CITY OF EVERMAN

212 North Race Street Everman, TX 76140

STAFF REPORT

AGENDA TITLE:	Zoning Change Request - 100 & 108 N Forest Hill Drive - AGHA Enterprises, proposed change from "A1" Single-Family Housing to "C1" Commercial
MEETING DATE:	08/15/2022
PREPARED BY:	C. W. Spencer

RECOMMENDED ACTION:

Approval

BACKGROUND INFORMATION:

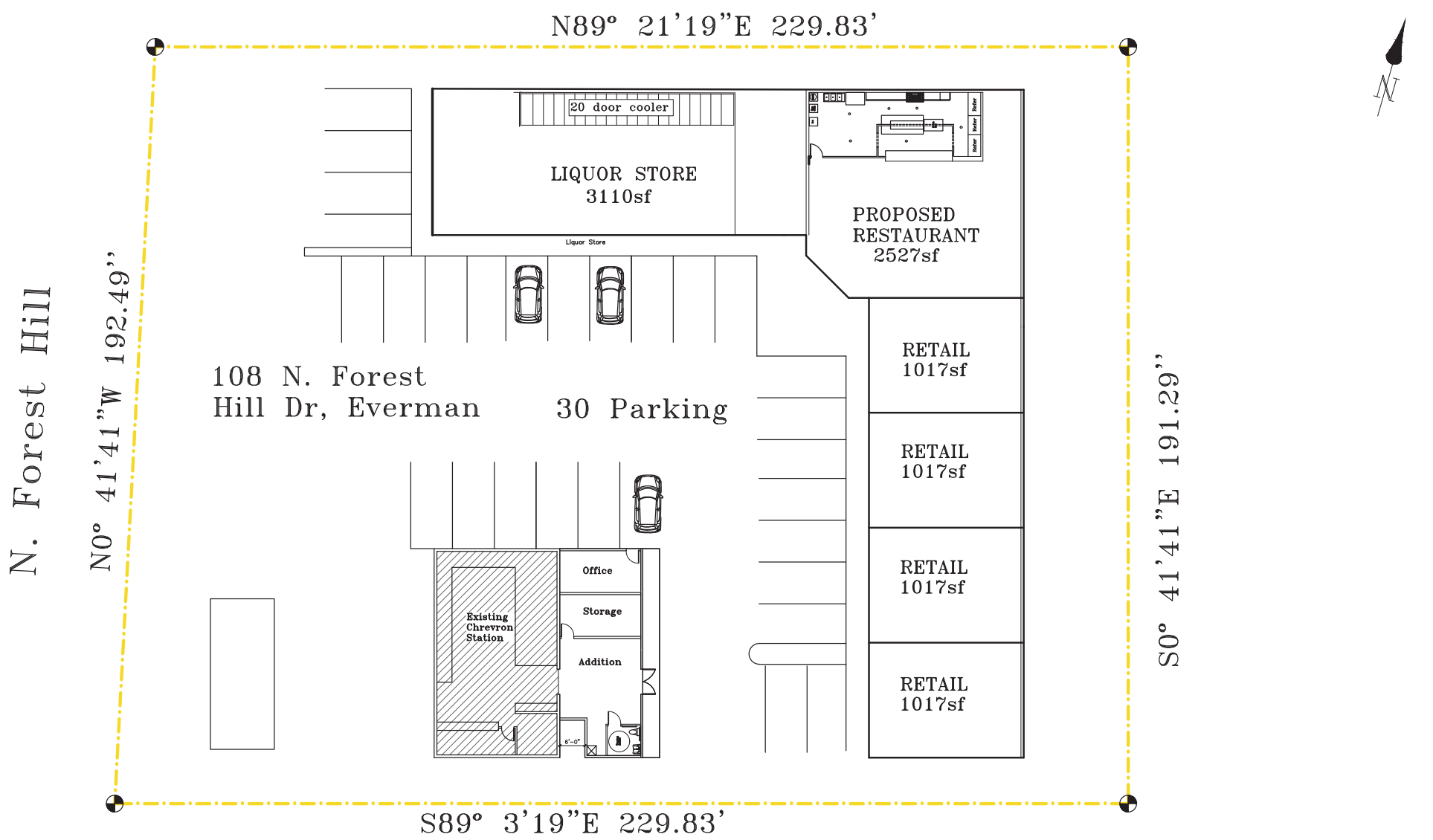
Applicant is requesting the zoning change to allow for the development of a small strip center that will potentially include a Liquor Store, Proposed Restaurant and 4 additional Leased Retail Shops. This development will also include a proposed addition and renovation of the existing Chevron Fuel Station and Convenience Store.

This application does align with the City of Everman Comprehensive Plan. The application does not align with the Future Land Use Plan, however it is compatible due to the immediately adjacent and already existing Commercial Property. Because of these reasons, this application is being recommended for approval.

FISCAL IMPACT:

The current residential zoned portion of this property is vacant and not-inhabited. Property Tax revenue of this location is minimal. The development of this property for commercial purposes will allow for increased sales tax revenue for the City of Everman in addition to the obvious increased property tax revenue from any development.

Please see attached proposed site plan



Site Plan

SCALE: 1"–0" = 20'

JLEC, Inc
5216 Saratoga
Arlington, TX 76017

L&E CROSS
JLEC, INC

100 N Forest Hill Dr.
Everman, Tarrant County, Texas

Dwg By:
ECC

5/5/2022

Site