



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-124

Council District: 9

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: PO Chu Lu / Randy Free

Site Location: 2900 8th Avenue

Acreage: 0.17 acres

Request

Proposed Use: Single Family Residence

Request: From: “PD-ER” Neighborhood Commercial-Restricted Planned Development for medical clinic and professional offices only with "ER" Neighborhood Commercial Restricted development standards; site plan approved and on file in the Planning & Development Department. and to include art gallery and studio.

To: “A-5” One-Family Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The site is at the corner of 8th Avenue and Lowden Street, within the John C. Ryan South Addition of Fort Worth, which falls under Council District 9. The proposed rezoning of the property would entail changing its current Neighborhood Commercial zoning classification, “PD-ER”, to “A-5” One Family Residential zoning. The new zoning would permit the construction of a single-family dwelling unit on the lot.

The property was originally zoned as "B" for two-family use, but the owner requested a rezoning to PD. Now, the applicant wants to return to the intended residential use, but with a lower-density classification of A-5.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / gas station
East “A-5” One-Family Residential / single family residence
South “A-5” One-Family Residential / single family residence
West “E” Neighborhood Commercial / AutoZone

Recent Zoning History

- ZC-23-118 From A-5, A-5/HC, A-5/DD, B, B/HC, C, E, I, PD 305 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 (Pending Council Approval)

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.
The following organizations were emailed on August 30, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The area to the south of the intersection of 8th Avenue and Lowden Street, up to Berry Street, is zoned for one-family residential properties, with the exception of the property in question. On the other hand, the area to the

north of the mentioned intersection has a mix of businesses, such as retail, grocery stores, restaurants, and amenities, that cater to the neighborhood.

The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

According to the 2023 Comprehensive Plan, the subject property is designated as a future neighborhood commercial area. However, this designation appears to be based on the current zoning classification, as the Future Land Use designation was "A-5" for single-family residential at the time of the zoning change request to PD-ER.

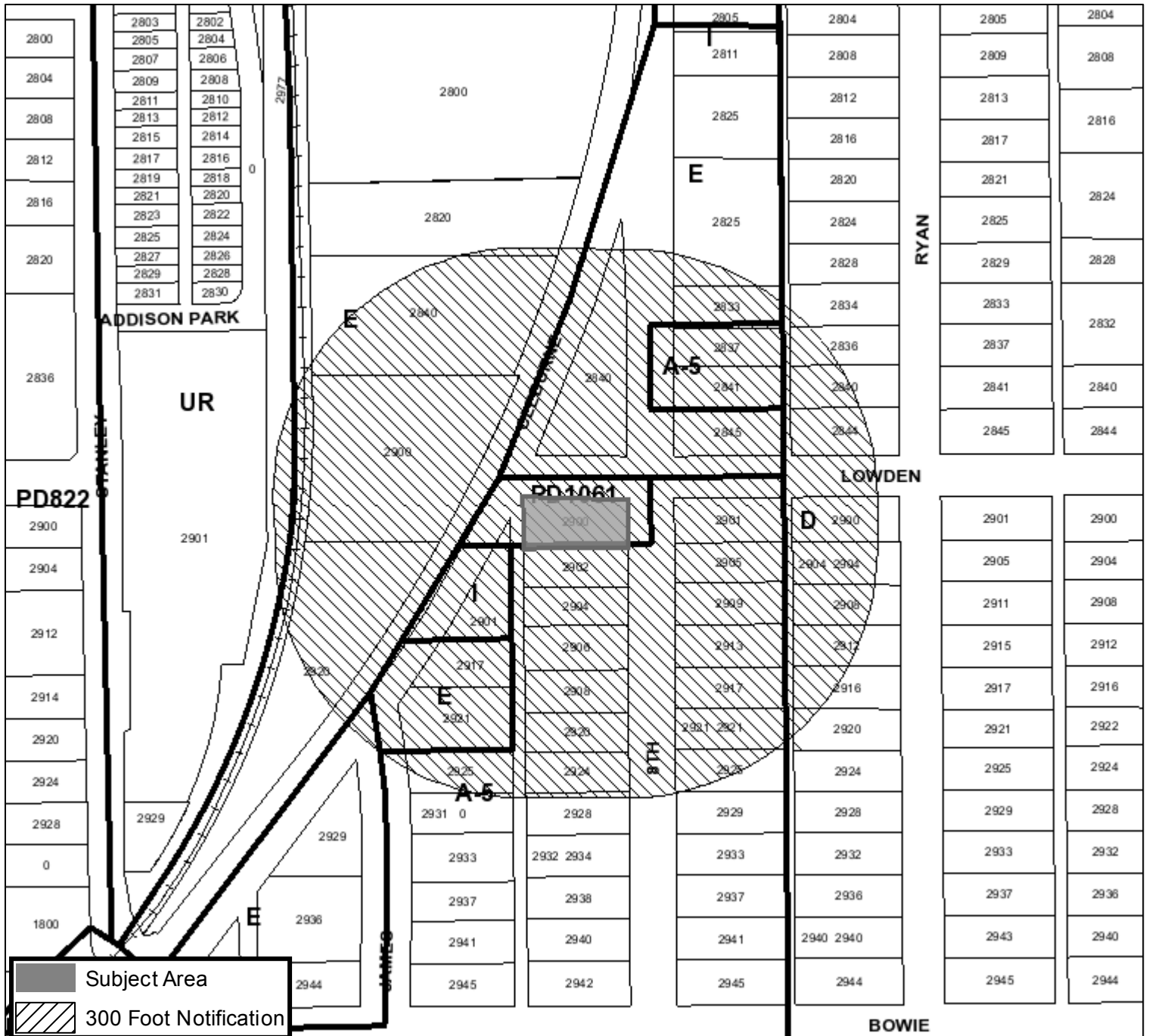
The proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.





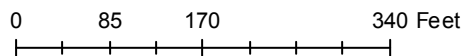
ZC-23-124

Area Zoning Map

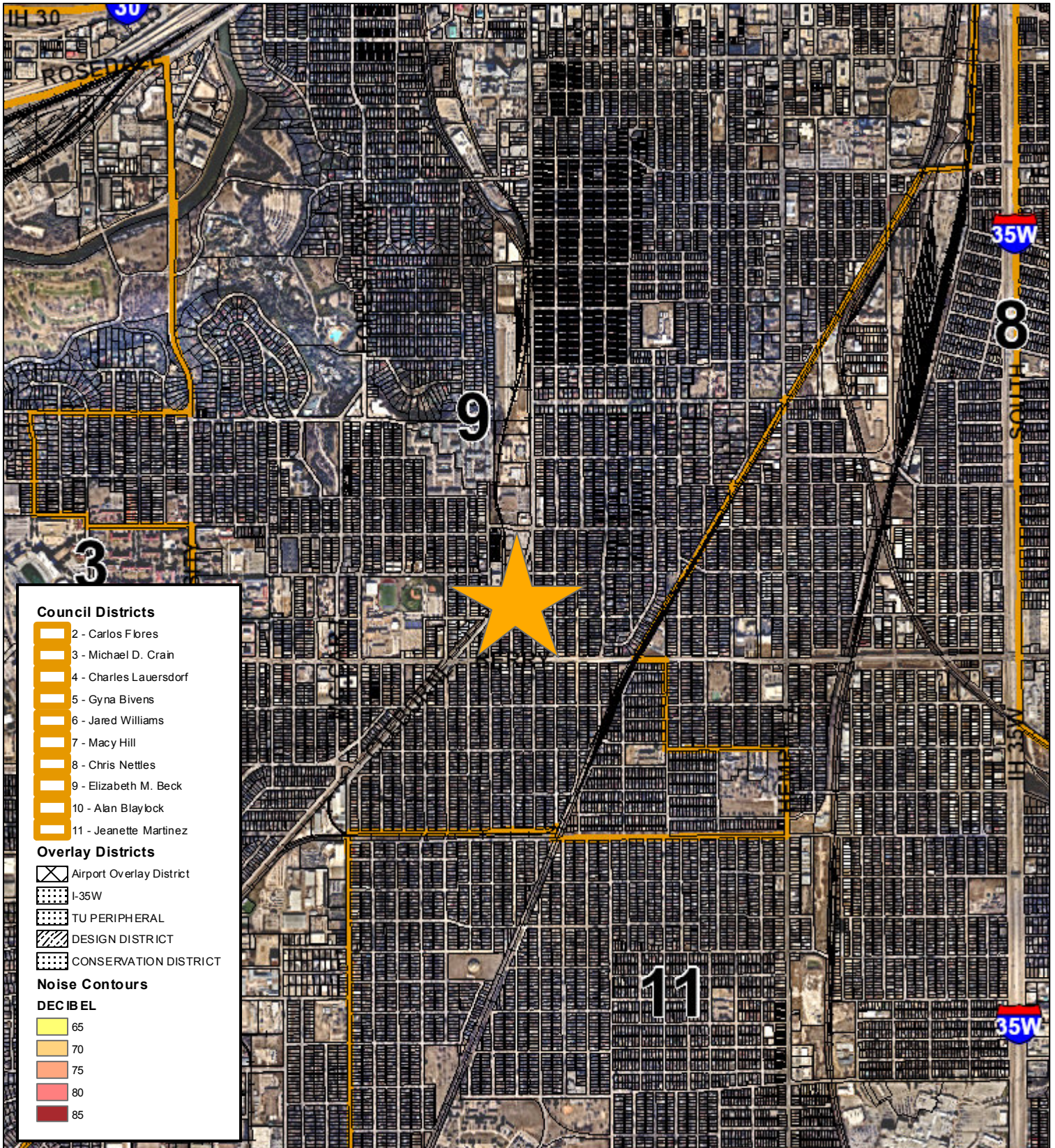
Applicant: Po Lu / Randy Free
 Address: 2900 8th Ave
 Zoning From: PD/ER
 Zoning To: A-5
 Acres: 0.1758939
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/13/2023
 Contact: null



 Subject Area
 300 Foot Notification

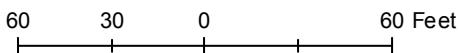
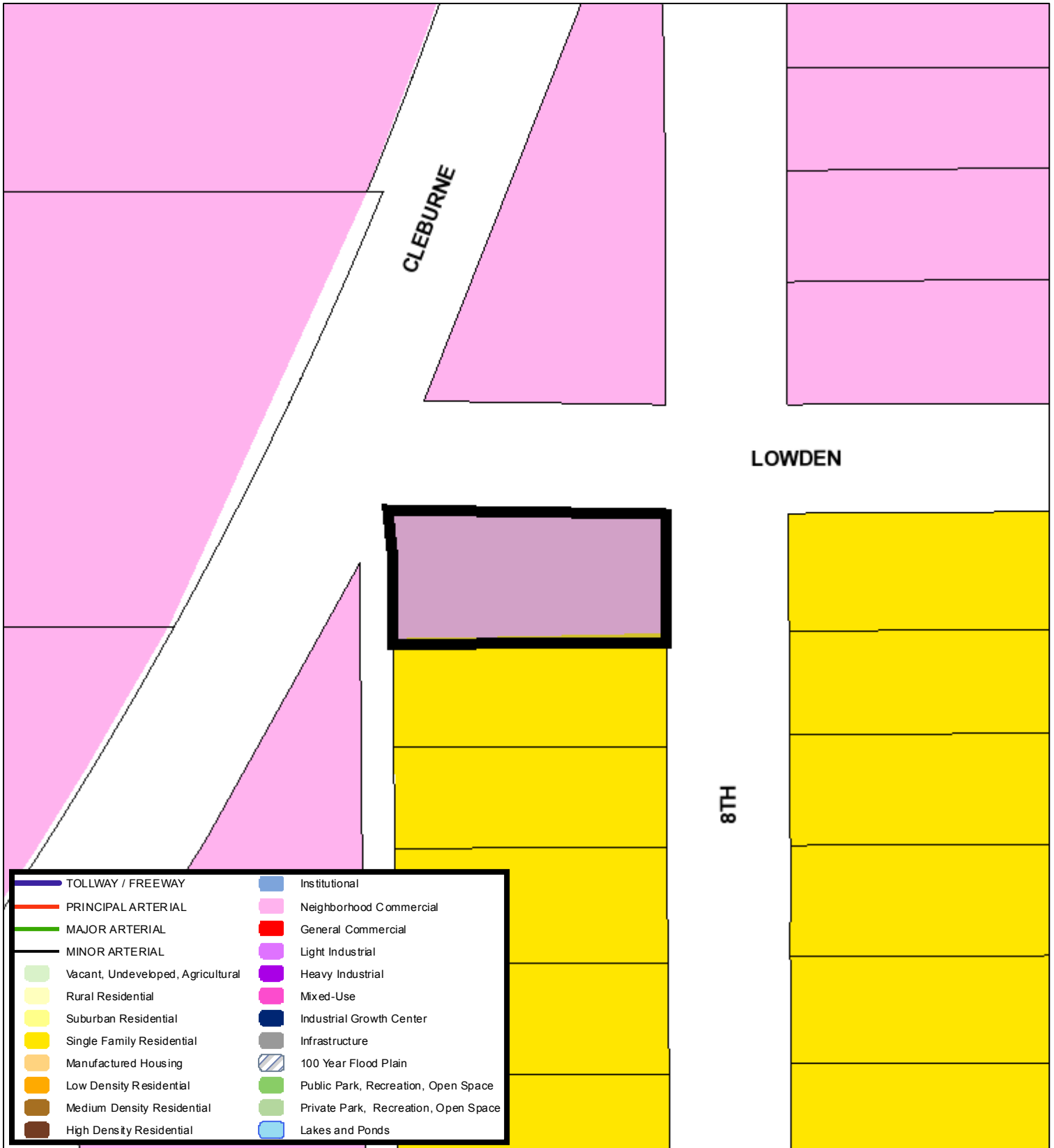


Area Map



0 1,000 2,000 4,000 Feet

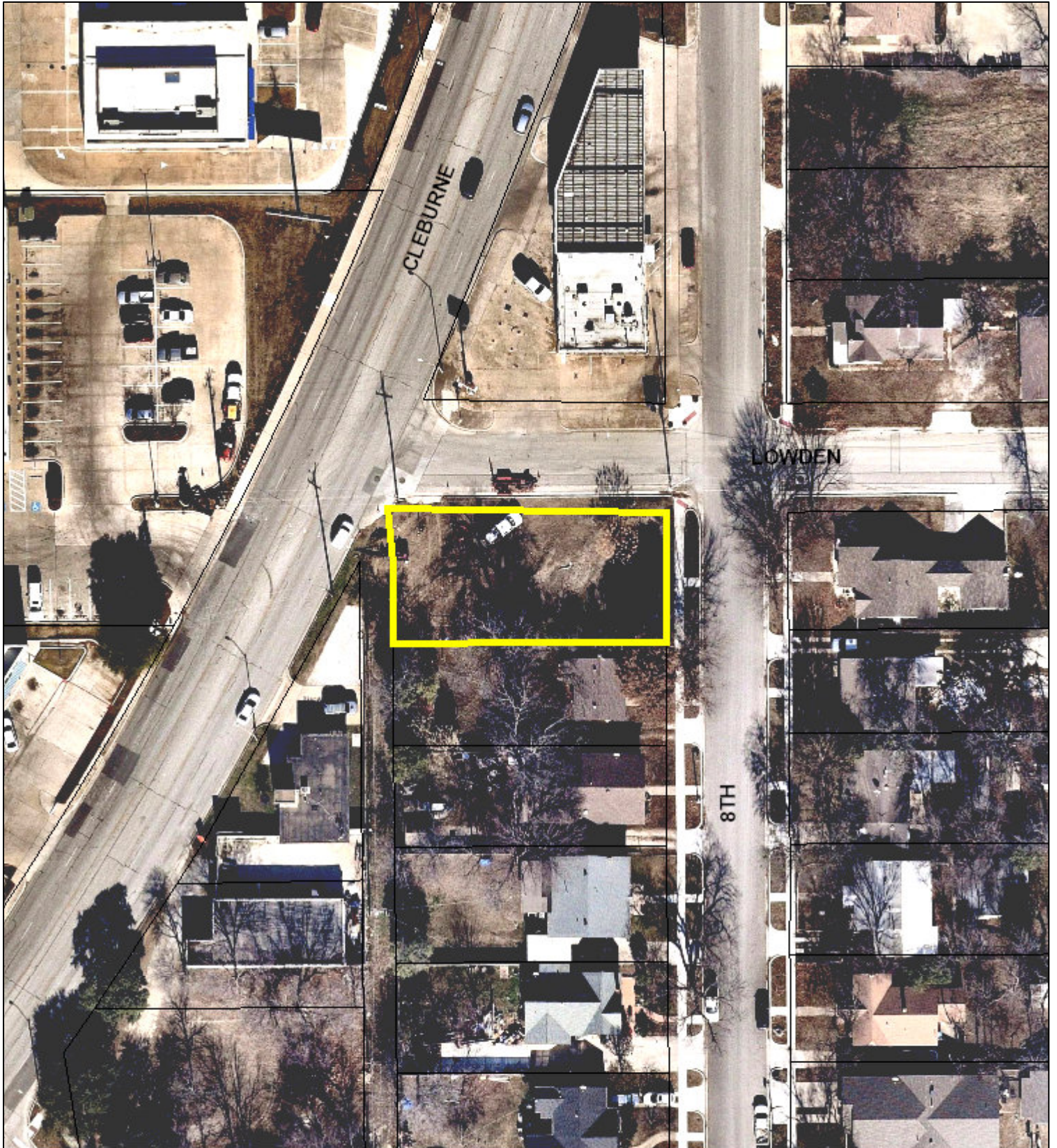
Future Land Use



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

