

**To the Mayor and Members of the City Council****May 5, 2020**

Page 1 of 1

**SUBJECT: PROPOSED TEXT AMENDMENT TO THE NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES AND COUNCIL-INITIATED ZONING CHANGES FOR CERTAIN PROPERTIES LOCATED ALONG HEMPHILL STREET IN COUNCIL DISTRICT 9**

The May 5th City Council agenda will contain a resolution to initiate amendments to the Near Southside Development Standards and Guidelines and Zoning Ordinance and to initiate the rezoning process for approximately 720 properties along the Hemphill Street corridor in the Southside sector of Fort Worth. The purpose of the proposed text amendment and zoning changes is to rezone developed property and vacant land and provide development regulations to reflect redevelopment goals set by the Hemphill Corridor Task Force, consistent with the Comprehensive Plan and the character of the area. This grassroots effort, which began in 2019, was led by the task force formed in conjunction with the Commercial Corridors study that provided the basis of the urban village program.

The zoning district changes will upgrade many existing E Neighborhood Commercial districts to Near Southside zoning classifications. Development regulations are provided for portions of the corridor south of Allen Avenue which will be limited to three (3) stories in height to increase compatibility with the existing character and setting. Additionally, rear yard height transitions will be required when properties abut a one- or two-family zoning district.

Councilmember Zadeh and the Hemphill Corridor Task Force held a meeting for affected property owners on March 5, 2020. Staff notified property owners through direct mail and the task force reached out using social media channels. The meeting was well attended with approximately fifty (50) interested parties. Some property owners of existing car lots and bars have expressed opposition to date. Staff encouraged all property owners to verify their current Certificates of Occupancy reflect the use of the property. Any existing business with a valid Certificate of Occupancy may continue the current use of the property provided that the use is not discontinued for a continuous period of 24 consecutive calendar months.

The public hearing process typically follows the public meeting in a timely manner. However, COVID-19 and the cancellation of Commission meetings have delayed the project. The schedule has been revised to include public hearings for the text amendment and zoning changes by the Zoning Commission on June 10, 2020 and by the City Council on June 23, 2020.

If you have any questions, please contact Arty Wheaton-Rodriguez, Zoning Manager, at 817-392-6226.

**David Cooke**  
**City Manager**

Attachment: PowerPoint presentation

# **PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR THE HEMPHILL STREET CORRIDOR AND TEXT AMENDMENTS TO THE NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES**



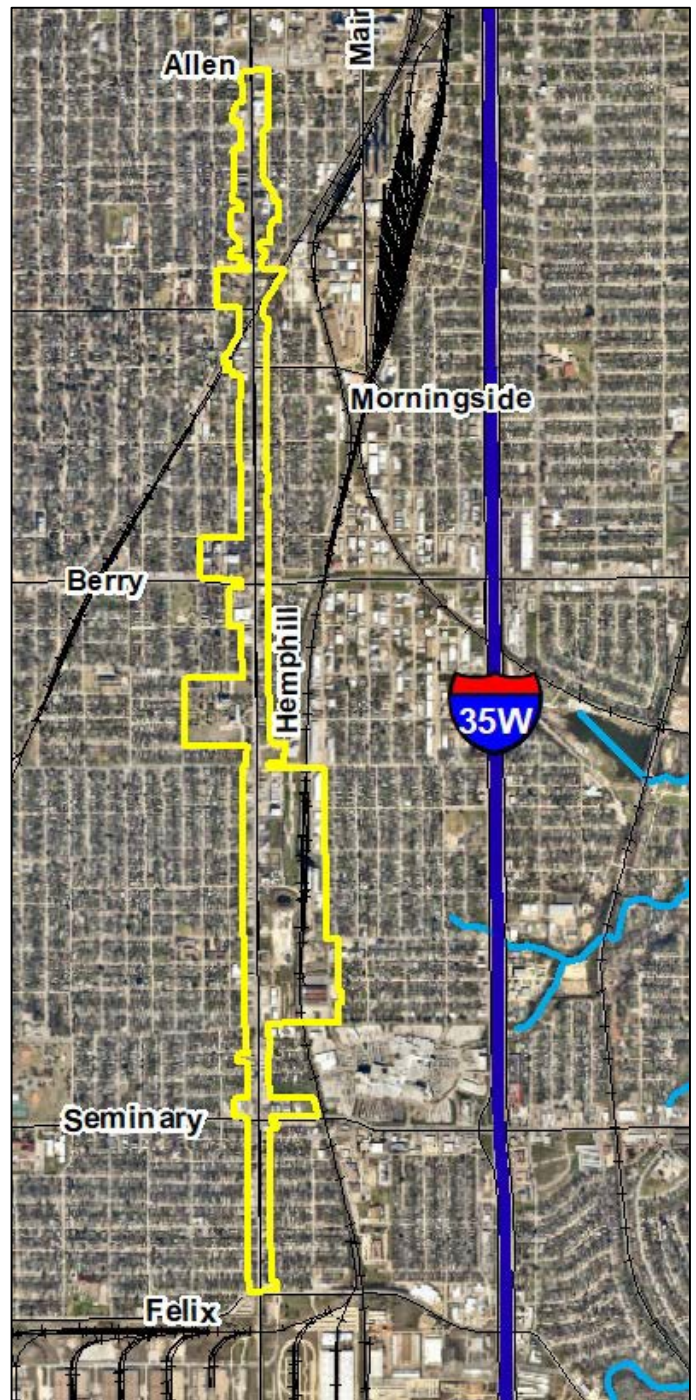
Prepared for the  
City Council

By the  
Development Services Department

May 1, 2020

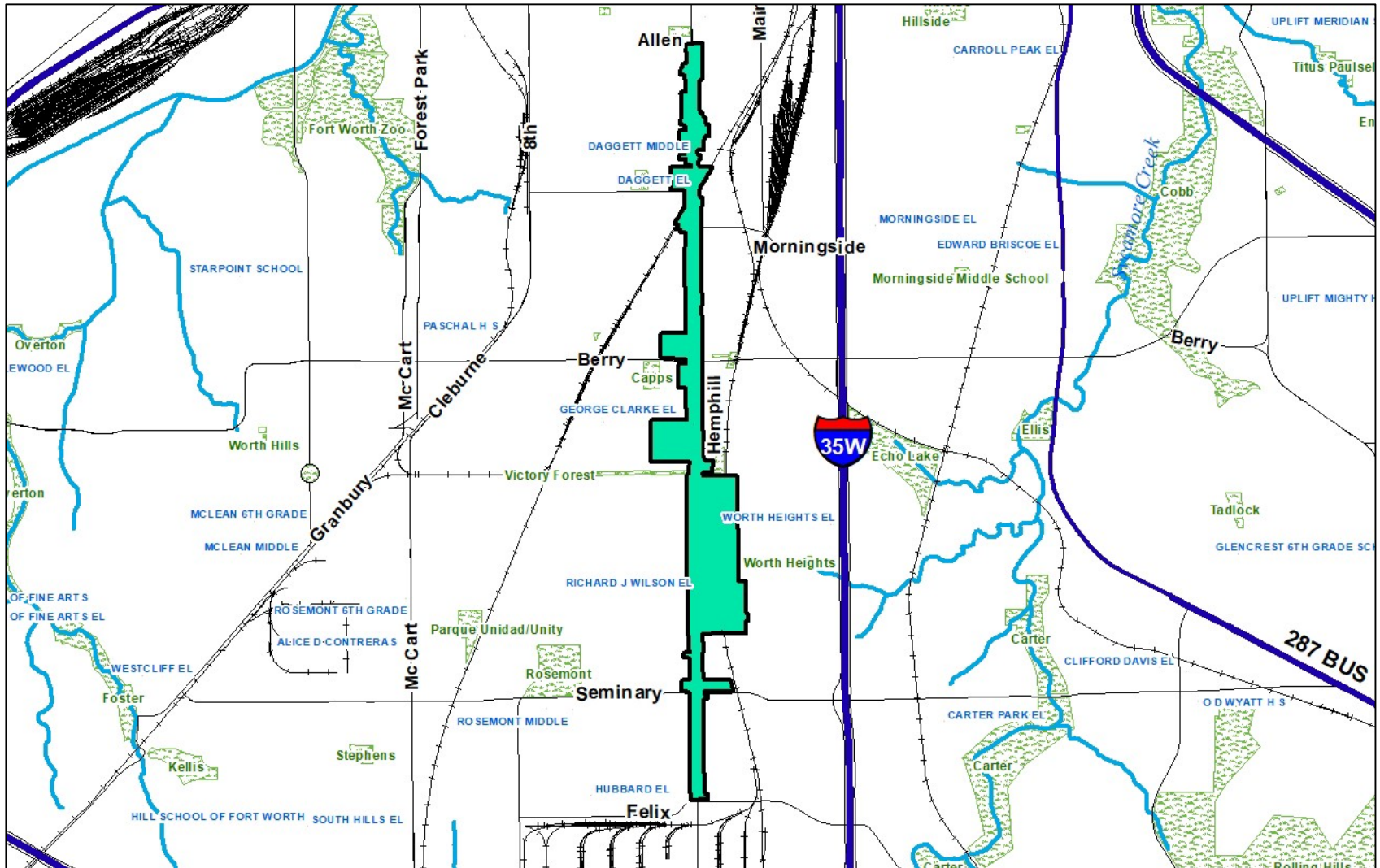
# PURPOSE

Provide a briefing on the proposed Council-initiated rezoning of approximately 720 properties to conform with the Comprehensive Plan.

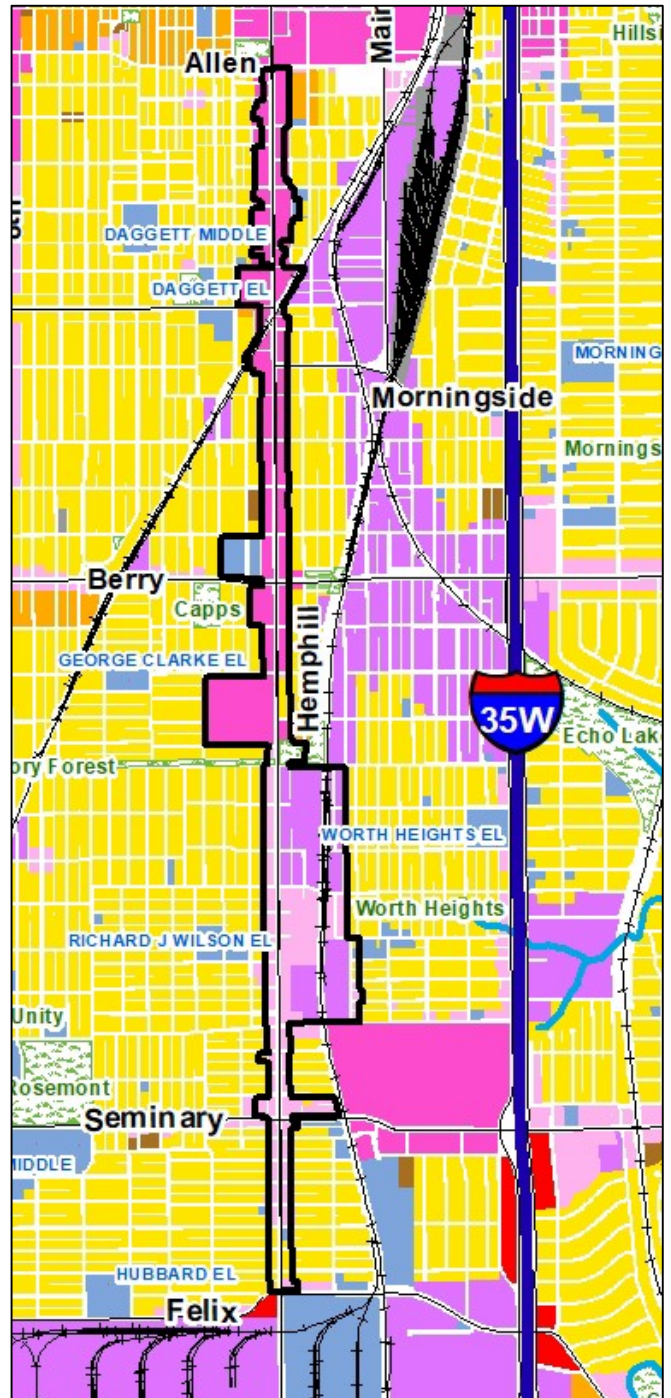




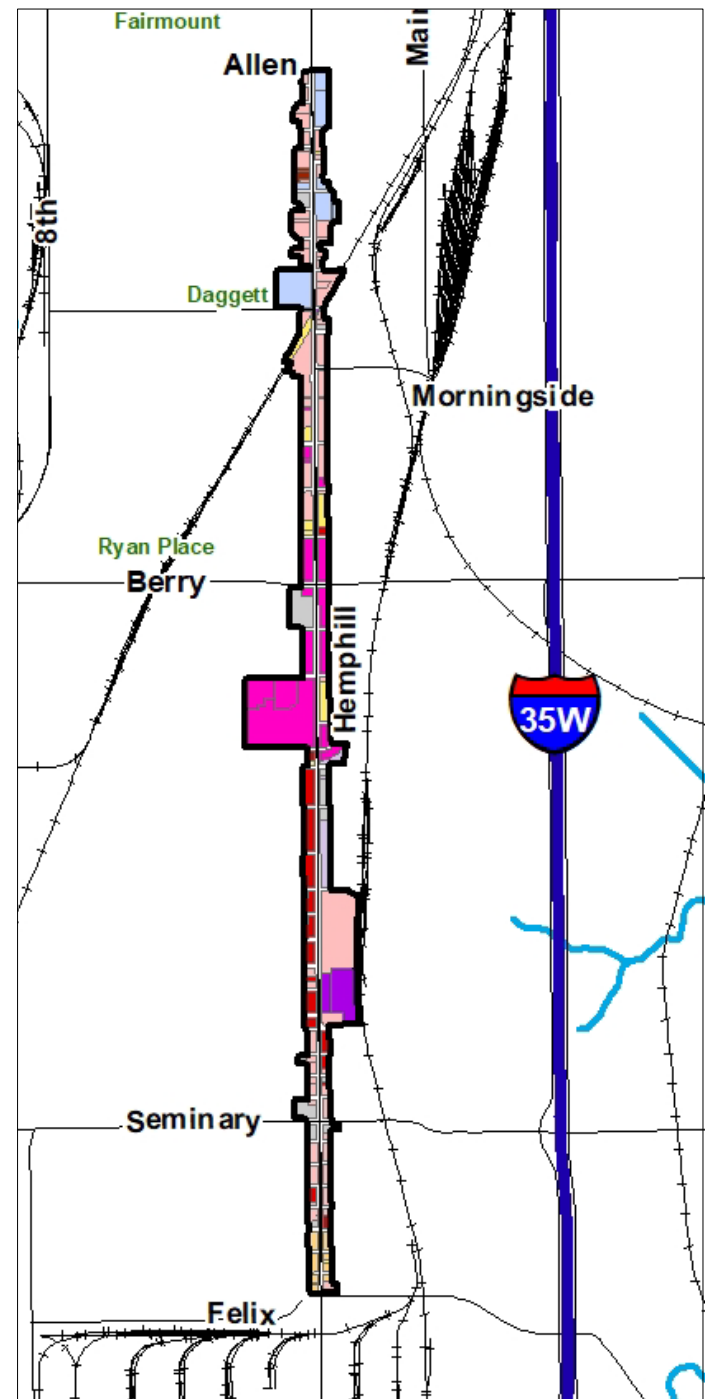
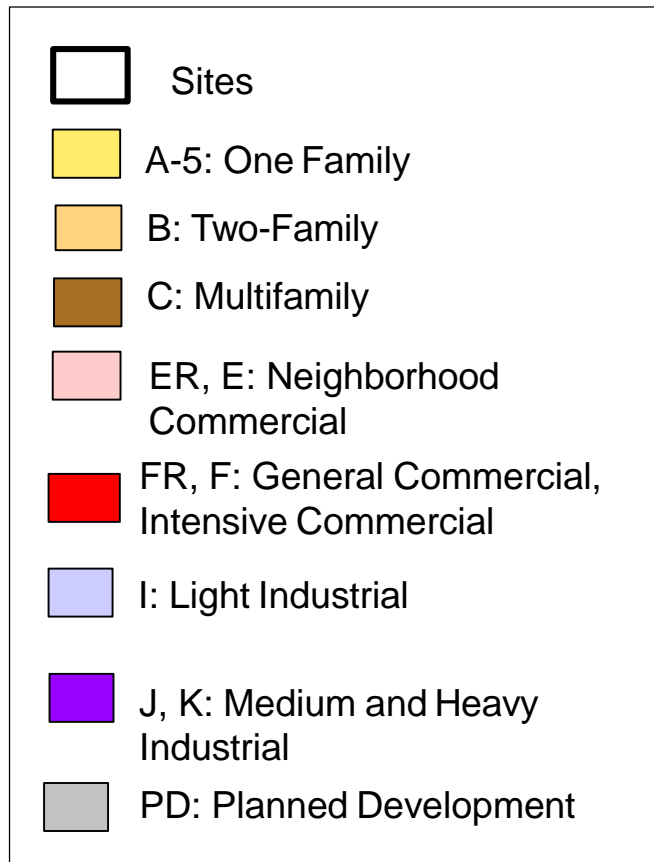
# Where is the proposed rezoning area?



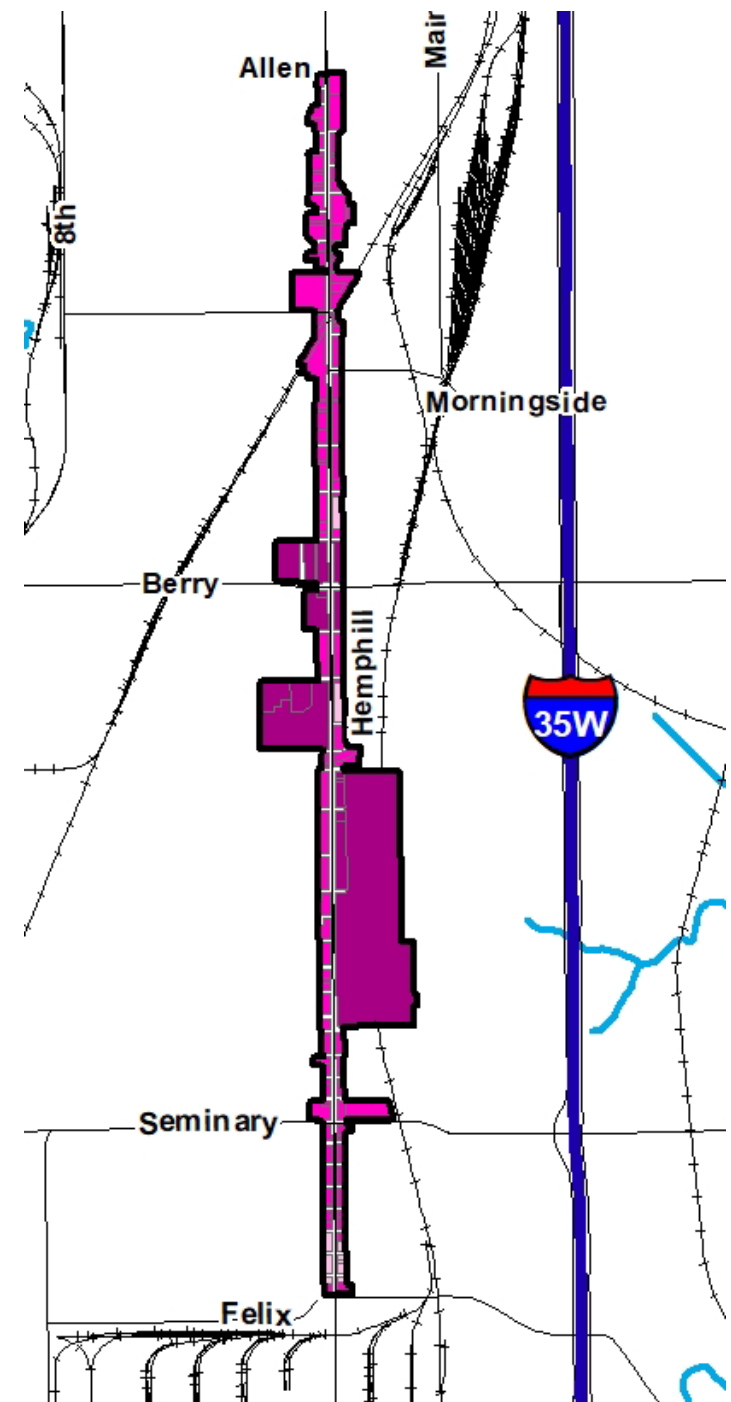
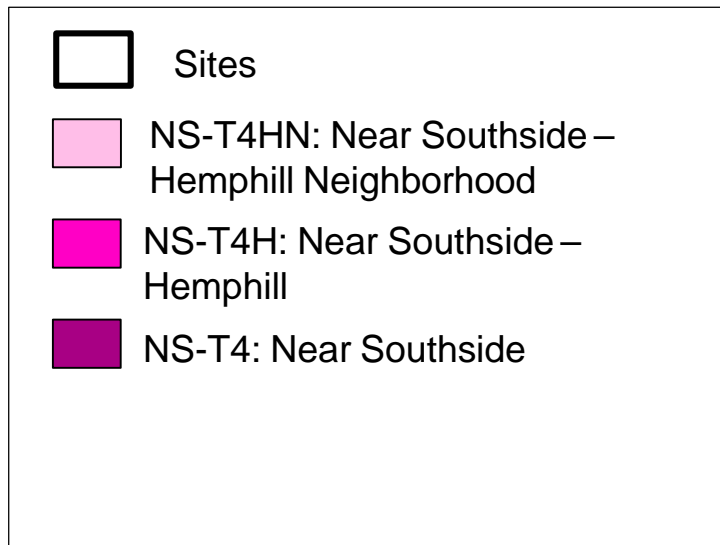
# What future land use is designated in the 2020 Comprehensive Plan for the specific properties?



# What is the current zoning of the specific sites?

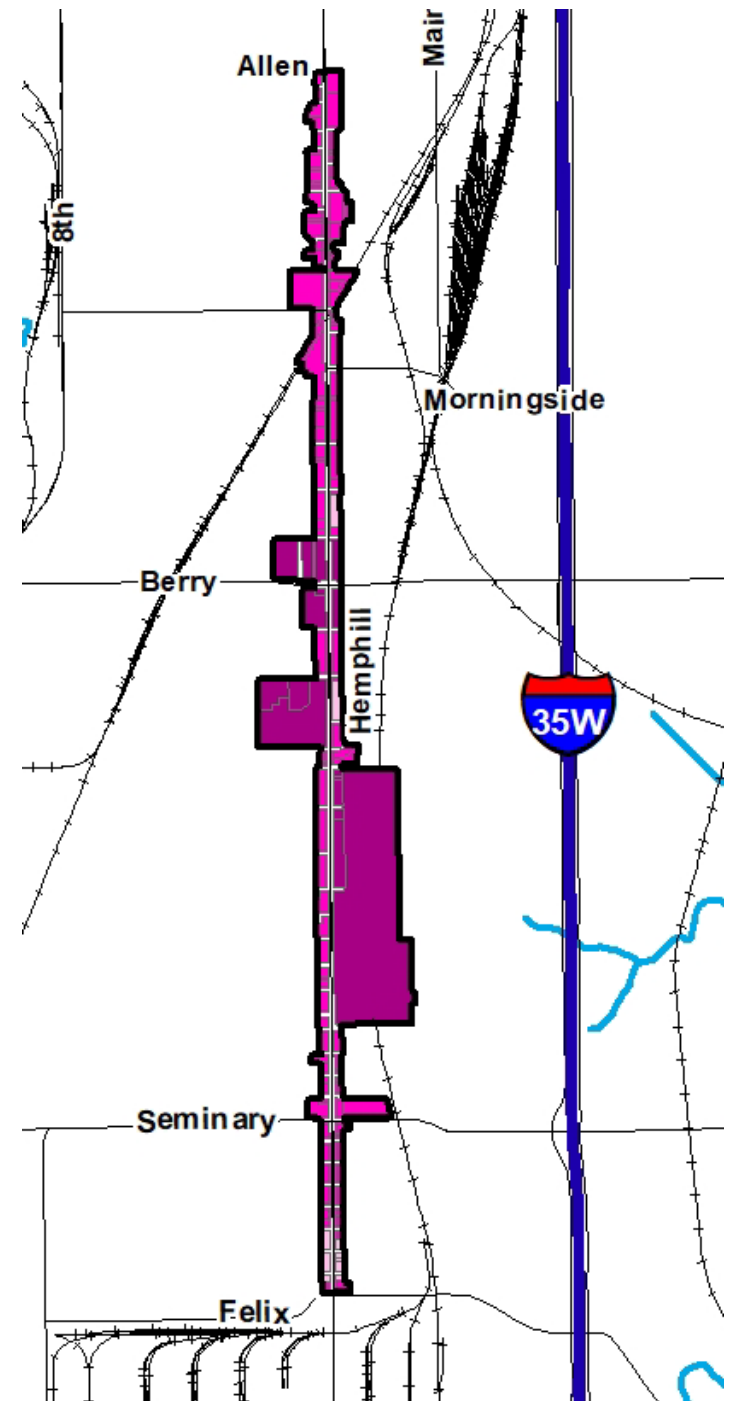


# What is the proposed zoning of the specific sites?



# **What additional development standards will address existing character and setting?**

- Height limited to three (3) stories for portions of the corridor south of Allen
- Increase rear yard height transition for properties adjacent to one- or two-family zoning





# What is the proposed schedule?

## Date

## Action

March 5

**Public meeting** held with property owners.

May 1

**City Council** receives **Informal Report** on proposed zoning changes.

May 21

**Urban Design Commission** conducts **public hearing** and makes recommendation on proposed zoning changes.

June 10

**Zoning Commission** conducts **public hearing** and makes recommendation on proposed zoning changes.

June 23

**City Council** conducts **public hearing** and makes decision on zoning changes.