



Zoning Staff Report

Date: May 12, 2026

Case Number: ZC-26-035

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Cowtown Properties/Troy Kunkel

Applicant: Kristin Easter

Site Location: 2606 Hemphill Street

Acreage: 0.83 ac

Request

Proposed Use: warehouse/storage/contractors shop

Request: From: “A-5” One Family Residential, “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily, with specific development standards for open space, setbacks adjacent to one-family residential, fencing location, building orientation, and a waiver to the Multifamily Development (MFD) submittal; site plan approved

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, as amended, plus warehouse; site plan included

Recommendation

Land Use Compatibility: Requested change **is not compatible.**

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

Comprehensive Plan Policy Consistency: Requested change **is not consistent.**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 11-0**

The applicant has proposed to upzone the existing “PD 1345” Planned Development for all uses in “CR” Low Density Multifamily to a “PD” Planned Development based on “E” Neighborhood Commercial. Three industrial uses of warehouse, storage, contractors shop are noted to be included in the new “PD” Planned Development. The owners are intending to remodel the existing building for the industrial uses.

Site Plan Review

The applicants have submitted a site plan as part of this rezoning request. Staff has the following comments:

Landscaping Requirements

The current church building contains minimal landscaping area along the street and southern parking spaces. Industrial uses adjacent to residential districts would typically have a 20-foot landscaping buffer and a 50-foot supplemental setback. However, no new buffering or landscaping is proposed to help insulate the surrounding residential uses from the more intensive industrial uses.

The applicant has submitted no waivers for the screening fencing or landscaping standards. Therefore, the mix of chain link, metal panel, and stockade fencing on the west and southern portions will have to be upgraded to a conforming solid fence material. The required landscaping buffer on the western side of the building and along the south side of the panhandle does not appear to have been installed by the previous tenant. The 5-foot landscaping buffer is still required. The site will also be required to meet the 40% of the parking lot covered by tree canopy. Conversion of any parking spaces to tree islands would change the number of available parking spaces, and possibly cause a deficiency in required parking spaces.

Building conversion

The 8,000 square-foot size is comparable to other commercial buildings in the immediate vicinity and appears to meet the required parking for most commercial uses. The front of the building has two pedestrian doors on the north side of the building. No other doors are shown on the applicant’s site plan, and the south and east sides of the building do not have access. The western side of the building appears to have bike racks, parking, and equipment. All industrial uses proposed typically use overhead doors, and these doors were not shown. Overhead doors added on the building’s north side would have semi-trucks parked in the fire lane, as well as blocking the only driveway, and adding overhead doors on the west side would necessitate a sharper turn around the building corner than most semi-trucks can accomplish.

Missing from the site plan are the overhead door and dumpster locations. No structures will be allowed 20-feet from the residential districts, and the existing shed must be moved.

Below is a chart that illustrates the differences between the base regulations and the proposed PD:

Zoning Ordinance Requirement		Proposed PD Development Standards
Fencing	Solid screening fence adjacent to residential districts.	Must meet requirement

Landscaping buffer	5 feet required west of building and north of Travis Street.	Must meet requirement
Supplemental setback	Required 20' clear area west of building and north of Travis Street	Must meet requirement
Urban Forestry	40% of parking lot covered with tree canopy	Must meet requirement
Dumpster	Behind front of building and 40-foot back-up space	Must meet requirement

The site plan is **not compatible** with the neighborhood. The location of industrial truck access is not denoted on the plan, and available locations appear insufficient. No additional landscaping is proposed to appropriately transition industrial uses to a residential neighborhood.

Surrounding Zoning and Land Uses

North "A-5", "E" / single family, retail
 East "B", "E" / single family, retail
 South "A-5", "E" / single family, vacant commercial building
 West "A-5" / single family, railroad line

Recent Zoning History

ZC-08-196, Council-initiated, from F to E, approved, 1/7/2009.
 ZC-20-148, Council-initiated, from E to Near Southside districts, withdrawn, 12/10/2020.
 ZC-22-038, from A-5, E to Add Conditional Use Permit for 4 detached multifamily units, withdrawn, 4/2/2022.
 ZC-22-143, from A-5, E to Add Conditional Use Permit for 4 tiny homes, approved as PD for CR uses with development standards, 12/22/2022.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change from "A-5" One Family and "PD 1345" Planned Development for all uses in "CR" Low Density Multifamily with development standards to "PD" Planned Development for "E" Neighborhood Commercial, adding the industrial uses of warehouse, storage, and contractors shop, to convert the existing building to an industrial use. Surrounding land uses consist of commercial along Hemphill Street and lower intensity single-family residential immediately behind these commercial uses. The site is immediately adjacent to "A-5" One Family zoning, which triggers the supplemental setbacks and landscaping buffers.

The change from multifamily based uses to "E" Neighborhood Commercial would allow 24-hour businesses, and the requested "PD" would allow semi-truck visits over-night. No hours of operation are noted on the site plan to limit the overnight hours. The applicant has not proposed any additional landscaping or other types of buffers to

ease the impact to the adjacent single-family houses. The site plan does not indicate how semi-trucks would load, unload, or turn-around on the site, and the width of the lot appears to constrain semi-truck traffic. The recent change to State law could also allow multifamily uses on commercial property by right, as well as a mix of multifamily and commercial uses.

The proposed planned development that adds industrial uses **is not compatible** with the surrounding commercial land uses and is not an appropriate transition from the residential uses to the commercial uses along Hemphill Street.

Comprehensive Plan Consistency – Southside Planning Sector

The 2023 Comprehensive Plan currently designates the subject site as **Neighborhood Commercial** on the Future Land Use Map. While the base zoning district requested is consistent with the land use map, the addition of industrial uses does not meet the neighborhood commercial future land use category.

The proposed zoning is not consistent with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

Based on a lack of conformance with the map and the policies stated above, the proposed zoning proposal **is not consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. If approved, these comments would need to be addressed prior to ordinance adoption.

1. The site plan and all its details need to be clearly visible at any scale.
2. Legal description is noted, but is not required to be the full metes & bounds description. Leaving the legal description as only the Lot, Block, and Subdivision will make room for other notes.
3. Graphic scale is included, but is not legible.

4. Rotate the north arrow to the correct orientation.
5. The engineer created this site plan in 2022, so the person who modified his drawing needs to be clearly identified as the site designer with their name, address, and email noted.
6. Remove the "Preliminary for review only note" as site plans are finalized upon submission to Zoning Commission.
7. A vicinity map is included, but is not legible.
8. The dimensions of the building to the property lines need to be added.
9. The proposed use(s) of the building and requested zoning district is not listed.
10. If any residential uses are proposed under SB 840, the site will have to meet those standards without requesting a PD to waive the requirements. If the PD district is requested, all residential units must be shown on the PD site plan.
11. The shed located west of the building must be moved out of the supplemental setback.
12. The building entrances and exits for pedestrians on the north side are shown. However, if the building is converted to a warehouse or contractor's shop, these uses have overhead doors that would need to be added. Where a semi-truck would load/unload for a warehouse use without blocking the fire lane/drive aisle is not readily apparent.
13. The number of parking spaces available is not noted.
14. The site plan does not show how a semi-truck would tun around on this site.
15. The parking calculations for a warehouse/commercial use/contractor's shop are not included. The site may be over-parked and require additional trees.
16. The bike rack location is not clear.
17. What is the purpose of the gravel and sidewalk west of the existing parking lot?
18. The location of landscaping and the required supplemental setback lines adjacent to residential uses are not shown.
19. The site plan does not show how the parking lot would meet the 40% canopy coverage.
20. The location of a dumpster and its enclosure are not shown.
21. Show and label the ground mounted air conditioners. If no air conditioners will be ground mounted, add a note stating where they will be located.
22. The fencing must be entirely converted to fencing that meets the solid screening requirements, instead of having a mix of fencing types. The fence height also needs to be noted.
23. The land uses and zoning on Lot 9 to the south is not noted.
24. The sign location is included, but is not legible. The sign style is not listed. Note if the sign will be illuminated or unilluminated.
25. Label the land use and zoning classifications of all immediately adjacent properties abutting the site.
26. Comments may be modified or added.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Stormwater

1. None.

Fire

1. Comments for use of existing buildings without additions:
Adequate hydrant/building hose lay is provided by an existing public hydrant. No additional hydrant is required.
Sections 507.5.1 (2) and (3)

Adequate access is provided by existing public streets.
Section 503.1.1 Buildings and Facilities

Building hose lay is limited to 150'. 300' may be allowed if the structure is equipped with a fire sprinkler system and if it is not considered High Piled Storage (having a clear ceiling height of 14' or more). Hose lay is measured from the edge of a public street or marked fire lane. All existing buildings are compliant as long as existing marked fire lanes are maintained. Existing fire lanes are faded and must be re-painted.

Section 503.1.1 Buildings and Facilities

2. General information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

DSD Transportation

1. None.

DSD Water Engineering

1. Please refrain from emailing DSWS separately to clear holds; Early permit review requests by email or in person will not be accepted. All revisions need to be submitted through Accela permitting system so that they are recorded and tracked appropriately.
2. FYI- WATER
Existing 8" PVC in Travis Avenue south of the site.
Existing 6" CI in Hemphill Street.

FYI - SEWER

Existing 8" PVC in Travis Avenue south of the site.
Existing 8" VC crossing through the center of the site.

FYI - All easements must be retained for water and sewer mains.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **March 27, 2026**.

Posted Notice

A sign was erected on the property on **March 17, 2026**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **March 27, 2026**:

Organizations Notified	
South Hemphill Heights NA*	Fairmount NA
Ryan Place Improvement Assn	Jennings May St Louis NA
Berry Street Initiative	Hemphill Corridor Development Collaborative
Trinity Habitat for Humanity	Fort Worth ISD
Streams And Valleys Inc	

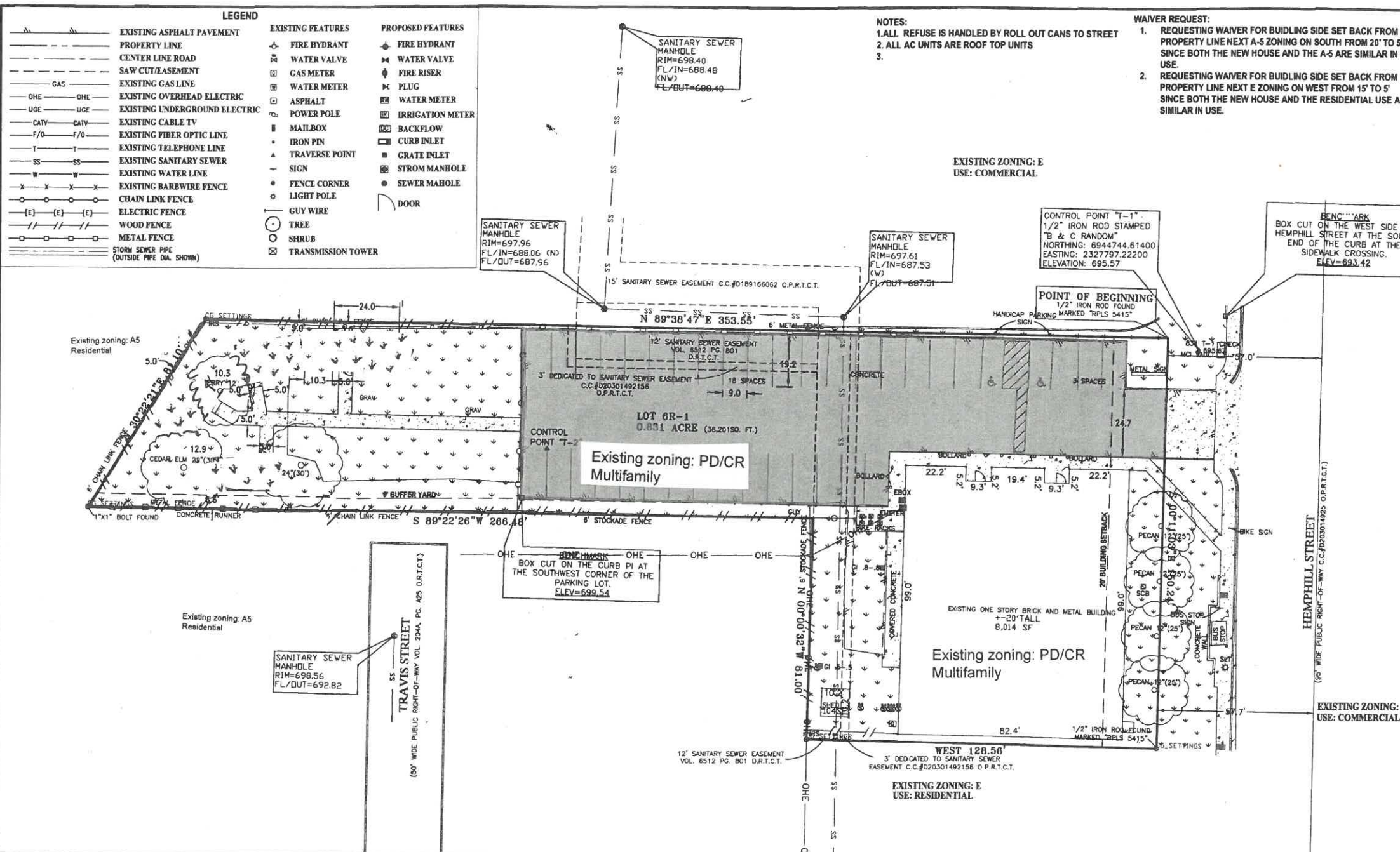
**Located in this registered Neighborhood Association*



Image from Google Street View

Zc-26-035





BEING 0.831 acre of land situated in the J. N. ELLIS SURVEY, Abstract No. 463, Fort Worth, Tarrant County, Texas, and being the same tracts of land conveyed to Southside City Church, by the deeds recorded in County Clerk's File No. D219161498, and D220199348, of the Official Public Records of Tarrant County, Texas, and said 0.831 acre of land being comprised of all of Lot 6R, Block 2, Blanchard Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8053, of the Plat Records of Tarrant County, Texas, and a portion of Lots 6 and 7, Block 2, Blanchard Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 106, Page 137, of the Deed Records of Tarrant County, Texas. Said 0.831 acre of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod marked "RPLS 5415" found at the Northeast corner of said Lot 6R, and said point lying in the South boundary line of Lot 5R1, Block 2, Blanchard Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D189166062, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the West right-of-way line of Hemphill Street (a variable width public right-of-way);

THENCE S 00° 11' 03" E 150.24 feet, along the East boundary line of said Lot 6R and the West right-of-way line of said Hemphill Street, to a 1/2" iron rod marked "RPLS 5415" found at the Southeast corner of said Lot 6R, and said point lying in the North boundary line of Lot 9, Block 2, of said Blanchard Addition (Volume 106, Page 137);

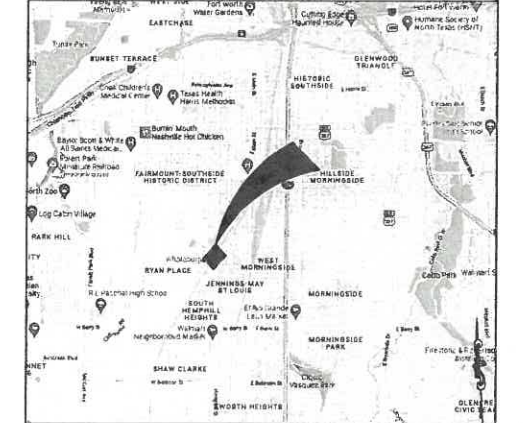
THENCE WEST 128.56 feet, along the South boundary line of said Lot 6R and the North boundary line of said Lot 9, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lot 9, and said point lying in the East boundary line of Lot 5RA, Block 1, Garret's Second Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D203185040, of the Official Public Records of Tarrant County, Texas;

THENCE N 00° 00' 32" W 81.00 feet, along the most Easterly West boundary line of said Lot 6R and the East boundary line of said Lot 5RA, and the East boundary line of Lot 5RB, Block 1, of said Garret's Second Addition, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Lot 5RB, and said point being an ELL corner of said Lot 6R;

THENCE S 89° 22' 26" W 266.48 feet, along the South boundary line of said Lot 6R and the South boundary line of said Southside City Church Tract (D220199348), and severing the aforesaid Lot 7, Block 2, Blanchard Addition, to a 1" by 1" bolt found lying at the Northwest corner of Lot 6, Block 2, Garret's Second Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204A, Page 125, of the Deed Records of Tarrant County, Texas, and said point lying in the Southeast right-of-way line of a 100 foot wide Gulf Colorado and Santa Fe Railroad right-of-way;

THENCE N 30° 22' 21" E 81.10 feet, along the Northwest boundary line of said Lots 6 and 7, Block 2, Blanchard Addition and the Southeast right-of-way of said Gulf Colorado and Santa Fe Railroad right-of-way, to a 1/2" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Lot 6, and the Southwest corner of the aforesaid Lot 5R1, Block 2, Blanchard Addition;

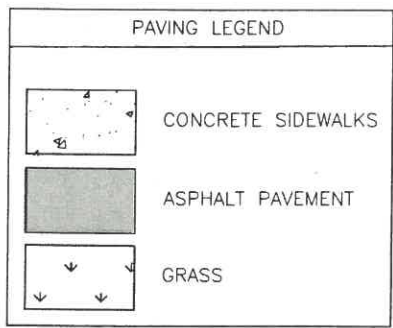
THENCE N 89° 38' 47" E 353.55 feet, along the South boundary line of said Lot 5R1 and the North boundary line of said Lot 6, Block 2, Blanchard Addition, and said Lot 6R, Block 2, Blanchard Addition, to the POINT OF BEGINNING containing 0.831 acre (36,201 square feet) of land.



LOT 6R, PART OF 6 & PART OF 7, BLOCK 2
 BLANCHARD ADDITION
 0.831 ACRES

DIRECTOR OF DEVELOPMENT SERVICES DATE

Hemphill Project
 2606 Hemphill Street
 Fort Worth Texas 76110
 March 26, 2026
 Zoning Case 26-035



Developer/Owner
 Cowtown Properties LLC
 PO Box 12324
 Fort Worth TX 76110
 Phone: 817-808-8769
 Contact: Troy Kunkel
 Email: Troy@M25developments.com

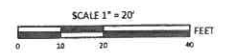
PRELIMINARY
 FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION. REDDING OR PRINTING PURPOSES. THEY WERE PREPARED BY OR UNDER SUPERVISION OF MICHAEL A. THOMAS 03840 09/01/22 RE. NO. DATE

MJ THOMAS
 ENGINEERING, LLC

3875 W. VICKERY BLVD., SUITE 103
 FORT WORTH, TX 76107
 REGISTRATION NO. F-6435

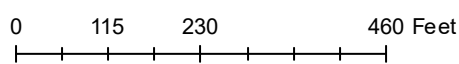
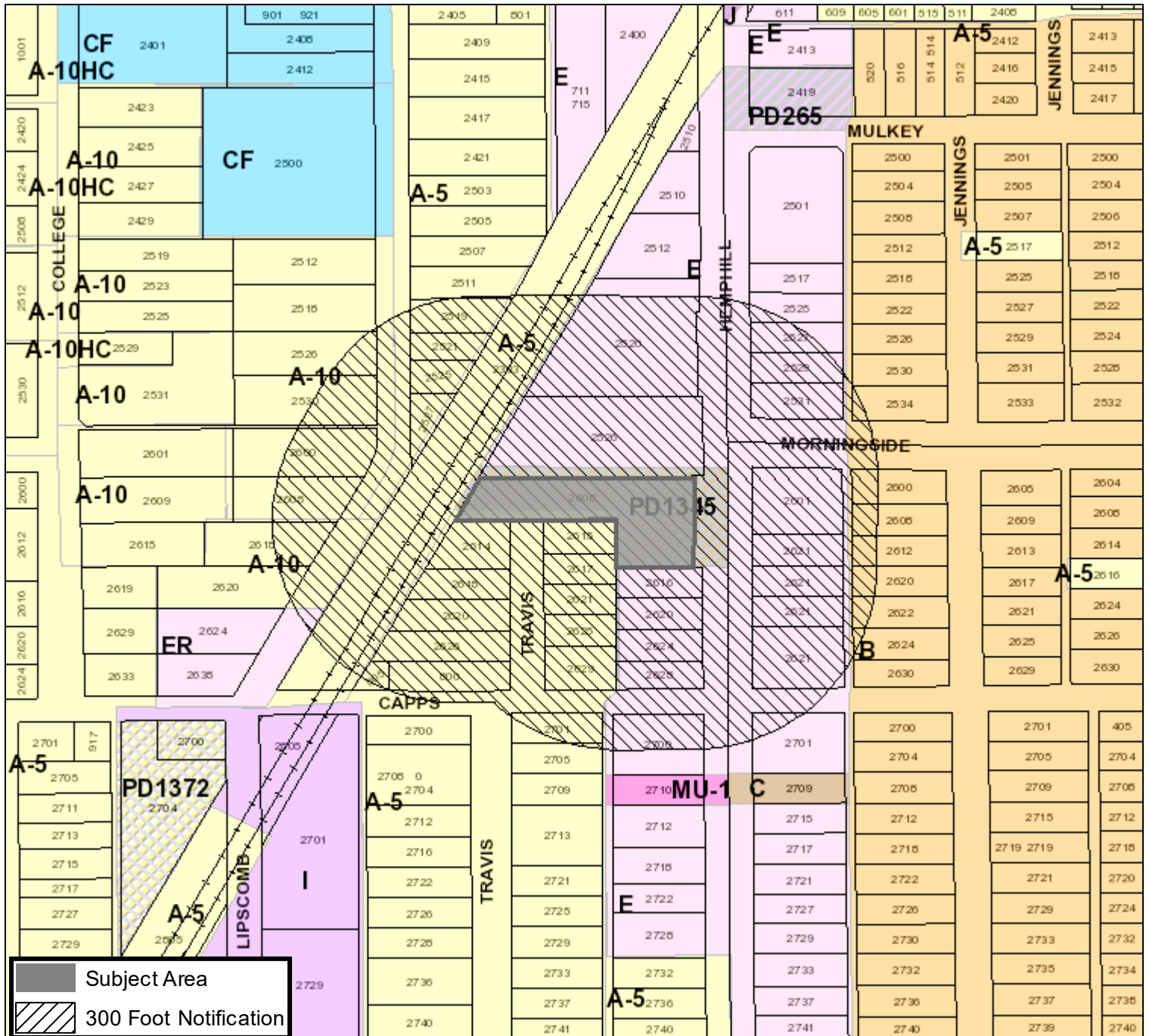
PHONE - (817) 732-9839
 FAX - (817) 732-9844
 M/T NO. 984-002



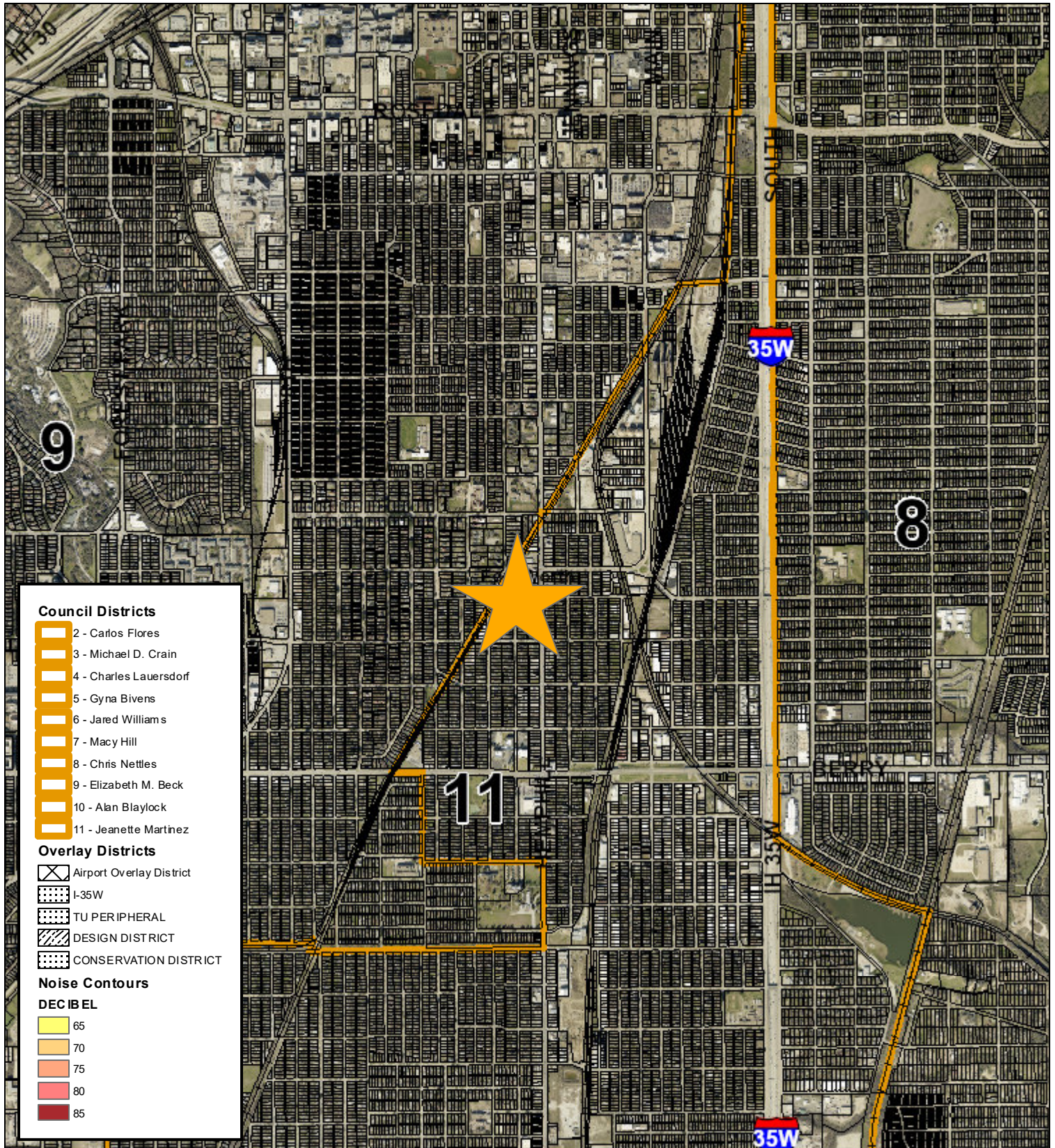
THIS PROJECT WILL COMPLY SECTION 6.301, LANDSCAPING
 THIS PROJECT WILL COMPLY WITH SECTION 3.302, URBAN FORESTRY
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

Area Zoning Map

Applicant: Cowtown Properties/Troy Kunkel/Kristin Easter
 Address: 2606 Hemphill Street
 Zoning From: A-5, PD 1345 for CR uses & development standards for open space, setbacks, fencing, bu
 Zoning To: PD for E uses plus warehouse/storage/contractors shop
 Acres: 0.82635997
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 4/8/2026
 Contact: 817-392-8190



Area Map



Council Districts

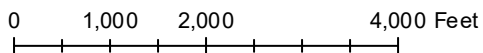
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Langersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

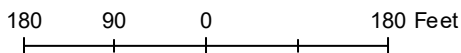
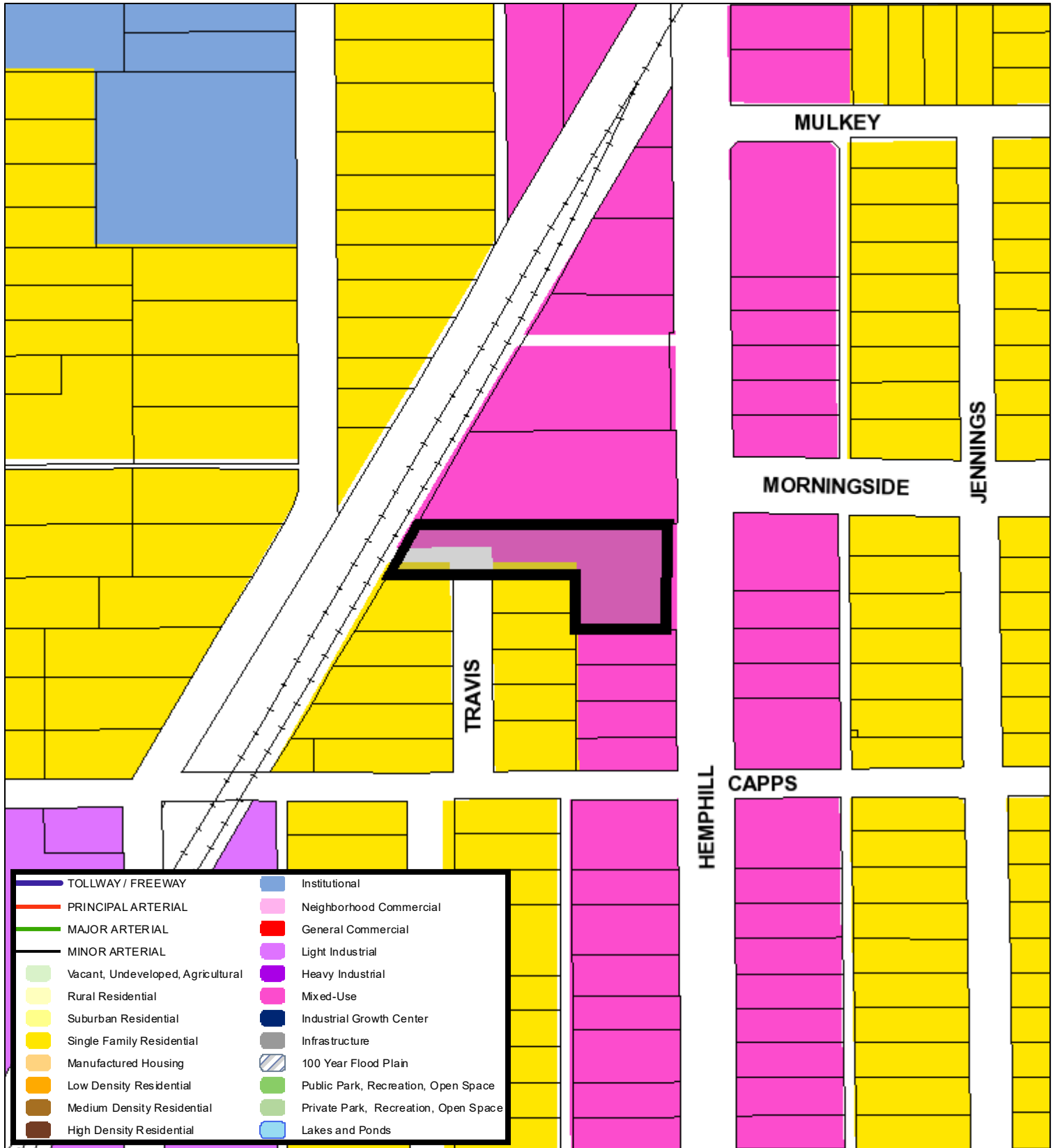
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

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



0 120 240 480 Feet

