



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 24, 2021

**Council District:** 8

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

**Opposition:** 1 speaker  
**Support:** None

Continued: No  
Case Manager: Brett Mangum  
Council Initiated: No

**Owner / Applicant:** **MCM Jones Family Inv LTD / Landon King, LJA Engineering  
Laura Salgado, Lennar Homes**

**Site Location:** 3601 Shelby Road **Acreage:** 84.739 acres

**Proposed Use:** **Single-family**

**Request:** From: "A-5" One-Family, "C" Multifamily Medium Density, "E" Neighborhood Commercial  
To: "A-5" One-Family

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

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

**Staff Recommendation:** **Denial**

**Background:**

The site is approximately 85 acres just east of the Everman city limits, roughly three (3) miles east of Interstate 35-W and slightly over two (2) miles south of Loop 820. The applicant, Lennar Homes, would like to rezone the entire tract to "A-5" One-Family, for construction of new single-family dwelling units, tentatively called "Everman Pecan Grove". No lot counts, layouts, or site plans accompanied this rezoning application.

**Surrounding Zoning and Land Uses:**

- North "C" Multifamily Medium Density, "E" Neighborhood Commercial / mix of commercial & rural residential
- North City of Everman / cemetery
- East n/a (ETJ) / rural residential
- South n/a (ETJ) / mix of commercial & rural residential
- West City of Everman / residential

**Recent Relevant Zoning History:** None

**Public Notification:**

300-foot Legal Notifications were mailed on June 25, 2021  
The following organizations were notified: (emailed June 24, 2021)

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

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone the site to “A-5” One-Family. Property to the north and south is a mixture of commercial and rural residential, but is unlikely to substantially change the character based on the existing development and division of land. The east features an established rural residential area that is also likely to remain intact. The land to the west is part of the City of Everman. There is good connectivity to the west and south of this site, and the potential for connections to be made to the north and east.

The proposed “A-5” One-Family zoning **is compatible** with surrounding land uses.

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

The 2021 Comprehensive Plan designates the subject property as a mix of uses. Two-thirds of the site is planned for future single-family residential. The remaining one-third of the site (~28 acres) around the intersection of Forest Hill Drive and Shelby Road is earmarked for future neighborhood commercial. This planned commercial node is in a sensible place as Shelby Road eventually turns into Everman Parkway, which has direct access onto I-35W. Forest Hill Drive turns into Rendon Road and links Fort Worth and the Rendon area. It is likely that this intersection will see increased traffic counts as development occurs, making it more appealing as a viable commercial area once more rooftops come into the vicinity.

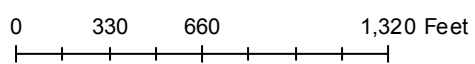
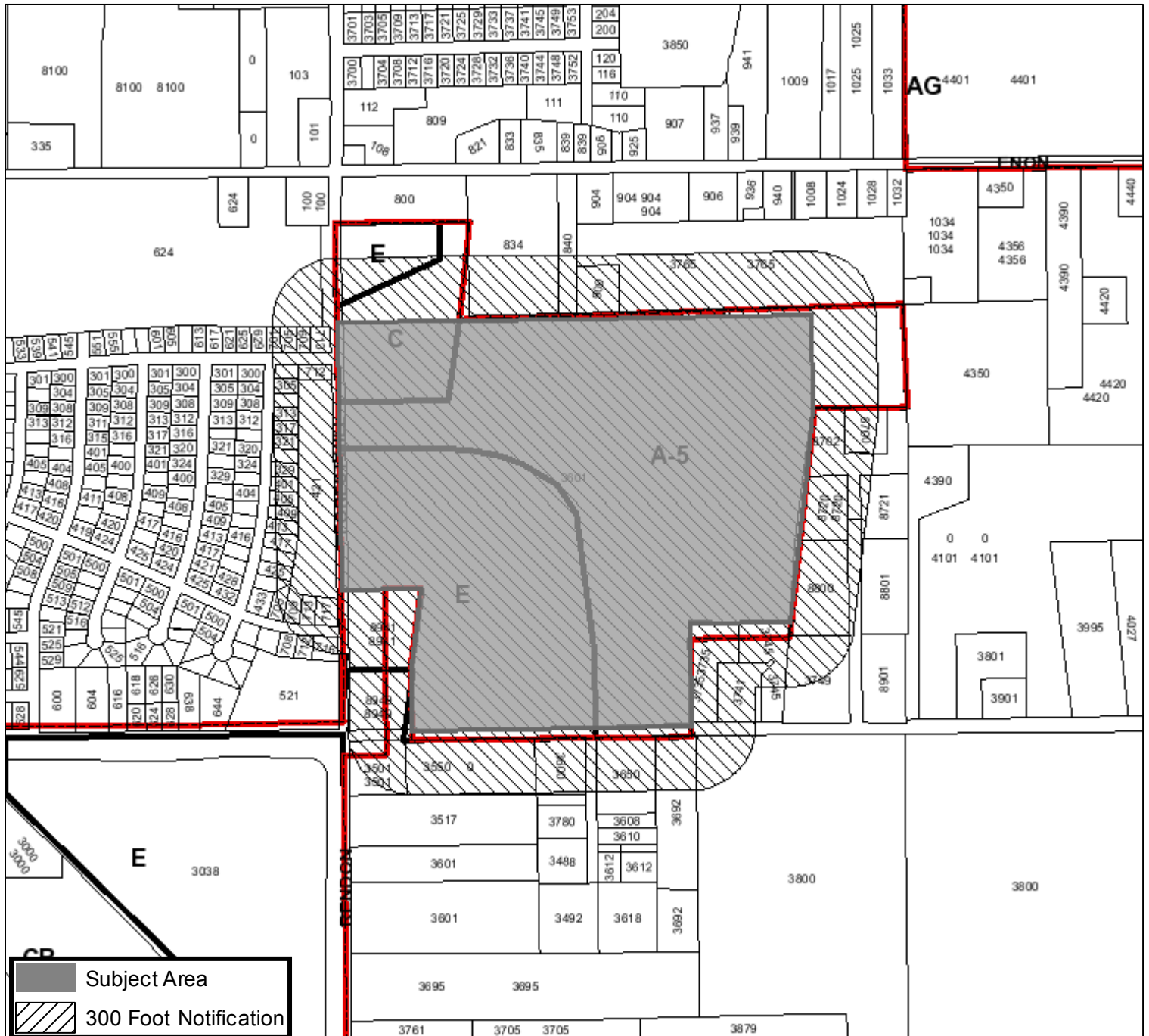
The proposed rezoning **is not consistent** with the future land use plan since there is not 100% alignment between the Comprehensive Plan and the proposed rezoning, and rezoning the site to A-5 would largely eliminate an intended future commercial node.

**Attachments:**

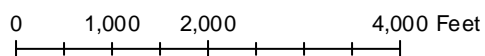
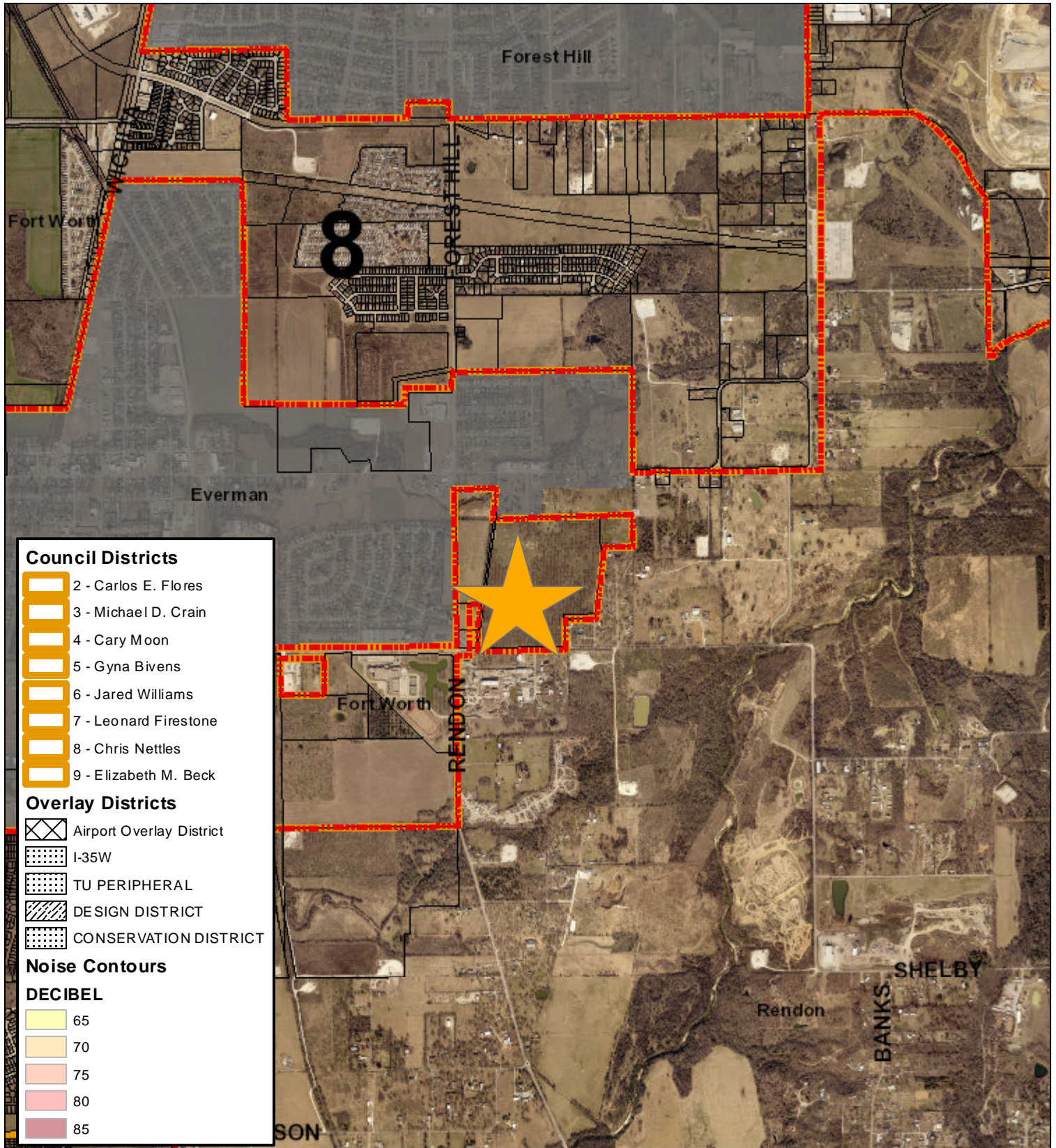
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

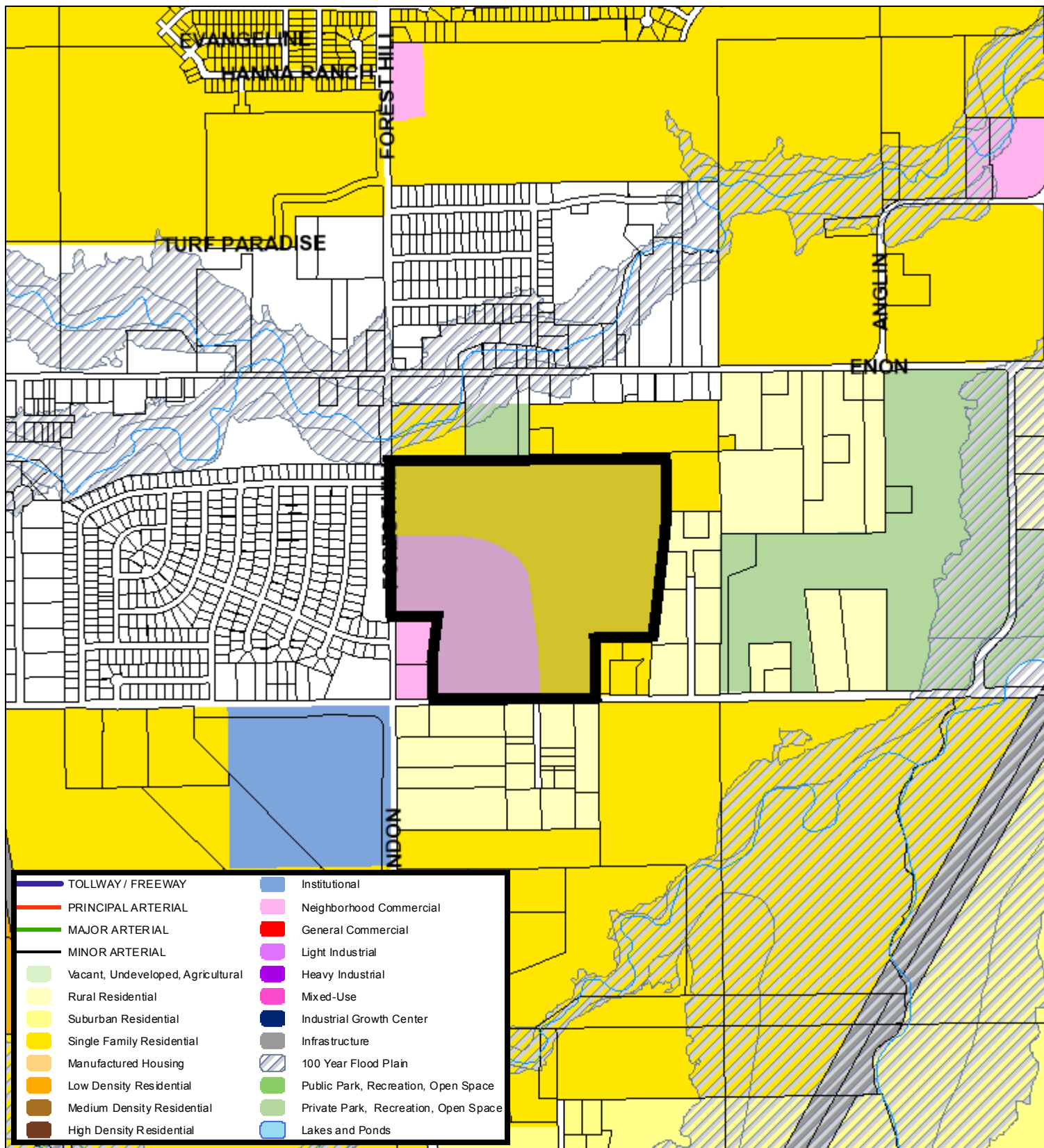
Applicant: MCM Jones Family Inv. LTD  
 Address: 3601 Shelby Road  
 Zoning From: A-5, C, E  
 Zoning To: A-5  
 Acres: 84.73911113  
 Mapsco: 106LQ  
 Sector/District: Far South  
 Commission Date: 7/14/2021  
 Contact: 817-392-2806



## Area Map



### Future Land Use

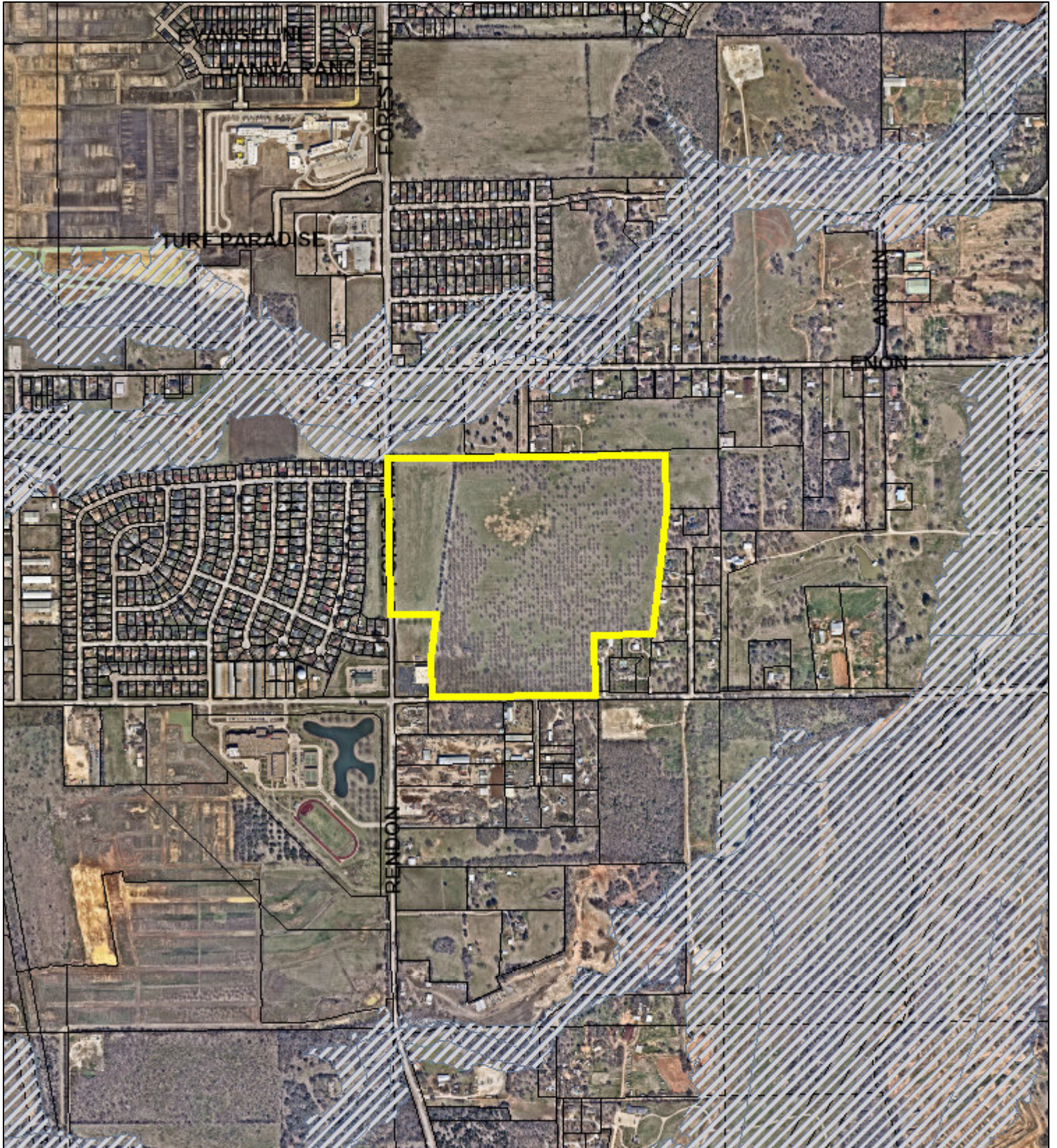


1,000 500 0 1,000 Feet

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



0 650 1,300 2,600 Feet

