



# Zoning Staff Report

Date: September 12, 2023

Case Number: ZC-23-118

Council District: 9

## Zoning Map Amendment

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

**Owner / Applicant:** Various / City of Fort Worth - Development Services

**Site Location:** Generally bounded by Jessamine Street, BNSF railroad, Berry Street, & 8th Avenue

**Acreage:** 111.4 acres

### Request

**Proposed Use:** Single family residential, duplexes, low density residential, and limited commercial uses

**Request:**

From: “A-5” One-Family, “A-5/HC” One-Family/Historic & Cultural Overlay, “A-5/DD” One-Family/Demolition Delay, “B” Two-Family, “B/HC” Two-Family/Historic & Cultural Overlay, “C” Medium Multifamily, “E” Neighborhood Commercial, “I” Light Industrial, and “PD” Planned Development 305

To: “A-10” One-Family, “A-10/HC” One-Family/Historic & Cultural Overlay, “A-10/DD” One-Family/Demolition Delay, “A-7.5” One-Family, “A-7.5/HC” One-Family/Historic & Cultural Overlay, “A-7.5/DD” One-Family/Demolition Delay, “A-5” One-Family, “A-5/HC” One-Family/Historic & Cultural Overlay, “B” Two-Family, “CF” Community Facilities, “CF/HC” Community Facilities/Historic & Cultural Overlay, “ER” Neighborhood Commercial Restricted, and “E” Neighborhood Commercial

### Recommendation

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

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

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **X**

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# Zoning Staff Report

## Project Description and Background

The proposed rezoning area is mostly the eastern portion of the Ryan Place Improvement neighborhood located between Jessamine Street and Berry Street. The area began to experience notable development in the 1920s and continuing every decade thereafter. Texas Christian University lies off the neighborhood to southwest with other commercial uses to the west of 8<sup>th</sup> Avenue and south, while predominantly single family uses are found north and east of the neighborhood. A railroad line runs along the entire eastern side of the neighborhood. The rezoning case addresses the inconsistency between the developed uses and the current zoning in the existing neighborhood. A meeting was held at the request of Council Member Elizabeth Beck on May 15, 2023 regarding the proposed zoning change. The majority of those present at the May meeting voted to proceed with the rezoning case.

## Surrounding Zoning and Land Uses

North “B/HC” Two-Family/ Historic & Cultural Overlay, “E” Neighborhood Commercial, “E/HC” Neighborhood Commercial / Historic & Cultural Overlay, “PD 600” Planned Development for “E” uses plus 1 residence / Single family uses, limited commercial uses, public park, and school  
East “A-5” One-Family, “E” Neighborhood Commercial, “I” Light Industrial / Single family uses, and limited commercial uses  
South “BU-CX-4 and BU-SH-3” Berry University, “PD 1160” Planned Development for BU uses / Commercial uses  
West “E” Neighborhood Commercial, “BU-CX-6” Berry University, “PD 105” Planned Development for I uses plus railway station / Commercial uses

## Recent Zoning History

ZC-16-193, south and west of subject area, staff initiated, from various districts to Berry University form-based district, approved 2/9/2017;  
ZC-17-093, west of subject area, from PD for I uses with additional I uses to UR, approved 6/21/2017;  
ZC-17-167, west of subject area, from PD for I uses with additional I uses to UR, approved 11/9/2017;  
ZC-19-006, in subject area, from B to UR, withdrawn;  
ZC-19-093, in subject area, petition, from B to A-5, approved 6/26/2019; and  
  
ZC-20-148, in and east of subject area, staff initiated, from various districts to Near SouthSide form-based district, withdrawn;  
ZC-20-152, east of subject area, from B and PD 382 to CUP for parking lot, approved 12/16/2020;  
ZC-22-024, in subject area, from I to UR, withdrawn;  
ZC-22-063, in subject area, from PD 212 to A-5, approved 6/28/2022; and  
ZC-23-080, in subject area, from I to PD for UR uses, approved 6/27/2023.

Public Notification

# Zoning Staff Report

300-foot Legal

Notifications were mailed on July 25, 2023.

The following organizations were notified: (emailed July 19, 2023)

Organizations Notified	
Ryan Place Improvement NA *	Pascal NA
Las Familias de Rosemont NA	South Hemphill Heights NA
Berkeley Place NA	Shaw Clarke NA
Jennings May St. Louis NA	Near Southside, Inc.
Hemphill Corridor Task Force	Streams and Valleys Inc
Berry Street Initiative	Fort Worth ISD
Trinity Habitat for Humanity	

\* Located in this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

Council Member Beck is requesting to change the zoning of this area to more closely match the existing land uses with the zoning. Throughout the neighborhood, the zoning is generally at least one level more intensive than the land and infrastructure were developed. The neighborhood noted concerns regarding continued spill-over development from Texas Christian University. The Berry Street/8<sup>th</sup> Avenue intersection is in the neighborhood and close to the university, and northeast of this area has seen limited commercial growth. The duplex zoning furthest from this intersection has seen limited expansion of duplexes, due to the original single family land subdivision patterns. The historic single family houses are scattered throughout the neighborhood and concentrated along Elizabeth Boulevard. Single family uses have maintained their initial development patterns on larger lots in the middle of the neighborhood. The proposed zoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts for an established neighborhood.

### Comprehensive Plan Consistency– Southside

The 2023 Comprehensive Plan currently designates the subject properties as Single Family, Low Density Residential, Institutional, Neighborhood Commercial, and Public Park, on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below. Public Parks are allowed in any zoning district.

RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1



# Zoning Staff Report

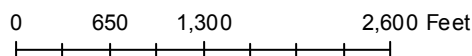
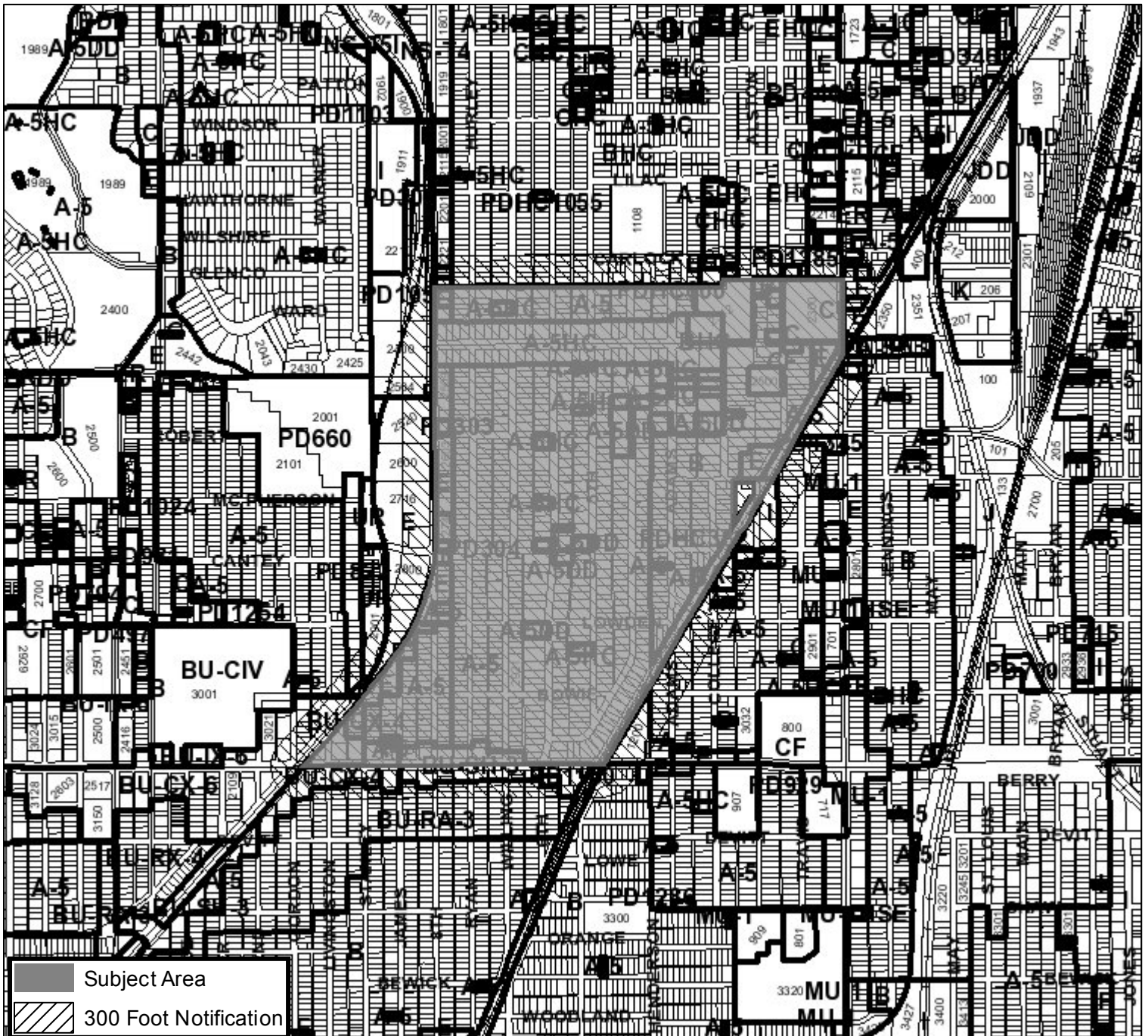
The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Preserve the character of rural and suburban residential neighborhoods.
- 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.

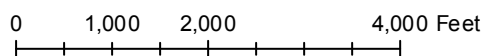
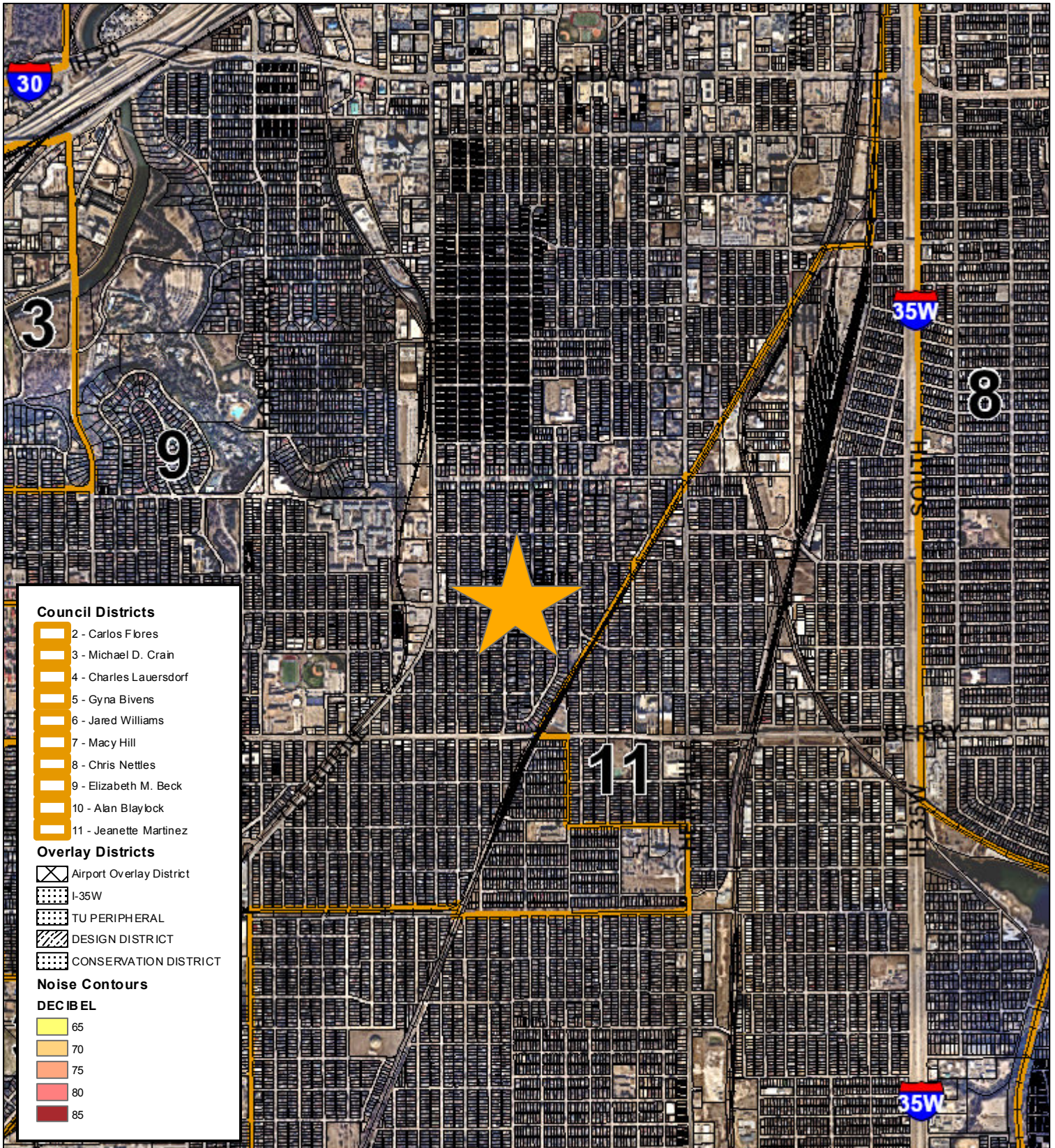
Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

## Area Zoning Map

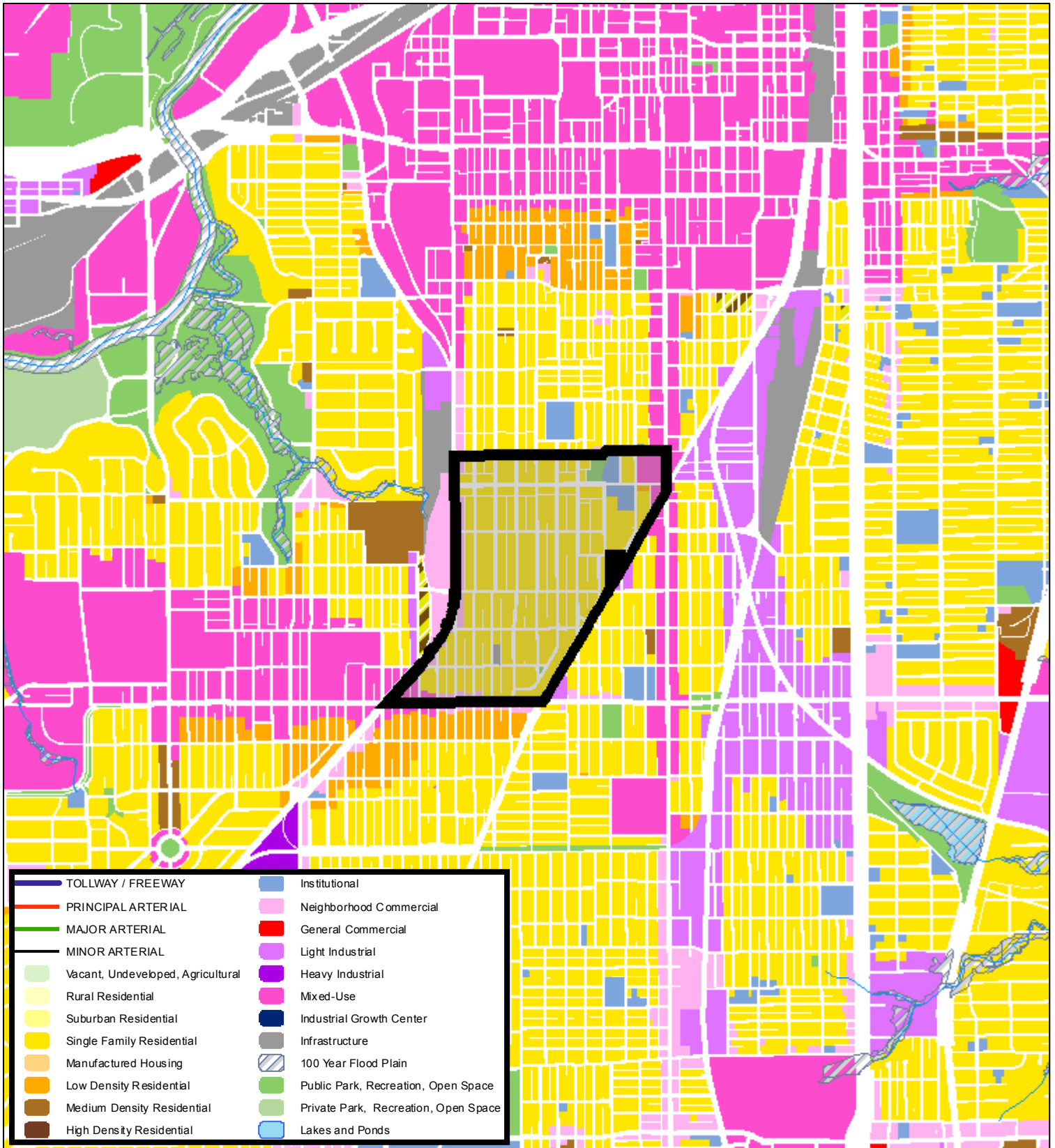
Applicant: City of Fort Worth - Development Services  
 Address: Generally bounded by Jessamine Stree, BNSF railroad, Berry Street, & 8th Avenue  
 Zoning From: A-5, A-5/HC, A-5/DD, B, B/HC, C, E, I, PD 305  
 Zoning To: A-10, A-10/HC, A-10/DD, A-7.5, A-7.5/HC, A-7.5/DD, A-5, A-5/HC, B, CF, CF/HC, ER, E  
 Acres: 304.2115046  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 8/9/2023  
 Contact: 817-392-8190



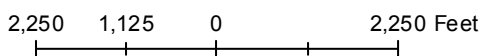
### Area Map



### Future Land Use



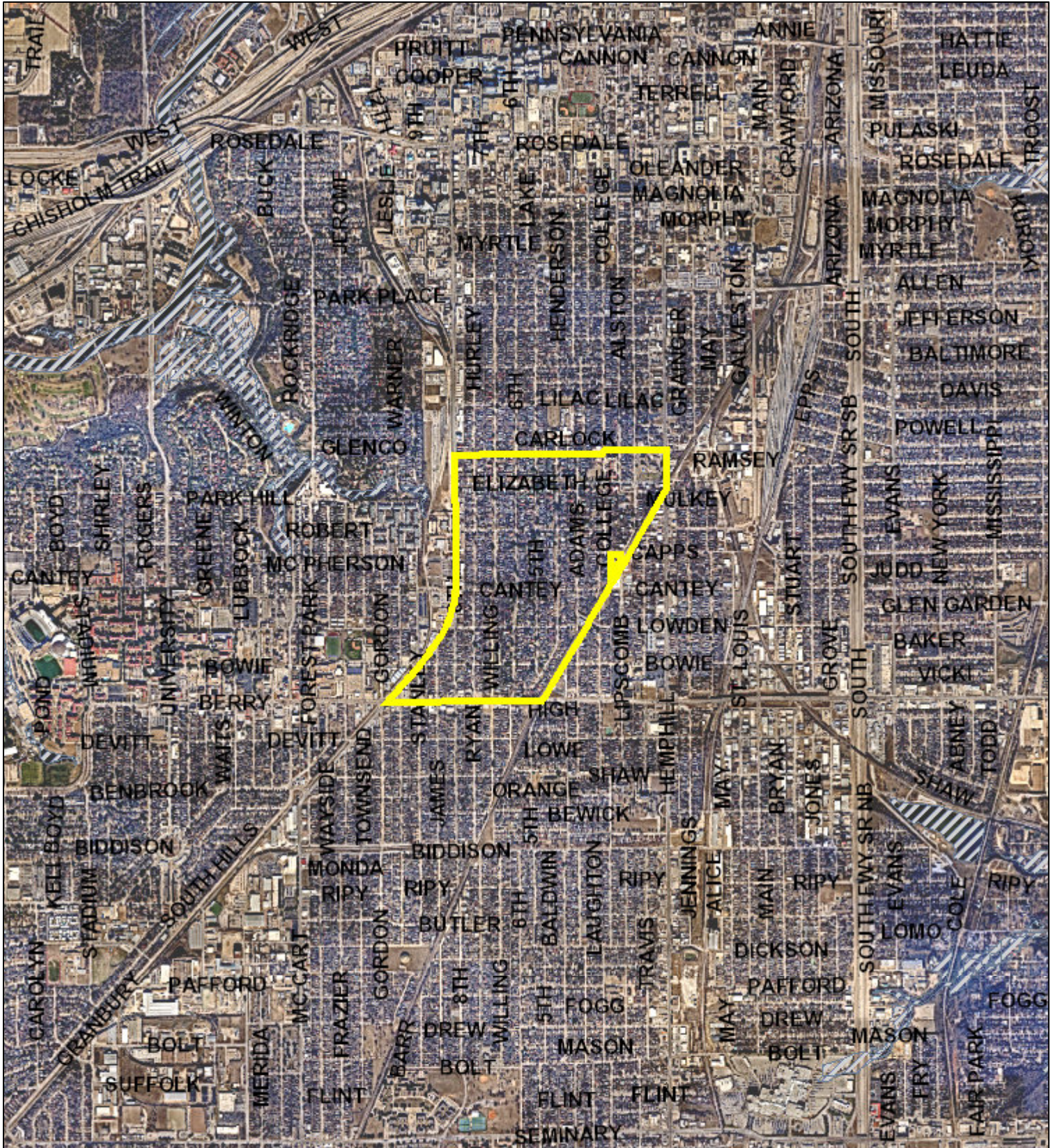
2,250 1,125 0 2,250 Feet



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 1,450 2,900 5,800 Feet

