



# Zoning Staff Report

**Date:** June 28, 2022

**Case Number:** ZC-22-063

**Council District:** 9

## Zoning Map Amendment

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

**Owner / Applicant:** Judy Boley, George C. Boley Enterprises (owner) / Jose Villalobos (applicant)

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

**Acreage:** 0.287 acres

### Request

**Proposed Use:** Single Family Residential

**Request:** From: “PD 212” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial, site plan required

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 7-0**

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## Project Description and Background

The property is composed of two platted lots within the John C Ryan South Addition. The proposal to rezone these two (2) lots would change the current “PD/SU-E” Planned Development/Neighborhood Commercial zoning to “A-5” One Family Residential zoning, granting an allowance for one (1) single family dwelling unit to be built on each lot for a total of two (2) new residences. The property is currently undeveloped, but there was previously a residence at 2837 8<sup>th</sup> Avenue which was demolished some time after 2017.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / residential  
East “A-5” One Family Residential / residential  
South “E” Neighborhood Commercial / residential  
West “E” Neighborhood Commercial / gas station & convenience store

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.  
The following organizations were emailed on April 22, 2022:

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

*\*Located within this registered Neighborhood Association*

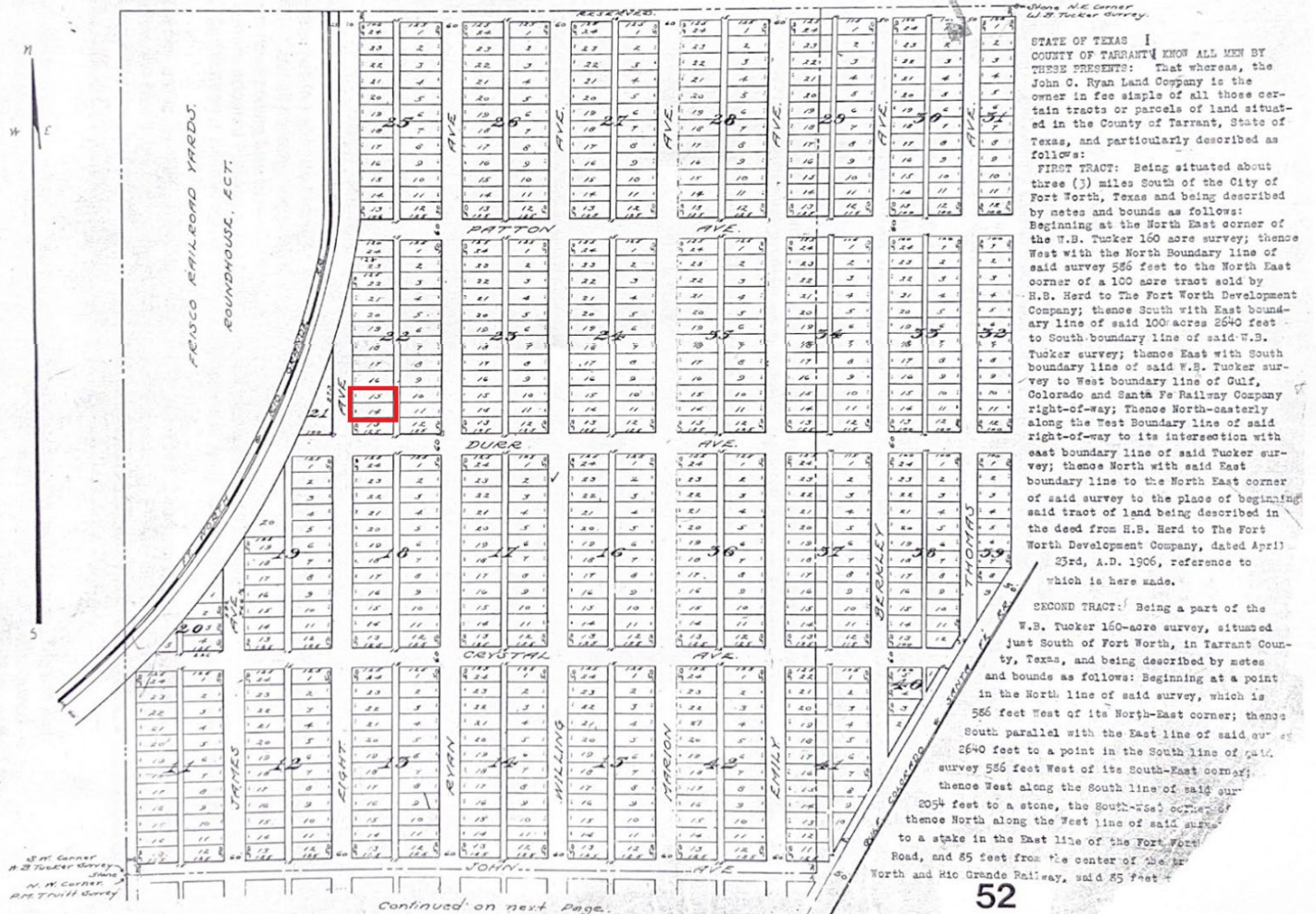
## Development Impact Analysis

### Land Use Compatibility

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. The original plat of the neighborhood, which accompanied the rezoning application, implies that the entire block was intended to be single family residences.

# JOHN O. RYANS SOUTH ADDITION TO FORT WORTH, TEXAS.

COMPILED FROM DATA IN OFFICE JULY 1906 SCALE 1/2" = 100 FT. BY GOODFELLOW CO. SURVEYOR.



STATE OF TEXAS I  
COUNTY OF TARRANT KNOW ALL MEN BY  
THESE PRESENTS: That whereas, the  
John O. Ryan Land Company is the  
owner in fee simple of all those cer-  
tain tracts or parcels of land sit-  
uated in the County of Tarrant, State of  
Texas, and particularly described as  
follows:  
FIRST TRACT: Being situated about  
three (3) miles South of the City of  
Fort Worth, Texas and being described  
by metes and bounds as follows:  
Beginning at the North East corner of  
the W.B. Tucker 160 acre survey; thence  
West with the North Boundary line of  
said survey 586 feet to the North East  
corner of a 100 acre tract sold by  
H.B. Herd to The Fort Worth Develop-  
ment Company; thence South with East bound-  
ary line of said 100-acre tract 2640 feet  
to South boundary line of said W.B.  
Tucker survey; thence East with South  
boundary line of said W.B. Tucker sur-  
vey to West boundary line of Gulf,  
Colorado and Santa Fe Railway Company  
right-of-way; Thence North-westerly  
along the West Boundary line of said  
right-of-way to its intersection with  
east boundary line of said Tucker sur-  
vey; thence North with said East  
boundary line to the North East corner  
of said survey to the place of beginning  
said tract of land being described in  
the deed from H.B. Herd to The Fort  
Worth Development Company, dated April  
23rd, A.D. 1906, reference to  
which is here made.  
SECOND TRACT: Being a part of the  
W.B. Tucker 160-acre survey, situated  
just South of Fort Worth, in Tarrant Coun-  
ty, Texas, and being described by metes  
and bounds as follows: Beginning at a point  
in the North line of said survey, which is  
586 feet West of its North-East corner;  
thence South parallel with the East line of said sur-  
vey 2640 feet to a point in the South line of said  
survey 586 feet West of its South-East corner;  
thence West along the South line of said sur-  
vey 2054 feet to a stone, the South-West corner of  
thence North along the West line of said survey  
to a stake in the East line of the Fort Worth  
Road, and 85 feet from the center of the  
North and Rio Grande Railway, said 85 feet

The proposal to build two (2) new residential units on this site may not fit the existing zoning (surrounded by commercial zoning on three sides), but it does fit the existing land uses (surrounded by residential uses on three sides), as the two (2) adjoining properties to the north and south have a mismatch between the zoning and the land use. The proposed re-zoning is compatible with surrounding land uses.

## Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The zoning types that would support this vision are Multifamily Residential (“C”, “CR”, or “D”), Neighborhood Commercial (“ER” or “E”), and Mixed-Use (“MU-1”). The proposed One Family Residential “A-5” zoning does not support the growth of future commercial.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

## Economic Development Plan

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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

### INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

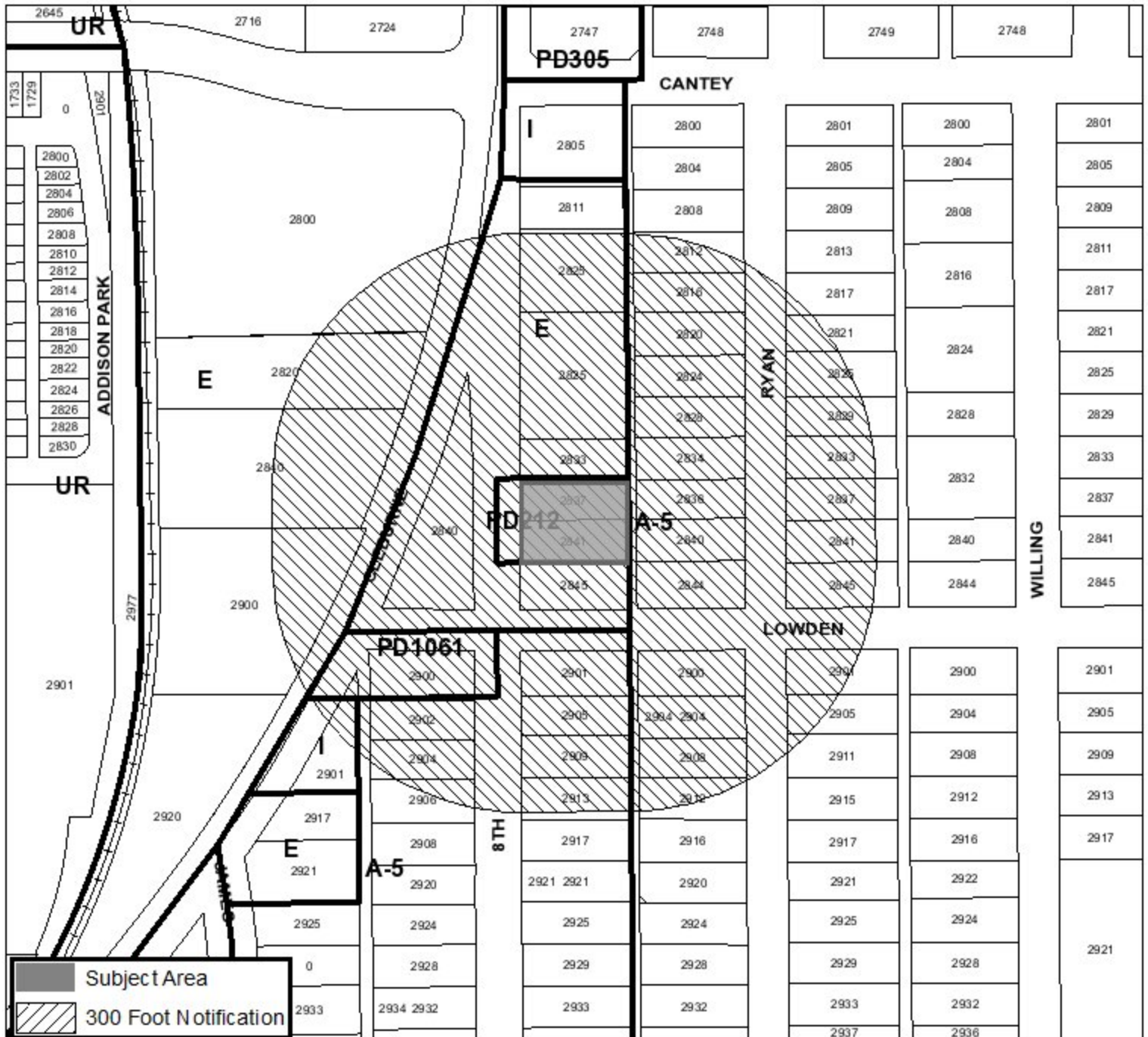
*3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.*





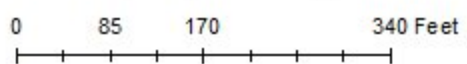
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# Area Zoning Map

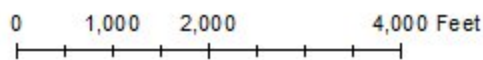
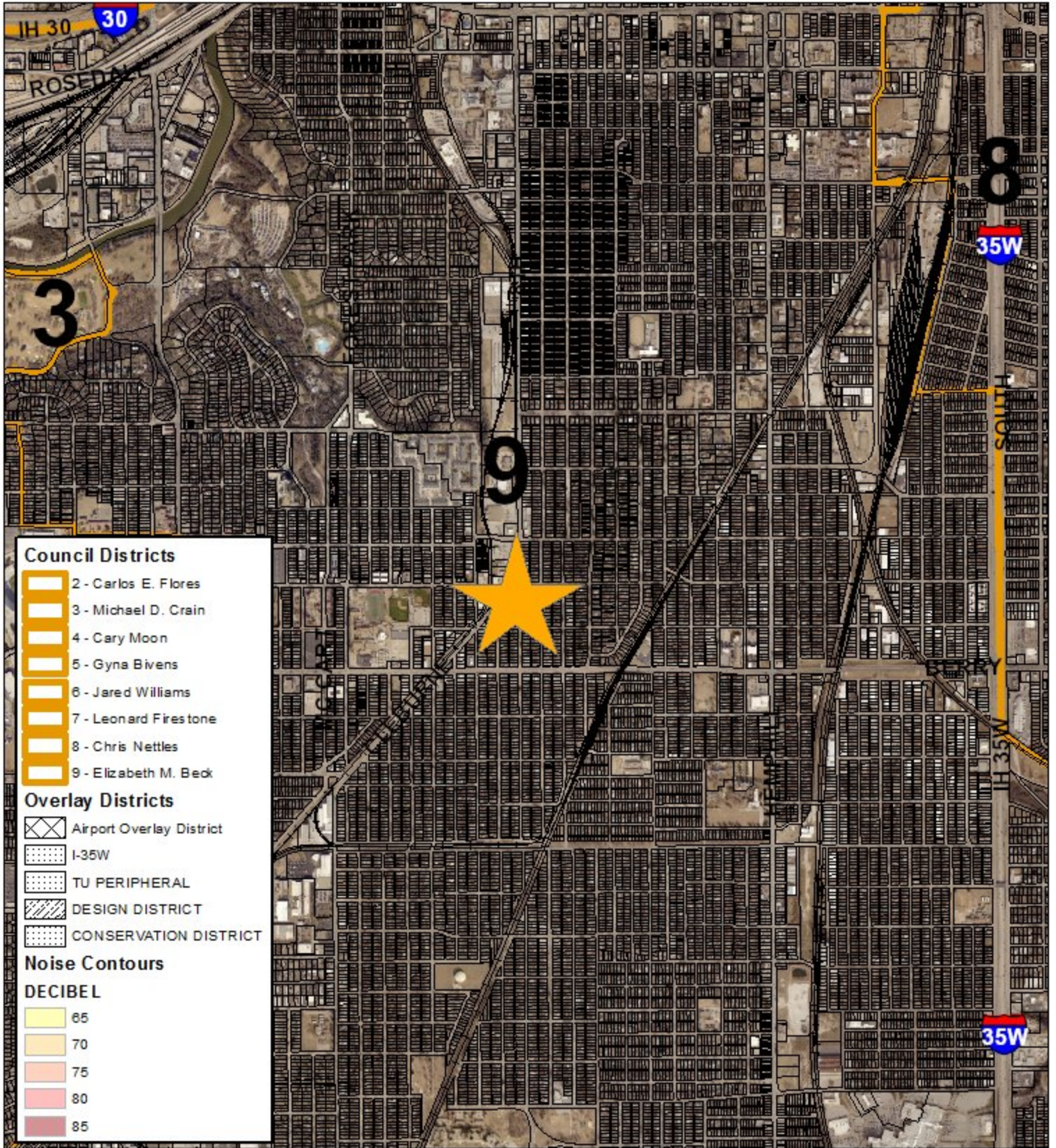
Applicant: George Boley Enterprises  
 Address: 2837 & 2841 8th Avenue  
 Zoning From: PD 212 for E uses plus contractor storage  
 Zoning To: A-5  
 Acres: 0.28721851  
 Mapsco: 76Y  
 Sector/District: Southside  
 Commission Date: 5/11/2022  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



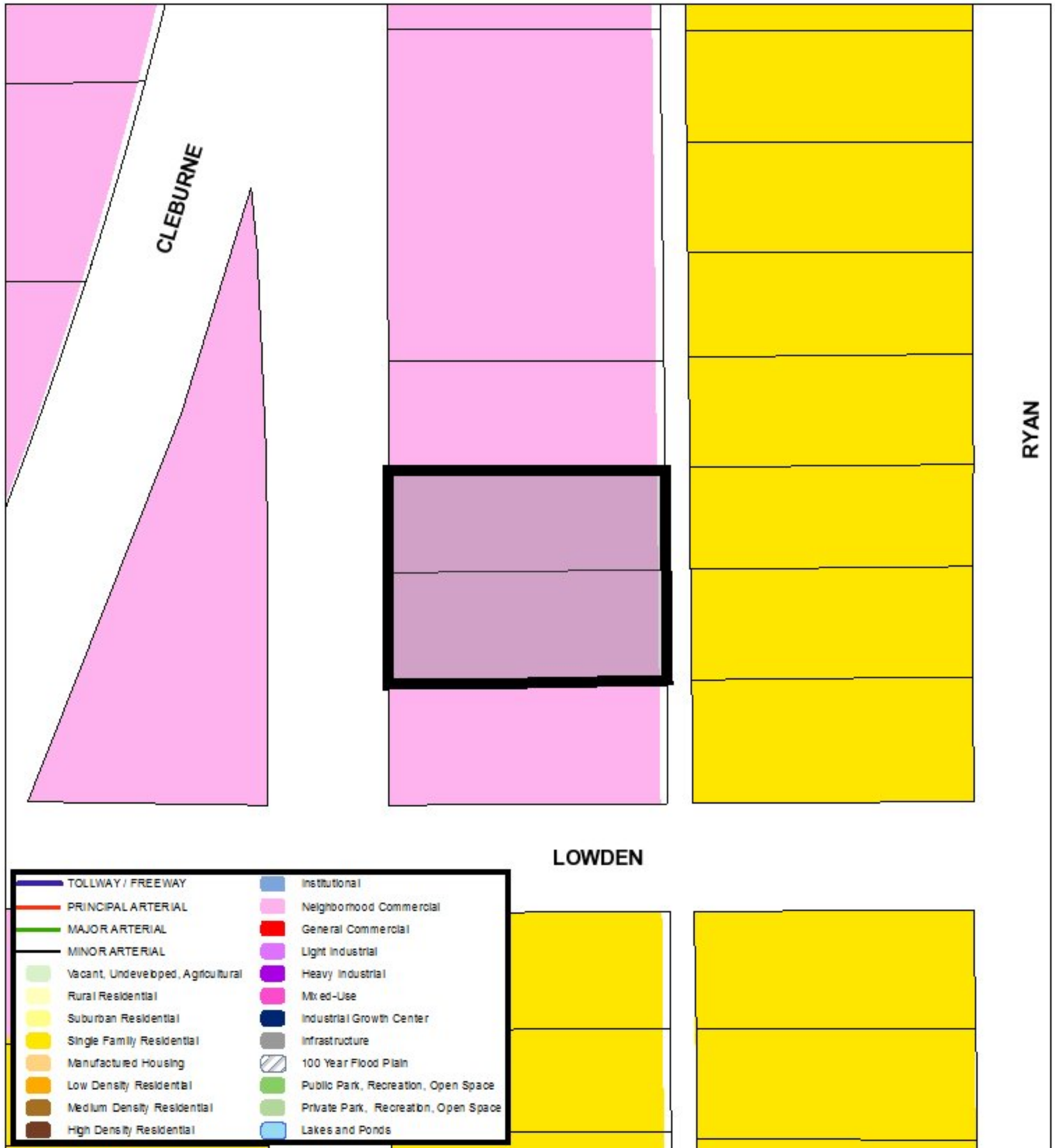
## Area Map





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### 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.





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Aerial Photo Map



0 37.5 75 150 Feet

