



Zoning Commission

Date: October 12, 2021

Case Number: ZC-21-089

Council District: 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: XTO Energy Inc./ Ojala Partners, LP - Daniel Smith

Site Location: 505 W Biddison St & 3500 S Jennings Avenue **Acreage:** 11.39

Request

Proposed Use: Multifamily

Request: From: "I" Light Industrial

To: "D" High Density Multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (technically inconsistent).**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The property is located at the southeast corner of S. Jennings Avenue and W. Biddison Street. Just one block off the Hemphill Corridor. The site is bordered to the east by the railroad and to the west by warehouses. To the north of the project location is the Victory Forest Community Center. This track represents the largest area of potential redevelopment along the Hemphill Corridor.

The applicant is requesting to rezone to 'D' – High Density Multifamily and plans on restricting the density to 28 units per acre.

Surrounding Zoning and Land Uses

North "I" Light Industrial/ Park and Recreation
East "I" Light Industrial / Warehouse
South "E" Neighborhood commercial / Undeveloped
West PD/ I Light Industrial / Warehouse

Recent Zoning History

- ZC-20-148 - From "I" Light Industrial to "NS- T" Near Southside Mixed Use – Case Withdrawn.
- ZC-09-067 - In 2008 and 2009, Council-initiated rezoning aligned existing commercial and residential land uses with compatible zoning, eliminating many industrial districts that only had neighborhood commercial uses.

Public Notification

300-foot Legal Notifications were mailed on June 23, 2021.

The following organizations were notified: (emailed June 24, 2021)

Organizations Notified	
Las Familias de Rosemont NA	Shaw Clarke NA
Worth Heights NA*	Streams And Valleys Inc
South Hemphill Heights NA	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Berry Street Initiative
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The property is located at the southeast corner of S. Jennings Avenue and W. Biddison Street. Just one (1) block off the Hemphill Corridor. The site is bordered to the east by the railroad and to the west by warehouses. To the north of the project location is the Victory Forest Community Center.

A micro level analysis reveals that the most immediate land uses are industrial while taking a macro approach allows the neighborhood commercial along Hemphill Street and the “A-5” one- family neighborhood beyond the railroad to be taken into consideration. The request to rezone to “D” multifamily will provide a transitional zone between the commercial corridor and single family neighborhood; and, is supported by the park and community center to the north. The remaining industrial uses are compatible with neighborhood commercial.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as Light Industrial.

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

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage office and high density residential uses which will support area commercial uses.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

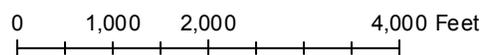
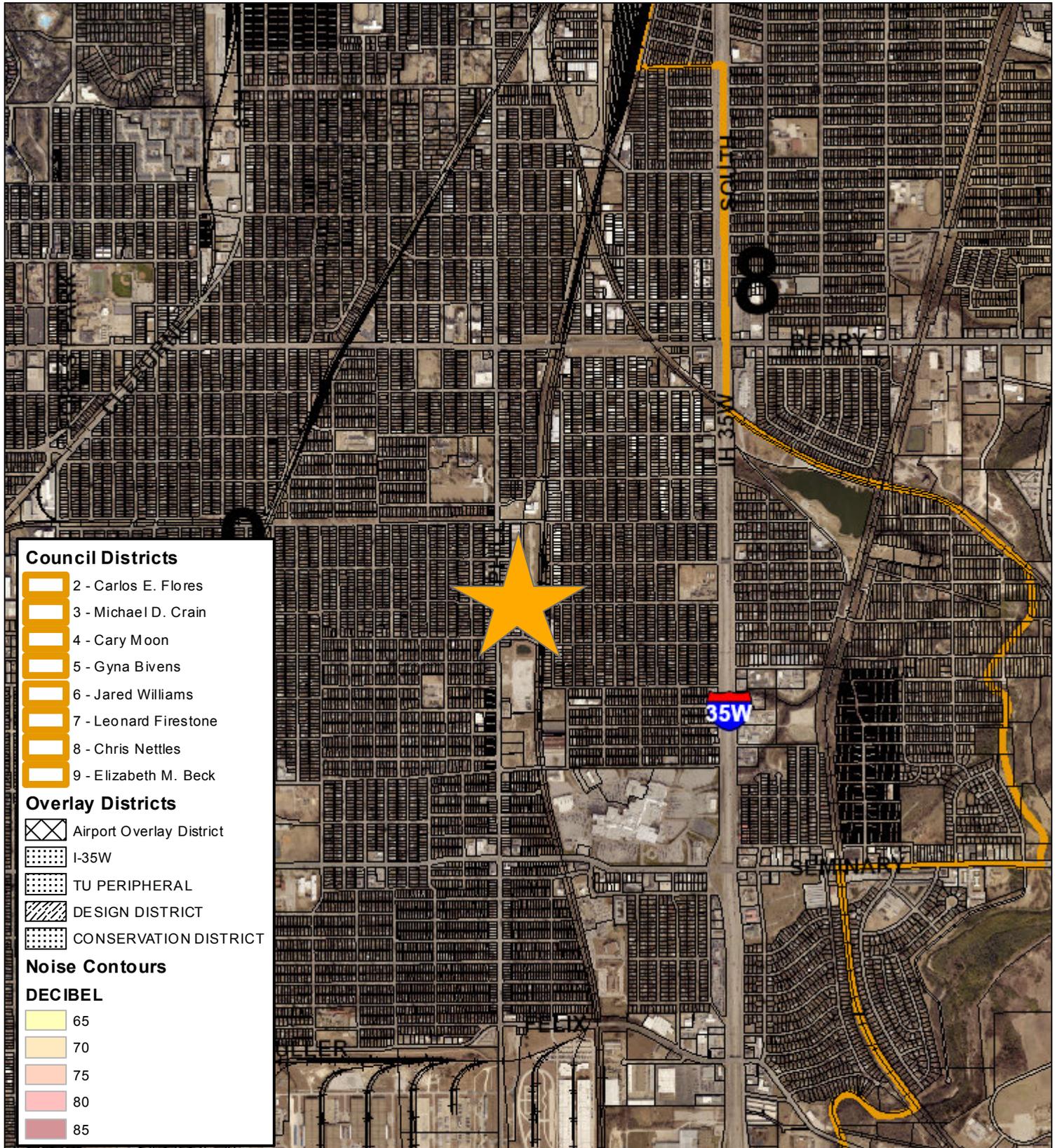
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

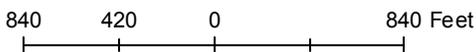
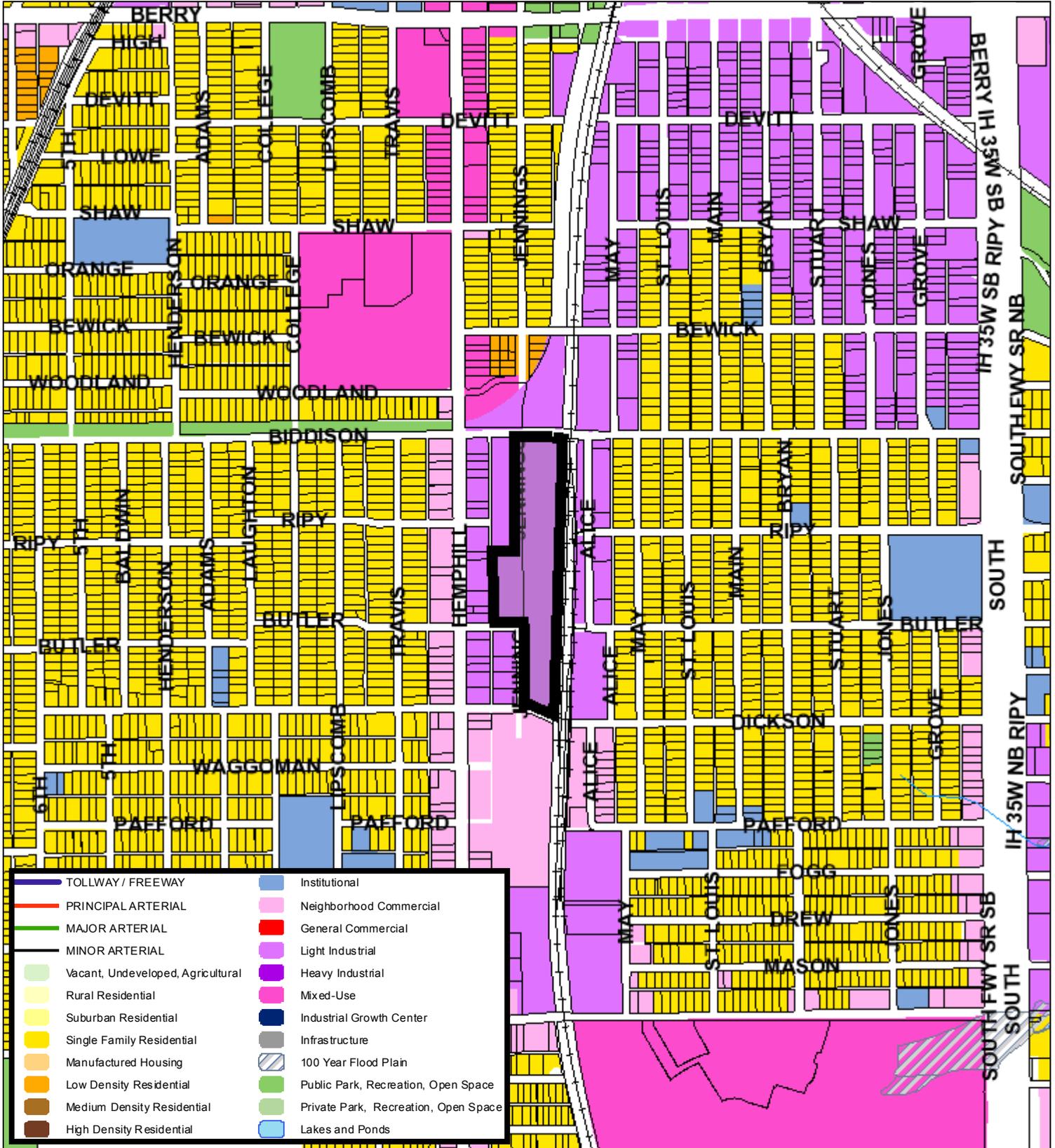
INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

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

Area Map



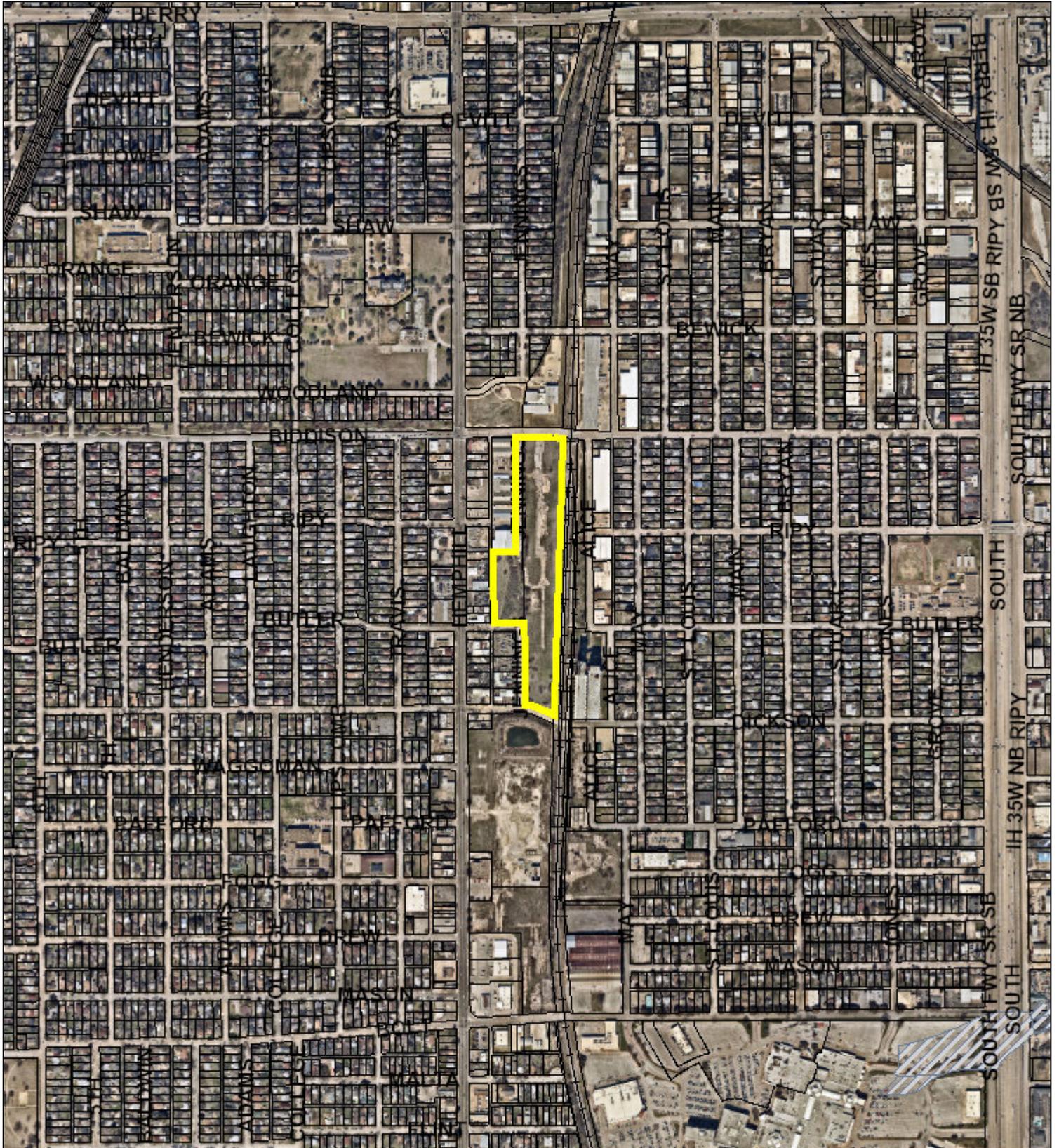
Future Land Use



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



0 500 1,000 2,000 Feet

