



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-21-197

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Dallas Monroe & Charles Monroe / Permitted Development LLC, Audra Buckley

Site Location: 1550 Everman Parkway & 8801 Oak Grove Road **Acres:** 6.94 acres

Request

Proposed Use: Multifamily

Request: From: "E" Neighborhood Commercial

To: "D" High Density Multifamily

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 site is located near the intersection of Everman Parkway and Oak Grove Road. The site has a limited amount of frontage on Oak Grove Road, however a majority of the site faces Everman Parkway and Marlene Drive which would be the main ingress/egress point. This area is contained within City Council District 8 and is currently zoned “E” Neighborhood Commercial. The applicant is proposing a zoning change to “D” High Density Multifamily in order to develop an apartment community of 230 units with an on-site clubhouse/leasing center. The proposed development will need to meet all “D” requirements, including a cap not to exceed 32 units per acre and at least 35% Open space.

The Platting division (Stuart Campbell) made the following comments on December 22, 2021:

1. Dead-end public access easement and emergency access easement are prohibited and must include an approved turn-around. Reference Subdivision Ordinance, Section 31-106(g) Access easement design standards.
2. The proposed multifamily development is proposed over two separate platted lots. A final short plat (replat) is recommended to avoid any potential conflict with provisions of the Subdivision Ordinance standards i.e. utilities crossing over property lines, access management driveway spacing.

Surrounding Zoning and Land Uses

North “PD-162” Planned Development-Commercial / Everman ISD Administration building
East “E” Neighborhood Commercial / undeveloped
South “CF” Community Facilities / school
West “I” Light Industrial / industrial facilities

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Everman ISD

**Not located in or near any active Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change to zoning of this property from “E” Neighborhood Commercial to “D” High Density Multifamily. Surrounding land uses consist of schools, offices, parking for industrial facilities (Fastenal), and vacant undeveloped land to the east. A new apartment community at this site would not be disruptive to existing uses in the vicinity. Proximity to thoroughfares (Oak Grove Road and Everman Parkway) is also favorable for multifamily projects. The site is a little over a mile from Interstate 35 which provides regional access. Overall, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Sycamore

The 2021 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. Multifamily Residential is explicitly stated as an acceptable zoning designation for Neighborhood Commercial designated areas on the Comprehensive Plan

The proposed zoning **is consistent** with the future land use designation for this area.

Economic Development Plan

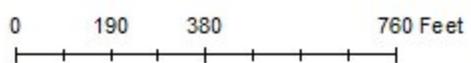
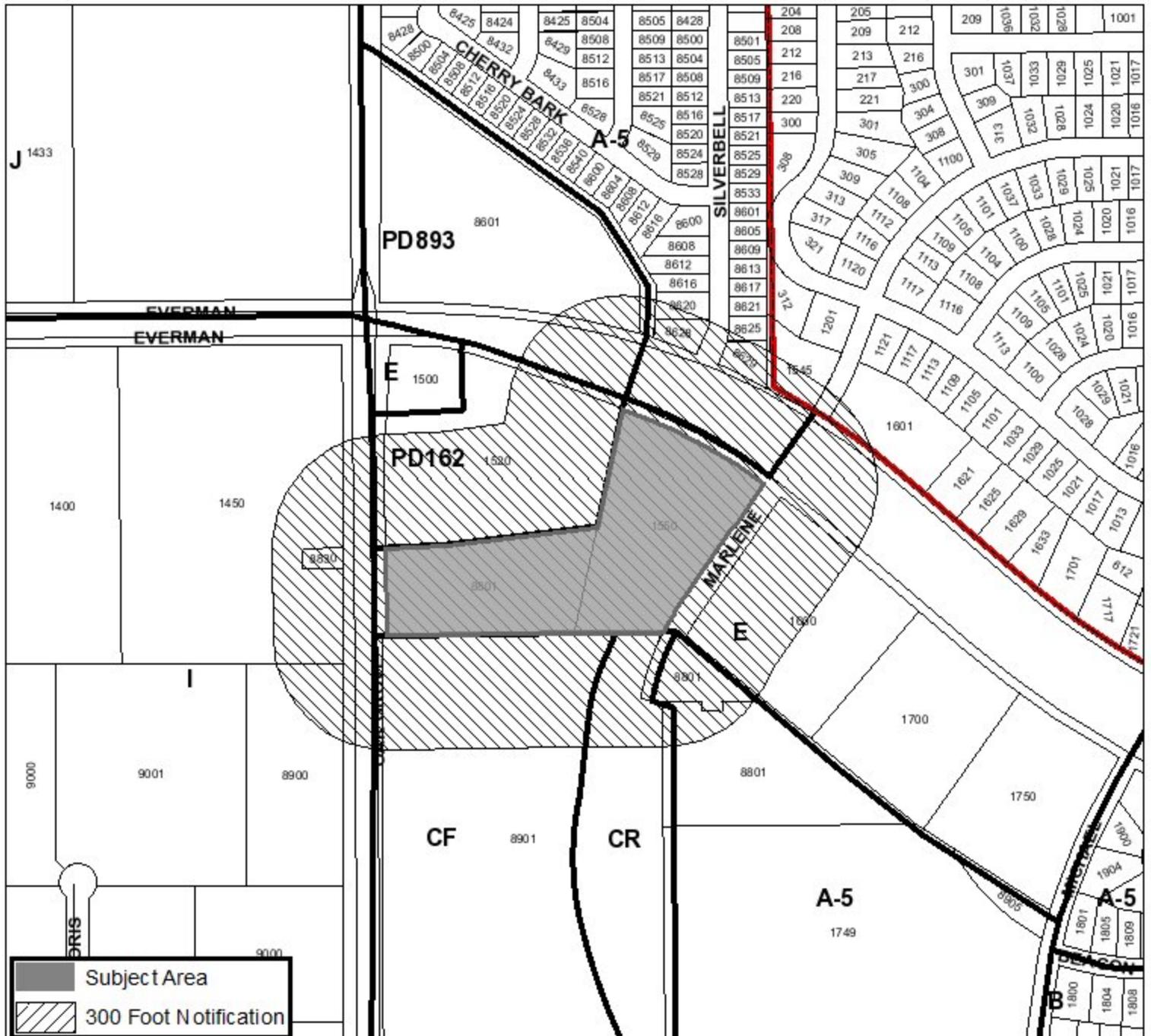
The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. The apartment community proposed would fit into this objective.

- 3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.
 - 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

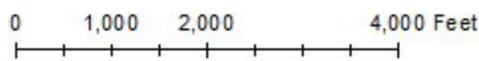
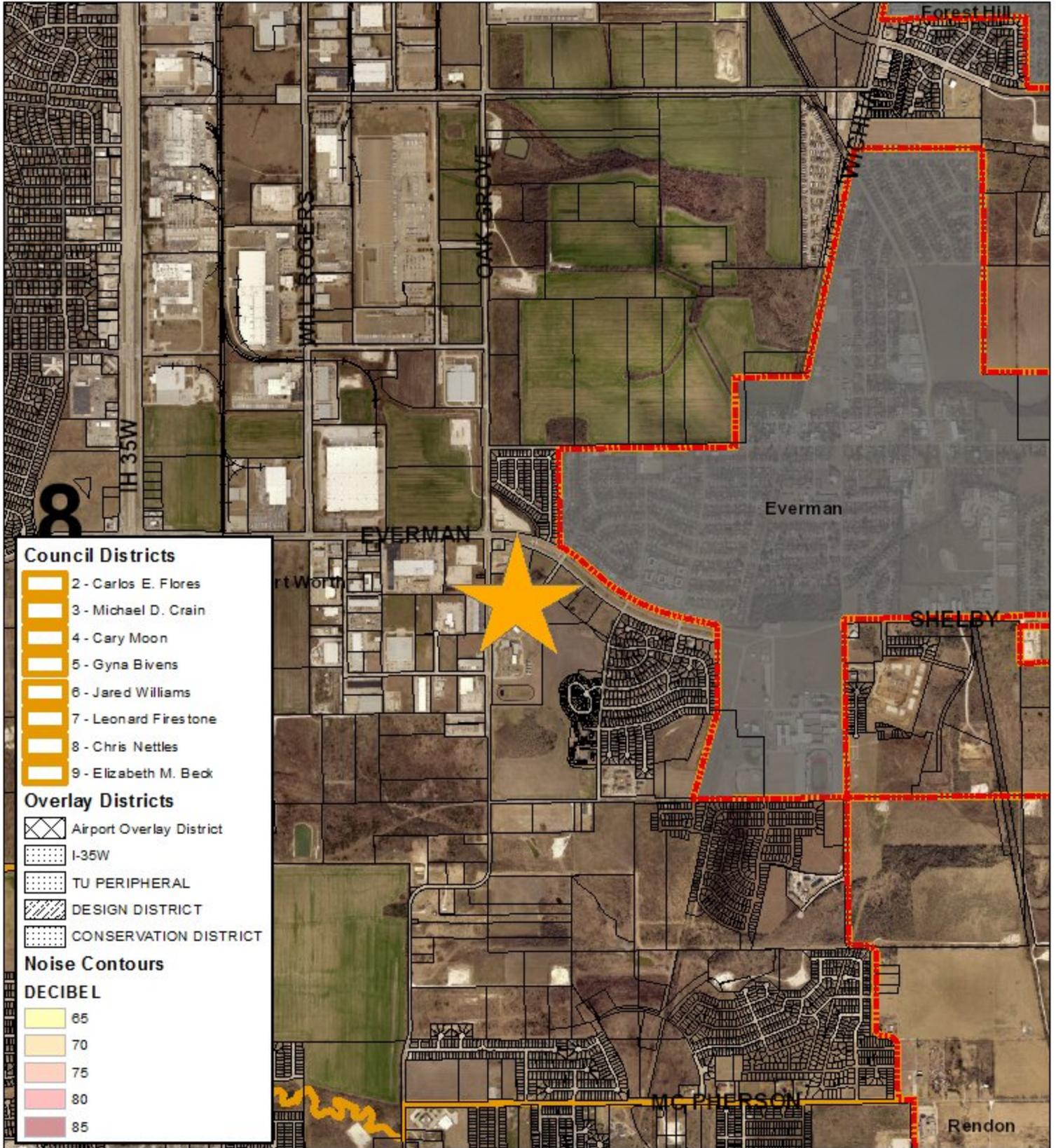


Area Zoning Map

Applicant: Dallas Monroe
 Address: 1550 Everman Parkway, 8801 Oak Grove Road
 Zoning From: E
 Zoning To: D
 Acres: 6.93976746
 Mapsco: 105R
 Sector/District: Sycamore
 Commission Date: 12/8/2021
 Contact: 817-392-8043



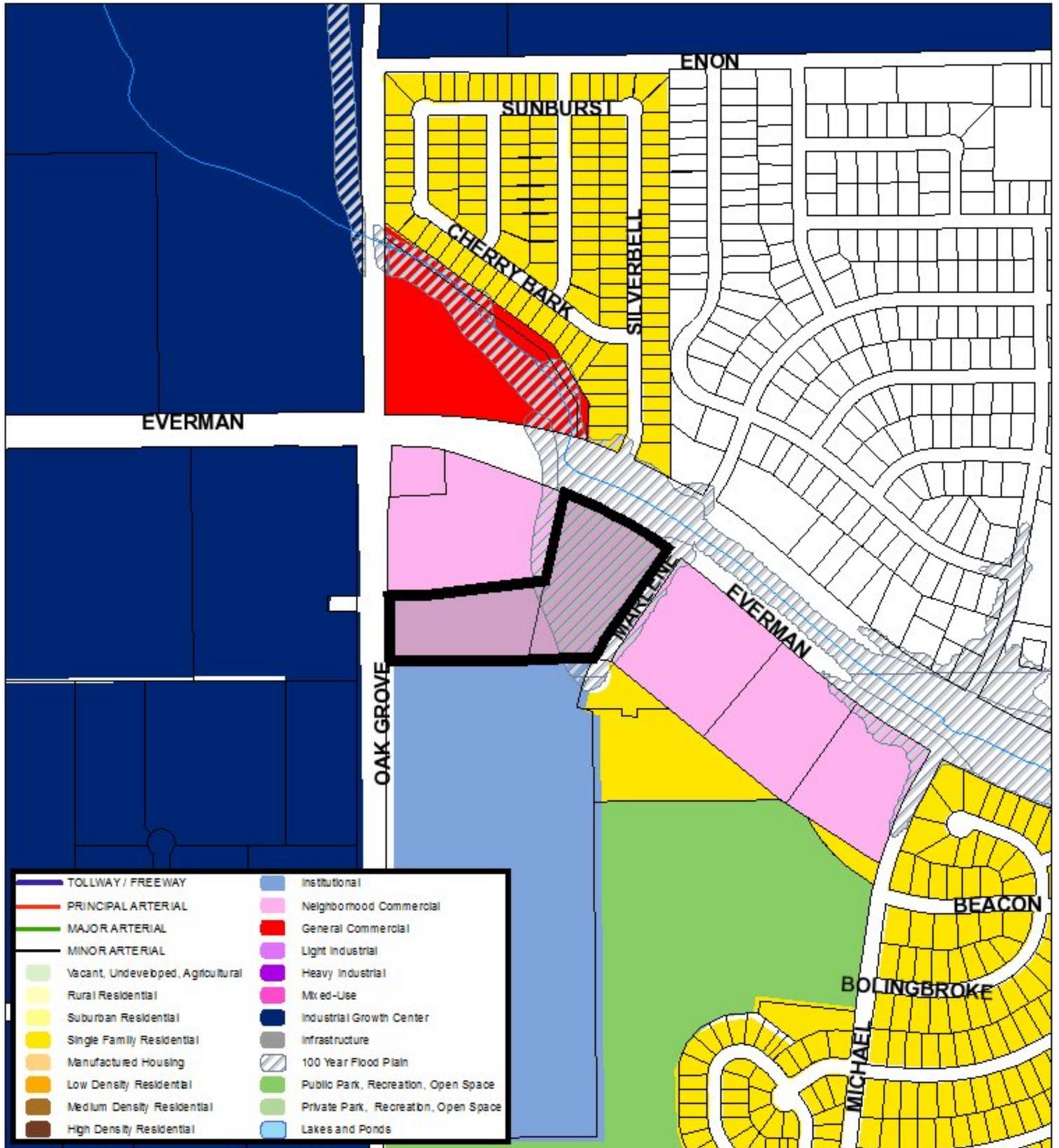
Area Map





ZC-21-197

Future Land Use



475 237.5 0 475 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



0 295 590 1,180 Feet

