



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 7, 2017

Council District 3

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: One letter submitted

Continued Yes ___ No X
Case Manager Jocelyn Murphy
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **PB Long Term Hold 1 & 2, PB Ventana 1, LLC**

Site Location: Generally bounded by Rolling Hills Drive, Benbrook city limits, and Dutch Branch Creek
Mapsc0: Pg. 86

Proposed Use: **Single Family**

Request: From: "A-5" One-Family, R1 Zero Lot line/Cluster, "E" Neighborhood Commercial, "PD 50" PD/E Planned Development/Commercial; site plan waived

To: PD/SU Planned Development/Specific Use for all uses in "A-5" One-Family and "R1" Zero Lot line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waiver requested

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The subject property is located between I-20 and SH 377, west of FM 2871/Longvue St. adjacent to the City of Benbrook. The subject area is primarily comprised of vacant land and in an area of ranches that are currently under development or being considered for development. The rezoning will prepare the property for single family subdivision development.

The applicant is requesting a PD to allow for flexibility; the desire is to be able to provide the smaller lot, center loaded and rear accessed product when and where desired by home builders. The amount of this smaller lot product would not exceed 30%, the amount estimated currently zoned R1 in the southern areas of this tract. The applicant has indicated that a running chart will be provided on each plat to maintain the acreages of each district as it is developed.

Veale Ranch Parkway was platted in 2015 to provide access to the first phases of Ventana. Phase I is under construction and Phase 2 is included in this zoning case to allow for the larger lot coverage on the platted lots. Veale Ranch Parkway originally continued through the northwest corner of the property. The applicant completed a Thoroughfare Plan amendment to move the street to the northwest off of this tract. The owners of the adjacent properties were agreeable and preferred to have the commercial corners provided by this intersection. Therefore none of this roadway will be dedicated or constructed as part of this development.

Other collectors through the development will be provided. The primary road into the development at the time comes off Veale Ranch Pkwy to the south. Most of the collectors travel east-west across the subdivision. Jerry Dunn Rd. has been developed in Benbrook to the east with residential construction, and the plat for Phase 2 appears to extend the road into this development. The platted phases of Ventana have continued a residential street, Trail Ridge, from Benbrook into the property which provides access to Rolling Hills Dr., a collector to Longvue St.

Development Standards	"A-5" One-Family	"R1" Zero lotline/Cluster	Proposed PD
Lot Width	50' min. at building line	30' min. at building line	Per zoning district
Lot Area	5,000 sq. ft. min.	3,000 sq. ft. min.	30% of lots R1
Lot Coverage	50% maximum	No maximum	60% maximum for A-5 –A-10 districts

Site Information:

Owner/Applicant: PB Long Term Hold 1 LP, PB Long Term Hold 2 LP, PB Ventana 1 LLC
 4145 Travis St.
 Dallas, Tx 75204

Agent: Taylor Baird
 Acreage: 444.13 ac.
 Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:
 North out of city limits/ large lot residential
 East "I" Light Industrial, Out of City Limits / Vacant land, industrial, single family
 South "R1" Zero lot line/Cluster, "E" Neighborhood Commercial, "AG" Agricultural, Out of City Limits / small commercial, vacant land
 West out of city limits/ agricultural

Public Notification:

300 foot Legal Notifications were mailed on (September 22, 2017)
 The following organizations were notified: (emailed September 19, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Markum Ranch Estates NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

Closest registered Neighborhood Organization*

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)

Veale Ranch Parkway	Newly constructed arterial	Neighborhood Connector	New
FM 2871/Longvue St.	4 lane divided		TxDOT road
Trail Ridge	residential	residential	new
Jerry Dunn	collector	collector	new

Development Impact Analysis:

1. **Land Use Compatibility**

This proposed zoning change request is to prepare the property for single family subdivision development. The subject area covers 444 acres. Surrounding uses to the east include existing single family residential homes and the first phase of Ventana. Remaining uses to the north, west, and south are primarily vacant and ranch land.

The proposed PD/A-5, R1 **is compatible** with the surrounding large lot residential uses.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the subject property as Single Family. The requested zoning classifications meets the below policies:

- 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, larger-lot single-family residential zoning districts (i.e. A-7.5 through A-2.5A) in more remote locations.

Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

Applicant: PB Long Term Hold 1 & 2, PB Ventana 1, LLC
 Address: Generally bounded by Rolling Hills Drive, city limits, Dutch Branch Creek, and Benbrook
 Zoning From: A-5, R1, E, PD 50
 Zoning To: PD for A-5 and R1 uses; max 30% R1, max 60% lot coverage
 Acres: 444.131282
 Mapsco: Pg. 86
 Sector/District: Far Southwest
 City Council Date: 10/11/2017
 Contact: 817-392-6226



Ventana – Proposed Development Standards

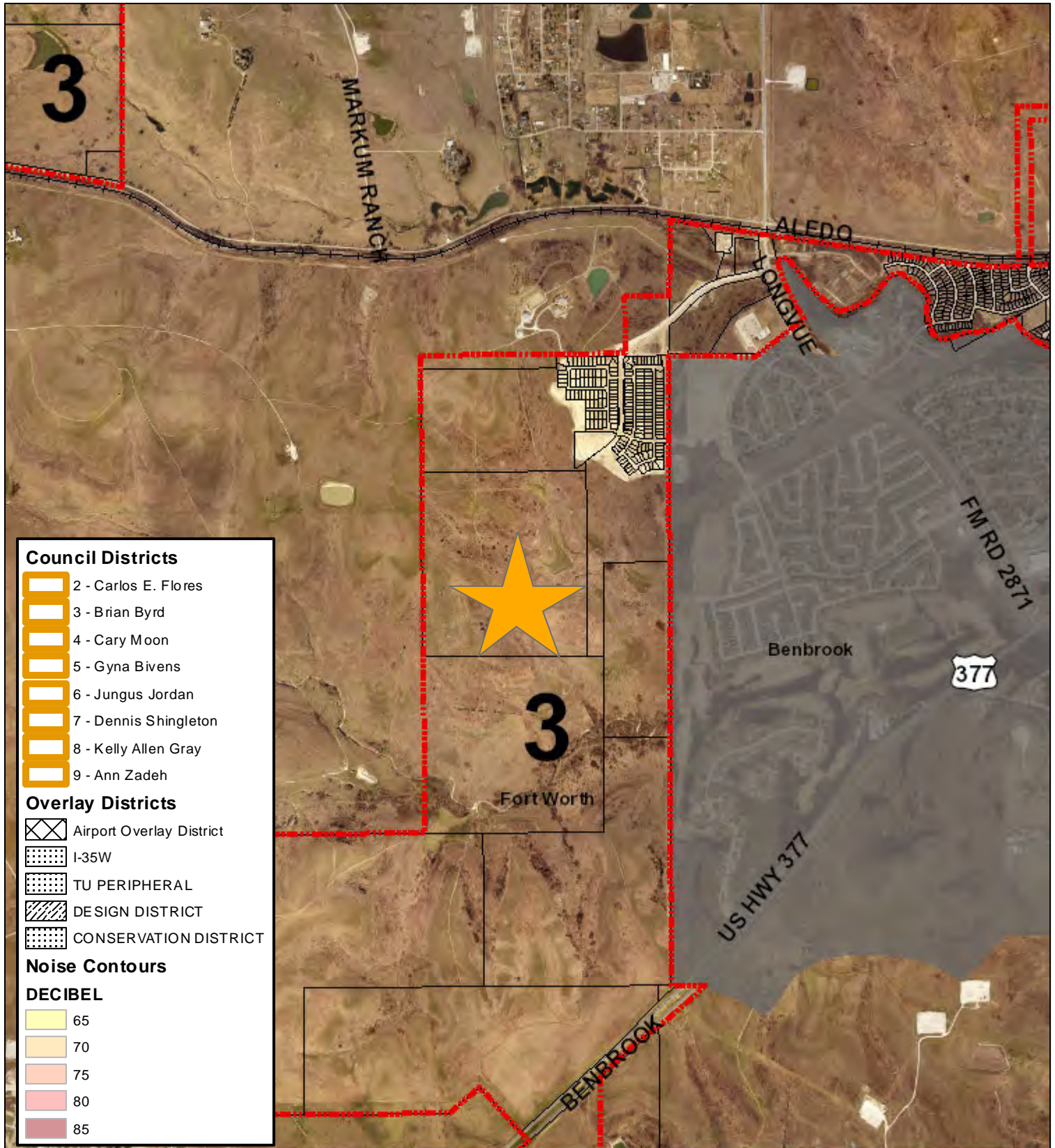
ZC-17-162

Re-zoning request on a 439.4 acre tract of vacant land, a portion of the Ventana Master Planned Community in Far Southwest Fort Worth. The application requests the site to rezoned from A-5, R-1, E & PD-E to a PD/Specific Use based on the A-5 and R-1 residential standards in accordance with the comprehensive zoning ordinance and subject to the following conditions:

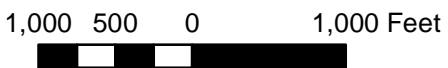
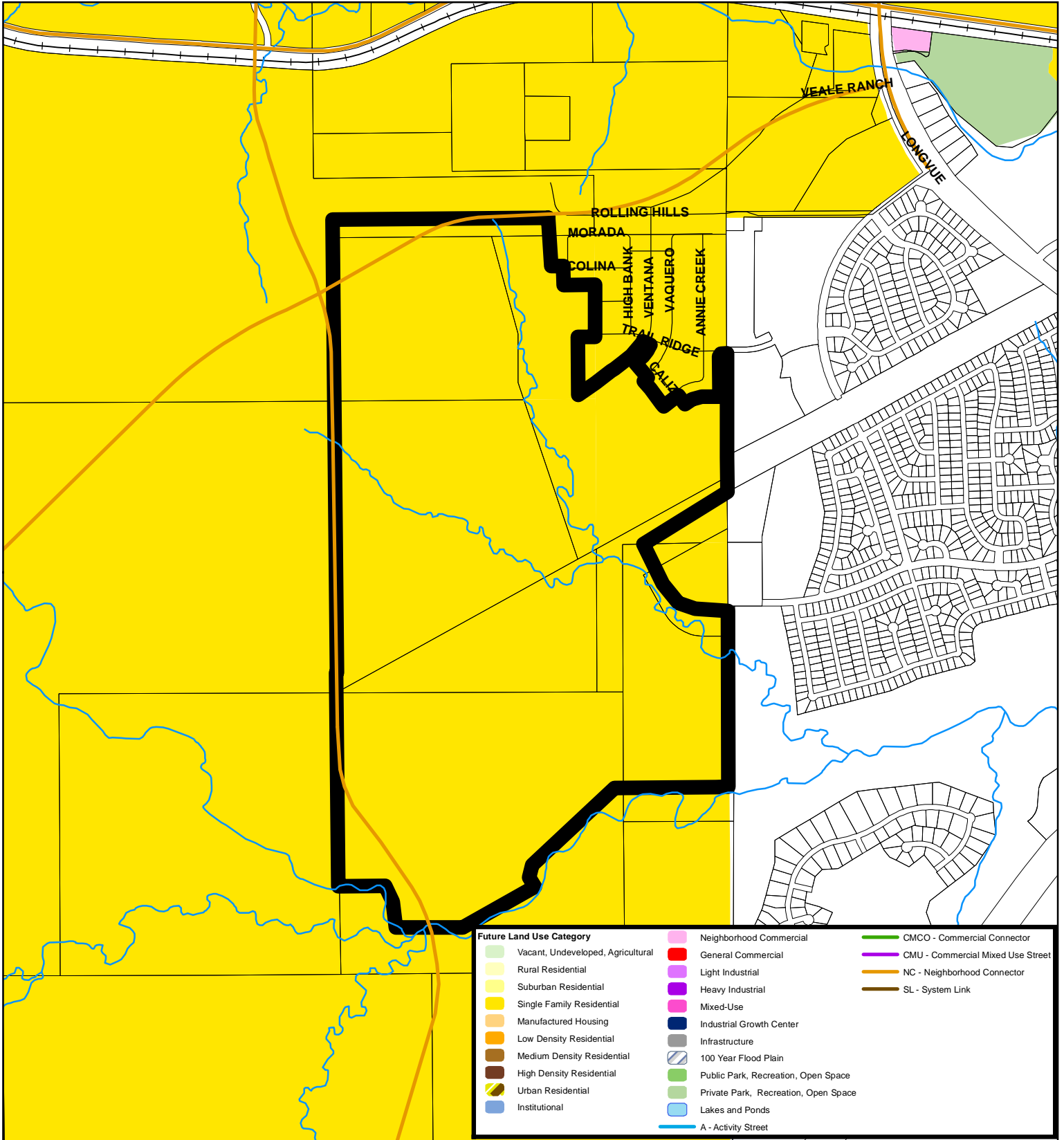
1. **Maximum R-1 Development Area** – A maximum of 30% of the entire PD area may be developed based on R-1 standards
2. **Lot Coverage** – Increase maximum lot coverage on all lots developed under A-5 standards that are 7,500 square feet and less to 60% lot coverage

10/5/17

Area Map



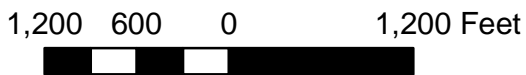
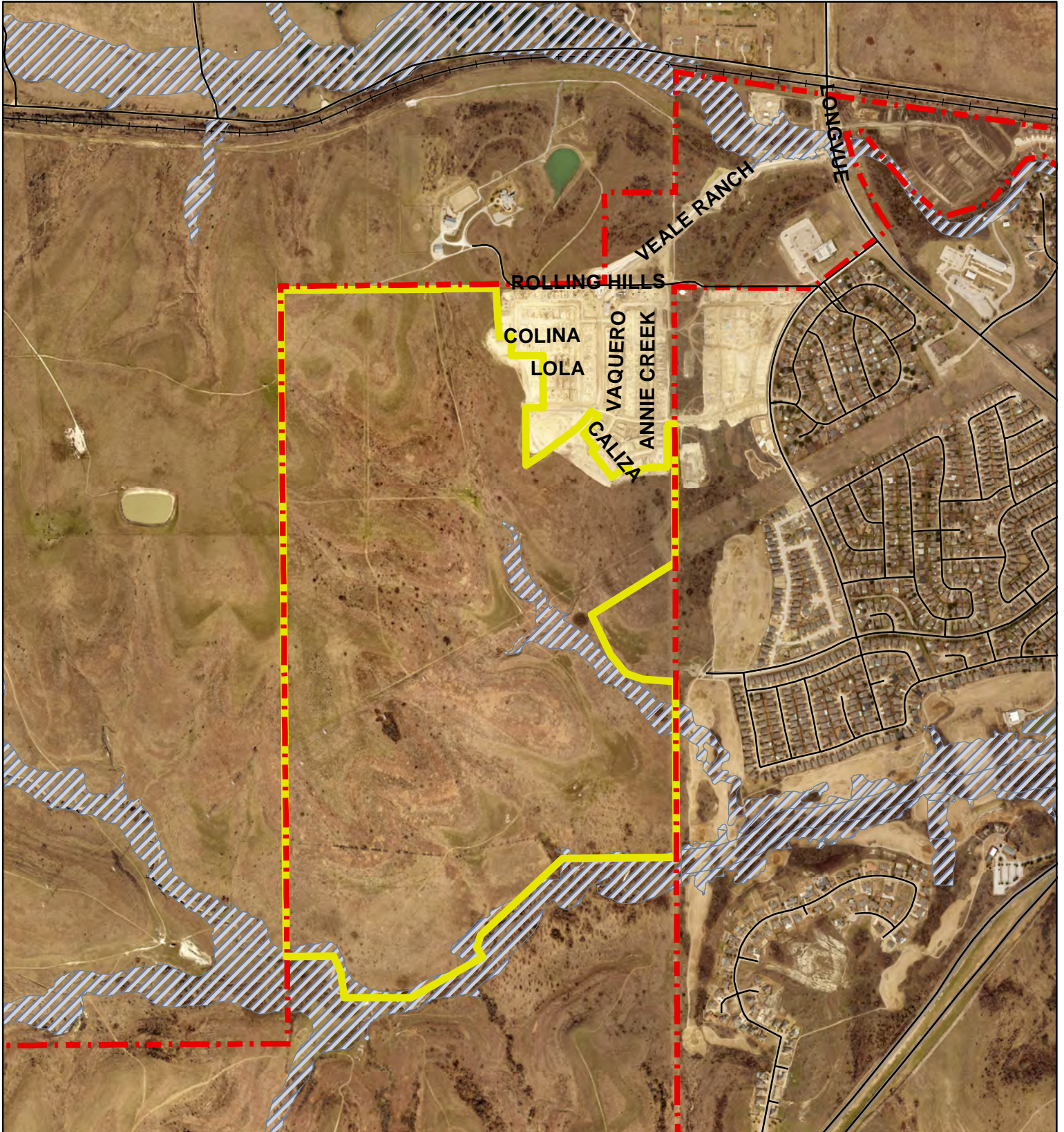
Future Land Use




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 7, 2017.



Aerial Photograph



 100 Year Flood Zone

Aerial Photography Date February 2017



		notification area			
Shana Crawford	105 Nursery Ln		Support		Representing Applicant

7. ZC-17-160 FORT GROWTH PARTNERS (CD 7) – 304-316 (evens) Sunset Lane (Deavers Addition, Lots 26-29, Block 1, 0.70 ac.) From: “B” Two-Family To: “UR” Urban Residential

Shana Crawford, 105 Nursery Ln, stated they received verbal support from the Riverdistrict Neighborhood Association for the change.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Conlin. The motion passed unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-17-160
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Shana Crawford	105 Nursery Ln		Support		Representing Applicant

8. ZC-17-161 NORTH PRESIDIO LLC (CD 7) – 9200 block Tehama Ridge Parkway (William McCowan Survey, Abstract No. 999, 3.14 ac.) From: “AR” One-Family Restricted To: “G” Intensive Commercial

Hugo Morales, 801 Cherry St Suite 950, stated this case is to change the zoning to match the rest of the surrounding property.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-17-161
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Hugo Morales	801 Cherry St Suite 950		Support		Representing Applicant

9. ZC-17-162 PB LONG TERM HOLD 1 LP, PB LONG TERM HOLD 2 LP, PB VENTANA 1 LLC (CD 3) – Generally bounded by Rolling Hills Drive, city limits, Dutch Branch Creek, and Benbrook (see exhibit in case file, 444.13 ac.) From: “A-5” One-Family, R1 Zero Lotline/Cluster, “E” Neighborhood Commercial, “PD 50” PD/E Planned Development/Commercial; site plan waived To: PD/A-5 Planned Development for all uses in “A-5” One-Family and “R1” Zero Lotline/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waiver requested

Taylor Baird, 462 Edmondson, Dallas, Tx, gave a brief presentation over the development of the project. The reason for the request is to allow the integration of A-5 and R-1 products together. He showed a concept plan of the development and stated they plan to protect natural features.

Motion: Following brief discussion, Mr. Cockrell recommended Approval of the request, seconded by Ms. Conlin. The motion passed unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-17-162
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Taylor Baird	462 Edmondson, Dallas, Tx		Support		Representing Applicant
Ward Veale/Iona Land	10214 Rolling Hills Dr		Support		Sent Notice
Johnny and Cheryl Vinson	Rolling V Ranch S Hwy 377		Support		Sent Notice

~~10. ZC-17-163 J & W SAND & GRAVEL INC (CD 5) – 11650 Mosier Valley Road 11400 - 12100 blocks Mosier Valley Road (John J. Wingfield Survey Abstract No. 1634; W. Lee Survey Abstract No. 968; G. Couch Survey Abstract No. 278, 53.63 ac.) From: PD 183 Planned Development/Specific Use for a concrete crushing facility with development standards; site plan included To: Amend PD 183 to amend the site plan and allow for soil stabilization operations and asphalt collection and recycling on the west side of the creek; site plan included~~

Richard Horn, 6500 W Fwy Suite 700, requested a 30-day continuance.

Danielle Tucker, 11500 Mosier Valley Rd, spoke in opposition. She stated that the neighborhood has many questions about the development and the applicant has not reached out to them. They want the applicant to fix up what they have done to the river and surrounding area.

During the rebuttal Mr. Horn stated the continuance is to address the concerns of the neighborhood.

Motion: Following brief discussion, Ms. Conlin recommended a 30-day continuance of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-17-163
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Richard Horn	6500 W Fwy Suite 700		Support		Representing Applicant
Danielle Tucker	11500 Mosier Valley Rd			Opposition	Spoke at hearing