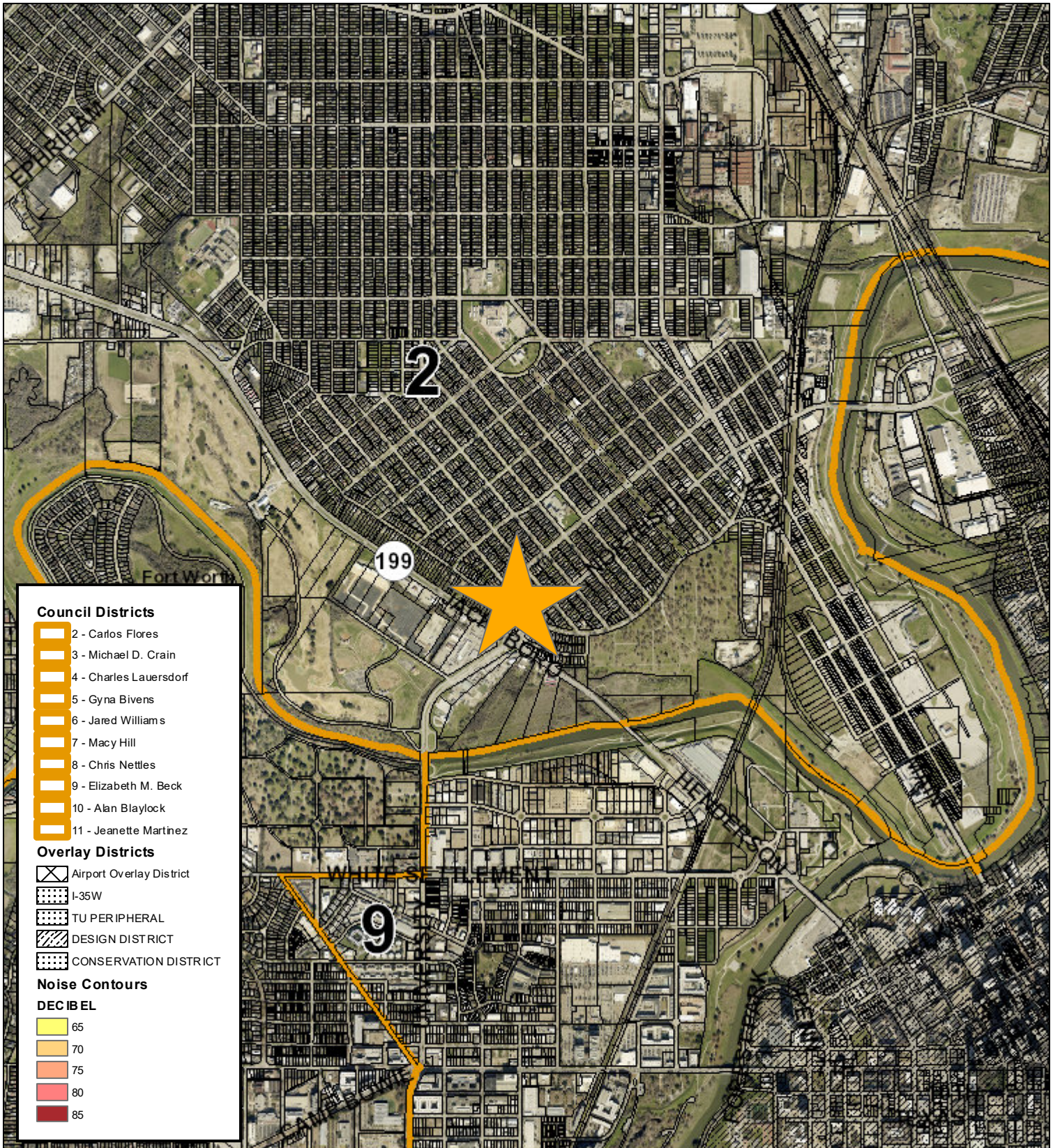
Applicant: Fernandez Land Company LLC/Orlando Fernandez
Address: 1101 W. Central Avenue
Zoning From: A-5
Zoning To: ER and Add CUP for sing family use with development waiver for 1 parking space
Acres: 0.161
Mapsc0: Text
Sector/District: Northside
Commission Date: 12/10/2025
Contact: 817-392-8190



0 87.5 175 350 Feet

Created: 11/26/2025 2:16:46 PM

Area Map

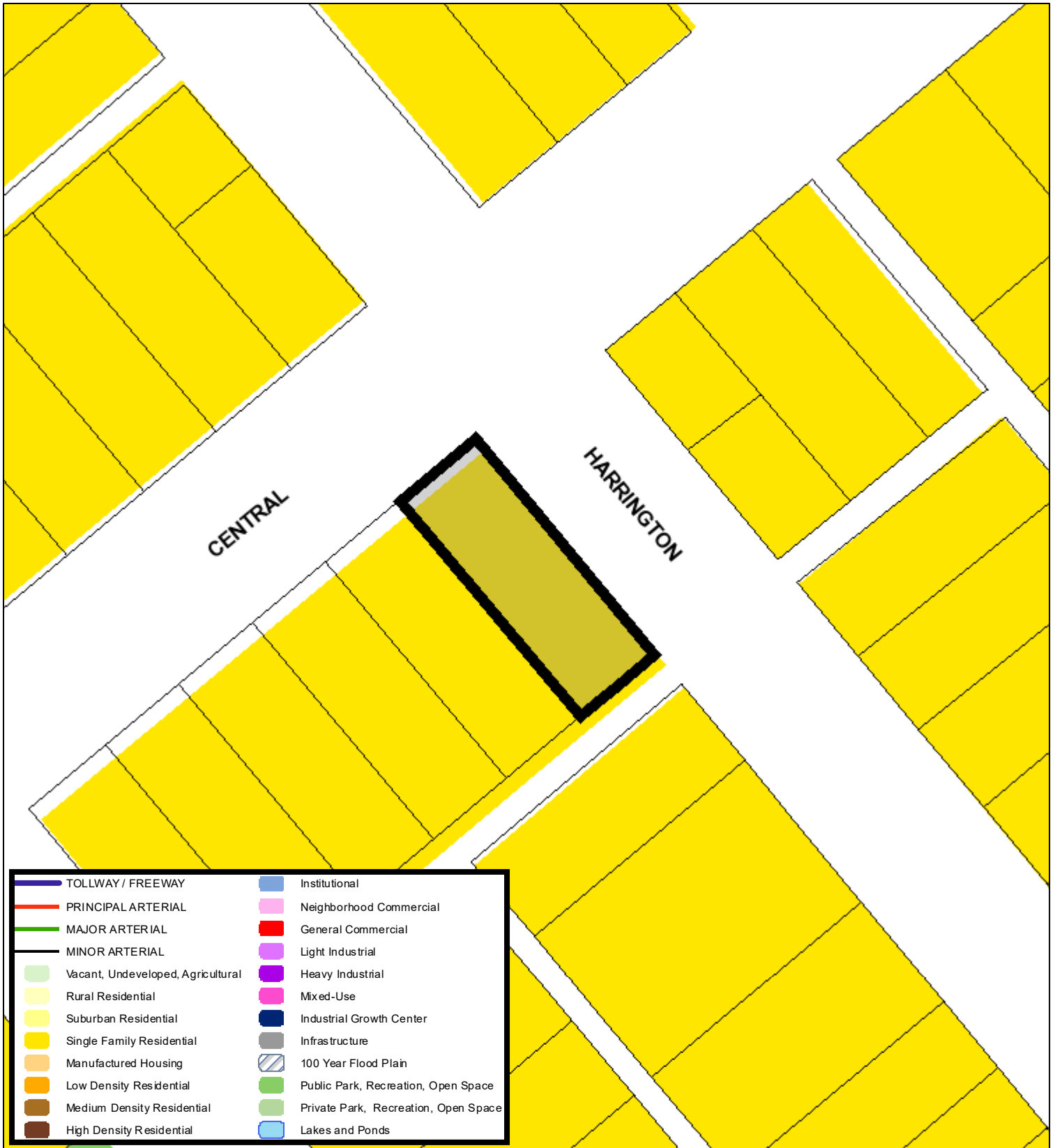


0 1,000 2,000 4,000 Feet



ZC-25-189

Future Land Use



70 35 0 70 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.





ZC-25-189

Aerial Photo Map



0 40 80 160 Feet

