



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-066

Council District: 8

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: TTP Partnership / Ron Ramirez

Site Location: 10181 Forest Hill Everman Road

Acreage: 134.14

Request

Proposed Use: Single Family homes, Multifamily and Commercial

Request: From: Unzoned

To: “A-5” One-family residential, “F” General Commercial and “CR” Low-density multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

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

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Project Description and Background

The rezoning area covers about 134.12 acres of land situated at the Southeast corner of Race Street and Oak Grove Shelby.

It is approximately 2 miles east of I-35 West. While the property is located outside the city limits, it falls within the city's extra-territorial jurisdiction (ETJ). The property owner has requested voluntary annexation, which the City Council will consider at the same time as the Zoning Case.

The applicant is requesting to rezone the property as follows:

Tract	Acreage	Proposed Zoning	Proposed use
1	117.4	"A-5" One-Family	357 single family homes for sale
2	6.0	"CR" Medium-density multifamily	4 story walk up multi-family development of approximately
3	11.12	"F" General Commercial	

(Please see exhibit A for tract location)

Surrounding Zoning and Land Uses

North FR; D; R-2 / Undeveloped
East ETJ/Undeveloped
South A-5; ETJ / Single-family homes
West E; B; C / Undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023.

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

Development Impact Analysis

Land Use Compatibility

The area surrounding the proposed development in the ETJ is mostly undeveloped; the applicant plans to provide a single-family, a multifamily, and a commercial tract.

The proposed 11-acre commercial tract is located at Race and Oak Grove Shelby's southeast corner, a major road. It is situated directly northeast of the Everman JC High School, within the Everman City Limits. Although the specific commercial uses that will be considered are unknown at this time, the proximity to the school may restrict some of the commercial uses allowed on the site. Additionally, the proposed commercial tract is in close proximity to an active gas well site, but the preliminary site plan shows the proposed structures outside of the gas well setbacks. The proposed commercial location would align with other commercially zoned properties to the north, across from Oak Grove Shelby, and adjoining property to the east. Overall, the proposed commercial tract is compatible with the area.

Further south of the intersection of Oak Grove Shelby and Race, the applicant proposes a 6-acre tract for low-density multifamily housing. The "CR" Low-density zoning allows for a maximum of 16 units per acre, and this area would connect with "B" two-family and "C" medium-density zoning to the east. The proposed multifamily tract is compatible with the surrounding area.

The largest portion of the site, approximately 117 acres, would be used for "A-5" single-family home development for sale. The minimum lot size required for A-5 is 5,000 square feet; per the application, they are looking to accommodate about 350 residences. According to the preliminary site plan, a portion of the site is in the floodplain, and the applicant intends to use it as an open space area. The proposed single-family home development is a good fit for the area.

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

Comprehensive Plan Consistency – Far South

The proposed 2023 Comprehensive Plan's Future Land Use designation is Single-Family Residential, and Vacant, Undeveloped, Agricultural, on vacant floodplain property. The Proposed Future Land Use map configuration for The Phoenix tract based on the development site plan submitted would change this to Single-Family Residential, Low Density Residential, Commercial, and Vacant, Undeveloped, Agricultural (within floodplain).

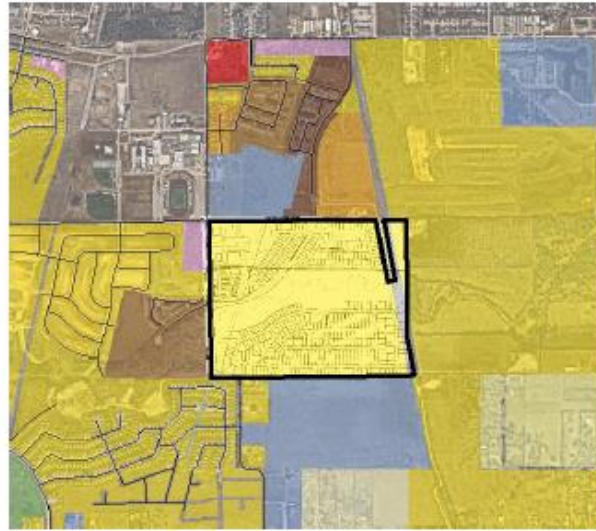
The proposed zoning is **not entirely consistent** with the land use designations for this area, however it aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.






If the zoning change is approved staff recommends that the Future Land Use map be updated to reflect the proposed changes.

Adopted Future Land Use:

-  Single Family Residential
-  Infrastructure
-  Subject Property



Proposed Future Land Use:

-  Low Density Residential
-  Neighborhood Commercial
-  Single-Family Residential
-  Vacant, Undeveloped, Agricultural (floodplain)
-  Subject Property



Area Zoning Map

Applicant: TTP Partnership/Jerry Jackson
 Address: 10181 Forest Hill Everman Road
 Zoning From: null
 Zoning To: A-5, F, CR
 Acres: 134.14071088
 Mapsco: Text
 Sector/District: Far South
 Commission Date: 7/12/2023
 Contact: null

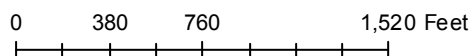
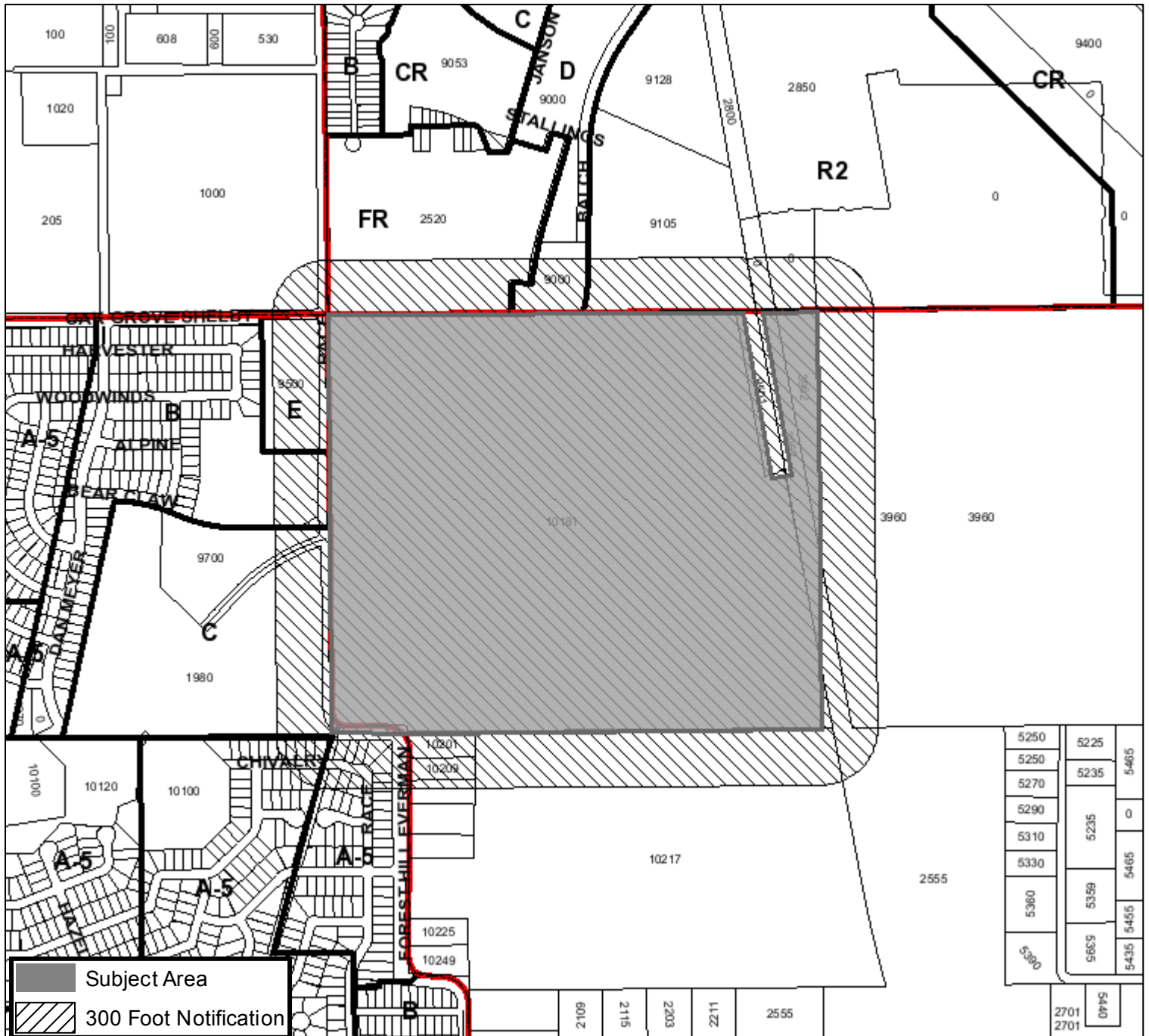


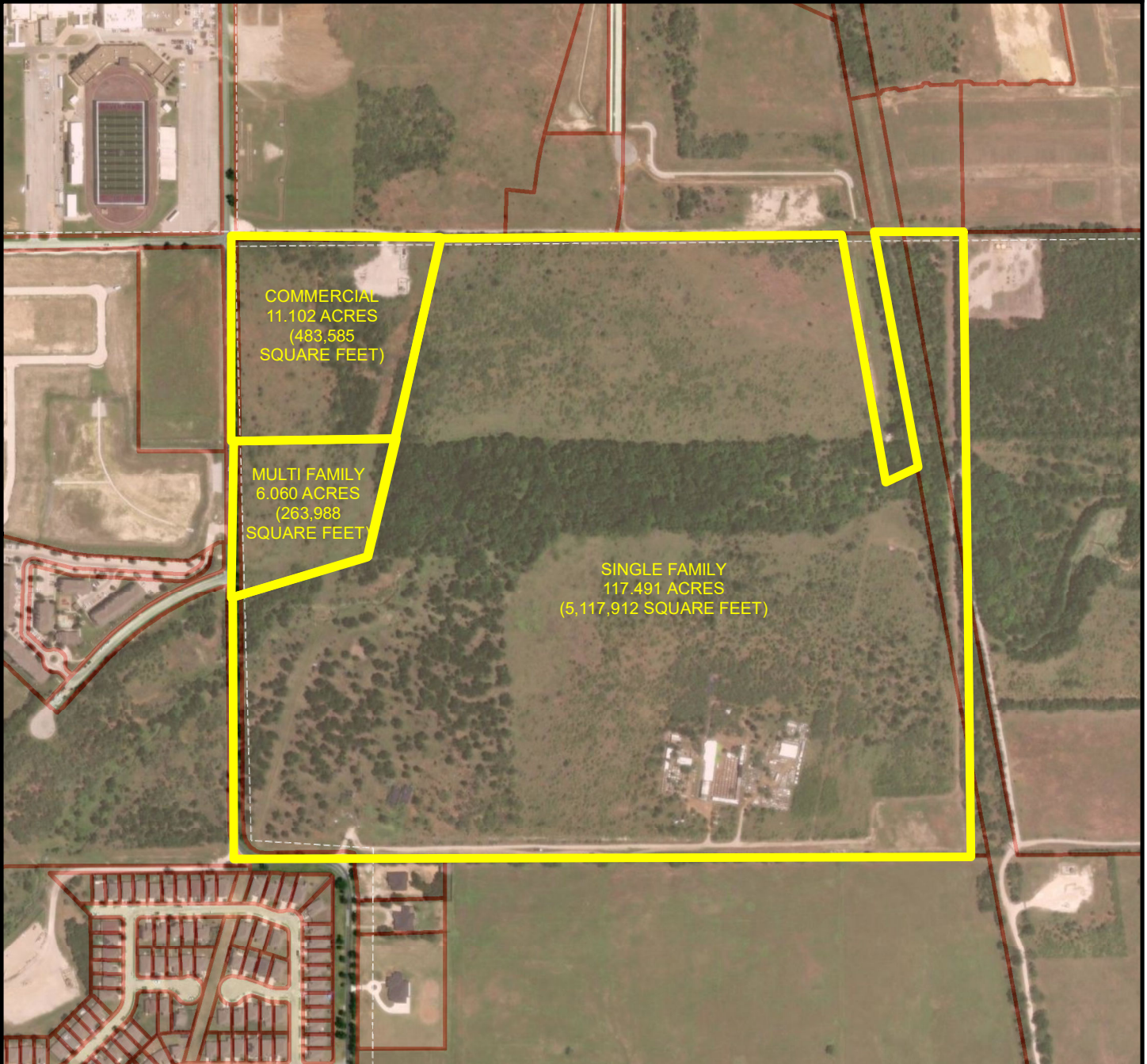
EXHIBIT A

THE PHOENIX - CITY OF FORT WORTH ETJ ZONING EXHIBIT





a **Westwood** company
4060 Bryant Irvin Road
Fort Worth, TX 76109

March 15, 2023



KEY TO FEATURES

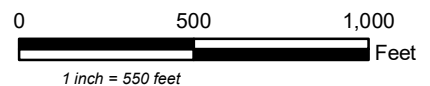
-  LIMITS OF SURVEY
-  TAD Parcels

NOTES

BACKGROUND IMAGE FROM
ESRI AERIALS

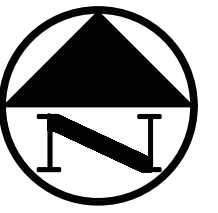
DATUM

NAD 1983 TEXAS STATE PLANE
NORTH CENTRAL ZONE FIPS 4202

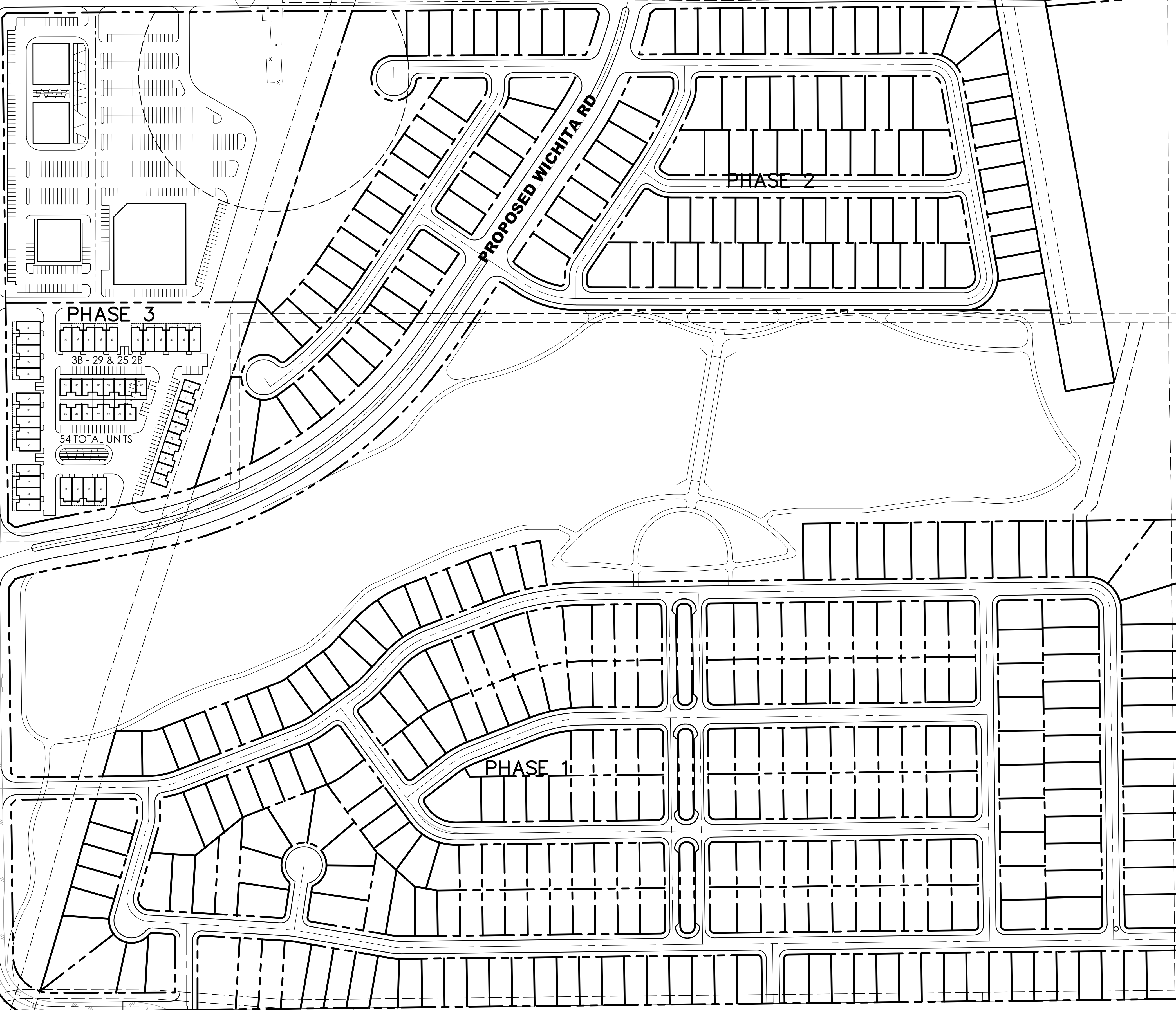


EXIST. OAK GROVE SHELBY

PROPOSED RISINGER RD



0 60 120 240 360
HORIZONTAL SCALE IN FEET



PHASE 3

3B - 29 & 25 2B

54 TOTAL UNITS

PHASE 2

PHASE 1

SITE SUMMARY		
PHASE	TYPE	QUANTITY
PHASE 1	SINGLE FAMILY	268 LOTS
PHASE 2	SINGLE FAMILY	126 LOTS
PHASE 3	TOWNHOMES	54 UNITS
	COMMERCIAL	51,700 SF

EXIST. SERENE CREEK LN

RACE ST

RACE ST

PROPOSED WICHITA RD

THIS TRACT OUTSIDE PROPERTY BOUNDARY

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

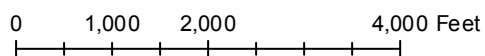
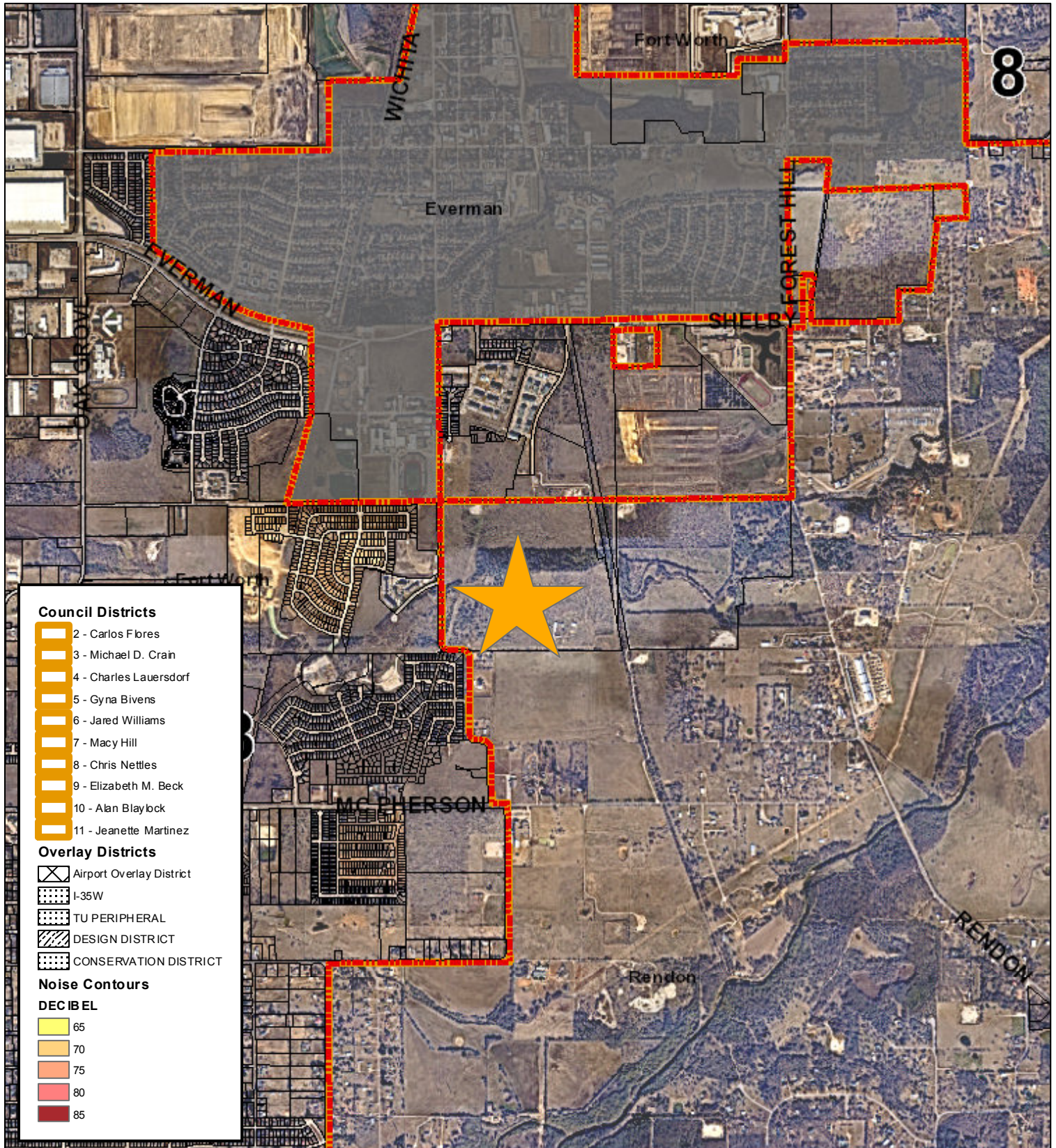
THE PHOENIX SITE PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MFV	MKB	MAR 2023	1"=120'			EXHB

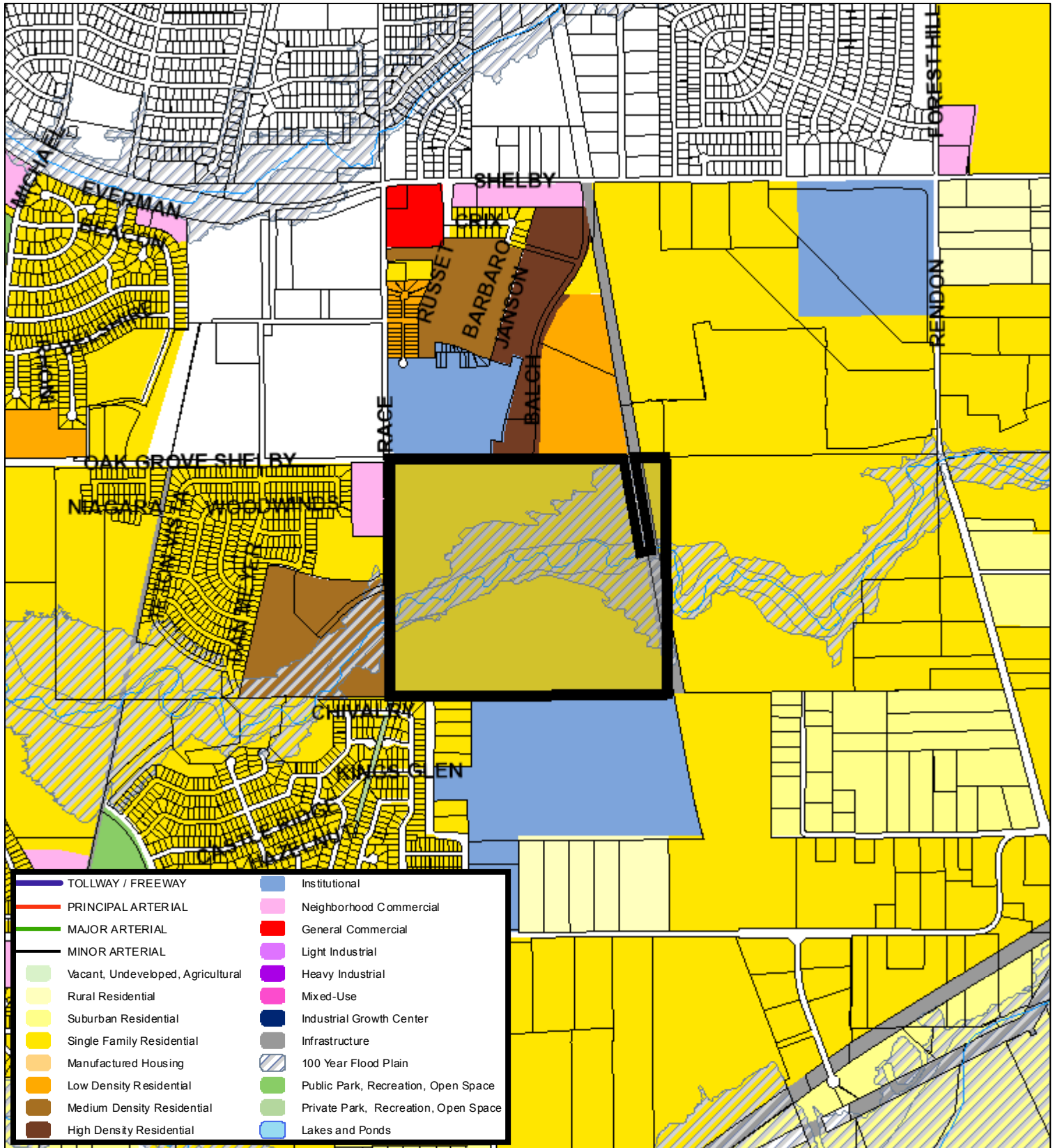
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THE PHOENIX

Area Map



Future Land Use

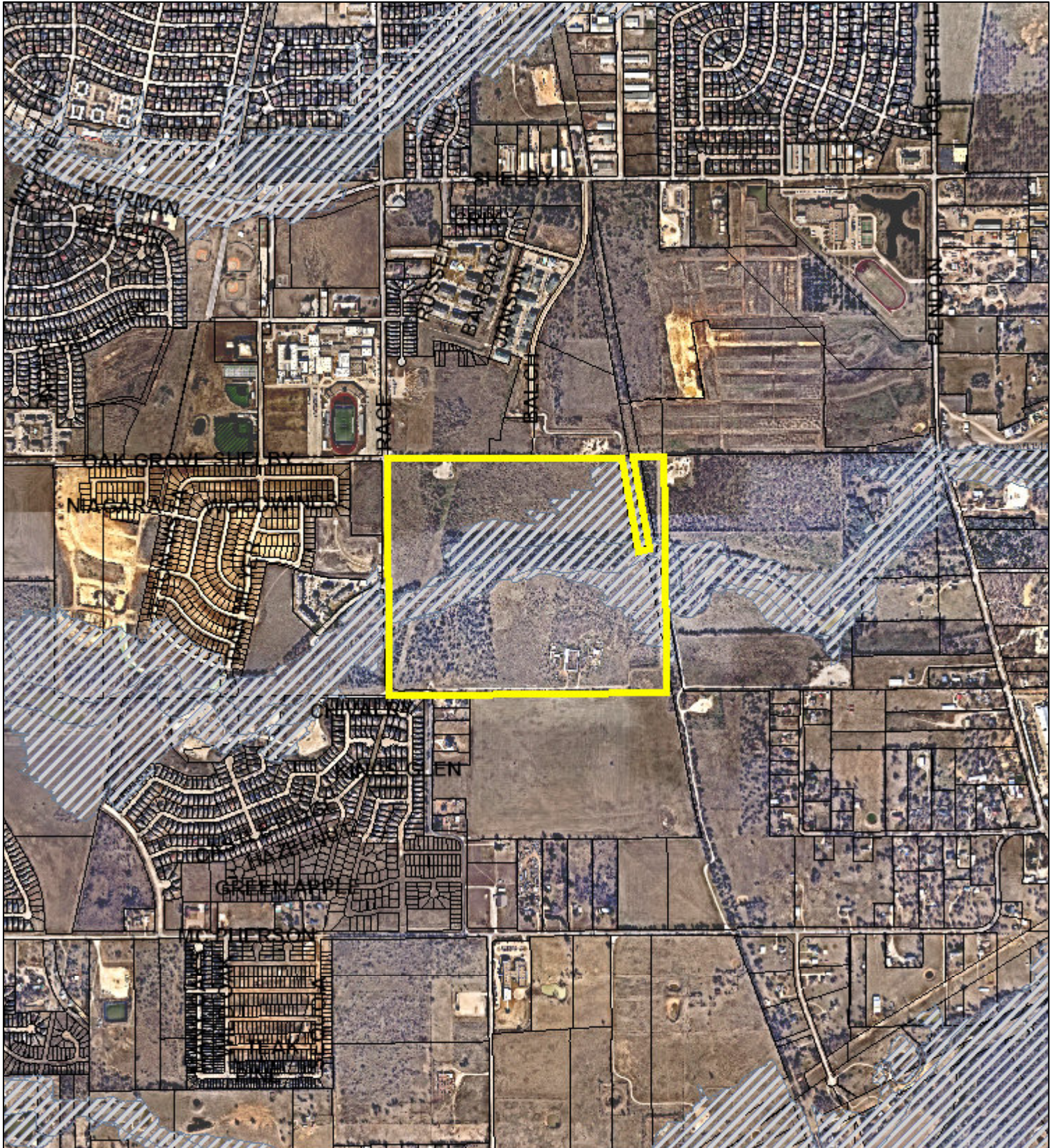


1,200 600 0 1,200 Feet

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

