



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 1, 2016

Council District 3

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Walsh Ranches Limited Partnership

Site Location: Generally bounded by Patterson Branch Creek, Walsh Ranch Parkway & Old Weatherford Highway
Mapsco: 761CLY,85B

Proposed Use: Community Centers

Request: From: PD522 Planned Development for "PD/LDR" Low Density Residential, for all single-family uses in "A-43 One-Family through "R2" Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units in permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived, and PD569 Planned Development for "PD/CC" Community Center for uses listed in the Walsh Planned Development District Use Table. Development standards shall be in accordance with "F" General Commercial district standards; site plan waived

To: PD 569 Walsh Ranch "PD/CC" Planned Development for Community Center, to add the following uses: retail sales accessory to community recreation center, country club, amphitheater, amusement outdoor, swimming pool HOA, hotel, motel, cottage or inn, business college or commercial school, greenhouse or plant nursery, recording studio, community garden, urban farming, electronic signs, amusement outdoor (temporary), temporary residences for attendees of educational, technical or artistic gatherings and amend the development standards to allow a maximum height of 65 feet for hotels, motels, cottages or inns and to allow electronic signs per Sect. 6.411; site plan waiver recommended. Walsh Planned Development Nonresidential Use Table attached as Exhibit A.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Minor Boundary Adjustment)

Background:

The proposed site is located north and south of Old Weatherford Road, north and south of West Freeway/I-20. The applicant is proposing to rezone one tract (called districts in the Walsh Ranch Plan) from PD/Low Density Residential to PD/Community Center in order to move the location of the community center. The original tract will be rezoned to PD/LDR through ZC-16-023.

For this and the other subject tracts, Districts 1A, 11A, and 12A, the proposed changes would add/amend uses and the development standards. The development standards for nonresidential uses shall remain in accordance with "F" General Commercial District standards, or the Walsh Ranch standards as applicable with the Economic Development Agreement. New changes include allowing a maximum height for hotels, motels, cottage or inn of 65 ft. and to allow electronic signs in the PD/CC areas without a separate Special Exception and in accordance to Chapter 6.411.

Site Information:

Owner: Walsh Ranches Limited Partnership
 500 W. 7th St. Suite 1007
 Ft. Worth, TX 76102
 Acreage: 108.9333 ac
 Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North "PD522" Planned Development / vacant
 East "PD522" Planned Development / vacant
 South "PD522" Planned Development / vacant
 West "PD522" Planned Development / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-213, Unzoned to various PD zoning districts incorporated into the Walsh Ranch Plan; effective 10-14-03, subject area.

Platting History: PP-15-076 Quail Valley Ph. 2 approved by City Plan Commission 12-28-15; PP-15-063 Quail Valley approved by City Plan Commission 11-20-15; PP-10-007 Walsh Ranch Parkway approved by City Plan Commission 4-28-10; PP-10-010 Quail Valley approved by City Plan Commission 5-28-10.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Walsh Ranch Pkwy	Minor Arterial	Minor Arterial	Constructed (N)
Old Weatherford Hwy	Two-way	Minor Arterial	No
Quail Meadow	Two-way	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
	Aledo ISD

*Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

For Tract/District 1C, the new 64.43 acre tract, the applicant is proposing a zoning change from "PD/LDR" to "PD/CC" for Community Center. Surrounding land uses are predominantly vacant as part of a larger development with several residential plats coming through the process.

As a result, the proposed zoning is **compatible** at this site.

For Tracts/Districts 1A, 11A, and 12A, only the development standards are being revised.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the 64.43 acre tract/district as Single-Family. Other existing PD/CC sites are predominantly Neighborhood Commercial. Since the tract being rezoned to PD/CC is not consistent with the Neighborhood Commercial designation of the other PD/CC

tracts, the requested zoning change **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes. Traditional neighborhood developments adopt many of the same characteristics of older neighborhoods and towns, such as a grid street pattern, mixed land uses, inconspicuous parking facilities, neighborhood parks, public buildings, and multifamily homes, all within walking distance of most residents. (pg. 40)

However, the request is part of a very large planned development that will continue to be adjusted as it is built out. The inconsistency with the Comprehensive Plan is not a concern since the developer is in control of the entirety of the property. The Future Land Use plan will be updated with the new land use with the next annual update.

Attachments:

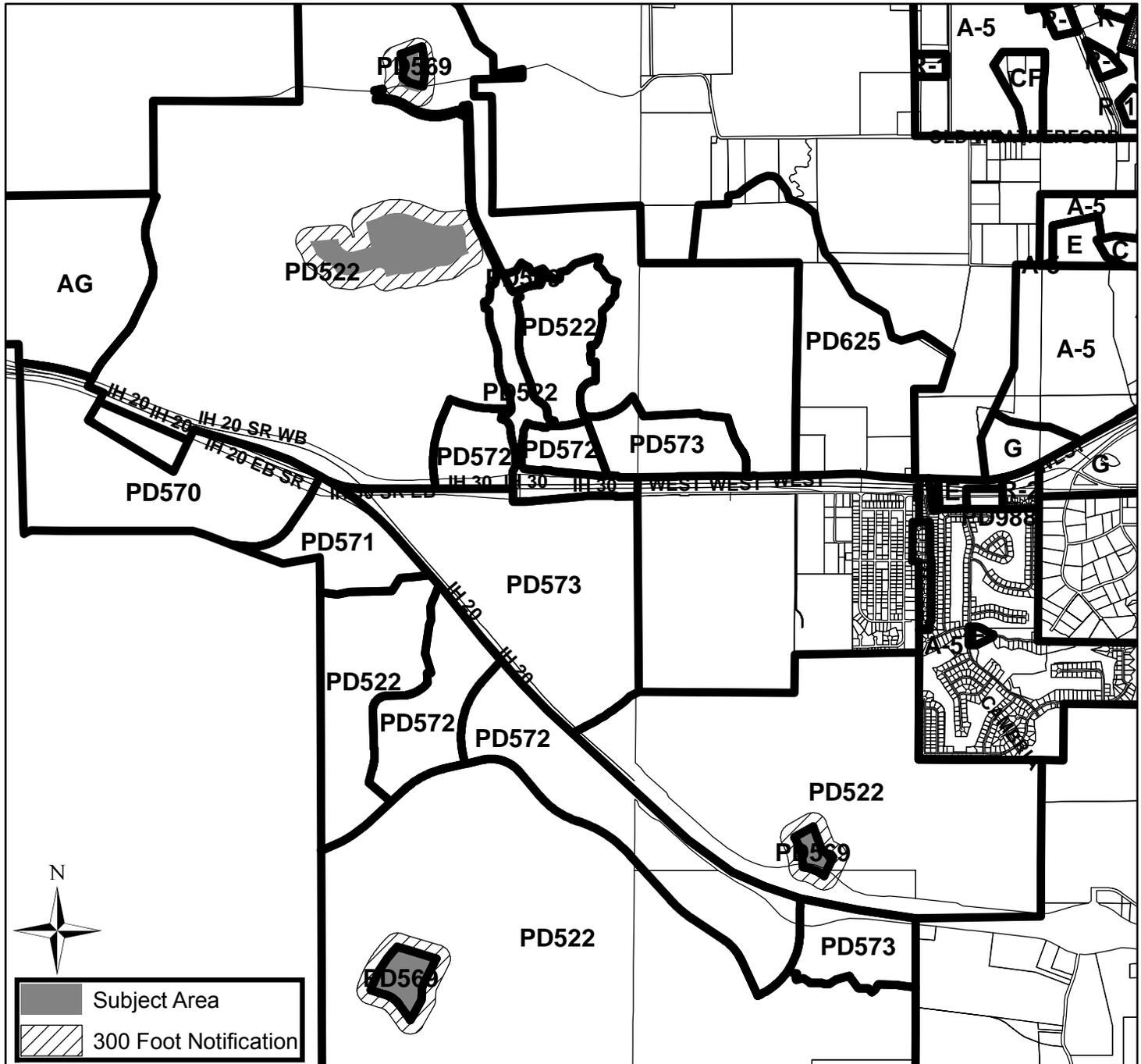
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit of subject tracts/districts
- Minutes from the Zoning Commission meeting



ZC-16-020

Area Zoning Map

Applicant: Walsh Ranches Limited Partnership
 Address: Generally bounded by Patterson Branch Creek, Walsh Ranch Pkwy & Old Weatherford Hwy
 Zoning From: PD 522, PD 569
 Zoning To: Walsh Ranch PD/CC for Community Center; amend uses and development standards
 Acres: 108.93
 Mapsco: 761CLY,85B
 Sector/District: Far West
 Commission Date: 02/10/2016
 Contact: 817-392-2495



0 2,000 4,000 8,000 Feet

Walsh Planned Development Nonresidential-Use District Use Table

* added uses

NON RESIDENTIAL DISTRICTS		USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'	Also in RES Table	Supplemental Side Ⓢ
RESIDENTIAL USES								
Household Living	One-family detached dwelling					P	>>	
	One-family zero lot line detached					P	>>	
	One-family zero lot line attached (twin home)					P	>>	
	One-family unit when part of a business					P	>>	
	Two one-family detached					P	>>	
	Duplex/two-family attached dwelling					P	>>	
	One-family attached (townhouse, rowhouse)					P	>>	
	Cluster housing					P	>>	
	HUD-code manufactured housing							
	Manufactured home park							
	Manufactured home subdivision							
	Mobile home							
	Multifamily dwelling (apartment)					P	>>	6.506
Group Living	Community home					P*	>>	5.110
	Group home I					P*	>>	5.115
	Group home II					P*	>>	5.115
	Halfway house							
PUBLIC AND CIVIC USES								
Education	College or University			P	P	P		
	Day care center (child or adult)	P		P	P	P	>>	
	Kindergarten	P		P	P	P	>>	
	School, elementary or secondary (public or private)			P	P	P	>>	
Government	Animal shelter							
	Correctional facility							
	Government maintenance facility							
	Government office facility	P		P	P	P	>>	
	Museum, library or fine art center, government operated or controlled	P		P	P	P	>>	
Probation or parole office								
Health Care Facilities	Ambulance dispatch station			P	P	P	>>	
	* Assisted living facility	P				P		
	Blood bank			P	P	P		
	* Care facility	P		P	P	P		
	Health services facility; including doctor's office or medical clinic	P		P	P	P		
	Hospice			P	P	P	>>	
	Hospital			P	P	P		
	Nursing home (with full medical services)			P	P	P		

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 BY: _____

NON RESIDENTIAL DISTRICTS							
USE		'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'	Also in RES Table	Supplemental Stds. ↺
Recreation	Center, community recreation or welfare, government operated or controlled	P	P	P	P	>>	
	Center, community recreation or welfare, private or non-profit	P	P	P	P	>>	
	* Retail sales accessory to community recreation center	P					
	* Country club (private)	P	P	P	P	>>	
	Country club (public)	P	P	P	P	>>	
	Golf course		P	P	P	>>	
	Golf driving range		P	P	P	>>	
	Park or playground (public or private)	P	P	P	P	>>	
Religious	Place of worship	P	P	P	P	>>	
	Place of worship auxiliary use	P	P	P	P	>>	
Utilities	Electric Power substation		P	P	P	>>	
	Power plant or central station light						
	Stealth Telecommunication Towers	P*	P*	P*	P*	>>	5.136
	Telecommunications antenna (on structure)	P*	P*	P*	P*	>>	5.135
	Telecommunications tower	P*	P*	P*	P*	>>	5.136
	Utility transmission or distribution line	P*	P*	P*	P*	>>	5.139
	Wastewater (sewage) treatment facility						
	Water supply, treatment or storage facility		P	P	P	>>	
COMMERCIAL USES							
Entertainment & Eating	* Amphitheater	P					
	Amusement, indoor		P	P	P		
	Amusement, outdoor	P	P	P	P		
	Baseball/softball facility (commercial)		P	P	P		
	Bowling alley		P	P	P		
	Bar, tavern, cocktail lounge; club, private or teen	P	P	P	P		
	Circus						
	Club, commercial or business	P	P	P	P		
	Drive-in restaurant or business	P	P	P	P		5.112
	Gambling facility (including bingo)						
	Health or recreation club	P	P	P	P		
	Lodge or civic club	P	P	P	P		
	Massage therapy	P	P	P	P		
	Museum or cultural facility	P	P	P	P		
	Racing; horse, dog or automotive						
	Restaurant, café, cafeteria	P	P	P	P		Chap. 9, "Rest."
	Sexually oriented business						

NEW USE

NEW USE

NONRESIDENTIAL DISTRICTS						Also in RES Table	Supplemental Stds. ↕
USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'			
	Shooting or weapons firing range, indoor			P			4.305C
	Stable, commercial, riding, boarding or rodeo arena			P*			5.132
	Swimming pool, commercial		P*	P*	P*		5.134
	* Swimming pool, HOA	P					NEW USE
	Theater, drive-in						
	Theater, movie theater or auditorium	P	P	P	P		5.137
Lodging	Bed and breakfast home						
	Bed and breakfast inn		SE*		SE*		5.107
	Hotel, motel or Inn		P*	P*	P*		
	* Hotel, motel, cottage or inn	P					NEW USE
	Recreational vehicle (RV) park						
Office	Bank, financial institute	P	P	P	P		
	Offices	P	P	P	P		
Retail Sales & Services	Antique shop	P	P	P	P		5.133A
	Appliance, sales, supply or repair	P*	P*	P*	P*		5.133A 5.102
	Bakery	P*	P*	P*	P*		5.105
	Barber or beauty shop	P	P	P	P		
	Boat rental or sales		P	P	P		
	Book, stationery stores or newsstand	P	P	P	P		
	Burglar alarm sales or service			P	P		
	* Business college or commercial school	P	P	P	P		
	Caterer or wedding service	P	P	P	P		
	Clothing/wearing apparel sales, new	P*	P*	P*	P*		5.133A
	Clothing/wearing apparel sales, used	P*	P*	P*	P*		5.133A
	Cold storage plant or ice plant			P	P*		5.109
	Convenience store	P	P	P	P		
	Copy store or commercial print center without offset printing	P	P	P	P		
	Dressmaking, custom; millinery shop	P	P	P	P		
	Express office	P	P	P	P		
	Farmers' market	P					
	Feed store, no processing or milling		P	P			
	Firewood sales	P*	P	P	P		5.113
	Furniture sales, new (office & residential) in a building		P*	P*	P*		5.133A
	Furniture sales, used (in a building)		P*	P*	P*		5.133A
	Furniture upholstery, refinishing or resale		P	P			
	General Merchandise Store		P*	P*	P*		5.133A
	* Greenhouse or plant nursery	P	P*	P*	P*		5.114 5.133A
	Grocery store, meat market	P	P*	P*	P*		5.133A

NONRESIDENTIAL DISTRICTS						
USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'	Also In RES Table	Supplemental Stds. ⇩
	Gunsmithing, repairs or sales		P	P		
Home improvement Store		P*	P*	P*		5.133A
Retail Sales & Services	Interior decorating	P	P	P	P	
	Kennel		P*	P*		5.117
	Large Retail Store		P*	P*	P*	5.133A
	Laundry or dry cleaning collection office	P	P	P	P	
	Laundry, dry cleaning or washateria	P*	P*	P*	P*	5.119
	Leather goods shop		P	P	P	
	Liquor or package store	P	P	P	P	
	Locksmith		P	P	P	
	Medical supplies or equipment sales or rental	P	P	P	P	
	Mini-warehouses		P	P	P	
	Mortuary or funeral home		P	P	P	
	Newspaper distribution center			P*		5.124
	Optician	P	P	P	P	
	Pawn shop					
	Pharmacy (drug store)	P	P	P	P	
	Photograph, portrait or camera shop or photo finishing	P	P	P	P	
	Print centers, commercial, with offset printing		P*	P*		5.126
	* Recording studio	P	P*	P*	P*	5.128
	Retail sales, general	P	P	P	P	
	Saddle or harness, repair or sales		P	P	P	
	Shoe shine shop	P	P	P	P	
	Studio, art or	P	P	P	P	
	Tailor, clothing or apparel shop	P	P	P	P	
	Tattoo parlor				P	
	Taxidermist shop			P	P	
	Veterinary clinic w/indoor kennels	P*	P*	P*	P*	5.141
	Veterinary clinic w/outdoor kennels			P*		5.141
Vehicle Sales & Service	Auto parts supply, retail		P	P	P	
	Automotive repair, paint and body shop		P*	P*		5.104
	Car wash, full or self service		P*	P*	P*	5.108
	Garage, storage only		P	P	P	
	Gasoline sales	P	P	P	P	
	Mobile home or manufactured housing sales					
	Parking area or garage, commercial or auxiliary	P*	P*	P*	P*	> 6.202F
	Recreational vehicle (RV) sales/service			P		
	Service station	P*	P	P	P	5.104
	Truck stop w/fuel and accessory services			P		
	Vehicle junkyard or storage yard					

NONRESIDENTIAL DISTRICTS							
USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'	Also In RES Table	Supplemental Stds. ↕	
	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers		P	P			
Vehicle Steam Cleaning			P	P			
INDUSTRIAL USES							
Light Industrial Services	Assaying						
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes			P			
	Blacksmithing, or wagon shop						
	Bottling works, milk or soft drinks			P			
	Carpet and rug cleaning			P			
	Chicken battery or brooder						
	Coal, coke or wood yard						
	Crematorium						
	Electroplating						
	Fabrication of manufactured housing, temporary or office buildings						
	Food processing (no slaughtering)			P			
	Furniture or cabinet repair or construction			P			
	Furniture sales, with outside storage or display (new or used)						
	Galvanizing, small utensils						
	Machine shop						
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, boats under 28 feet in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade			P*			5.120
	Manufacture of products from aluminum, brass or other metals or from bone, leather, paper, rubber			P*			5.120
	Manufactured home/RV repair						
	Monument or marble works, finishing and carving only						
	Monument works, stone						
Outdoor sales and storage			P*			5.133A	
Paint mixing or spraying							
Paper box manufacture			P				

NONRESIDENTIAL DISTRICTS					Also in RES Table	Supple- mental Side ↕
USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'		
	Pattern shop			P		
	Printing, lithographing, bookbinding, newspapers or publishing					
	Rubber stamping, shearing or punching					
	Rubber stamp manufacture					
	Sheet metal shop					
	Storage yards, building material			P		
	Warehouse or bulk storage			P*		5.142
	Welding shop, custom work (not structural)					
	Yards, contractor's lumber or storage			P		
Heavy Industrial & Manufacturing	Animal by-products processing					
	Batch plant, concrete or asphalt (permanent)					
	Brewery, distillery or					
	Brick, clay, glass, shale, tile or terra cotta products manufacture					
	Cement products plant					
	Cement, lime, gypsum or plaster of paris manufacture					
	Coke ovens					
	Cotton gin, cotton oil mill, baling or compress					
	Creosole treatment or manufacture					
	Egg cracking or processing					
	Enameling					
	Fish smoking or curing					
	Furnace, blast; forge plant, boiler works manufacture					
	Galvanizing; sheet or structural shapes					
	Gas (natural or artificial) manufacture, processing or storage					
	Glue manufacture					
	Grain elevator					
	Magnesium casting, machining or fabricating					
Manufacture of acetylene or oxygen gas, alcohol, adding machines, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, farm tools, typewriters and vinegar						

NON RESIDENTIAL DISTRICTS		USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'	Also In RES Table	Supplemental Stds. ◇
Heavy Industrial & Manufacturing	Manufacture of basket material, bicycles, boots, boxes, caskets, shoes				P			
	Manufacture of dies, cores, die-casting molds				P			
	Manufacture, processing or production of hazardous chemicals							
	Manufacture of heavy rubber products							
	Metal casting				P*			5.121
	Metal foundry plant or fabrication plant							
	Metal smelting, reclamation or ore reduction							
	Metal stamping, dyeing, shearing or punching				P*			5.123
	Mill, feed or flour							
	Mining quarry, dredging or excavation or rock, dirt, gravel, sand or stone							
	Packing plant							
	Paper or pulp manufacture							
	Petroleum refining or wholesale storage							
	Planing mill or woodworking shop				P			
	Poultry killing or dressing							
	Rock, cement crushers and stone quarries							
	Rolling mill							
	Salt or potash works							
	Soap manufacture							
	Soda or compound manufacture							
	Stoneyard, building stone, cutting, sawing or storage							
	Tar distillation/manufacturing							
	Tobacco (chewing) manufacture or treatment							
Welding shop								
Transportation	Airport, aviation field, heli-stop or landing area			P	P	P	>	
	Passenger station							
	Railroad freight or classification yard							
	Railroad roundhouse or RR car repair shop							
	Railroad tracks; team, spur, loading or storage				P			
	Terminal; truck, freight, rail or water				P*			5.138
Waste	Landfill, recycling center, household hazardous waste or waste tire facility							
	Pet cemetery							
	Recycling collection facility			P*	P	P		5.130

NONRESIDENTIAL DISTRICTS							Also in RES Table	Supplemental Stds. ⬡
USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'				
	Salvage yard (other than automotive)							
Wholesale	Wholesale: bakery, produce market or wholesale house			P				
	Wholesale office or sample room			P				
OTHER USES								
Agriculture	Agriculture uses	P	P	P	P	>>		
	* Community garden	P						
	* Urban farming	P						
	* Stockyards or feeding pens (commercial)							
	Oil, gas drilling and production	P*	P*	P*	P*	>>	City Code Chapter 15	
Accessory Uses	Accessory use or building	P*	P*	P*	P*		5.302	
	* Electronic signs	P*					6.411**	
	HVAC floor space and/or second floor & pool houses	P*	P*	P*	P*		5.302	
	Satellite Antenna Dish	P*	P*	P*	P*		5.303	
	Stable stockyards or feeding pens (noncommercial)							
	Storage or display, outside		P*	P*	P*	>>	5.305	
	Terrace garage	P	P	P	P	>>		
Temporary Uses	* Amusement, outdoor (temporary)	P		P			5.400	
	Batch plant, concrete or asphalt (temporary)	P*	P*	P*	P*	>>	5.401	
	Itinerant vendor, edible items	P*	P*	P*	P*		5.406	
	Itinerant vendor, non-edible items	P*	P*	P*	P*		5.406	
	* Temporary residences for attendees of educational, technical or artistic gatherings	P						
	Residence for security purposes, temporary	SE*	SE*	SE*	SE*		5.404	
	Trailer, portable; sales, construction or storage	P	P	P	P	>>		
	Vendor, Food, Potentially Hazardous							
	Vendor, Food, Non-Potentially Hazardous							
	Vendor, Merchandise, Temporary			P*	P*	>>	5.406	
	Vendor, transient			P			9.101	
	Vendor, transient, door-to-door	P	P	P	P		9.101	
	USE TABLE KEY							
P = Permitted by right								
SE = Only allowed following special exception review (see Section 3.300)								
() = Added to table through interpretation by City official								
* = Supplemental standards apply; see right column								
blank = Not permitted								
>> = Also in residential districts, Section 4.603								
⬡ = Refers to sections of the Zoning Ordinance 13896 as amended through December 18, 2002, see Attachment 'A'								
** = Electronic signs are permitted in accordance with Section 6.411. No special exception is required.								

NEW USE
NEW USE

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ZC-16-020

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

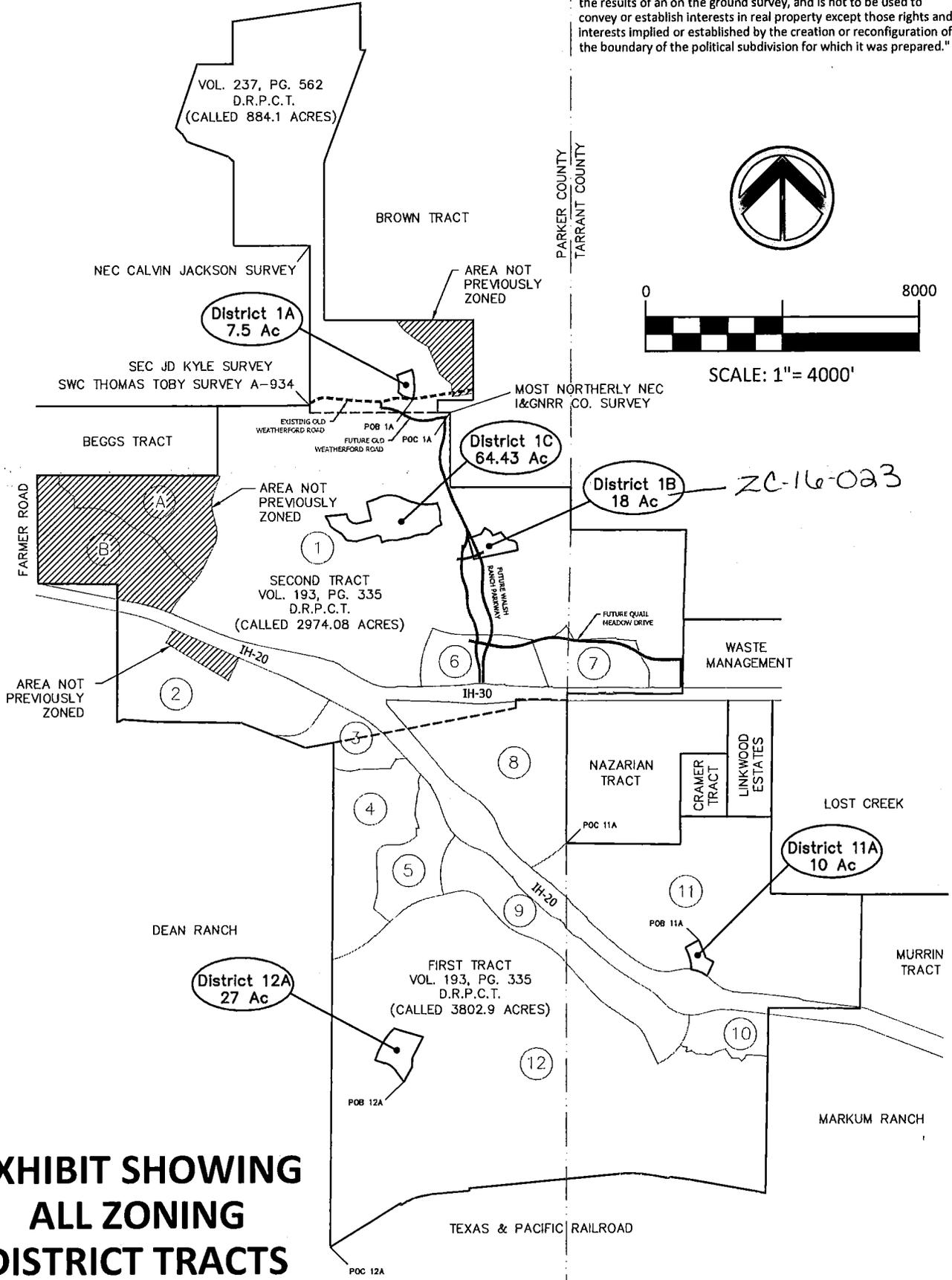
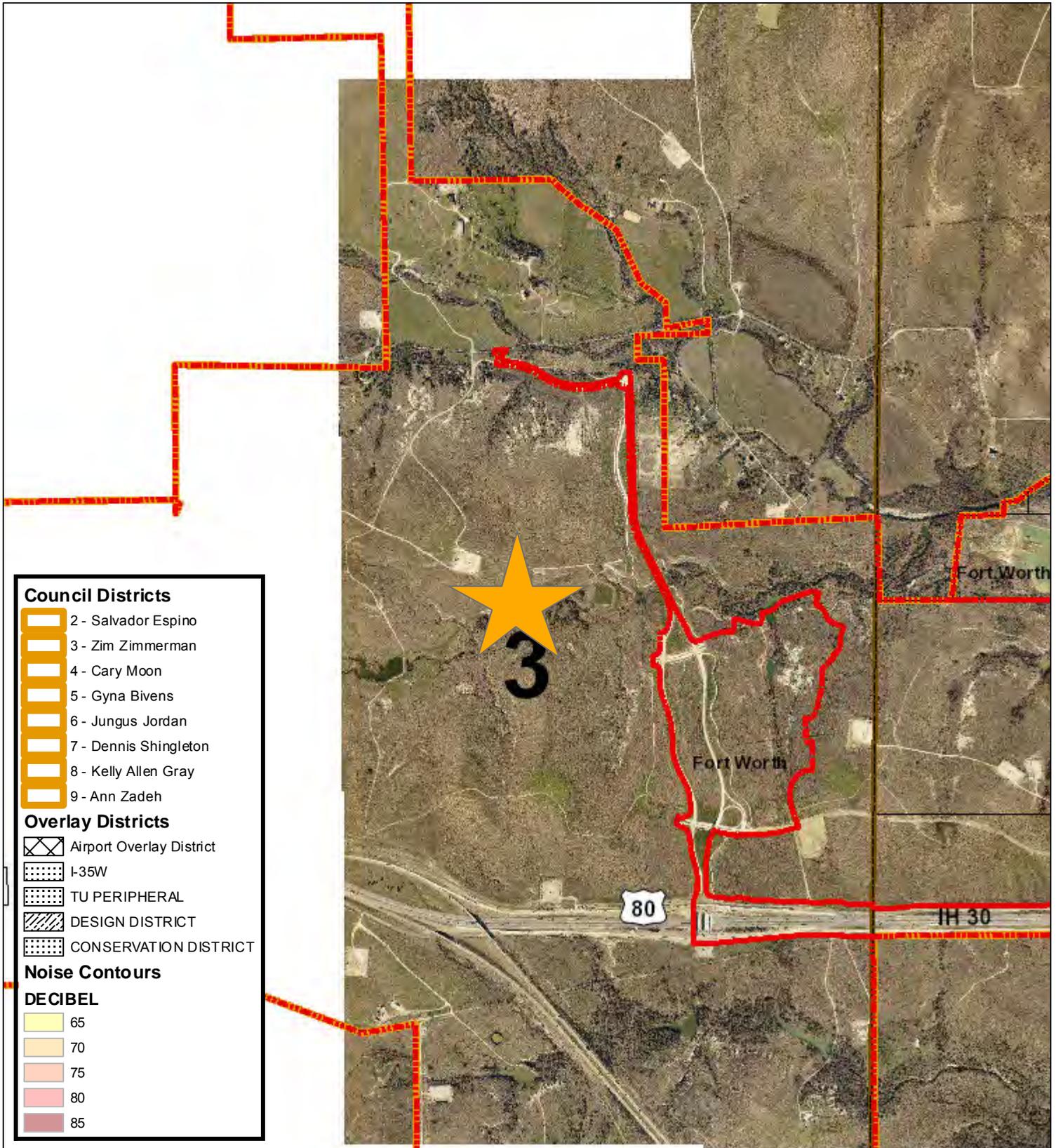


EXHIBIT SHOWING ALL ZONING DISTRICT TRACTS

PLOTTED BY: Krause, Paul ON: Sunday, January 31, 2016 AT: 9:13 AM FILEPATH: G:\Production\PlannedCommunity\2001\2001169\Engineering\Zoning\Zoning Exhibit All_2016-0129.dwg

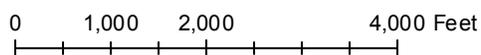
Area Map



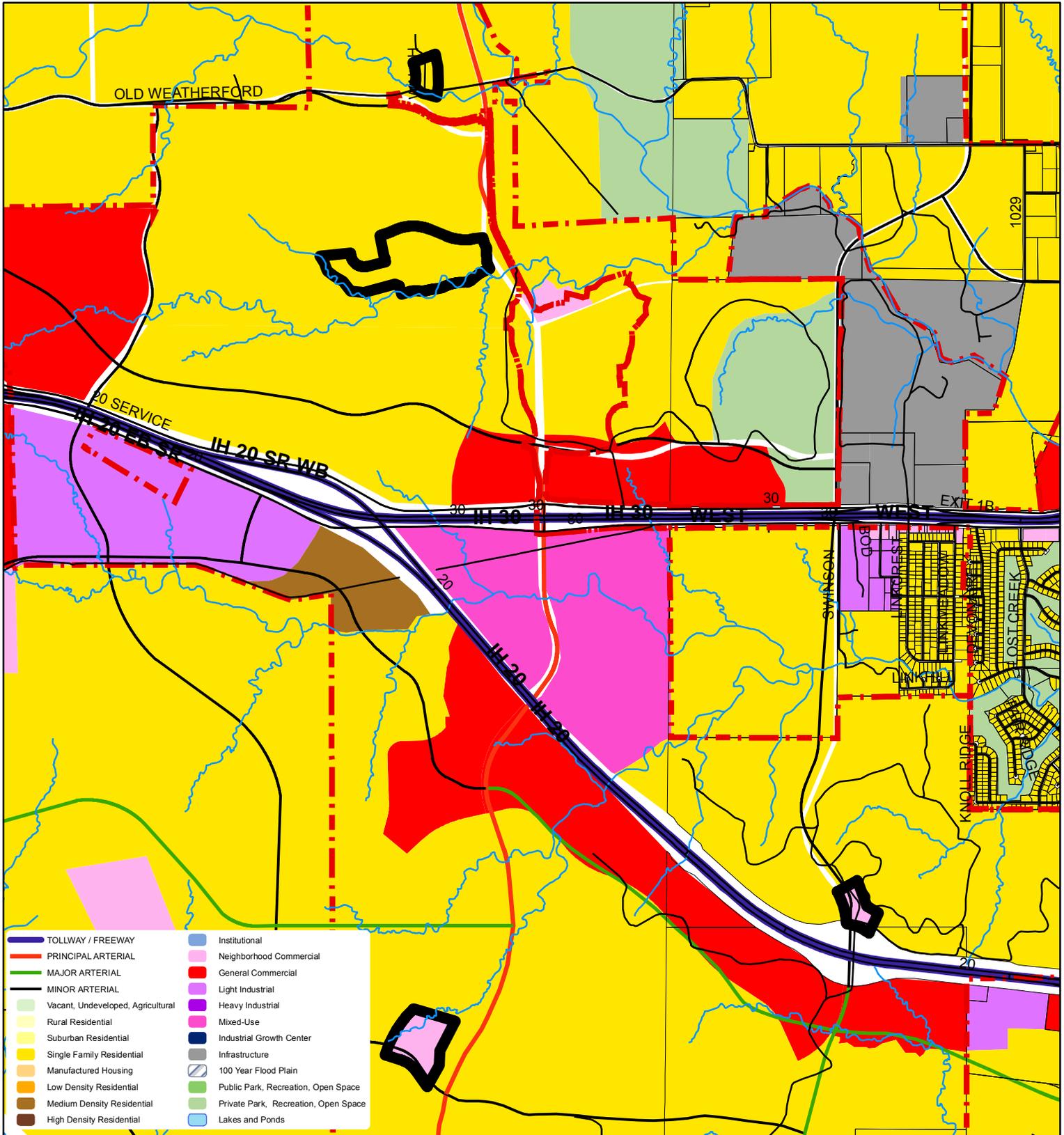
Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



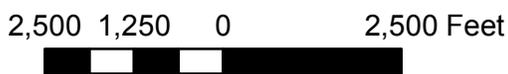
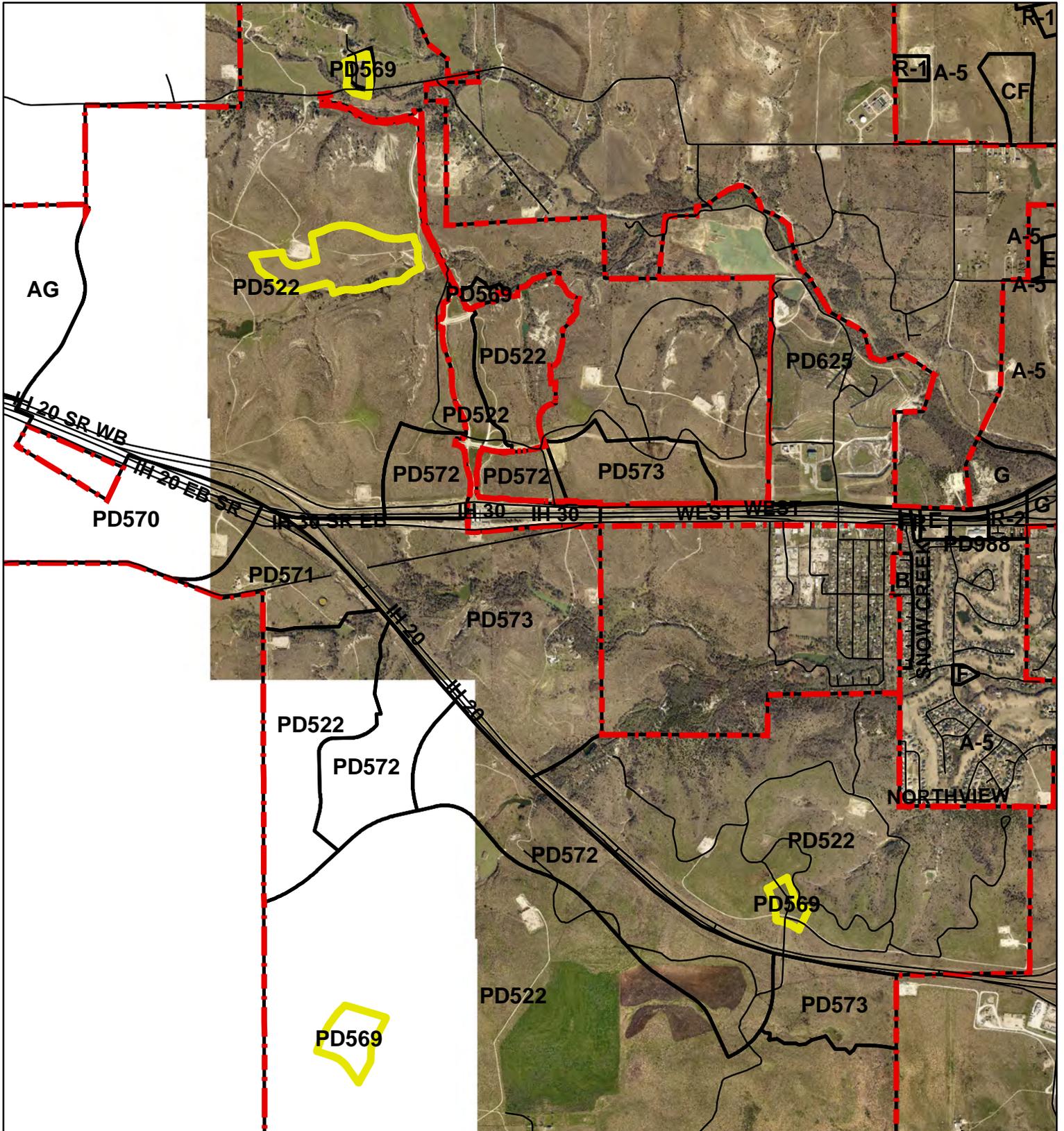
2,400,1,200 0 2,400 Feet



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 3, 2015.



Aerial Photograph



IV. New Cases

4. ZC-16-012 Tarun Oberoi (CD 2) 614 NW 22nd Street (North Fort Worth, Block 160, Lot 22, 0.18 Acres): from “A-5” One-Family to PD/A-5 Planned Development for all uses in “A-5” One-Family plus three residential units; site plan included

Tarun Oberoi, 3366 Scotch Creek Road, Coppell, Texas property owner explained to the Commissioners he purchased the property in October 2015 and it was brought to his attention the third unit was not legal. He did meet with the neighborhood organization back in December and they were grateful he was making improvements to the property. Mr. Edmonds asked if he had a letter from the neighborhood organization. Mr. Oberoi said no.

Mr. Flores asked Mr. Oberoi if he would summarize the position the neighborhood took at their meeting following his presentation and what concerns were raised. Mr. Oberoi said they voted all in favor and there were no concerns. Mr. Flores asked him when the issue of non-conformance came to his attention before or after the purchase. Mr. Oberoi said after the purchase it came from the realtor and that is when he started working with staff. He did not know how long the realtor was aware of this.

Mr. Flores asked specific questions relating to water meters, electric meters, gas meters, any work on the property. Mr. Oberoi said there are two water meters, three electric meters, one gas meter that is turned off. He replaced a front door, some windows and the flooring inside the third unit. Mr. Flores asked him to indicate on the site plan where the front doors are located, any improved surface parking, and how many bedrooms and noted these are items needed on the site plan. Mr. Oberoi said all units are occupied and the tenants have been there for more than seven years.

Ms. McDougall asked about the legal non-conforming. Mr. Oberoi said it was brought to his attention after the purchase via email from the realtor.

Ms. Dunn also asked the same question and asked if he will he be tearing anything down. Mr. Oberoi said no he just wants to make the units legal conforming.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. McDougall. The motion carried 6-3 with Mr. Edmonds, Ms. Conlin and Mr. Cockrell against.

5. ZC-16-020 Walsh Ranch Limited Partnership (CD 3) Generally bounded by Patterson Branch Creek, Walsh Ranch Parkway and Old Weatherford Road (metes and bounds provided in case file, 108.93 Acres): from PD522 Planned Development for “PD/LDR” Low Density Residential, for all single-family uses in “A-43 One-Family through “R2” Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units in permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived, and PD569 Planned Development for “PD/CC” Community Center for uses listed in the Walsh Planned Development District Use Table. Development standards shall be in accordance with “F” General Commercial district standards; site plan waived

To PD 569 Walsh Ranch “PD/CC” Planned Development for Community Center, to add the following uses: retail sales accessory to community recreation center, country club, amphitheater, amusement outdoor, swimming pool HOA, hotel, motel, cottage or inn, business college or commercial school, greenhouse or plant nursery, recording studio, community garden, urban farming, electronic signs, amusement outdoor (temporary), temporary residences for attendees of educational, technical or artistic gatherings and amend the development standards to allow a maximum height of 65 feet for hotels, motels, cottages or inns and to allow electronic signs per Sect. 6.411; site plan waiver recommended. Walsh Planned Development Nonresidential Use Table attached as Exhibit A.

Tony Ruggeri, 500 W. 7th Street, Suite 1235, Fort Worth, Texas representing Walsh Ranches Limited Partnership explained to the Commissioners as they are developing the first phase they are defining their development plan. Mr. Ruggeri said they are relocating where the Community Center zoning is and adding additional acreage as well as adding additional uses.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

6. ZC-16-023 Walsh Ranches Limited Partnership (CD 3) Generally bounded by Patterson Branch Creek, Walsh Ranch Parkway & future Quail Meadow Boulevard (metes and bounds in case file, 18.00 Acres): from “PD569 Planned Development for “PD/CC” Community Center for uses listed in the Walsh Planned Development District Use Table. Development standards shall be in accordance with “F” General Commercial district; site plan waived

To PD522 Planned Development for “PD/LDR” Low Density Residential, for all single-family uses in “A-43” One-Family through “R2” Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units in permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waiver recommended.

Tony Ruggeri, 500 W. 7th Street, Suite 1235, Fort Worth, Texas representing Walsh Ranches Limited Partnership explained to the Commissioners they are moving the location of the community center and need to change some of the Community Center zoning to Low Density Residential.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

7. ZC-16-022 Ahmed Gaafar Alkatheri (CD 5) – 4400-4412 (evens) E. Berry Street (Eastwood Addition, Block 14, Lots 13-16, 1.09 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted