



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-113

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: MCD Partners, LP / Mark Allen

Site Location: 10999 Old Weatherford Road

Acreage: 86.00 acres

Request

Proposed Use: Single Family Residential

Request: From: "C" Medium Density Multifamily, "G" Intensive Commercial, and "E" Neighborhood Commercial

To: "A-5" One Family, and "R-2" Townhouse/Cluster

Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent (technical inconsistency)**

Staff Recommendation: **Approval**

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

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Project Description and Background

The applicant is proposing to build on an undeveloped 86 acre tract of land in the Far West sector of the City, near the intersection of I-30 and Loop 820. The tract is generally bisected in half by a small natural drainage channel that runs north-south. The current zoning is mostly “G” Intensive Commercial, with small portions of “E” Neighborhood Commercial and “C” Medium Density Multifamily that are too small and fragmented to be developed into commercial or multifamily products.

The proposed rezoning would be reconfigure the zoning into two (2) distinct areas aligning with the drainage channel. The western portion of the property is proposed for “R-2” zoning, which would accommodate townhous. “R-2” zoning allows up to 24 dwelling units per acre and is intended for approximately 121 attached single family residences. The eastern portion is proposed for “A-5” zoning, which would allow development of a single family residential neighborhood with approximately 234 single family residences. A preliminary street layout was provided by the applicant for the development showing connections to Chapel Creek Boulevard on the west, Old Weatherford Road on the north, and Academy Boulevard on the east.

Surrounding Zoning and Land Uses

North “A-5” One Family / residential
East “A-5” One Family / residential
South “A-5” One Family / undeveloped
West “C” Medium Density Multifamily, “G” Intensive Commercial / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.
The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
White Settlement ISD	Fort Worth ISD
Trinity Habitat for Humanity	Streams And Valleys Inc
Chapel Creek NA	FW Vista West HOA
Westland NA	

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The single family land use is consistent with adjoining areas of the City. Areas in all four (4) directions are generally developed as single family residential neighborhoods, mostly tract homes built by national builders. Aside from a gas well site on Old Weatherford Rd., there is little activity in the area that would not be in harmony with a residential community.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates a majority of the subject property as single family residential, with a small remainder designated as neighborhood commercial. The future neighborhood commercial portion is approximately 500' to the west of the centerline of the planned Academy Boulevard extension.

While the Comprehensive Plan designates the 500' section along future Academy Boulevard to be developed as Neighborhood Commercial, staff recognizes that commercial development opportunities are reduced in this area due to limited access from I-30 to the south. There are service roads along the freeway, but no dedicated ramps exist to serve future Academy Boulevard / [existing] Longvue Avenue (This arterial changes names going across I-30). The closest ramps are 3000' to the west at Chapel Creek Boulevard, which would serve as a more appropriate location for a commercial node. All four (4) corners of the I-30 and Chapel Creek intersection are designated on the Future Land Use map as general commercial.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture	AG
Rivers, Lakes, Streams, 100 Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Roads, railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
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
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

The western portion of the property is designated as future single family residential, which according to the Comprehensive Plan is analogous to (but not the same as) “AR”, “A-5”, “A-7.5”, and “A-10” zoning. “R-2” would be considered as Low Density Residential in the Comprehensive Plan schema. In this instance, the difference between Single Family Residential and Low Density Residential is negligible, as the townhome residences afforded by granting “R-2” zoning would still be single family occupancy. The only difference is the townhomes are attached, where as traditional single family homes are detached.

The proposed zoning aligns with the following policies 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.

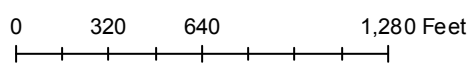
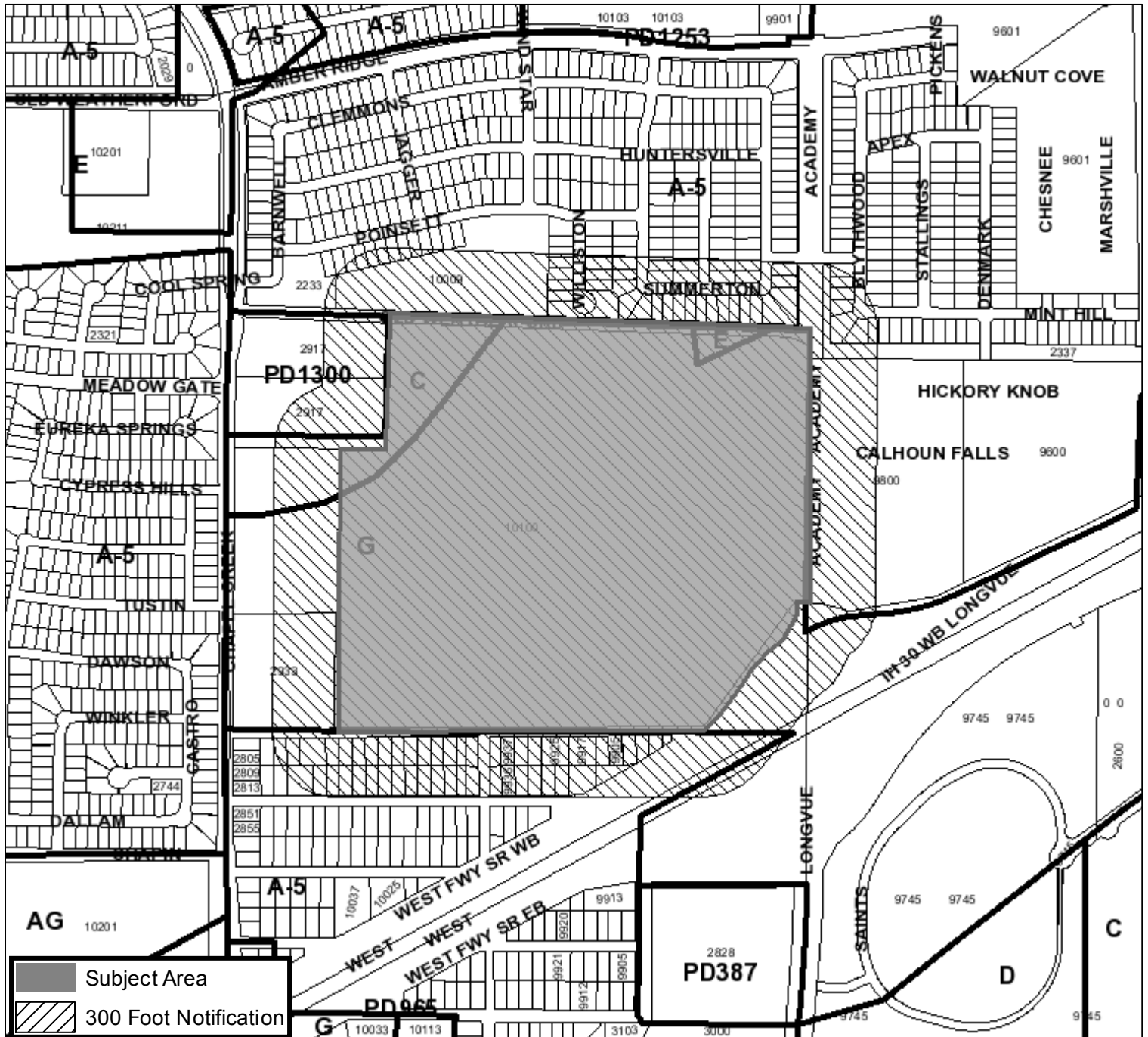
Based on the neighborhood commercial component, as well as the western side being earmarked for future Single Family Residential rather than Low Density Residential, the proposed zoning **is consistent (technical inconsistency)** with the Comprehensive Plan.



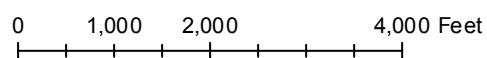
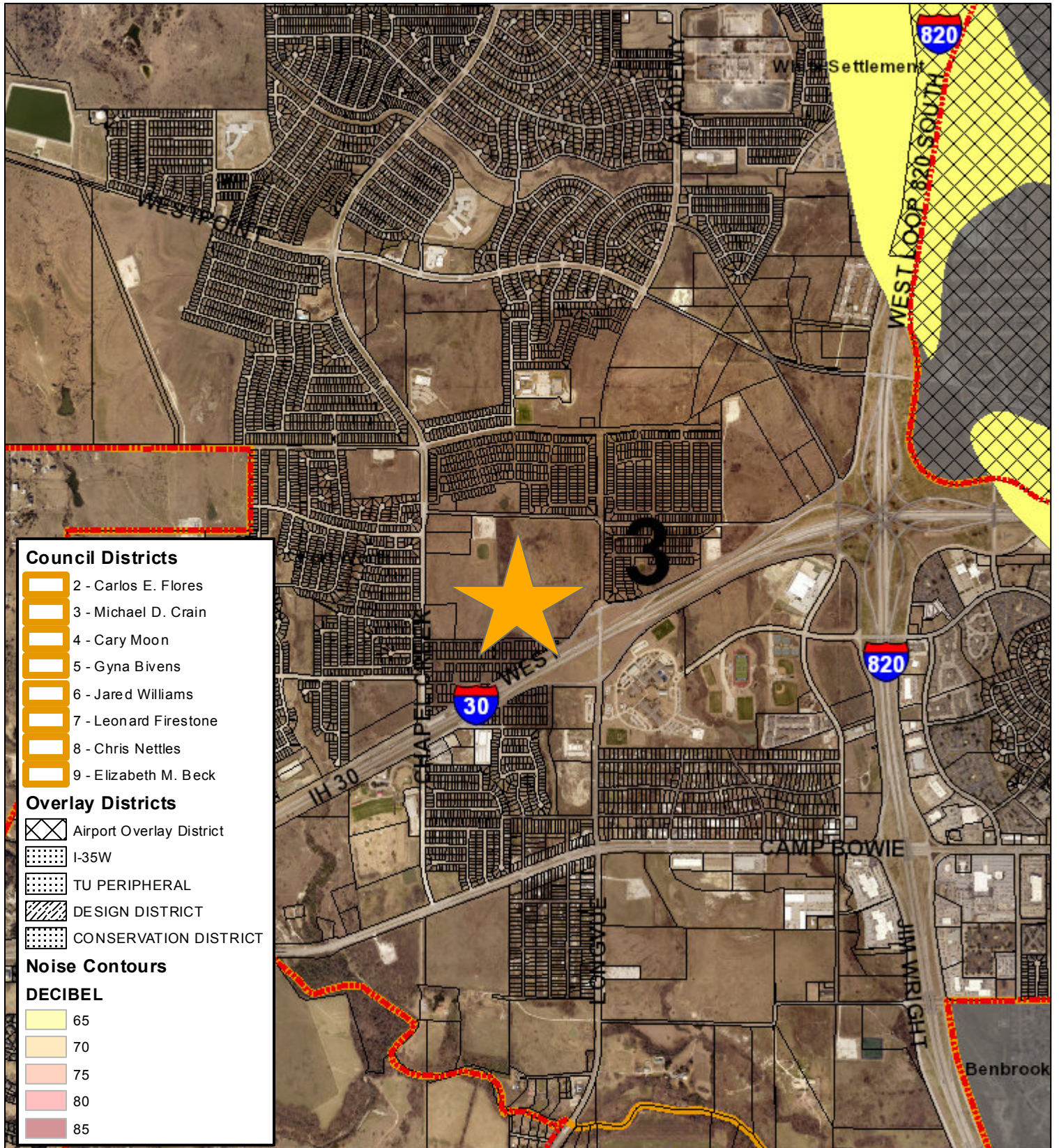


Area Zoning Map

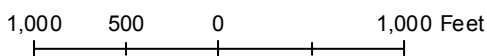
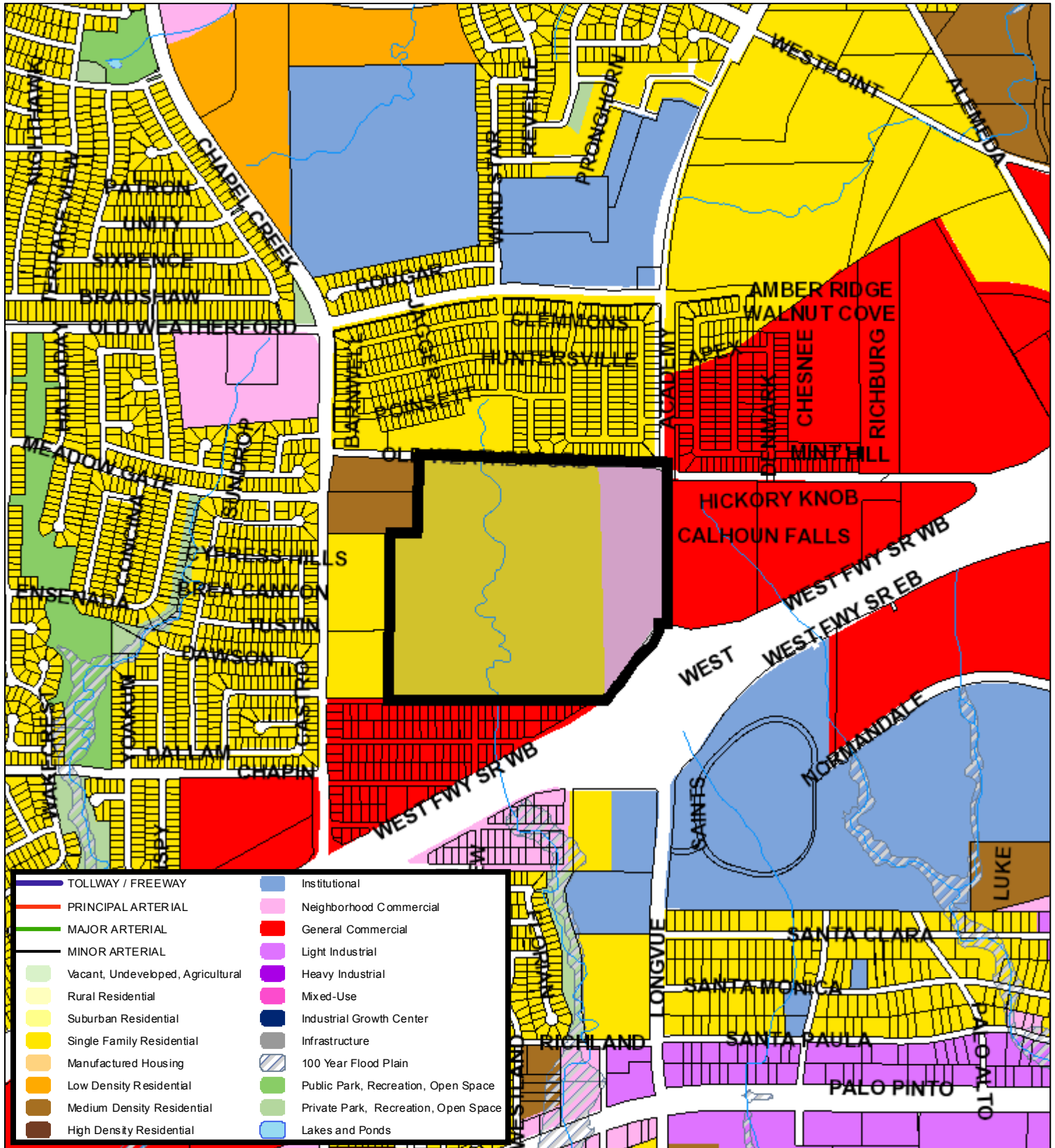
Applicant: MCD Partners
 Address: 10999 Old Weatherford Road
 Zoning From: C, E, G
 Zoning To: A-5, R2
 Acres: 86.00232925
 Mapsco: 72FG
 Sector/District: Far West
 Commission Date: 8/11/2021
 Contact: 817-392-8043



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

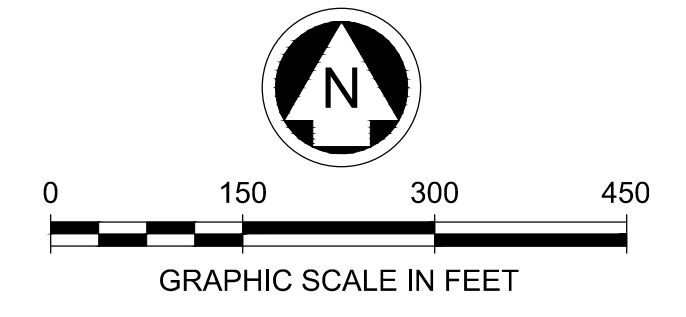
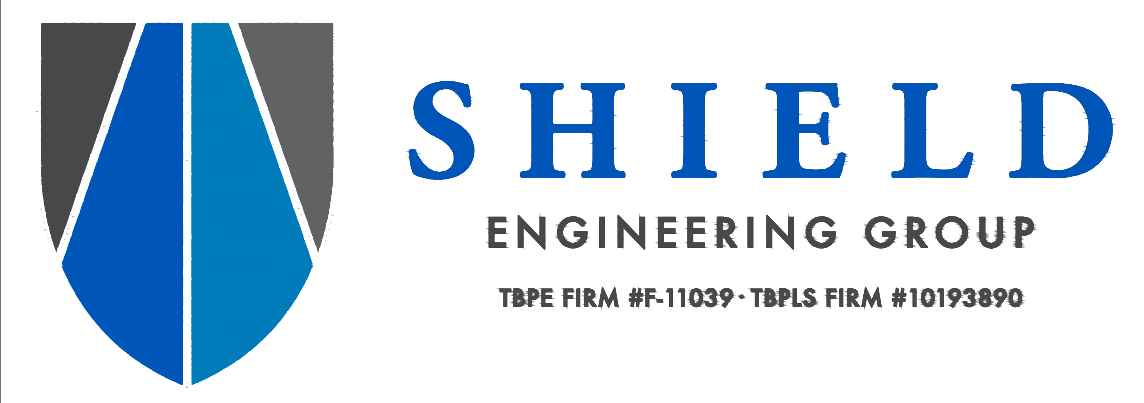
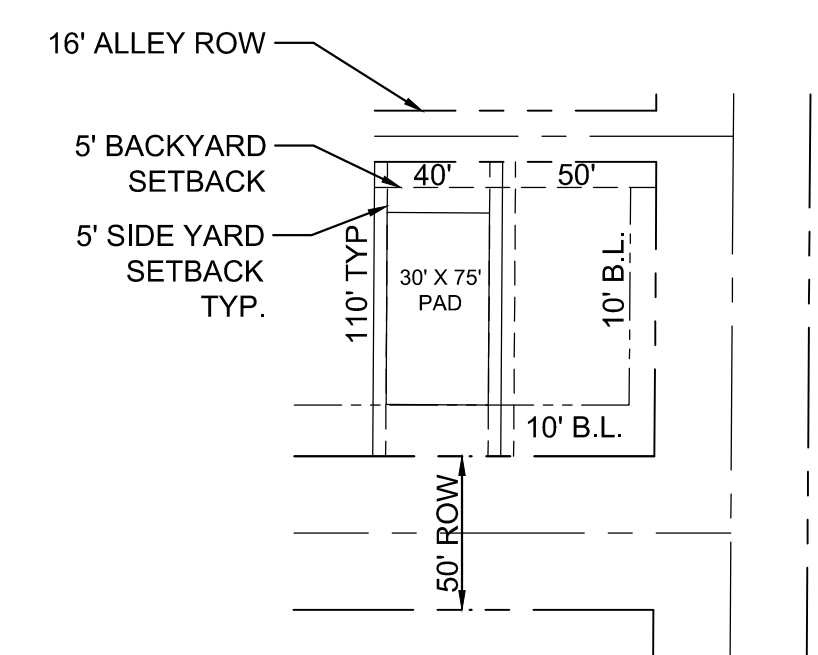
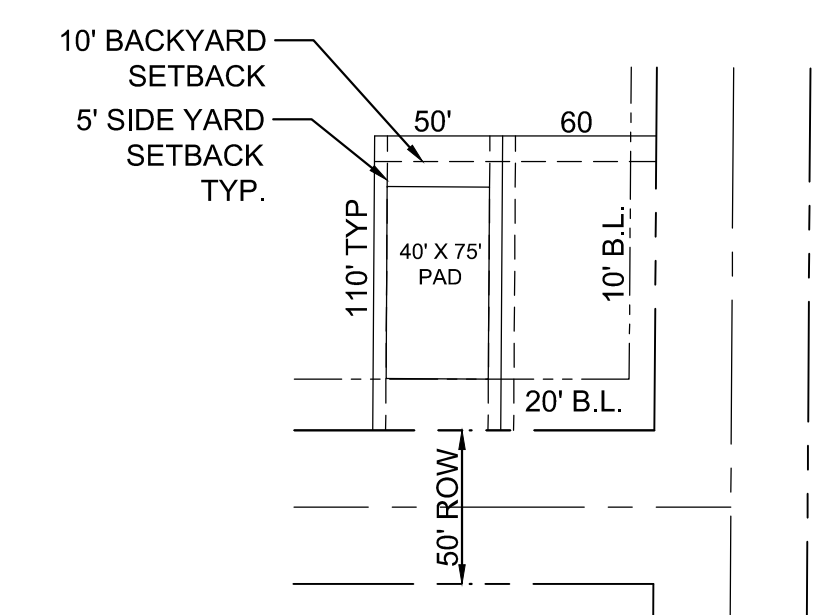


0 625 1,250 2,500 Feet





LOT COUNT
A-5 LOTS = 234
R-2 LOTS = 121
TOTAL LOTS = 355



CITY OF, TEXAS
FORT WORTH, TEXAS

MCD PARTNERS TRACT

PRELIMINARY LAYOUT WITH R-2

DESIGNED: _____	SCALE: 1" = 150'	DATE: JUL 2021	SHEET: 1 OF 1
DRAWN: BLN			

20210716 BILLY NGUYEN L:\0820210864\01 MCD PARTNERS TRACT\DD\EXHIBITS\PRELIM\LAYOUT\MCD PARTNERS PRELIM LAYOUT.DWG

MCD PARTNERS TRACT