



# Zoning Staff Report

**Date:** November 8, 2022

**Case Number:** ZC-22-159

**Council District:** future 3

## Zoning Map Amendment

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

**Owner / Applicant:** Aledo WC 34 LLC / Bo Trainor, Peloton Land Solutions

**Site Location:** 15000 block Old Weatherford Road      **Acreage:** 34.548 acres

### Request

**Proposed Use:** Townhomes

**Companion Case:** AX-22-007

**Request:** From: Unzoned

To: "R2" Townhouse/Cluster

### Recommendation

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

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

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

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The applicant is proposing to develop townhomes on an undeveloped 34.548-acre agricultural tract of land in the Far West sector, in the City's 5-mile extraterritorial jurisdiction [ETJ]. Once the site is voluntarily annexed into the City limits, it would be within Council District 3. The property is situated off of Old Weatherford Road, which is listed on the City's adopted Master Thoroughfare Plan as a Neighborhood Connector. Currently there is no zoning on this property as it is not yet within the City limits. The proposed zoning would be "R2" Townhouse/Cluster. The purpose and intent of Townhouse/Cluster "R2" district is to provide a specific zone for the development of row houses and townhouses on unique patterned lots clustered around a common access road or cul-de-sac. This zoning would allow development of single family attached townhouse or rowhouse dwellings, with a minimum 15% open space requirement, and a maximum density of 24 dwelling units per acre on average, with a maximum building façade length 250 feet. A general layout was requested by City staff on September 28<sup>th</sup>, but was never provided by the representative. Please note that for standard rezoning applications, a site plan or layout is *not* required, however if provided, this can give staff and elected & appointed officials insight into how the property is intended to be set up and operated.

This case has a companion annexation case, AX-22-007, that is expected to be heard by City Council on November 8<sup>th</sup>, 2022 alongside the zoning request.

## Surrounding Zoning and Land Uses

North n/a (ETJ) / undeveloped  
East "PD-522" Planned Development – Walsh Ranch / undeveloped  
South "PD-522" Planned Development – Walsh Ranch / residential  
West "CF" Community Facilities / undeveloped

## Recent Zoning History

- Site is within the City's 5-mile ETJ, so there is no zoning history on this property. An annexation request is being run concurrently with this zoning application.

## Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.  
The following organizations were emailed on September 30, 2022:

| Organizations Notified   |                              |
|--------------------------|------------------------------|
| Old Weatherford Road NA* | Trinity Habitat for Humanity |
| Aledo ISD                |                              |

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to zone the site to “R2” to develop a single-family residential neighborhood in a townhouse style layout. The surrounding uses are largely undeveloped to the west, north, and east. Residential development is occurring within the Walsh Ranch neighborhood to the south across Old Weatherford Road. 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 proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far West

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The 2022 Comprehensive Plan currently designates the subject property as future low density residential. The site was previously designated as future single-family residential, however the City Plan Commission voted on September 28<sup>th</sup>, 2022 to recommend upgrading the Future Land Use Map from Single-Family residential to Low Density Residential, bringing the request to “R2” into alignment with the Comprehensive Plan.

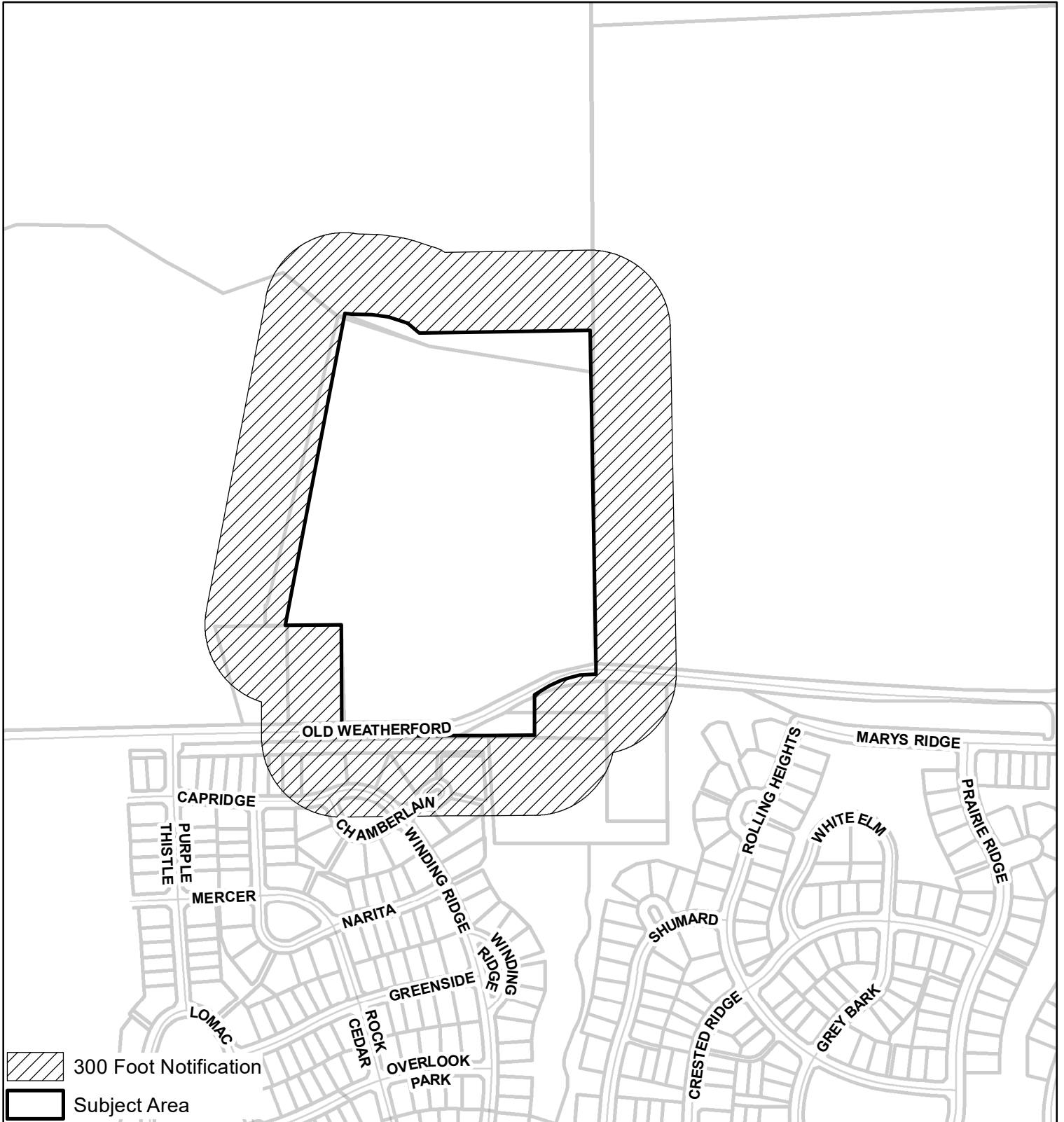
The proposed zoning **is consistent** with the Comprehensive Plan.

## Economic Development Plan

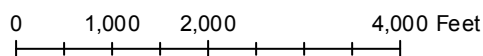
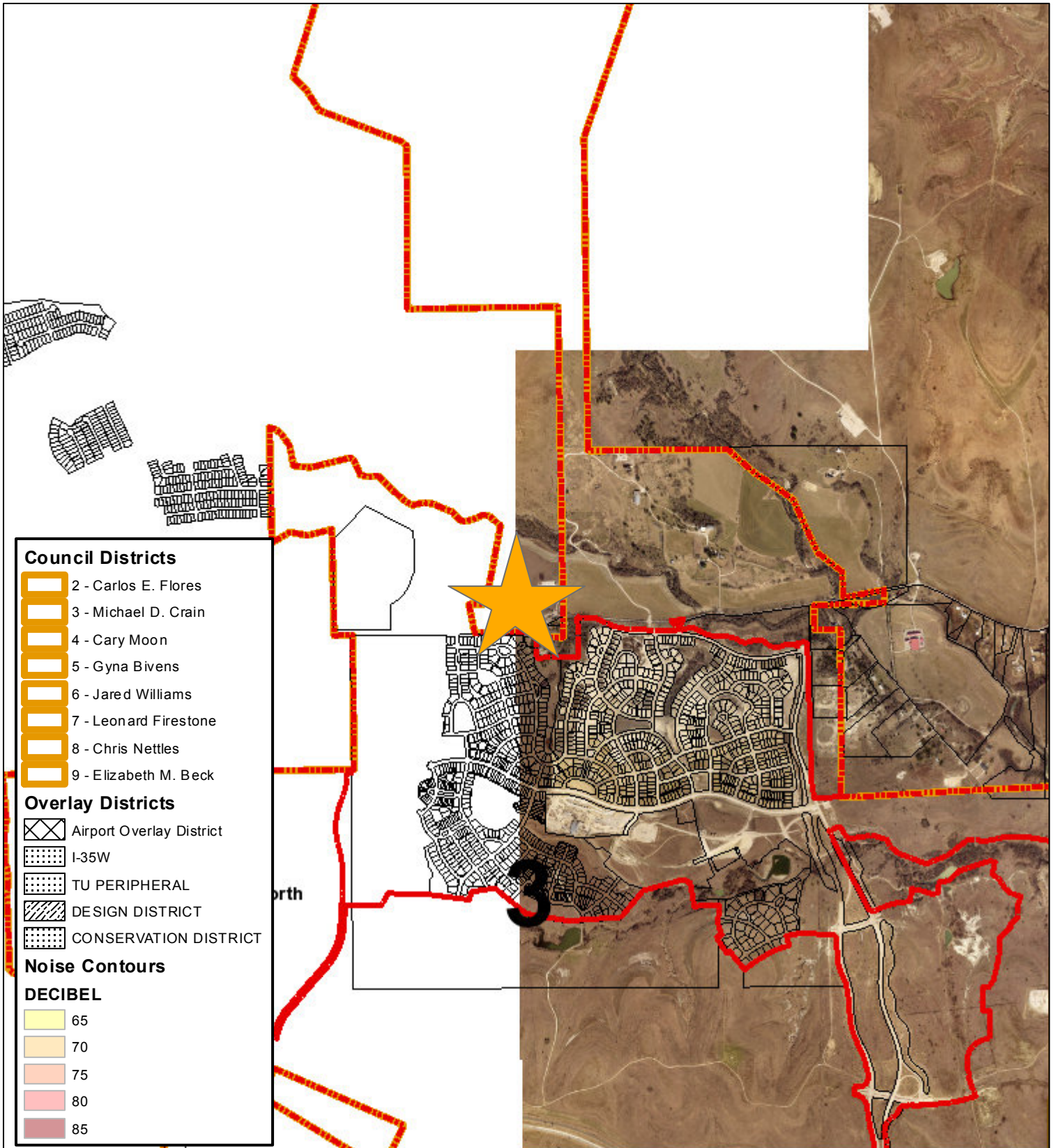
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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

## Future Land Use

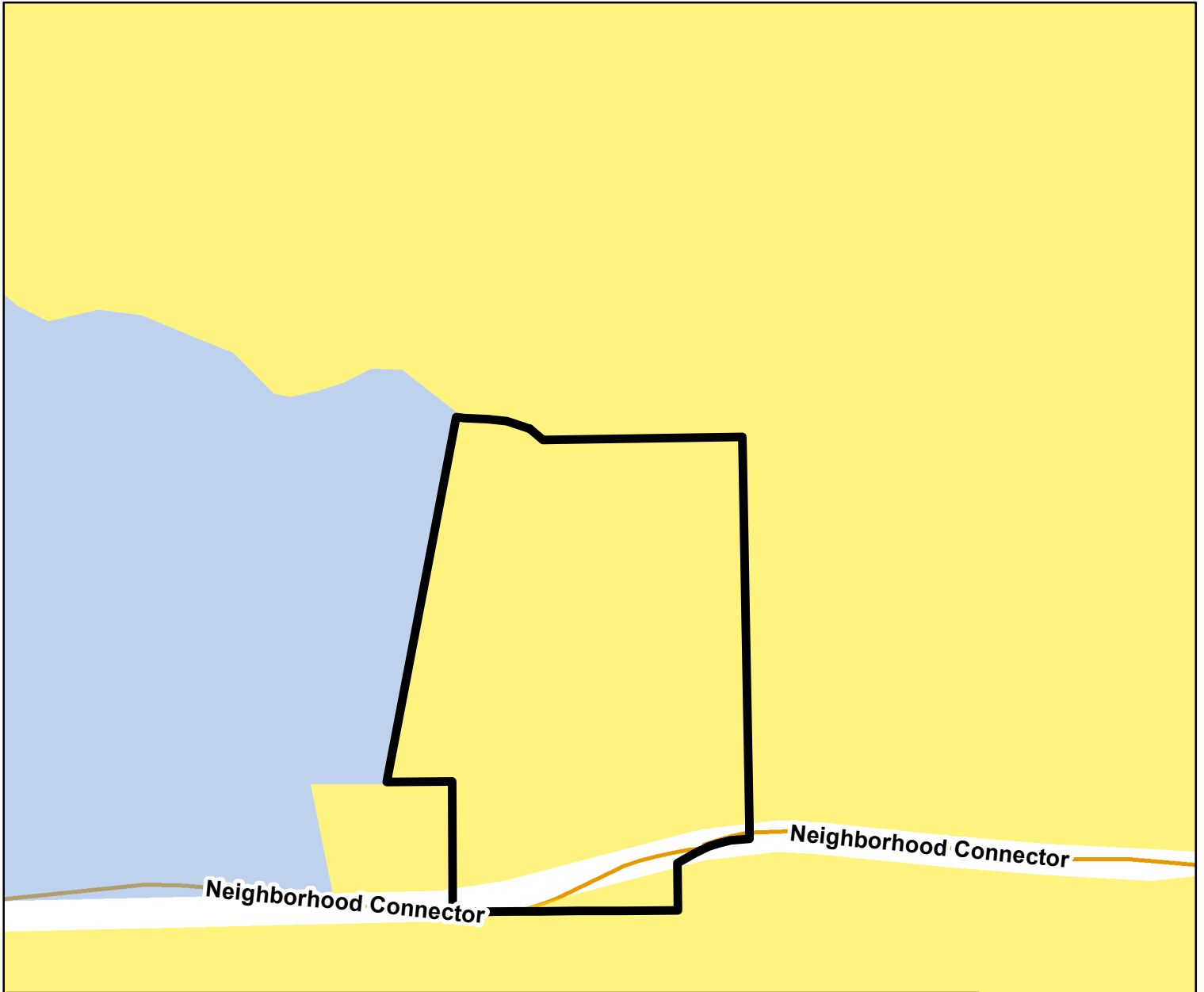


### Area Map

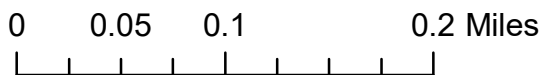




## Future Land Use



|                                   |                            |                                      |
|-----------------------------------|----------------------------|--------------------------------------|
| A - Activity Street               | Manufactured Housing       | Light Industrial                     |
| CMCO - Commercial Connector       | Low Density Residential    | Heavy Industrial                     |
| CMU - Commercial Mixed Use Street | Medium Density Residential | Mixed-Use                            |
| NC - Neighborhood Connector       | High Density Residential   | Industrial Growth Center             |
| SL - System Link                  | Urban Residential          | Infrastructure                       |
| Vacant, Undeveloped, Agricultural | Institutional              | Public Park, Recreation, Open Space  |
| Rural Residential                 | Neighborhood Commercial    | Private Park, Recreation, Open Space |
| Suburban Residential              | 100 Year Flood Plain       | Lakes and Ponds                      |
| Single Family Residential         | General Commercial         |                                      |



# FORT WORTH



## Aerial Map

ZC-22-159

