



Zoning Staff Report

Date: October 17, 2023

Case Number: ZC-23-125

Council District: 11

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Pierre Joudy & Shadi Mansour / George Muckleroy

Site Location: 2709 Hemphill Street

Acreage: 0.17 acres

Request

Proposed Use: Multifamily (Quadplex)

Request: From: “E” Neighborhood Commercial

To: “C” Medium Density Multifamily

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 subject site is located on the south side of Fort Worth, situated near the intersection of Hemphill Street & Capps Street, in Council District 11. There is an existing structure on the site which is currently vacant but was used in the past as a multifamily dwelling. The applicant is requesting to rezone this property from “E” Neighborhood Commercial to “C” Medium Density Multifamily, to allow the re-occupancy of the existing structure as a quadplex, for a total of 4 dwelling units on the lot. Please note that a formal Site Plan is not required for a rezoning to “C”.

Any proposed development will need to meet all other “C” development standards, including minimum 45% open space, 36 foot maximum height, one parking space per bedroom, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented facing the street, with parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / multifamily
East “B” Two Family Residential / single family residence
South “E” Neighborhood Commercial / commercial (vacant)
West “MU-1” Mixed-Use Low Intensity / multifamily

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	
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Berry Street Initiative
Hemphill Corridor Task Force	Ryan Place Improvement Association
South Hemphill Heights NA	Worth Heights NA
Jennings May St Louis NA*	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is situated on the Hemphill Street corridor, which provides north-south access as well as transit service through Trinity Metro bus route #1. The site is easily accessible to I-35 and the DFW freeway network by Morningside Drive just to the north, and East Berry Street four blocks to the south. Surrounding land uses in this area vary greatly. There is a mixture of residential and commercial properties along Hemphill Street, with single family predominating in the blocks as you move away from Hemphill. Similar types of housing (multifamily apartments) exist in the immediate vicinity, with apartments located across Hemphill Street to the west as well as directly to the north.

As long as the developer meets the standards set out in Section 4.711 regulating (medium density) multifamily development, then the rezoning of this site to “C” would not be disruptive to existing uses in the vicinity. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

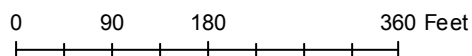
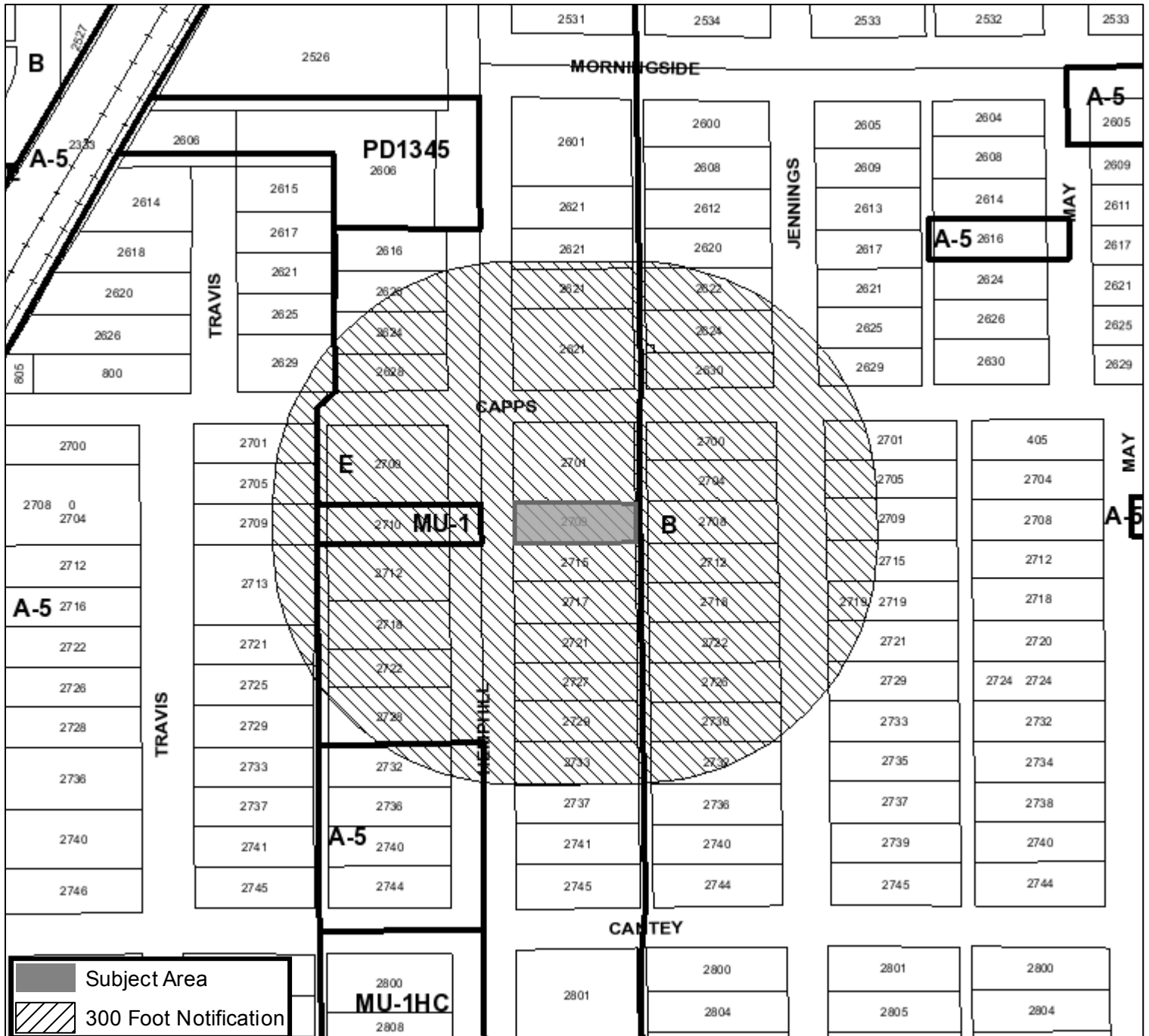
The 2022 Comprehensive Plan designates the subject property as future mixed use. All zoning categories with the exception of industrial districts would be in alignment with this Comprehensive Plan designation. The proposed “C” zoning is **consistent** with the Comprehensive Plan designation.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ 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	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

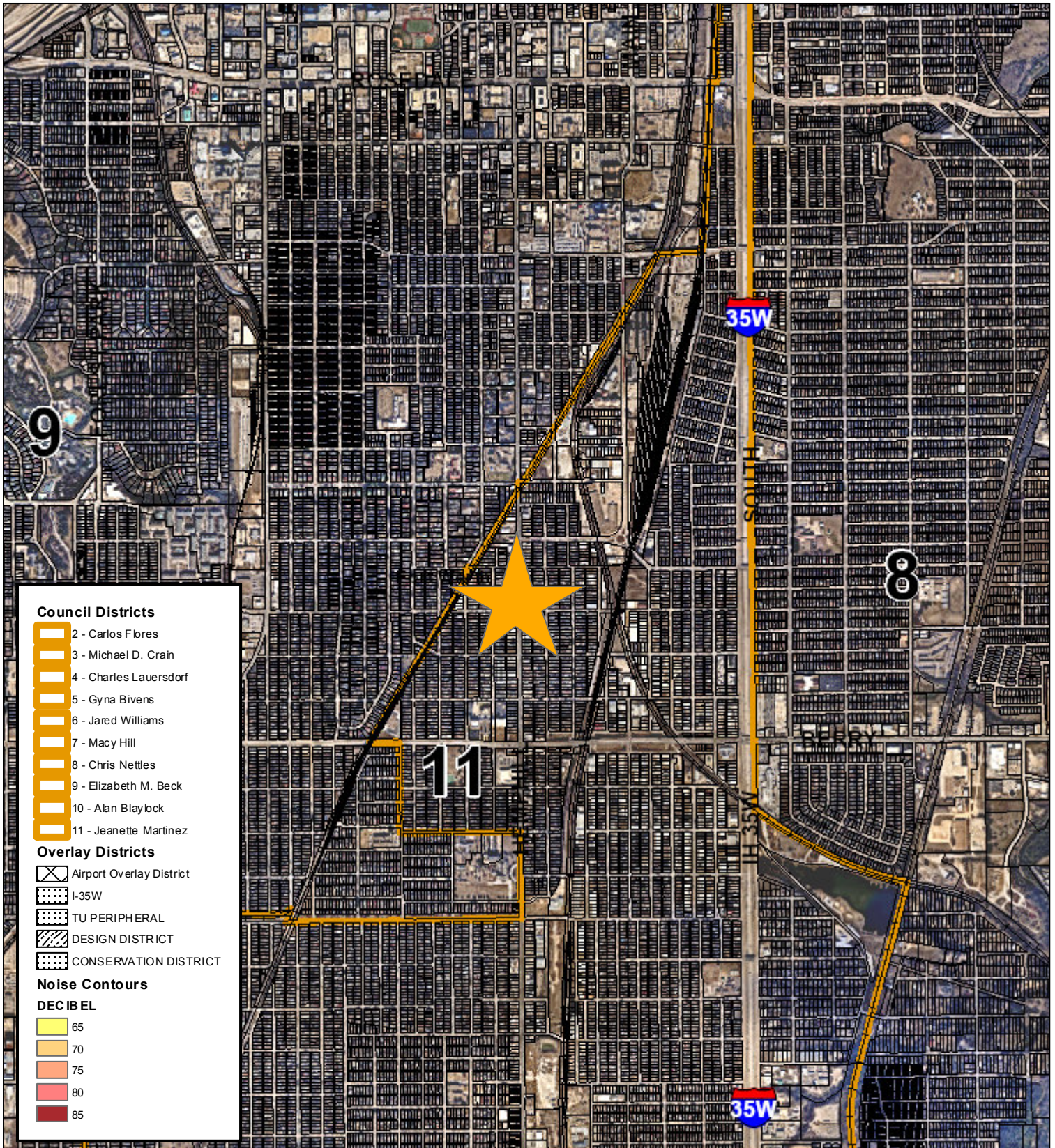


Area Zoning Map

Applicant: Joudy Pierre / George Muckleroy
 Address: 2709 Hemphill Street
 Zoning From: E
 Zoning To: C
 Acres: 0.17167211
 Mapsco: Text
 Sector/District: Southside
 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

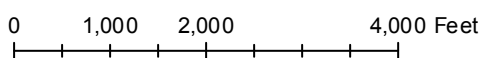
Overlay Districts

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

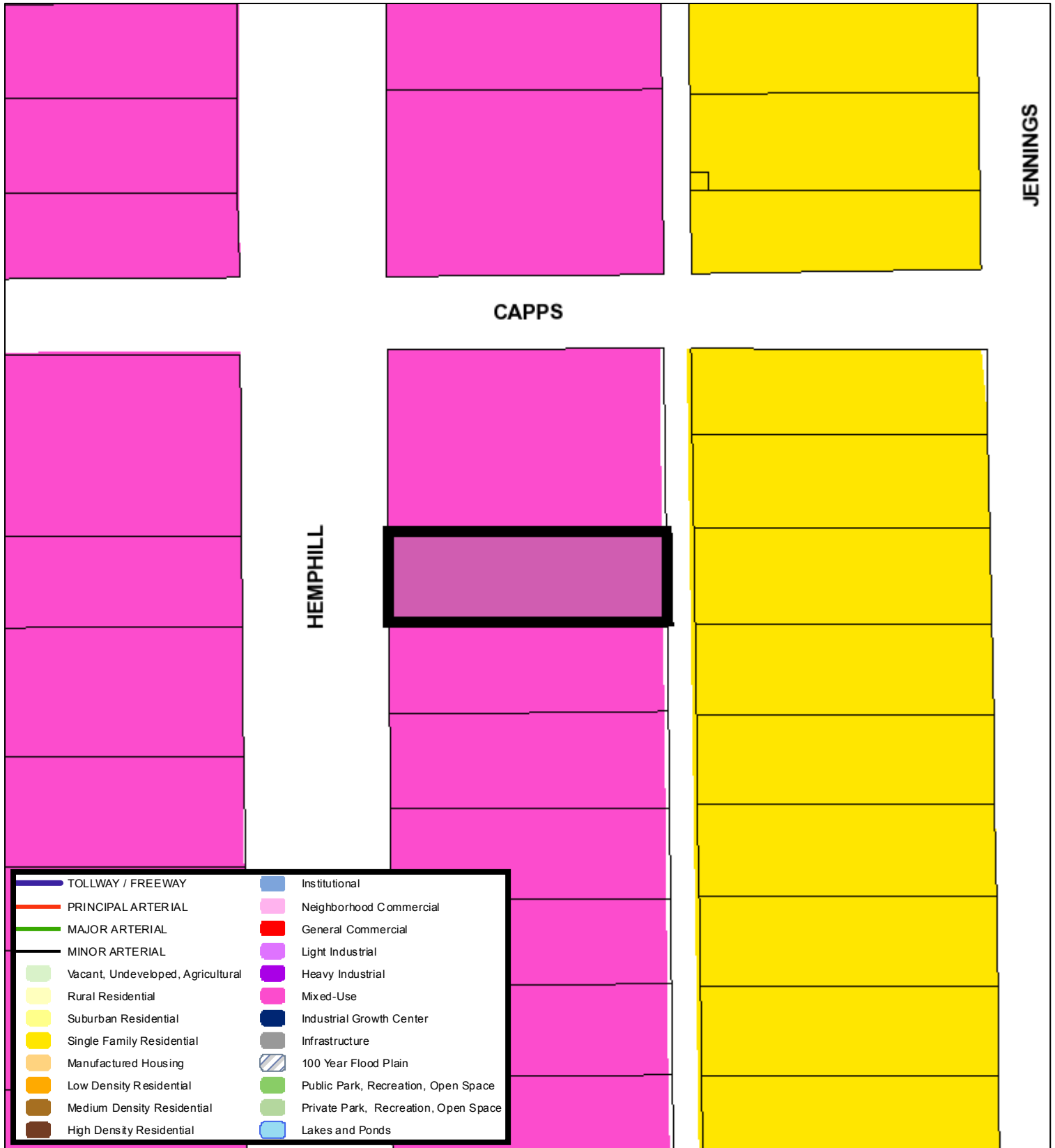
Noise Contours

DECIBEL

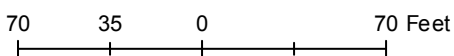
- 65
- 70
- 75
- 80
- 85



Future Land Use



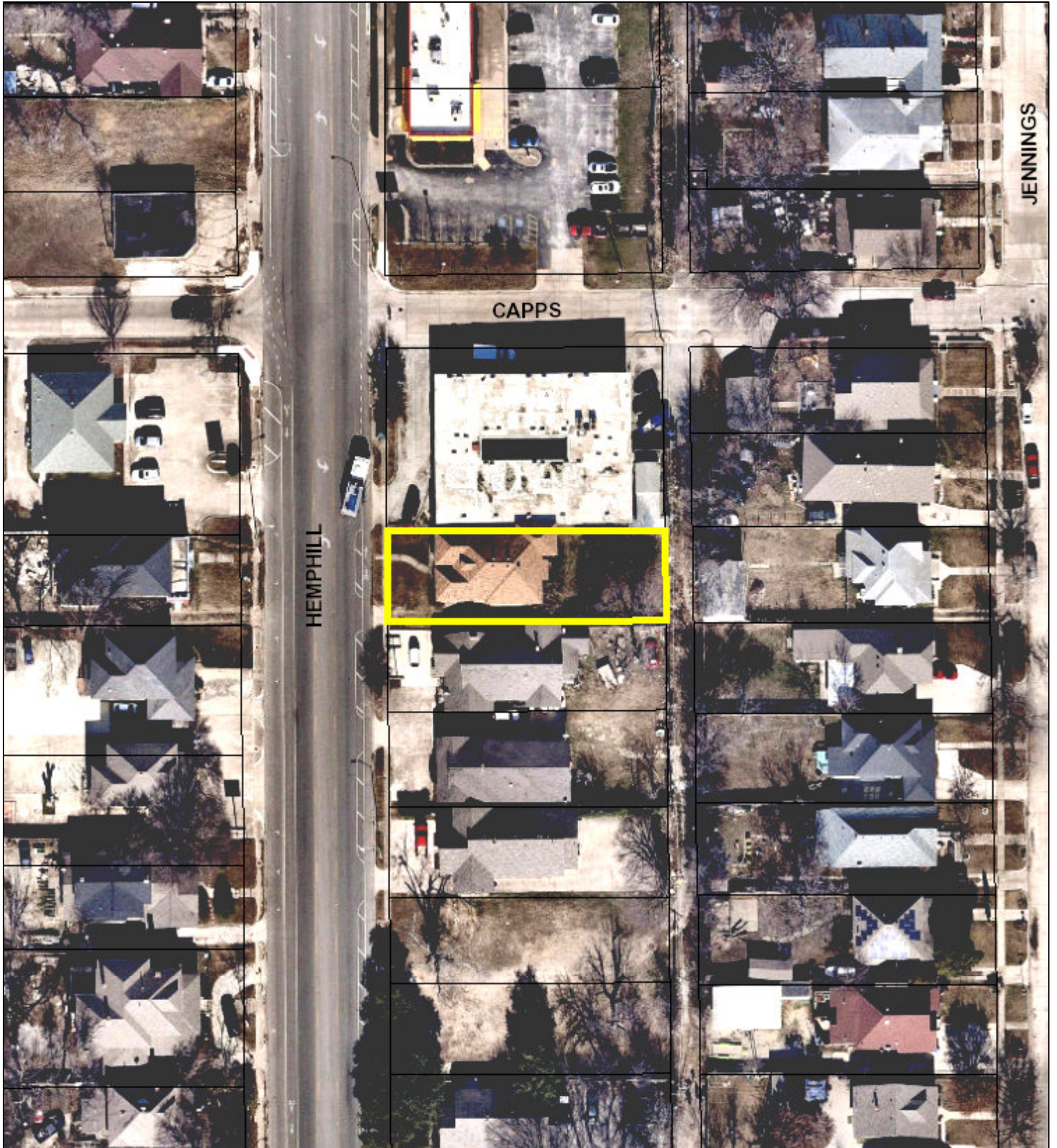
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 45 90 180 Feet

