



# Zoning Staff Report

Date: April 28, 2026

Case Number: ZC-26-019

Council District: 9

## Zoning Map Amendment

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

**Owner:** Texas 4Land LLC

**Applicant:** Cooper Conger

**Site Location:** 2837 & 2841 8th Avenue

**Acreage:** 0.29 ac

### Request

**Proposed Use:** Duplexes

**Request:** From: "E" Neighborhood Commercial  
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 **not consistent**.

**Staff Recommendation:** **Denial**

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

### Project Description and Background

The property of two lots is located east of Cleburne Road, in an area of commercial uses facing Cleburne Road and single-family houses immediately behind. The block face between W. Cantey and W. Lowden Streets contains one single family residence and the remainder are commercial uses. The site is located in the middle of the block and flanked by commercial zoning to the north and south. The commercial zoning has been in place since 1940, reflecting the increased traffic along Cleburne Road, although the original plat from 1906 subdivided

the land into 50-foot wide lots. Cleburne Road is a 4-lane undivided arterial roadway, while the other streets are classified as residential streets.

The southern lot in the current rezoning case never developed as single family, although that use was allowed by right thru the mid-1980s. A 2022 rezoning case on the site was approved for “A-5” uses since the house on the northern lot was demolished in 2017. However, no building permits were submitted to develop the lots as residential uses, so the 2023 Council-initiated rezoning of the neighborhood replaced the “E” Neighborhood Commercial zoning. The applicant has proposed to rezone the land from “E” Neighborhood Commercial to “B” Two-Family to build a duplex on each lot.

## Surrounding Zoning and Land Uses

North “E” / commercial uses  
East “A-5” / single family  
South “A-5”, “E” / single family  
West “E” / commercial uses

## Recent Zoning History

ZC-22-063, from PD/SU for all E uses to A-5, approved, 6/28/2022.

ZC-23-118, from A-5 to E, approved, 9/12/2023.

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing a zoning change from “E” Neighborhood Commercial to “B” Two-Family, to build new duplexes on two vacant lots. The commercial use to the west is very active, and nearby Cleburne Road is approximately 100 feet away. The block face is split between having frontage on 8<sup>th</sup> Avenue and Cleburn Road, due to Cleburne Road’s curvature. Commercial uses are the predominate land use on the block face, with W. Lowden Street being the visual transition to single family uses to the south.

Addition of “B” Two-Family zoning on this site creates unnecessary development conflicts for the lots to the north and south, because a 20-foot supplemental setback is required along the common property line between “B” and the adjacent “E” Neighborhood Commercial lots. Because both adjacent lots are 50-foot wide, a new supplemental setback would effectively block development on 40% of their lots. No other duplexes are noted in the vicinity. The current “E” Neighborhood Commercial zoning would allow multifamily uses by right under the recent approval of SB 840 by the Texas Legislature.

The proposed duplexes **are not compatible** with the surrounding commercial zoning and uses on the block face.

## Comprehensive Plan Consistency – Southside Planning Sector

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The 2023 Comprehensive Plan currently designates the subject site as **Neighborhood Commercial** on the Future Land Use Map. The proposed zoning is not consistent with the land use map, and the proposed low density residential uses do not mesh with the character of the surrounding neighborhood.

The proposed 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.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- (specific to the Southside Sector) Encourage office and high density residential uses which will support area commercial uses.
- (specific to the Southside Sector) Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

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**:

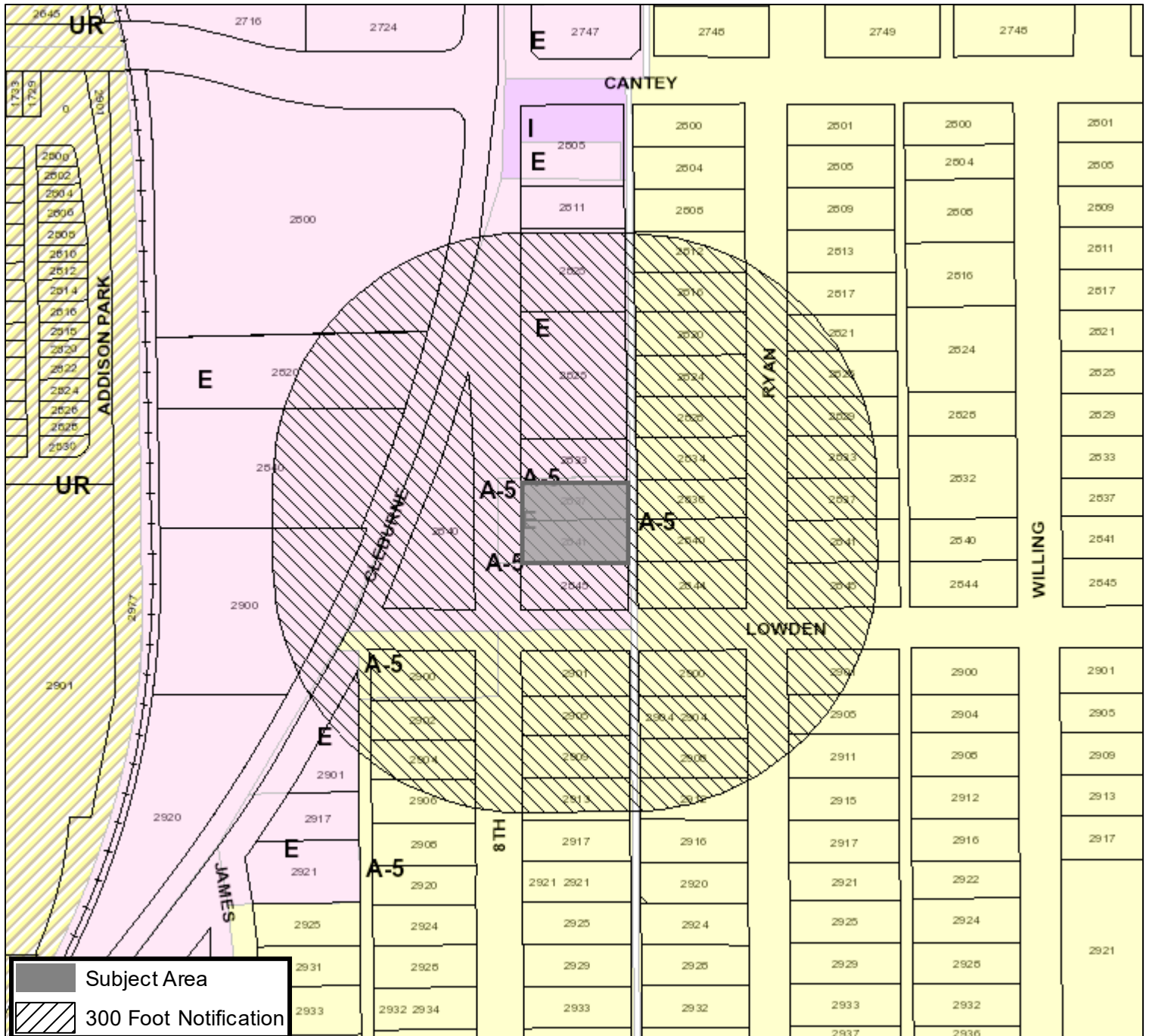
Organizations Notified	
Ryan Place Improvement Assn*	Berkeley Place NA
Frisco Heights NA	Paschal NA
Rosemont NA	Shaw Clarke NA
South Hemphill Heights NA	Berry Street Initiative
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	



*\*Located in this registered Neighborhood Association*

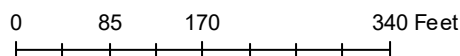


### Area Zoning Map

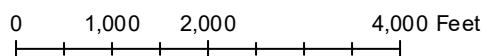
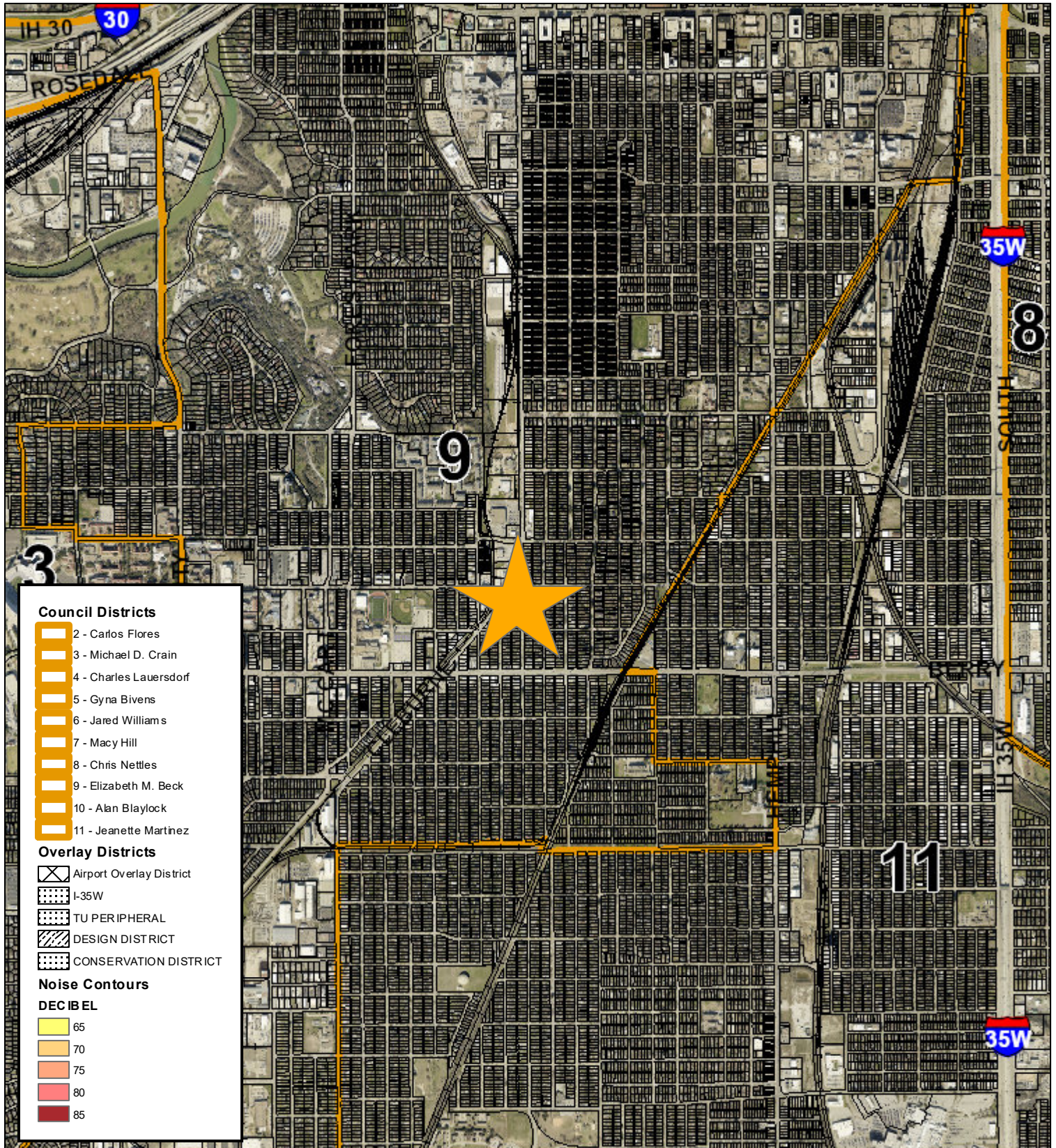
Applicant: Texas4 Land LLC/Cooper Conger  
 Address: 2837 & 2841 8th Avenue  
 Zoning From: E  
 Zoning To: B  
 Acres: 0.287  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 3/11/2026  
 Contact: 817-392-8190



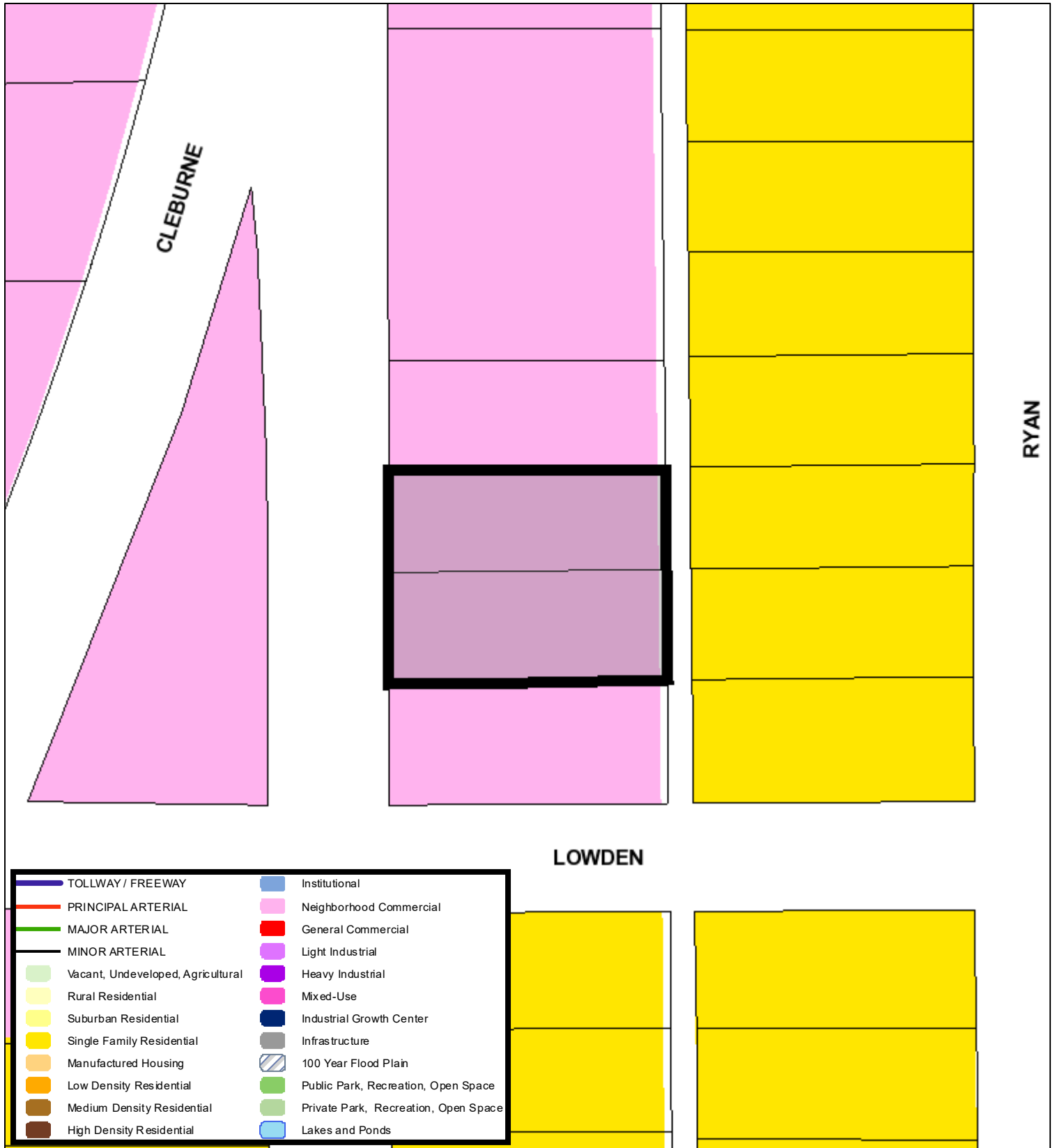
	Subject Area
	300 Foot Notification



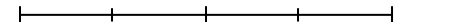
### Area Map



### 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.



### Aerial Photo Map



0 37.5 75 150 Feet

