



# Zoning Staff Report

**Date:** October 17, 2023

**Case Number:** ZC-23-131

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Joyce Davidson / Chris Chavez

**Site Location:** 2940 James Avenue

**Acreage:** 0.14 acres

### Request

**Proposed Use:** Single Family Residence

**Request:** From: "E" Neighborhood Commercial

To: "A-5" One-Family Residential

### Recommendation

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

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

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

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

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## Project Description and Background

The subject site is located in the John C Ryan South Addition of Fort Worth in Council District 9. The proposal to rezone this property would change the current “E” Neighborhood Commercial zoning to “A-5” One Family Residential zoning, with an allowance to build one single family dwelling unit on the lot. This rezoning request would downzone the property from a more intensive zoning category to a less intensive zoning category. The existing “E” zoning has been in place since at least 2004. The property is currently undeveloped.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / single family residence  
East “A-5” One-Family Residential / single family residence  
South “E” Neighborhood Commercial / duplex  
West “E” Neighborhood Commercial / car stereo store

## Recent Zoning History

- None

## 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

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the subject site bordering adjacent to existing residential properties to the north, south, and east, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. The lot is one block from the nearest major corridor (Cleburne Road), but located on a segment of James Avenue that is exclusively residential in nature, and residential use would be more appropriate

here than commercial uses that would be allowed under the existing “E” zoning. The proposed rezoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southside

The 2023 Comprehensive Plan currently designates the subject property as future neighborhood commercial. The zoning types that would be in alignment with this future land use designation are Neighborhood Commercial “ER” and “E”, Mixed-Use Low Intensity “MU-1”, and applicable form based codes.

# LAND USE & ZONING CONFORMANCE COMPREHENSIVE PLAN | LAND USE

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

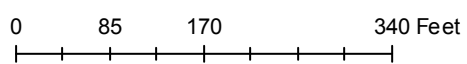
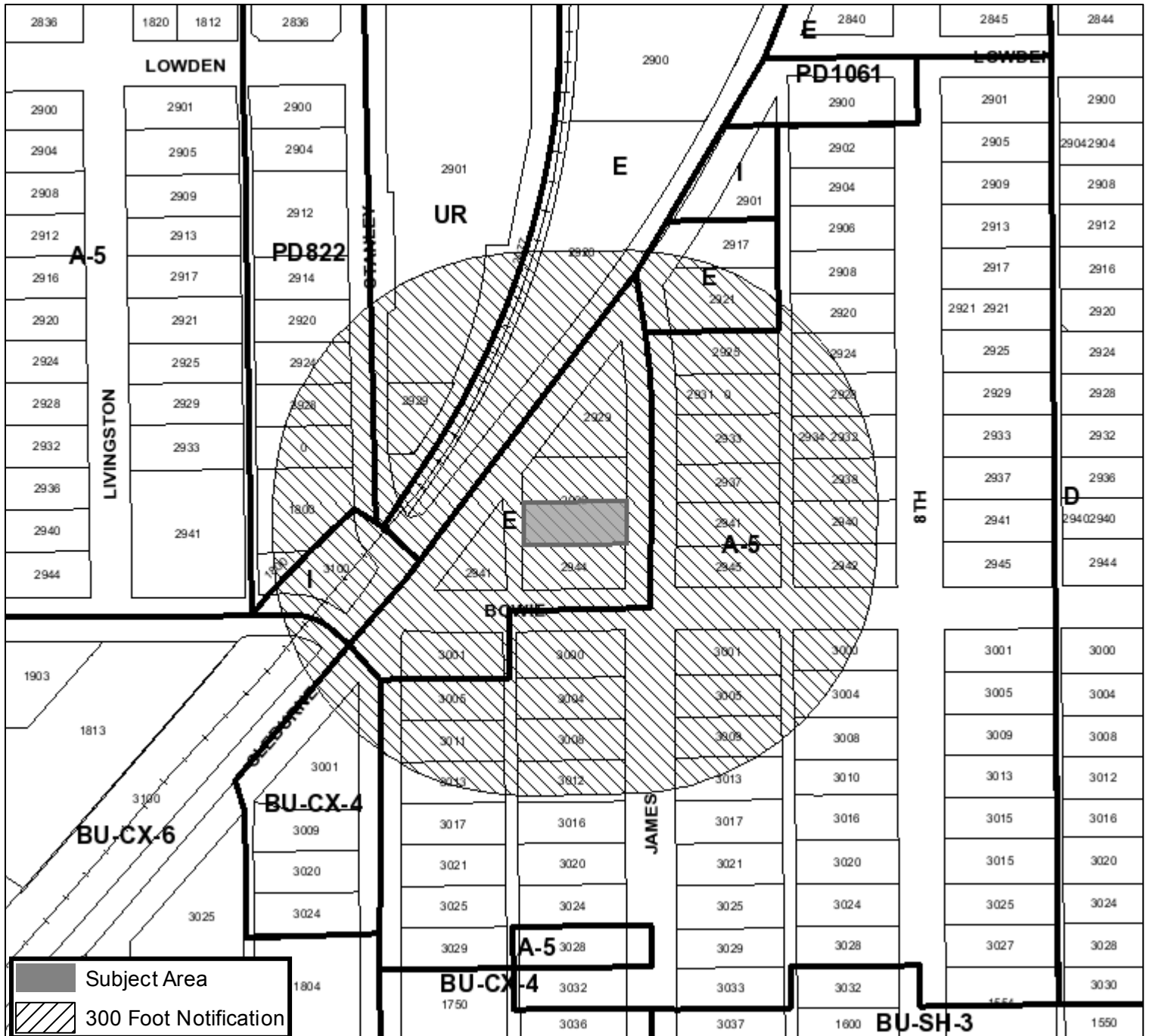
APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>SPECIAL</b>		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes
<b>MIXED-USE</b>		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

The proposed zoning is **not consistent** 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.

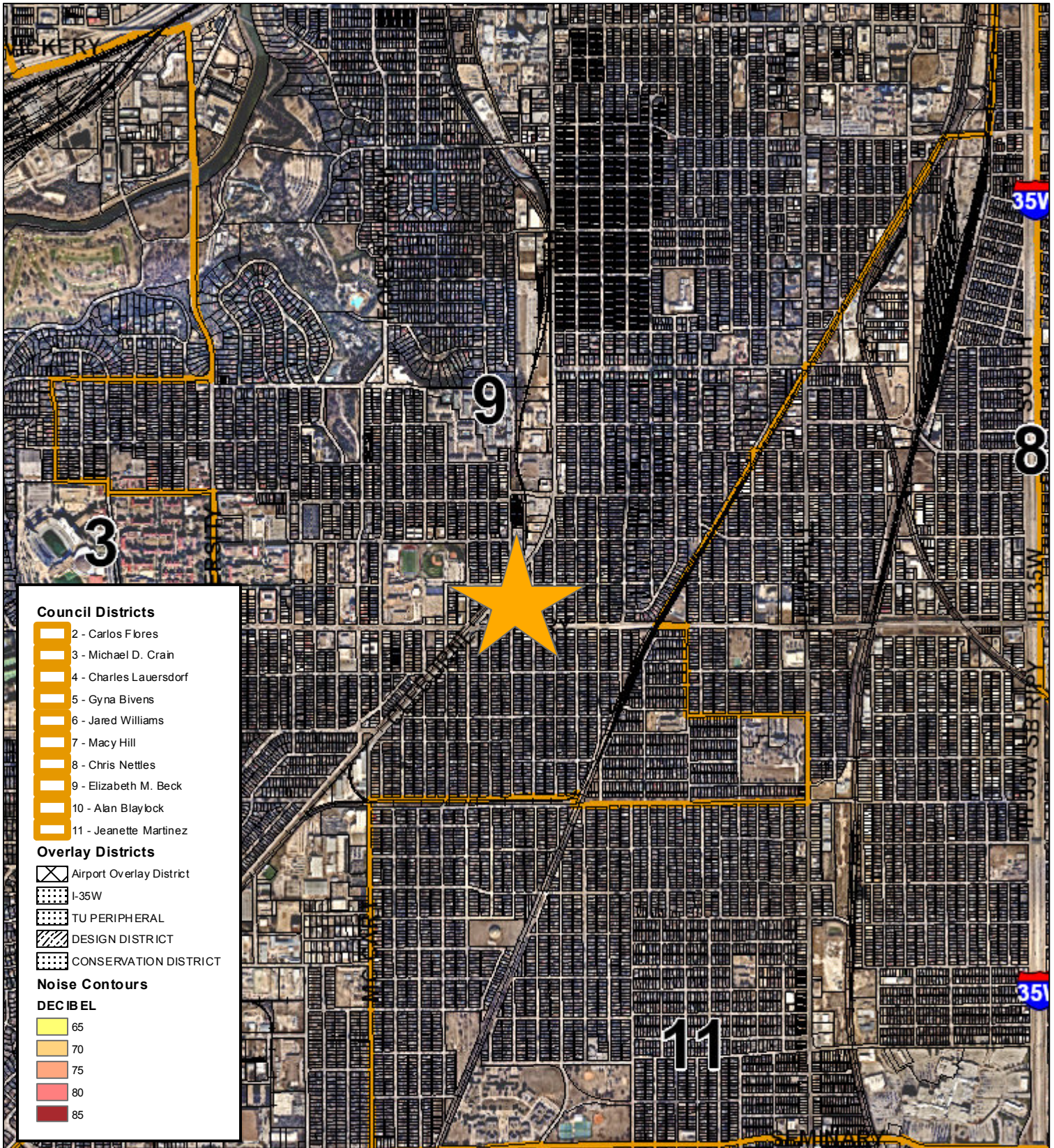
### Area Zoning Map

Applicant: Joyce Davidson/Chris Chavez  
 Address: 2940 JAMES AVE  
 Zoning From: E  
 Zoning To: A-5  
 Acres: 0.14597899  
 Mapsco: Text  
 Sector/District: TCU/Westcliff  
 Commission Date: 9/13/2023  
 Contact: null





### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

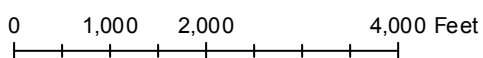
**Overlay Districts**

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

**Noise Contours**

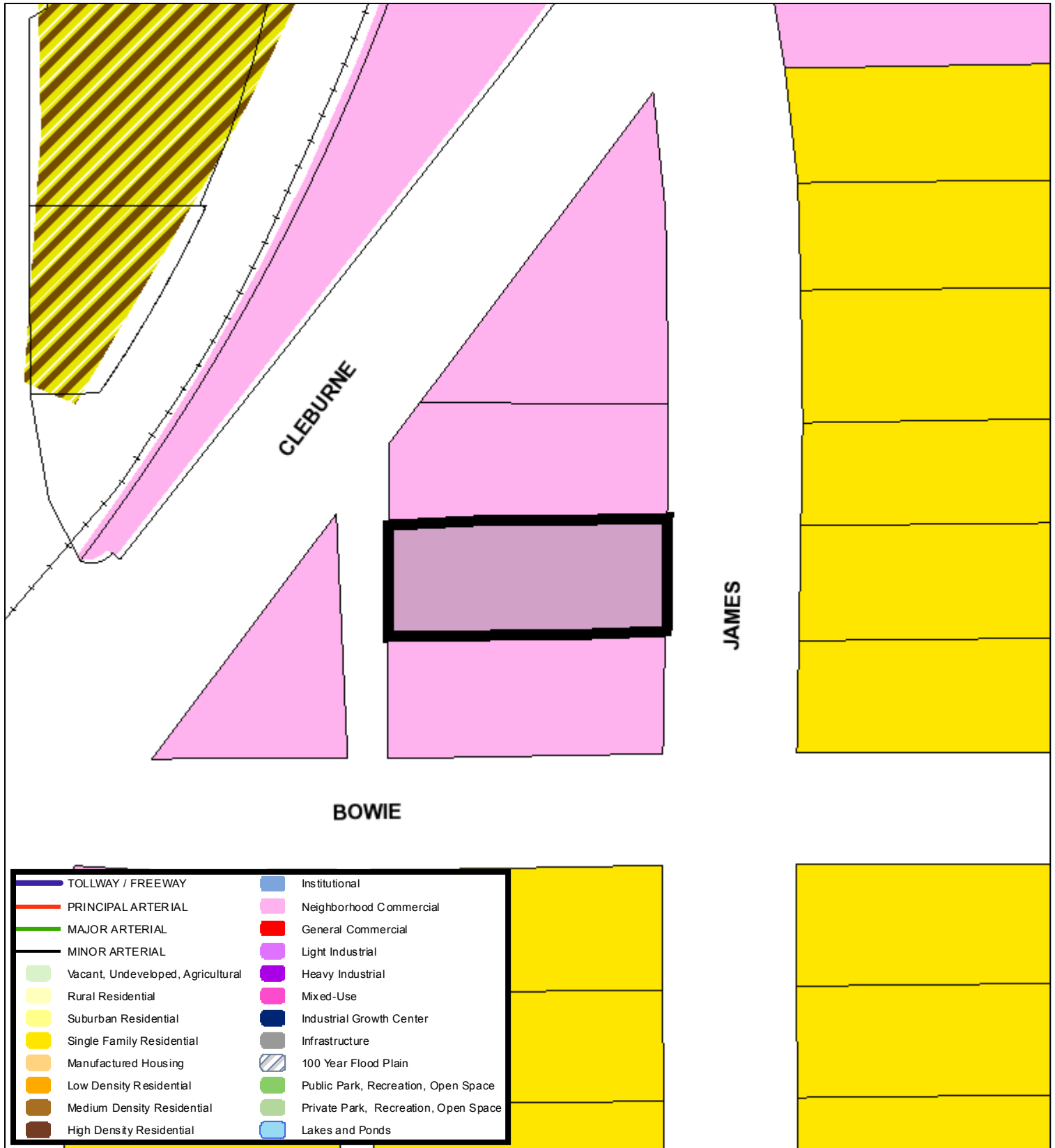
**DECIBEL**

- 65
- 70
- 75
- 80
- 85





### 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

