



Zoning Staff Report

Date: January 23, 2024

Case Number: ZC-23-161

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: PMB Rolling V South Land LP / Taylor Baird

Acreage: 710.37 acres

Site Location: 11701 US Hwy 377 S

Request

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

Request: From: “A-5” One-Family, “R1” Zero lot line/cluster, “CR” Low Density Multifamily, “C” Medium Density Multifamily and “G” Intensive Commercial

To: Tract 1: PD/A-5 One-Family and PD/R-2 Townhouse Cluster; Tract 2: PD/R2 Townhouse Cluster, PD/D High Density Multifamily, and PD/G Intensive commercial, with development standards including but not limited to open space and multifamily design standards (see exhibit A in docket); site plan waiver requested

Recommendation

Land Use Compatibility: Requested change see table below.

Comprehensive Plan Map/Policy Consistency: Requested change see table below.

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval (with a Site Plan required) by a vote of 8-0

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Project Description and Background

The subject property is situated between I-20 and Hwy 377, west of Lake Benbrook, adjacent to the City of Benbrook. The subject area is undeveloped land adjacent to single-family development to the southwest and within the City of Fort Worth ETJ. The property is comprised of two tracts of land comprised of 710 acres.

The request is being made to rezone the Site from “A-5”, “R1”, “CR”, “C” and “G” to a Planned Development. The Planned Development is proposed to cover the entirety of the site (710 acres) and is proposed to allow a multitude of uses within the rezoning boundary. The applicant is requesting to rezone the property for future development and to align the land uses outlined in the Veale South Development Agreement (executed March 8, 2023).

The zoning request is for a Planned Development (PD) containing two (2) tracts. The overall base zonings include “A5”, “R2”, “D”, and “G”. The purpose of the zoning request as a PD is to allow for the highest and best uses in this area and flexibility in each tract. The applicant has provided narrative of the request, along with an exhibit map and zoning breakdown below:

Veale South (The “Project”) is approximately 710 acres along US Highway 377 S in Southwest Fort Worth (“City”). The Project is part of the Veale Ranch Development Agreement (“DA”). This re-zoning request is consistent with the DA as described in Section 6.2, 6.3, and Exhibit B. To adequately allow for development as currently proposed it is requested to re-zone the project to a “Planned-Development (PD)” Zoning District with the following uses. The uses are broken out as shown on the attached submitted exhibit(s) to “Tract 1” and “Tract 2”.

Tract 1 (Approx. 450 acres)

Zoning District Acreage % of District

A-5 (Base Zoning)	0-100%
R2	0-30%

Tract 2* (Approx. 260 acres)

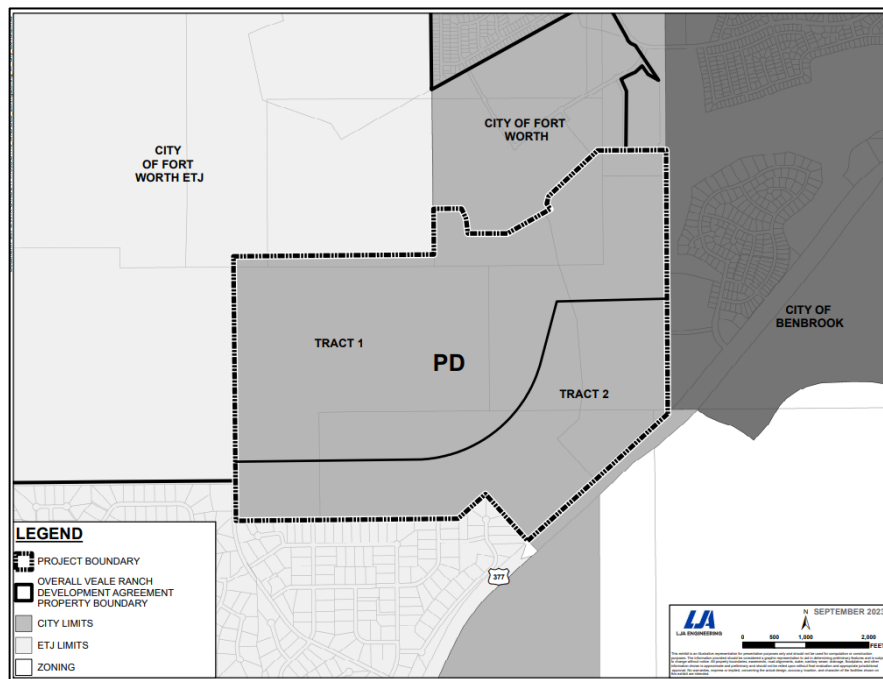
Zoning District Acreage % of District

R2 (Base Zoning)	0-100%
D	0-100%
G	0-100%

****No detached one-family dwelling shall be constructed within Tract 2 within 500 feet from the edge of property owned by the Developer, or affiliates or assignees, that abuts highway 377 South.***

The current zoning of the property is not consistent with the proposed zoning of the DA and further does not allow for development flexibility across multiple uses. Therefore, the Project is requested to be re-zoned as a PD, consistent with the DA. The property directly north of the Project, also part of the DA, is currently zoned as a PD. The property directly east is in the City of Benbrook and the property directly south is in the Extraterritorial Jurisdiction of the City. The property west and northwest is also in the ETJ and part of the DA;

it is contemplated in the DA to be annexed into the City of Fort Worth and zoned as development occurs. The Project is consistent with the City's comprehensive plan and will feature a high-quality residential and mixed-use development that will provide for a mix of residential and commercial options. It will further enhance the City and nearby community.



Surrounding Zoning and Land Uses

North: "CF" Community Facilities; "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%; "PD 1299" Planned Development for "D" High Density Multifamily plus detached Multifamily / undeveloped

East: N/A City of Benbrook / single-family

South: "AG" Agricultural District; "CR" Medium Density Multifamily; ETJ/ single-family, undeveloped

West: N/A - ETJ / single-family, undeveloped

Recent Zoning History

- ZC-22-180 (eastern quarter of property): From: "CR" Low Density Multifamily, "C" Medium Density Multifamily & "G" Intensive Commercial, To: "A-5" One-Family – **Withdrawn by applicant.**

Public Notification

300-foot Legal Notifications were mailed on December 29, 2023.

The following organizations were notified: (emailed December 29, 2023)

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Aledo ISD

Land Use Compatibility

The applicant is requesting to change the zoning of to “PD” for a variety of uses within a two (2) tracts. The applicant is requesting the PD in order to have flexibility of uses moving forward. This site is bounded by unzoned ETJ to the west, single-family and townhome zoning to the north, Hwy 377 to the south, and City of Benbrook to the east. The surrounding land uses are existing single-family and large tracts of undeveloped land.

Tract 1 comprises the largest area in the rezoning request and consists of 450 acres. Tract 1 is intended for “A-5” One-Family with the allowance for a mix of townhomes up to 135 acres or 30%. Tract 2 is approximately 260 acres and would allow for a mix of higher density residential and commercial uses consisting of “R2”, “D”, “G”. The higher density residential and commercial uses are proposed in Tract 2 to utilize the Hwy 377 frontage. The table below describes the compatibility with surrounding uses for each tract.

Tract	Proposed Zoning	Compatible
1	“A-5’ One-Family and “R2” Townhouse/Cluster	Yes (adjacent undeveloped to the north and west. Single-family/townhomes to the north and east and Proposed tract 2 to the south)
2	“R2” Townhouse/Cluster, “D” High Density Multifamily, “G” Intensive Commercial, *No detached one-family dwelling shall be constructed within Tract 2 within 500 feet from the edge of property owned by the Developer, or affiliates or assignees, that abuts highway 377 South.	Yes , if townhomes are proposed adjacent to existing single-family residential to the southwest. The remaining adjoining property is undeveloped. The higher density residential and commercial uses would have frontage onto Hwy 377

Comprehensive Plan Consistency – Far Southwest

Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The Future Land Use Map is included in this report as attachment 8. The table below describes the consistency with the Comprehensive Plan:

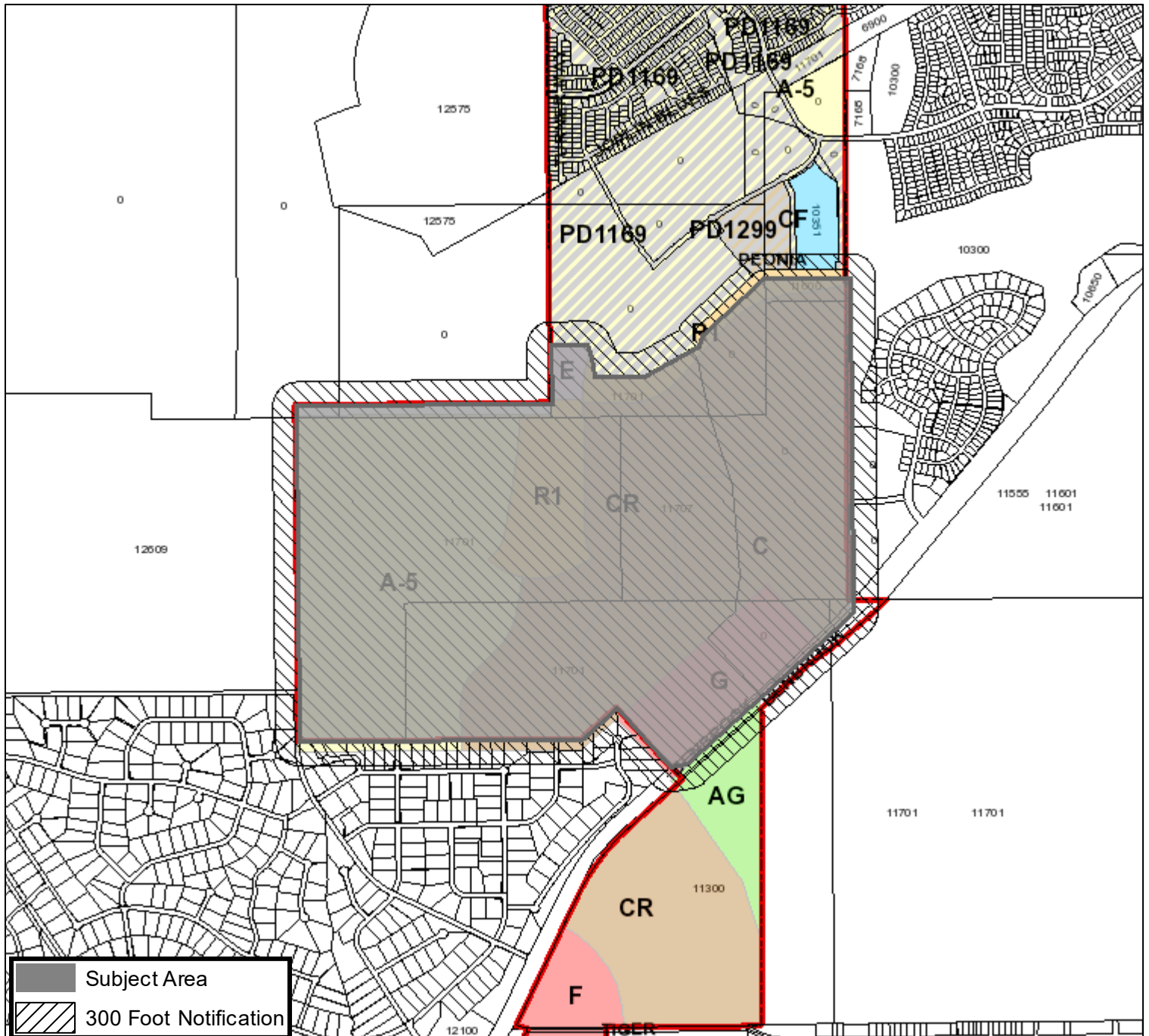
Tract	Proposed Zoning	Future Land Use	Consistency
1	“A-5’ One-Family and “R2” Townhouse/Cluster	Single Family Residential	“A-5” is consistent “R2” is not consistent
2	“R2” Townhouse/Cluster, “D” High Density Multifamily, “G” Intensive Commercial	Single Family Residential; Neighborhood Commercial	Not consistent (generally),



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Area Zoning Map

Applicant: PMB Rolling V South Land LP
Address: 11600, 11700, 11701 & 11707 Hwy 377
Zoning From: A-5, R1, CR, E, C & G
Zoning To: PD/A-5, R-2, UR, D, E, G, MU-1, and MU-2
Acres: 717.72710224
Mapsc0: Text
Sector/District: Far Southwest
Commission Date: 12/13/2023
Contact: null



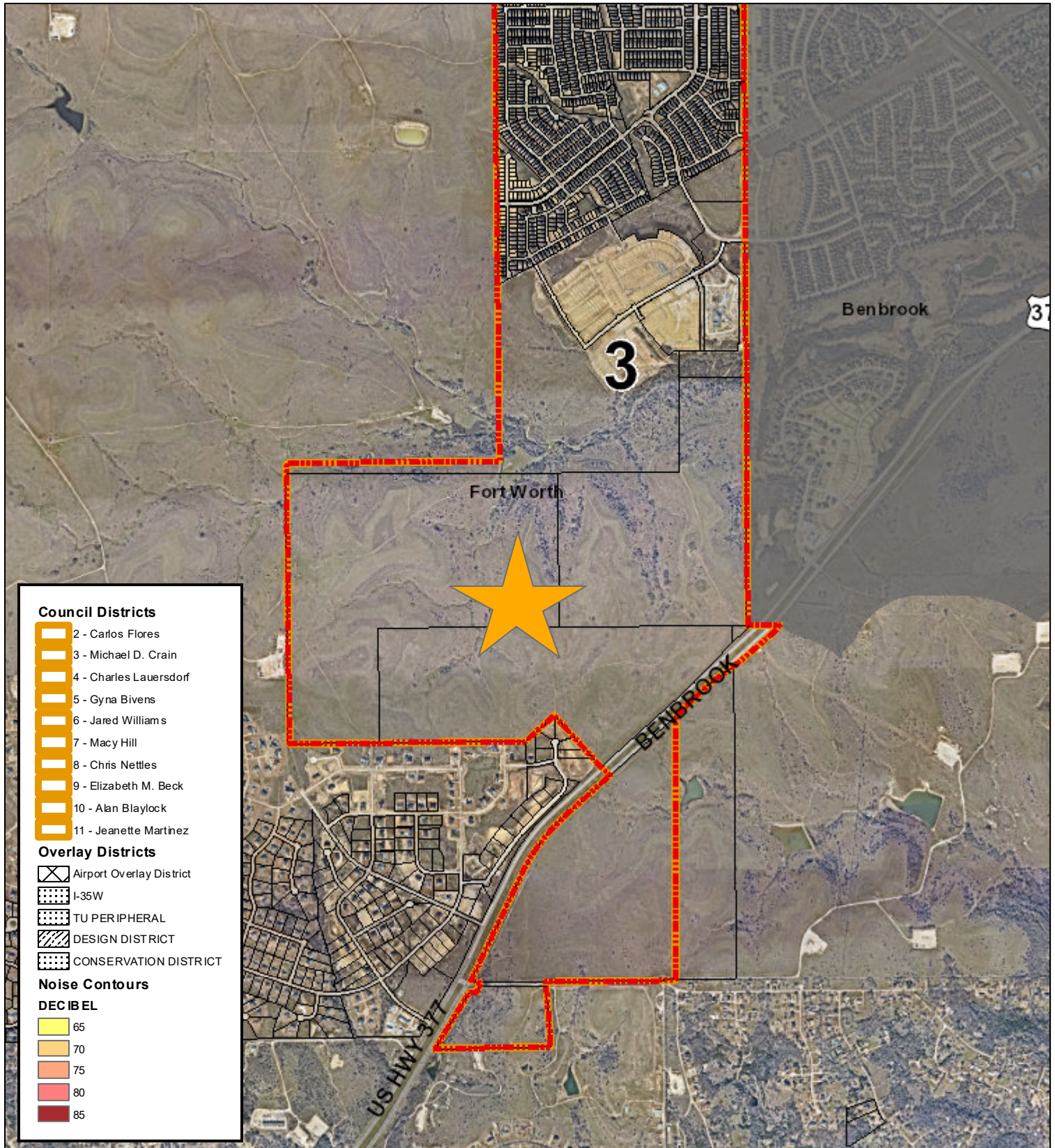
0 875 1,750 3,500 Feet

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Area Map

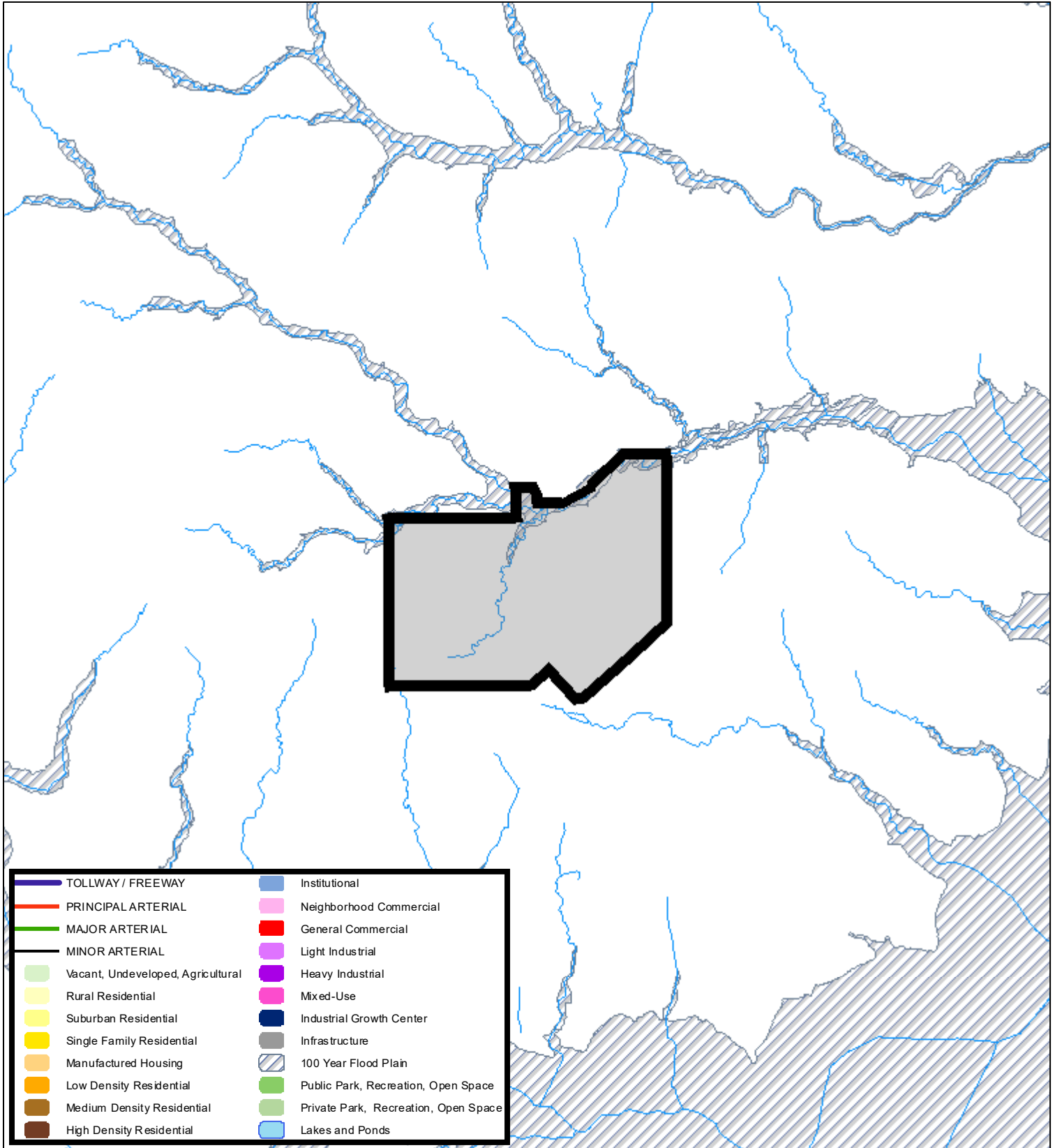


0 1,000 2,000 4,000 Feet



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Future Land Use



3,100 1,550 0 3,100 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.

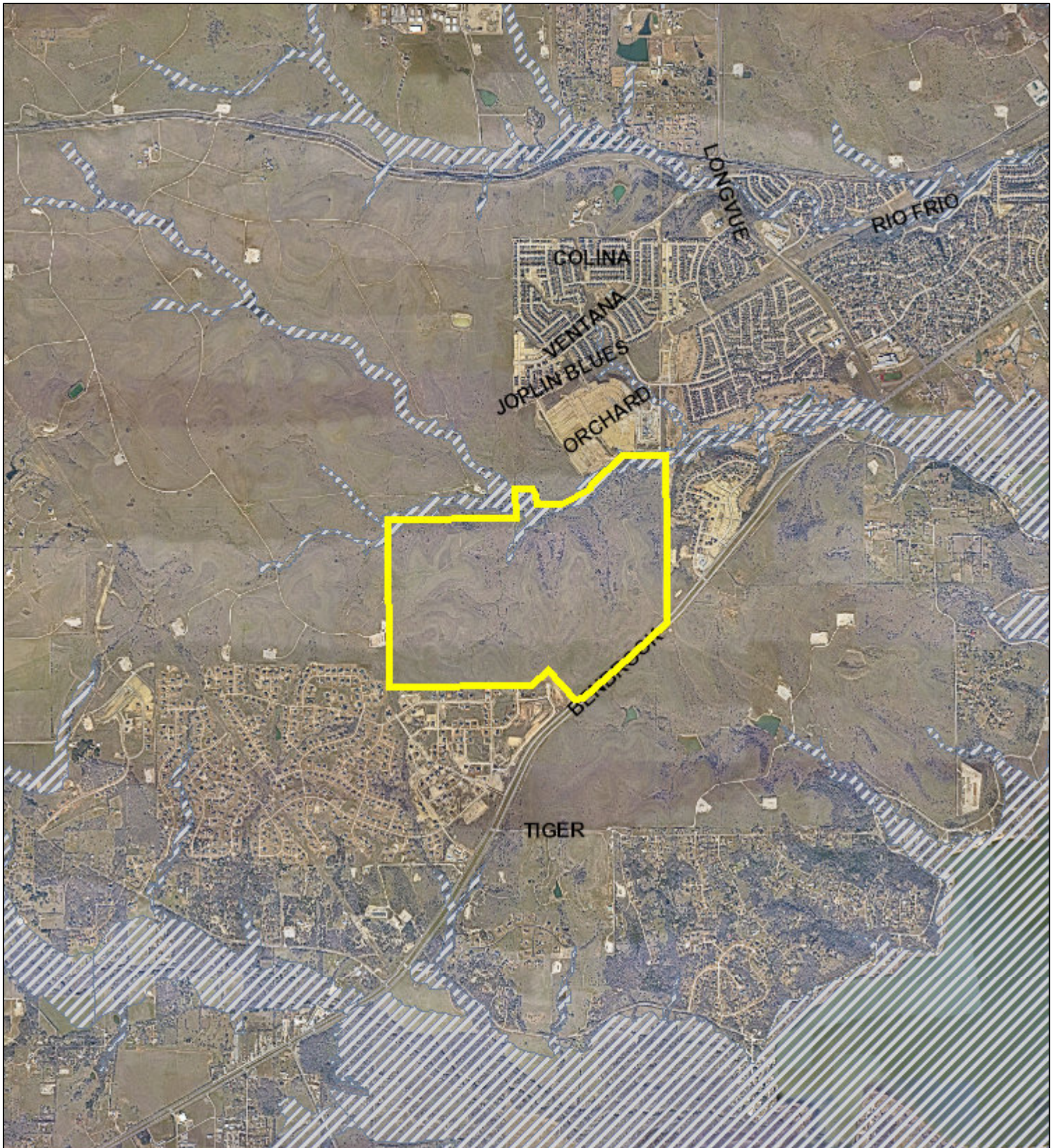


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Aerial Photo Map



0 2,050 4,100 8,200 Feet



ZC-23-161 Exhibit A

The uses are broken out as shown on the attached submitted exhibit(s) to “Tract 1” and “Tract 2”.

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***No detached one-family dwelling shall be constructed within Tract 2 within 500 feet from the edge of property owned by the Developer, or affiliates or assignees, that abuts highway 377 South.**

- **Yards and Setbacks.** Setback requirements shall be governed by the development standards of the zoning district in place no matter the adjacent use. For example, should townhouse / cluster (“R2”) be across the street from multifamily (“D”), each district shall be governed by its own development standards as if they were not adjacent uses. Supplemental setbacks, bufferyard, and fencing will be required adjacent one- or two-family districts.
- **Fences and Gate** Fences, walls, screening fences, railings, shall expressly be allowed on or near the property line of a multifamily district to provide for sufficient screening between it and adjacent districts. Screening fences shall otherwise adhere to the Fences code as outlined in Chapter 5.305 of the “Supplemental Use Standards”. For further clarification, fences shall be compatible in design with the district and adjacent districts and shall be allowed to be constructed up to eight (8) feet in height.
- **Building Orientation** Within the project, the development standard for building orientation is not applicable to multifamily districts.
- **Open Space** Relief requested. Open space within an individual multifamily district shall be the minimum of 15% and the amount already defined.