



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-218

District (old/new): 9 / 11

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: G & S Auto of Fort Worth, LLC / Mary Nell Poole, Townsite

Site Location: 2517-2531 (odds) Hemphill Street

Acres: 0.89 acres

Request

Proposed Use: Townhomes

Request: From: “E” Neighborhood Commercial

To: “UR” Urban Residential

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 7-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

This property is situated along the Hemphill corridor south of Downtown in Council District 9. The site is located at the northeast corner of Hemphill Street and W. Morningside Drive. The site has recently been operating as an “On Demand Covid Testing” site and previously was a used car sales lot. It is within Neighborhood Empowerment Zone (NEZ) Area Six. The applicant is requesting to rezone from “E” Neighborhood Commercial to “UR” Urban Residential zoning with the intent to build townhomes.

The application provided the following narrative:

The plan is to develop 24, 2-story, attached townhomes comprised within 4 buildings. The townhomes will be for rent and will offer another residential option at a lower price point than the larger rental projects in the area. The Future Land Use Plan calls for mixed-use and the current plan meets the vision for the redevelopment of Hemphill.

Staff has not seen a conceptual site plan for the project. If the site is rezoned to “UR” Urban Residential, the project must be designed to meet all requirements of the “UR” Urban Residential Ordinance. A PDF of the “UR” Urban Residential Ordinance can be found by clicking [here](#). Any items that are not in compliance must seek a waiver from the Urban Design Commission (UDC). Certain items, such as height, setback, bulk, or number of parking spaces provided, must also obtain a variance from the Board of Adjustment (BOA). If the site is rezoned to “UR” Urban Residential, the applicant is encouraged to work with staff if there are any difficulties in designing the project.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Convenience Store
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 December 30, 2022.
The following organizations were emailed on December 30, 2022:

Organizations Notified	
South Hemphill Heights NA	Ryan Place Improvement Assn*
Fairmount NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Hemphill Corridor Task Force
Berry Street Initiative	Fort Worth ISD

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

Development Impact Analysis

Land Use Compatibility

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.

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

The proposed “UR” Urban Residential district can serve as a residential buffer between the existing detached residential homes and the more intense Hemphill Corridor.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as Mixed Use on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance. The proposed “UR” Urban Residential zoning district is listed as a compatible district within the Mixed Use Future Land Use designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
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

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

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage locating multiple-unit residential structures on corner lots.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.
- Encourage infill of compatible housing.
- 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 and strategies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

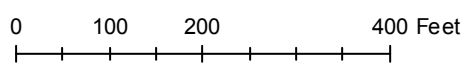
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Area Zoning Map

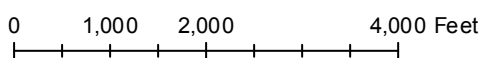
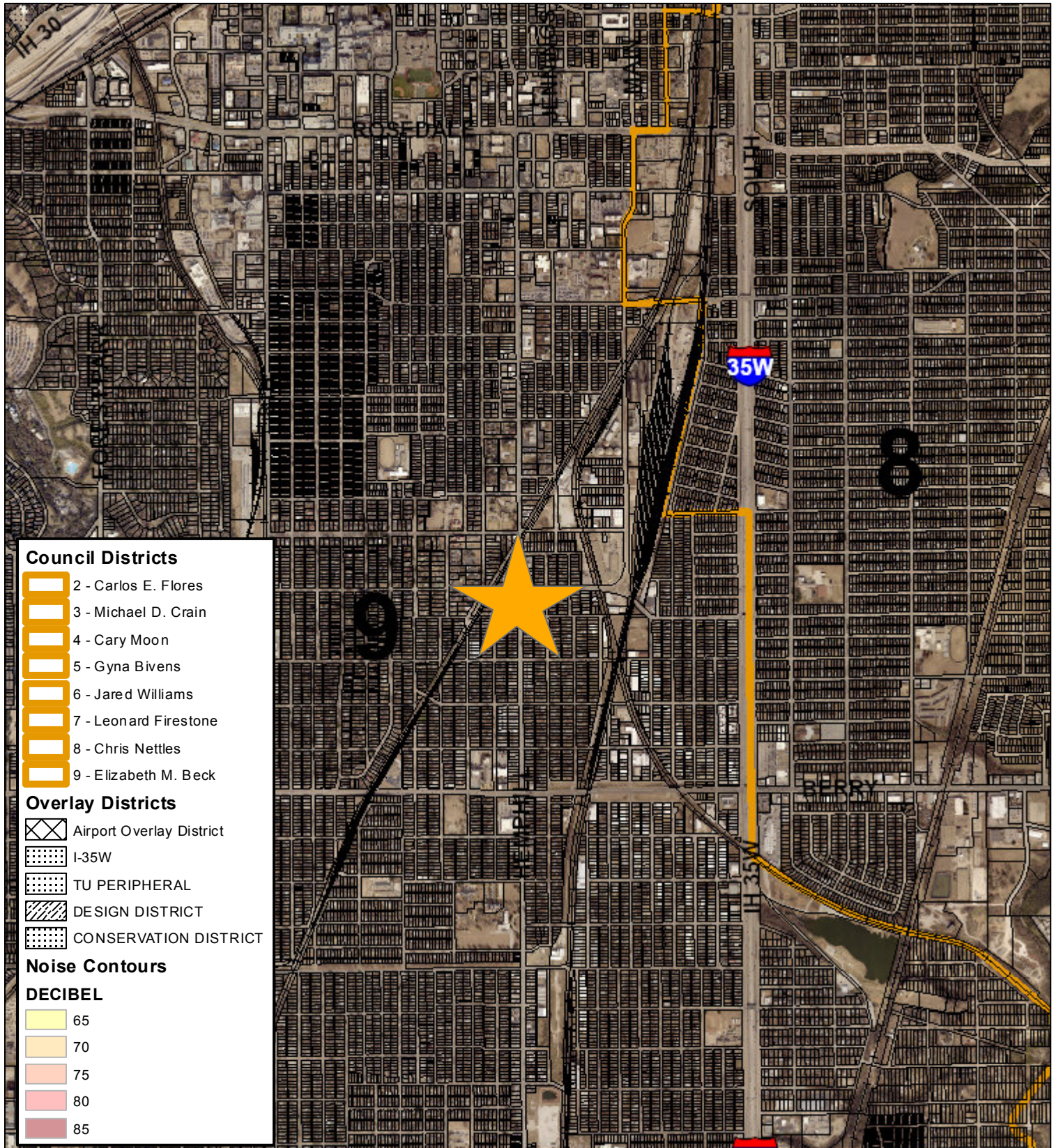
Applicant: G & S Auto of Fort Worth, LLC
 Address: 2517-2531 Hemphill Street
 Zoning From: E
 Zoning To: UR
 Acres: 0.89102233
 Mapsco: 077S
 Sector/District: Southside
 Commission Date: 1/11/2023
 Contact: null



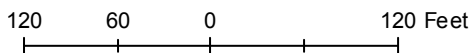
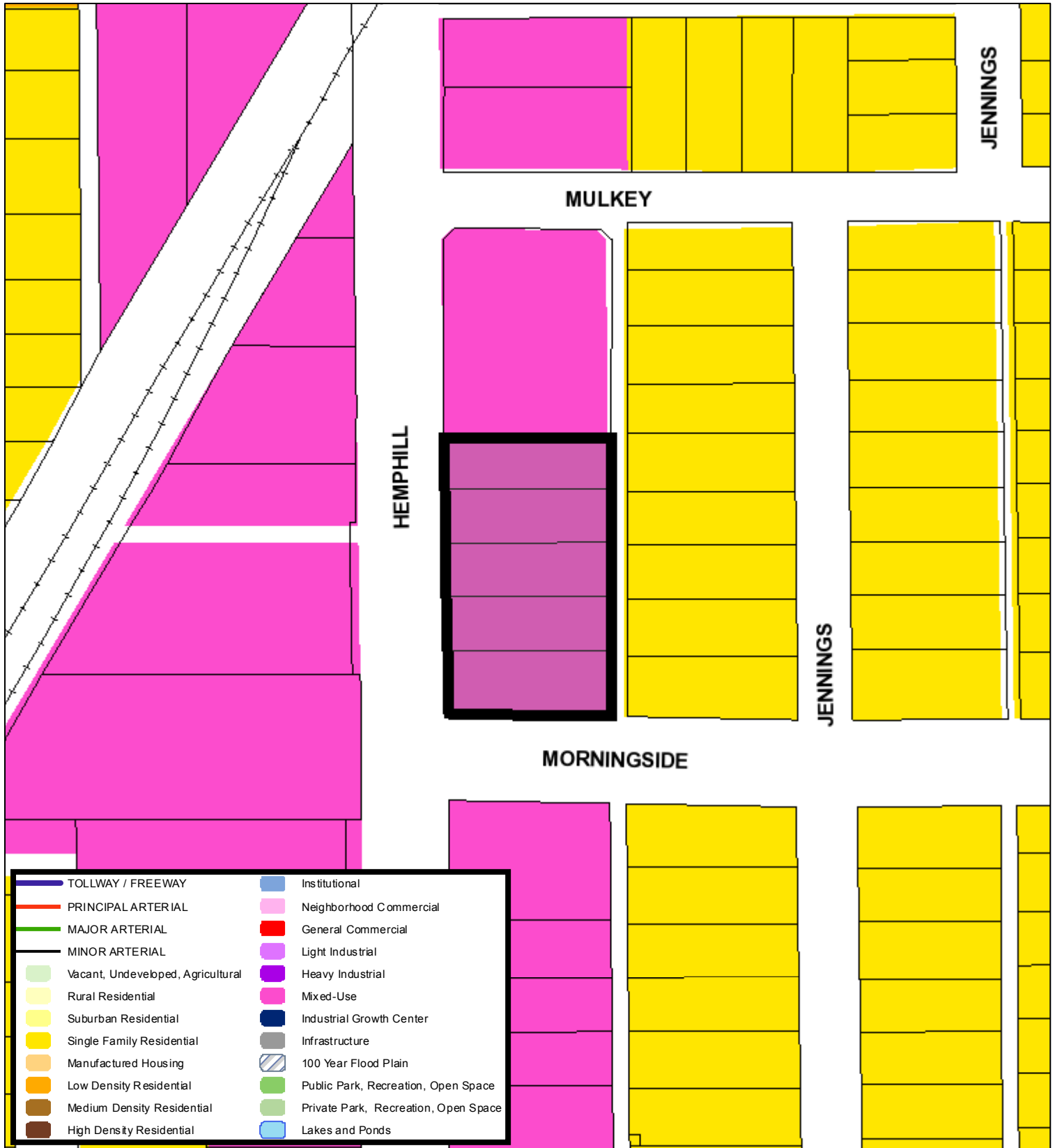
Subject Area
 300 Foot Notification



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 75 150 300 Feet

