



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-143

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Southside City Church, Darrel Auvenshine / MJ Thomas Engineering, Mickey Thomas

Site Location: 2606 Hemphill Street

Acreage: 0.831 acres

Request

Proposed Use: Church & Supportive Housing (Four dwelling units)

Request: From: "E" Neighborhood Commercial

To: 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 MFD submittal; Site Plan included.

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**

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Project Description and Background

This property is situated along the Hemphill corridor south of Downtown in Council District 9. There is an existing church building and supporting parking lot on the site, with the remainder of the property currently undeveloped. The applicant is proposing to rezone to accommodate the construction of four tiny homes on the undeveloped rear portion of the site. These proposed new dwelling units will house single mothers experiencing homelessness and their children (one family per home). The families are placed as part of a self-development program led by Southside City Church. An average stay for a family is between two to four years. There is not a maximum length of time per stay. The tiny home village is adjacent to other residences and will be screened from surrounding properties.

The 0.831 acre site which is currently zoned “E” Neighborhood Commercial is proposed to be rezoned as a “PD” Planned Development with a base zoning district of “CR” Low Density Multifamily. A total of four units are included in the development, resulting in a density of just under 5 dwelling units per acre, below the “CR” maximum of 16 dwelling units per acre. Please note that the church use is allowed under any base zoning district, so the zoning change is primarily to facilitate the dwelling units, which are not allowed in base “E” zoning. A narrative provided by the applicant can be found below, for additional context.

Southside City Church

February 18, 2022

HOME

To Whom It May Concern: RE: Zoning Change Request 2606 Hemphill St.

I'm writing to inform you of a wonderful project that is underway to develop a small Tiny Home Community in Fort Worth, Texas. Southside City Church is intentionally located in the heart of the city with a mission to care, equip and empower the urban poor. We do this through a variety of programs such as a weekly gathering/feast for the homeless who live along the Hemphill Corridor, morning devotions every Monday- Friday, one and one and small group discipleship, benevolent giving to assist with food, utilities and other basic needs etc. By far our most intentional effort for 9 years is our discipleship/housing ministry called True Faith Community.

TFC provides individuals and families with housing and intentional support through community. We are a Christian community, teaching others by example how to apply biblical principles in order to excel in life. We currently have 11 homes, serving 26 individuals.

Due to the inflation of the housing market we are exploring creative housing solutions and have determined one real possibility is to build small, gated, Tiny Home Villages on vacant lots throughout the city of Fort. We are proposing a pilot project of this type on the vacant lot adjacent to our main church facility at 2606 Hemphill St. In order to do this we are requesting a conditional use zoning change.

We have worked diligently to inform the community around the proposed project and have secured the support of the Hemphill Corridor Task Force, the South Hemphill Heights Neighborhood Association and the Ryan Place Neighborhood Association. We are in discussions with HOPE FARM to partner with them in this project. Community support is to vital to the success of this project.

Please consider this wonderful opportunity to partner together with us to provide affordable housing in a safe, family oriented community. I am happy to answer any questions. You can contact me at 817-727-5267 or at auvenshine2021@gmail.com.

Sincerely,



Darrel Auvenshine, President of the Board
Southside City Church

The Zoning Commission unanimously voted to recommend approval of the rezoning request from “E” to “PD-CR” at the public hearing on **September 14th**.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / drive-thru restaurant
East “E” Neighborhood Commercial / gas station and convenience store
South “A-5” One Family Residential / residential
West “A-5” One Family Residential / railroad

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.

The following organizations were emailed on August 26, 2022:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is situated along a commercial corridor (Hemphill Street). There is an existing 8,000 square foot building on the side closest to Hemphill which houses a church. The four dwelling units (of 280 square feet each) are proposed to be added to the rear of the property, which backs up to a railroad track to the west. There is some residential adjacency as well, with a portion of the property directly abutting an “A-5” zoned area that is developed as a single family residential neighborhood.

The proposed PD would meet all “CR” Low-Density Multifamily standards, with the exception of open space, setbacks adjacent to one-family residential, fencing location, building orientation, and MFD submittal. A formal listing of these development standards can be found below. Based on the single-family nature of the proposed dwelling units (also known colloquially as ‘tiny homes’), staff is comfortable with granting the development standards as presented since there is not a base zoning district that will capture the proposed development without any waivers.

CR DISTRICT, MULTIFAMILY DEVELOPMENT REQUIREMENTS		
	REQUIRED	PROPOSED
OPEN SPACE	60%	34.23%
UNITS PER ACRES	16 MAXIMUM	4.81 UNITS/AC
FRONT YARD	20'	20' RESIDENTIAL. EXISTING CHURCH IS 10'
REAR YARD	5' MINIMUM	5'
SIDE YARD		
INTERIOR LOT	5'	5'
CORNER LOT	20' MIN ADJACENT TO SIDE STREET	NA
SETBACK TO ADJACENT 1 OR 2 FAMILY RESIDENTIAL	3:1 FROM SLAB TO TOP OF SILL PLAT OR 2:1 IN OVERALL HEIGHT WHEN MEASURED FROM THE LOWEST FINISHED GRADE TO THE PEAK OF THE ROOF, WHICH IS GREATER; 30' MIN	5'
HEIGHT	36' MAX, SLAB TO TOP PLATE	14'

DEVELOPMENT STANDARDS:
Current development stands request are: open spac, setback adjacent to one-family residential, fencing location, building orientation, and a waiver to the MFD submittal

Based on the quasi-single family nature of this style of development, and the relatively low impact of the tiny homes, the proposed zoning **is compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan designates the subject property as Mixed Use on the Future Land Use [FLU] Map. Low Density Multifamily is explicitly called out in the list of zoning classifications that are acceptable within this FLU designation. Adding the supportive housing on the same tract as the church use provides a true mix of uses that would otherwise not be present. 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.

Site Plan Comments

Zoning and Land Use (Transmitted to applicant on 8/31)

- Add case reference ZC-22-143
- Fix Landscaping note to reference Section 4.710.d.6 instead of 6.301
- Fix Urban Forestry Section reference to 6.302 instead of 3.302
- Remove blank note #3
- Fix railroad area label on western side from [Existing Zoning: E, Use Residential] to [Existing Zoning A-5, Use Railroad]
- Provide a diagram showing percent of the lot being counted towards open space
- Remove two existing waivers and replace with the following development standards: open space, setbacks adjacent to one-family residential, fencing location, building orientation, and a waiver to the MFD submittal

Fire Department Comments

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

FYI: Fire Hydrant Requirements:

*600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

*500 ft. hose lay distance to all points of building (measured along a path and then around the exterior walls of each structure)

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 507.5.1(2) Fire Hydrants

Maximum distance from Fire Department Connection (FDC): ? 150 ft. for a standpipe system, and/or a sprinkler system.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 507.5.1(3) Fire Hydrants

Access may be required from Travis Avenue to accommodate hydrant hose lay or addressing. Access can be gated with Knox Lock.

Vehicle gates required to be a minimum of 20' wide when fully opened and equipped with Knox Locks.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6

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 that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

Water

Melissa Harris, 8/18 - Water and sewer extensions are required for each proposed plat lot.

Transportation/Public Works

Stated they cleared workflow in Accela, but no comments provided

TPW Stormwater

Stated they cleared workflow in Accela, but no comments provided

Platting

No response provided

Building Plan Review

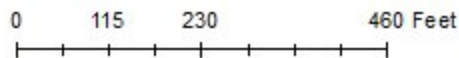
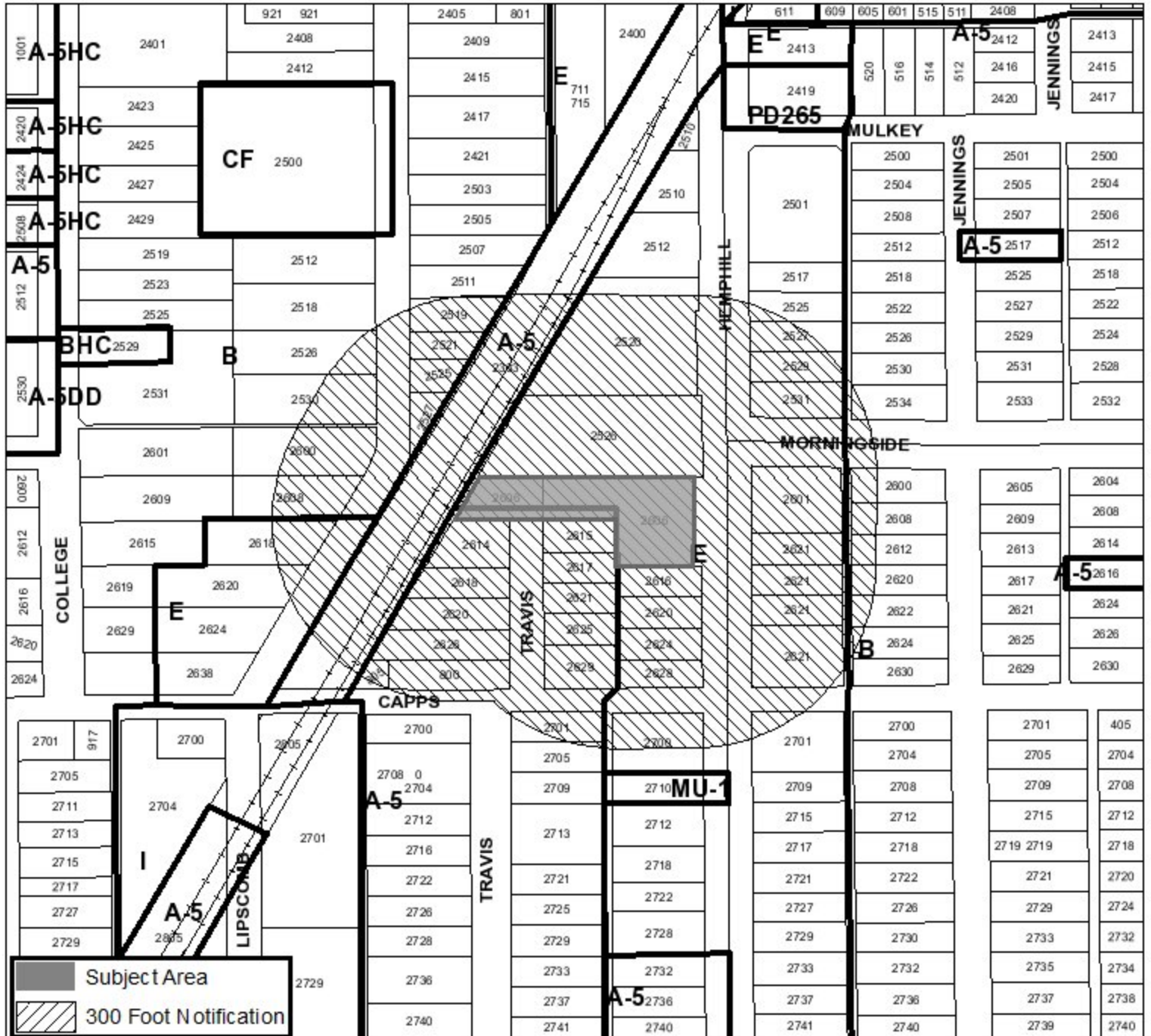
No response provided

(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.)



Area Zoning Map

Applicant: Southside City Church
 Address: 2606 Hemphill Street
 Zoning From: E
 Zoning To: Add Conditional Use Permit for 4 tiny homes
 Acres: 0.82635997
 Mapsco: 77S
 Sector/District: Southside
 Commission Date: 9/14/2022
 Contact: 817-392-8043



LEGEND		
	EXISTING ASPHALT PAVEMENT	
	PROPERTY LINE	
	CENTER LINE ROAD	
	SAW CUT/EASEMENT	
	GAS	
	EXISTING OVERHEAD ELECTRIC	
	EXISTING UNDERGROUND ELECTRIC	
	EXISTING CABLE TV	
	EXISTING FIBER OPTIC LINE	
	EXISTING TELEPHONE LINE	
	EXISTING SANITARY SEWER	
	EXISTING WATER LINE	
	EXISTING BARBWIRE FENCE	
	CHAIN LINK FENCE	
	ELECTRIC FENCE	
	WOOD FENCE	
	METAL FENCE	
	STORM SEWER PIPE (OUTSIDE PIPE DIA. SHOWN)	
	EXISTING FEATURES	FIRE HYDRANT
	WATER VALVE	
	GAS METER	
	WATER METER	
	ASPHALT	
	POWER POLE	
	MAILBOX	
	IRON PIN	
	TRAVERSE POINT	
	SIGN	
	FENCE CORNER	
	LIGHT POLE	
	GUY WIRE	
	TREE	
	SHRUB	
	TRANSMISSION TOWER	
	PROPOSED FEATURES	FIRE HYDRANT
	WATER VALVE	
	FIRE RISER	
	PLUG	
	WATER METER	
	IRRIGATION METER	
	BACKFLOW	
	CURB INLET	
	GRATE INLET	
	STORM MANHOLE	
	SEWER MAHOLE	
	DOOR	

NOTES:
 1. ALL REFUSE IS HANDLED BY ROLL OUT CANS TO STREET
 2. ALL AC UNITS ARE ROOF TOP UNITS

DEVELOPMENT STANDARDS:
 Current development stands request are: open spac, setback adjacent to one-family residential, fencing location, building orientation, and a waiver to the MFD submittal

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-

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);

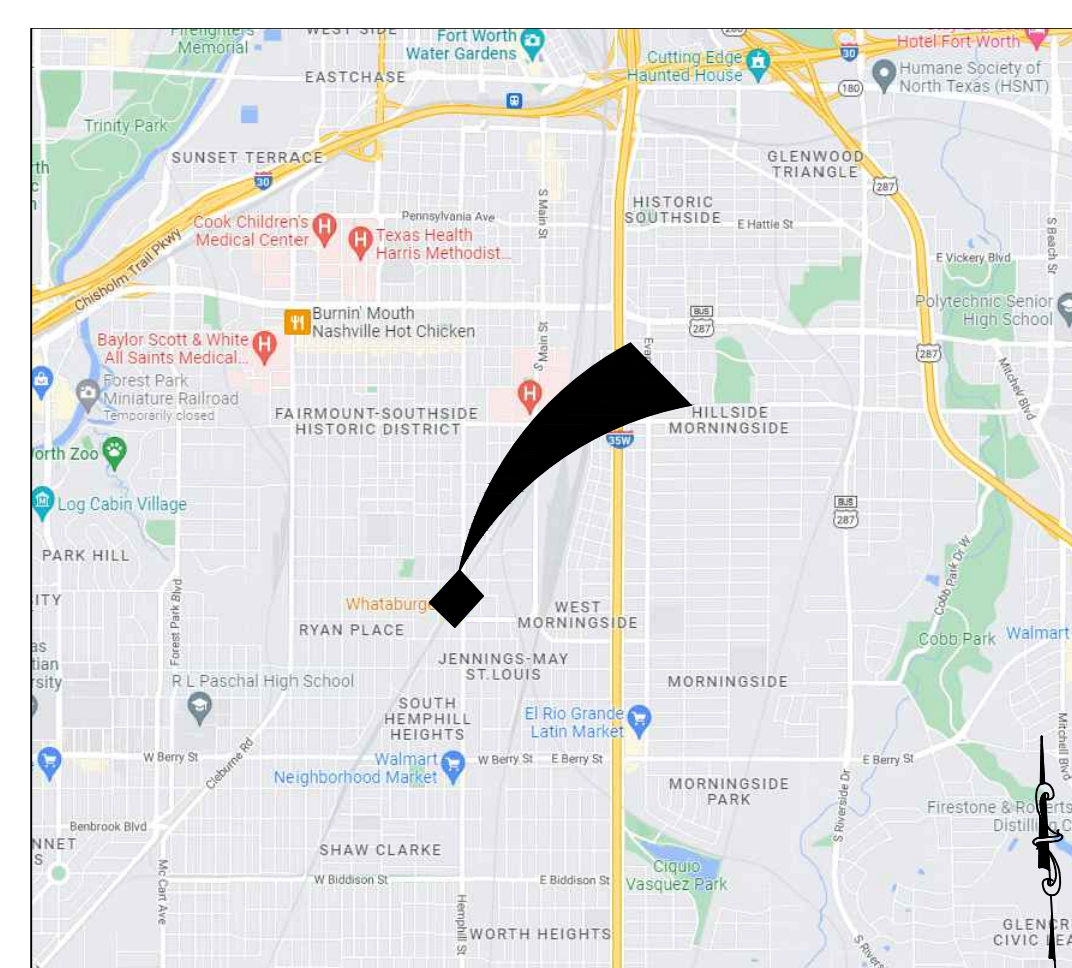
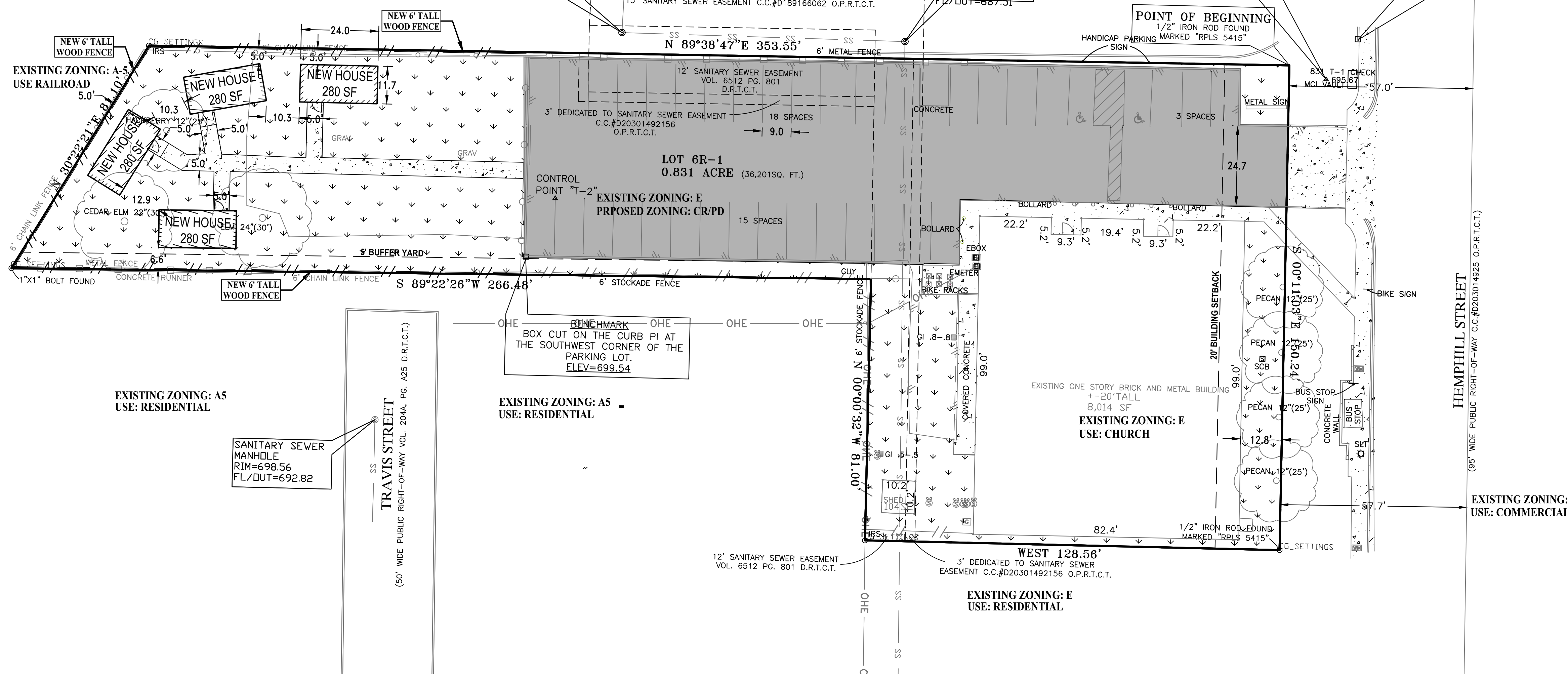
THENCE WEST 128.56 feet, along the South boundary line of said Lot 6R and the North boundary line of said Lot 9, to a 1/2" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lot 6R and the Northwest corner of said Lot 9, and said point lying in the East boundary line of Lot 5RA, 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
 DATE: JULY 29, 2022

SITE DATA SUMMARY		
EXISTING ZONING	E - NEIGHBORHOOD COMMERCIAL	
BASE ZONING:	CR - LOW DENSITY MULTIFAMILY	
PROPOSED ZONING:	PD - PLANNED DEVELOPMENT	
GROSS SITE AREA:	0.831 ACRES	
1 BEDROOM UNITS (280 SF) 1-STORY	4	
TOTAL UNITS	4 UNITS	
DENSITY	4.81 UNITS/ACRE	
CR DISTRICT, MULTIFAMILY DEVELOPMENT REQUIREMENTS		
	REQUIRED	PROPOSED
OPEN SPACE	60%	34.23%
UNITS PER ACRES	16 MAXIMUM	4.81 UNITS/AC
FRONT YARD	20'	20' RESIDENTIAL, 15 10' EXISTING CHURCH
REAR YARD	5' MINIMUM	5'
SIDE YARD		
INTERIOR LOT	5'	5'
CORNER LOT	20' MIN ADJACENT TO SIDE STREET	NA
SETBACK TO ADJACENT 1 OR 2 FAMILY RESIDENTIAL	3:1 FROM SLAB TO TOP OF SILL PLAT OR 2:1 IN OVERALL HEIGHT WHEN MEASURED FROM THE LOWEST FINISHED GRADE TO THE PEAK OF THE ROOF, WHICH IS GREATER; 30' MIN	5'
HEIGHT	36' MAX, SLAB TO TOP PLATE	14'

PAVING LEGEND	
	CONCRETE SIDEWALKS
	ASPHALT PAVEMENT
	GRASS/ OPEN SPACE

OWNER/DEVELOPER
 SOUTHSIDE CITY CHURCH
 2606 HEMPHILL STREET
 FORT WORTH, TX 76110
 PHONE: 817-727-5267
 DARREL AUVENSHINE
 EMAIL: DAUVENSHINE@AOL.COM

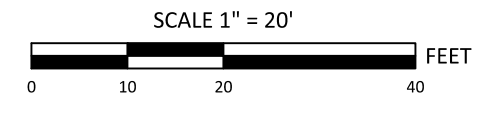
CIVIL ENGINEER:
 MJ THOMAS ENGINEERING
 4700 BRYANT IRVIN CT.
 FORT WORTH, TEXAS 76107
 PHONE 817-732-9839
 MICHAEL A. THOMAS, P.E.
 EMAIL: MICKEYT@MJTHOMASENG.COM

SURVEYOR:
 BRITAIN & CRAWFORD
 LAND SURVEYING & TOPOGRAPHIC MAPPING
 P.O. BOX 11374 * 3908 SOUTH FREEWAY
 FORT WORTH, TEXAS 76110
 PHONE 817-926-0211
 EMAIL: ADMIN@BRITAIN-CRAWFORD.COM

ARCHITECT:
 CORGAN
 401 NORTH HOUSTON STREET
 DALLAS, TEXAS 75202
 PHONE 214-552-8538
 EMAIL: JASON.MELLARD@CORGAN.COM

THIS PROJECT WILL COMPLY SECTION 4.710.d.6, LANDSCAPING
 THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

PRELIMINARY
 FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:
 MICHAEL A. THOMAS 93640 08/01/22
 PE NO. DATE

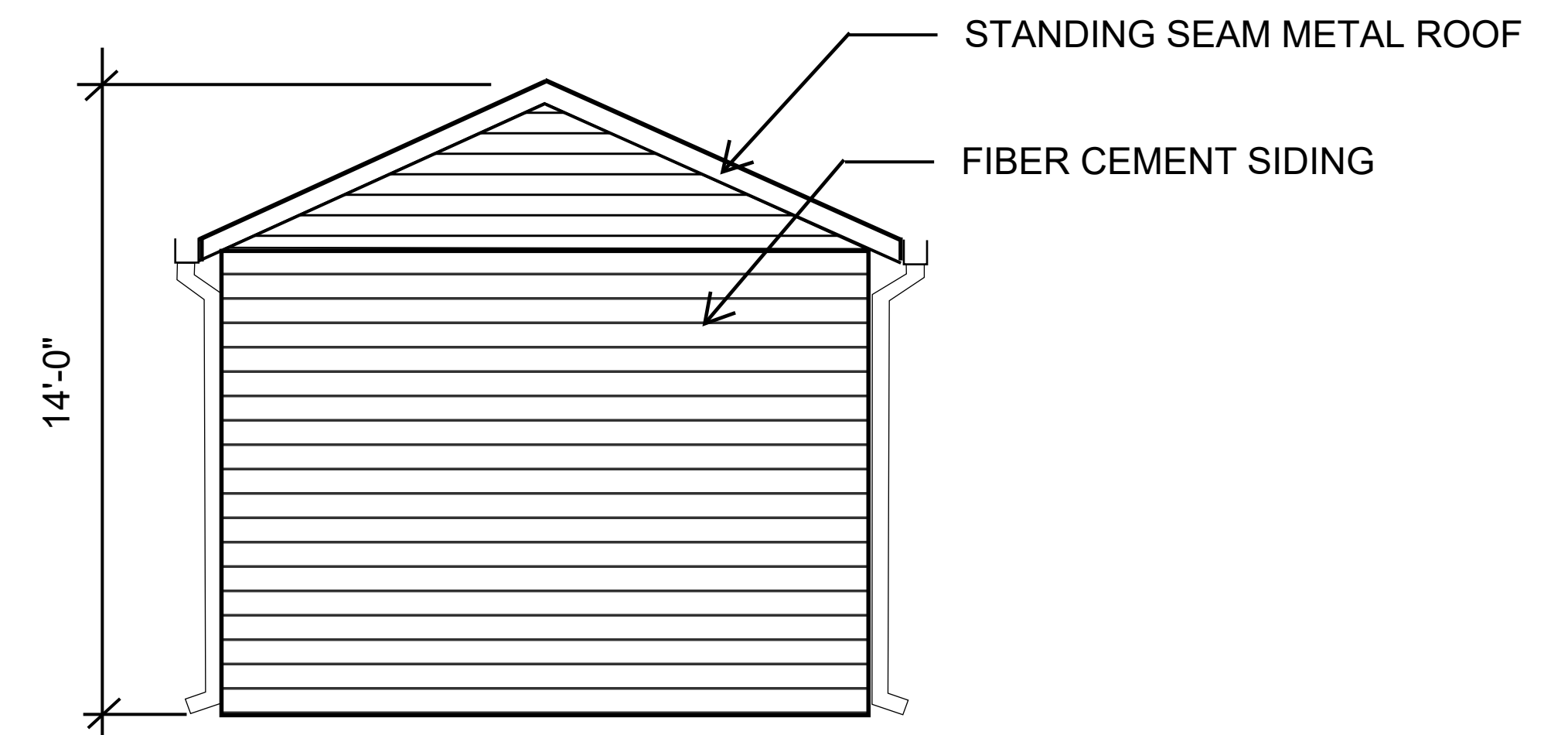


MJ THOMAS
 ENGINEERING, LLC
 3973 W. WICKERY BLVD., SUITE 103
 FORT WORTH, TX 76107
 REGISTRATION NO. F-9435
 PHONE - (817) 732-9839
 FAX - (817) 732-9841
 MJT NO. - 984-002

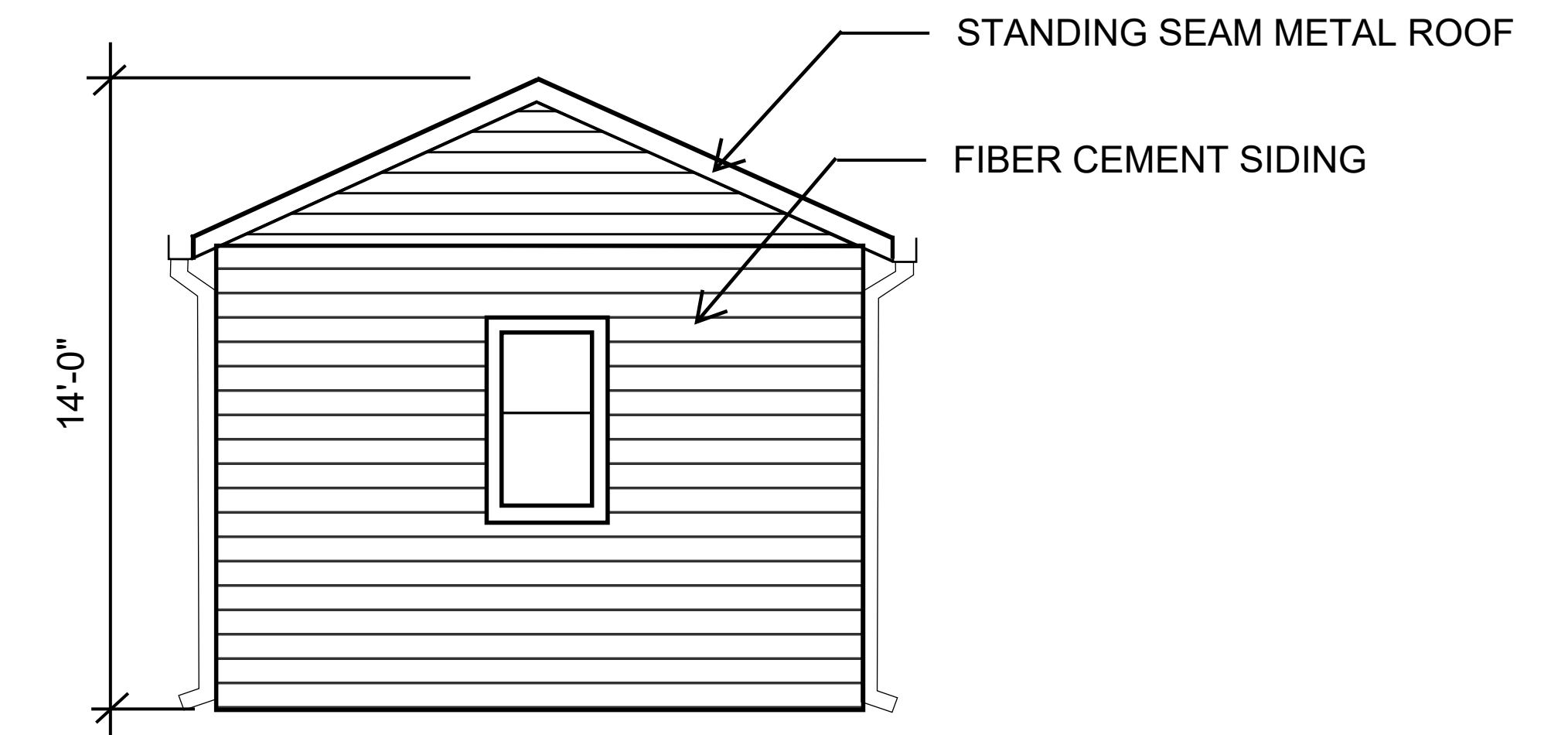
SOUTH SIDE CITY CHURCH
 TINY HOME VILLAGE
 SITE 2606 HEMPHILL STREET
 FORTWORTH, TEXAS 76110



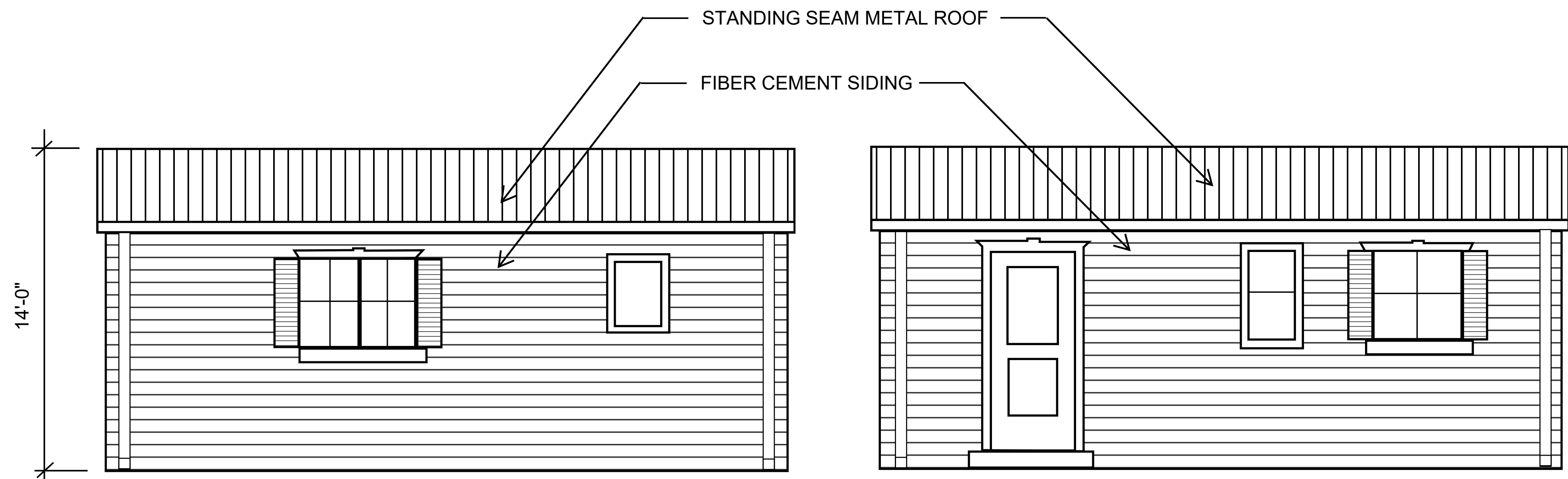
RENDERING



5 LEFT ELEVATION
3/8" = 1'-0"

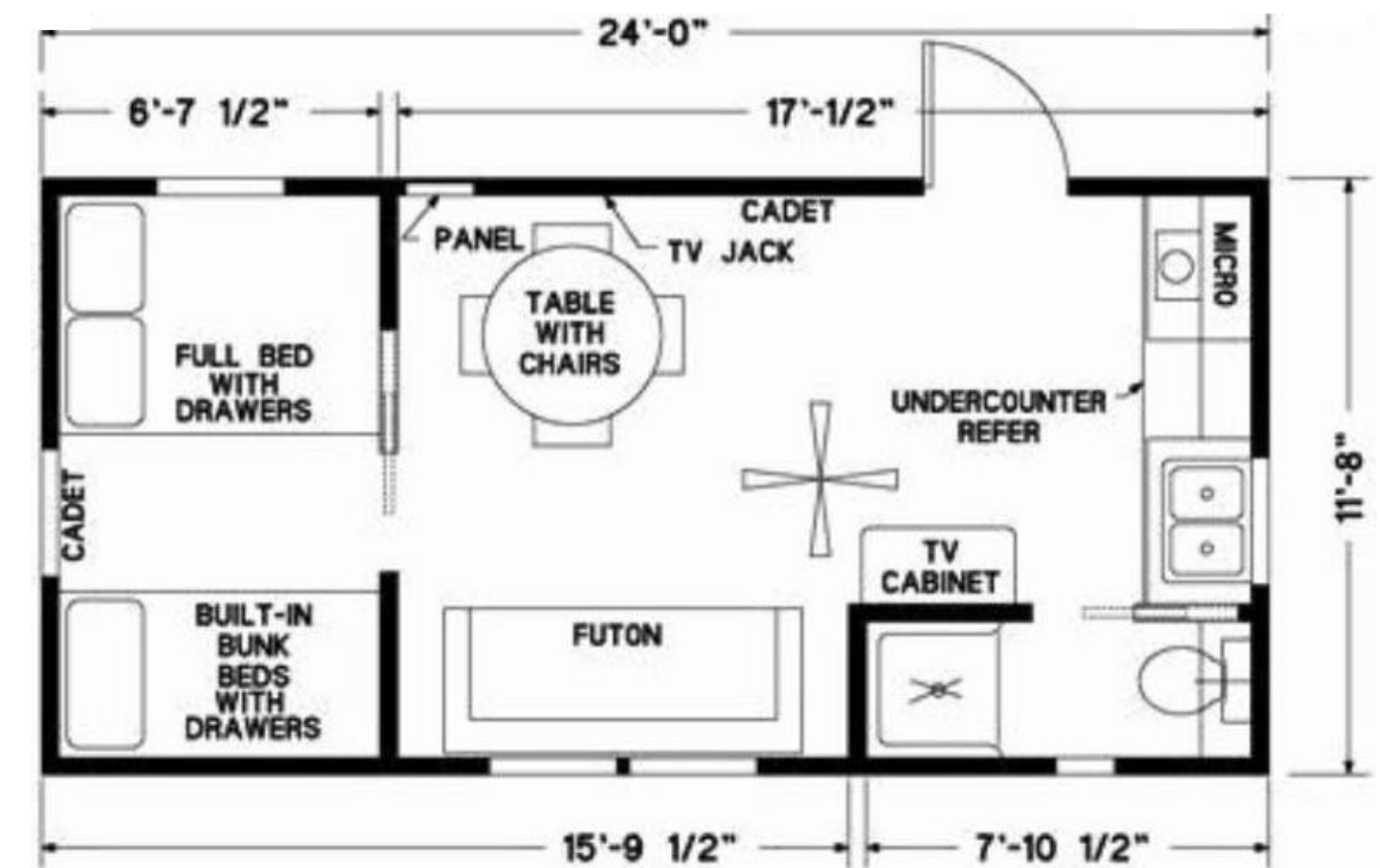


4 RIGHT ELEVATION
3/8" = 1'-0"



3 BACK ELEVATION
3/8" = 1'-0"

2 FRONT ELEVATION
3/8" = 1'-0"



1 TYP. TINY HOME FLOOR PLAN
3/8" = 1'-0"

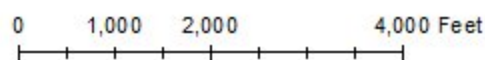
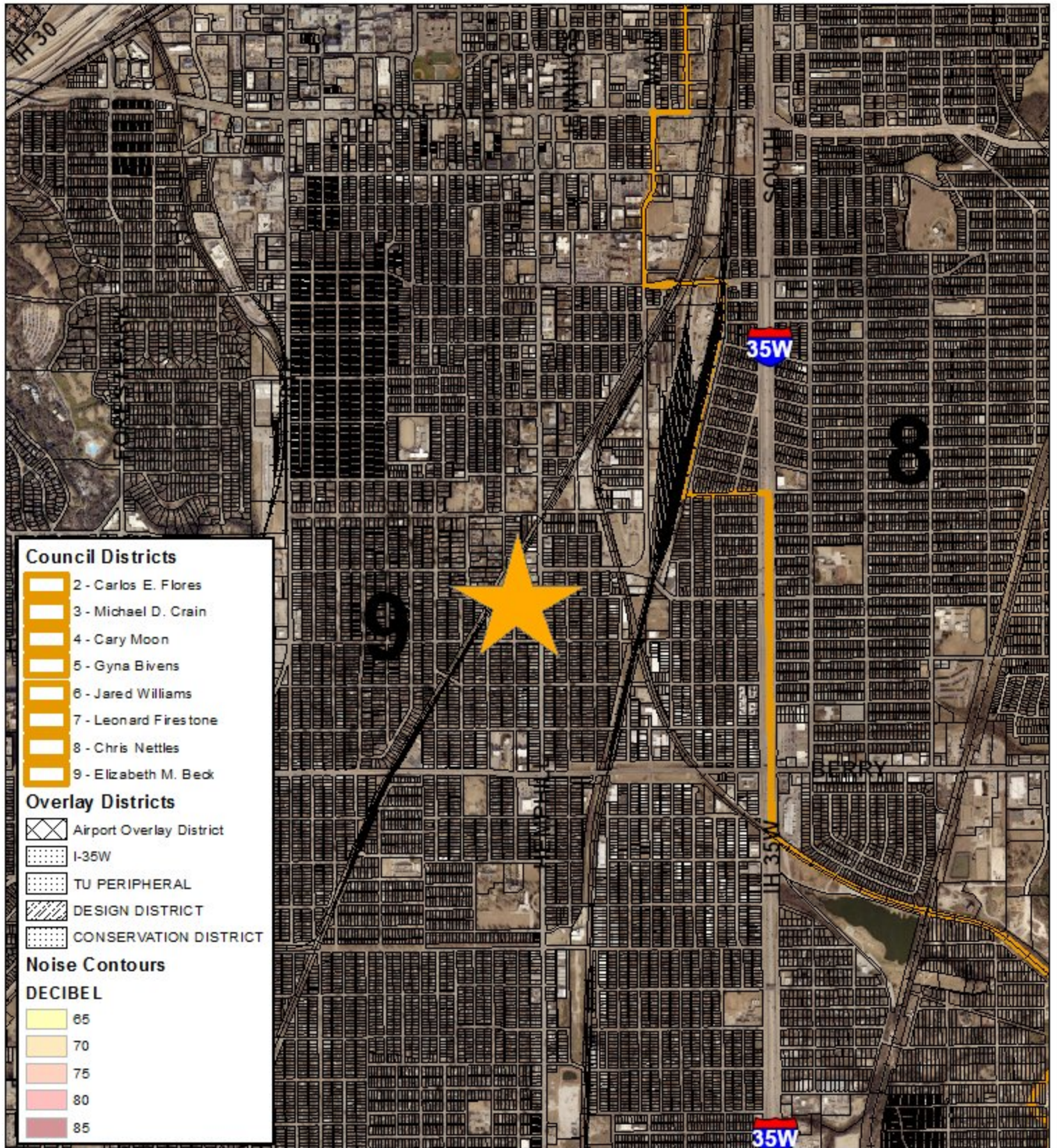
08/01/2022

SOUTHSIDE CITY CHURCH TINY HOME VILLAGE
2606 HEMPHILL STREET

FLOOR PLAN AND ELEVATIONS

A-1

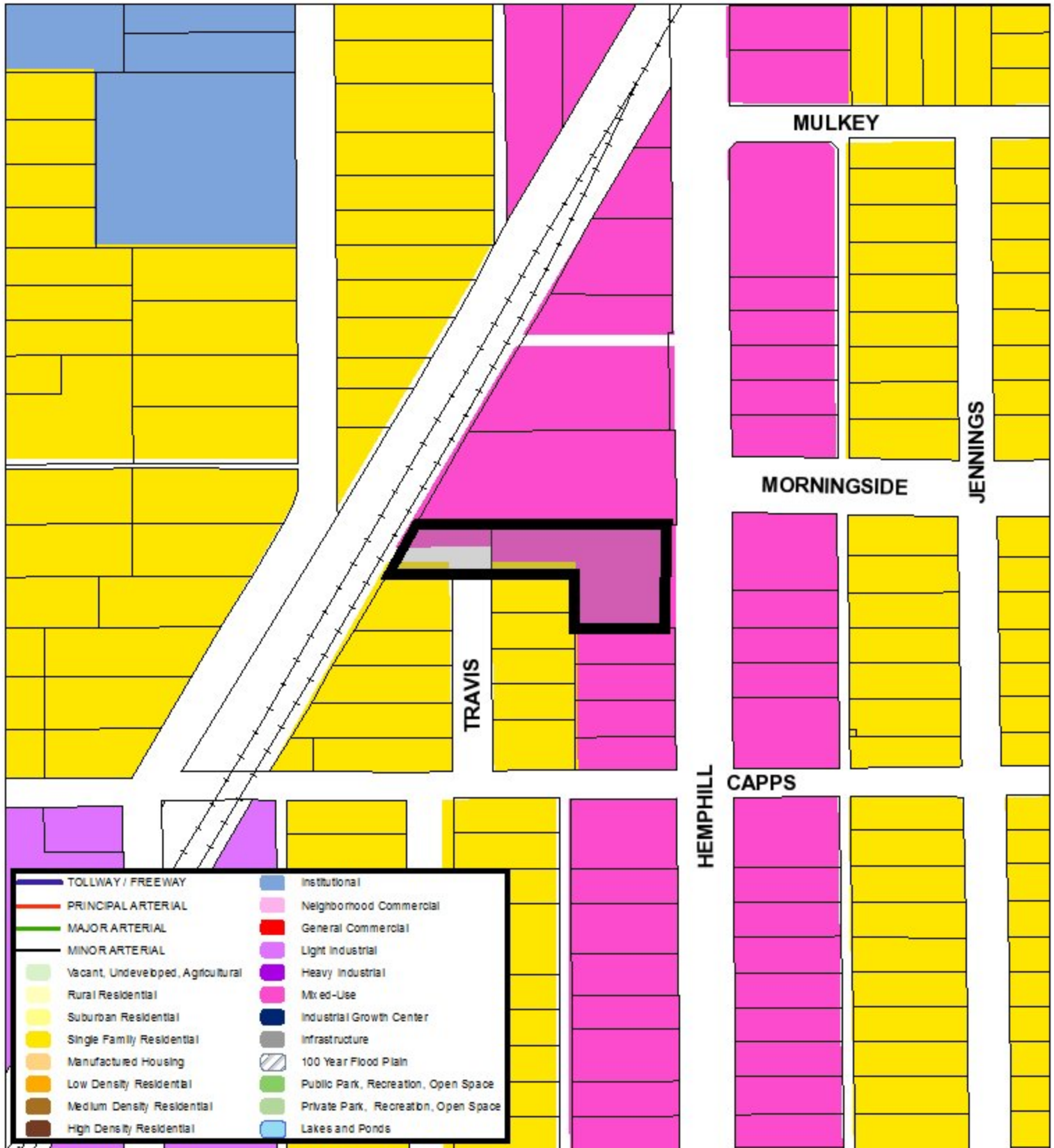
Area Map



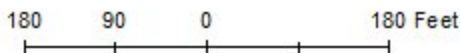


ZC-22-143

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

