



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 18, 2014

Council District 9

Zoning Commission Recommendation:
Denial by a vote of 9-0

Opposition: Rosemont, Rosemont East NA,
Seminary Hills, petition submitted

Continued Yes No
Case Manager Lynn Jordan
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: **3900 Hemphill Street Partners, LP**

Site Location: 3900 Hemphill Street Mapsco: 90H

Proposed Use: **Auto Parts/Retail**

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus
 auto parts limited to 8,000 sq. ft.; site plan waiver requested

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent. (Minor
Boundary Adjustment)**

Background:

There were several citizens present in the Zoning Commission meeting with some representing neighborhoods. The concerns from the neighborhood were parking, proposed use and encroachment into the neighborhood. The proposed rezoning site is located at the intersection Hemphill Street and Fogg Street. The applicant is proposing a zoning change from 'E' Neighborhood Commercial to "PD/E" Planned Development for all uses in E plus auto parts retail store limited to 8,000 sq. ft. The last use of the existing structure was for a supermarket, about 17,200 sq. ft.

The applicant intends to use about 8,000 sq. ft. of the existing structure and lease out the remainder of the building for uses allowed in the Neighborhood Commercial zoning district. All parking will be located at 3900 Hemphill directly to the east and 714 W. Drew to the south of the subject property.

The existing building was built in 1975, the last ordinance known for the building was in 1998 for a supermarket, and a zoning change for the property was in 1987 from "B" Two-Family to "E" Neighborhood Commercial.

This case is expected to be heard by City Council March 18, 2014.

Site Information:

Owner: 3900 Hemphill Street Partners, LP
 8233 Douglas Ave
 Suite 720

Dallas, TX 75225
 Acreage: 0.57 acres
 Comprehensive Plan Sector: Southside
 Surrounding Zoning and Land Uses:
 North "B" Two-Family / single-family and vacant
 East "F" General Commercial / commercial
 South "B" Two-Family / parking lot and single-family
 West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-057, Hemphill Corridor, Phase 3, multiple zoning districts, subject areas east of Hemphill, approved by City Council 6/12/09
Platting History: NA

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|----------------|----------------|------------------------------------|
| Hemphill Street | Major Arterial | Major Arterial | No |
| W Fogg St | Residential | Residential | No |

Public Notification:

The following organizations were notified:

| Organizations Notified | |
|----------------------------|-----------------------------|
| Rosemont* | Hemphill Corridor Taskforce |
| Neighbors Working Together | FWISD |
| Worth Heights | |

*within this neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "PD/E" Planned Development for "E" Neighborhood Commercial uses plus an auto parts store limited to 8,000 sq. ft. Surrounding land uses are single-family to the north and west, and parking lots to the east and south for the grocery store use.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as Single-Family. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 37)
- 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. (pg. 38)

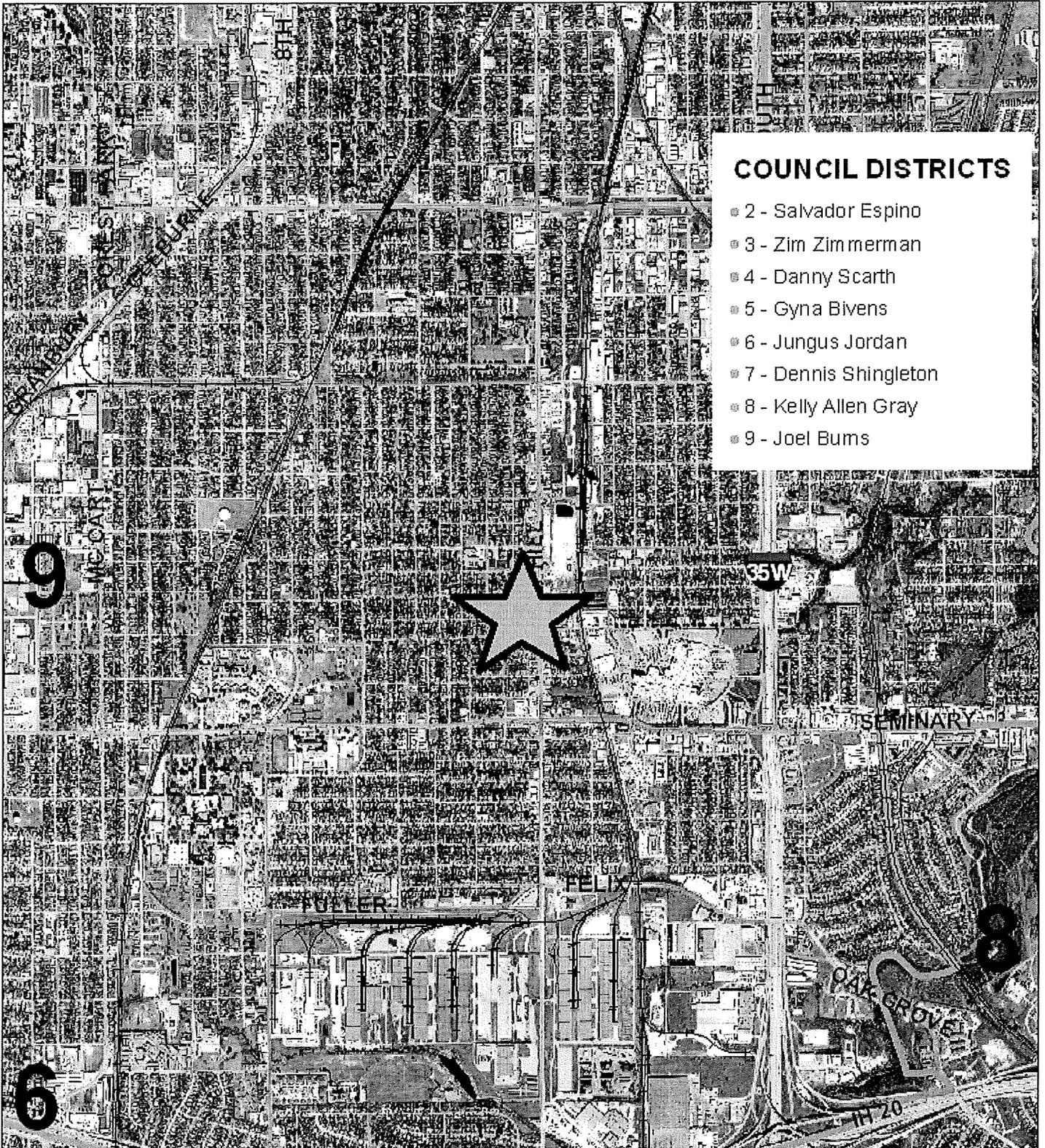
Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. (**Minor Boundary Adjustment**)

However the Comprehensive Plan should be looked at for this site based on existing building, zoning and use.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Location Map



2,000 1,000 0 2,000 Feet





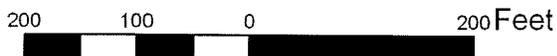
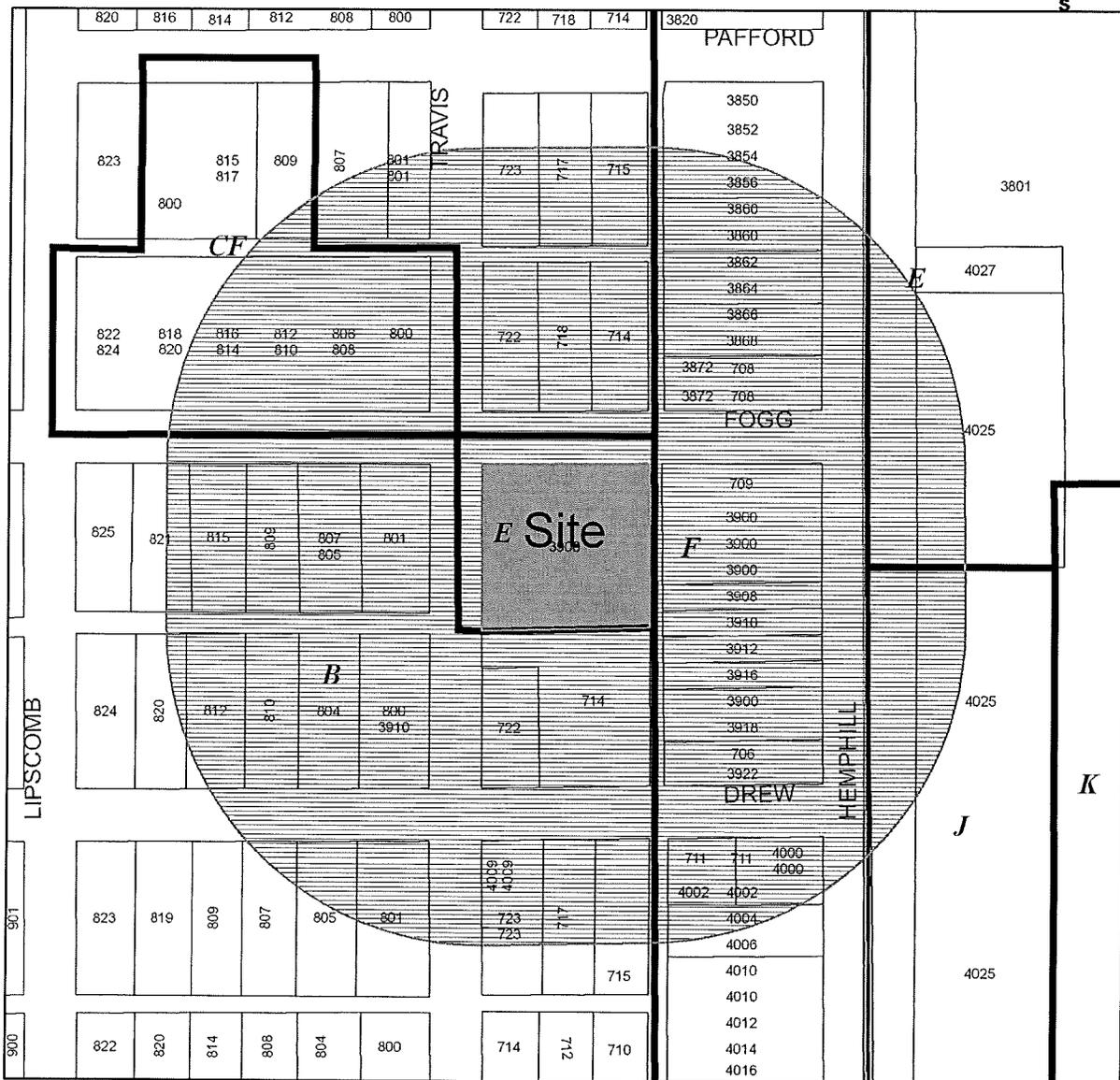
ZC-14-022

Area Zoning Map

Applicant: 3900 Hemphill Street Partners
 Address: 3900 Hemphill Street
 Zoning From: E
 Zoning To: PD for E uses plus auto parts sales limited to 8,000 sf
 Acres: 0.5735563
 Mapsco: 90H
 Sector/District: Southside
 Commission Date: 3/12/2014
 Contact: 817-392-2495



 300 Ft. Buffer



FORT WORTH



3900 Hemphill Street

Future Land Use

ZC-14-022



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Principal Arterial
- - Proposed Principal Arterial
- Major Arterial
- - Proposed Major Arterial
- Minor Arterial
- - Proposed Minor Arterial

- FLD_ZONE**
- ▨ Floodplain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





Aerial Photo Map

