



# Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-110

Council District: 11

## Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Martin Quezada Vela & Juana Valdez Guzman

Site Location: 2517-2531 Hemphill Street

Acreage: 0.86 acres

### Request

Proposed Use: Automotive Sales

Request: From: "E" Neighborhood Commercial

To: "FR" General Commercial Restricted

### Recommendation

Land Use Compatibility:

Requested change **is not compatible**

Comprehensive Plan Consistency:

Requested change **is consistent**

Staff Recommendation:

**Denial**

Zoning Commission Recommendation:

**Approval by a vote of 7-1**

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## Project Description and Background

The rezoning site in question is a 0.89-acre patch of land situated on the corner of Hemphill Street and West Morningside Drive. The existing zoning for the property is "E" Neighborhood Commercial and the applicant would like to rezone to "FR" General Commercial Restricted. The intended use is automotive sales.

Surrounding uses are primarily neighborhood commercial with single-family to the east. The proposed automotive use is more intense than existing uses. In addition, the Comprehensive Plan is calling for mixed-use, which is more geared towards a mix of uses on a single premise with pedestrian and design-oriented development. The proposed automotive use is inconsistent with development along this section of the corridor.

## Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / convenience store/restaurant

East "B" Two-Family / Residential

South "E" Neighborhood Commercial / gas station

West "E" Neighborhood Commercial / retail and restaurant

## Recent Zoning History

- ZC-22-038 no action taken, replaced with ZC-22-143 (below); southwest of subject site
- ZC-22-143 from E to PD/C with development standards for church and supportive housing use; southwest of subject site; approved by City Council 10-11-22
- ZC-20-148 1700-4700 blocks of Hemphill; nearly 280 acres of Council-Initiated Rezoning, which included the subject site, to rezone the area to various types of Near Southside form-based zoning; case Withdrawn
- ZC-18-076 from E to MU-1; southwest of subject site; effective 7-19-18

## Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.

The following organizations were emailed on August 30, 2023:

Organizations Notified	
Jennings May St Louis NA*	Trinity Habitat for Humanity
South Hemphill Heights NA	Hemphill Corridor Task Force
Ryan Place Improvement Assn	Berry Street Initiative
Streams and Valleys Inc	FWISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The site is surrounded by a mixture of commercial and residential uses. The commercial uses are uses such as retail, fast food, and convenience stores with gas services. Industrial uses are located a few blocks to the east. This zoning could open the site to more intensive and disruptive uses incompatible with existing residential and neighborhood commercial areas if approved.

Given the above factors, the proposed zoning **is not compatible** with the surrounding land uses.

### Comprehensive Plan Consistency – Southside

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The adopted Comprehensive Plan currently designates the subject property as future mixed-use, “F” General Commercial zoning is an acceptable zoning district within the Comprehensive Plan and **is consistent**. However, the proposed rezoning does not meet the following land use policies below:

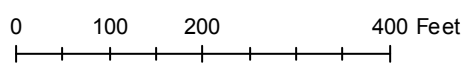
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8<sup>th</sup> Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

### Area Zoning Map

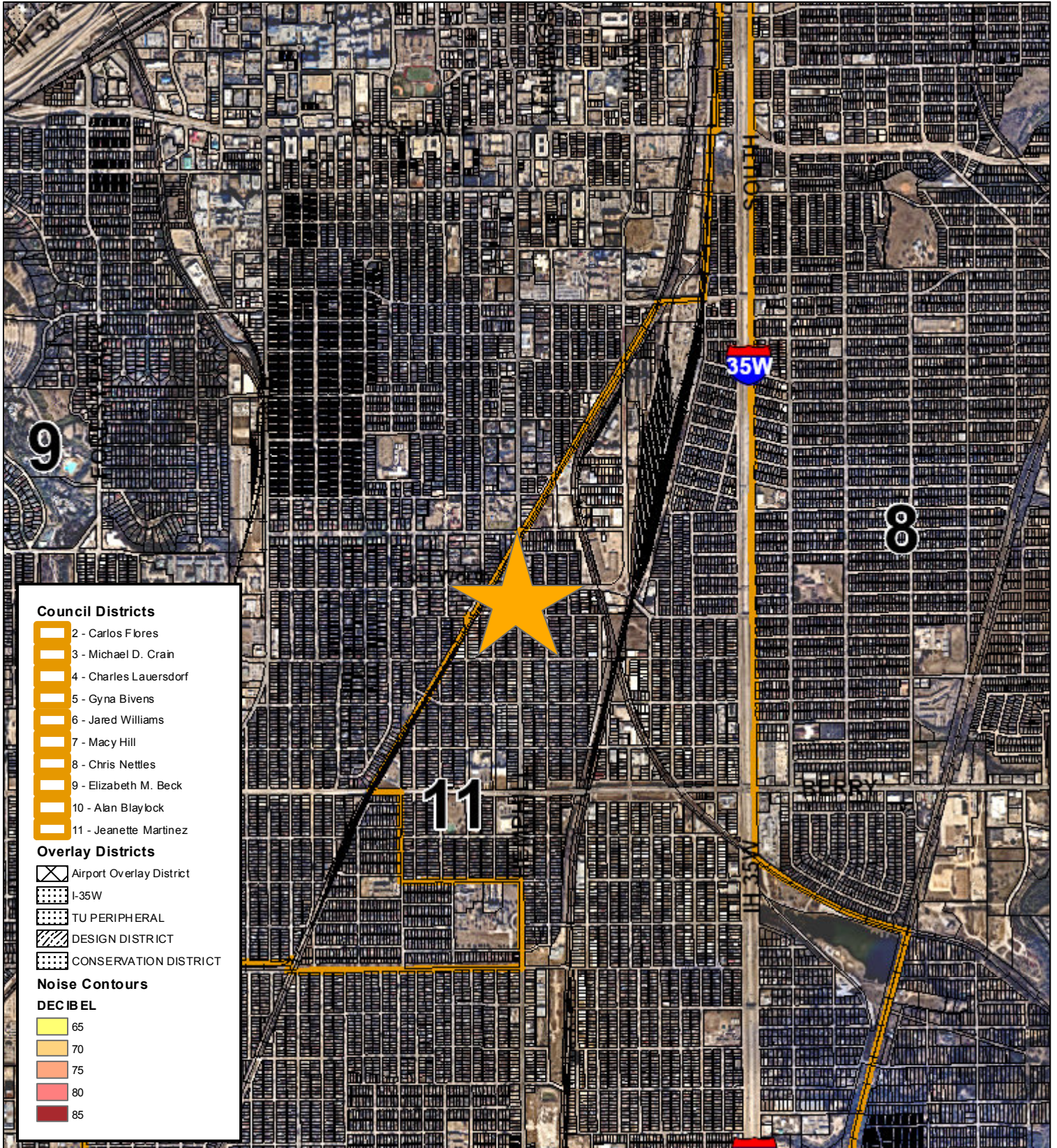
Applicant: Martin Quezada Vela & Juana Valdez Guzman  
 Address: 2517-2531 (odds) Hemphill Street  
 Zoning From: E  
 Zoning To: F  
 Acres: 0.89102233  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 9/13/2023  
 Contact: 817-392-6226



Subject Area  
 300 Foot Notification



### Area Map



**Council Districts**

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

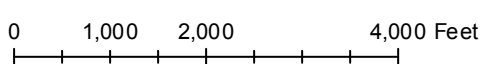
**Overlay Districts**

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

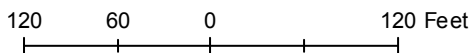
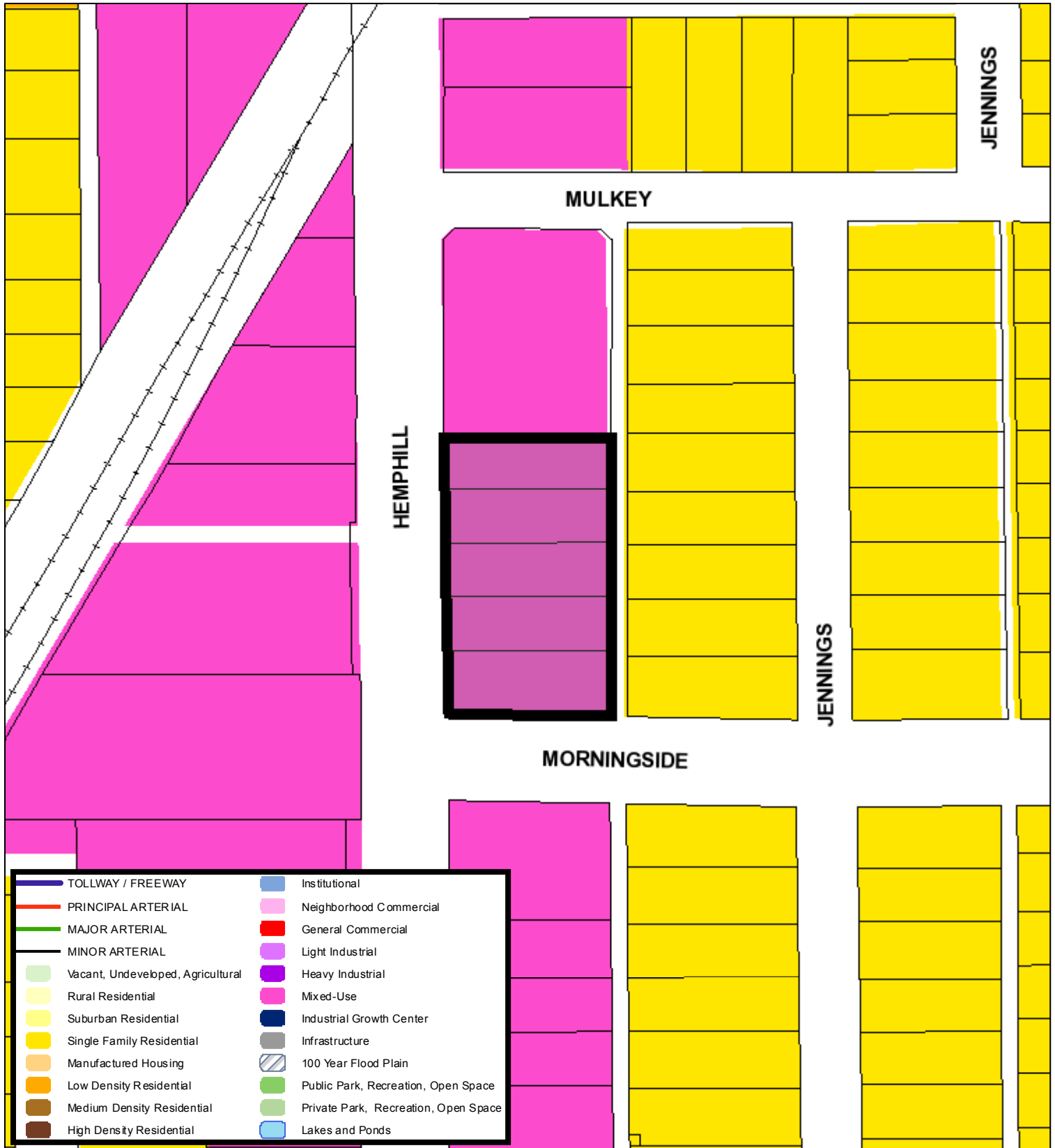
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use



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 75 150 300 Feet

