



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 2, 2020

**Council District** 8

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0

**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes X No \_\_\_  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** SFW 10 LLC

**Site Location:** 7780 Forest Hill Drive Acreage: 9.79

**Proposed Use:** **Manufactured Home Park**

**Request:** From: "A-5" One-Family  
To: "MH" Manufactured Housing

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Minor Boundary Adjustment).**

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

**Background:**

The applicant is proposing a zoning change from "A-5" to "MH" to expand an existing manufactured home park. An additional park is located to the southeast and one to the west of the subject property, divided by a residential subdivision and railroad tracks.

The subject property has been platted in a configuration matching the existing manufactured home park since 1971 ("C" portion) and 1986 ("AR" portion).

Altamesa Blvd., a Neighborhood Connector between the City of Forest Hill and Fort Worth, is not constructed along the subject property, as that was not a requirement when it was platted.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "MH" Manufactured Home / vacant
- East "MH" Manufactured Home / vacant
- South "A-5" One Family / vacant
- West City of Everman / single family

Zoning History: ZC-17-185 From AR and C to MH; effective 1/5/18; north and east of subject property  
ZC-06-081 from MH to AR; effective 06/30/06; subject property and surrounding

**Public Notification:**

300 foot Legal Notifications were mailed on April 22, 2020.

The following organizations were notified: (emailed April 21, 2020)

<b>Organizations Notified</b>	
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 west, undeveloped A-5 to the south, and "MH" zoning.

The proposed "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 districts. The proposed "MH" zoning is consistent with the following Comprehensive Plan policies.

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

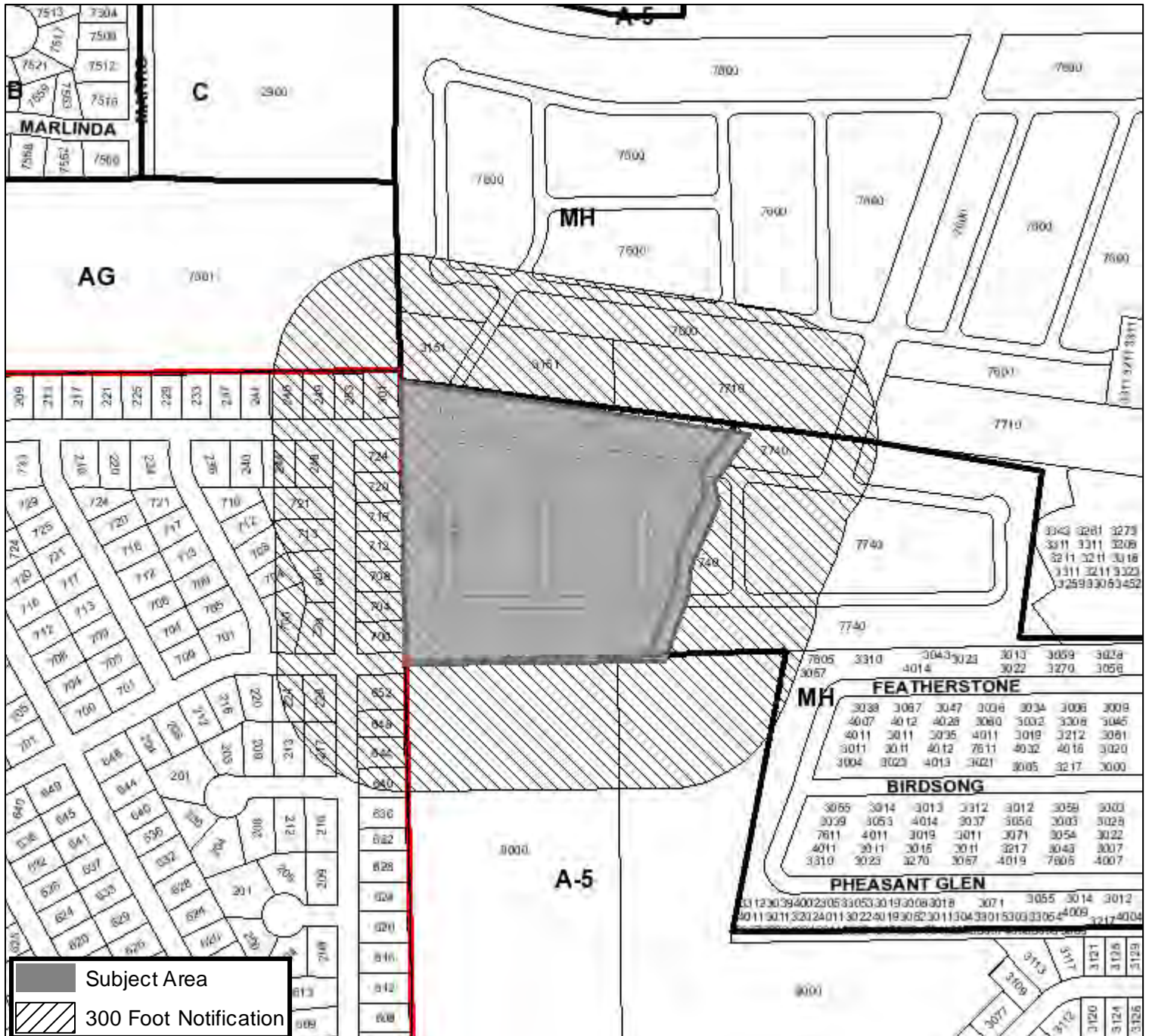
The proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.



**Attachments:**

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

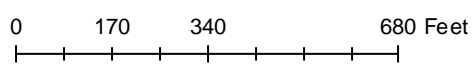
### Area Zoning Map

Applicant: SFW 10, LLC  
 Address: 7780 Forest Hill Drive  
 Zoning From: A-5  
 Zoning To: MH  
 Acres: 9.78976543  
 Mapsco: 106F  
 Sector/District: Far South  
 Commission Date: 5/13/2020  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification






<b>MH FEATHERSTONE</b>									
3038	3067	3047	3036	3034	3096	3008			
4007	4012	4028	3060	3002	3008	3045			
4011	3011	3035	4011	3019	3212	3061			
3011	3011	4012	7611	4032	4018	3020			
3004	3023	4013	3021	3085	3217	3000			
<b>BIRDSONG</b>									
3055	3014	3013	3312	3012	3058	3003			
3039	3053	4014	3037	3050	3003	3028			
7611	4011	3019	3011	3071	3054	3022			
4011	3011	3015	3011	3217	3043	3007			
3310	3023	3270	3057	4019	7805	4007			
<b>PHEASANT GLEN</b>									
3012	3039	4002	2005	3003	3019	3008	3018	3071	3055
3014	3014	3012	3012	3012	3014	3012	3012	3012	3012
3011	3011	3202	24011	3022	4019	3062	3011	304	3011
5303	3305	4009	3017	4004					








### Area Map








**Council Districts**

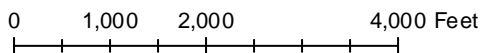
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

**Overlay Districts**

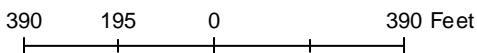
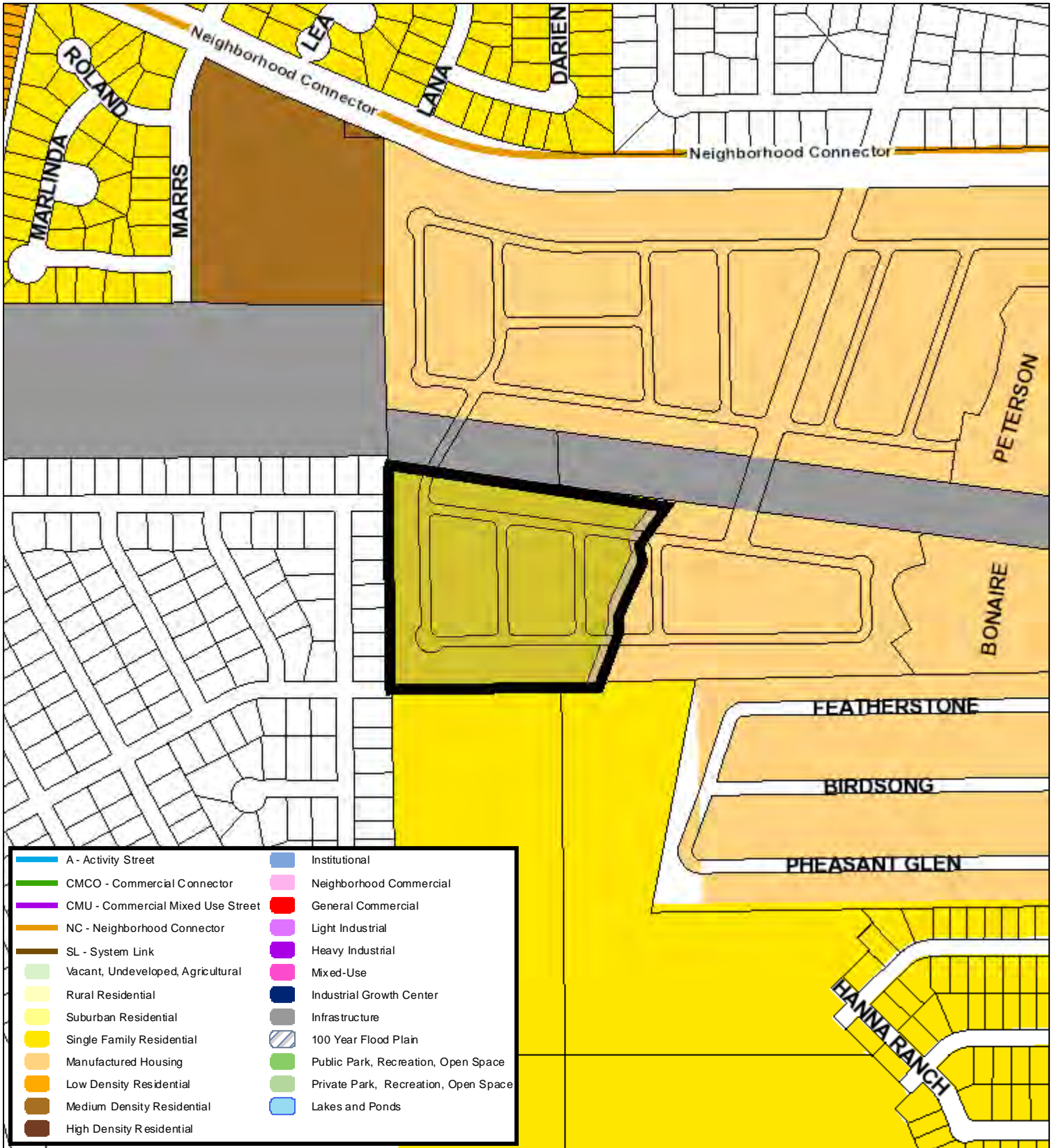
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

- DECIBEL**
-  65
  -  70
  -  75
  -  80
  -  85



### Future Land Use



A 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 5, 2019.



**Aerial Photo Map**



0 250 500 1,000 Feet

