



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 3

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Walsh Ranches Limited Partnership

Site Location: Generally bounded by Walsh Ranch Parkway, Mary’s Creek, Markum Ranch Road, Aledo Iona Road, FM 1187 and White Settlement Road
Mapsco: Multiple

Proposed Use: Low Density Residential

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 is permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived

To: Amend 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 is permitted. Amended development standards for front, side, and rear setbacks for single-family residential development; site plan waiver requested

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed sites are located within the boundaries of the Walsh Ranch Development. The applicant is proposing to amend PD5220 development standards to change setbacks for single-family development.

The majority of the amendments will allow accessory items such as porches, bay windows, balconies, and pools to have a 3 ft. rear or side setbacks. The 5 ft. setback for the primary structure, garages, storage structures, etc. remains. An exhibit

The amendments also allow for a 15 ft. front setback when a property has rear alley access up to 7,800 sq. ft. in size. The lots are expected to be 120 feet to 130 feet deep to meet market demand, so a standard 50-foot lot will contain more than 5,000 sq. ft. In addition, the 7, 800 square foot threshold will

accommodate corner lots which will be larger than interior lots because of the projected front yard setback.

The request is part of a very large planned development that will continue to be adjusted as it is built out.

Site Information:

Owner: Walsh Ranches Limited Partnership
 500 W. 7th St. Suite 1007
 Ft. Worth, TX 76102
 Acreage: 5331.475 ac
 Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North "PD522" & "PD569" Planned Development / vacant
 East "PD522", "PD572", "PD573" Planned Development / vacant
 South "PD522", "PD571", "PD570" Planned Development / vacant
 West Unzoned, "AG" Agricultural, "PD522", "PD570" Planned Development / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-020, ZC-16-023 adjustments to community facilities subdistricts
 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
I-30 Westbound Frwy	Freeway	Freeway	No
I-20 Frwy	Freeway	Freeway	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 Amend PD522 Planned Development for "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 2016 Comprehensive Plan designates the subject property as predominantly Single-Family. The requested zoning change **is consistent** 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).

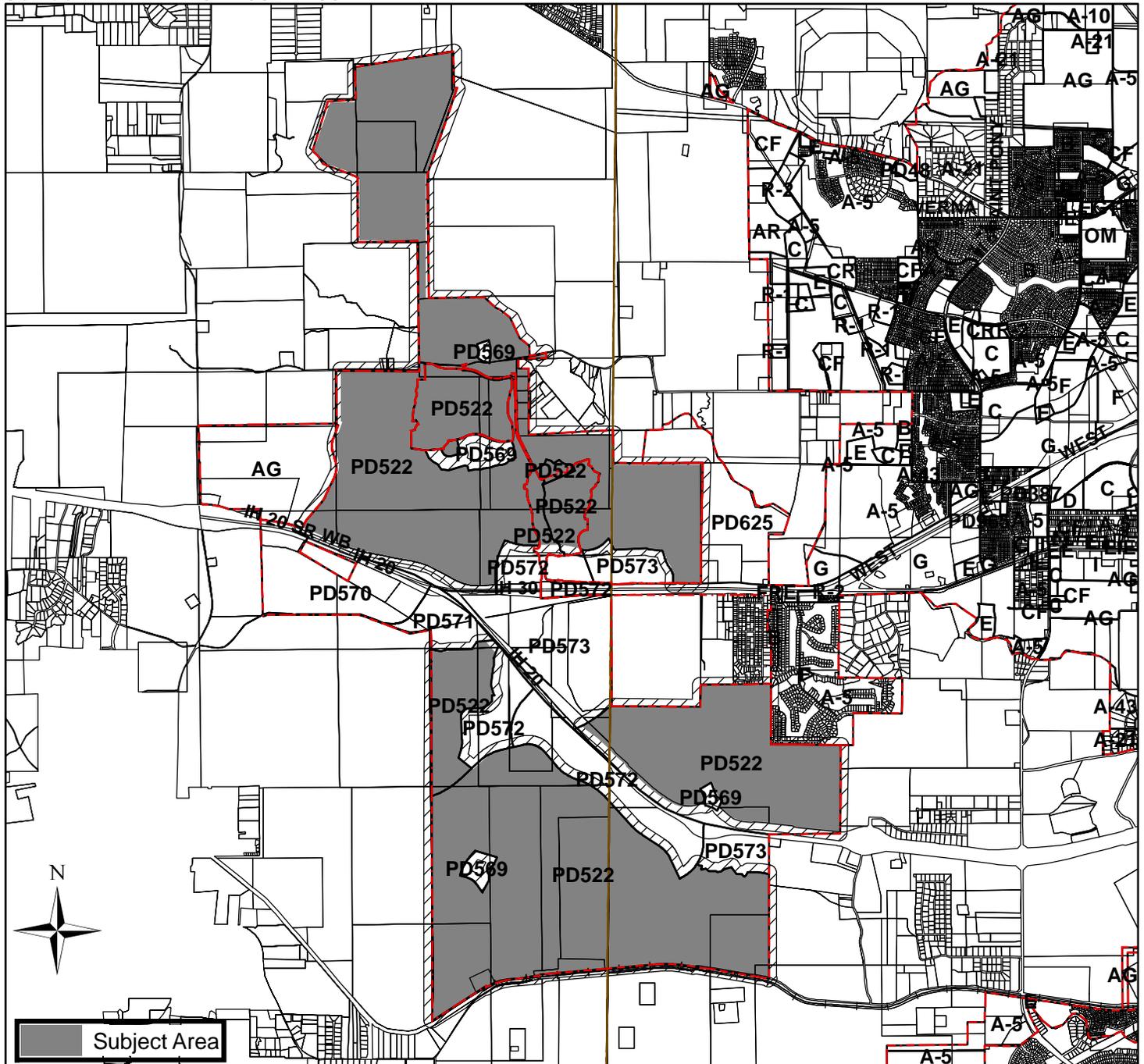
Attachments:

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

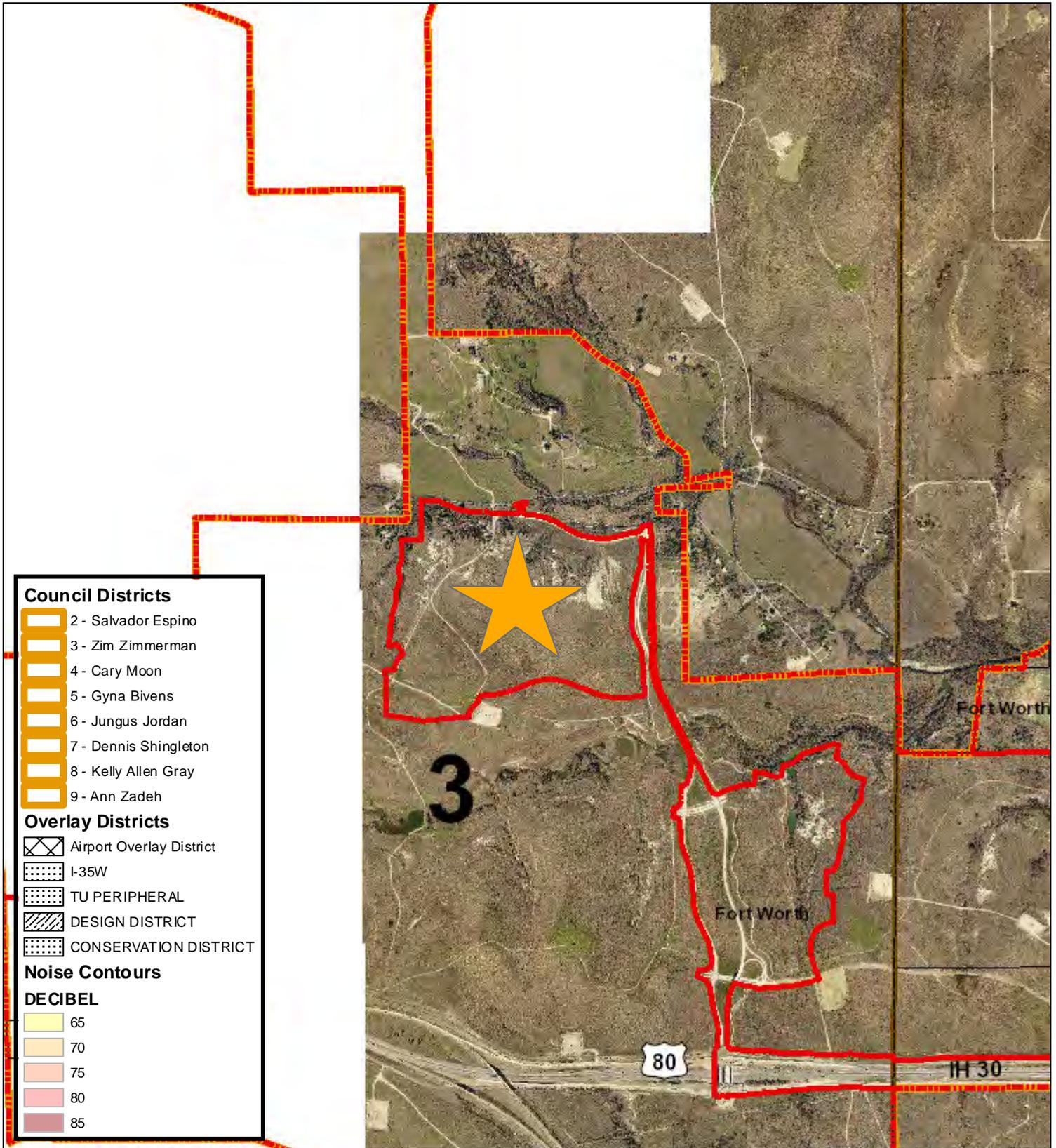
Area Zoning Map

Applicant: Walsh Ranches Limited Partnership
Address: Generally bounded by Walsh Ranch Pkwy, Mary's Creek, Markum Ranch Rd, Aledo Iona Rd, FM 1187, and White Settlement Rd.

Zoning From: PD 522
Zoning To: Amend PD 522 to change setback for single family residential development
Acres: 5331.475084
Mapscos: Multiple
Commission Date: 06/08/2016
Sector/District: Far West
Contact: 817-392-2495



Area Map



EXHIBIT

Amendments to PD 522 Development Standards

Walsh Ranch ZC-16-115 June 8, 2015

Current PD 522 Standard	PD Zoning Application - Proposed Standard	Reason for Request
Section 6.101(A)(4)	Does not apply	Removes front yard setback requirements for porches, which are addressed below.
Section 6.101(D)	Does not apply	Removes projected front yard setback requirements. Allows developer to provide greater than required front yard setback where desired for place making without establishing increased front yard setback requirement for adjacent lots.
Section 6.101(A)(4)	Front yard setback measured from front property line to main wall of structure.	Reinserts the first sentence of Section 6.101(A)(4).
<p>Front yard setbacks:</p> <p>Section 4.701 (A-43) 35'</p> <p>Section 4.702 (A-21) 30'</p> <p>Section 4.703 (A-10) 25'</p> <p>Section 4.704 (A-7.5) 20' on local street, 15' on limited local street</p> <p>Section 4.705 (A-5) 20' on local street, 15' on limited local street</p> <p>Section 4.706 (AR) 20'</p> <p>Section 4.707 (B) 20'</p>	<p>Front yard setback of 15 feet (or standard zoning setback if less) applies to residences with rear alley access for lots up to 7,800 sq. ft.</p>	<p>Allows front yard setback to be reduced to 15 feet for rear-access residences for lots up to 7,800 sq. ft., standard lots will contain more than 5,000 sq. ft. The 7, 800 sq. ft. threshold will accommodate corner lots which will be larger than interior lots because of the projected front yard setback.</p>
<p>Section 5.300(F)</p> <p>No attached or detached accessory structure such as, porches supported by columns, greenhouses, garages, swimming pools or similar uses shall be erected on property within the minimum front yard, established front yard</p>	<p>Covered, unenclosed porch (including porch supported by columns) may extend up to 10 feet into required front yard</p>	<p>Porches supported by columns are accessory structures that are not allowed in the front yard, except a front yard porch may encroach 5 feet into the front yard on a local street and 10 feet into the front yard on a limited local street. Revised regulation allows porches to encroach 10 feet into the front yard without</p>

<p>or projected front yard.</p> <p>Section 6.101(A)(4)</p> <p>The front yard setback shall be measured from the front property line to the main wall of the structure. An open porch or patio that has a vertical roof support may not be set closer than fifteen (15) feet from the front property line on a local street and ten (10) feet on a limited local street.</p>	<p>Stairs, stoops, landings and handrails may extend into required front and side yards, provided the following minimum setbacks are maintained: 5 foot front yard, 5 foot side yard on corner lot adjacent to side street, and 3 foot interior side yard</p>	<p>regard to street type.</p> <p>Stairs, stoops, landings and handrails may extend from the porch into the front and side yards.</p> <p>Reduced setbacks encourage construction of usable front porches without reducing house size, promoting activity in the front yard and reinforcing community interaction.</p>
<p>Section 6.101(A)(1)</p> <p>Every part of a required yard shall be open from its lowest point to the sky unobstructed, except that:</p> <p>1. Ordinary sills, belt courses, cornices, chimneys, bay windows, buttresses and ornamental features may project not more than six inches into a required yard;</p>	<p>Cornices, chimneys, bay windows, buttresses, ornamental fixtures, canopies, sunshades and similar architectural features may extend up to 3 feet into any required yard</p>	<p>Adds canopies, sunshades and similar architectural features to list of permitted encroachments and increases permitted encroachment from 6 inches to 3 feet.</p> <p>This provision encourages the construction of these elements without reducing house size. These elements reflect the architectural traditions of Fort Worth and respond to local climate.</p>
<p>Section 6.101(A)</p> <p>Every part of a required yard shall be open from its lowest point to the sky unobstructed, except that: ... [no exception for balconies]</p>	<p>Balconies that are 50 square feet or less in area and are cantilevered or supported from the structure may extend up to 3 feet into a required, front, rear or side street yard.</p>	<p>Allows balconies to encroach 3 feet into a required yard. The revised regulation is requested for the same architectural reason set out above.</p>
<p>Section 5.300(A)</p> <p>See definition of "accessory uses" as permanently installed detached accessory structures, including swimming pools, outdoor kitchen facilities, etc.</p> <p>Section 5.301(A)(2)</p> <p>Accessory buildings shall comply with the side</p>	<p>Above-ground and in-ground swimming pools and spas and related equipment, fish ponds, outdoor kitchen facilities, stationary barbecues, children's play equipment and similar structures may be placed in any required rear or side yards provided minimum 3 foot setback is maintained.</p>	<p>Allows accessory structures to be located in the side yard, instead of requiring them to be in the rear yard unless they are at least 75 feet from the front property line.</p> <p>Allows accessory structures to encroach into side or rear yard (while maintaining a 3-foot setback) providing additional opportunities for</p>

<p>and rear setbacks for the primary structure of the zoning district applicable to the residential use.</p> <p>Section 5.301(B)(1)(c)</p> <p>All non-habitable accessory structures must be located behind the rear wall of the primary residential structure that is furthest from the street or at least 75 feet from the front property line, whichever is the least restrictive.</p>		<p>amenities in the side and rear yards.</p>
<p>Section 5.301 (A)(2)</p> <p>. Accessory buildings shall comply with the side and rear setbacks for the primary structure of the zoning district applicable to the residential use.</p>	<p>Porches, patio covers, gazebos, cabanas, pergolas and similar covered, unenclosed structures may be constructed in any required rear yard, provided minimum 3-foot setback is maintained.</p>	<p>Allows these structures to encroach into required rear yard (while maintaining a 3-foot setback), providing additional opportunities for amenities.</p>

"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."

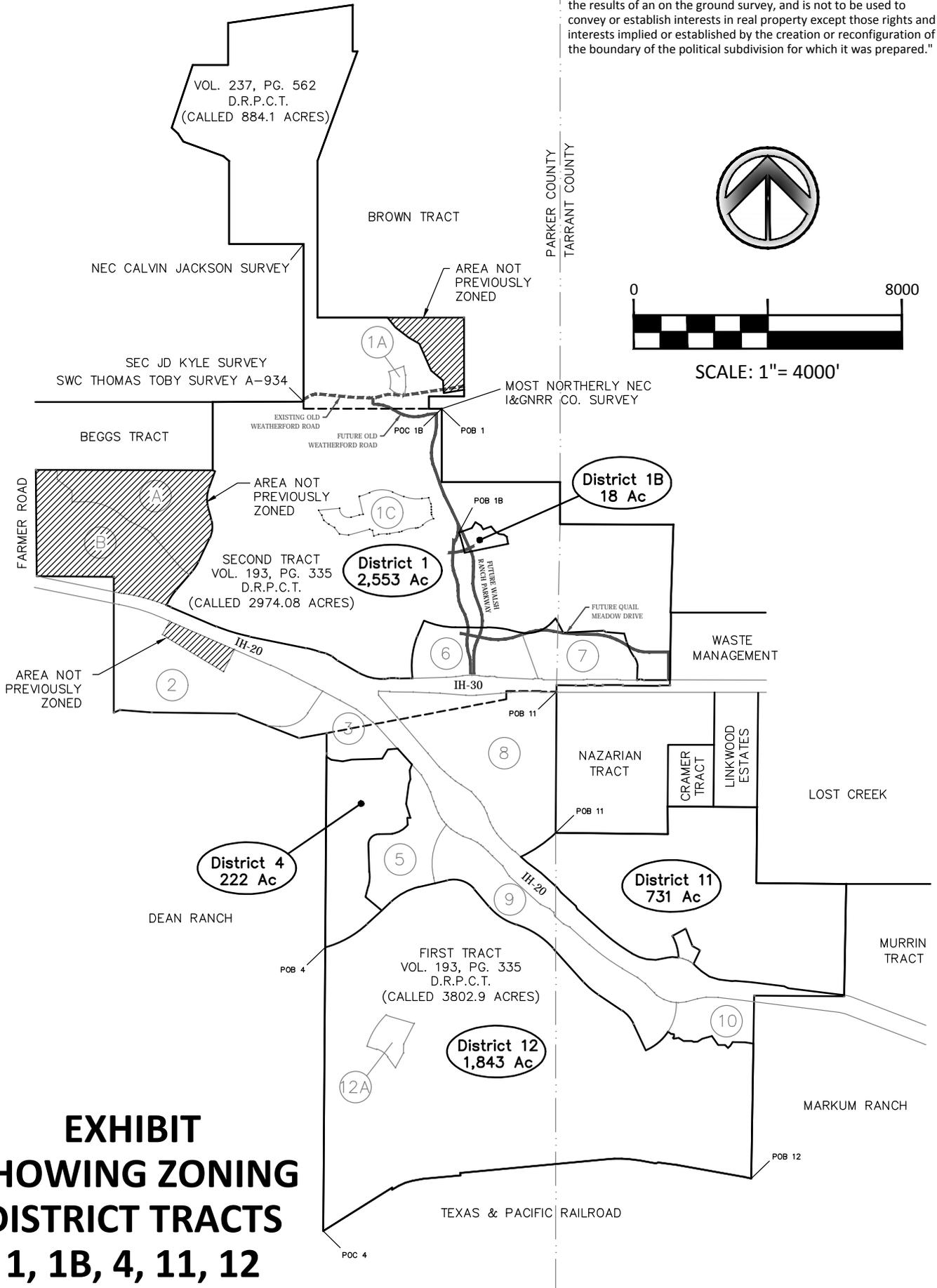
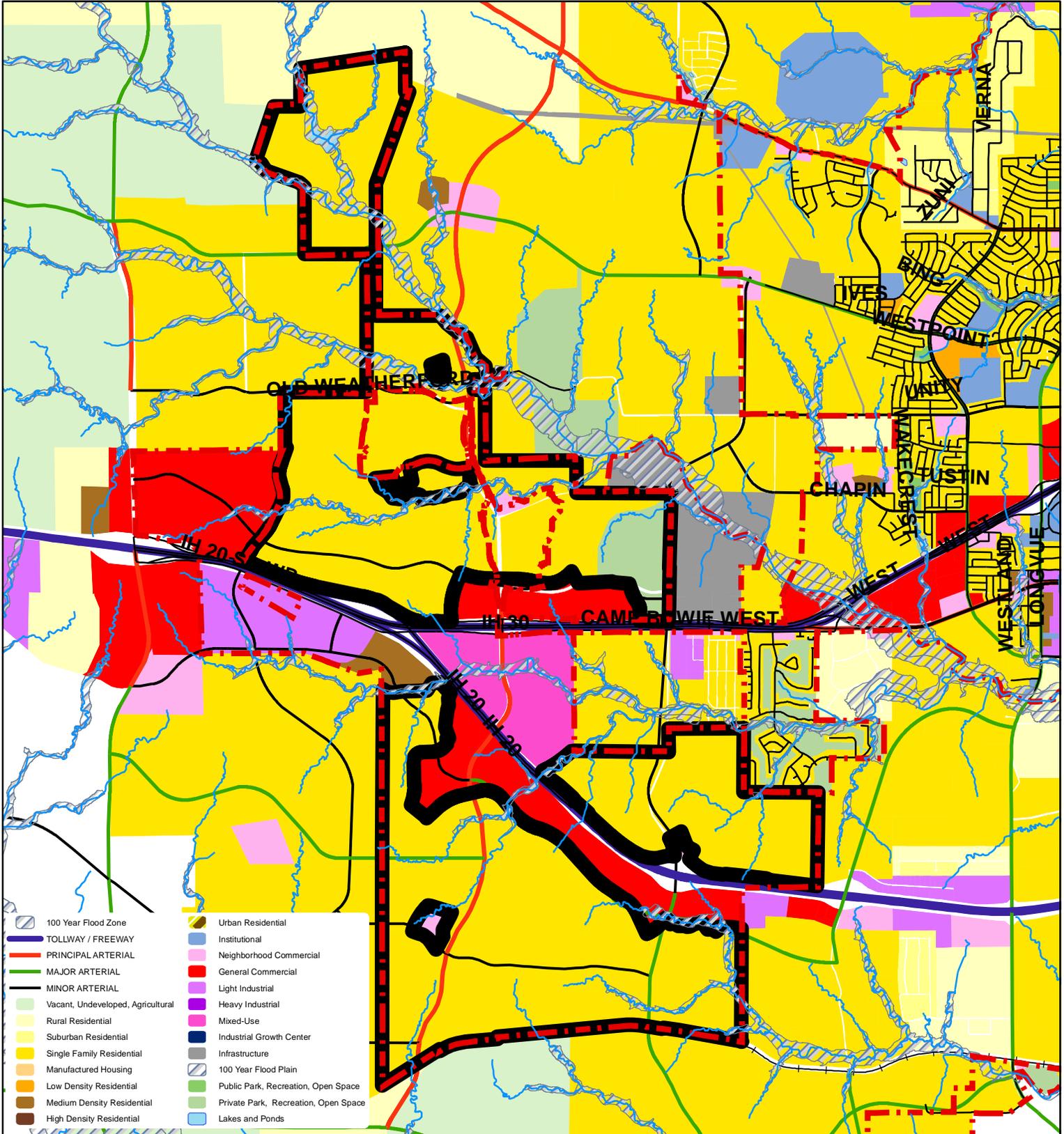


EXHIBIT SHOWING ZONING DISTRICT TRACTS 1, 1B, 4, 11, 12

Future Land Use



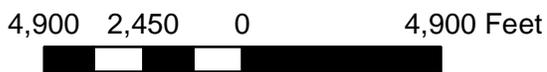
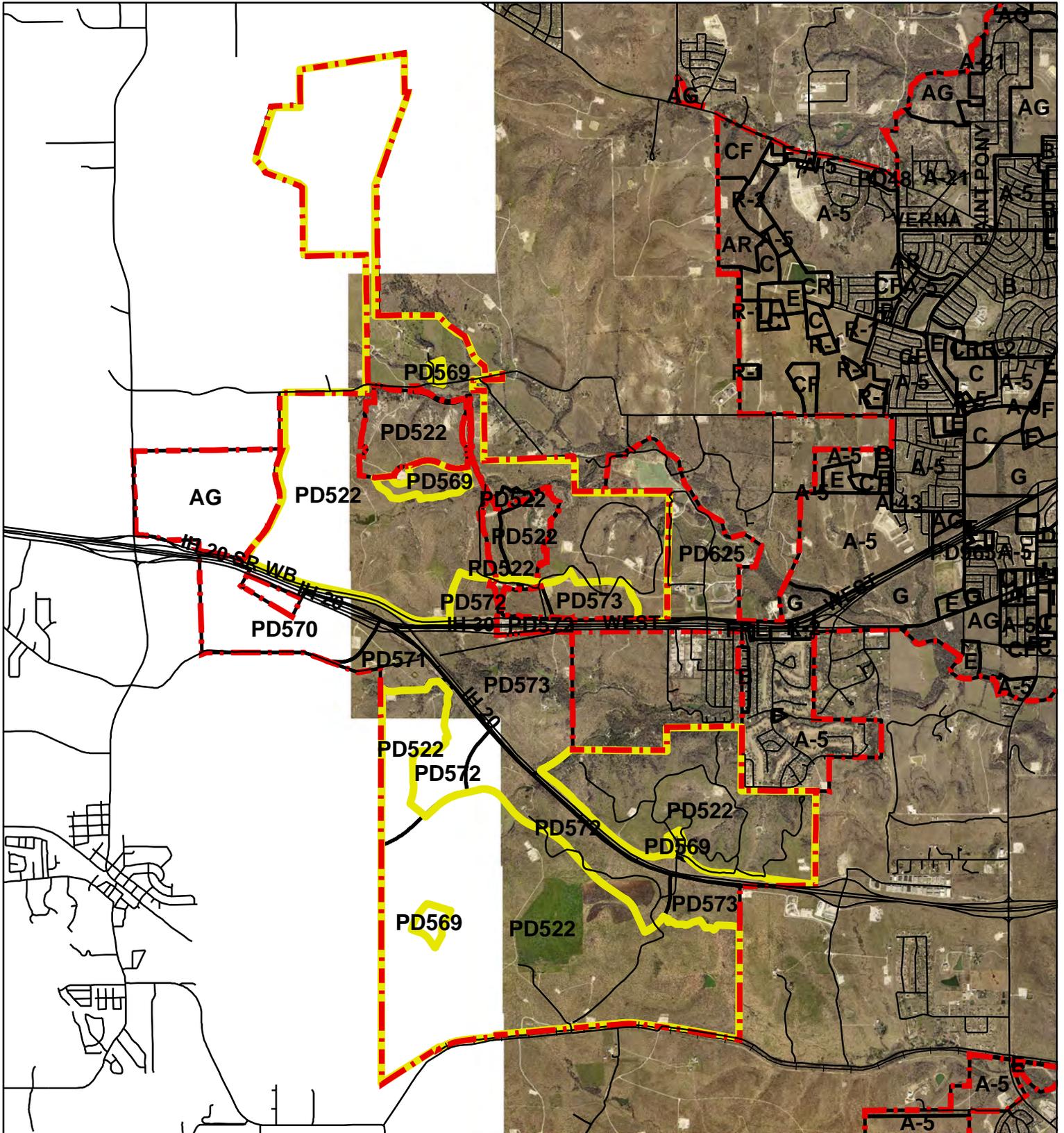
4,400,200 0 4,400 Feet



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 29, 2016.



Aerial Photograph



Aerial Photography Date February 2015



Delbert Sanders	1400 Carson	Out	Opposition		Spoke at hearing
Dennis Wise	1412 Caron	Out	Opposition		Spoke at hearing
Trina Sanders	1408 Carson	Out	Opposition		Spoke at hearing
Kelvin Hart/Valley Baptist Church	6013 Reeder	Elliott In	Opposition		Sent letter in

13. ZC-16-115 Walsh Ranches Limited PT. (CD 3) – Generally bounded by Walsh Ranch Pkwy, Marys Creek, Markum Ranch Rd, Aledo Iona Rd. (see legal description in case file, 5331.47 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 is permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived To Amend 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 is permitted. Amended development standards for front, side, and rear setbacks for single-family residential development; site plan waiver requested

Melissa Lindelow, 500 Main Street, Suite 800, Fort Worth, Texas explained to the Commissioners they are requesting to amend the development standards for reduced setbacks and allow certain accessory structures to encroach into the setbacks.

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

14. ZC-16-116 Watson Family LP and The Estate of Alvie Childress (CD 7) – 4800-4900 Blocks of Golden Triangle Blvd. (Jesse Billingsley Survey, Abstract #70, 39.62 Acres): from “AG” Agricultural to “A-5” One-Family “R1” Zero Lot Line/Cluster and “E” Neighborhood Commercial

Melissa Lindelow, 500 Main Street, Suite 800, Fort Worth, Texas representing CCP Operating Company LLC explained to the Commissioners the development site. Ms. Lindelow explained they contacted three neighborhood associations but only heard back from one. The neighborhood association was concerned about traffic and an existing stub out.

Mr. Flores commented there is a letter of opposition in possession of the Zoning Commission.

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