



Zoning Staff Report

Date: December 9, 2025

Case Number: ZC-25-179

Council District: 3

Zoning Map Amendment

Case Manager: Lynn Jordan Lynn.Jordan@fortworthtexas.gov

Owner: Quail Valley Devco V, LLC, Seth Carpenter

Applicant: Huitt-Zollars, Inc., Jordan Marlia

Site Location: Intersection of Legacy Park Boulevard & Quail Meadow Drive (nearest mapping address: 14549 Cedar Bark Place)

Acreage: 4.14 ac

Request

Proposed Use: Education/Day Care Center

Request:

From: "PD522" "PD/LDR" for single family uses in "A-43" thru "R-2" as listed in exhibit A, with a maximum of 14,785 dwelling units is permitted in districts 1, 4, 11 & 12

To: "PD569" "PD/CC" Planned Development for community center for uses listed in the Walsh Development District Use Table plus 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 6.411 of the Zoning Ordinance, development standards should be in accordance with "F" General Commercial District Standards; site plan waiver requested

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

The proposed site is located north of Quail Meadow Drive and west of proposed Legacy Park Boulevard in Walsh Ranch. The applicant is proposing to rezone one tract (called districts in the Walsh Ranch Plan) from PD/Low Density Residential to PD/CC Community Center to build an education/day care center. 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.



Surrounding Zoning and Land Uses

North: “PD522” Planned Development/LDR / proposed single-family
East: “PD522” Planned Development/LDR /
South: “AG” Agricultural / proposed Quail Meadow Drive / vacant
West: “AG” Agricultural / proposed Legacy Park Boulevard / vacant

Recent Zoning History

- ZC-03-213: Unzoned to various PD zoning districts incorporated into the Walsh Ranch Plan, Approved by Council 10/2003
- ZC-16-020: “PD522” to “PD569” for community center, Approved by Council 4/2016
- ZC-16-023: “PD569” to “PD522” for residential, Approved by Council 4/2016
- ZC-23-021: “PD1413” Planned Development for PD-A-5, PD-R2, PD-D, PD-G, PD-MU-2, Approved by Council 4/2024 subject property further north and west
- ZC-24-059: “G” Intensive Commercial, Approved by Council 8/2024 subject property further west

Development Impact Analysis

Land Use Compatibility

For this 4.14-acre tract the applicant is proposing an education/day care center, this will be at the intersection once built Legacy Park Boulevard and Quail Meadow Drive, two arterials within Walsh Ranch. This will be the second education/daycare center within the development.

The proposed zoning request for the education/daycare center in “PD/CC” Community Center zoning **is compatible** with the surrounding land uses

Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan currently designates the subject property as “Single-Family” on the Future Land Use Map. The requested zoning change is **not consistent** (Minor Boundary Adjustment) with the Comprehensive Plan.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

The proposed rezoning **is consistent** with the following Comprehensive Plan policies.

- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

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.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on [date].

Posted Notice

A sign was erected on the property on **October 30, 2025**.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **October 31, 2025**:

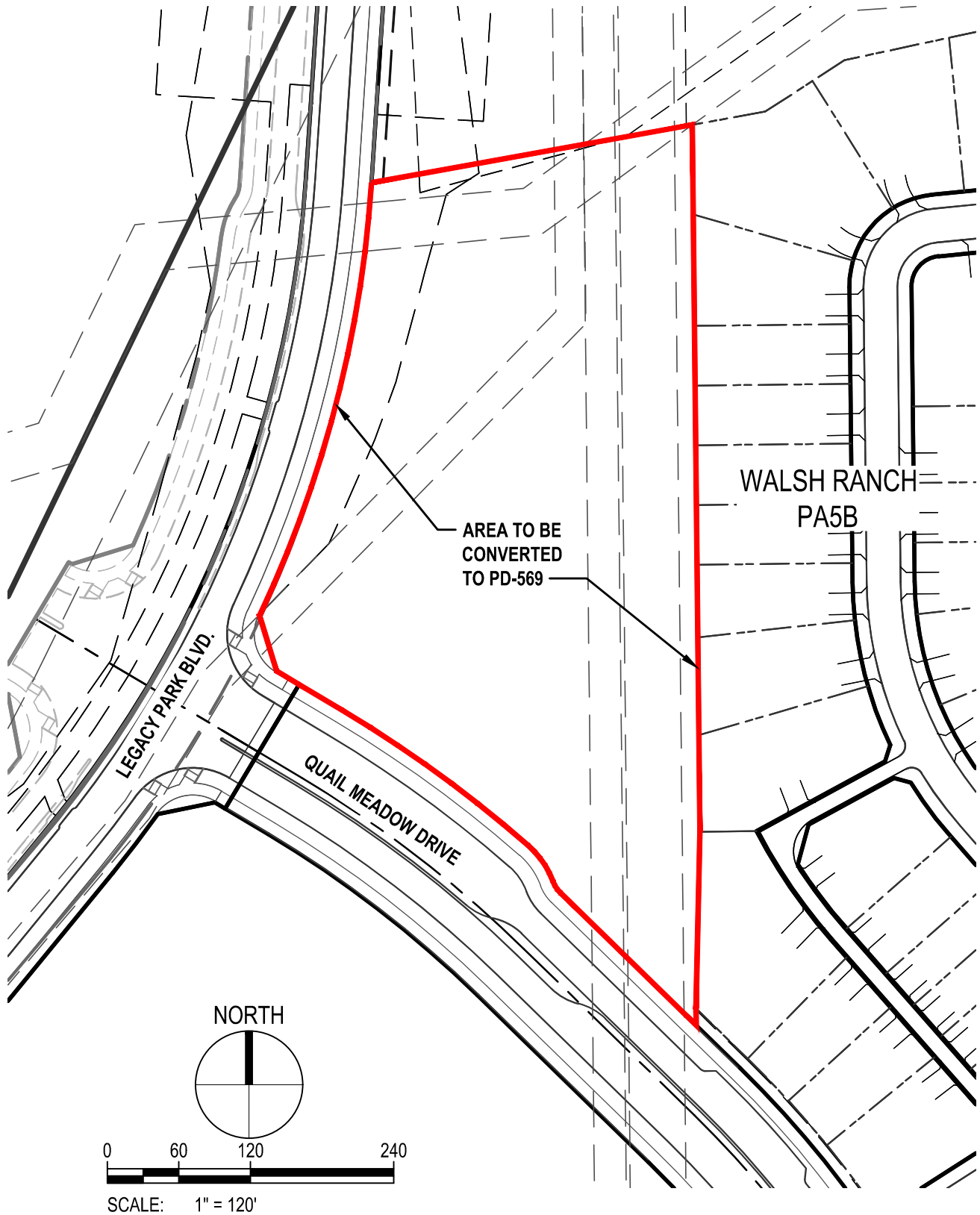
Organizations Notified	
Walsh Ranch HOA*	Trinity Habitat for Humanity
Aledo ISD	

**Located within this registered Neighborhood Association*

Sign posted on October 30, 2025



BCOLE 10/03/2025 9:00AM H:\PROJECTS\303061.41 - WR - PA505 DESIGN\CIVIL\EXHIBITS\2025-10-03 DAYCARE ZONING\WR_PRIMPOSE2_ZONING EXHIBIT.DWG



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ZONING CHANGE EXHIBIT

WALSH RANCH - QUAIL VALLEY

REPUBLIC PROPERTY
GROUP

HZ PROJECT NO.: R303061.41
ISSUE DATE: October 3, 2025
DRAWN BY: B.COLE
REVIEWED BY: J.MARLIA
APPROVED BY: J.MARLIA

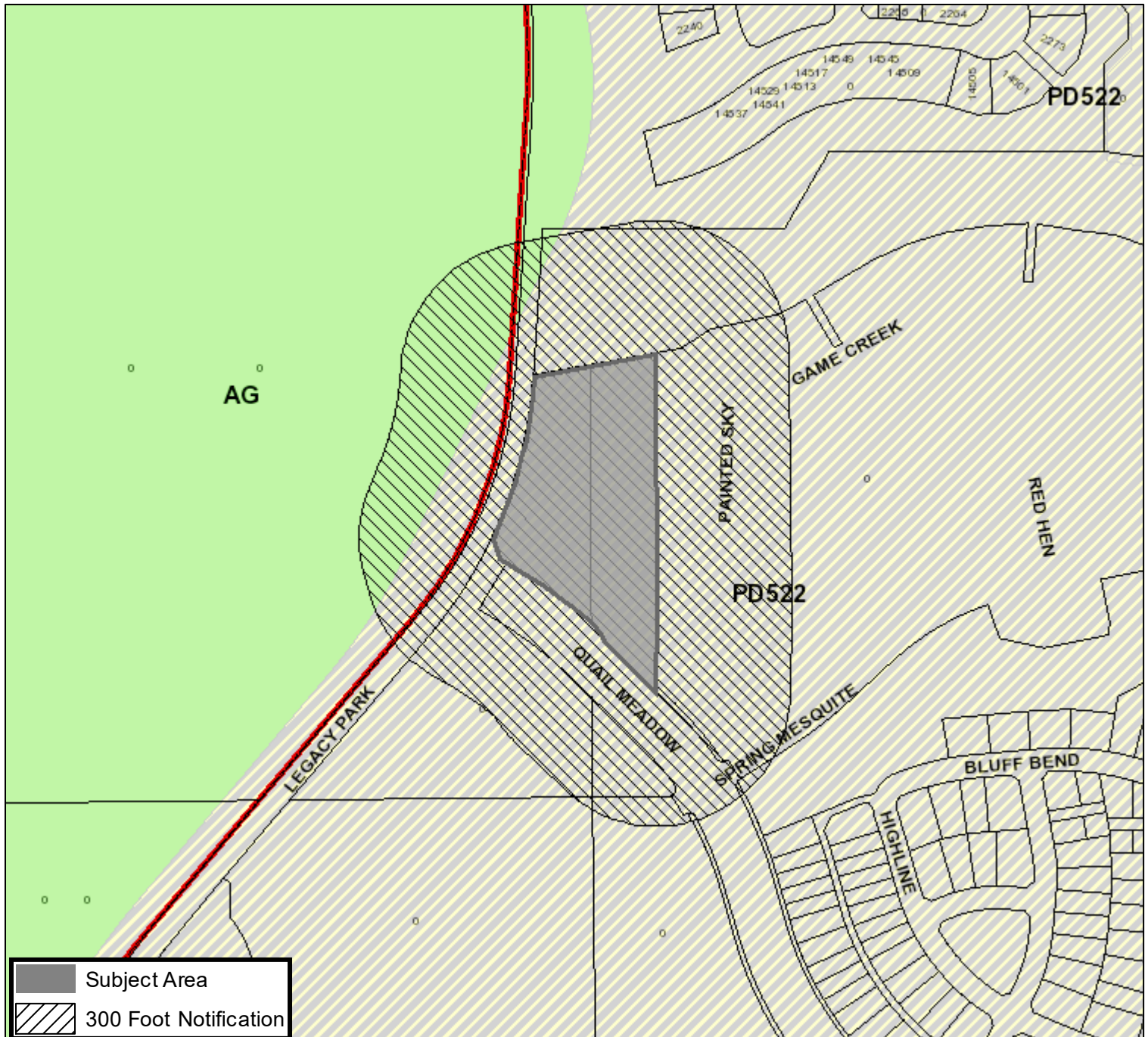
SHEET **1** OF **1**



ZC-25-179

Area Zoning Map

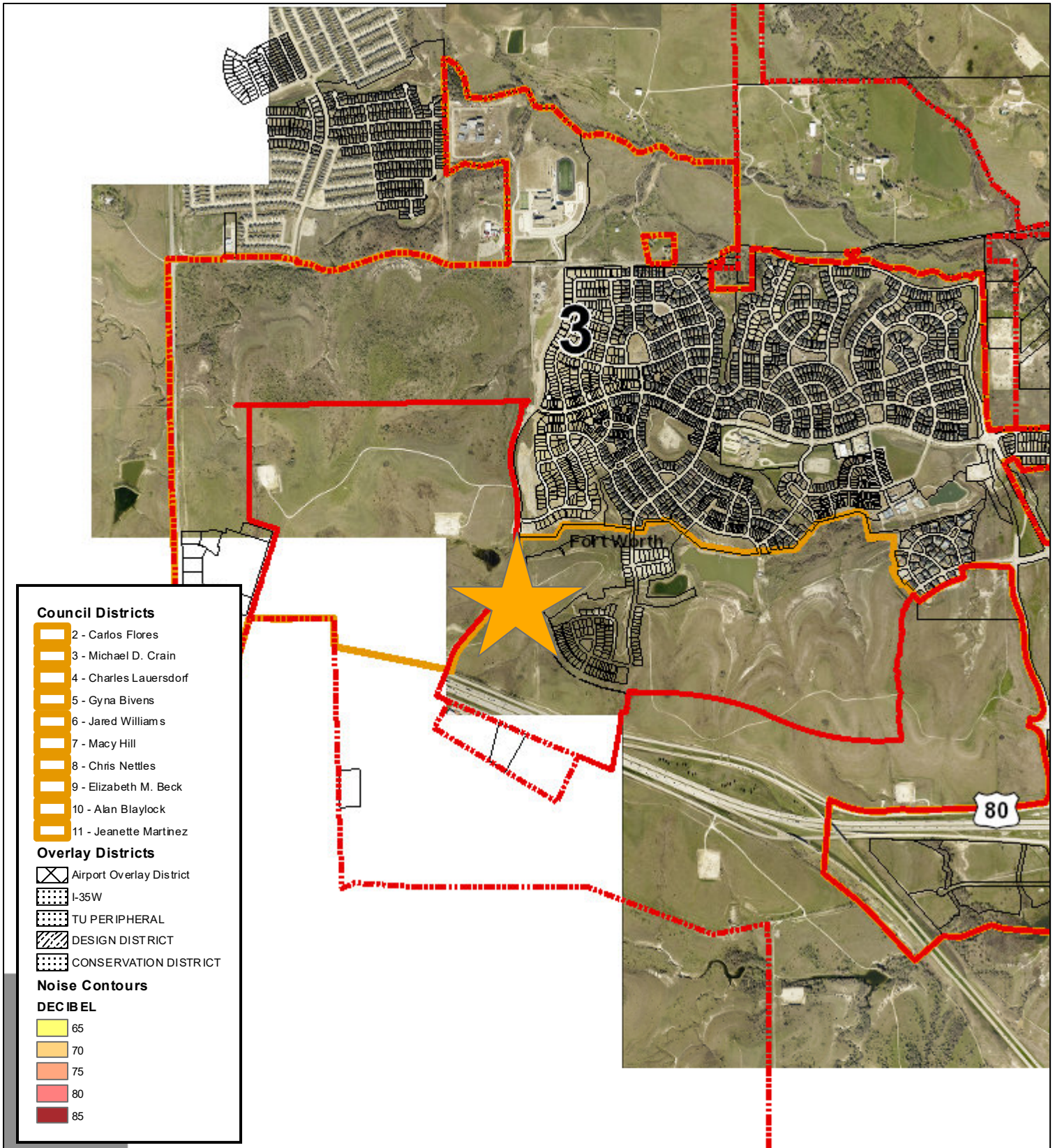
Applicant: Quail Valley Devco V, LLC/Huitt-Zollars Inc.
Address: 2200 block Legacy Park Boulevard/14400 block Quail Meadow Drive
Zoning From: PD 522 for single family uses in "A-43" thru "R-2"
Zoning To: PD 569 for community center uses & "F" development standards
Acres: 4.418
Mapsc0: Text
Sector/District: Far West
Commission Date: 11/12/2025
Contact: 817-392-7869



0 160 320 640 Feet

Created: 10/31/2025 8:42:36 AM

Area Map

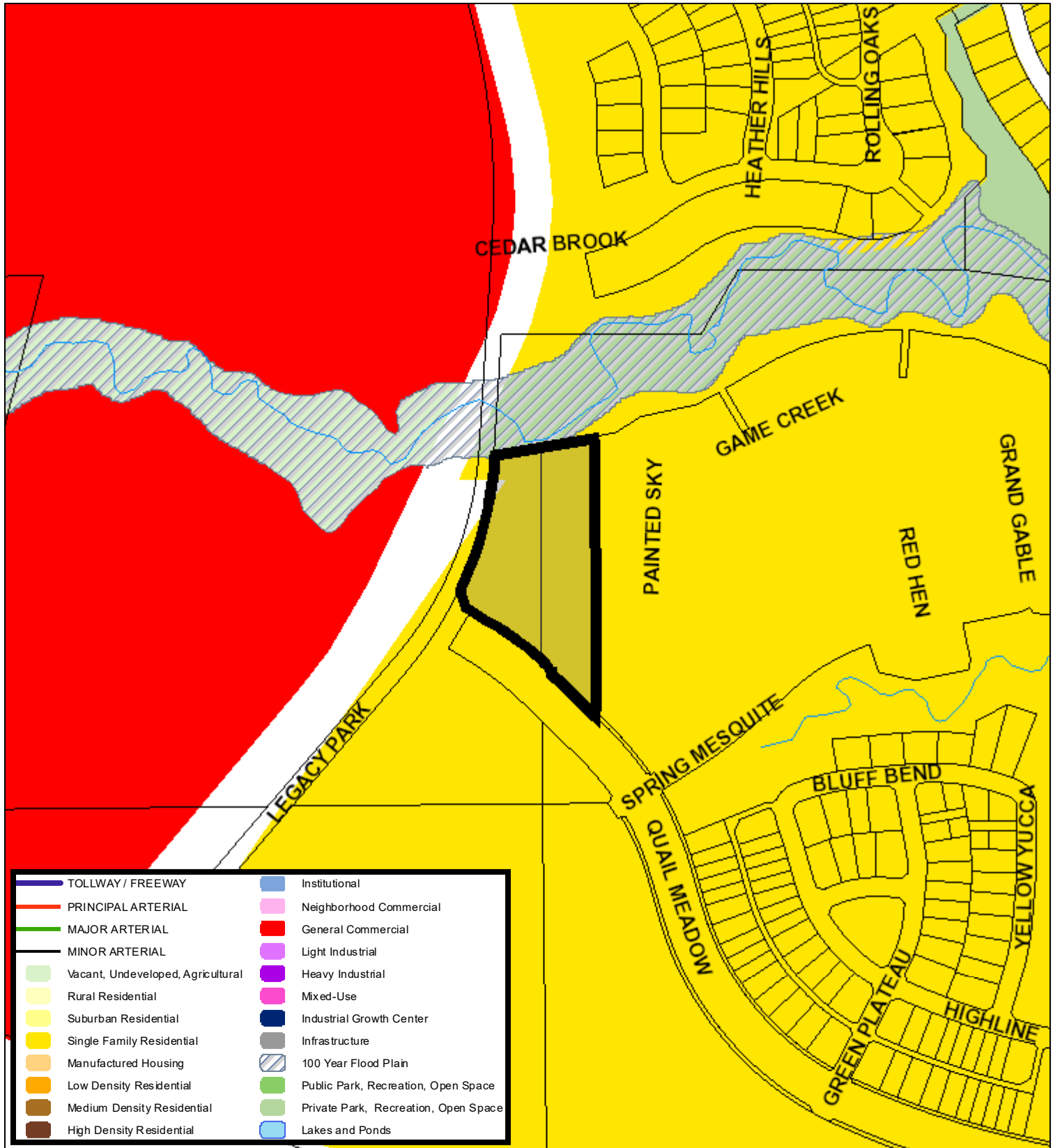


0 1,000 2,000 4,000 Feet



ZC-25-179

Future Land Use



360 180 0 360 Feet

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 6, 2018.



Aerial Photo Map

