



# Zoning Staff Report

**Date:** November 8, 2022

**Case Number:** ZC-22-160

**Council District:** future 3

## Zoning Map Amendment

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

**Owner / Applicant:** Geo Beggs Aledo Ranch LP & Rockriver Partnership, LTD – property owners  
Bo Trainor, Peloton Land Solutions – representative

**Site Location:** SE corner of FM 3325 & Old Weatherford Road      **Acres:** 249.98 acres

### Request

**Proposed Use:** Commercial, Multifamily and Single family      **Companion Case:** AX-22-006

**Request:** From: Unzoned

To: “G” Intensive Commercial, “D” High Density Multifamily, “R2”  
Townhouse/Cluster, and “A-5” One Family Residential

### Recommendation

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

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

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

**Staff Recommendation:** **Approval by a vote of 7-0**

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## Project Description and Background

The applicant is proposing to develop an undeveloped 250 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 at the intersection of Old Weatherford Road and FM 3325 (Farmer Road). Currently there is no zoning on this property as it is not yet within the City limits. The proposed zoning would be “G” Intensive Commercial, “D” High Density Multi Family, “R2” Townhouse/Cluster, and “A-5” One Family Residential. These land uses are configured with the most intense commercial uses at the corner of FM 3325 and Old Weatherford, and then gradually decreasing in intensity as you get further back from FM 3325, to future apartments, future townhomes, and finally future single family residences. The “D” and “R2” zones function as an effective buffer between the commercial area and the core single family residential area, which composes a majority of the 250 acre site. A general layout was requested by City staff on September 28<sup>th</sup>, but was never supplied by the project 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-22-006, 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) / residential & undeveloped  
East “PD-522” Planned Development – Walsh Ranch / undeveloped  
South “AG” Agricultural / agricultural  
West n/a (ETJ) / agricultural

## Recent Zoning History

- Site is within the City’s 5-mile ETJ, so there is no zoning history on this property, also known as Beggs Ranch East. 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 four different zoning classifications in order to develop a horizontal mixed use development on the periphery of the City. The surrounding uses are largely undeveloped / agricultural to the west, south, and east. Residential development is occurring within the Morningstar neighborhood to the north across Old Weatherford Road, in the City's ETJ. 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 mix of residential zones will provide a variety of housing types that will benefit residents of Fort Worth by offering a cross section of different styles of home choices at varying price points. The commercial pieces will complement the residential rooftops and provide retail outlets for the neighborhood, which only has limited commercial opportunities in Aledo, at I-20 and Ranch House Road, over 6 minutes away.

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 general commercial, medium density residential, low density residential, & single family residential. The site was previously designated as future single family residential & neighborhood commercial, however the City Plan Commission voted on September 28<sup>th</sup>, 2022 to recommend upgrading the Future Land Use Map to match this application, bringing this zoning request into alignment with the Comprehensive Plan.

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

## Economic Development Plan

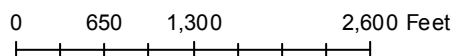
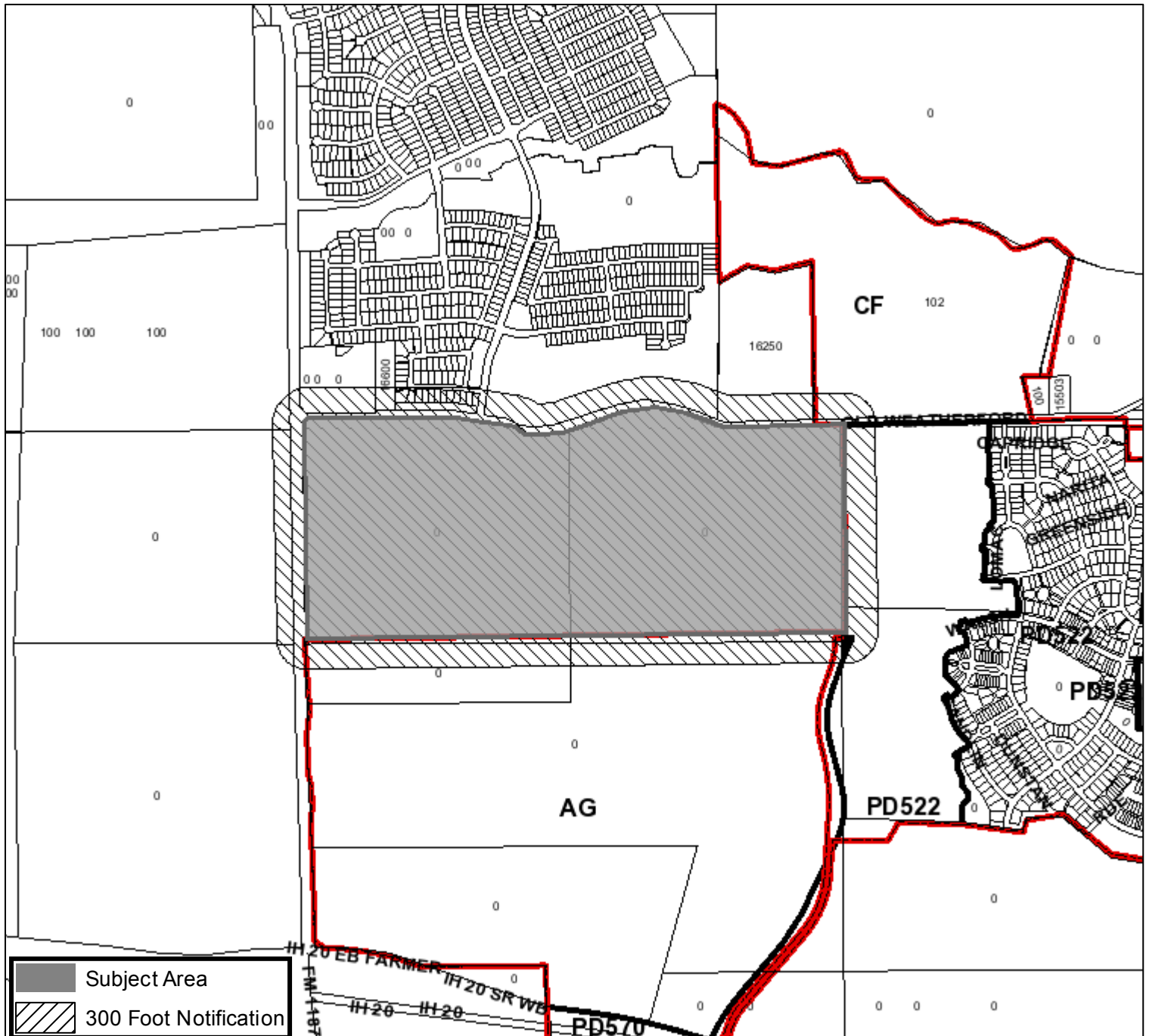
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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

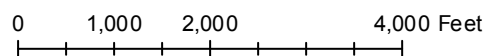
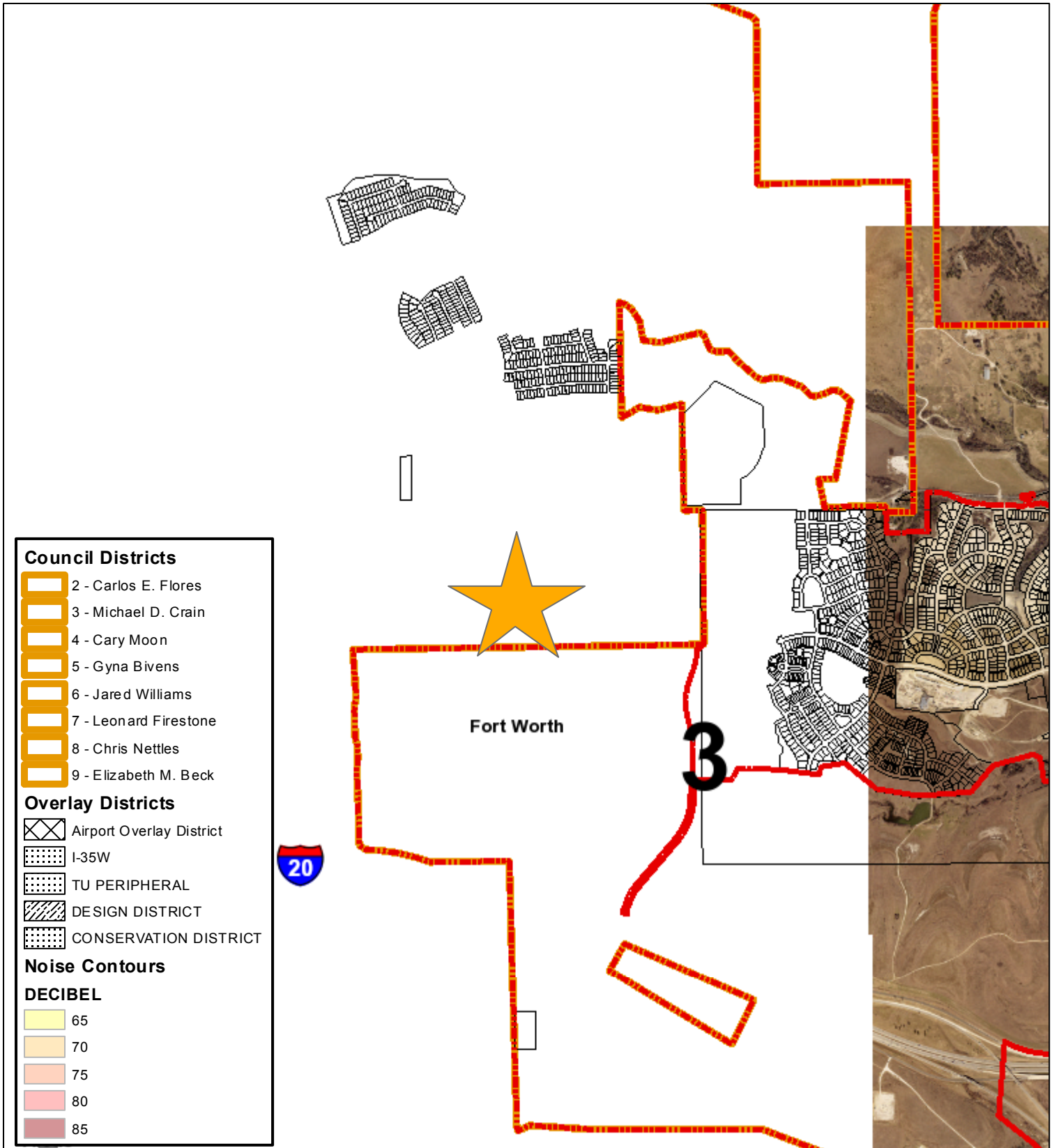
One of the desired outcomes of the Economic Development Plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. The commercial component of this proposal should support the needs of the neighborhood while also contributing to additional growth that the City can benefit from.

### Area Zoning Map

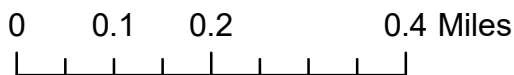
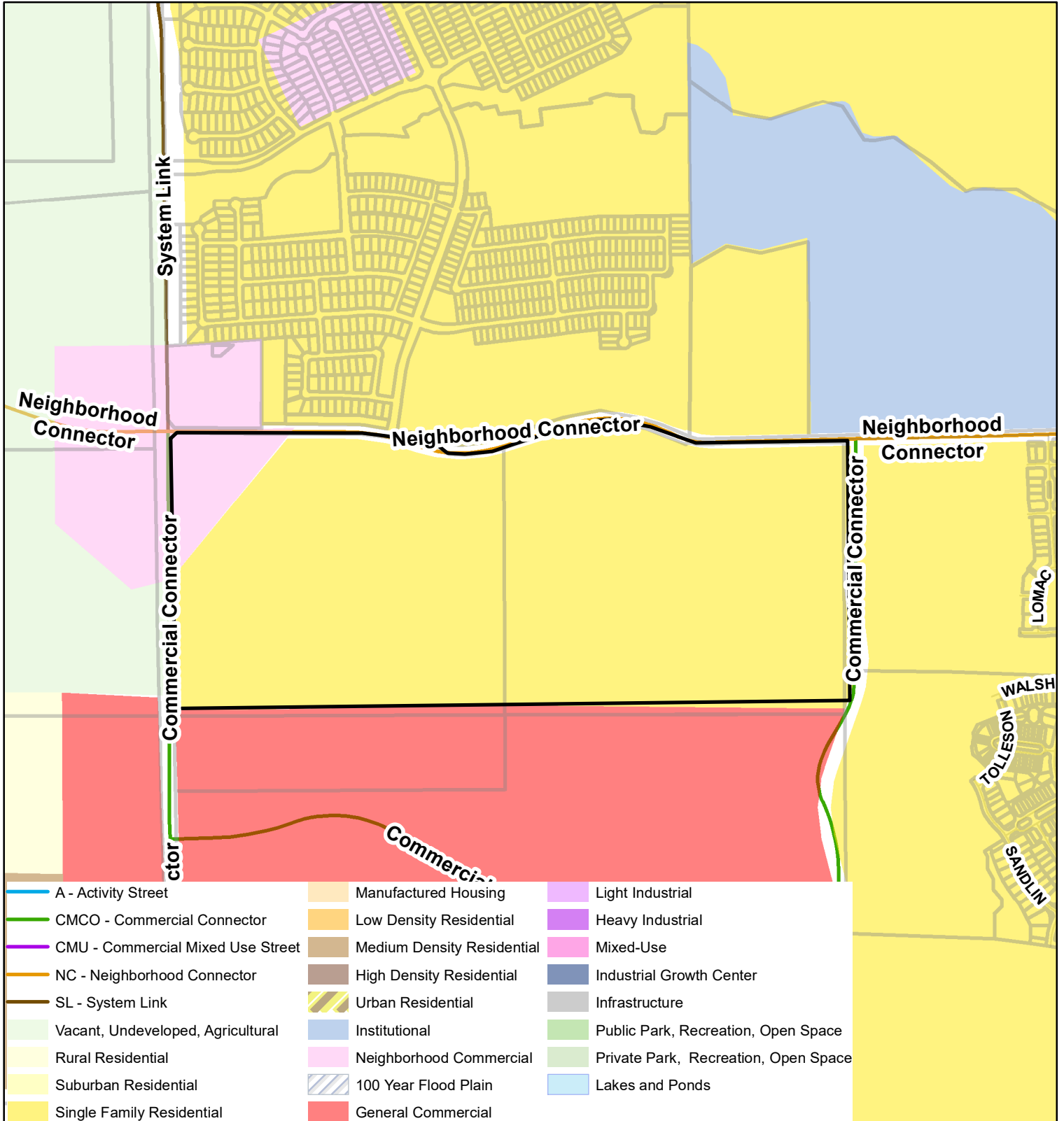
Applicant: Geo Beggs Aledo Ranch LP & Rockriver Partnership  
 Address: SE Corner of Farmer Rd. & Old Weatherford  
 Zoning From: Unzoned  
 Zoning To: G, D, R2 & A5  
 Acres: 249.92078618  
 Mapsco: 761B  
 Sector/District: Far West  
 Commission Date: 10/12/2022  
 Contact: null



### Area Map

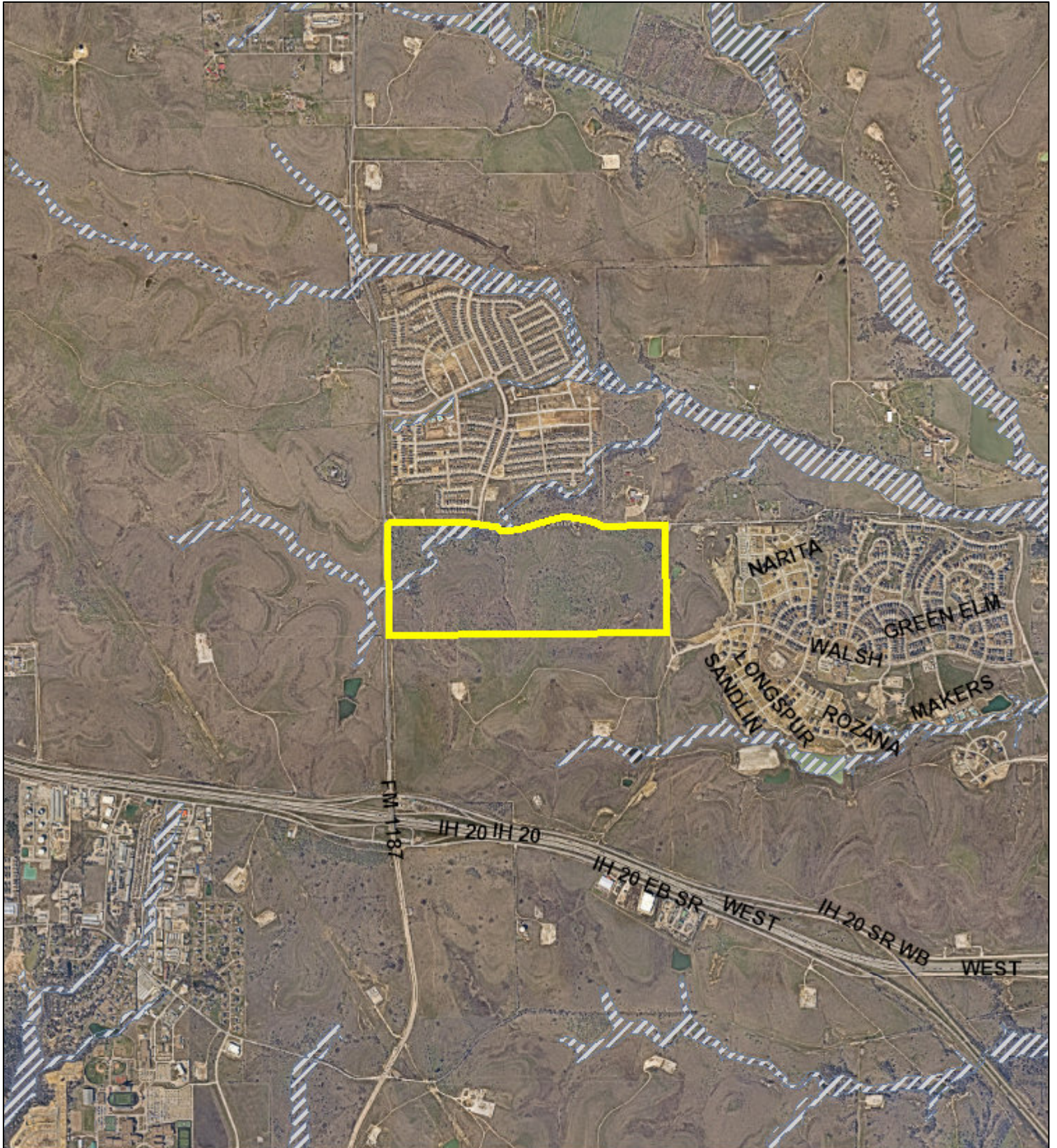


### Future Land Use





## Aerial Photo Map



0 1,550 3,100 6,200 Feet

