



PLANNING AND ZONING COMMISSION MEETING

Monday, August 15, 2022 at 6:00 PM
212 North Race Street Everman, TX 76140

AGENDA

1. MEETING CALLED TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA
5. CITIZEN'S COMMENTS
6. DISCUSSION ITEMS
 1. Public Hearing to hear citizens comments concerning Zoning Change Request - 100 & 108 N. Forest Hill Drive - AGHA Enterprises, proposed change from "A1" Single-Family Housing to "C1" Commercial.
7. CONSIDERATION AND POSSIBLE ACTION
 1. Zoning Change Request - 100 & 108 N. Forest Hill Drive - AGHA Enterprises, proposed change from "A1" Single-Family Housing to "C1" Commercial
8. EXECUTIVE SESSION
9. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday August 12, 2022.

/s/ Mindi Parks
City Secretary

Citizens may watch meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: www.evermantx.us/government/citycouncil/

Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Boards & Commissions reserve the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Boards & Commissions may convene into Executive Session to discuss the following:

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.
- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The Presiding Officer of the Board or Commission is responsible to enforce the time limit. Citizens may address the Board or Commission either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. Members of the Board or Commission are only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.

City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.



CITY OF EVERMAN

212 N. Race St.
Everman, TX 76140

PUBLIC NOTICE CITY OF EVERMAN ZONING COMMISSION PUBLIC HEARING

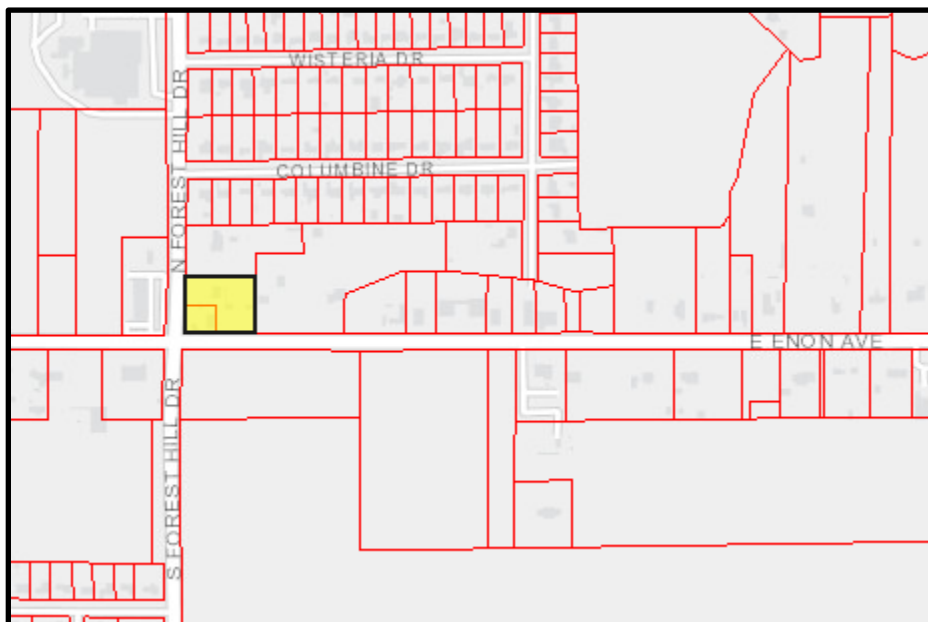
Meeting Date: Monday, August 15th, 2022 at 6:30pm
Council Chambers - Everman City Hall
212 N. Race St
Everman, Texas 76140

A Zoning Change has been requested for the property shown in the highlighted area on the map below.

If you would like to express support or opposition for this request, you can sign up to speak at the Public Hearing or provide written comment to the Zoning Commission.

For questions, to submit written comments, or register to speak, please e-mail: dstrickland@evermantx.net. Any member of the public who wishes to address the commission regarding an item on the agenda must sign up prior to the commencement of the meeting.

Case Address: 100 & 108 N. Forest Hill Drive
Case Name: AGHA Enterprises
Proposed Change: From "A1" Single-Family Housing
To: "C1" Commercial





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.

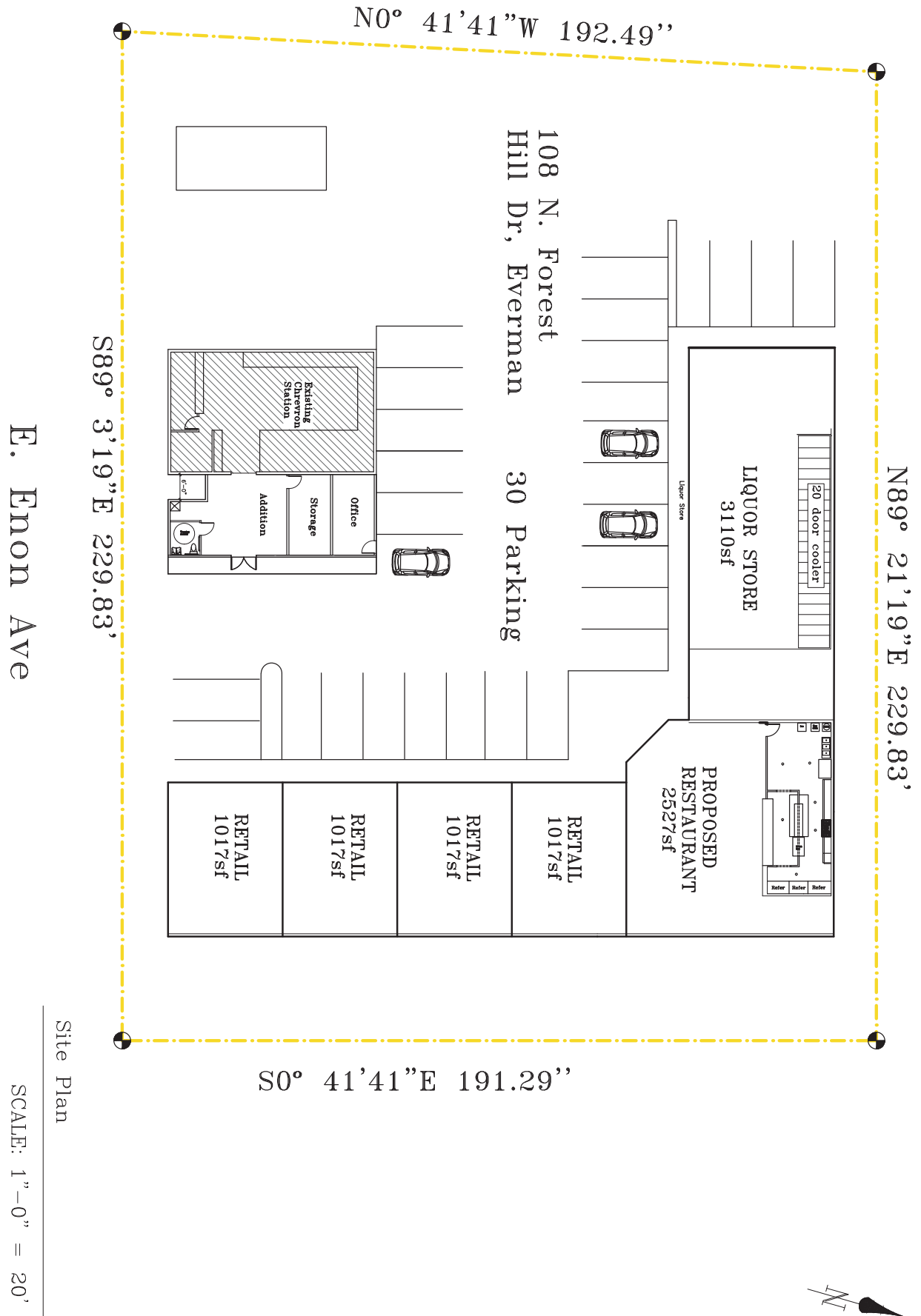
FISCAL IMPACT:

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

N. Forest Hill

Section 7, Item 1.



Site

Drawn By:
ECC
6/6/2022

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

L&E CROSS
JLEC, INC

JLEC, Inc
5216 Saratoga
Arlington, TX 76017