



# Zoning Staff Report

**Date:** June 25, 2024

**Case Number:** ZC-24-038

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** LGI Homes – Texas, LLC / Elaine Torres & Matt Gilbertson

**Site Location:** 11310 Old Weatherford Road

**Acreage:** 5.22 acres

### Request

**Proposed Use:** Commercial

**Request:** From: “C” Medium Density Multifamily

To: “E” Neighborhood Commercial

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

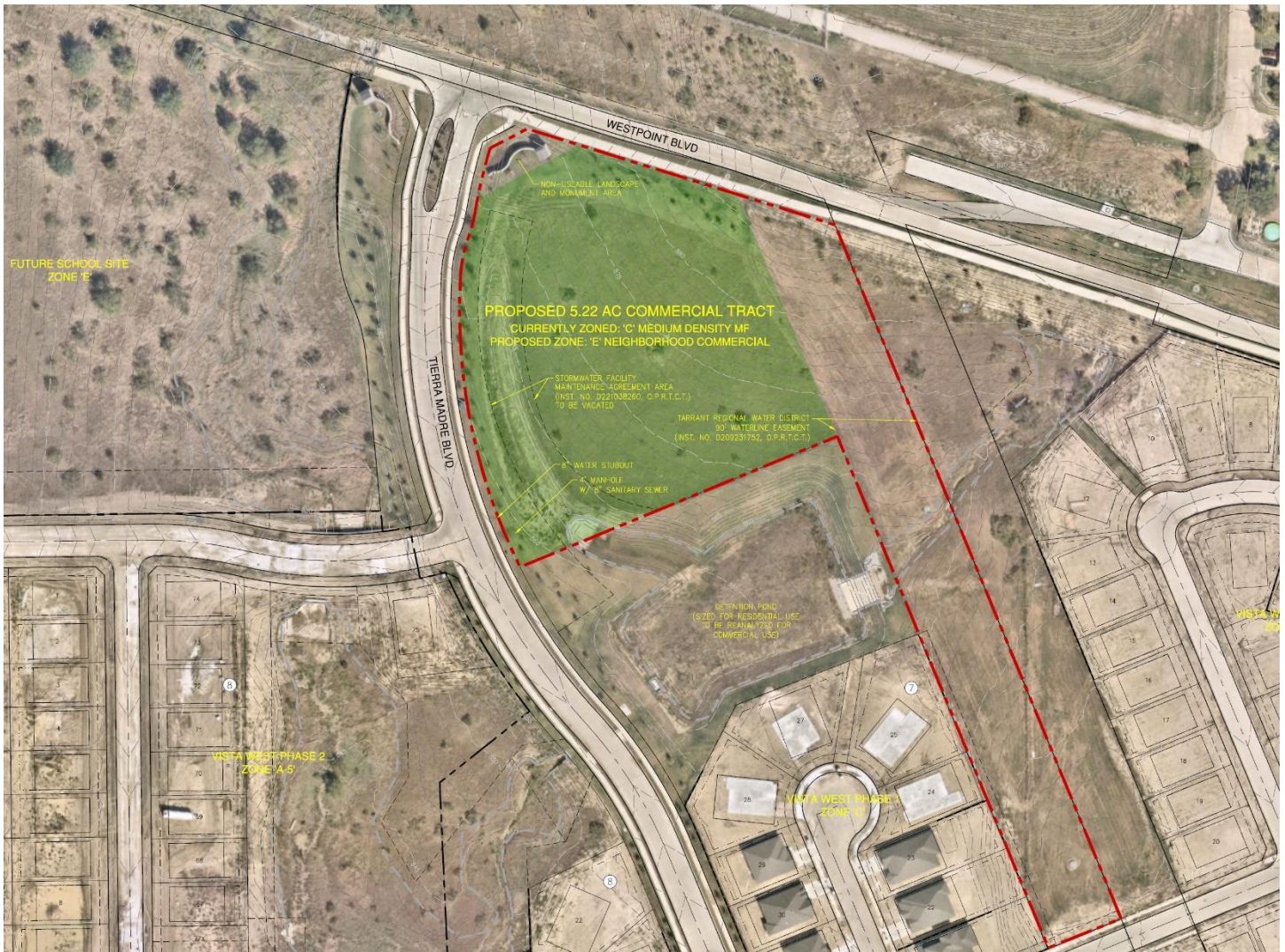
**Zoning Commission Recommendation:** **Approval by a vote of 10-0**

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## Project Description and Background

The property is located at the south east corner of Westpoint Blvd. & Tierra Madre Blvd. in Council District 7. This is vacant land adjacent to Vista West II - Phase 2 residential development that is currently under construction. The applicant is seeking to rezone from “C” Medium Density Multifamily to “E” Neighborhood Commercial, a low intensity non-residential zoning classification that would allow for commercial and retail uses. “E” zoning does not require a Site Plan to accompany the application, however providing an exhibit can give staff a better understanding of the intended layout, scope, and function of the proposed development. The following illustration layout was provided by the applicant:



No new construction or buildings are planned at this time. The basic “E” development standards are included below for reference:



Neighborhood Commercial, “E” District	
Front yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**
Rear yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment
<b>Notes:</b>	
* Additional setback may be required see Chapter 6, Development Standards, § 6.300, Bufferyard and Supplemental Building Setback.	
** May be subject to projected front yard (§6.101(f))	





## Surrounding Zoning and Land Uses

North "CR" Low Density Multifamily / Tarrant Regional Water facility  
 East "A-5" One Family Residential / single family residential  
 South "C" Medium Density Multifamily / detention pond  
 West "E" Neighborhood Commercial / undeveloped



## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on May 31, 2024.  
The following organizations were emailed on May 31, 2024:

Organizations Notified	
FW Vista West HOA*	White Settlement ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

This section of Fort Worth is largely undeveloped at the present time, however there are neighborhoods actively under construction in the area, bringing new homes that will need commercial spaces to support them. The proposed commercial zoning is appropriate being that the site is located near what will be a major intersection at the entrance to a neighborhood (Vista West). The proposed zoning **is compatible** with surrounding land uses.

The current “C” multifamily zoning is not conducive to traditional garden apartment development due to its topography and relatively small size.

### Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan designates the property as *future open space*. The ideal state of land designated this way would be utilized as public or private recreation, or as passive land. The proposed zoning **is consistent** with the Comprehensive Plan map designation.

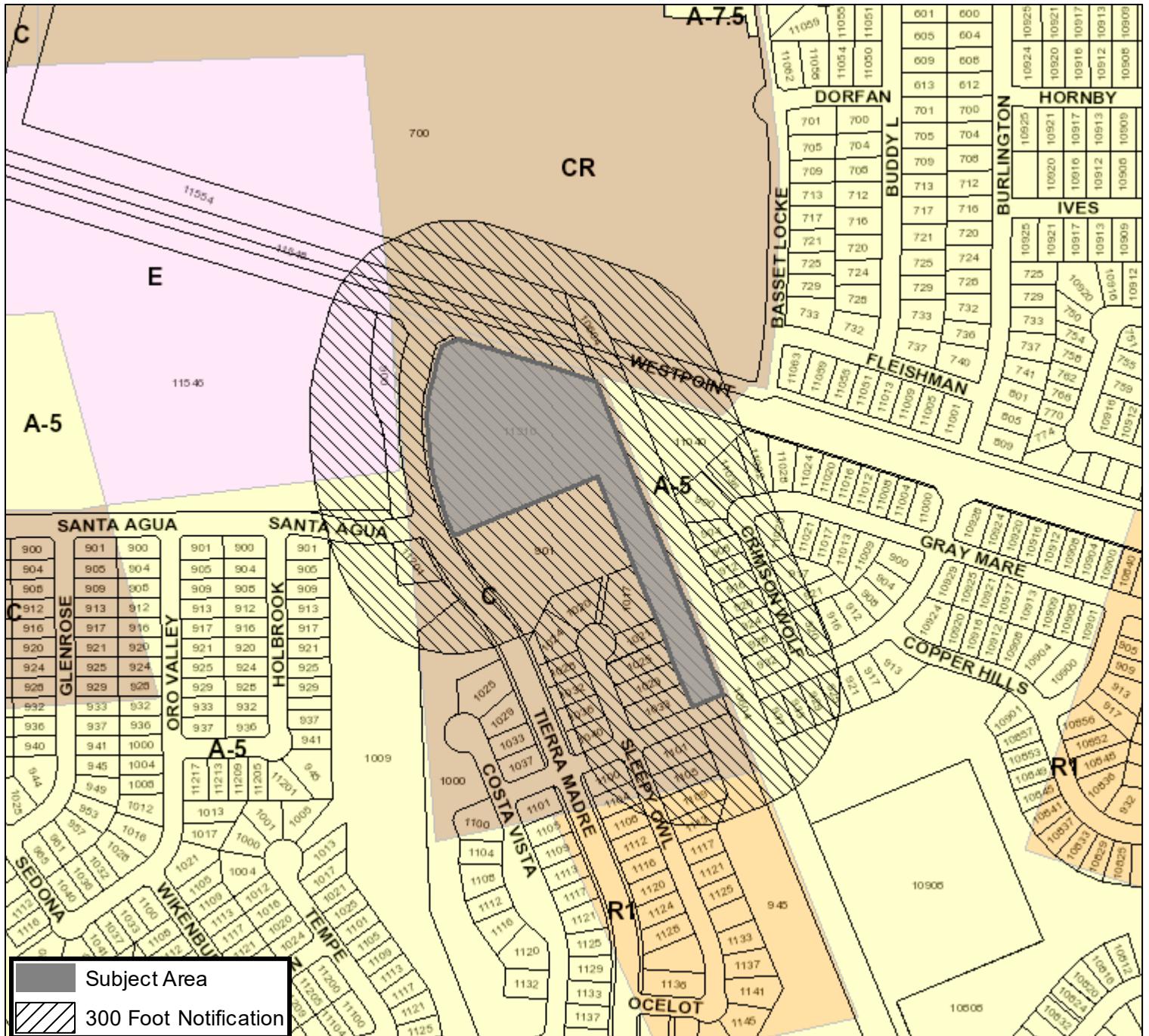
Policy-wise this change **is consistent** with the Comprehensive Plan in that will allow for a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. The conversion of this property to a commercial zoning allows for the continued diversification of the tax base and provides nonresidential development areas along a major roadway corridor emanating from the downtown core.



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## Area Zoning Map

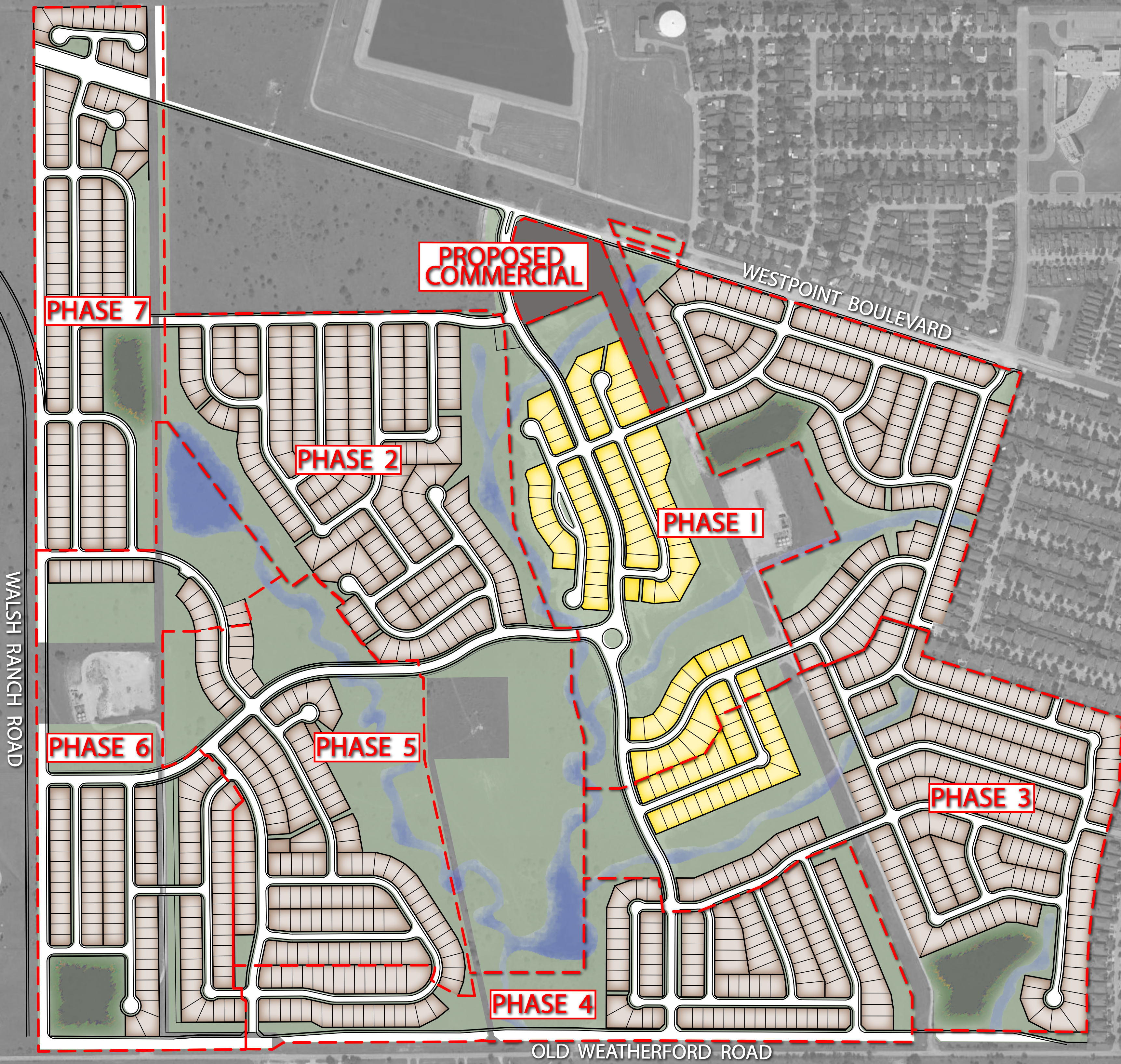
Applicant: LGI Homes-Texas LLC/Elaine Torres  
Address: 11310 Old Weatherford Road  
Zoning From: C  
Zoning To: E  
Acres: 5.14346201  
Mapsc0: Text  
Sector/District: Far\_West  
Commission Date: 6/12/2024  
Contact: 817-392-8043



0 185 370 740 Feet

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PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7
50's = 173 LOTS	50's = 211 LOTS	50's = 183 LOTS	50's = 142 LOTS	50's = 127 LOTS	50's = 129 LOTS	50's = 126 LOTS
60's = 81 LOTS		60's = 53 LOTS				
TOTAL LOTS 254		TOTAL LOTS 236				
COMMERCIAL						
5.33 ac						

SUMMARY
50's = 1,091 LOTS 72%
60's = 134 LOTS 28%
TOTAL LOTS 1,225

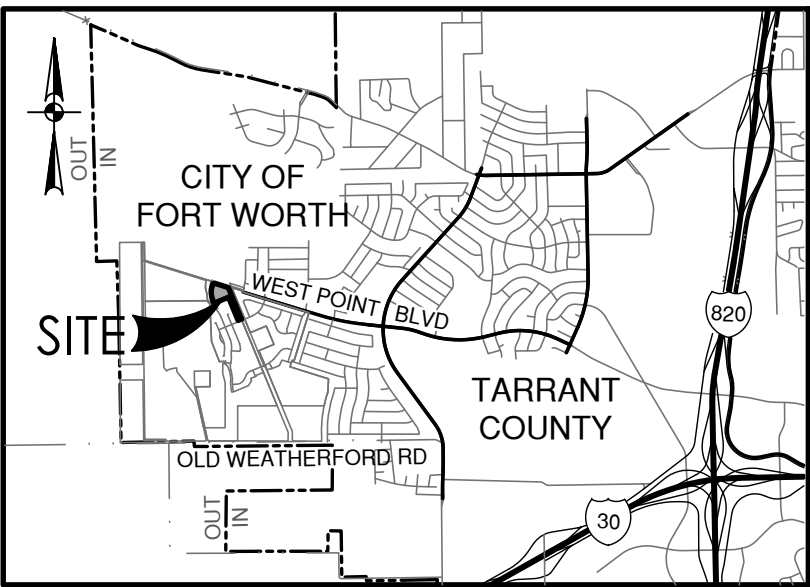
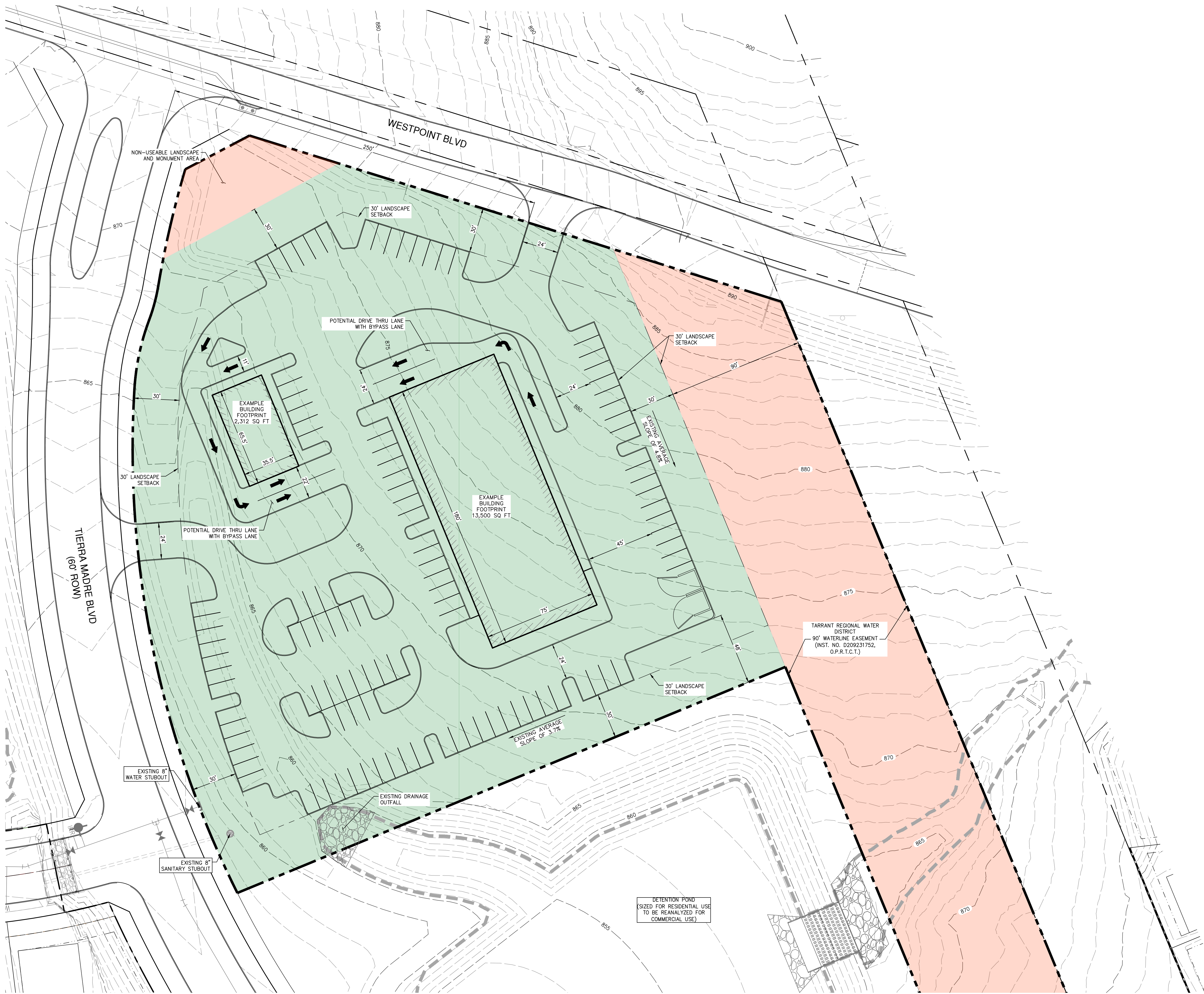
PHASING PLAN FOR

# VISTA WEST II



Date: May 28, 2024, 2:48pm, User ID: edellis  
File: W:\Projects\10113\05\_Vista West Commercial Tract.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



LOCATION MAP  
NOT-TO-SCALE

#### LEGEND

- PROPERTY BOUNDARY
- 3.27 ACRES (NET) TO BE REZONED AS "E" NEIGHBORHOOD COMMERCIAL
- 1.95 ACRES OF UNUSABLE PROPERTY
- BUILDING OUTLINE
- EXISTING EASEMENT

#### SITE DATA SUMMARY TABLE

SITE AREA	5.22 AC (GREEN + RED)
USABLE SITE AREA	3.27 AC (GREEN)
EXAMPLE BUILDING AREA (GROSS SQ. FOOTAGE)	ESTIMATED AVAILABLE RETAIL/QSR = 20,000 SF AS SHOWN = 15,800 SF
PARKING REQUIRED	78*
PARKING DISPLAYED ON EXHIBIT	111**
ASSUMED PARKING RATIO	1 PER 250 SF (RETAIL) 1 PER 100 SF (QSR)

\* PARKING REQUIREMENTS BASED ON TYPE OF DEVELOPMENT SHOWN IN EXHIBIT (RETAIL & QSR)  
\*\* FINAL PARKING COUNT TO BE DETERMINED DURING DESIGN PHASE

#### CONCEPT DESIGN CRITERIA:

##### MINIMUM DRIVEWAY SPACING CRITERIA:

WESTPOINT BLVD (NEIGHBORHOOD CONNECTOR):  
- 250' DRIVEWAY TO STREET INTERSECTION

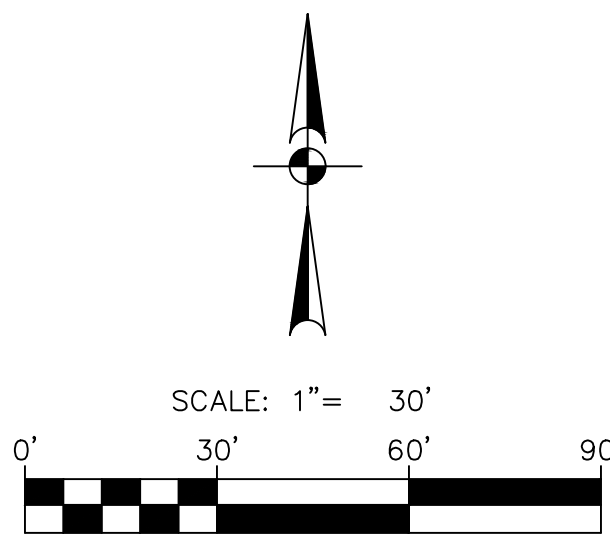
TIERRA MADRE BLVD (COLLECTOR STREET):  
- 100' DRIVEWAY TO STREET INTERSECTION (MEETS REQUIREMENT)

SITE PLAN NOTES:  
- SIZE OF EXAMPLE BUILDINGS ARE SUBJECT TO CHANGE BASED ON TENANT DEMANDS - EXAMPLE BUILDINGS SHOWN FOR ILLUSTRATION  
- DETENTION NOT REQUIRED IF LESS THAN 90% IMPERVIOUS  
- EXISTING WATER & SEWER STUBOUTS AVAILABLE AT THE SOUTHWESTERN CORNER OF THE PROPERTY

CURRENT ZONING:  
- "C" MEDIUM DENSITY MULTIFAMILY (24 UNITS/ACRE)

PROPOSED ZONING:  
- "E" NEIGHBORHOOD COMMERCIAL

#### VISTA WEST - CONCEPTUAL COMMERCIAL SITE PLAN FORT WORTH, TEXAS



**PAPE-DAWSON  
ENGINEERS**

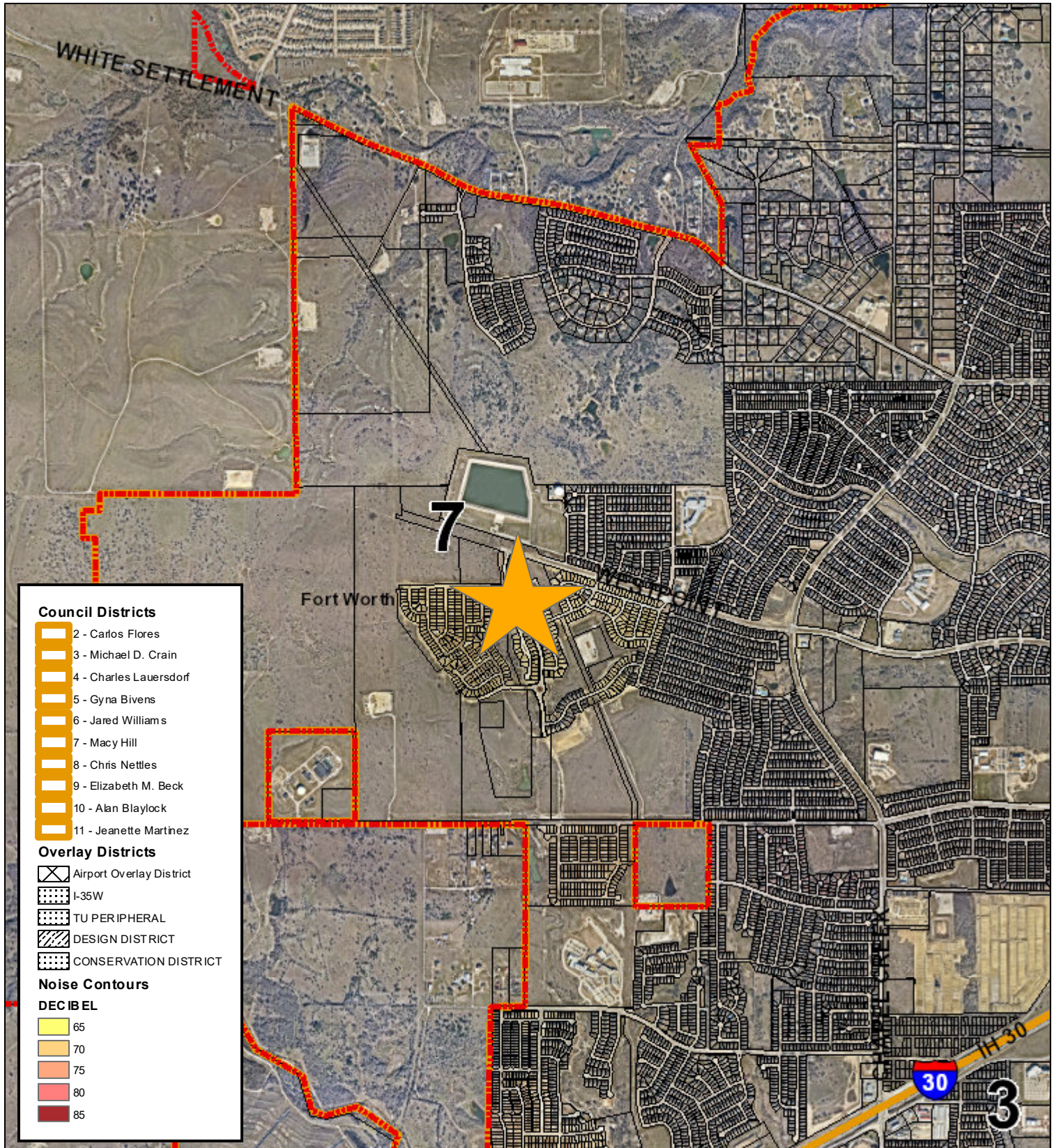
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390





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## Area Map



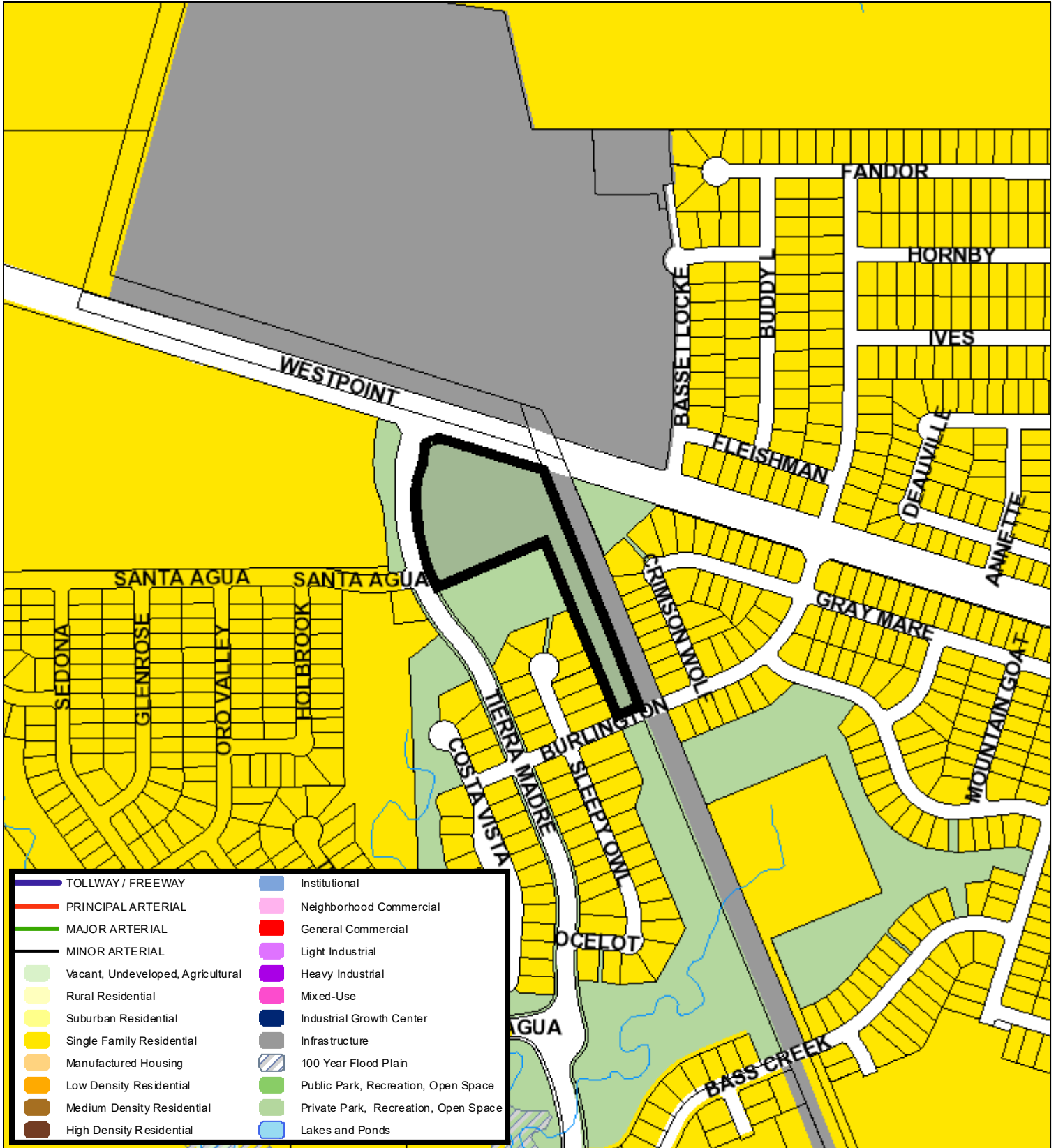
0 1,000 2,000 4,000 Feet





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## Future Land Use



450 225 0 450 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.



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**Aerial Photo Map**

