



# Zoning Staff Report

**Date:** April 12, 2022

**Case Number:** ZC-22-022

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** Lennar Homes of Texas Land & Construction LTD / Pape-Dawson Engineers

**Site Location:** 10500 block Forest Hill Everman Road

**Acreage:** 1.46 acres

### Request

**Proposed Use:** Single-Family Residential

**Request:** From: “PD1310” Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily with specific development regulations for open space and a waiver to the MFD submittal; site plan approved

To: “R2” Townhouse/Cluster

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (technical inconsistency)**.

**Staff Recommendation:** **Approval**

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

### Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
  - [a. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property is located along the west side of Forest Hill Everman Road just south of its intersection with McPherson Road. In August 2021, this site was rezoned from “CR” Low Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily including detached multifamily with specific development standards and a waiver to the MFD submittal, site plan approved (case ZC-21-063). After this zoning change was approved, the applicant determined that the metes and bounds description submitted with the zoning change request included more property than intended. A small section at the southern end of the site was intended to be zoned “R2” Townhouse/Cluster, rather than “PD/C” as described above. To correct this, the applicant has submitted a new zoning change request to remove approximately 1.46 acres of land from PD 1310 and rezone it to “R2” Townhouse/Cluster. The site plan approved with PD 1310 did not depict any development on this portion of the property.

Property to the south of this site is zoned “R2” Townhouse/Cluster, and the applicant has submitted a preliminary plat for a new single-family subdivision on this property. If this zoning change is approved, the subject property will be included in this subdivision and developed for single-family residential use.

## Surrounding Zoning and Land Uses

North “PD 1310” Planned Development for “C” Medium Density Multifamily uses / vacant and gas well site  
East Unzoned (Rendon) / elementary school  
South “R2” Townhouse-Cluster / vacant  
West “B” Two-Family / single-family, zero-lot line dwellings

## Recent Zoning History

- ZC-21-063: Rezoned 20.58 acres, including the subject property, from “CR” Low Density Multifamily to “PD 1310” Planned Development for all uses in “C” Medium Density Multifamily including detached multifamily with specific development standards; site plan approved.

## Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.  
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Burleson ISD
Everman ISD	

*The subject property is not located within a registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to rezone this site from “PD 1310” Planned Development for “C” Medium Density Multifamily uses to “R2” Townhouse/Cluster to match the existing zoning to the south of this site. Surrounding land is primarily vacant the majority is zoned for residential use. Property to the east, across Forest Hill Everman Road, is located outside of the Fort Worth City Limits.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. “R2” Townhouse/Cluster is not specifically listed as an appropriate zoning district within this classification.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes

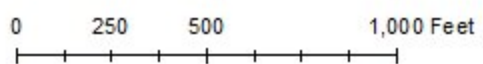
The proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan. However, given that this is a relatively small section of property and the site immediately to the south is already zoned “R2” Townhouse/Cluster, staff is supportive of the rezoning request.



ZC-22-022

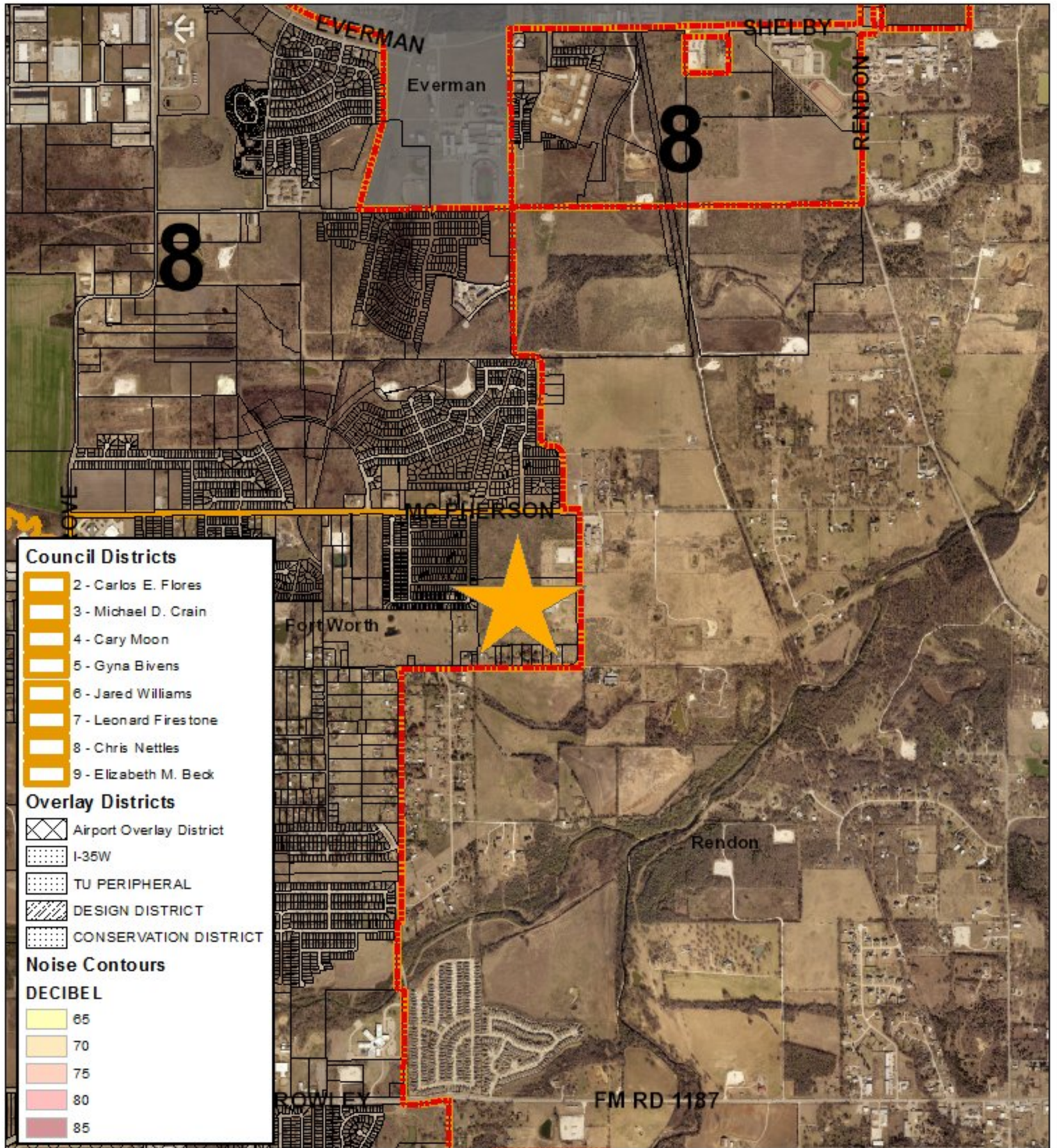
# Area Zoning Map

Applicant: Lennar Homes, Inc.  
 Address: 10500 block Forest Hill Everman Road  
 Zoning From: R2, PD 1310 for C uses  
 Zoning To: R2  
 Acres: 1.46473588  
 Mapsco: 120AB  
 Sector/District: Far South  
 Commission Date: 3/9/2022  
 Contact: 817-392-2495

















## Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

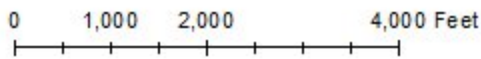
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

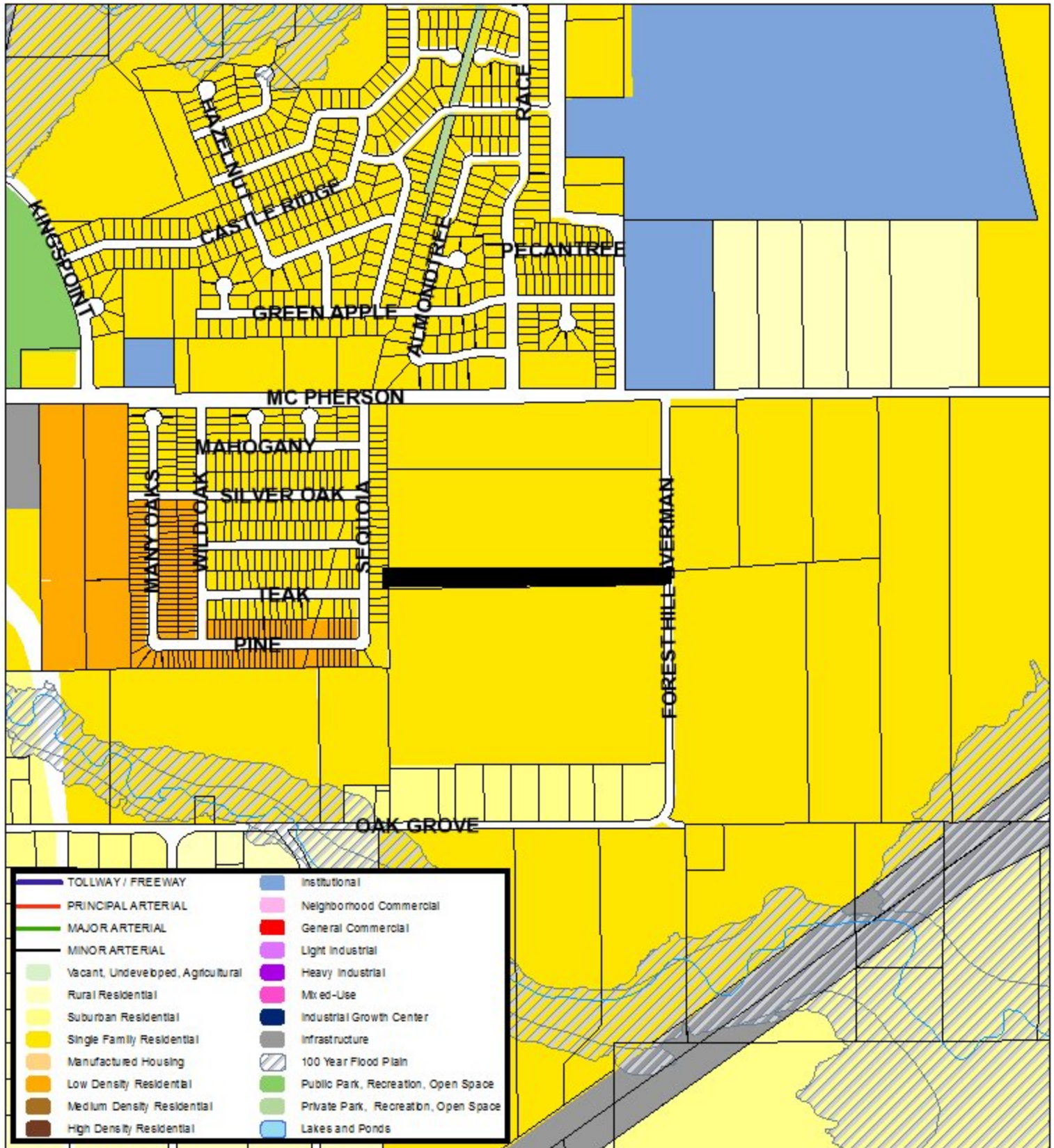






ZC-22-022

Future Land Use



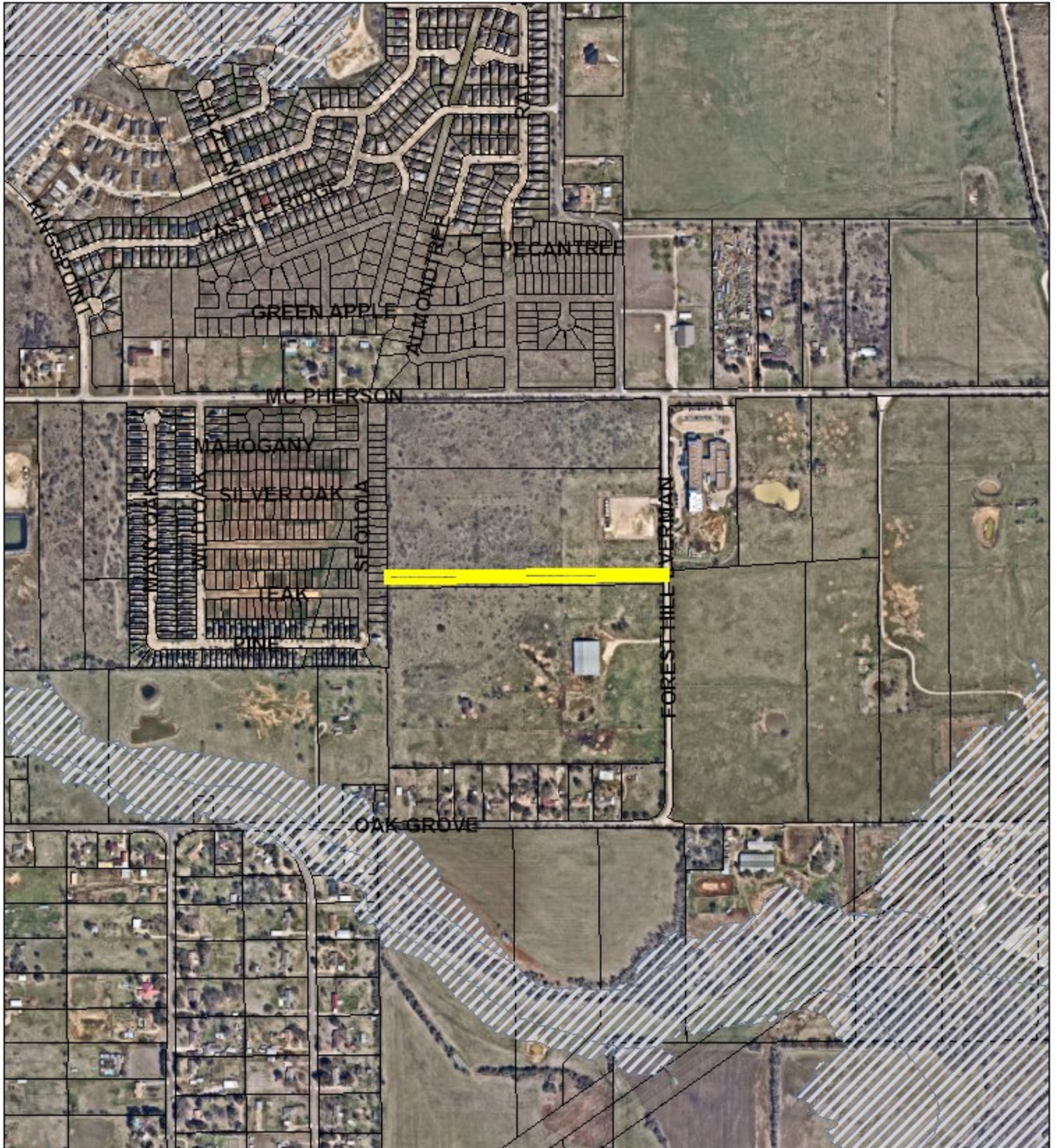
720 360 0 720 Feet

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



0 450 900 1,800 Feet

