



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 17, 2016

Council District 9

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

Opposition: None submitted
Support: Rosemont NA, Hemphill Corridor Task Force,
Petition submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: XTO Energy, Inc.

Site Location: 4025 Hemphill Street Mapsco: 91E

Proposed Use: Convenience store and gas station

Request: From: "FR" General Commercial Restricted
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on the corner of Hemphill St. and Bolt St. The applicant is requesting a zoning change from "FR" General Commercial Restricted to "E" Neighborhood Commercial. The applicant would like to downzone the site in order to construct a convenience store and gas station. The proposed use is allowed by right in "FR", however, precludes alcohol sales. The proposed zoning would allow both the use and alcohol sales. Neighborhood commercial is appropriate along Hemphill St. and allows more compatible uses than what is currently allowed in "FR".

Many properties along the Hemphill St. corridor were rezoned in the last few years in order to encourage a transition to less intensive land uses.

Staff has spoken with the Rosemont Neighborhood Association representative who has expressed support for the project as a good alternative to the auto uses that would be allowed in FR.

This case will be heard by the City Council on May 17, 2016.

Site Information:

Owner: XTO Energy, Inc.
810 Houston St.
Ft. Worth, TX 76102
Agent: Omni Group, Ltd.-Melissa Huffman
Acreage: 1.14 ac
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial; "K" Heavy Industrial; / vacant
- East "K" Heavy Industrial / vacant
- South "FR" General Commercial Restricted / auto parts sales
- West "F" General Commercial / commercial

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Hemphill Street	Major Arterial	Major Arterial	No
Bolt Street	Residential	Residential	No

Public Notification:

The following organizations were notified:

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

*The site is located within the confines of a registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Surrounding land uses are vacant to the north and east, automotive uses to the south and commercial to the west. The proposed site is located on Hemphill Blvd, which is a major arterial. Downzoning to "E" zoning is appropriate along major arterials and will allow acceptable uses along Hemphill.

As a result, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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



ZC-16-088

Area Zoning Map

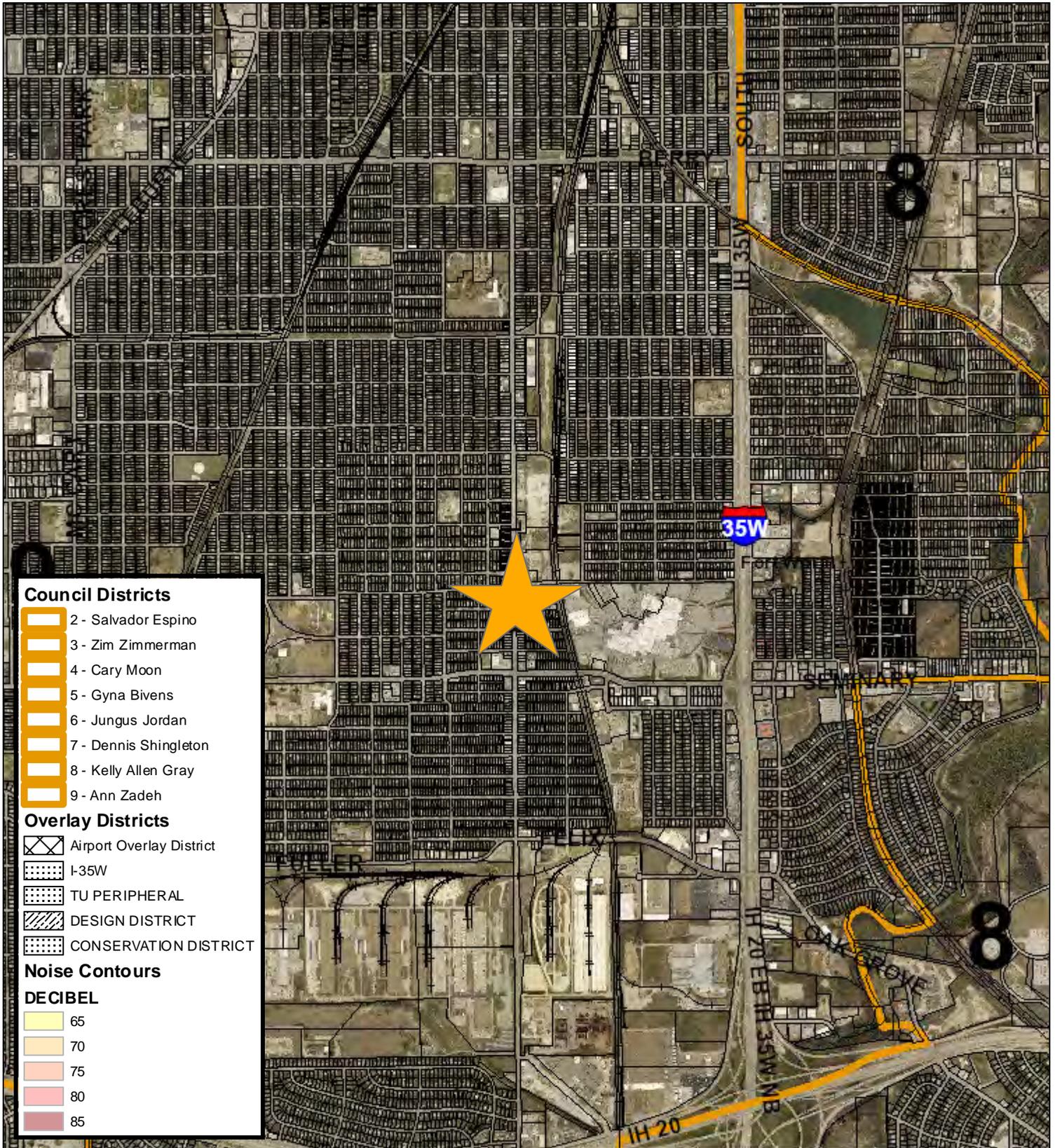
Applicant: XTO Energy, Inc.
 Address: 4025 Hemphill Street
 Zoning From: FR
 Zoning To: E
 Acres: 1.14782416
 Mapsco: 91E
 Sector/District: Southside
 Commission Date: 5/11/2016
 Contact: 817-392-8043



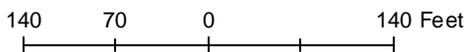
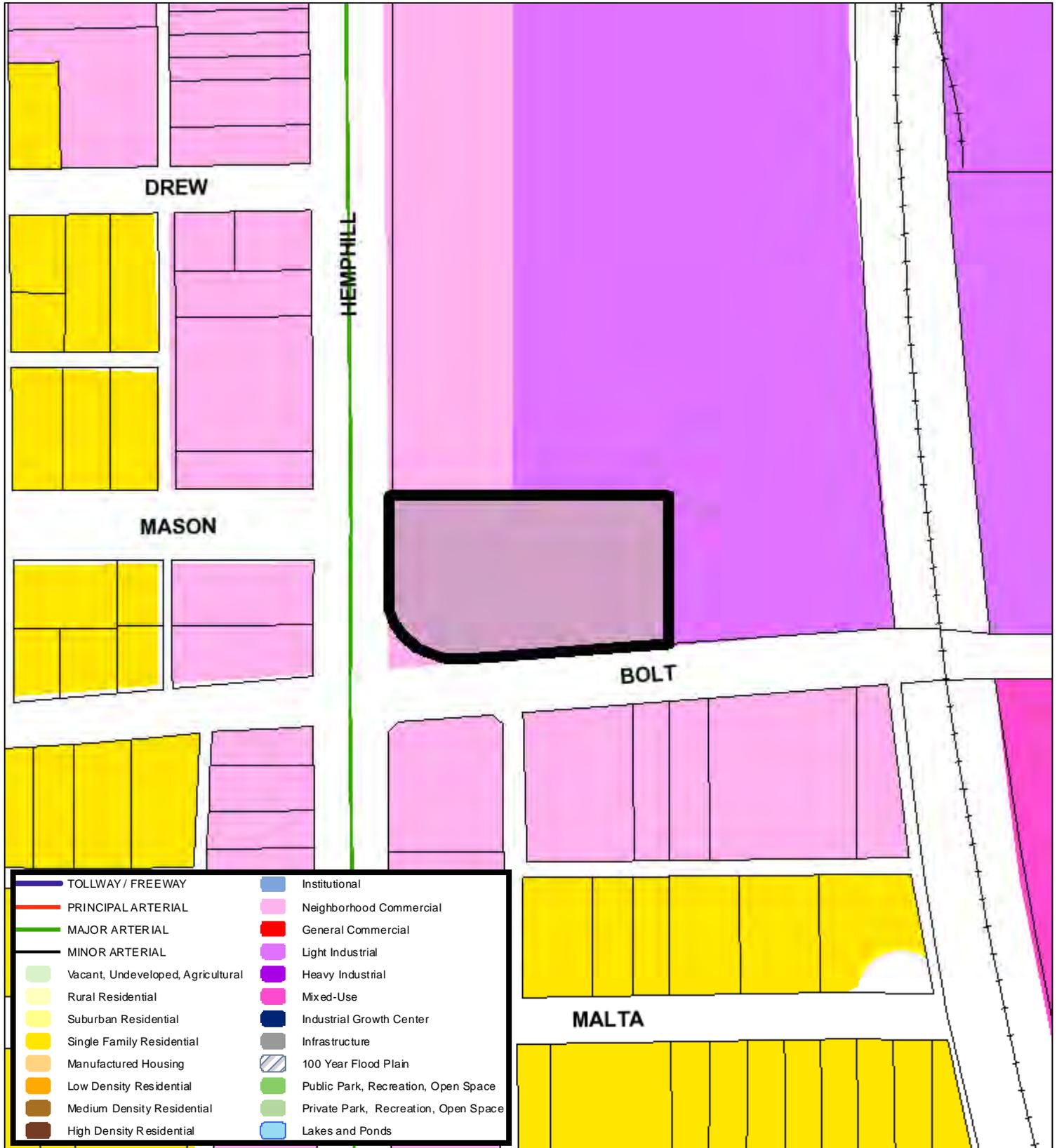
 Subject Area
 300 Foot Notification

0 105 210 420 Feet

Area Map



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 29, 2016.



Aerial Photo Map



0 90 180 360 Feet

