



Zoning Staff Report

Date: March 19, 2024

Case Number: ZC-23-201

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Geo Beggs Aledo Ranch LP & Rockriver Partnership, LTD **Acreage:** 240.7 acres

Site Location: SE Corner of Old Weatherford and Farmer Road

Request

Proposed Use: Single-family, Townhome, Commercial, Multifamily, Mixed Use

Request: From: “A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily and “G” Intensive Commercial

To: “PD/A-5” One-Family, “PD/R2” Townhouse/Cluster, “PD/D” High Density Multifamily, “PD/G” Intensive Commercial and PD/MU-2 High Intensity Mixed-Use with development standards (see docket); site plan waiver requested

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent** (Technical Inconsistency on Tracts C, D)

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The property is situated at the intersection of Old Weatherford Road and FM 3325 (Farmer Road). The property is currently zoned “A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily and “G” Intensive Commercial. The applicant is proposing a PD with development standards (see docket); site plan waiver requested. These land uses are configured with the most intense commercial uses at the corner of FM 3325 and Old Weatherford, and then gradually decreasing in intensity as you get further back from FM 3325, to future apartments, future townhomes, and finally future single-family residences.

The subject property was annexed and zoned in 2022. This request to rezone to a Planned Development district is to utilize the existing zoning (as approved in ZC-22-160) with increased flexibility with the distribution of densities, use types and standards over the entire acreage. The attached development standards and PD narrative below detail the pertinent zoning regulations to accomplish this goal.

Purpose and intent. It is the purpose of the Beggs Ranch district to provide a more functional and attractive community through the use of recognized principles of urban design and allow property flexibility in land use within an integrated, walkable, and connected environment interspersed with a mixture of traditional and community-serving, small scale residential uses that foster a sense of place and connection among all residents of the district

Zone A Commercial Mixed Zone (34.3 acres)

Uses allowed in the G intensive commercial district, multifamily uses, and a maximum of two brewery, distillery, or winery uses (see development standards)

Zone B Residential (30.7 acres)

Uses allowed residential and accessory uses allowed in the A5, R2, and D districts with some commercial uses (see development standards)

Zone C Residential (37.6 acres)

Uses allowed residential and accessory uses allowed in the A5, R2, and D districts with some commercial uses (see development standards)

Zone D Residential (135.7 acres)

Uses allowed residential and accessory uses allowed in the A5, R2, and D districts with some commercial uses (see development standards)

The total number of residential units for Zones B-D are below:

- Multifamily units: 1,000 maximum
- Townhome-style residential units: 1,000 maximum
- Single family style residential units: 650 maximum

The applicant intends to submit a checklist to accompany any application for a final plat and/or building permit which includes a listing of those basic requirements found, as applicable, in this Beggs Ranch District Planned Development, the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations. The checklist shall also include a tabulation calculating the land area of the applicable Zone (A, B, C, D), floor area, open space area, number of parking spaces, unit density and height

Surrounding Zoning and Land Uses

North n/a (ETJ) / residential & undeveloped
East “PD-522” Planned Development – Walsh Ranch / undeveloped
South “AG” Agricultural / agricultural
West n/a (ETJ) / agricultural

Recent Zoning History

- ZC-22-160 (subject property) To: “G” Intensive Commercial, “D” High Density Multifamily, “R2” Townhouse/Cluster, and “A-5” One Family Residential.

Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.
The following organizations were notified: (emailed February 2, 2024)

Organizations Notified	
Walsh Ran HOA	Trinity Habitat for Humanity
	Aledo ISD

Land Use Compatibility

The applicant is proposing to zone the site to four different zones in order to develop a horizontal mixed-use development on the periphery of the City. The surrounding uses are largely undeveloped / agricultural to the west, south, and east. Residential development is occurring within the Morningstar neighborhood to the north across Old Weatherford Road, in the City’s ETJ. This is a fast-growing sector and the proposal to build more housing on this tract would not be out of character with other developments currently underway in the vicinity. The mix of residential zones will provide a variety of housing types that will benefit residents of Fort Worth by offering a cross section of different styles of home choices at varying price points. The commercial pieces will complement the residential rooftops and provide retail outlets for the neighborhood, which only has limited commercial opportunities in Aledo, at I-20 and Ranch House Road, over 6 minutes away.

The proposed zoned **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far West

Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The table below describes the consistency with the Comprehensive Plan:

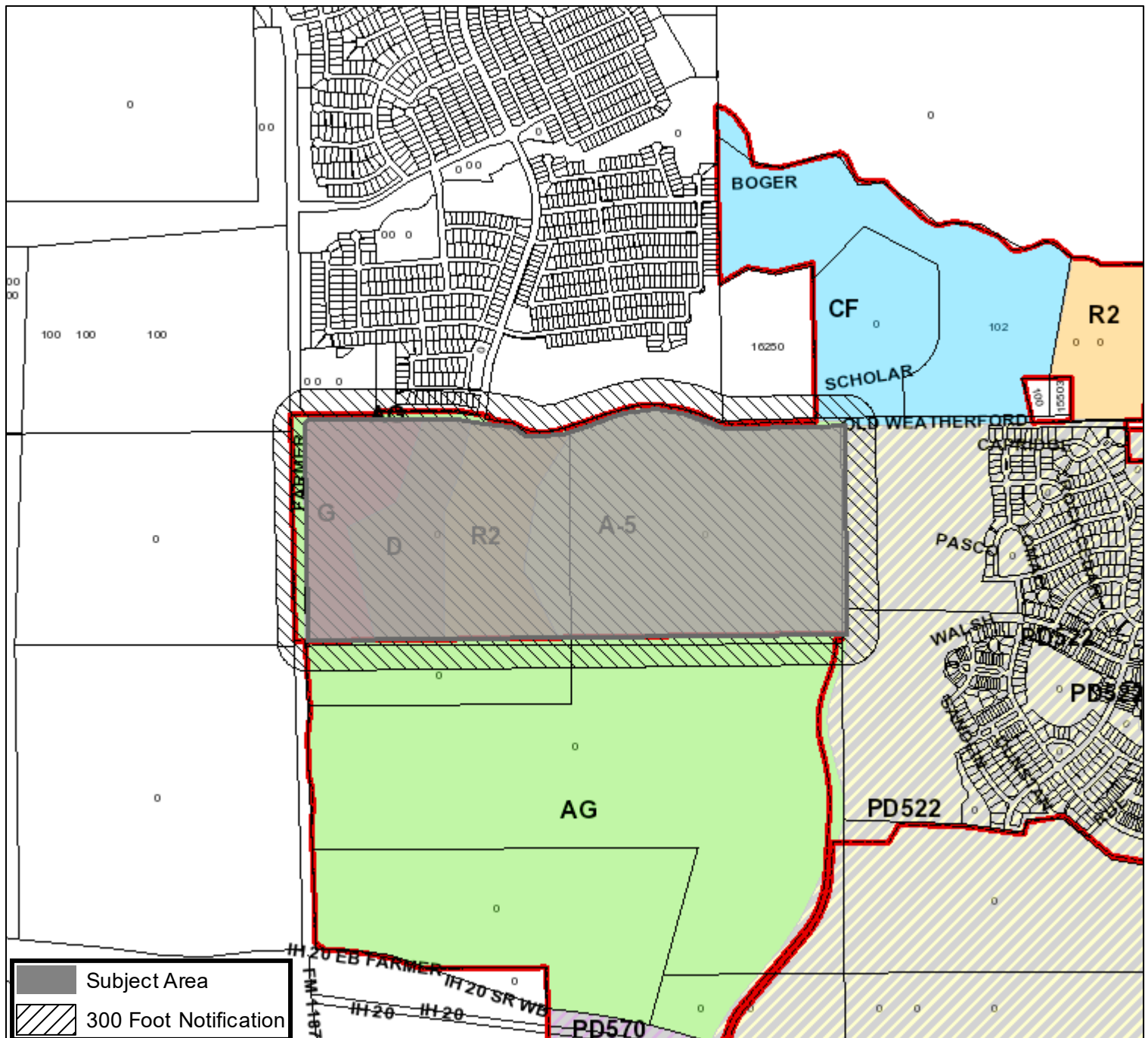
Tract	Proposed Zoning	Future Land Use	Consistency
A	Commercial/Mixed-Use	Mixed-Use	Consistent
B	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & commercial per the development standards	Mixed-Use	Consistent
C	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & commercial per the development standards,	Low Density Multifamily	Not Consistent (Technical Inconsistency)
D	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & commercial per the development standards	Single-family	Not Consistent (Technical Inconsistency)



ZC-23-201

Area Zoning Map

Applicant: Geo Beggs Aledo Ranch LP & Rockriver Partnership
Address: SE Corner of Farmer Rd. & Old Weatherford
Zoning From: G, D, R2 & A5
Zoning To: PD/MU2, G, D, R2 & A5
Acres: 249.92078618
Mapsc0: Text
Sector/District: Far_West
Commission Date: 2/14/2024
Contact:



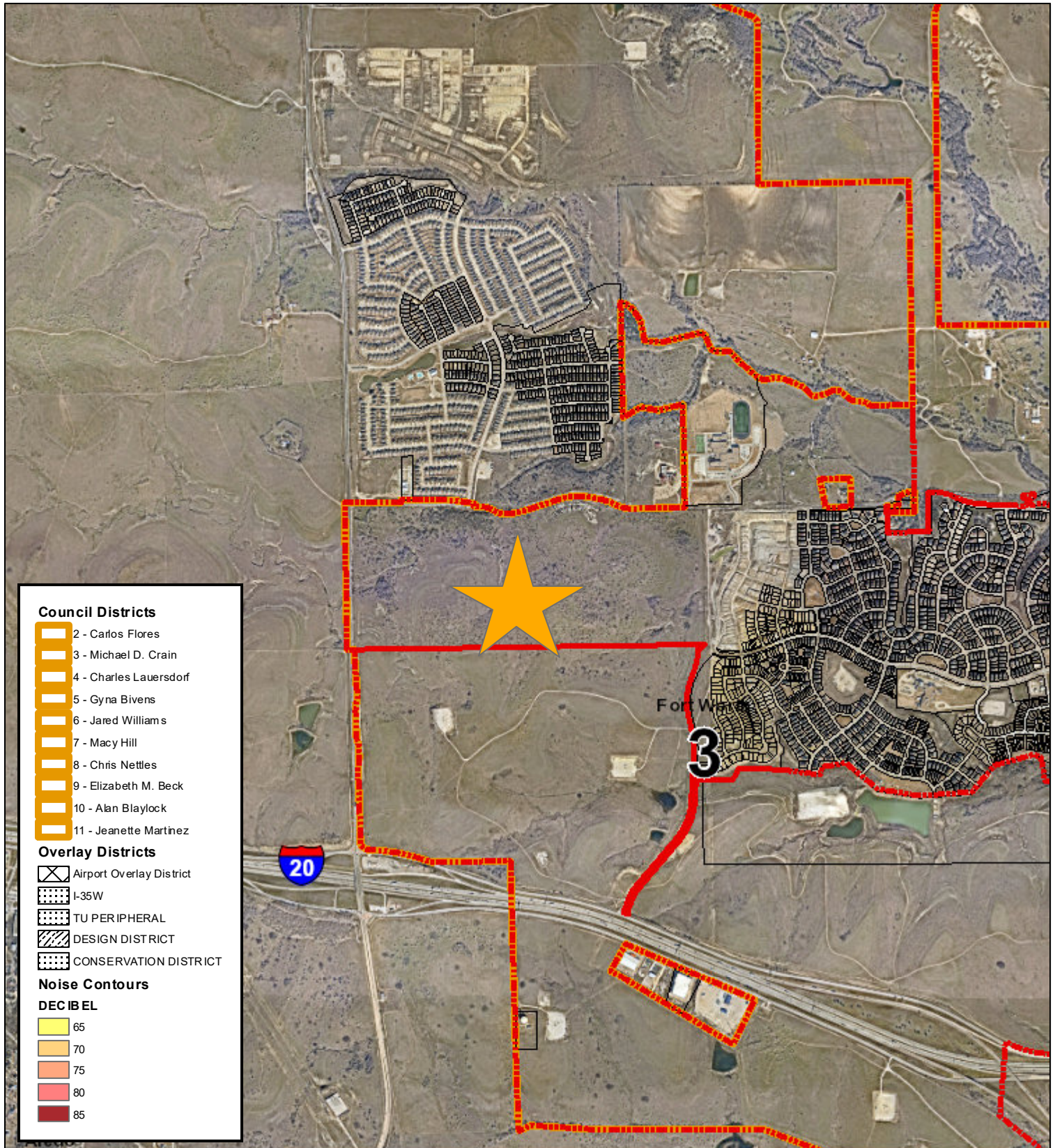
0 650 1,300 2,600 Feet

Created: 1/29/2024 7:37:23 PM



ZC-23-201

Area Map

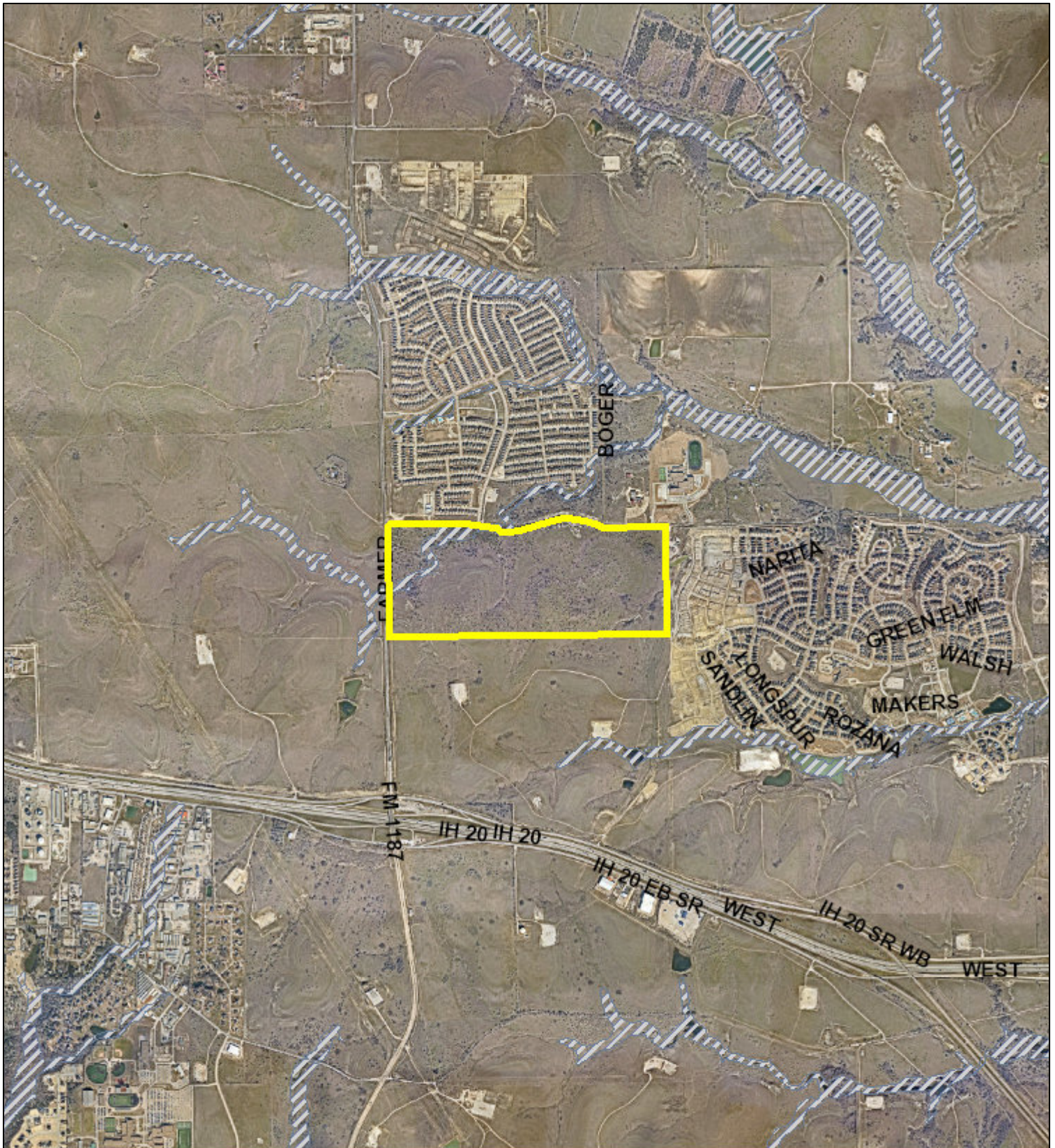


0 1,000 2,000 4,000 Feet

Future Land Use

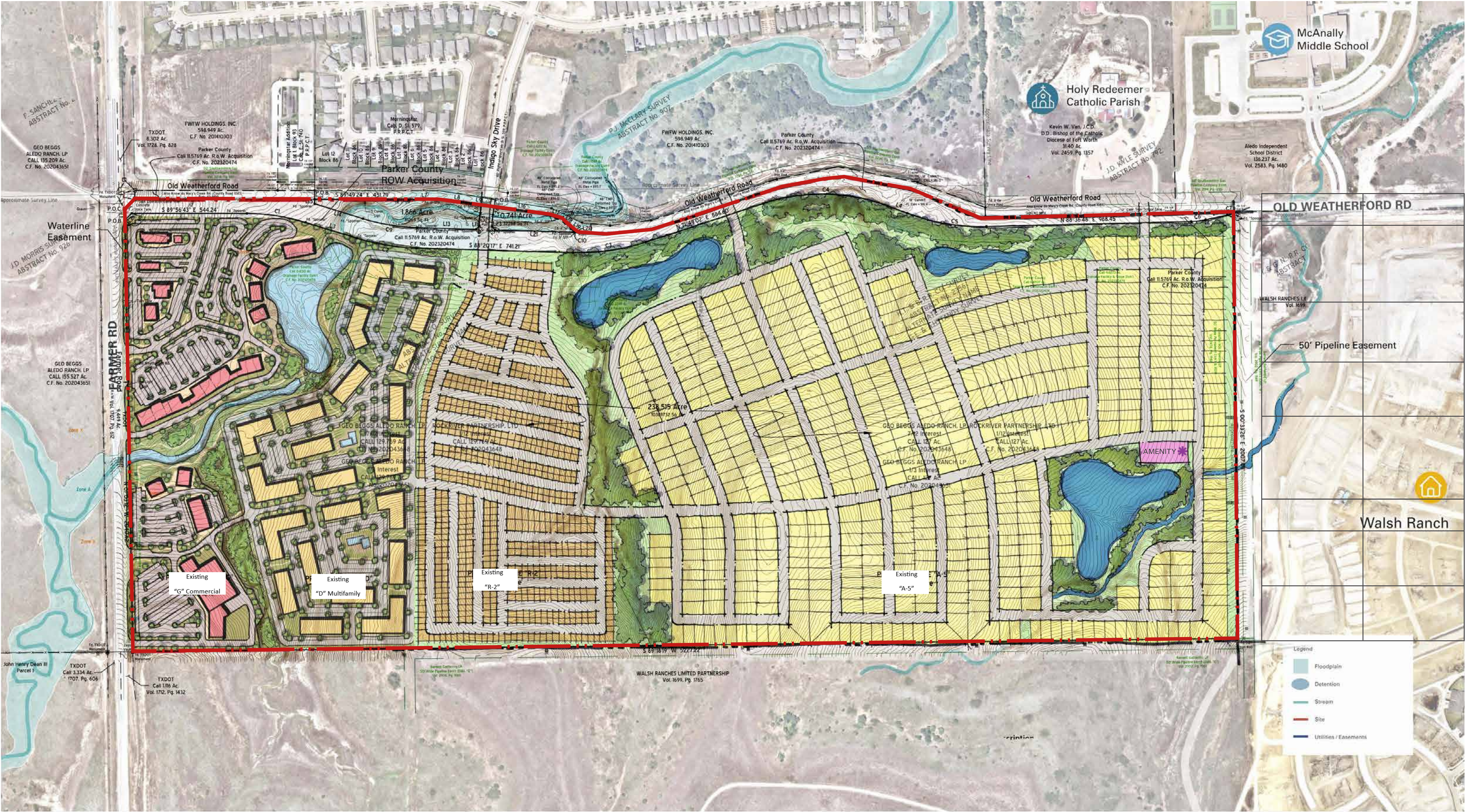


Aerial Photo Map



0 1,550 3,100 6,200 Feet







beggs ranch

The information shown is based on the best information available and is subject to change without notice.

OMNIPLAN



TBG

PHOENIX
PROPERTY CO

example concept plan

___ Beggs Ranch District

(a) *Purpose and intent.* It is the purpose of the Beggs Ranch district to provide a more functional and attractive community through the use of recognized principles of urban design and allow property flexibility in land use within an integrated, walkable, and connected environment interspersed with a mixture of traditional and community-serving, small scale residential uses that foster a sense of place and connection among all residents of the district.

(b) *Uses.* In the Beggs Ranch ("BR") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued except in accordance with the regulations of this district and applicable portions of the City of Fort Worth Zoning Ordinance contained in Appendix A of the Fort Worth City Code.

(c) *Residential use definitions:*

(1) "Attached multifamily" means buildings that contain multiple, vertically-stacked dwelling units.

(2) "Townhome style residential" means buildings that contain horizontally-stacked / vertically- stacked or clusters of dwelling units. Townhome-style residential units may be individually platted, or multiple townhome-style residential units may be located on a single lot.

(3) "Single family style residential" means horizontally detached dwelling units located on a single lot, individually platted, or a combination.

(d) *Development standard election.*

(1) In lieu of proceeding in accordance with the below standards and process for the BR district, property within Zone D may developed in accordance with the requirements of the A-5 one-family district ("A-5"). This election must be made at time of application for the first preliminary plat for A-5 one-family uses within the Zone D. The below maximum densities apply whether developed in accordance with A-5 one-family regulations or the below standards and processes for the BR district.

(2) In lieu of proceeding in accordance with the below standards and process for the BR district, property within the Zone C may developed in accordance with the requirements of the R2 townhome/cluster district ("R2"). This election must be made at time of application for the first preliminary plat for R2 townhome/cluster district uses within the Zone C. The below maximum densities apply whether developed in accordance with the R2 townhome/cluster regulations or the below standards and processes for the BR district.

(3) In lieu of proceeding in accordance with the below standards and process for the BR district, property within the Zone B may developed in accordance with the requirements of the D high density multifamily district ("D"). This election must be made at time of application for the first preliminary plat for D high density multifamily uses within the Zone B. The below maximum densities apply whether developed in accordance with the D high density multifamily regulations or the below standards and processes for the BR district.

(3) In lieu of proceeding in accordance with the below standards and process for the BR district, property within the Commercial/Mixed-Use Zone A may developed in accordance with the requirements of the G intensive commercial district ("G"). This election must be made at time of application for the first preliminary plat for G intensive commercial district uses within the Commercial/Mixed-Use Zone A. The below maximum densities apply whether developed in accordance with the G intensive commercial regulations or the below standards and processes for the BR district.

(c) *General Property development standards.*

(1) The development standards may only be applied to that area known as the Beggs Ranch district of Fort Worth, boundary as described in Exhibit "A" attached here to and incorporated by reference and also identifying the areas of the respective zones.

(2) No zone within the BR district shall trigger additional development restrictions related to proximity to residential uses for any other zone within the BR district.

(3) Minimum open space. Open space may be developed and dedicated in phases, and open space areas may be dedicated to satisfy applicable parkland dedication requirements. At time of completion, the below minimums must be met or exceeded.

- (A) Total: 25 acres
- (B) Commercial/Mixed Use Zone A: 0 acres
- (C) Residential Zone B: 7 acres
- (D) Residential Zone C: 10 acres
- (E) Residential Zone D: 6 acres

(5) Internal roadways within the BR district may be privately owned and maintained if encumbered with public access easements.

(6) A system of interconnected pedestrian trails a minimum of 6 feet in width shall connect open spaces within the zones. Pedestrian trails may be constructed of concrete, asphalt, decomposed granite, or similar material so long as clearly marked and in conformance with the minimum width.

(7) The PD site plan and multifamily development plan requirements are waived for the BR district. The developer shall prepare and submit a checklist to accompany any application for a final plat and/or building permit which includes a listing of those basic requirements found, as applicable, in this Beggs Ranch District Planned Development, the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations. The checklist shall also include a tabulation calculating the land area of the applicable Zone (A, B, C, D), floor area, open space area, number of parking spaces, unit density and height.

(8) Development and use regulations within the BR district are as provided for each zone in the below.

In Residential Zones B, C, and D, if a development or use regulation is not expressly addressed in this document the property development standards of Section 4.712 multifamily "D" district shall apply.

In the Commercial/Mixed-Use Zone A, if a development or use regulation is not expressly addressed in this document then (i) in areas where there are both residential and commercial uses then the property development standards of Section 4.712 multifamily “D” district shall apply and (ii) in areas where there are only commercial uses then the property development standards of Section 4.904 “G” commercial district shall apply.

(d) Commercial/Mixed-Use Zone A Development Standards

(1) Setbacks:

(A) Front: 5 feet minimum

(B) Side/Rear: No minimum

(C) Height: 60 feet maximum, slab to top plate if residential uses only in a building; 12 stories or 120 feet maximum, slab to top plate if a building contains nonresidential uses at the ground level

(D) Uses: Those uses allowed in the G intensive commercial district, multifamily uses, and a maximum of two brewery, distillery, or winery uses.

Minimum dimensions of lots and yards, screening and fencing restrictions (although screening and fencing are permitted in the building envelope), or setbacks adjacent to one or two family residential districts do not apply.

(E) Density:

(i) Nonresidential uses: Same as allowed by the G intensive commercial district.

(ii) Multifamily prior to existence of developed or permitted nonresidential uses: 250 units.

(iii) Multifamily after development of or concurrent with the permitting of a minimum of 30,000 square feet of nonresidential uses: 500 units.

(F) Minimum required parking:

(i) Nonresidential uses: One space per 400 square feet.

(ii) Multifamily uses: 1.25 spaces per dwelling unit.

(iii) On-street parallel or head-in parking spaces may be counted toward minimum required parking.

(e) Residential Zones B, C, and D Development Standards

(1) Setbacks:

(A) Front:

- (i) Single-family style residential units: 10 feet
- (ii) Townhome style residential units: 10 feet
- (iii) Multifamily residential units: 5 feet
- (iv) If more than one residential type is located within the same blockface, the smallest minimum front yard is applicable to all residential uses within the same blockface.

(B) Side/Rear:

- (i) Single-family style residential units: 5 feet
- (ii) Townhome style and multifamily residential units: No minimum

(C) Height:

- (i) Single family style residential units: 36 feet maximum
- (ii) Townhome style residential units: 36 feet maximum
- (iii) Multifamily residential units: 72 feet maximum
- (iv) Nonresidential uses: 36 feet maximum
except where there are residential uses above the nonresidential uses.

(D) Uses:

(i) Residential: Those residential and accessory uses allowed in the A5, R2, and D districts. Minimum dimensions of lots and yards, screening and fencing restrictions (although screening and fencing are permitted in the building envelope), or setbacks adjacent to one or two family residential districts do not apply. If elected by developer, some or all one-family and two-family residential development may be developed under the property development standards of the selected district §§ 4.705 through 4.709 for one-family or two-family use.

(ii) Nonresidential uses: Entertainment and eating uses including alcohol sales for on or off premise consumption and as part of food service; retail sales and service uses as further limited below. Minimum dimensions of lots and yards, screening and fencing restrictions (although screening and fencing are permitted in the building envelope), or setbacks adjacent to one or two family residential districts do not apply.

(E) Density (Amenity centers and other uses accessory to residential uses that are not open to the general public are not counted toward the below maximums):

- (i) Nonresidential uses: 75,000 square feet total.

feet. (1) Maximum size per nonresidential use in Zone B: 8,500 square

5,000 square feet. (2) Maximum size per nonresidential use in the Zone C:

3,000 square feet. (3) Maximum size per nonresidential use in the Zone D:

(ii) Residential uses:

(1) Multifamily units: 1,000 maximum

(2) Townhome-style residential units: 1,000 maximum

(3) Single family style residential units: 650 maximum

(F) Minimum required parking:

(i) Nonresidential uses: One space per 400 square feet.

(ii) Multifamily uses: 1.25 spaces per dwelling unit.

(iii) Townhome style residential units: 2 spaces per dwelling unit.

Tandem parking spaces located within a driveway between the roadway and garage may be counted toward the required parking.

(iv) Single family-style residential units: 2 spaces per dwelling unit.

Tandem parking spaces located within a driveway between the roadway and garage may be counted toward the required parking.

(v) On-street parallel or head-in parking spaces may be counted toward minimum required parking.