



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-102

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: George Moore

Site Location: 4401 Enon Rd

Acreage: 77.47 acres

Request

Proposed Use: Manufactured Housing

Request: From: “AG” Agricultural

To: “MH” Manufactured Housing

Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent (significant deviation)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The subject property is located along Enon Road just west of Anglin Avenue in south Fort Worth. The 77-acre site is currently vacant and the applicant is requesting to rezone this property from “AG” Agricultural to “MH” Manufactured Housing. Surrounding properties are primarily vacant and rural residential. The proposed rezoning would be Phase 2 to the MH development (approved 2020) northwest of the site. The applicant also has provided the following information to clarify their brand of manufactured housing:

Catamount Phase 1 (approved 2020) is in the study phase preparing for plat submittal. The traffic Study has already been approved, water & sewer studies have undergone multiple rounds of comments and are in final review and approval stage, and the drainage study is in progress. The plat is being prepared and will be submitted once the studies are finalized and approved.

Catamount Phase 2 (current proposal) is a proposed expansion which will connect with Phase 1 and allow residents to share amenities between the two properties. The expansion will encompass a master designed, gated manufactured home community with approximately 298 high-quality, brand new mix of two, three, and four-bedroom homes with a central amenity block, playground, dog park, splash park, basketball court, picnic areas with grills, and walking trails throughout. The goal of this development is to raise the standard of living in the immediate area with first class amenities. The amenity center will include a fully equipped gym, hot yoga studio, full kitchen for events/demonstrations, internet access, study room with computers for residents and their families, and a resort style pool. Proposed home sizes range from 1,008 sf (2 bd 2 bath) to 2,340 sf (4 bed 3 Bath). The typical home size is approximately 1,400 sf (3 bd 2 bath).

First Step Home’s (“First Step”) community model is different than that of a stereotypical manufactured home park. All homes are purchased and set by the developer then sold to a resident. This is not a community that allows residents to bring in their own manufactured home. After First Step purchases the homes, they install concrete perimeters with rock base under each home prior to setting. First Step installs high quality “skirting” around the homes consisting of stone retaining walls, hardy board framed walls, or steel paneling. Some homes are “pit set” which means the homes are set into the ground with the front door located at ground level. Vinyl and aluminum skirting are not allowed in the community as they do not hold up to regular maintenance. Once the home is placed, First Step plants a tree in front of the home, install a deck, driveways, and landscaping. Additionally, full landscape maintenance is provided so the residents do not have to worry about mowing their own yards and maintaining landscape. This model gives First Step the ability to control the appearance of the community and maintain a higher standard. When an owner chooses to move and sell their home, it is done in the manner as you would in a traditional single-family development. Most importantly, this also gives the owners ability to gain equity in their home compared to traditional renting of an apartment. First Step Home’s goal is to provide quality housing to the typical family who can’t quite afford a single-family home yet, but wants to get out of the apartment model, gain equity, and take pride in having their own home. This model provides attainable housing with all the amenities you’d expect from a high-end multi-family development. This is their “First Step” into home ownership.

In the proposed Catamount Phase 2, typical lot layout will consist of a 23-foot to 32-foot front yard setbacks. A handful of homes will meet the minimum 10’ setback per the MH zoning regulations but vast majority will have the large front yard setback. Lot sizes will vary from a minimum of 3,625 sf to over 5,400 sf. The majority of lots consist of a 41’ frontage and a depth which varies from 95’ to 115’ equating to 3,895 sf to 4,715 sf per lot. The aggregate homes per acre of this development is less than 3.9 homes per acre. For comparison to nearby single-family developments, Royalcrest Subdivision to the northwest is developed at an overall density of 4.35 homes per acre. Nearby Hannah Ranch is developed at an overall density of 5.35 homes per acre. Developer required

variation in architecture/façade will create community environment without monotony of similarly designed homes.

The Development will comply with all landscaping and parking requirements of the City. Frist Step does not allow on-street parking within the community. Therefore, three oversize parking stalls (3 - 10'x22') are provided at each home (2 more spaces per home than required in the MH zoning ordinance). From experience with other First Step Home developments, the oversize parking keeps vehicles, especially larger trucks, from sticking into the sidewalks and into the main drive aisles/fire lanes. Additionally, in some of older developments with only one or two stalls per home, residents tend to park on the streets and in grassed areas throughout the site. It's one of the reasons manufactured home parks typically have an unfavorable stigma. Vehicles parked in the grass and blocking streets and sidewalks doesn't help the appeal of the community. Providing ample parking solves this issue and keeps the streets clean and clear. Visitor parking is also provided throughout the development to avoid overcrowding and illegal parking in fire lanes and grassed areas.

This development will preserve and provide a large number of trees within the community with security and screening fencing provided next to adjacent residential zoning. First Step Homes enforced community regulations will maintain landscaping appearance and safety regulations to promote a clean and safe neighborhood.

Completion of project would create a tax revenue of approximately \$1,213,515 a year without putting additional strain on city maintenance and without seeking any incentives from City hall. The gated manufactured home community would have privately maintained and operated internal roads and utilities providing citizens the opportunity of home ownership.

Manufactured Home Code Comparison Table		
	"MH" District: Manufactured Home Park	Proposed Catamount Phase 2
Land Area	Min. 30 MH lots	298 proposed lots
Lot Area	3,500 sf min. per unit	3,600 minimum (Avg. 4,305 sf per unit)
Lot Dimensions	40' min on narrow 80' min on long side	41' min on narrow 88' min long side (Avg. 105')
Lot Front Yard	10'	10' for some lots. 23'-32' majority of lots
Other Setbacks	10' from property line 25' from ROW 10' distance between homes (side) 10' distance between homes (rear)	15' from property line 25' from ROW 23' between homes (side) 15' between homes (rear)
Height	35'	35'
Private Streets	36' Width - hard surfaced 100' min cul-de-sac 500' min. block length	36' Width - hard surfaced 100' min cul-de-sac 500' min. block length
Parking	1 off-street space per lot	3 off-street spaces per lot + visitor parking
Recreational Areas	Min. 5% gross site area	Approx. 8.0% not including open floodplain space as recreational area
Storage Facility	Min. 200 CF per lot	8'x14' sheds provided at each lot (896 CF)

Recreational Vehicles (RV)	Max 5% of gross site area	0% - RVs not allowed
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This case was continued from last month’s meeting in order for the applicant to continue dialogue with impacted neighbors. The City of Everman along with several property owners are opposed to the proposal due to potential traffic impacts and use. Staff has updated the recommendation to approval since the product is much higher quality than other MH development and helps address affordable housing demand.

Surrounding Zoning and Land Uses

- North “MH” Manufactured Housing / vacant
- East “AG” Agricultural / vacant, industrial, residential
- South ETJ / single-family, church
- West Everman; “MH” Manufactured Housing / vacant, single-family

Recent Zoning History

- ZC-20-076: Rezoned 89.24 acres of land west of the subject property from “PD/AR” to “MH” Manufactured Housing and “E” Neighborhood Commercial.

Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.
 The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Everman ISD	

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone this property from “AG” Agricultural to “MH” Manufactured Housing. Surrounding land uses vary with predominantly rural single-family and vacant land. Roughly 89 acres of Manufactured Housing was approved northwest of the site a couple of years ago. Staff has updated the recommendation to “compatible” since the product is much higher quality than other MH development and helps address affordable housing demand.

The proposed new “MH” Manufactured Housing is **compatible** with surrounding land uses.



Comprehensive Plan Consistency – Far South

The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. The proposed zoning does not align with the following policies in the Comprehensive Plan:

- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

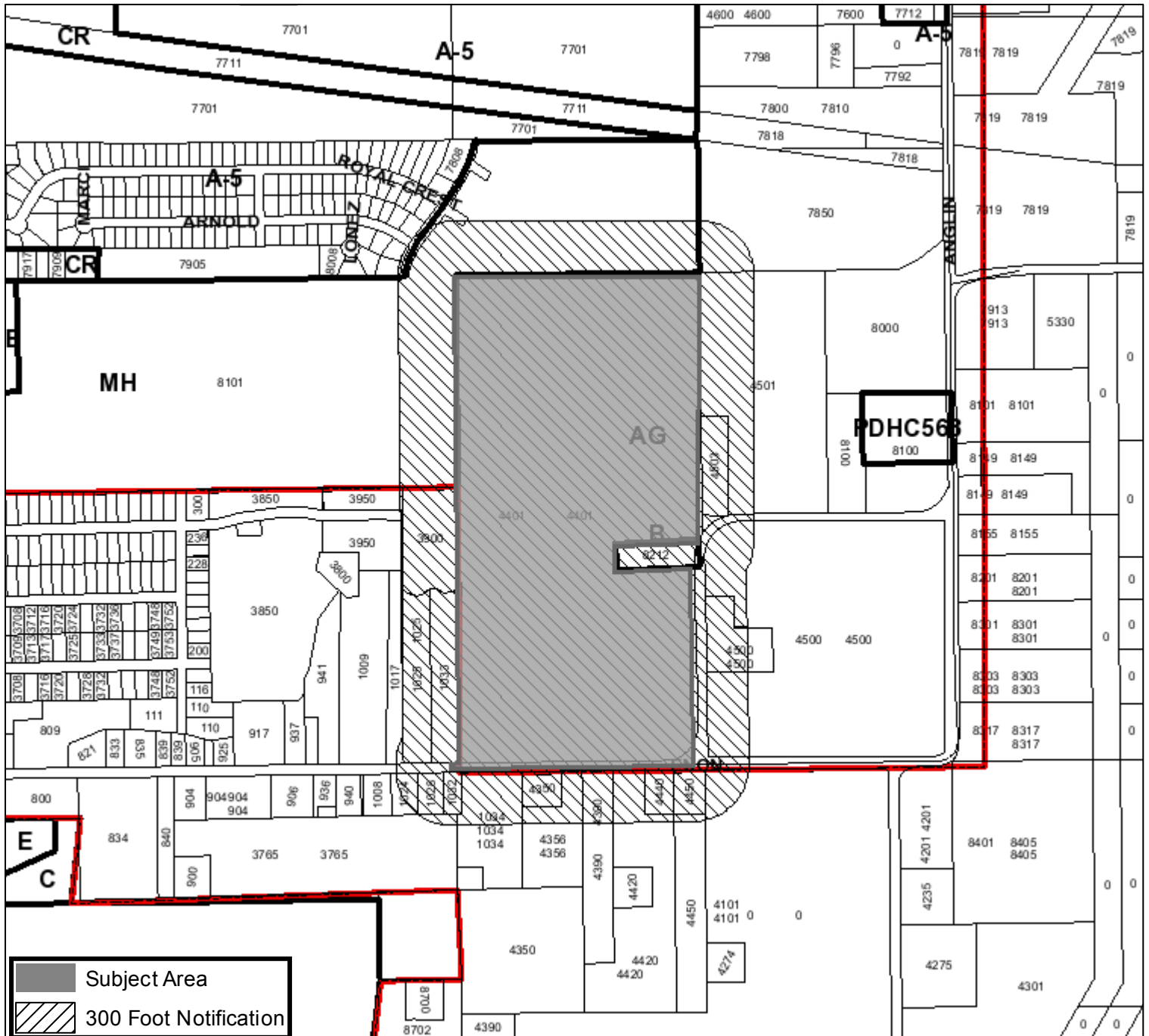
As a result, the proposed zoning is **not consistent (significant deviation)** with the Comprehensive Plan.



Economic Development Plan

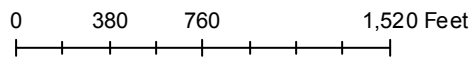
The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

Area Zoning Map

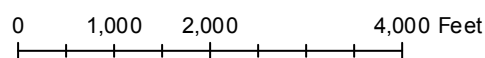
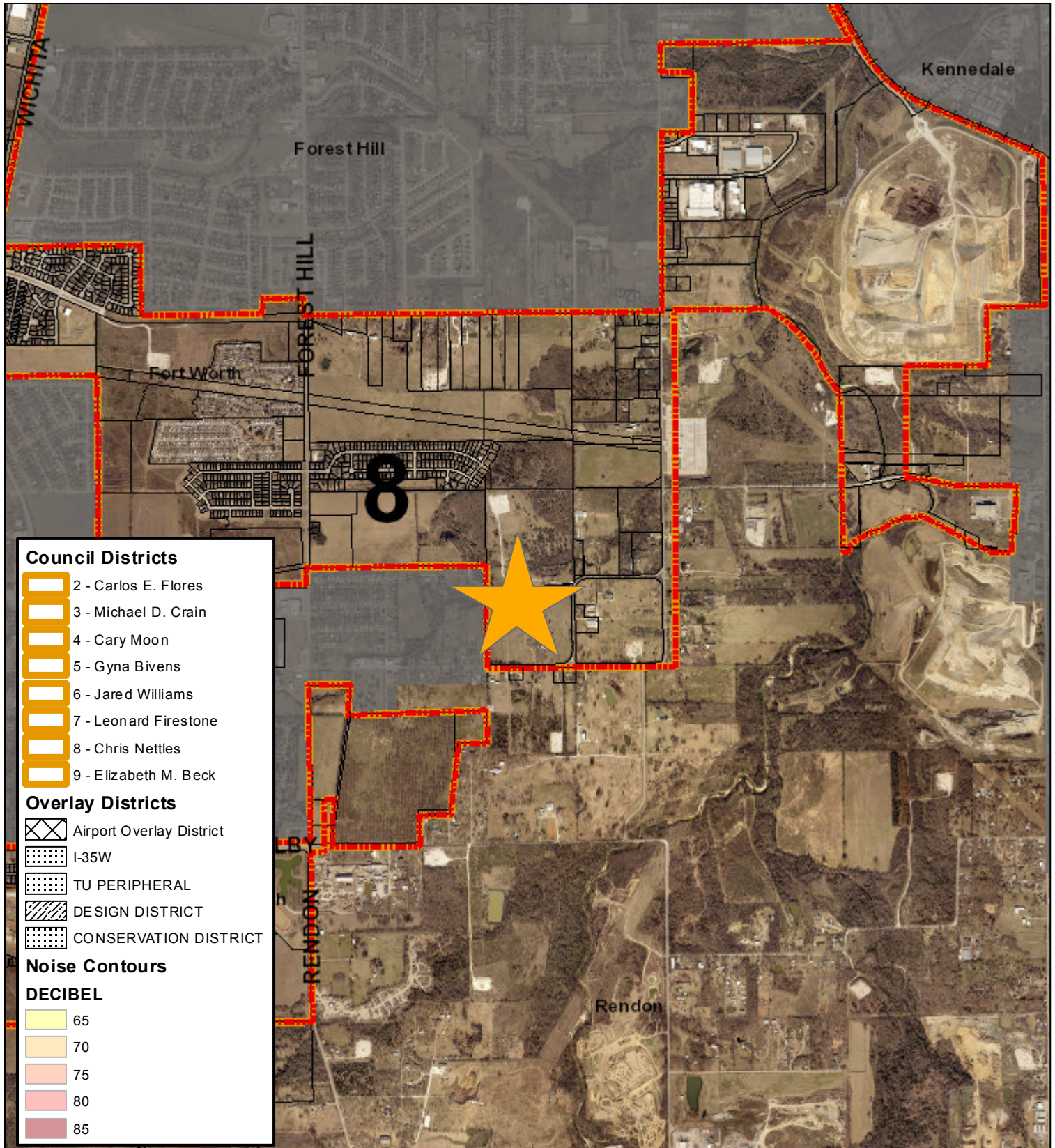
Applicant: Geoge Moore
 Address: 4401 Enon Road
 Zoning From: AG
 Zoning To: MH
 Acres: 76.66520271
 Mapsco: 106HM
 Sector/District: Far South
 Commission Date: 7/13/2022
 Contact: 817-392-8047



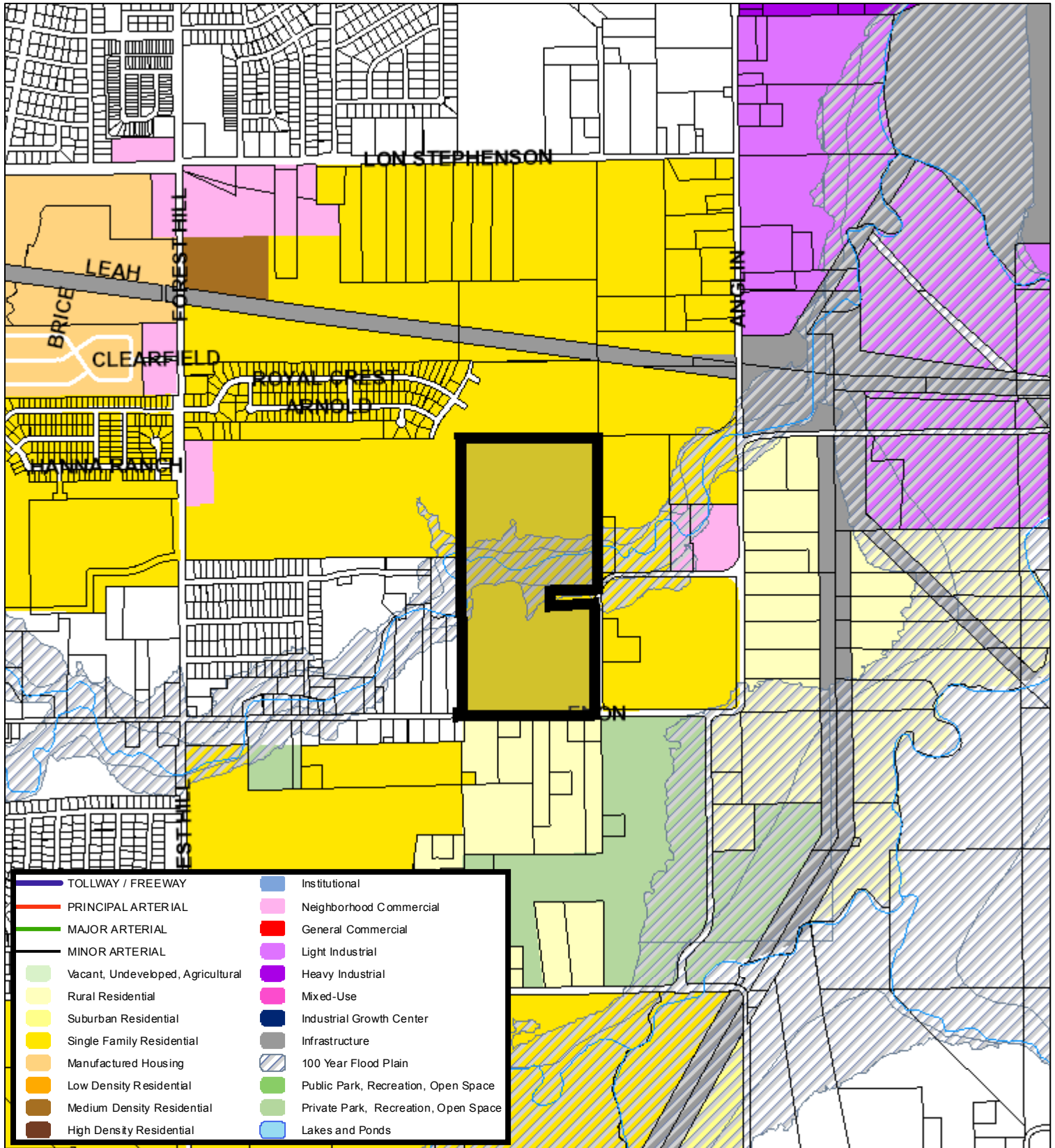
 Subject Area
 300 Foot Notification



Area Map



Future Land Use

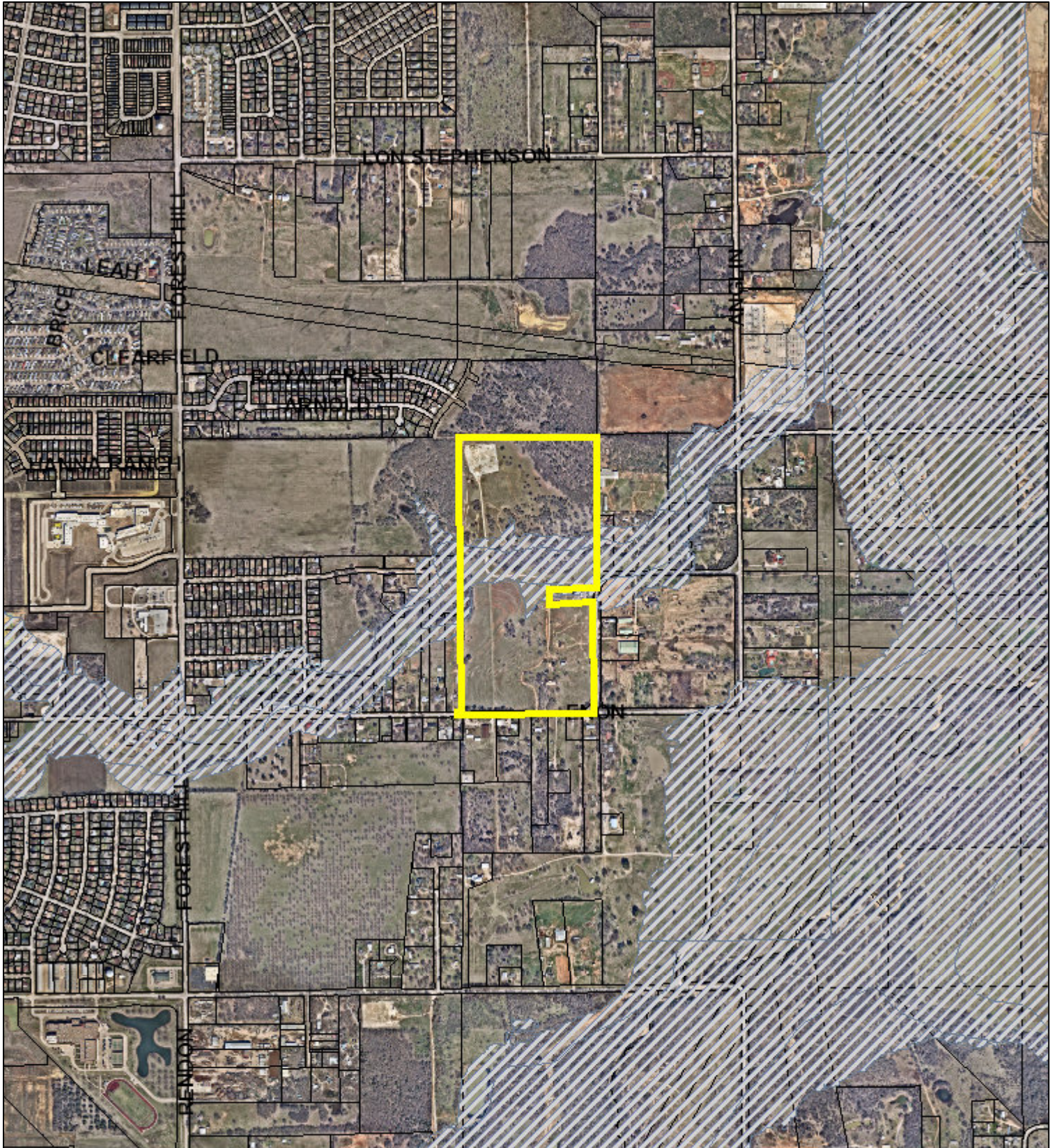


1,200 600 0 1,200 Feet

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



0 750 1,500 3,000 Feet

