



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 15, 2020

**Council District** 8

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none submitted  
**Support:** petition submitted

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

**Owner / Applicant:** William Hornick

**Site Location:** 8101 Forest Hill Drive Acreage: 89.24

**Proposed Use:** **Manufactured Home Park/Commercial**

**Request:** From: PD 33 Planned Development/Specific Use for "AR" One-Family Restricted Residential with 40' lots and 5' side yards; site plan approved

To: "MH" Manufactured Housing and "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation).**

**Staff Recommendation:** **Approval based on alternative housing need**

**Background:**

The applicant is proposing a zoning change from PD 33 Planned Development for "AR" One-Family Restricted to "MH" to establish a new manufactured home park and "E" Neighborhood Commercial at the northwest corner of the property for a medical or wellness clinic. The site is located east of Forest Hill Drive a neighborhood collector.

At a Pre-Development Conference meeting the applicant had mentioned approximately 530 homes single and double wide homes. They are proposing a club house with amenities for this development.

The case was continued from the July Zoning Commission meeting to allow more time for the applicant to reach out to the neighborhood. The applicant has submitted a petition for support.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One-Family, "CR" Low Density Multifamily / single family
- East "AG" Agricultural / vacant
- South ETJ / single family
- West "A-5" One-Family / single family and Charter School

Zoning History: ZC-04-295 from PD 33, A-5 and R1 to PD/SU for AR One-Family Restricted with

40 ft. lots and 5 ft. side yards; site plan approved; effective 1/16/87; subject property

**Public Notification:**

300 foot Legal Notifications were mailed on June 19, 2020.

The following organizations were notified: (emailed June 16, 2020)

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

Not located within a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

Uses surrounding the proposed site are single-family to the north, undeveloped AG to the east, ETJ single family to the south and a charter school to the west.

The proposed "E" zoning is compatible, the "MH" zoning is **compatible** at this location.

**2. Comprehensive Plan Consistency - Far South**

The 2020 Comprehensive Plan designates the subject property as Single-Family to reflect the current zoning district. The proposed "E" zoning is not compatible with the following Comprehensive Plan policies:

- Promote appropriate infill development of vacant lots within developed area, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

The proposed zoning is not consistent (**Significant Deviation**) with the Comprehensive Plan. However there is a need for more commercial development in this area of the Far South Sector.

The proposed "MH" zoning is not consistent with the following Comprehensive Plan policies.

- Separate manufactured housing into single parks or subdivisions, buffered and separated from traditional single-family residential development.

The proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan. However the zoning district could provide an alternative to different housing needs.

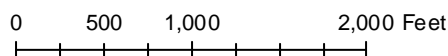
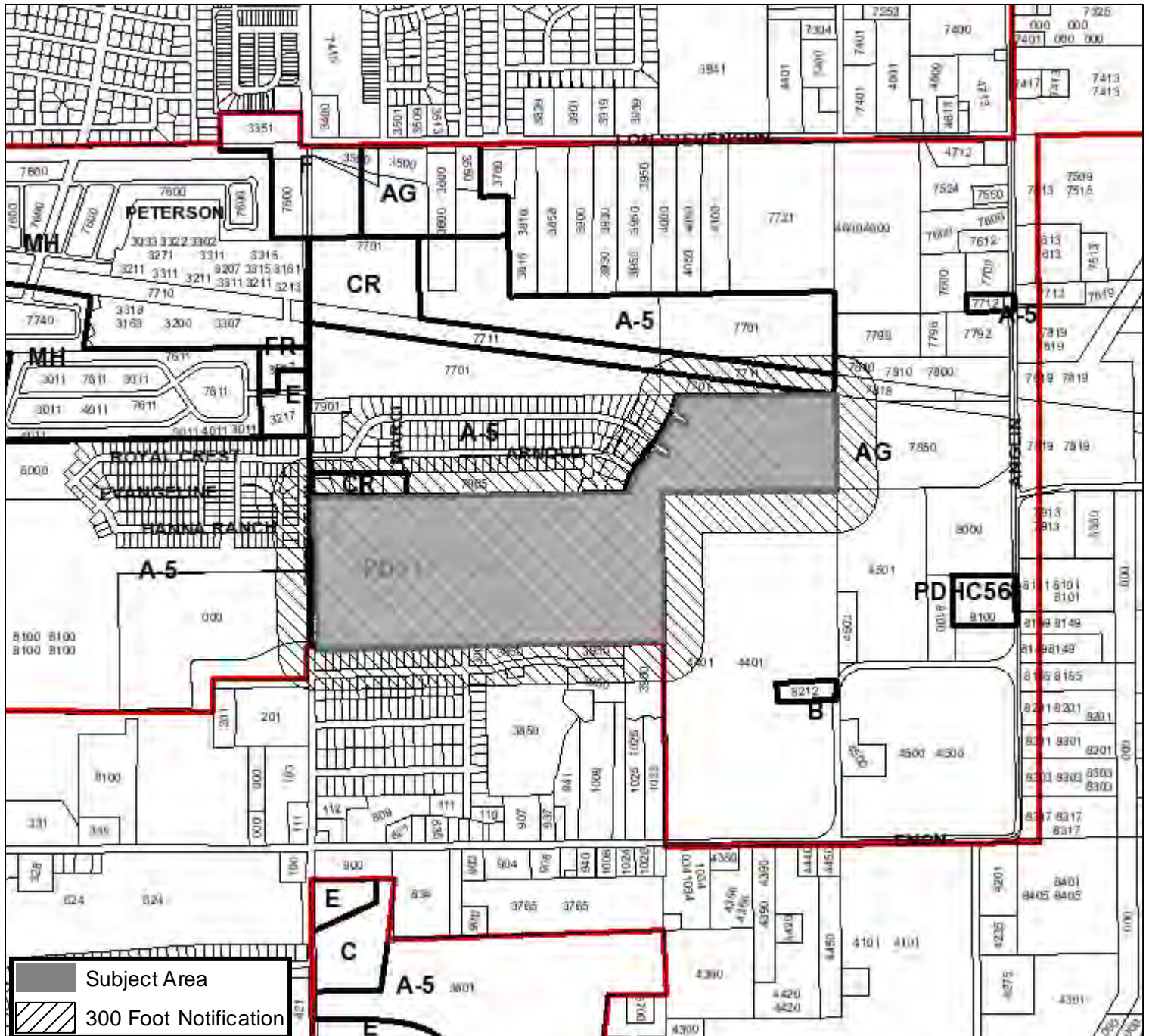
Typically, a significant deviation would help support a denial recommendation from staff. In this situation, manufactured housing provides an alternative housing method that is affordable and provides commercial along a thoroughfare that is desirable.

**Attachments:**

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

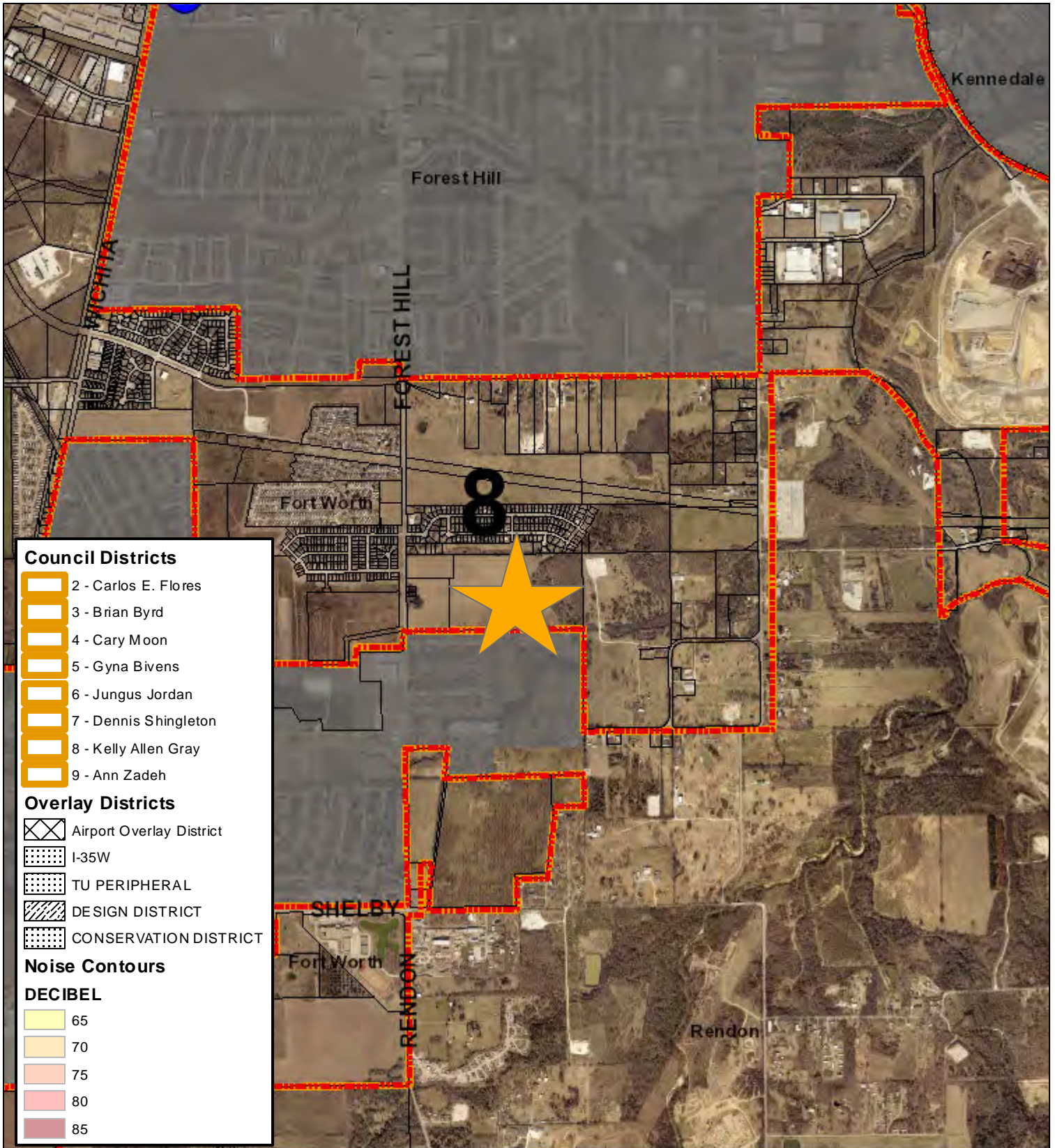
### Area Zoning Map

Applicant: William Hornick  
 Address: 7900 - 8100 blocks of Forest Hill Drive  
 Zoning From: PD 33  
 Zoning To: MH, E  
 Acres: 91.09328726  
 Mapsco: 106GH  
 Sector/District: Far South  
 Commission Date: 7/8/2020  
 Contact: 817-392-2495










## Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

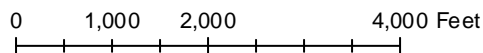
**Overlay Districts**

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

**Noise Contours**

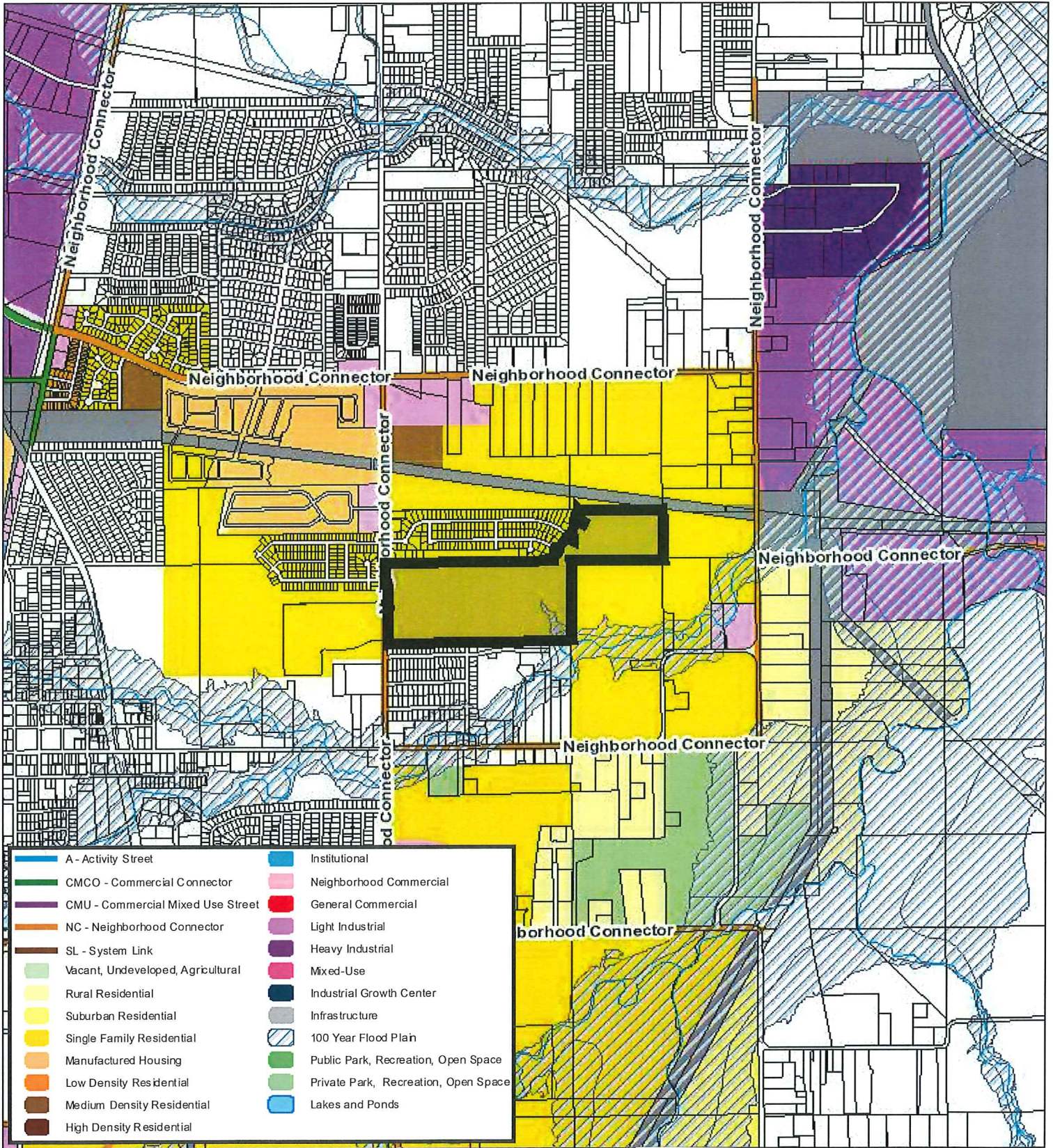
**DECIBEL**

-  65
-  70
-  75
-  80
-  85

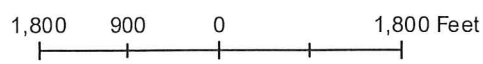




## Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		

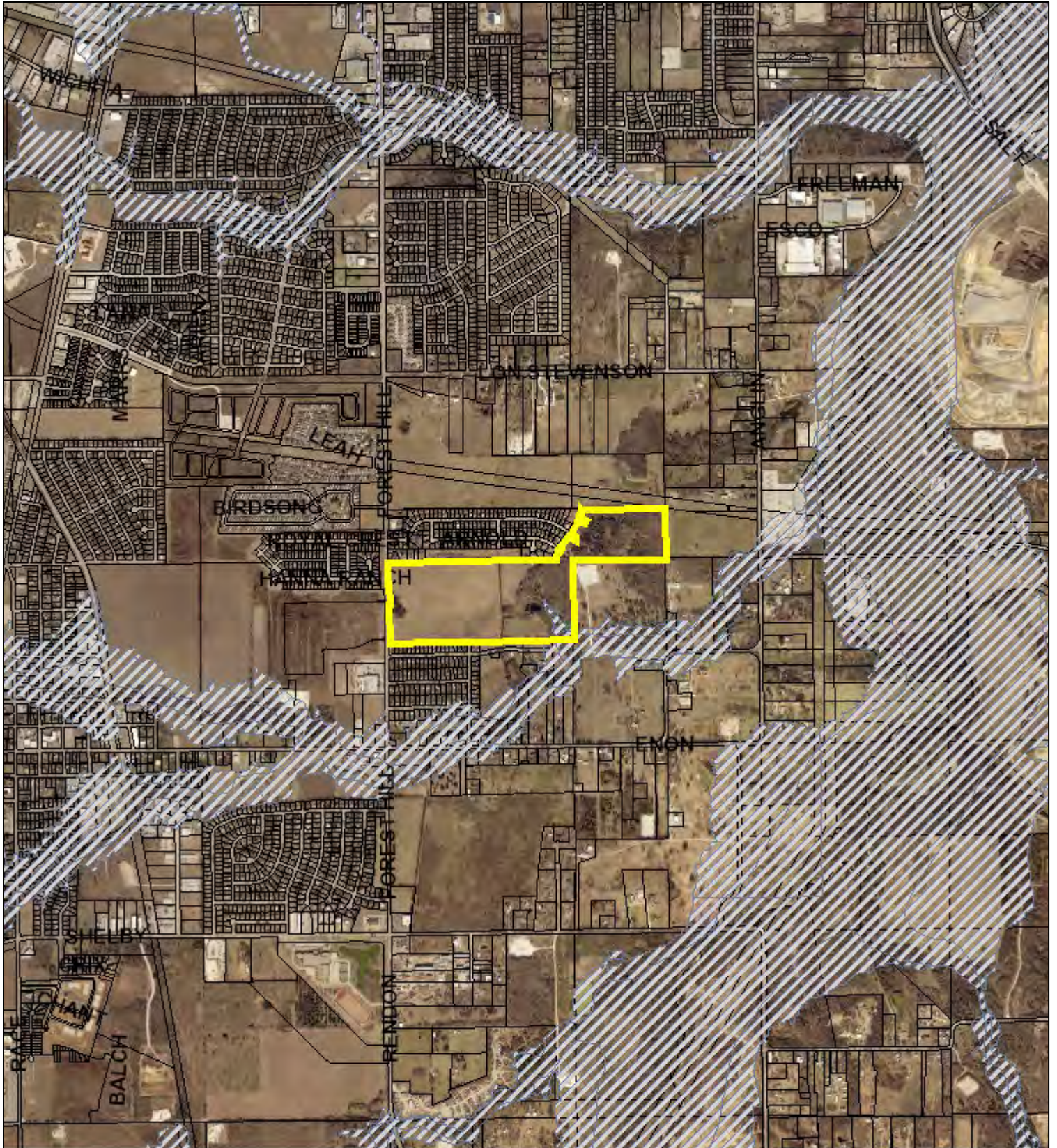


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005) Land use designations were approved by City Council on March 3, 2020





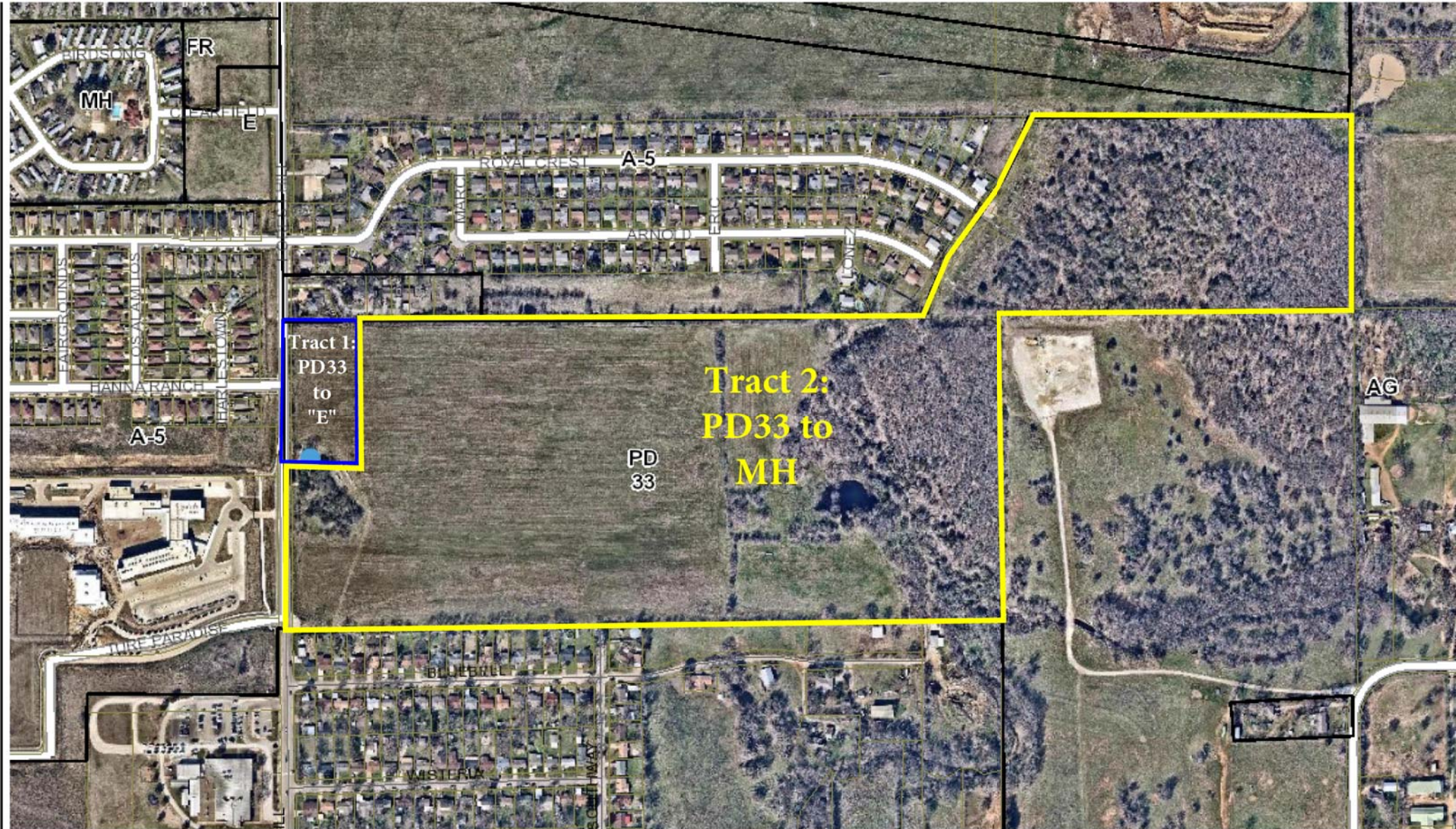
## Aerial Photo Map



0 1,150 2,300 4,600 Feet







Tract 1:  
PD33  
to  
"E"

Tract 2:  
PD33 to  
MH

PD  
33

AG

BIRDSONG

MH

FR

E

ROYAL CREST

A-5

MARCO

ARNOLD

ERIC

TONY

FAIRGROUNDS

LOS ALAMITOS

HEATHLESTOWN

HANNIA RANCH

A-5

HIRE PARADISE

BLUEBELL

WISTERIA

SCOTT WAY