



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-059

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Walsh Ranch Development Company, LLC / Richard Shaheen

Site Location: Northeast corner of IH 20 & FM 1187

Acreage: 78.34

Request

Proposed Use: Commercial

Request: From: “AG” Agricultural

To: “G” Intensive Commercial

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 7-0**

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Project Description and Background

The subject site is located near the northeast corner of the intersection of IH 20 and Farmer Road. The applicant is requesting a zoning change from “AG” Agricultural to “G” Intensive Commercial. The applicant has submitted a narrative to support the rezoning request below.

THE PROPERTY IS CURRENTLY ZONED AG IN COMPLIANCE WITH THE LIMITED PURPOSE ANNEXATION ON THE PROPERTY. A REQUEST FOR FULL PURPOSE ANNEXATION IS BEING SUBMITTED IN CONJUNCTION WITH THIS REQUEST TO REZONE.

ANTICIPATED USES FOR THE PROPERTY INCLUDE COMMERCIAL DEVELOPMENT (POTENTIAL FOR ENTERTAINMENT AND EATING, LODGING, OFFICE, RETAIL SALES AND SERVICE, VEHICLE SALES AND SERVICE).

THE PROPERTY IS INCLUDED IN THE WALSH RANCH ECONOMIC DEVELOPMENT AGREEMENT (CONTRACTS 28585 AND 32205) AND WALSH CONCEPT PLAN (CP-10-001) WHICH INDICATES THIS PROPERTY TO BE "RETAIL / BUSINESS".

THE CITY'S FUTURE LAND USE PLAN INDICATES THIS AREA TO BE "GENERAL COMMERCIAL".

PROVIDED THAT THE PROPERTY HAS FRONTAGE ON TWO STATE HIGHWAYS, I-20 AND FM 3325, COMMERCIAL USES ARE AN APPROPRIATE ZONING DESIGNATION FOR THIS PROPERTY.

Surrounding Zoning and Land Uses

North 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 / undeveloped
East “AG” Agricultural / undeveloped
South “AG” Agricultural / undeveloped
West ETJ / undeveloped

Recent Zoning History

- ZC-23-201 (property to north) – From “G” Intensive Commercial; “D” High Density Multifamily; “R2” Townhome Cluster; “A-5” One-Family 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 (Approved)

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.
The following organizations were emailed on June 28, 2024:

Organizations Notified	
Trinity Habitat for Humanity	Aledo ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change from “AG” Agriculture to “G” Intensive Commercial. Surrounding land uses are primarily vacant. The proposed site is near the intersection of IH-20. General commercial uses are appropriate near major freeway intersection and will support new residential and commercial development proposed just north of the subject site.

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

Comprehensive Plan Consistency – Far West

The adopted Comprehensive Plan designates the subject property as General Commercial. The proposed zoning is **consistent** with the Comprehensive Plan future land use map and the policies below.

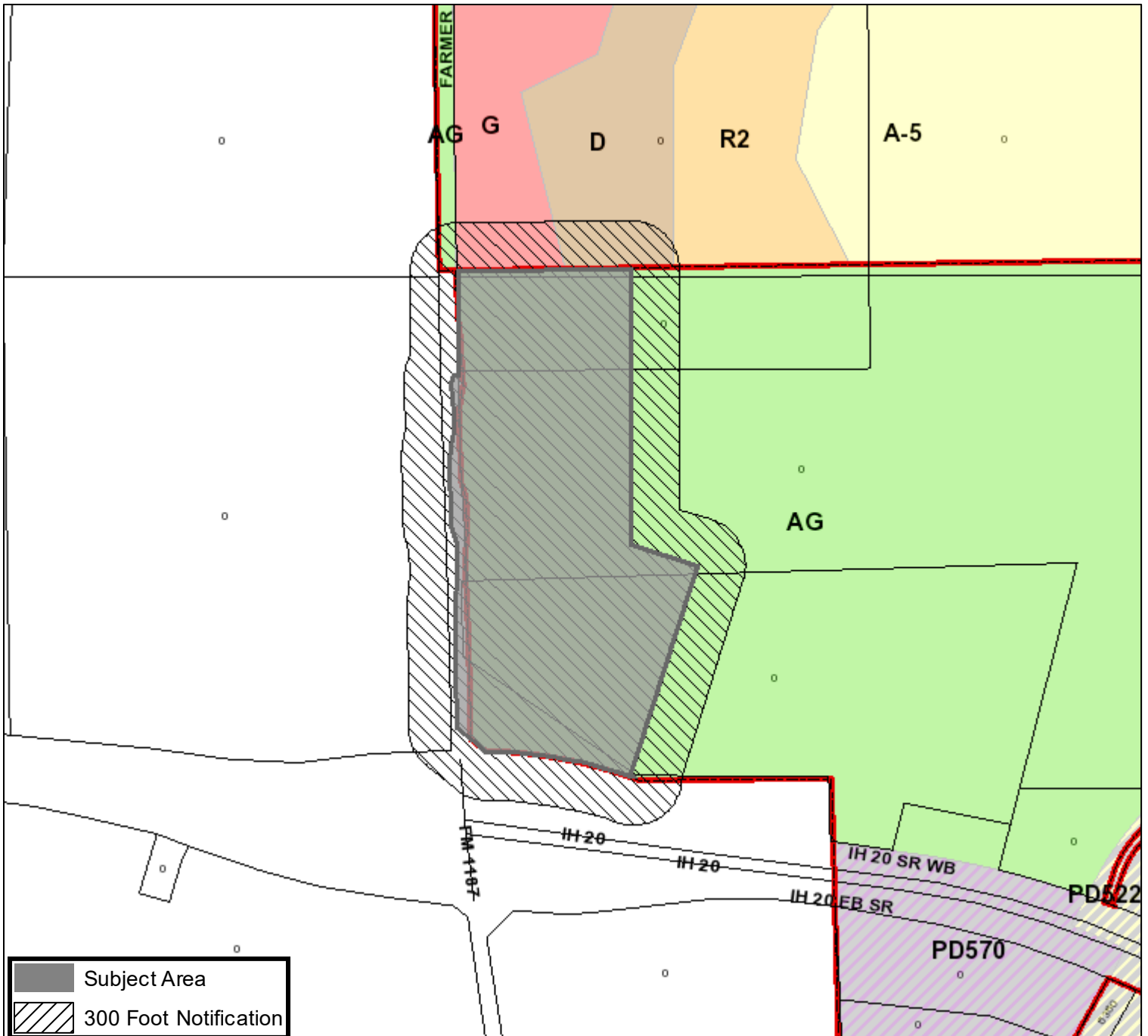
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote commercial, mixed-use, and urban residential development within the Walsh Ranch Mixed-Use Growth Center.



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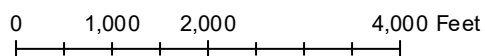
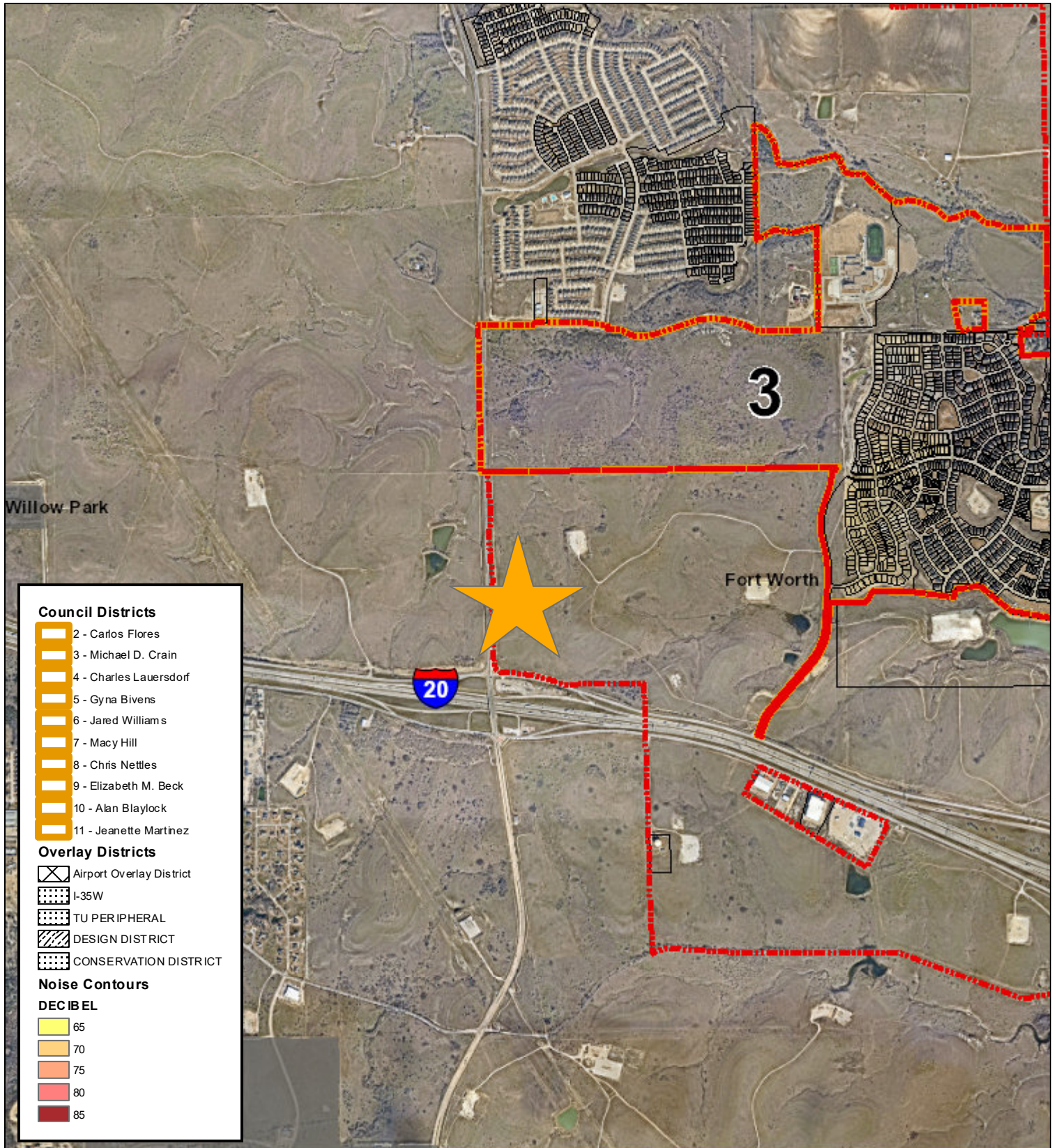
Area Zoning Map

Applicant: null
 Address: null
 Zoning From: null
 Zoning To: null
 Acres: 66.88711802
 Mapsco: Text
 Sector/District: Far_West
 Commission Date: 7/10/2024
 Contact: null

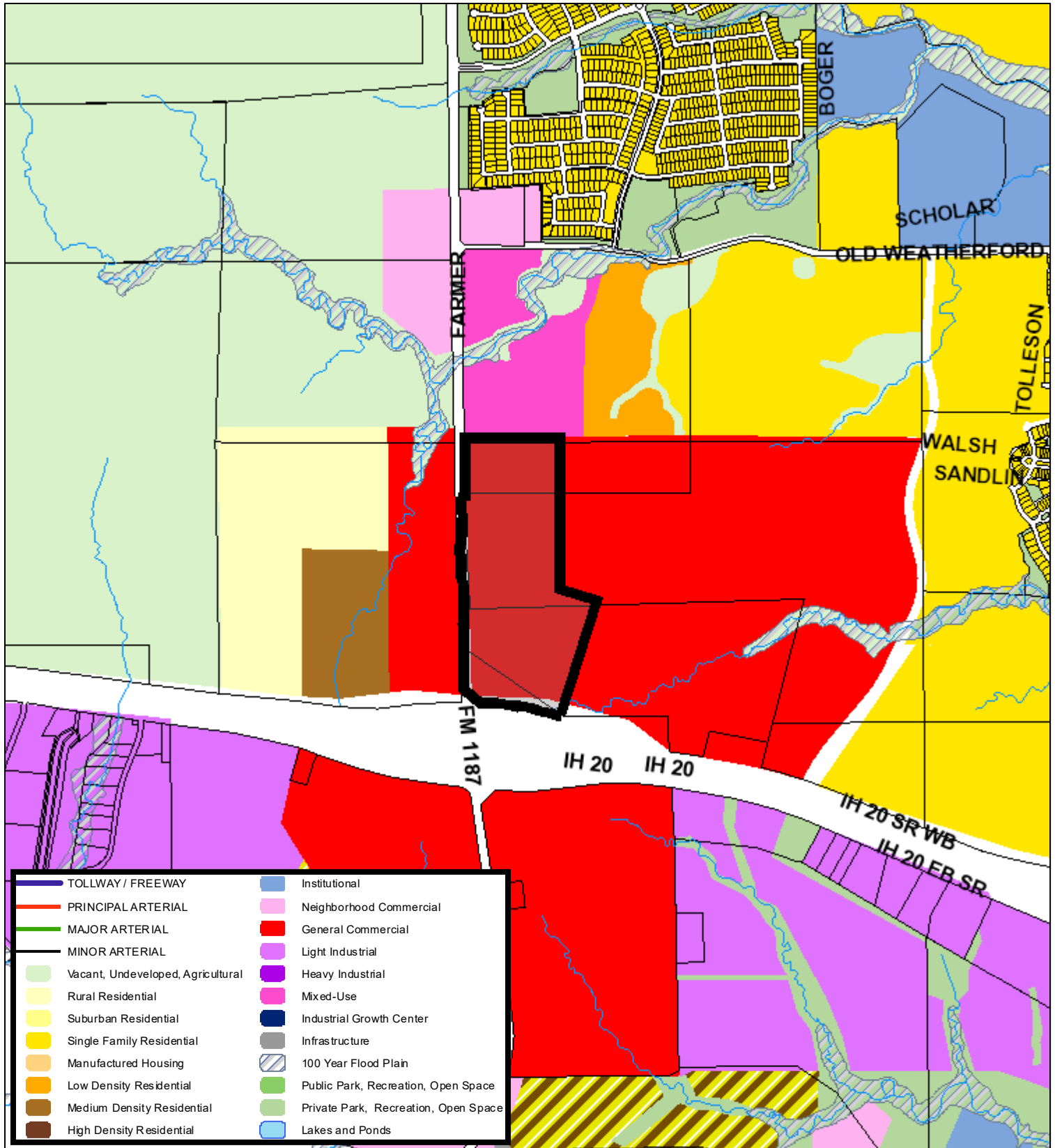


0 437.5 875 1,750 Feet

Area Map



Future Land Use

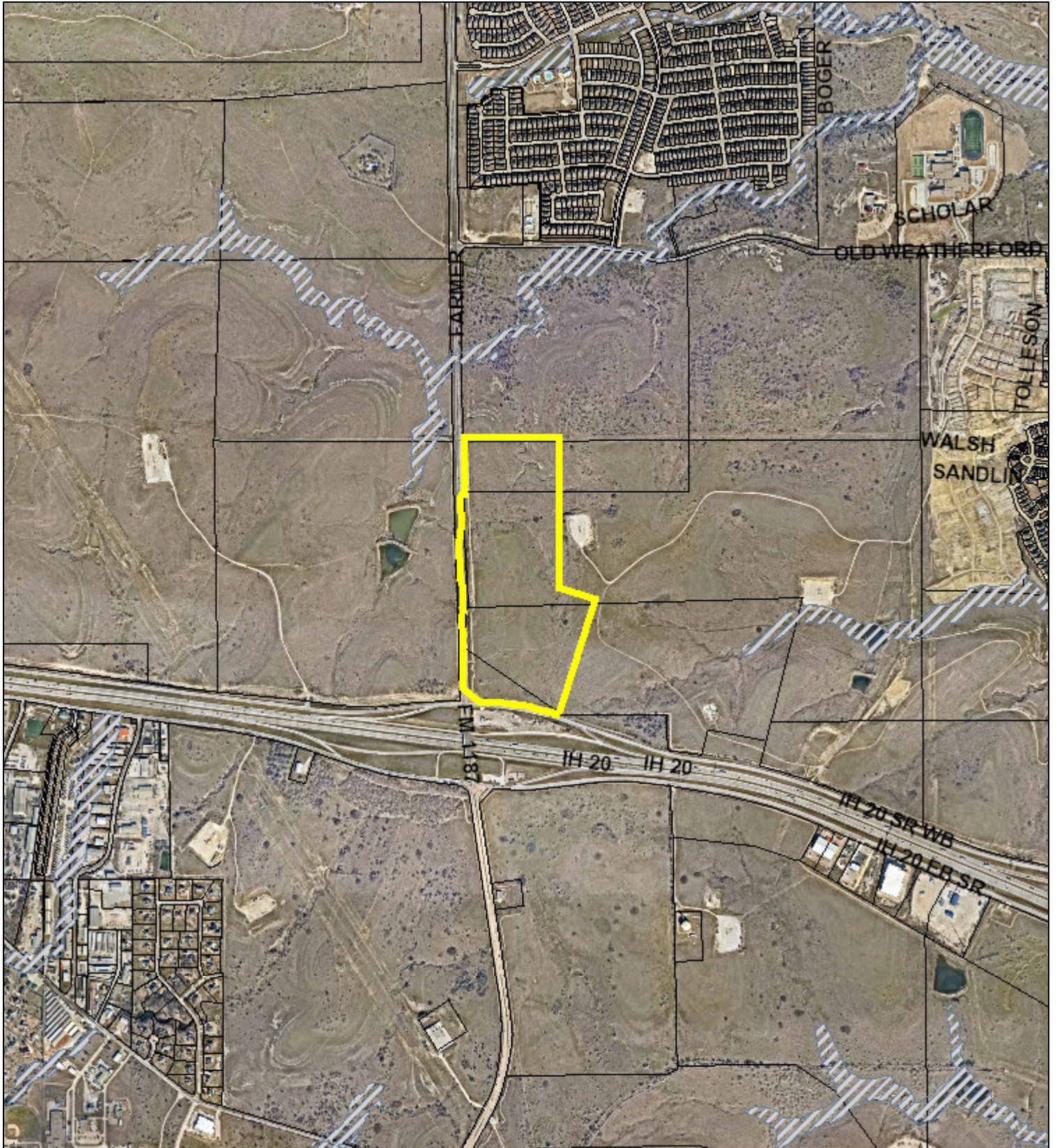


1,400 700 0 1,400 Feet

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.



Aerial Photo Map



0 900 1,800 3,600 Feet

