



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 11, 2014

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** 2 letters submitted  
**Support:** Hemphill Corridor, Rosemont NA

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

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

**Site Location:** 706, 714 W. Drew, 709 Fogg, 3900 & 3908 Hemphill Mapsco: 90H

**Proposed Use:** Existing parking lots and Commercial

**Request:** From: "B" Two-Family and "F" General Commercial  
To: "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial

**Land Use Compatibility:** Requested changes are compatible.

**Comprehensive Plan Consistency:** Requested changes are consistent. (Minor Boundary Adjustment)

**Background:**

The applicant is requesting a zoning change from "B" Two-Family to "ER" Neighborhood Commercial Restricted for existing parking lots supporting the recently converted auto parts/retail store and "F" General Commercial to "E" Neighborhood Commercial for commercial development on lots fronting Hemphill St. The subject properties are west of Hemphill St., a major arterial, and north of Drew St., a residential road.

The property located at 714 W. Drew is being requested to go to "ER" Neighborhood Commercial Restricted to act as a buffer for the single-family neighborhood. A large grocery store once operated on the western side of the block. The majority of the block is used for nonresidential purposes, except one remaining home on the southwest corner.

The subject "B" zoned properties were converted to a parking lot to serve the former grocery store. Since no permit is required for flatwork, the owners did not rezone at the time of construction and therefore the parking lot did not meet zoning adjacency requirements. If the rezoning to "ER" is approved, a 20 ft. front setback applies and therefore the property owner will need to remove the parking area within this setback or request a variance. Landscaping would also be installed within this setback area and would be required within a 5 ft. buffer yard to the adjacent residential use. An existing wood fence is located on the west side of the property and serves as the required screening to the residential uses. The commercial property owner will be required to maintain this fence. In order to accommodate the concerns of the neighborhood about traffic onto the residential street, the applicant has agreed to close the rear access driveway as it exits onto Travis to the west.

The applicant also owns the northeast and southeast corners of the block. The northeast corner was used as a parking lot for the former grocery store. The applicant is hoping to move the primary parking lot to the west which will open up the street front lots for commercial uses. Properties along Hemphill are zoned "F", similar to the surrounding area. However, the applicant is voluntarily rezoning to "E" Neighborhood Commercial as requested by the neighborhood to prohibit undesired uses such as auto uses and bars.

**Site Information:**

Owner: 3900 Hemphill Street Partners, LP  
 8235 Douglas Avenue  
 Suite 720  
 Dallas, Texas 75225

Acreage: 1.20 acres  
 Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North "PD-1002" Planned Development and "F" General Commercial / remodel for auto parts store and commercial  
 East "E" Neighborhood Commercial and "J" Medium Industrial / parking lot and vacant  
 South "B" Two-Family and "F" General Commercial / single-family and commercial  
 West "B" Two-Family and "PD-1002" Planned Development / single-family, parking lot and remodel for auto parts store

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-14-022 approved by City Council 03/18/14 for PD/E plus auto parts store, subject property to the west

Platting History: NA

**Transportation/Access**

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

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Rosemont*	Hemphill Corridor Task Force
Worth Heights	Trinity Habitat for Humanity
Neighbors Working Together	Streams & Valleys, Inc.
	Fort Worth ISD

closest neighborhood organization\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial. The current use for the subject properties is a parking lot. Surrounding land uses consist of commercial, and vacant to the east, single-family and commercial to the south, single-family to the west, one single family home, vacant, and an auto sales lot to the north. Bars and commercial are located within the same block on Hemphill as is one remaining single family home on the southwest corner.

With the majority of the block converted to commercial uses, the proposed zonings for this block **are compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Single-Family and Neighborhood Commercial. The construction of the grocery store in 1975 in the western half of the block shifted the commercial use toward the neighborhood. While the future land use map shows the property as single family, it has not been applicable on the grocery store property since 1975, leaving one-fourth of the block as single-family future land uses which is not compatible with the remainder of the block.

Therefore, the parking area adjacent to the former grocery store/current retail stores and the two lots located along Hemphill St. are consistent with the following Comprehensive Plan policies:

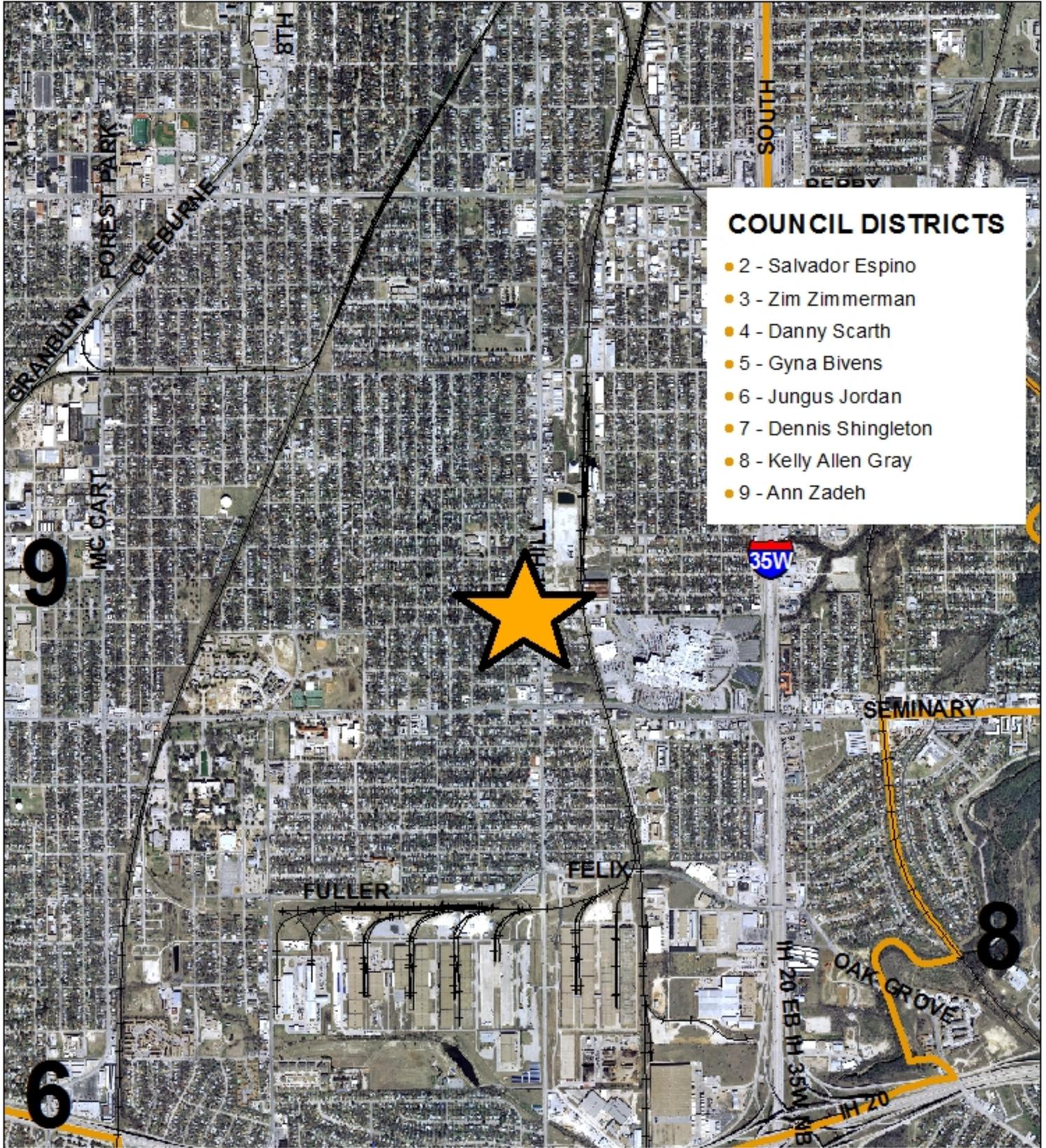
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 37)
- Encourage screening and reduction, and/or redirection of objectionable characteristics of commercial uses adjacent to residential areas. These attributes may be noise, glare, signs, parking areas, loading docks, and refuse collection. (pg. 38)

The Future Land Use Map will be amended to reflect the current commercial uses as Neighborhood Commercial. The eastern lots on Hemphill are designated as Neighborhood Commercial. Based on conformance with the future land use map and policies stated above, the proposed zoning district **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

***Attachments:***

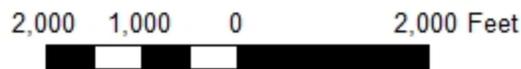
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Location Map



**COUNCIL DISTRICTS**

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

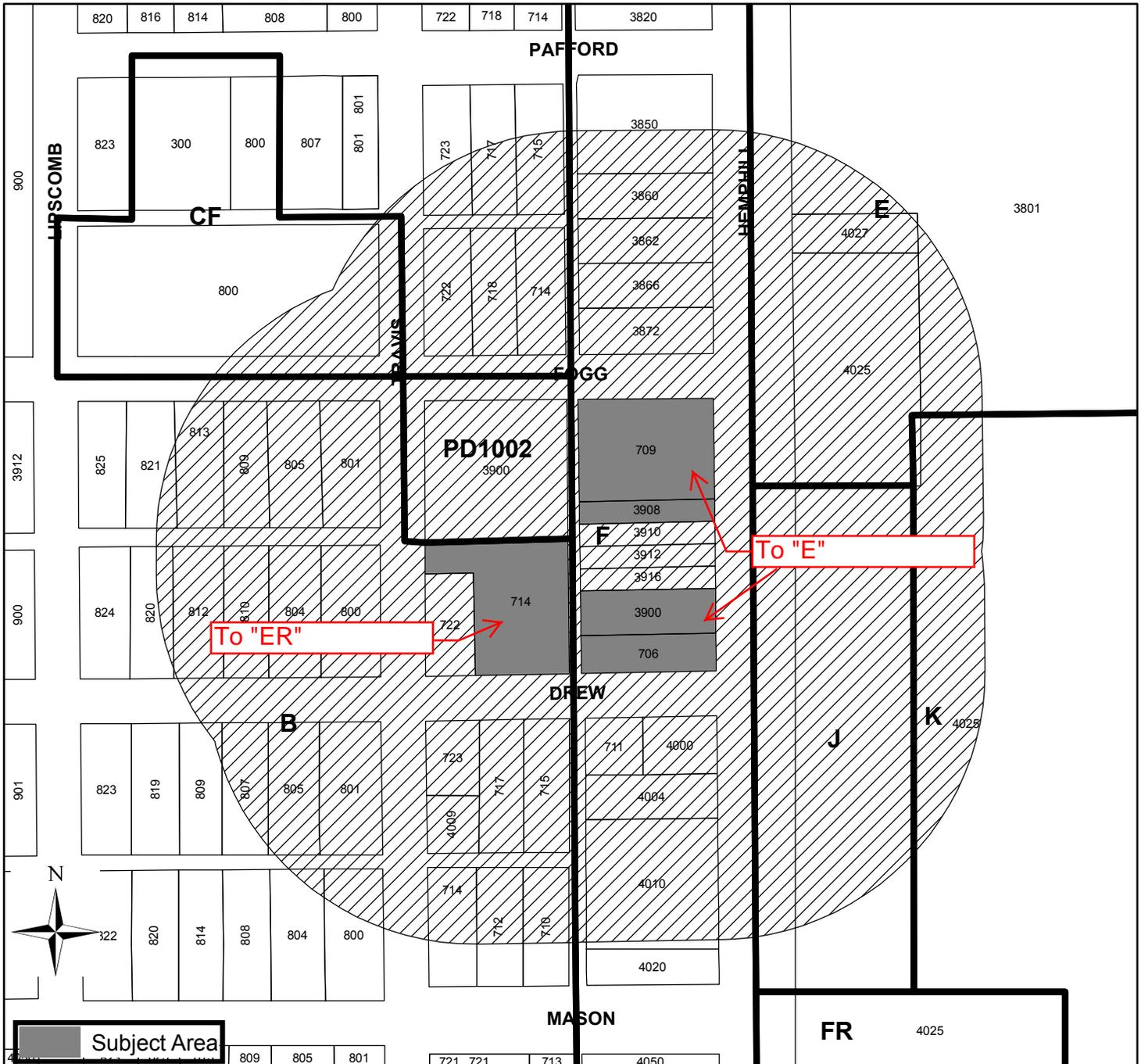




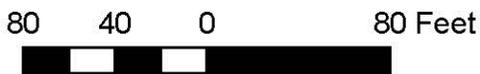
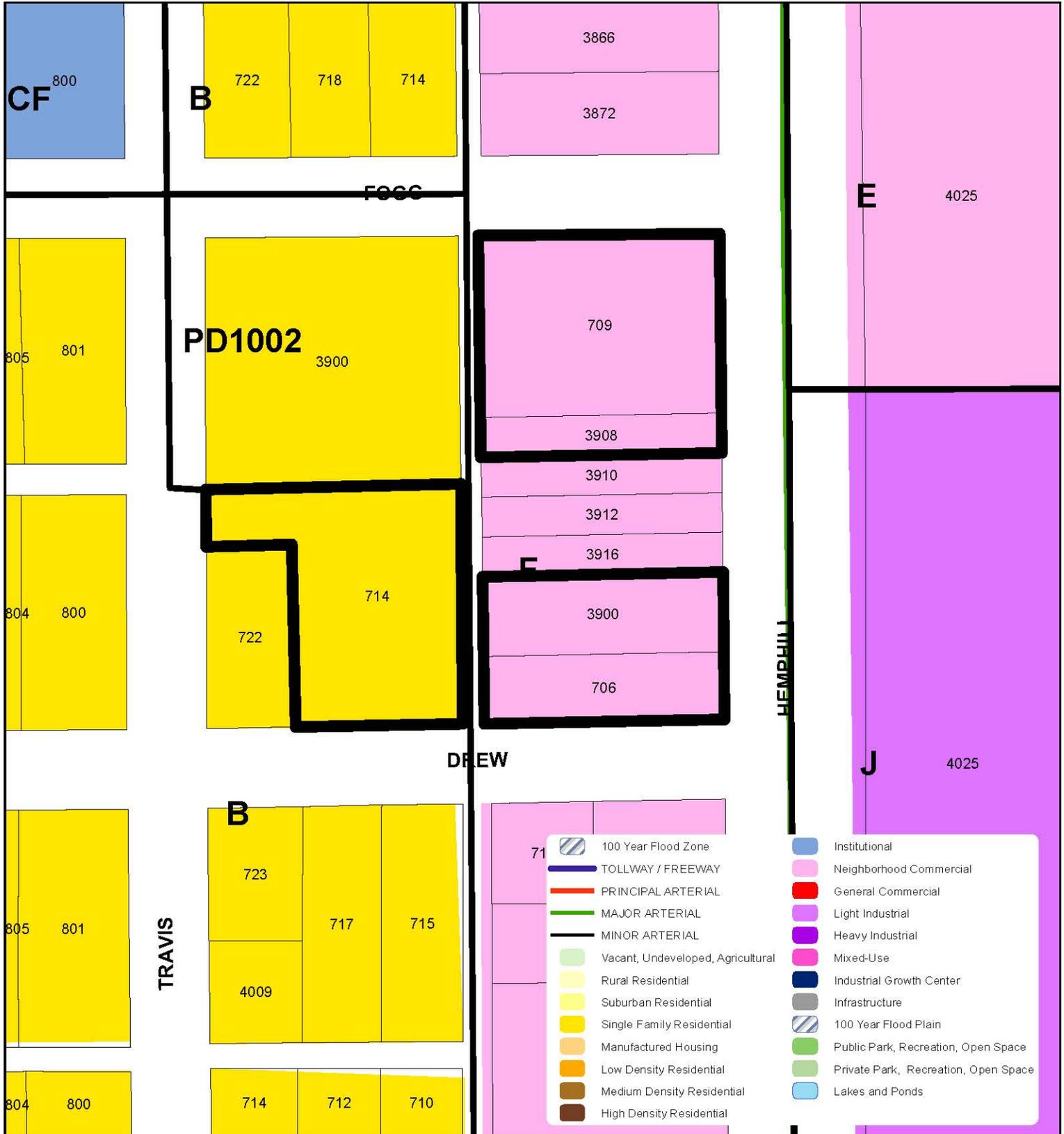
ZC-14-110

# Area Zoning Map

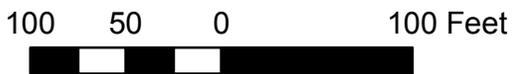
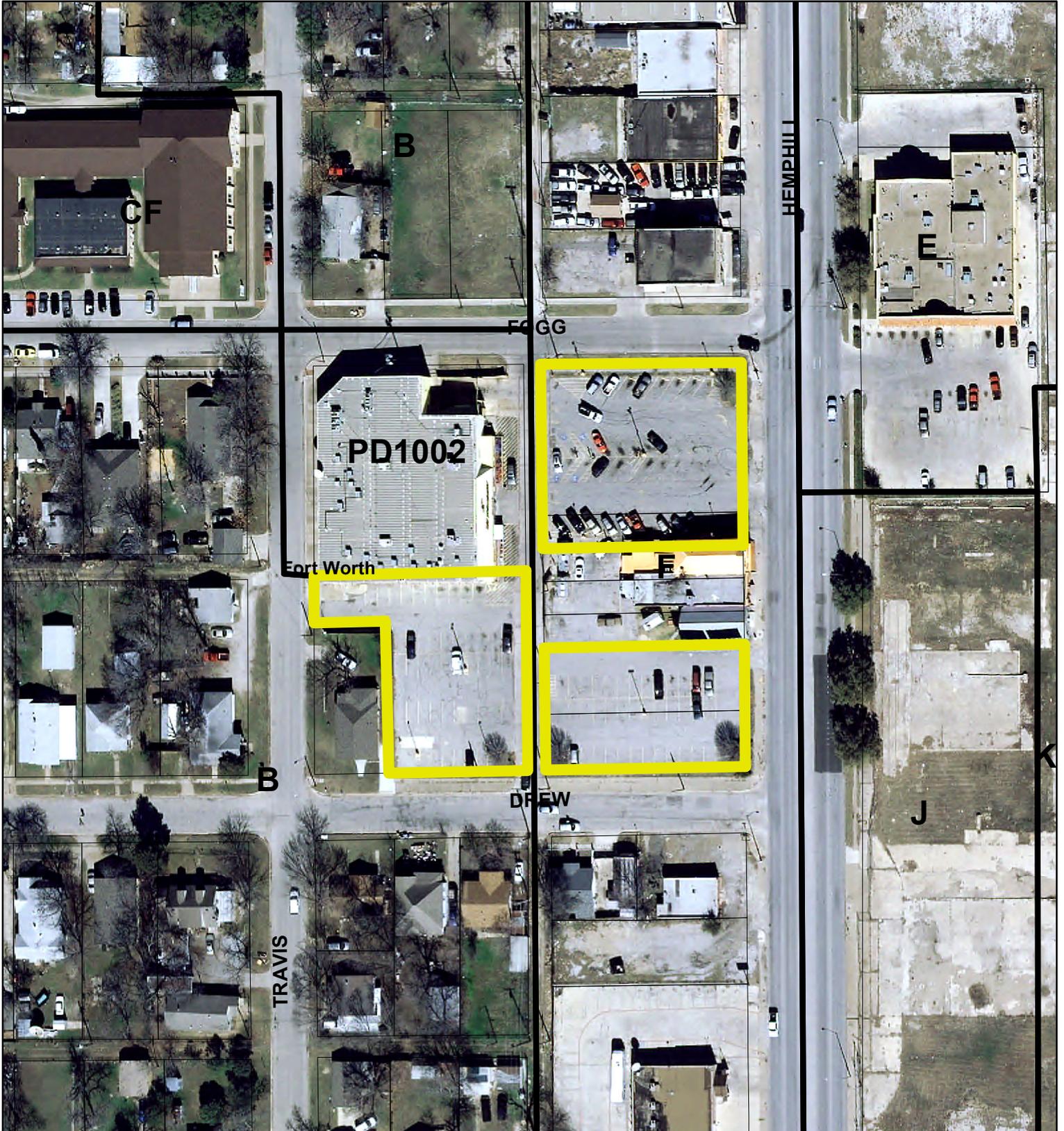
Applicant: 3900 Hemphill Street Partners, LP  
 Address: 714 W. Drew, 709 Fogg, 3900 & 3908 Hemphill, 706 W. Drew  
 Zoning From: B, F  
 Zoning To: ER, E  
 Acres: 1.2079  
 Mapsco: 90H  
 Sector/District: Southside  
 Commission Date: 10/08/2014  
 Contact: 817-392-2495



### Future Land Use



## Aerial Photograph



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 18, 2014.



**City of Fort Worth, Texas**  
**Zoning Commission**  
**October 8, 2014 – Meeting Minutes**

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**Present:**

Nick Genua, Chair, District 7  
Will Northern, District 1  
Carlos Flores, District 2  
Justin Reeves, District 3  
Charles Edmonds, Jr., Vice Chair, District 4  
Melissa McDougall, District 5  
Natalie Moore, District 6  
Wanda Conlin, District 8  
Gaye Reed, District 9

**Staff Members Present:**

Dana Burghdoff, Deputy Director  
Jocelyn Murphy, Planning Manager  
Lynn Jordan, Planner  
Stephen Murray, Planner  
Melinda Ramos, Sr. Assistant City Attorney

**Absent:**

None

**I. Public Hearing** – 10:10 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting. Mr. Genua read into the record and presented a Certificate of Appreciation to outgoing commissioner Mr. Namon Hollis.

**II. Minutes**

The Commission, on a motion by Mr. Flores, seconded by Ms. McDougall, on a vote of 9-0, voted to approve the Zoning Commission minutes of the September 10, 2014 meeting.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**III. New Cases**

**1. ZC-14-110 3900 Hemphill Street Partners (CD 9) – 706 and 714 W. Drew, 709 Fogg and 3900 & 3908 Hemphill (South Fort Worth Addition, Block 39, Lot 16R, Lots 4-8 & 12-15, 1.20 Acres): from “B” Two-Family and “F” General Commercial to “ER” Neighborhood Commercial Restricted and “E” Neighborhood Commercial**

Chris Landers, 8235 Douglas Avenue, Dallas, Texas property owner explained to the Commissioners the property on the south side is currently zoned B and has been used for a parking lot for some time. He would like to rezone it to ER. The properties on the front side facing Hemphill are zoned F and would like to change it to E. Mr. Landers also mentioned the alley between the two properties is used for people to escape into the neighborhood. He is willing to close that off so there is no ingress or egress to the neighborhood. He has met with the neighborhoods who are in support.

David Cantu-Crouch, 1820 S. Henderson, Fort Worth, Texas representing the Hemphill Corridor Task Force spoke in support. He said they worked closely with the Rosemont neighborhood to make this a good development.

Robert Snoke, 3826 6<sup>th</sup> Avenue, Fort Worth, Texas with Rosemont NA spoke in support.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-14-110
Name	Address	In/Out 300 notification area	Position on case		Summary
David Cantu-Crouch/ Hemphill Corridor Task Force	1820 S. Henderson	Out		Support	Spoke at hearing
Robert Snoke/ Rosemont NA	3826 6 <sup>th</sup> Ave	Out		Support	Spoke at hearing
Cathy Villagran	4009 Travis Ave	In	Opposition		Sent letter in
Jesse Villigin	716 W. Drew	In	Opposition		Sent letter in

**2. ZC-14-127 HS Churchill Trust (CD 2) – 816 Churchill Road (Edward S, Ellis Survey, Abstract No. 462, Tracts 8J and 8J1, 1.92 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “C” Medium Density Multifamily**

Dennis Hopkins, 2131 N. Collins, Arlington, Texas, representing HS Churchill Trust explained to the Commissioners the subject property has been used as a mobile home park since 1942 making it legal non-conforming. Mr. Hopkins explained the zoning case from this past March when they were requesting to rezone the property to PD/MH but they could not meet the requirements. They are now requesting a multifamily use with 34 units, 17 one-bedroom and 17 two-bedroom units, about 94 residents. Mr. Hopkins mentioned approximately 155 vehicle trips per 24 hour period. He said he sent out letters to 19 property owners as well as the City of River Oaks.

Mr. Flores referenced the exhibit shown and asked about a site plan and, how many stories proposed and was the traffic survey shared with TPW staff. Mr. Hopkins said it will be two stories and they have not provided information to TPW. The property is not platted and they will address those issues when it is platted.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request as Amended to PD/C to include a site plan based on the exhibit shown, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-14-127
Name	Address	In/Out	Position on case	Summary