

The property is proposed for a D Multifamily district which allows a maximum of 24 units per acre at this time and is not intended to be controlled by a site plan. Developments to the west are zoned CR and C with 12 and 18 units per acre maximum, respectively.

Any development in a multifamily district is required to follow the regulations of Unified Residential Development (URD). The City Council has requested that staff evaluate the URD standards to encourage a higher quality multifamily product. A text amendment proposal is completing the process that includes buildings fronting public streets, no parking or fencing between a building and street, improved connectivity to surrounding properties and masonry requirements. While not enforceable at this time, the proposed layout as submitted through the Predevelopment Conference does not meet the proposed standards intending to result in a higher quality product and environment.

At the Zoning Commission hearing the Mayor of Everman spoke in opposition. His concerns were related to traffic and traffic studies, lack of street infrastructure and crime. Mirian Spencer with Transportation and Public Works explained the street infrastructure will be addressed during the platting process.

This case will be heard by the City Council on April 17, 2018.

Site Information:

Owner: Crimson Ridge Land Partners, LLC
 3710 Rawlins, Suite 1390
 Dallas, Texas 75219
 Agent: Chris Biggers/Dunaway Associates
 Acreage: 22.92 acres
 Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / vacant
 East "R2" Townhouse/Cluster / vacant
 South ETJ / vacant
 West "C" Medium Density Multifamily, "CR" Low Density Multifamily, "FR" General Commercial Restricted / multifamily and vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Race St.	Two-Way County	Two-Way County	No
Oak Grove Shelby Rd.	Neighborhood Connector	Neighborhood Connector	Not Constructed
Wichita St.	Neighborhood Connector	Neighborhood Connector	Not Constructed
Shelby St.	Two-Way County	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on March 23, 2018.
 The following organizations were notified: (emailed March 19, 2018)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Kingspoint HA
Clear Creek of Fort Worth POA*	Streams and Valleys Inc.

Trinity Habitat for Humanity	Everman ISD
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**Closest neighborhood organization*

Development Impact Analysis

1. Land Use Compatibility

The applicant is proposing a zoning change to “D” High Density Multifamily. Surrounding land uses are vacant land to the north, east and south, multifamily development to the west.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change to “D” High Density Multifamily is not consistent with the Comprehensive Plan. However, the requested “D” zoning could act as a buffer and be more appropriate adjacent to two neighborhood collector streets. The proposed site is consistent with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

The requested change **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan and policies stated above.

Attachments:

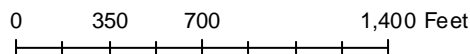
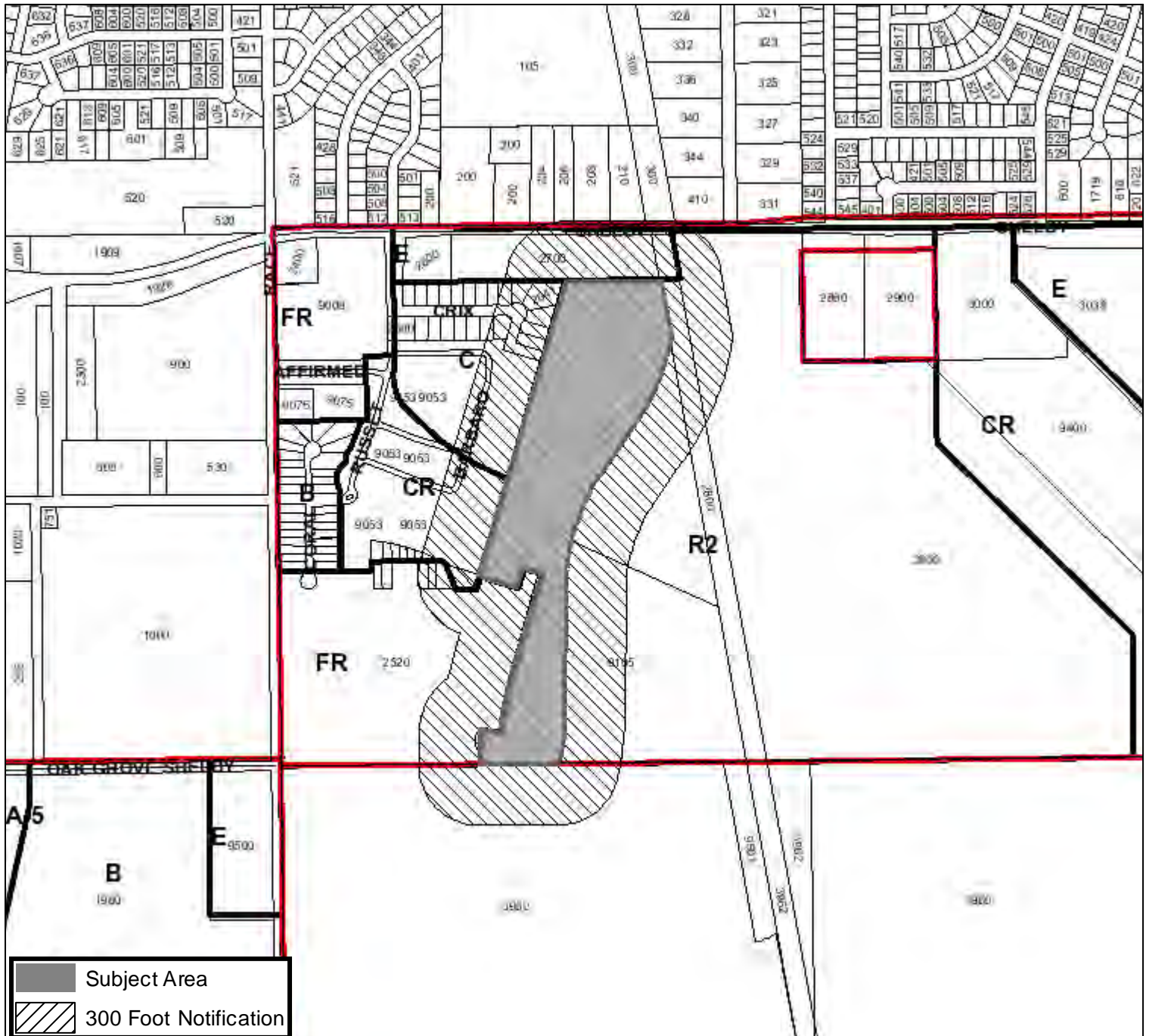
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



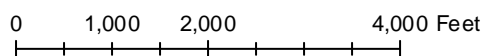
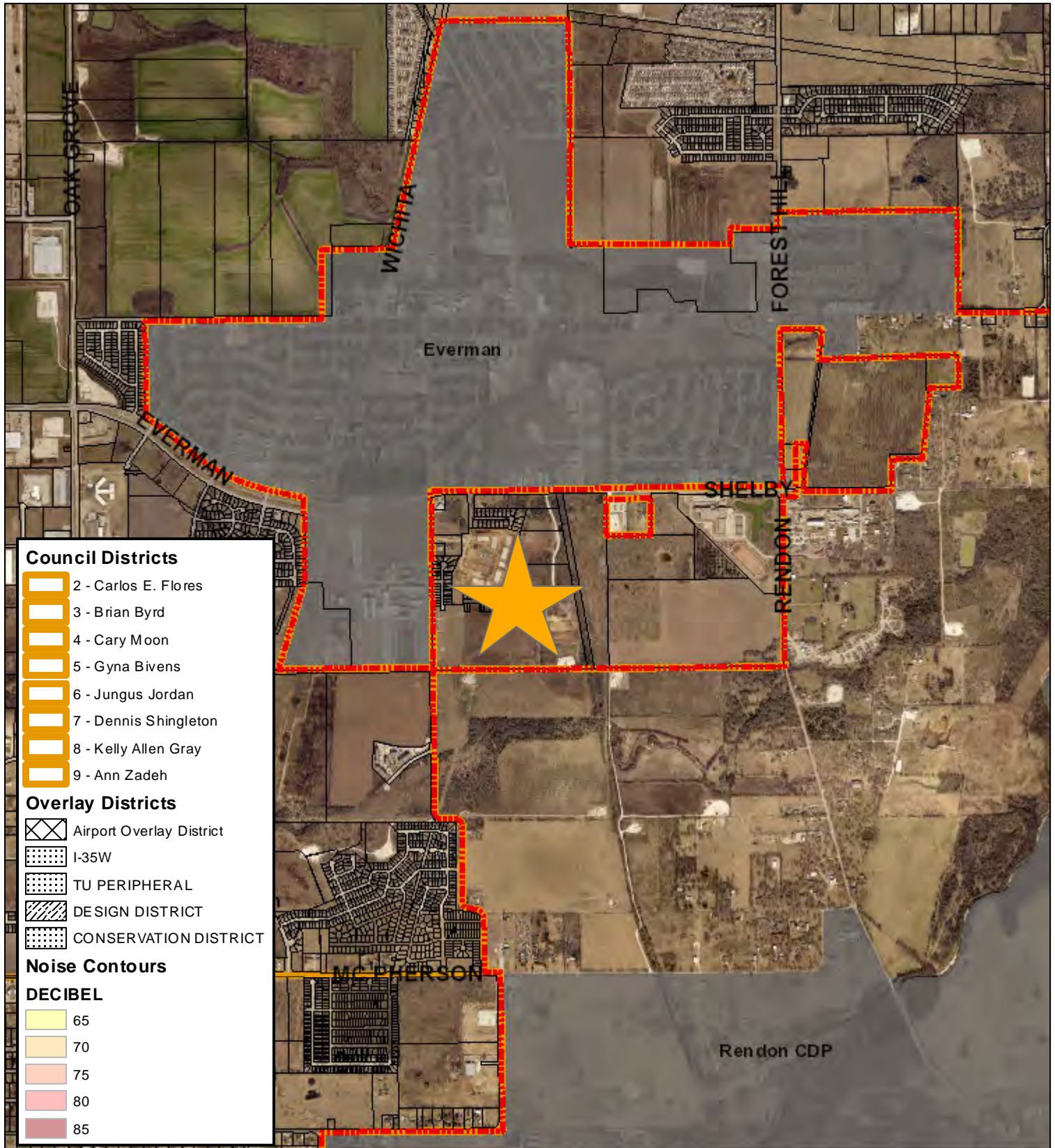
ZC-18-028

Area Zoning Map

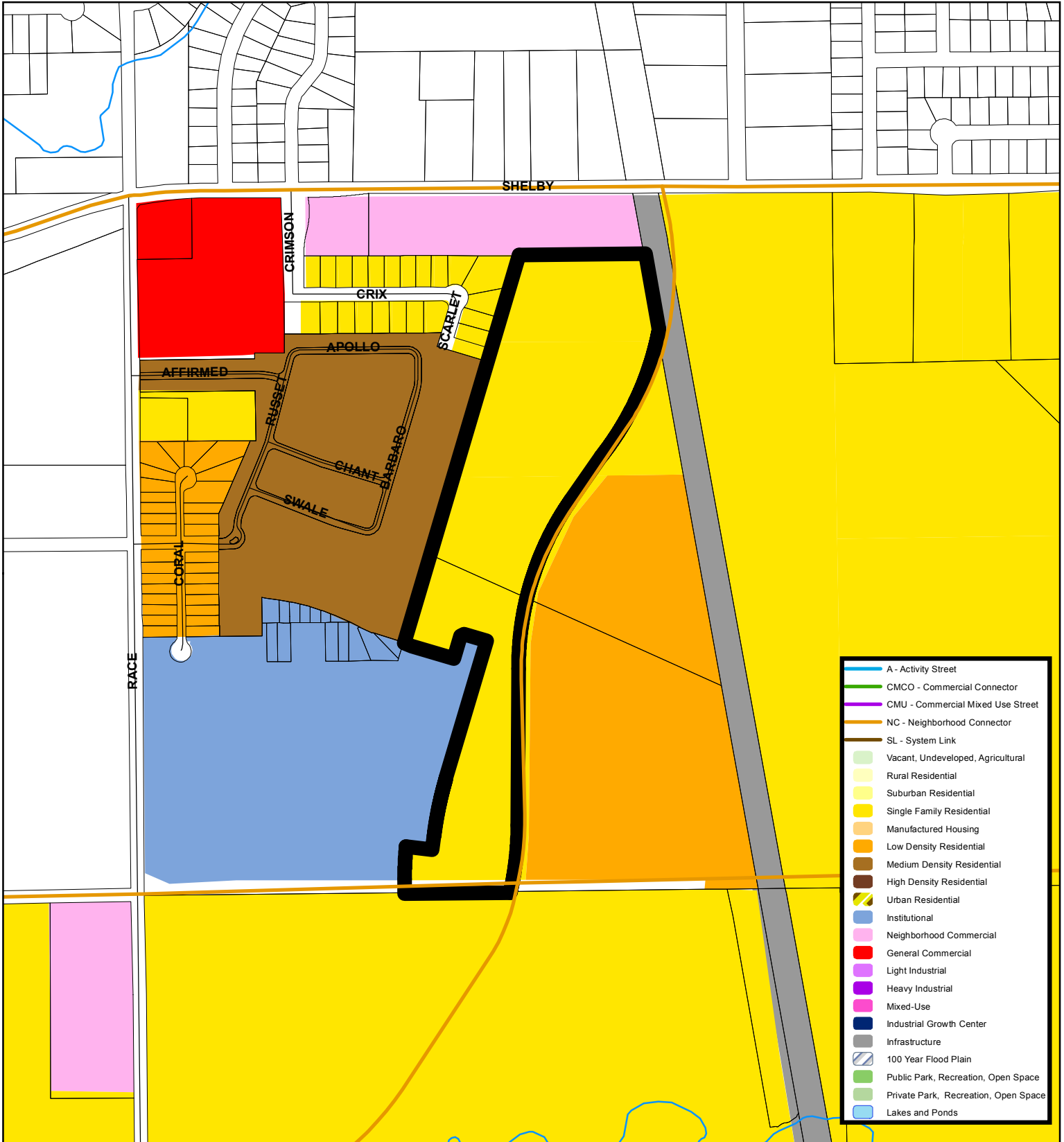
Applicant: Crimson Ridge Land Partners, LLC
 Address: Generally bound by S. Race Street, Shelby Road, and the proposed extensions of Wichita
 Zoning From: R2
 Zoning To: D
 Acres: 22.92399001
 Mapsco: 106PT
 Sector/District: Far South
 Commission Date: 4/11/2018
 Contact: 817-392-2495



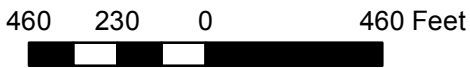
Area Map



Future Land Use



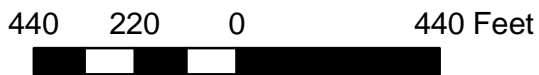
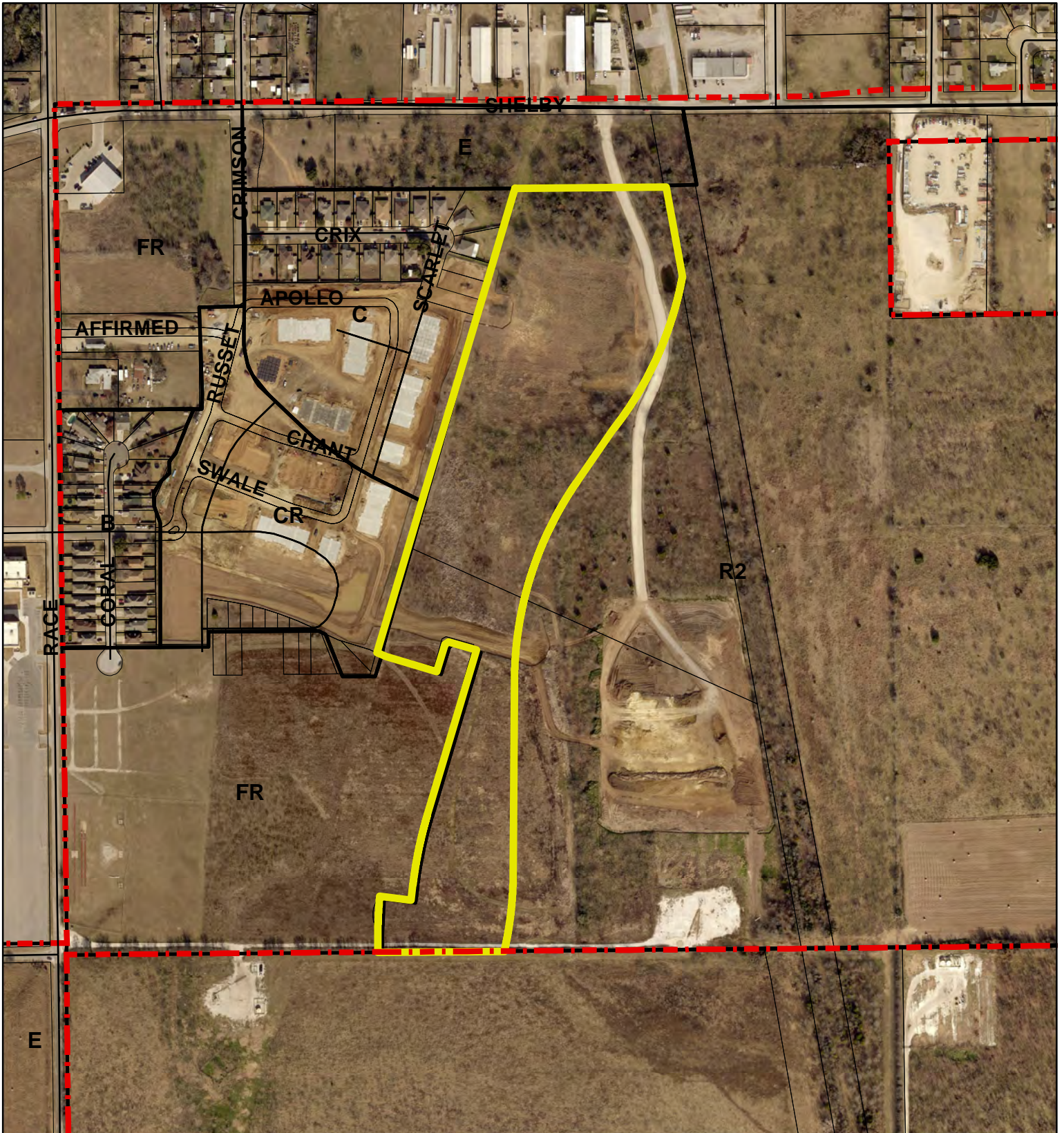
- A - Activity Street
- CMCO - Commercial Connector
- CMU - Commercial Mixed Use Street
- NC - Neighborhood Connector
- SL - System Link
- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Residential
- Institutional
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use
- Industrial Growth Center
- Infrastructure
- 100 Year Flood Plain
- Public Park, Recreation, Open Space
- Private Park, Recreation, Open Space
- Lakes and Ponds



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photograph



Aerial Photography Date February 2017

