



# Zoning Staff Report

**Date:** April 12, 2022

**Case Number:** ZC-22-010

**Council District:** 8

## Zoning Map Amendment

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

**Owner / Applicant:** Lee Scott / Pape-Dawson Engineers

**Site Location:** 10428 Almondtree Drive, 1801 McPherson Road

**Acreage:** 3.02 acres

### Request

**Proposed Use:** Single-Family Residential

**Request:** From: “E” Neighborhood Commercial

To: “A-5” One-Family

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is consistent.**

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

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

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## Project Description and Background

The subject property is located at the northwest corner of McPherson Road and Forest Hill Everman Road. This site, as well as all immediately adjacent land, is currently vacant. The subject property is zoned “E” Neighborhood Commercial and surrounding property to the north, east, and west is zoned either “A-5” One-Family or “B” Two-Family. The applicant is requesting to rezone the subject property to “A-5” One-Family in order to develop it as part of a larger single-family development planned for this area.

## Surrounding Zoning and Land Uses

North “A-5” One-Family and “B” Two-Family / vacant, single-family residences located further north  
East “B” Two-Family / vacant  
South (across McPherson Road) “E” Neighborhood Commercial / vacant  
West “A-5” One-Family / vacant

## Recent Zoning History

- None

## 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	Everman ISD

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

# Development Impact Analysis

## Land Use Compatibility

The applicant is requesting to rezone the subject property from “E” Neighborhood Commercial to “A-5” One-Family. All surrounding property on the north side of McPherson Road is zoned for residential use and much of the vacant land is under common ownership. The property owner intends to develop the surrounding land for single-family residential use and would like to incorporate the subject property into this development. This new development would connect with the existing single-family subdivision to the north.

Property to the south, across McPherson Road, is zoned “E” Neighborhood Commercial and “ER” Neighborhood Commercial Restricted. This land is currently vacant as well.

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. “A-5” One-Family is listed as an appropriate zoning district within this designation.

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

In addition, the proposed zoning aligns with the following policies of the Comprehensive Plan:

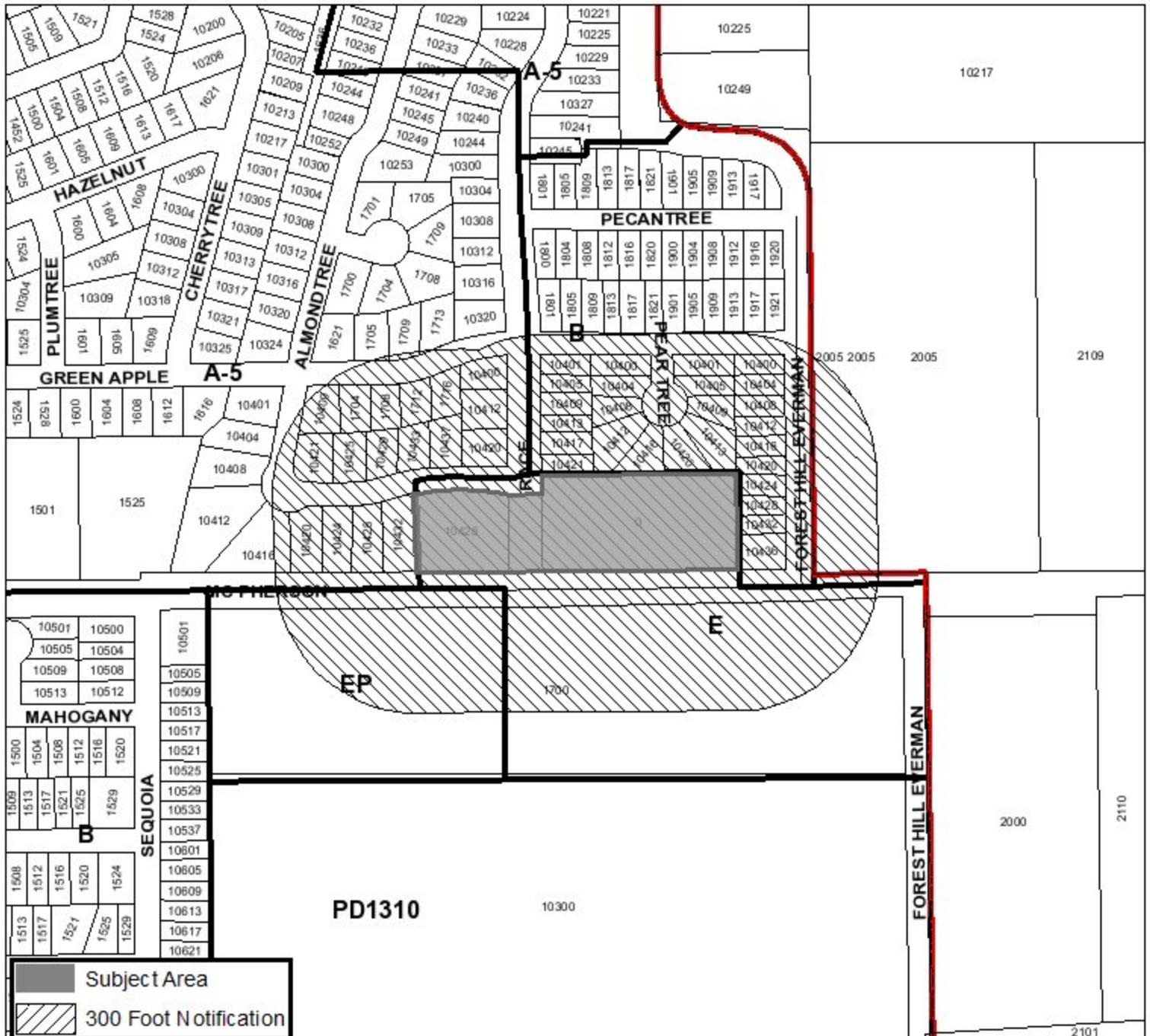
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. 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.

The proposed zoning is **consistent** with the Comprehensive Plan.

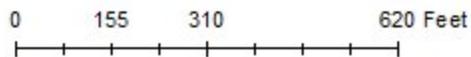


# Area Zoning Map

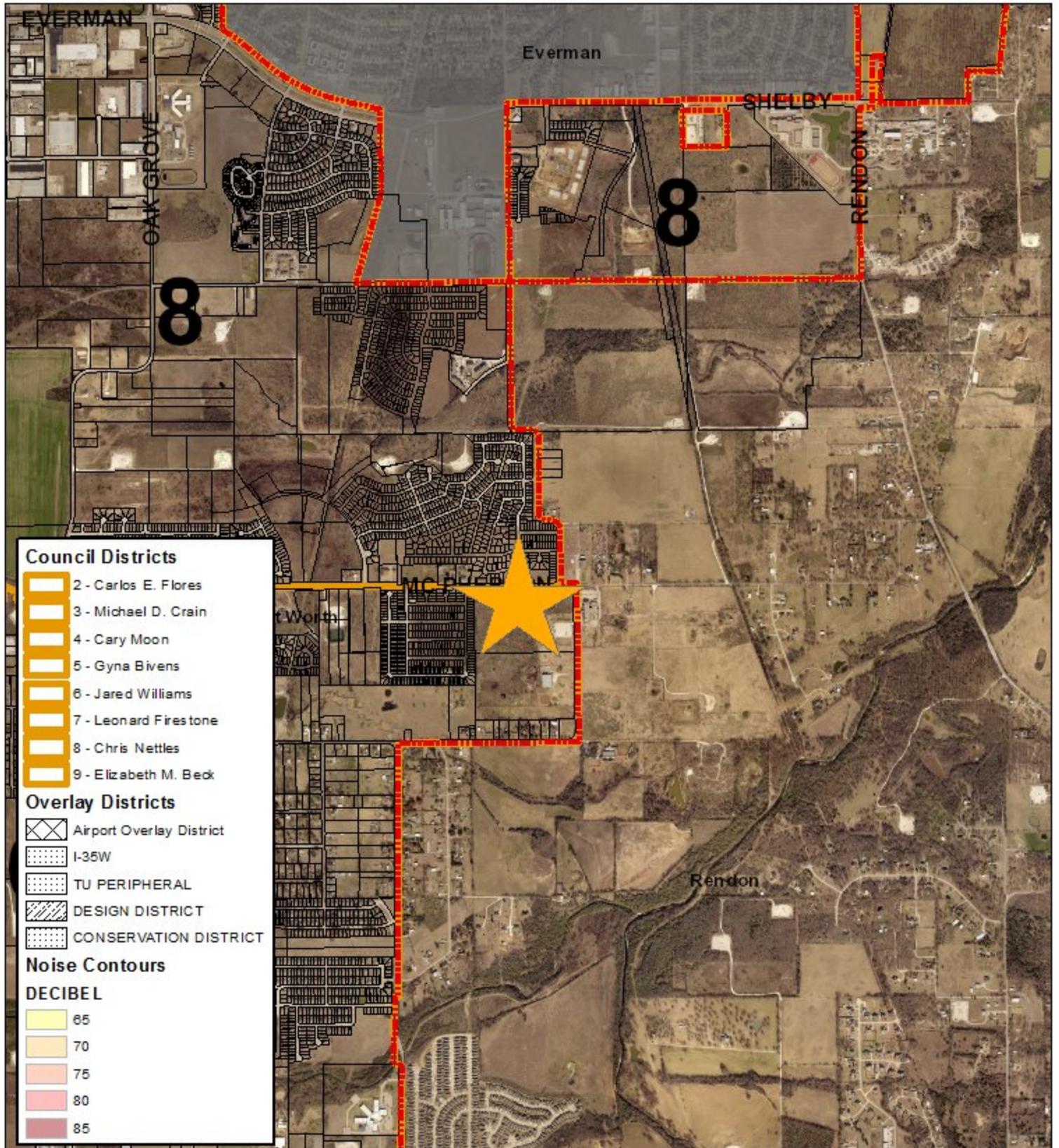
Applicant: Lee Scott  
 Address: 10428 Almondree Drive, 1801 McPherson Road  
 Zoning From: E  
 Zoning To: A-5  
 Acres: 3.01818821  
 Mapsco: 106W  
 Sector/District: Far South  
 Commission Date: 3/9/2022  
 Contact: 817-392-2495



Subject Area  
 300 Foot Notification



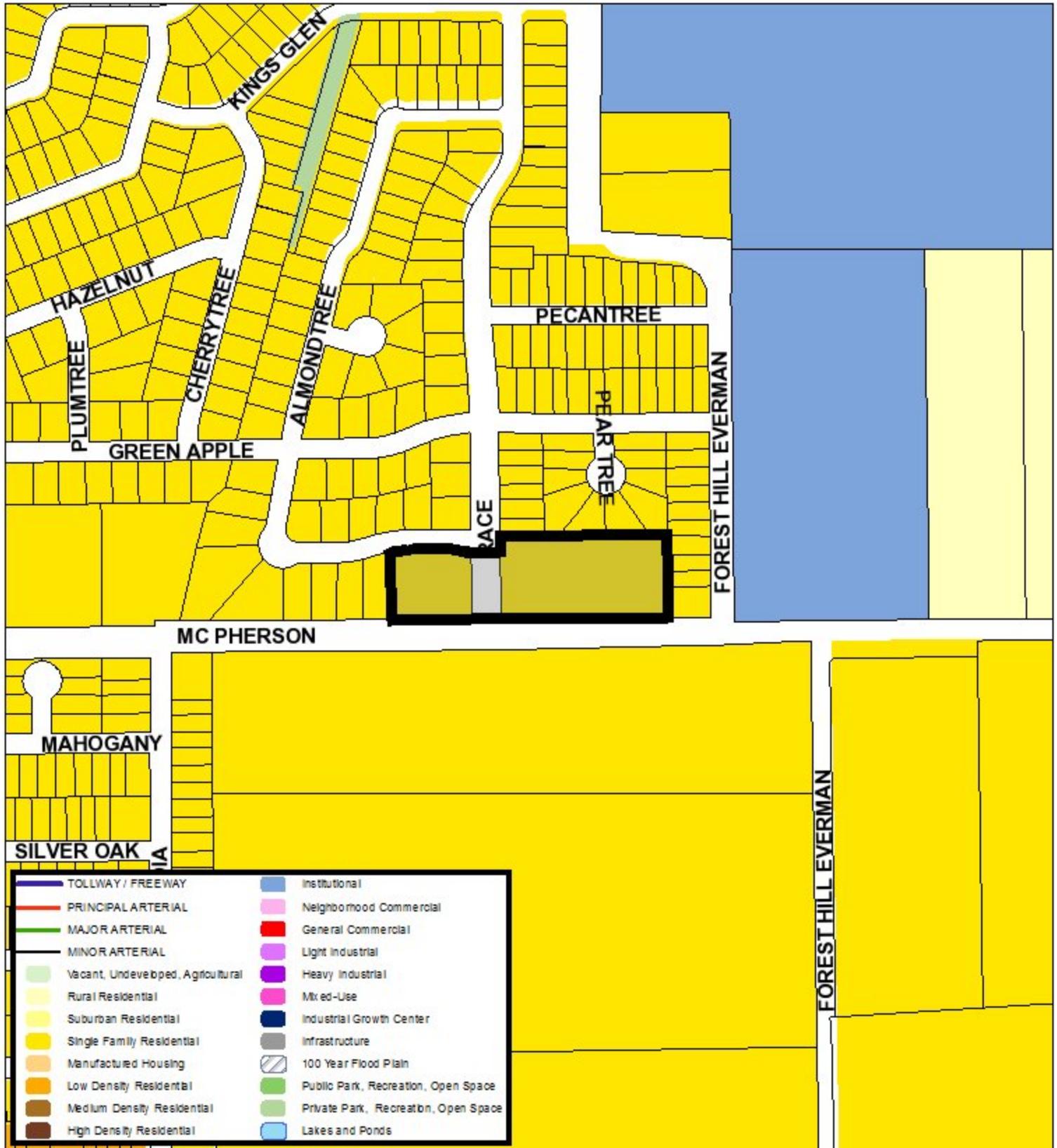
## Area Map





ZC-22-010

### Future Land Use

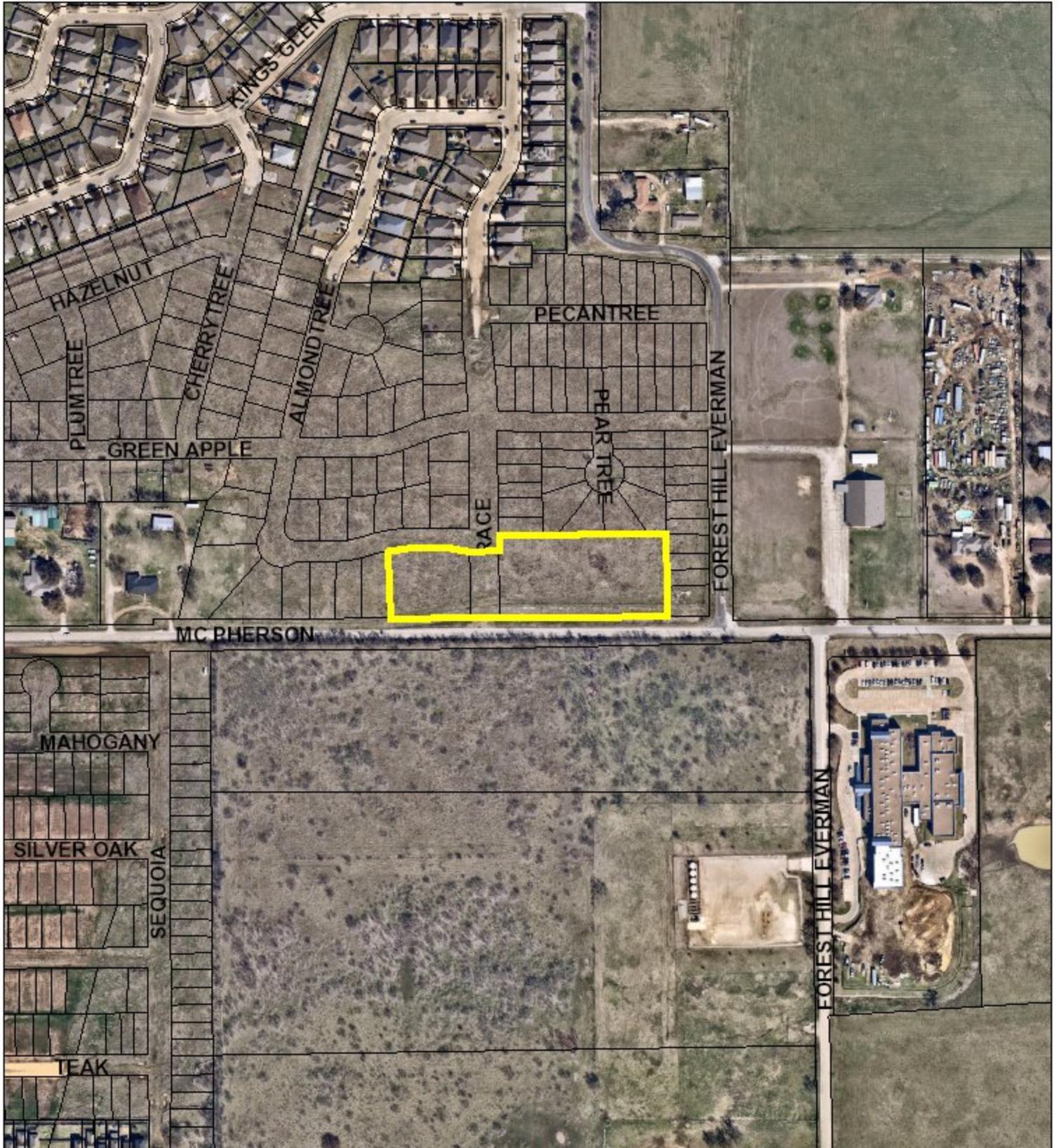


330 165 0 330 Feet

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



0 210 420 840 Feet

