



Zoning Staff Report

Date: Sept. 17, 2024

Case Number: ZC-24-071

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: TRT Land Investors, LLC & PMB Veale Land Investors 1, LP

Site Location: 10218, 10579 & 12575 Aledo Road **Acreage:** 261 acres

Request

Proposed Use: Single-family residential

Request: From: Unzoned

To: “PD/A-5” One-Family and “PD/R-2” Townhouse Cluster with development standards for increase of lot coverage; site plan waiver requested

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 9-1**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located between Aledo Road and SH 377, west of FM 2871 in the ETJ and near the City of Benbrook. the applicant is in the process of annexing the parcel (reference AX-24-009).

The subject area is primarily comprised of vacant land and in an area that is currently under development. The project is part of the Veale Ranch Development Agreement. The rezoning will prepare the property for single family subdivision development. This site is an extension of Ventana called Ventana West. Per the application, Ventana West will be developed in two phases and contain approximately 1,008 single-family lots and 3500 residents, in will contain section of Markum Ranch Road and Veale Ranch Parkway per the Master Thoroughfare Plan.

The applicant is requesting a PD to allow for flexibility; the desire is to be able to provide the smaller lot, center loaded and rear accessed product when and where desired by home builders. The amount of this smaller lot product would not exceed 30%.

Veale Ranch Parkway was platted in 2015 to provide access to the first phases of Ventana.

Development Standards	“A-5” One-Family	“R2” Zero lot line/Cluster	Proposed PD
Lot Width	50’ min. at building line	30’ min. at building line	Per zoning district
Lot Area	5,000 sq. ft. min.	3,000 sq. ft. min.	30% of lots R2
Lot Coverage	50% maximum	No maximum	60% maximum

This annexation and rezoning will align the parcel with the development plans and ensure the cohesive integration of infrastructure and residential units within the Ventana community.

Surrounding Zoning and Land Uses

North	ETJ/Vacant
East	PD/SU Planned Development / Single-Family Residential
South	ETJ/Vacant
West	ETJ/Vacant



Recent Zoning History

ZC-24-045 – From: Unzoned To: “PD 1169” PD/SU Planned Development/"A-5" One-Family and "R1" Zero Lot Line/Cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; site plan waived.

Public Notification

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

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
FW Skyline Ranch RA	Markum Ranch Estates NA
Fort Worth ISD	Aledo ISD

** Not located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The proposed development is part of the expansive Ventana project. The applicant seeks to annex the property into the City of Fort Worth and rezone it as a Planned Development (PD) to allow for flexibility in future uses. The site is bordered by unzoned ETJ to the north and west, single-family and townhome zoning to the east, Highway 377 to the south, and the City of Benbrook to the east. Surrounding land uses include existing single-family homes and large tracts of undeveloped land.

The proposed zoning change is designed to seamlessly integrate with surrounding infrastructure and residential patterns, ensuring a cohesive community within the broader Ventana Development. This compatibility helps maintain the area's character and aligns with the city's growth objectives by promoting orderly development.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates a part of the subject property as Single Family Residential and Mixed use on the Future Land Use Map.

COMMERCIAL

Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

RESIDENTIAL

Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

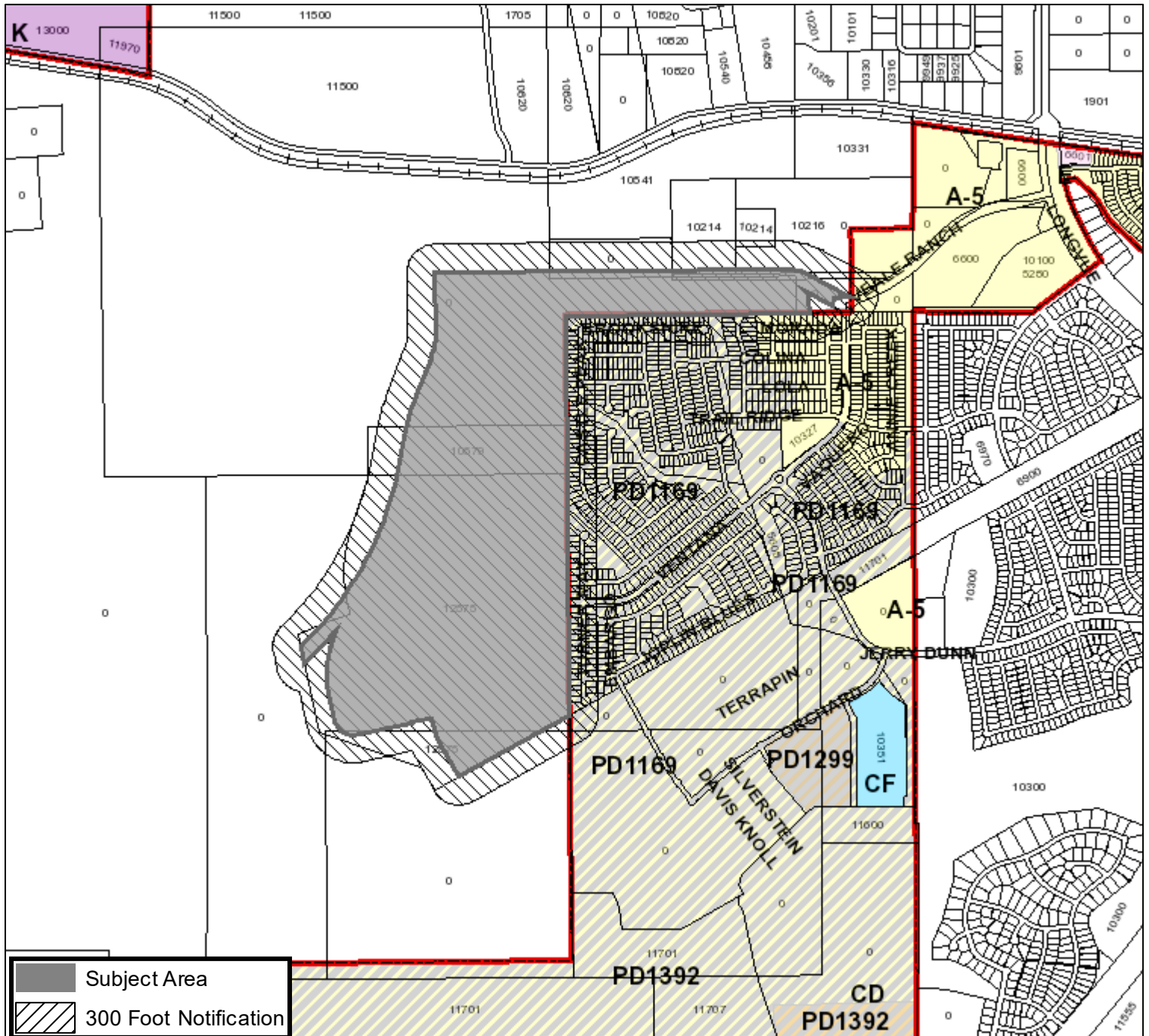
The proposed zoning is **consistent** with the Comprehensive Plan FLU Map and with the following Policy of the Comprehensive Plan:



- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

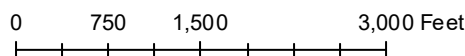


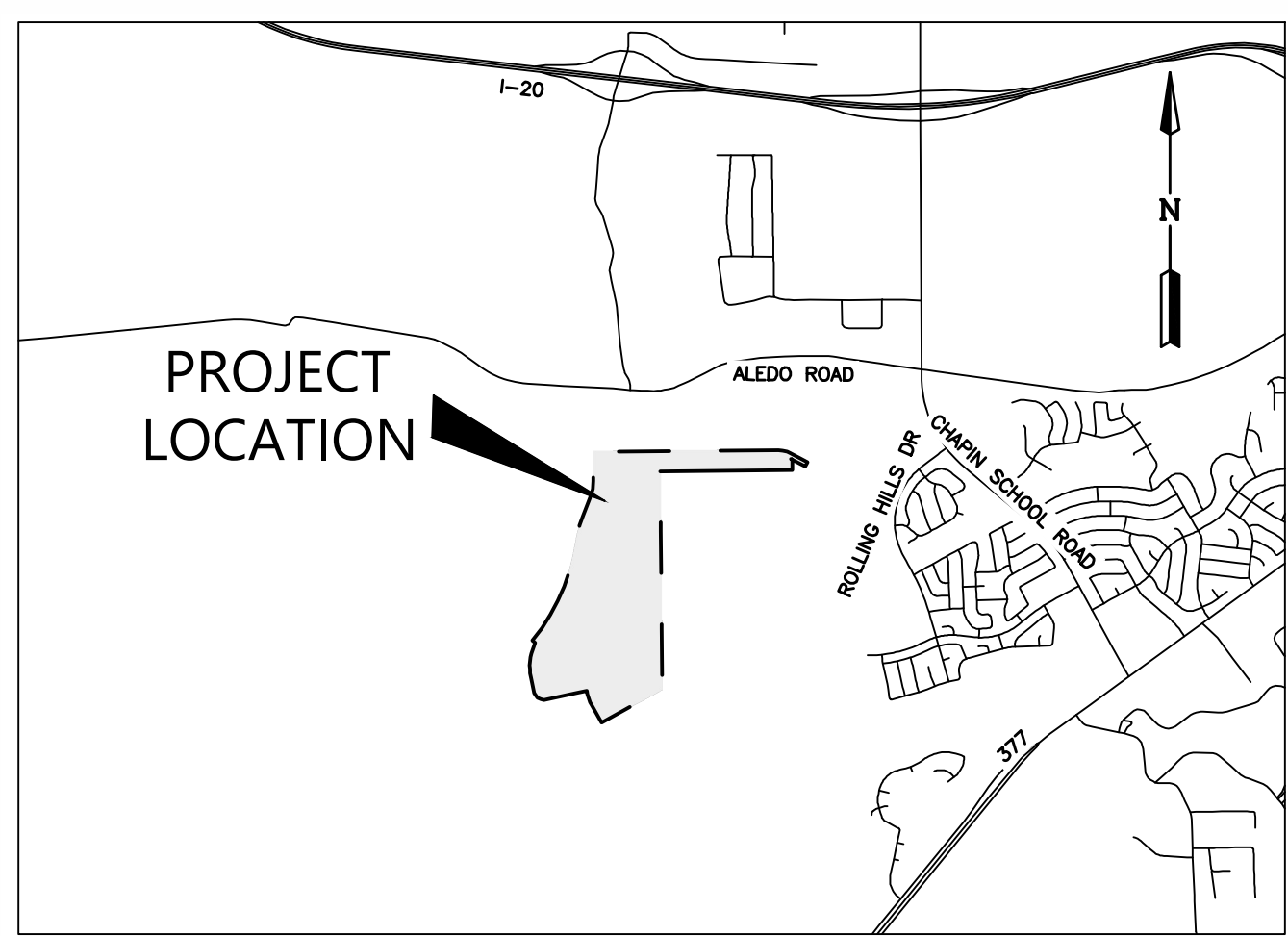
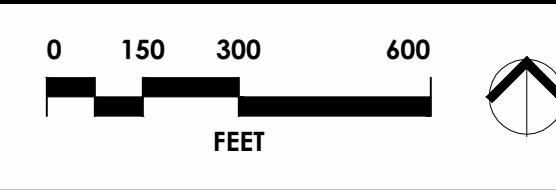
Area Zoning Map

Applicant: TRT Land Investors & PMB Veale Land Investors
 Address: 10218, 10579 & 12575 ALEDO RD
 Zoning From: Unzoned
 Zoning To: A-5
 Acres: 261.16948411
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 8/14/2024
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification





VICINITY MAP

NOT TO SCALE

- NOTES:
1. TRACT 1 IS THE SUBJECT PROPERTY OF THIS ZONING REQUEST. THIS TRACT IS IN THE PROCESS OF BEING ANNEXED INTO THE CITY OF FORT WORTH. UPON ANNEXATION THE TRACT WILL BE ZONED AG (AGRICULTURAL). THIS APPLICATION PROPOSES A PLANNED DEVELOPMENT (PD) DISTRICT WITH A BASE ZONING OF A-5 (ONE FAMILY RESIDENTIAL) FOR FUTURE VENTANA WEST PER DEVELOPMENT AGREEMENT (CSC NO. 59003)
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.301. LANDSCAPING
 3. THIS PROJECT WILL COMPLY WITH SECTION 6.302. URBAN FORESTRY
 4. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 5. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

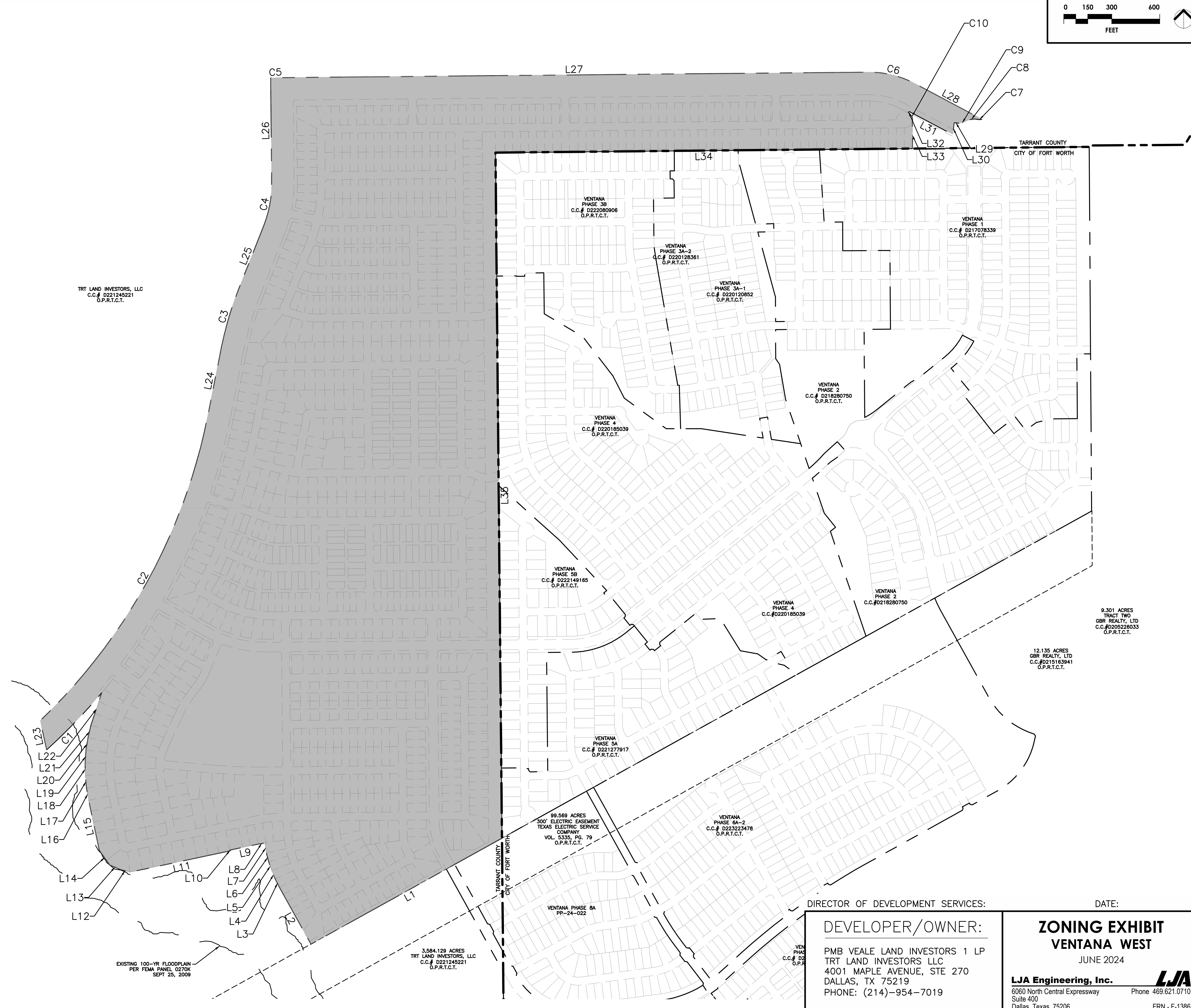
LEGEND	
	TRACT PROJECT BOUNDARY LINE
	PHASE LINE
	PROPOSED 100-YR FLOODPLAIN
	EASEMENT

LAND USE SUMMARY	
TRACT	AREA
TRACT 1	261.17 AC

Line Table		
Line #	Length	Direction
L1	1365.459	S60° 58' 38"W
L2	405.054	N29° 01' 22"W
L3	59.079	N26° 56' 44"W
L4	57.383	N22° 51' 04"W
L5	57.383	N18° 48' 58"W
L6	57.383	N14° 46' 52"W
L7	62.932	N08° 20' 06"W
L8	42.539	S81° 39' 54"W
L9	181.599	S78° 00' 05"W
L10	5.000	S11° 59' 55"E
L11	639.698	S78° 00' 05"W
L12	64.260	N74° 37' 40"W
L13	70.323	N66° 38' 16"W
L14	112.256	N35° 20' 03"W
L15	319.426	N11° 59' 55"W
L16	78.070	N10° 06' 12"W
L17	79.090	N05° 24' 41"W
L18	79.090	N00° 39' 54"W
L19	79.090	N04° 04' 53"E
L20	79.090	N08° 49' 40"E

Line Table		
Line #	Length	Direction
L21	79.090	N13° 34' 27"E
L22	216.600	N18° 19' 15"E
L23	186.430	N12° 05' 12"W
L24	434.461	N11° 14' 46"E
L25	426.237	N21° 38' 19"E
L26	655.943	N00° 32' 23"W
L27	3674.423	N89° 27' 37"E
L28	477.209	S62° 03' 01"E
L29	24.550	N83° 43' 08"W
L30	74.860	S06° 36' 03"W
L31	309.326	N62° 03' 01"W
L32	10.000	S27° 56' 59"W
L33	166.479	S00° 32' 23"E
L34	2607.721	S89° 26' 43"W
L35	4287.926	S00° 32' 23"E

Curve Table			
Curve #	Length	Radius	Delta
C1	497.582	3775.000	007.5521
C2	2210.535	3615.000	035.0358
C3	378.187	2085.000	010.3926
C4	276.766	715.000	022.1783
C5	60.890	1140.000	003.0603
C6	303.313	610.000	028.4895
C7	31.477	82.995	021.7305
C8	69.290	91.995	043.1550
C9	54.969	82.995	037.9483
C10	67.668	50.000	077.5415



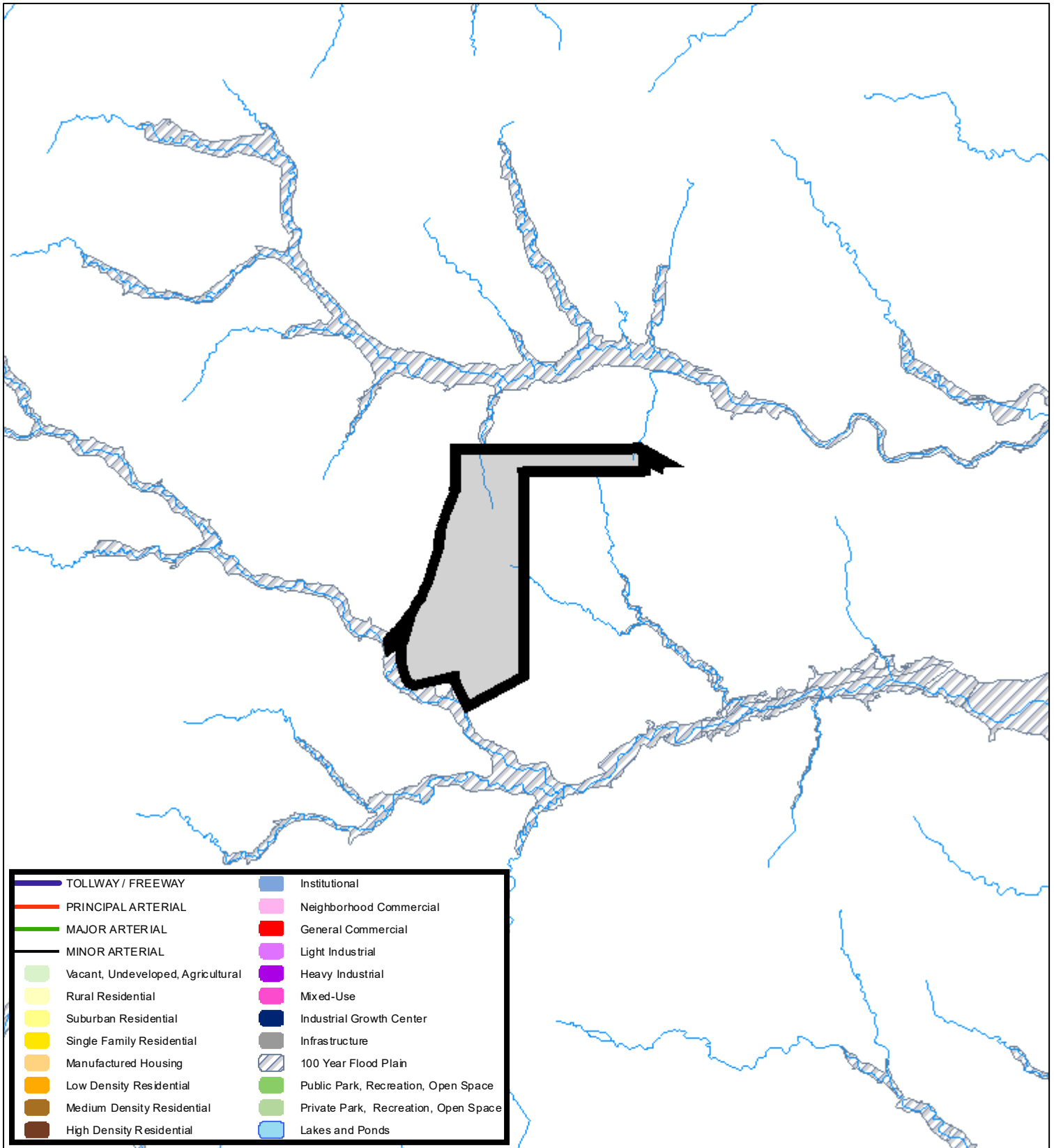
DIRECTOR OF DEVELOPMENT SERVICES: _____ DATE: _____

DEVELOPER/OWNER:
 PMB VEALE LAND INVESTORS 1 LP
 TRT LAND INVESTORS LLC
 4001 MAPLE AVENUE, STE 270
 DALLAS, TX 75219
 PHONE: (214)-954-7019

ZONING EXHIBIT
VENTANA WEST
 JUNE 2024

LJA Engineering, Inc.
 6060 North Central Expressway
 Suite 400
 Dallas, Texas 75206
 Phone 469.621.0710
 FRN - F-1386

Future Land Use

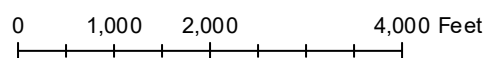
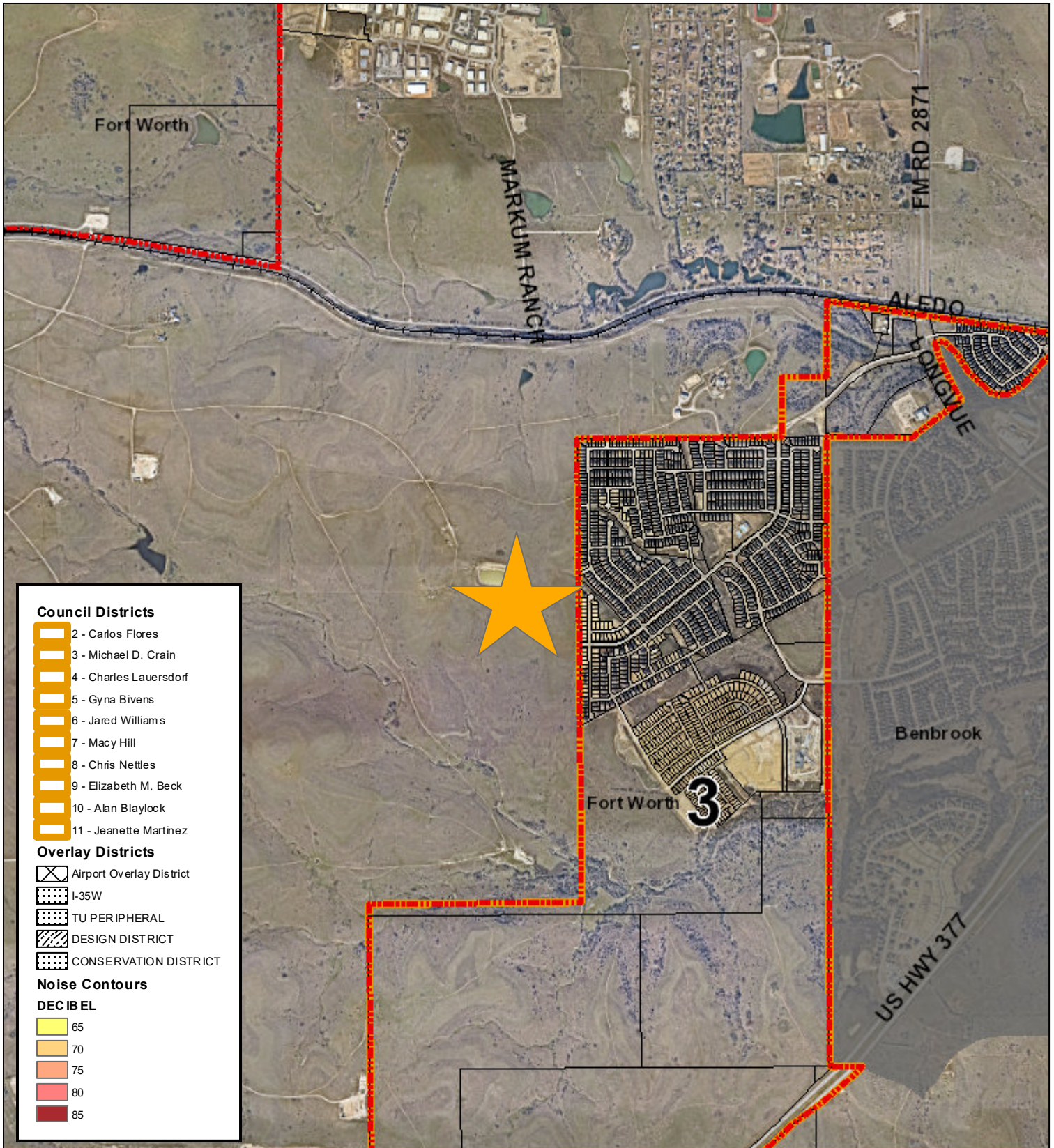


2,600 1,300 0 2,600 Feet

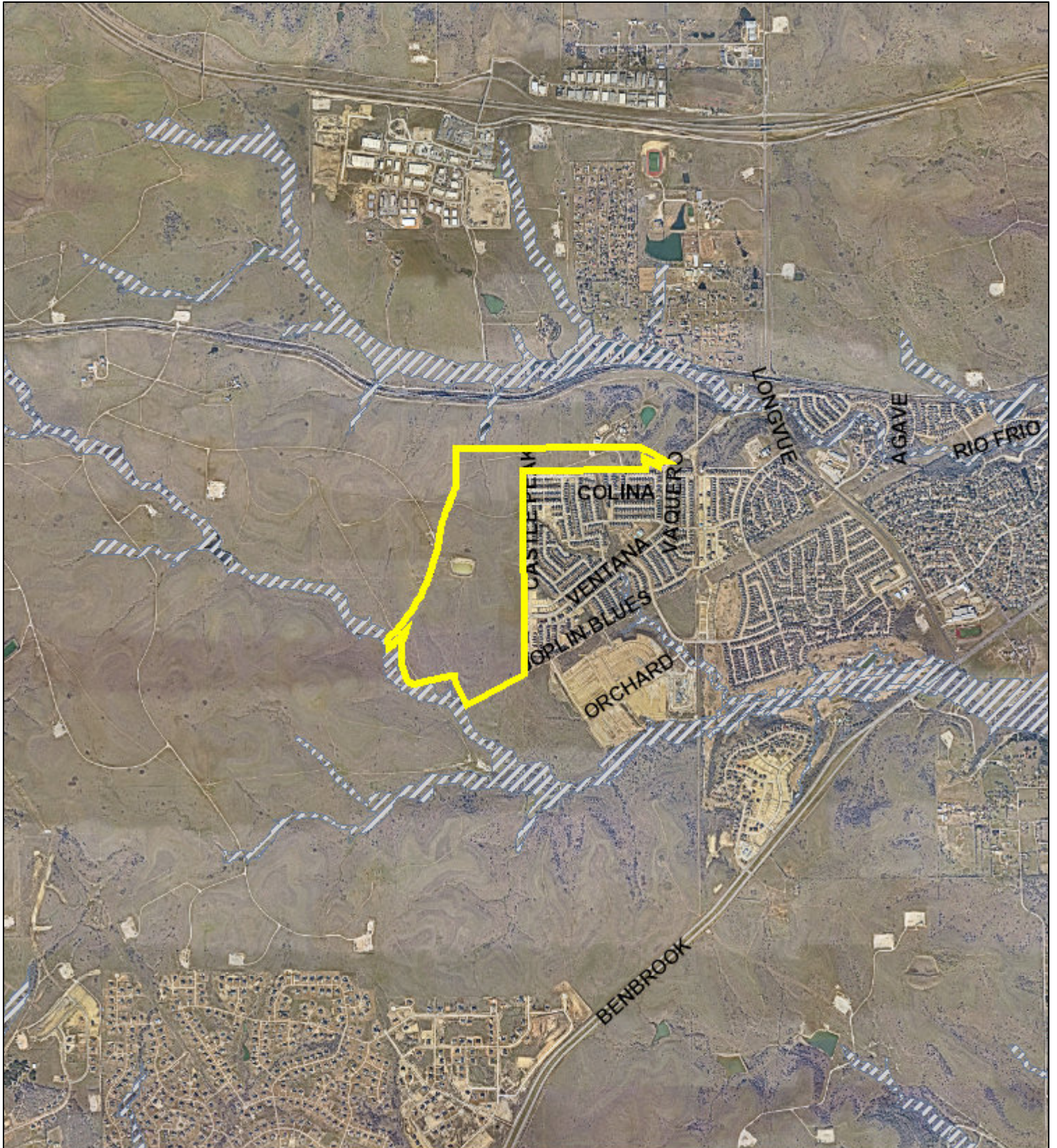
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Area Map



Aerial Photo Map



0 1,750 3,500 7,000 Feet

