



**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 & future Quail Meadow Mapsco: 761M

**Proposed Use:** Low Density Residential

**Request:** 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

**Land Use Compatibility:** Requested change is compatible.

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

**Background:**

The proposed site is located south of Old Weatherford Road and east of Walsh Ranch Parkway. The applicant is proposing to rezone the tract (called districts in the Walsh Ranch Plan) from PD/Community Center to PD/Low Density Residential in order to move the location of the community center. The new location will be rezoned to PD/CC through ZC-16-020.

**Site Information:**

Owner: Walsh Ranches Limited Partnership  
500 W. 7<sup>th</sup> St. Suite 1007  
Ft. Worth, TX 76102  
Acreage: 18.000 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-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
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**

The applicant is proposing a zoning change to "PD/LDR" for Low Density Residential. Surrounding land uses are predominantly vacant with several plats coming through the process.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as predominantly Neighborhood Commercial with some Single-Family. The requested zoning change **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

- To promote orderly growth in developing areas, the City should generally support single-family residential development with lot sizes compatible with surrounding single-family lot sizes. The City should support lower density, large-lot single-family residential zoning districts (i.e. A-7.5 through A-2.5A) in more remote locations. (pg. 39).

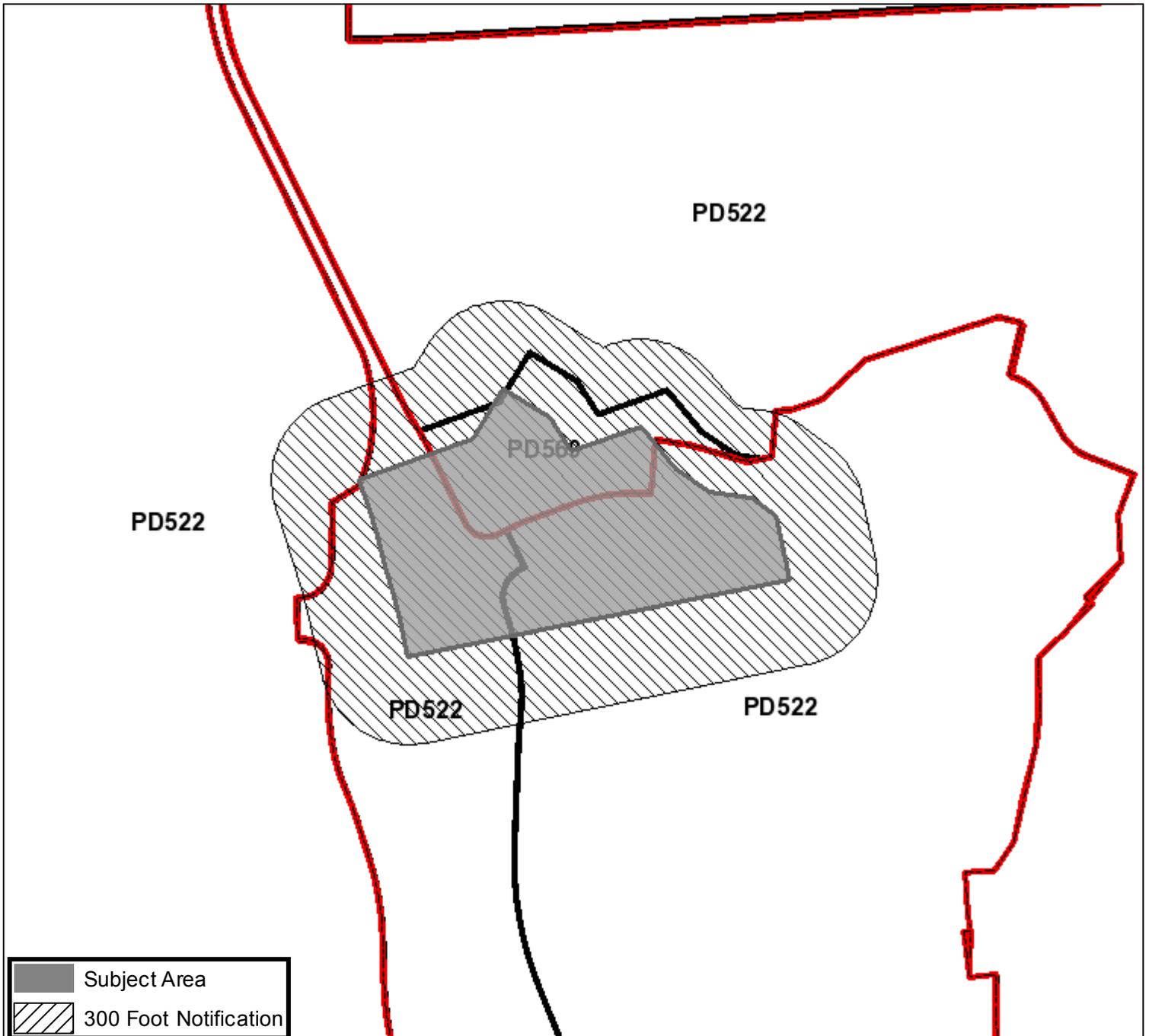
However, the request is part of a very large planned development that will continue to be adjusted as it is built out. The inconsistency with the Comprehensive Plan is not a concern since the developer is in control of the entirety of the property. The Future Land Use plan will be updated with the new 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
- Minutes from the Zoning Commission meeting

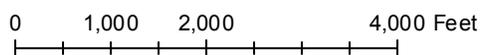
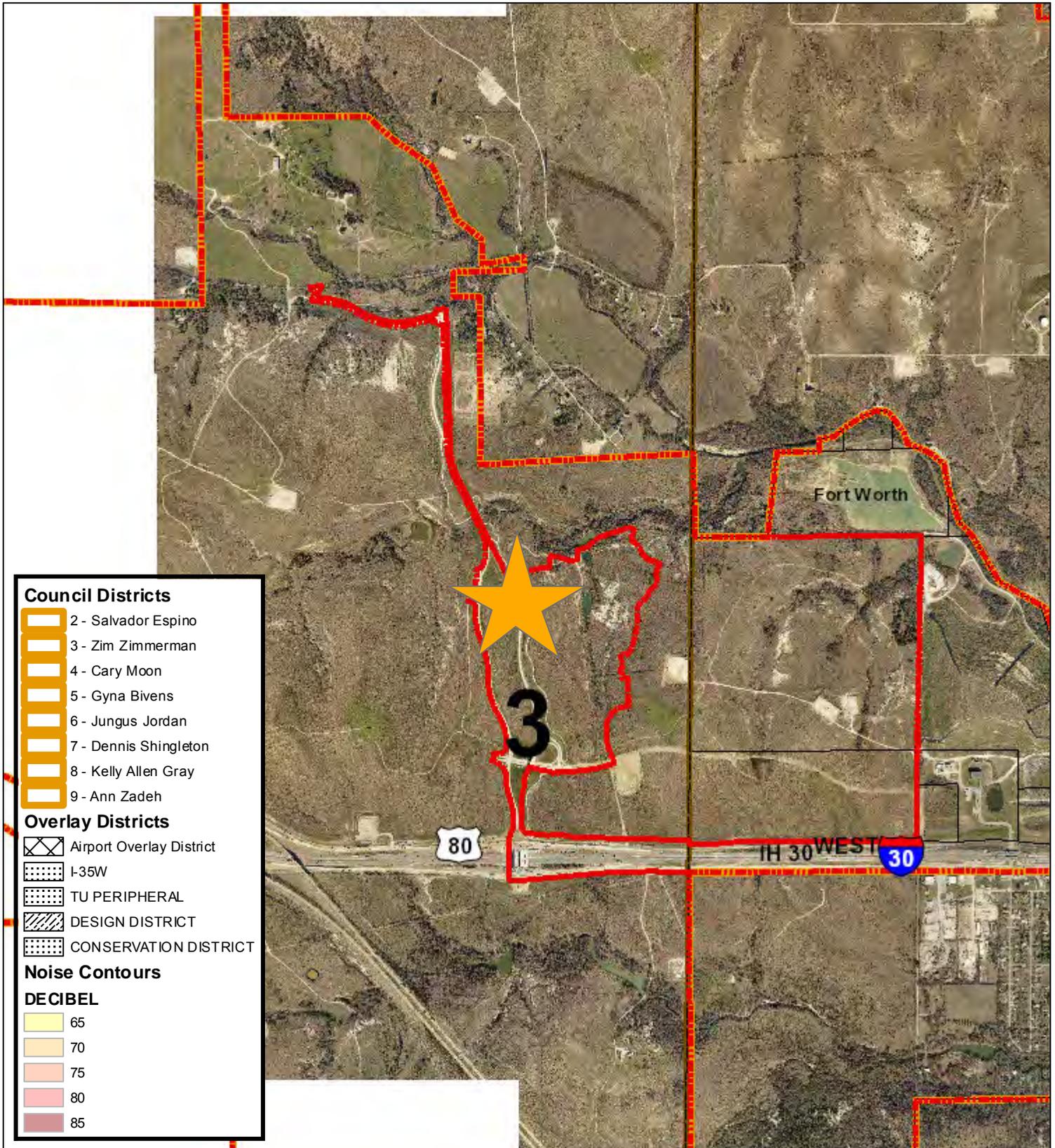
## Area Zoning Map

Applicant: Walsh Ranches Limited Partnership  
Address: Generally bounded by Patterson Branch Creek, Walsh Ranch Pkwy & future Quail Meadow  
Zoning From: PD 522, PD 569  
Zoning To: Walsh Ranch PD/LDR for Low Density Residential  
Acres: 18.00155764  
Mapsc0: 761M  
Sector/District: Far West  
Commission Date: 2/10/2016  
Contact: 817-392-2495

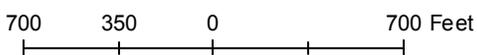
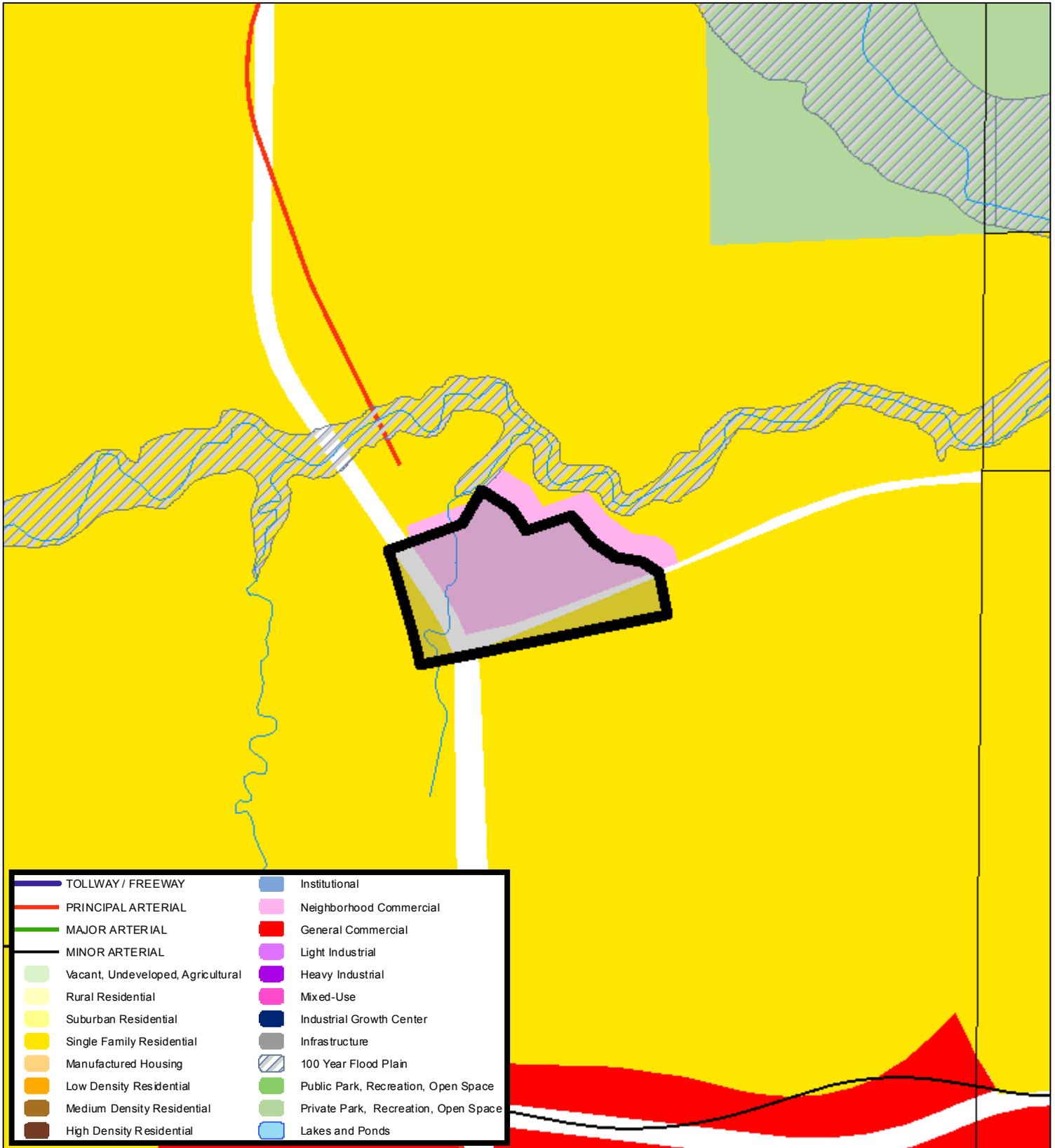


0 245 490 980 Feet

### Area Map



### Future Land Use



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 17, 2015.



**Aerial Photo Map**



0 437.5 875 1,750 Feet



**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. 7<sup>th</sup> 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. 7<sup>th</sup> 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**