



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-126

Council District: 9

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Alfonso Duran

Site Location: 4518 and 4520 Hemphill Street

Acreage: 0.253 acres

Request

Proposed Use: Retail

Request: From: “PD 273 PD/SU” Planned Development / Specific Use for used car sales and office in the “F” General Commercial District

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The property is currently zoned “PD 273” Planned Development / Specific Use for car sales with sales office in the “F” General Commercial zoning district. The rezoning area is comprised of two (2) tracts of land. The applicant is proposing to rezone the site to “E: Neighborhood Commercial to accommodate future retail on the site. The property was previously used for auto sales but that use has been abandoned. The existing PD is specific to auto sales so the rezoning to the “E” district is necessary to allow future retail sales on the property.

The applicant provided the following description along with their application to describe the intent of this zoning change request:

“Hi, we would like to rezone our property at 4520 and 4516 Hemphill St, to Commercial E. This is compatible with surrounding land. When we were offered the property, we saw potential in doing something that would benefit the surrounding community will have access to retail stores for shopping. Also, this will create jobs for the surrounding community which retail stores will need employees.”

Although the existing PD is specific to auto sales only, this request to change the zoning to “E” would allow all uses in that respective district. Additionally, the property would need to follow all “E” development standards (where applicable) related to parking, landscaping and screening fencing.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Commercial building
East “FR” General Commercial Restricted / Auto sales
South “B” Two-Family / Single family
West “B” Two-Family / Single family

Recent Zoning History

- ZC-20-148: Withdrawn zoning case

Public Notification

300-foot Legal Notifications were mailed on August 29, 2022.
The following organizations were notified: (e-mailed August 29, 2022)

Organizations Notified	
Rosemont NA	Worth Heights NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Fort Worth ISD
South Fort Worth*	

**This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “PD 273” Planned Development for auto sales with sales office in the “F” General Commercial District to “E” Neighborhood Commercial for future retail. Properties fronting onto the Hemphill corridor from Hammond Street north to Seminary Drive are commercially zoned. The uses along this portion of the corridor is a mix of residential and commercial uses.

Retail uses at this location would be appropriate as they are situated against more intense commercial uses such as auto sales. The property is separated from adjacent residential by Hammond Street to the south and an unimproved right-of-way located on the west side of the property. The zoning ordinance includes specific protections for residential properties adjacent to commercial development, including increased setbacks, screening, and landscaping requirements.

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

Comprehensive Plan Consistency – Southside

The 2023 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

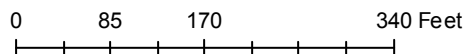
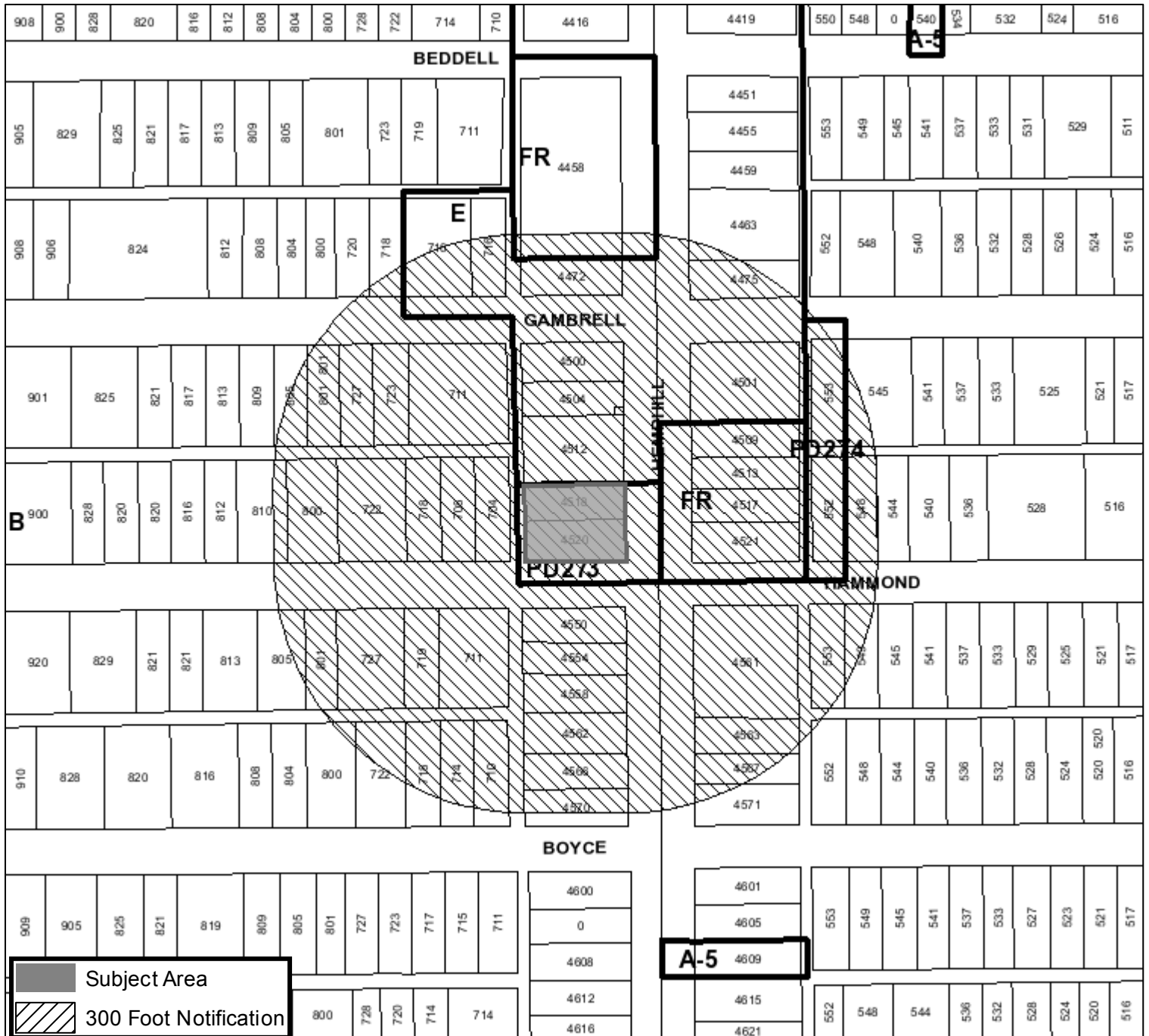
The proposed zoning to “E” Neighborhood Commercial is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage renovation and reuse of existing commercial structures throughout commercial districts, where feasible.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.

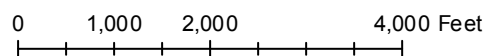
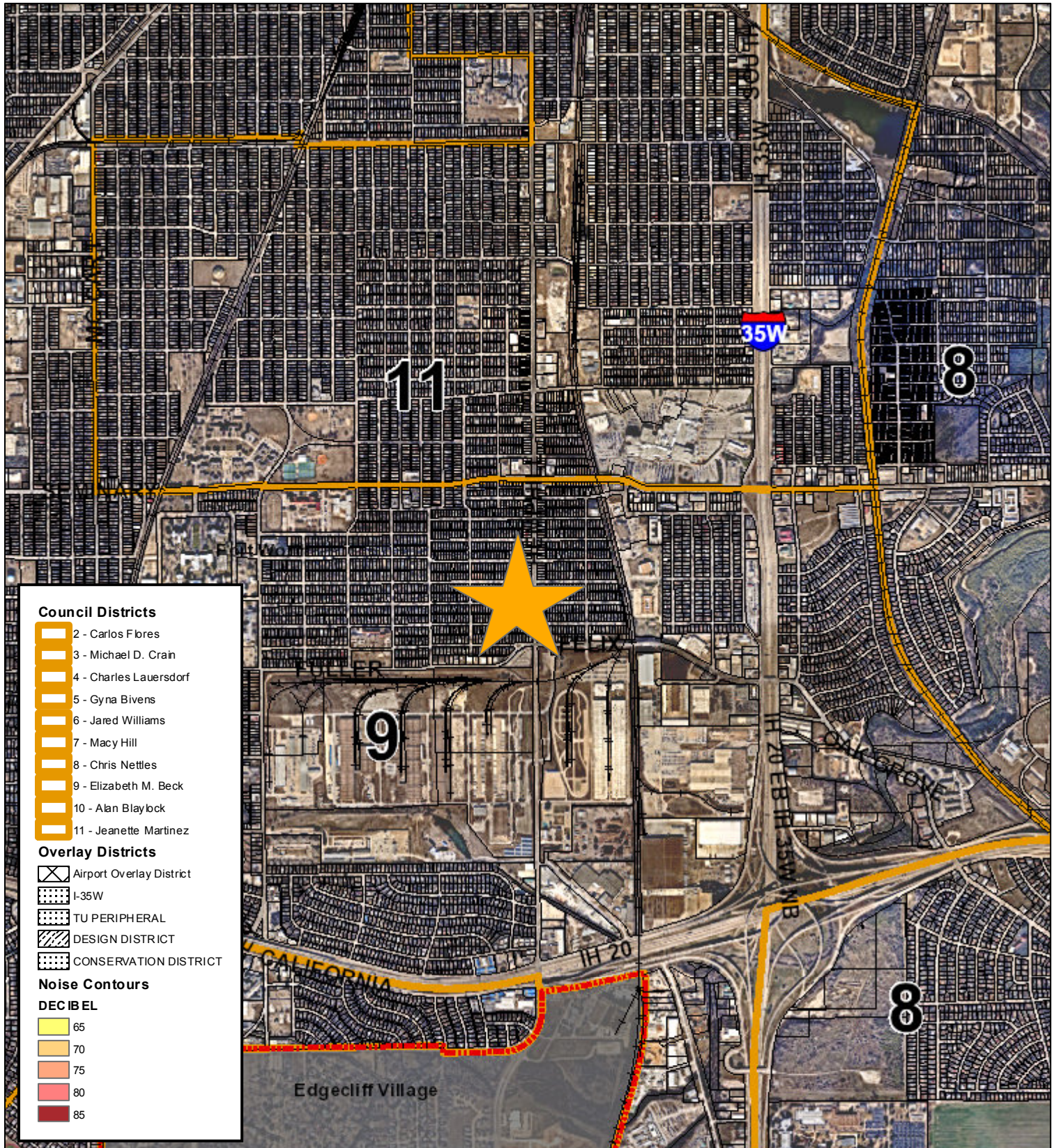
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Area Zoning Map

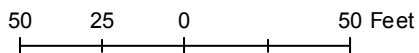
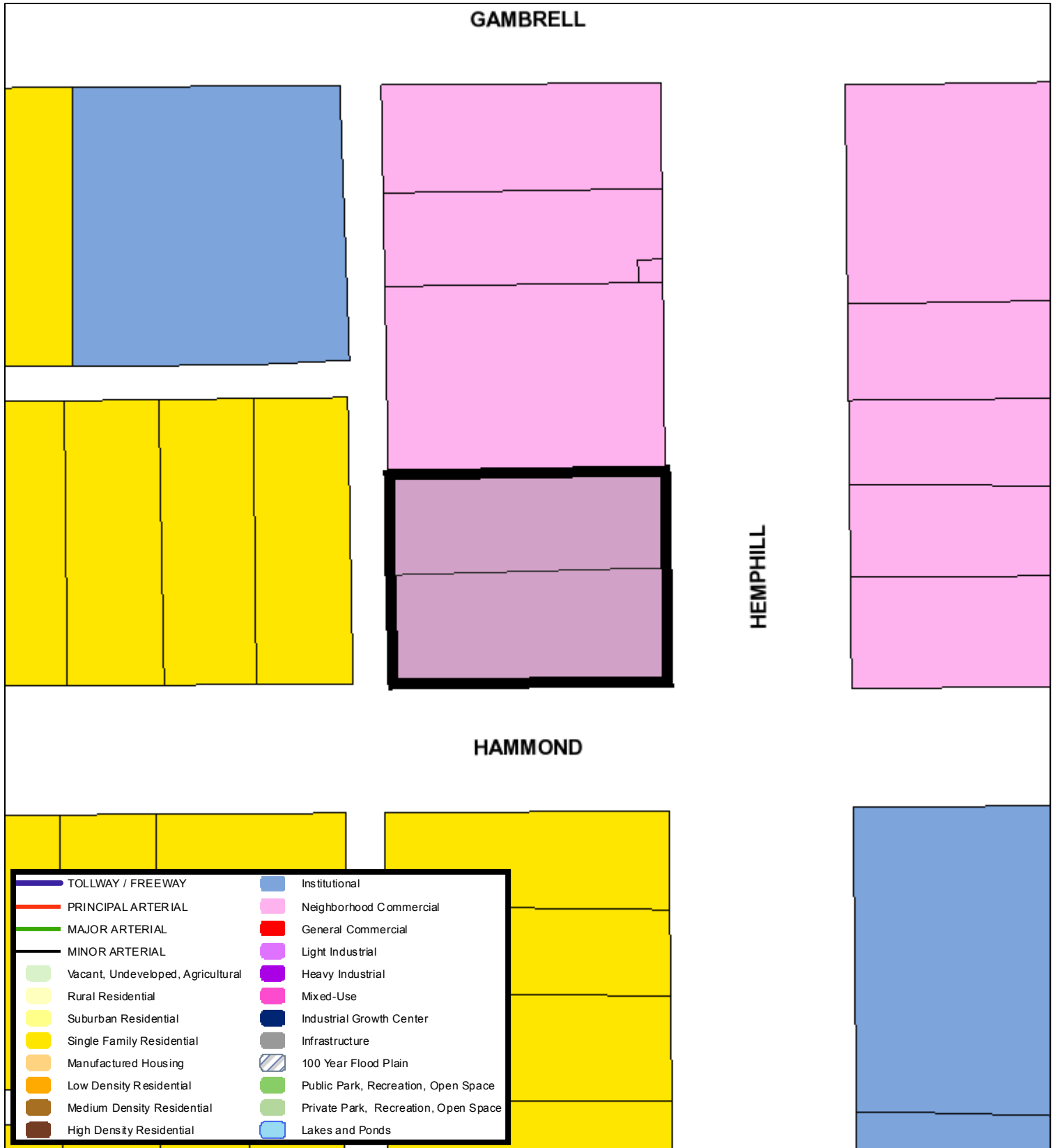
Applicant: Alfonso & Fatima Duran
 Address: 4518 & 4520 Hemphill Street
 Zoning From: PD/F 273
 Zoning To: E
 Acres: 0.25112555
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/13/2023
 Contact: null



Area Map



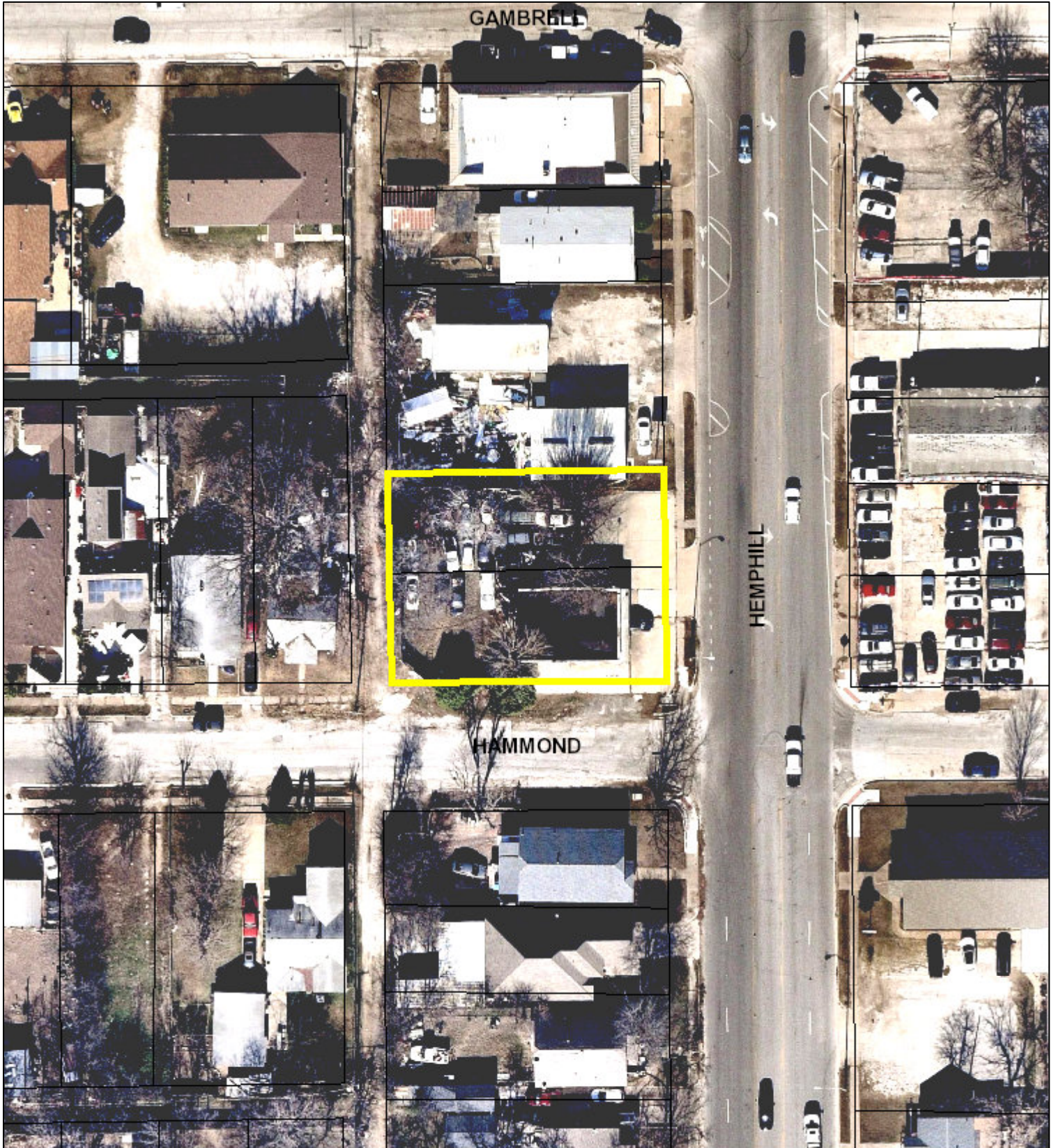
Future Land Use



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 35 70 140 Feet

