



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District 3

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Arty Wheaton-Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Walsh Ranches LP/ Quail Valley Land Company, LLC

Site Location: 2100 block Village Walk Place Acreage: 26.60

Proposed Use: Mixed Residential

Request: From: "PD522" and "PD569"
To: "PD522" (site plan waived)

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (minor boundary adjustment).

Staff Recommendation: Approval

Background:

The proposed site is located south of Walsh Avenue and west of Walsh Ranch Parkway. The site is within the second phase of development of residential properties in the Quail Valley/Walsh Ranch development. The existing PD allows for a mix of housing types ranging from "A-43" One Family to "R2" Townhouse/Cluster. The request from the applicant is to convert some of the area they had designated as PD569 for community center and associated uses back to residential uses. This request expands the boundary of PD522 to the east and keeps the same allowed uses.

Site Information:

Surrounding Zoning and Land Uses:

- North "PD522" / Walsh Elementary and gas well
- East "PD 569" / community center and associated uses
- South "PD522" / single family residential, vacant
- West "PD522" / single family residential

Zoning History: ZC-16-020 PD522 to PD569 adjustments to community facilities subdistricts, ZC-17-058 amend PD522 development standards for maximum lot cover for single-family residential development

Public Notification:

300 foot Legal Notifications were mailed on April 23, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Old Weatherford Road NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Aledo ISD

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to expand PD522 for residential uses. The area is expanding into an existing PD 569 that is associated with community center related uses associated with the Walsh Ranch development. The expansion of PD522 continues the same type of mixed unit development seen within the first two phases of the Walsh Ranch residential development.

As a result, the proposed expansion of PD522 **is compatible** at this location.

2. **Comprehensive Plan Consistency - Northeast**

The 2020 Comprehensive Plan designates the subject property as High-Density Residential and the removal of the "DD" Demolition Delay designation will not affect the underlying zoning district and future land use.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Provide for and maintain interconnectivity of streets and trails, especially within residential subdivisions, to reduce vehicle trips on arterial streets, increase efficiency, reduce air pollution, distribute traffic, improve access to public places, improve efficiency in providing services and deliveries, and ensure access for emergency services.

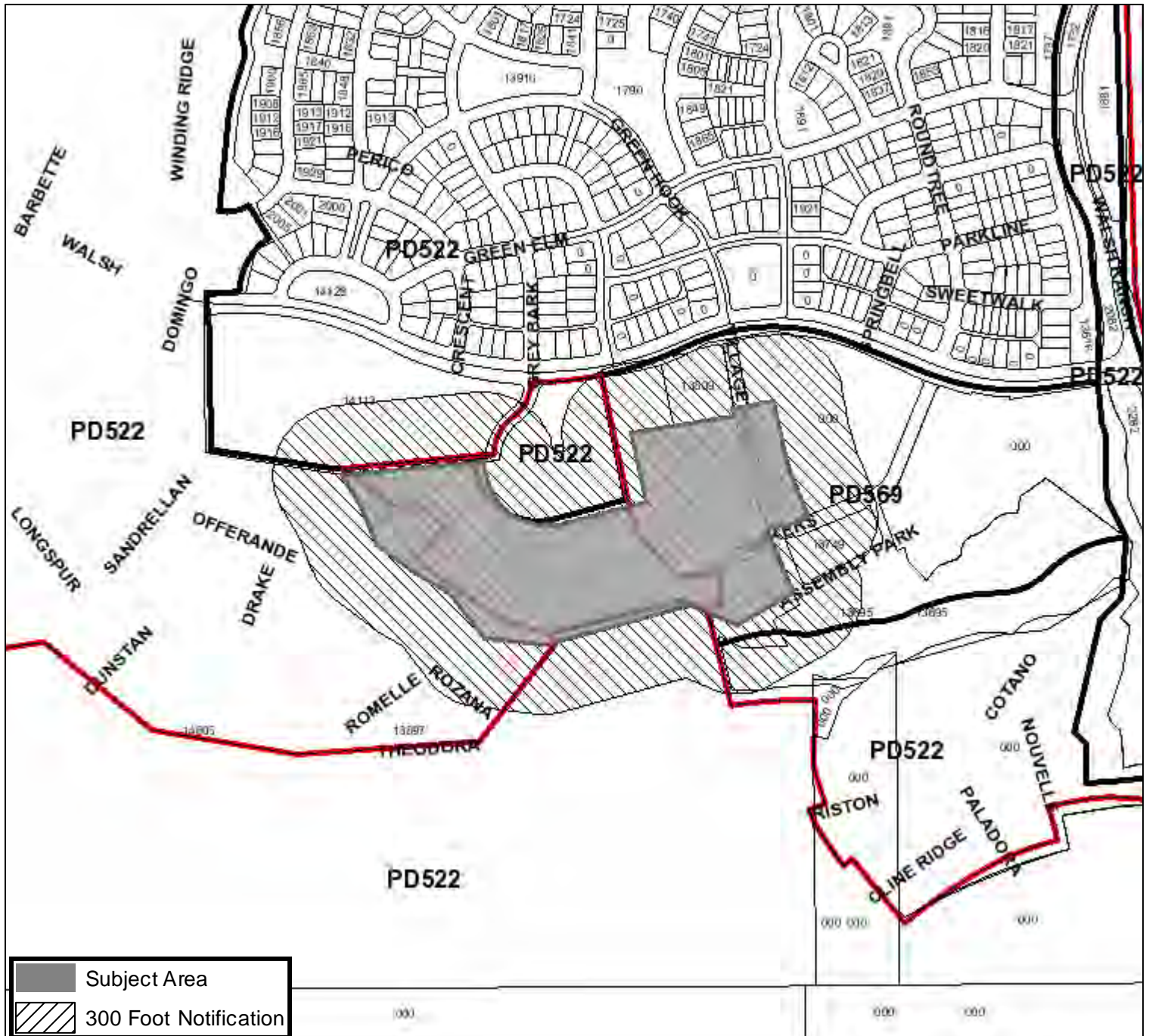
As a result, the proposed zoning **is consistent (minor boundary adjustment)** with the 2021 Comprehensive Plan.



Attachments:

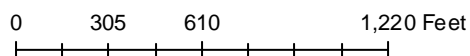
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

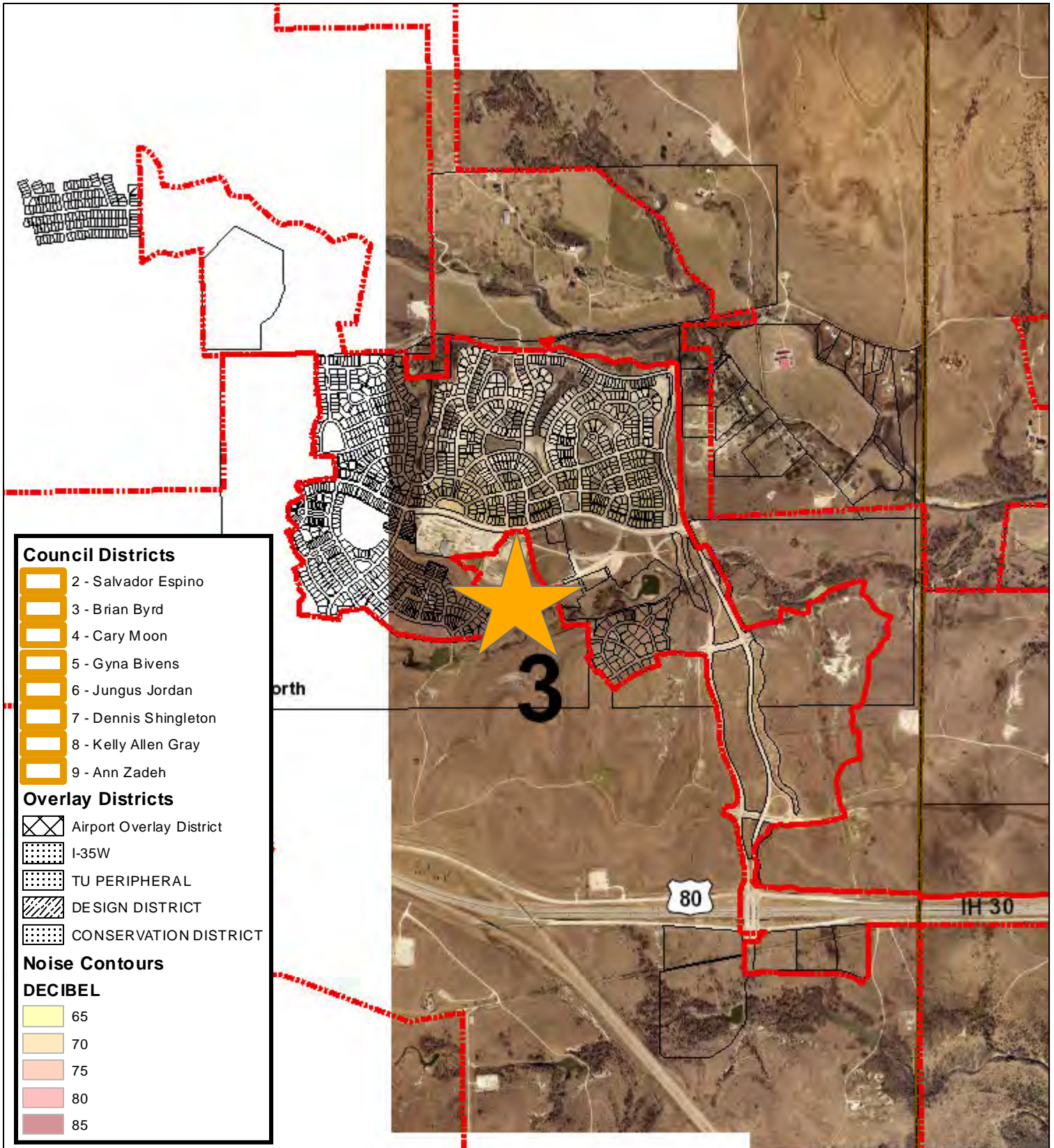
Applicant: Walsh Ranches LP
 Address: 2100 block Village Walk Place
 Zoning From: PD 522 for single family uses, PD 569 for community center
 Zoning To: PD 522 for single family uses
 Acres: 26.60289141
 Mapsco: 761L
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null



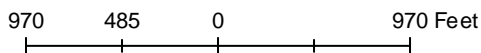
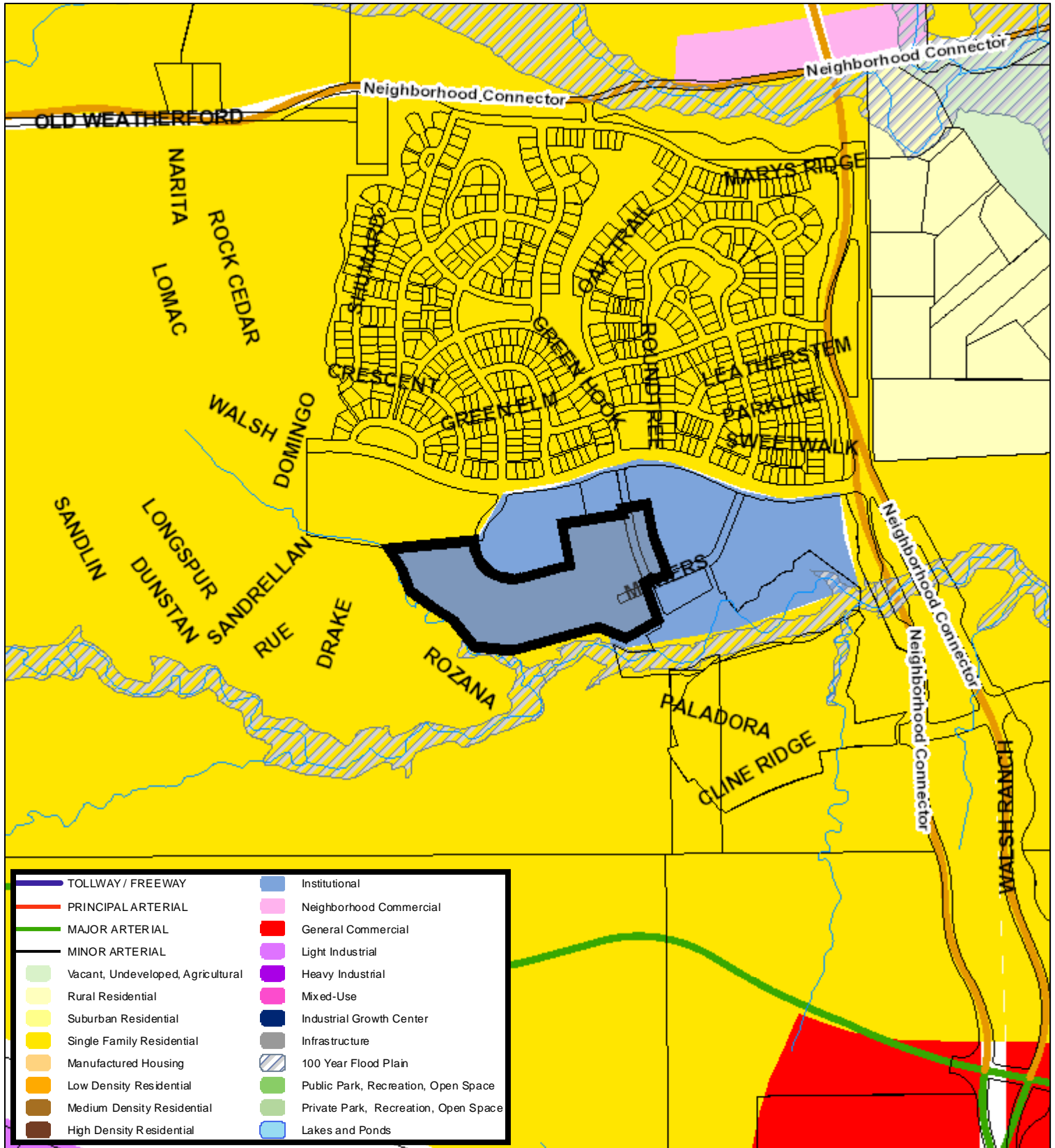
	Subject Area
	300 Foot Notification



Area Map



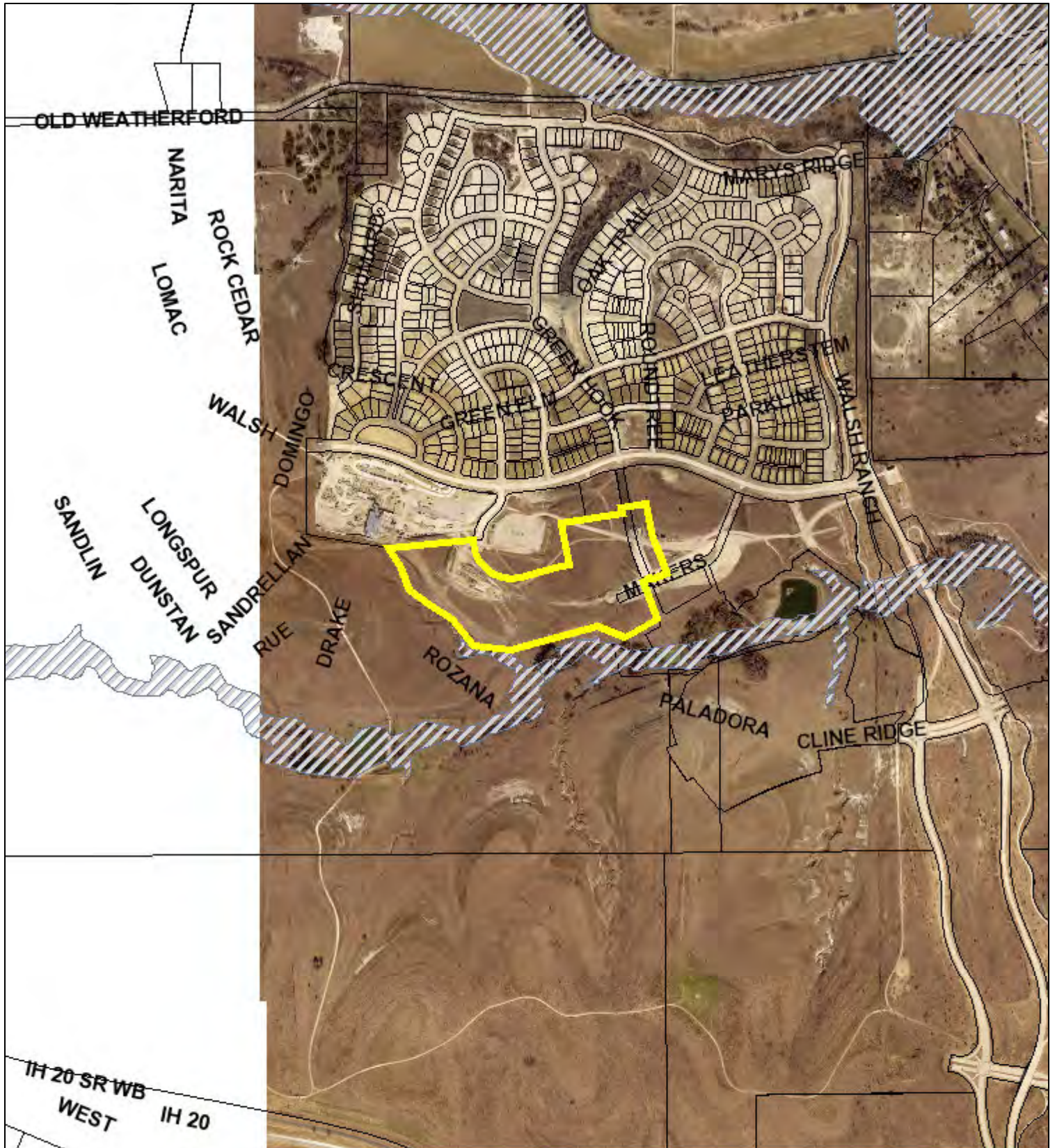
Future Land Use



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



0 600 1,200 2,400 Feet

