



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 1, 2011

**Council District** 2

**Zoning Commission Recommendation:**  
Approved by a vote of 8-0  
  
**Opposition:** None

Continued Yes  No   
Case Manager Stephen Murray  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Haynes Family Properties, LLC  
**Site Location:** 4022 Kelller Hicks Road Mapsco: 22L  
**Proposed Use:** Insurance Office  
**Request:** From: "A-10" One-Family  
To: "E" Neighborhood Commercial

**Land Use Compatibility:** Requested change is **compatible**.  
**Comprehensive Plan Consistency:** Requested change is **not consistent**.

**Background:**

The applicant is requesting a zoning change from "A-10" One-Family to "E" Neighborhood Commercial for an existing insurance office. The property was annexed in December 2008 and was subsequently rezoned to "A-10" in early 2009 as part of a council-initiated rezoning.

The insurance office existed at the time of annexation and rezoning. The construction of the office resembles a single-family home and parking and signage also existed, but it was incorrectly rezoned to one family residential. The applicant spoke to staff by phone at the time of rezoning and understood it would be zoned to "I" Light Industrial, similar to the adjacent properties to the east, but did not attend any of the public hearings. Currently, the office is considered Legal Nonconforming and the applicant would like to refinance the property. In order to do so, the zoning must be appropriate.

**Site Information:**

Owner: Haynes Family Properties, LLC/Chad Haynes  
PO Box 1750  
Keller, Texas 76244  
  
Acreage: 1.82 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "A-5" One Family / single-family
- East "I" Light Industrial / warehouse and outdoor storage
- South "A-10" One-Family / vacant, single-family
- West "A-10" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-198, from Unzoned to "A-10" One-Family; approved January 2009.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Keller Hicks Road	2 way, County Road	Minor Arterial	Yes (partially funded)

**Public Notification:**

The following Neighborhood Associations were notified:

Villages of Woodland Springs  
North Fort Worth Alliance

Keller ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Surrounding land uses are single-family to the north, south, and west and industrial to the east. The proposed site is located on Keller Hicks Road, which is in the CIP as a minor arterial. Neighborhood commercial is intended to meet the needs of nearby residents and is compatible with surrounding uses.

As a result, the proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family residential. However, a neighborhood commercial classification could serve as a buffer to the industrial uses located east of the site and would reflect the current use. Also, neighborhood commercial is a more advantageous use fronting the proposed minor arterial.

Based on non conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

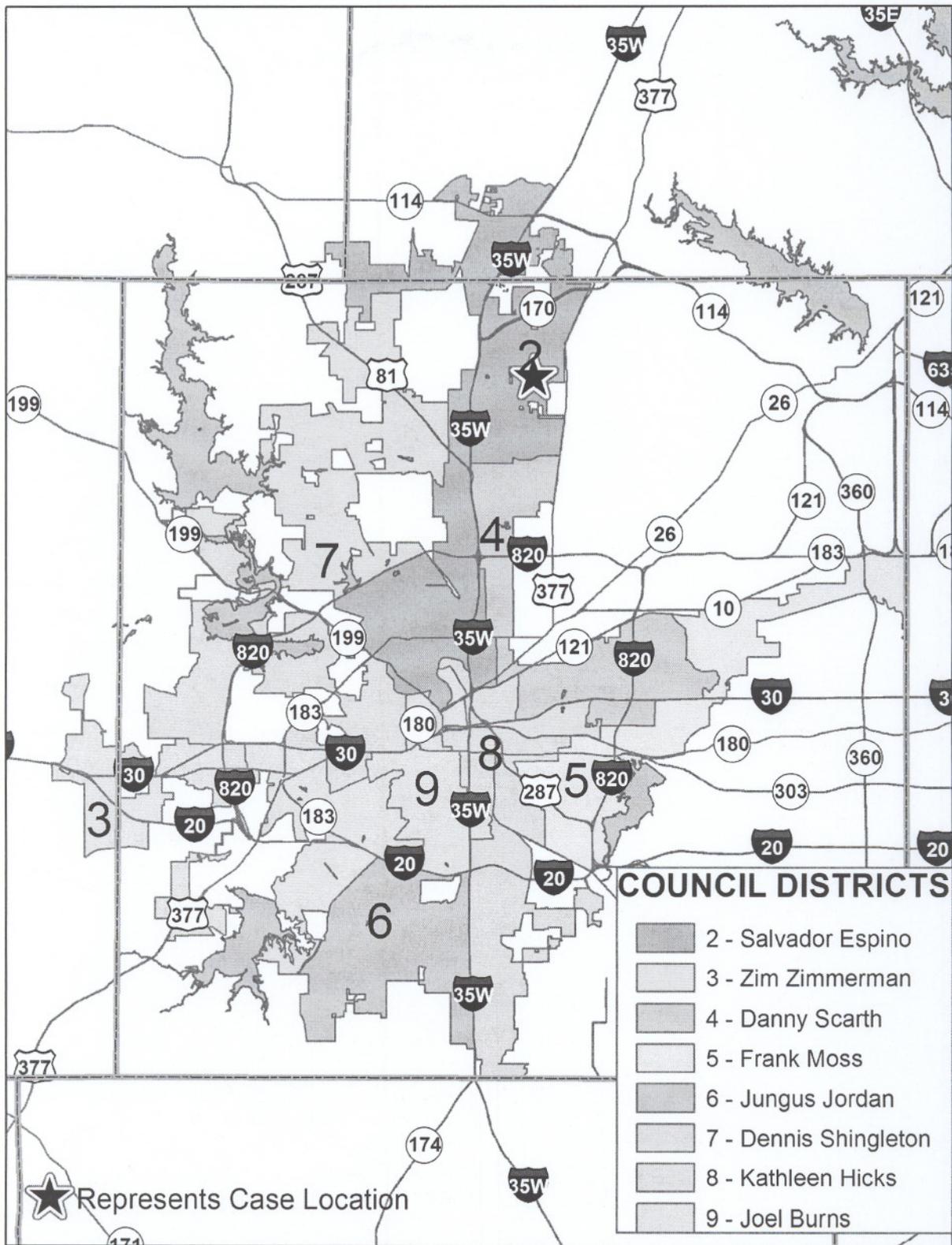
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

# FORT WORTH



ZC-11-099

## Location Map



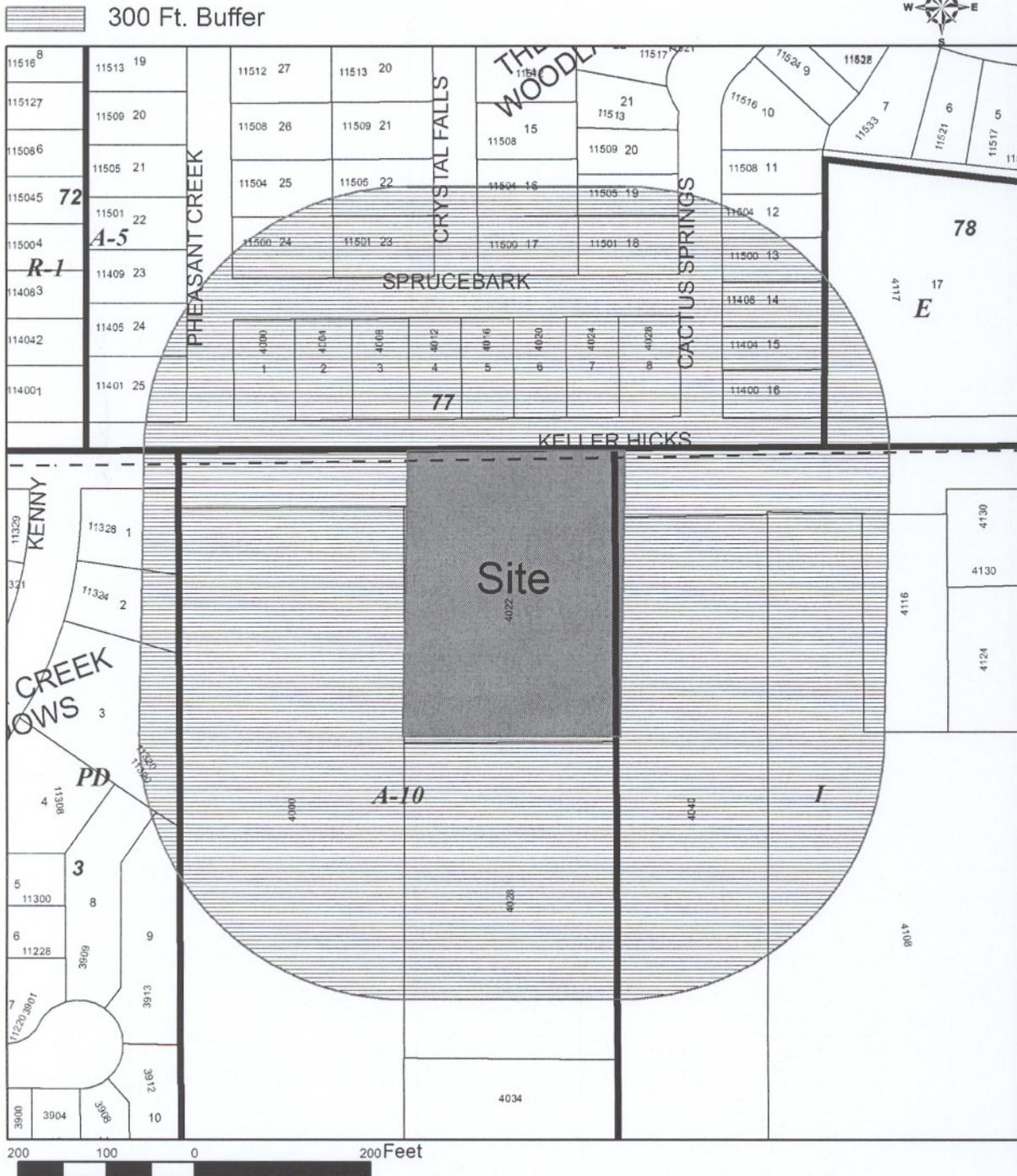
★ Represents Case Location





## Area Zoning Map

Applicant: Haynes Family Properties, LLC  
 Address: 4022 Keller Hicks Road  
 Zoning From: A-10  
 Zoning To: E  
 Acres: 1.85483615  
 Mapsco: 22L  
 Sector/District: Far North  
 Commission Date: 10/12/2011  
 Contact: 817-392-8043

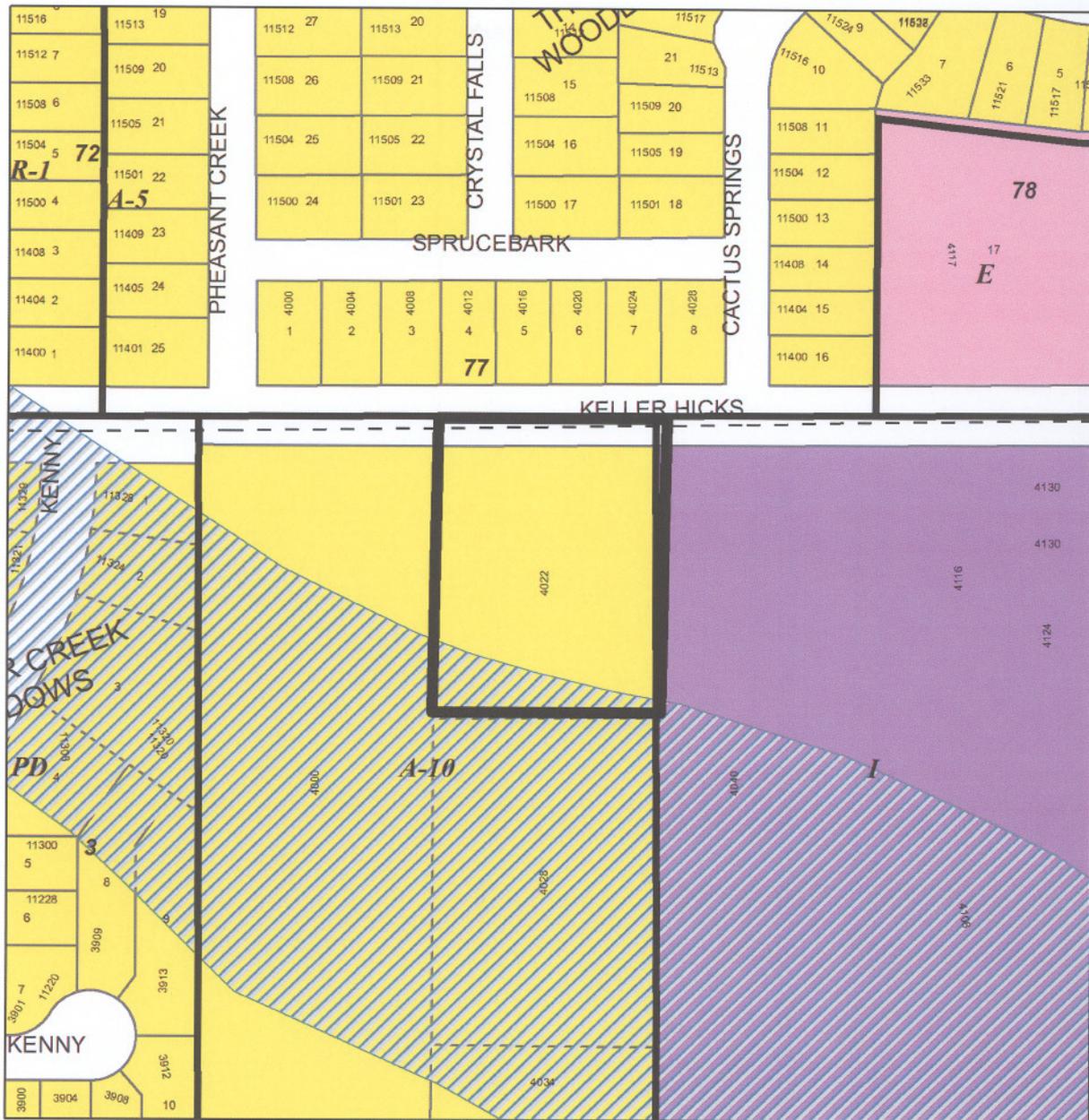




4022 Keller Hicks Road

# Future Land Use

ZC-11-099



- |                                   |                          |                             |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | CFWGIS.SDE.TRN_RAILROADS    |
| Rural Residential                 | General Commercial       | CFWGIS.SDE.CAD_addresses    |
| Suburban Residential              | Light Industrial         | Freeways/Toll Roads         |
| Single Family Residential         | Heavy Industrial         | Proposed Freeway/Toll Road  |
| Manufactured Housing              | Mixed-Use Growth Center  | Principal Arterial          |
| Low Density Residential           | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential        | Infrastructure           | Major Arterial              |
| High Density Residential          | Lakes and Ponds          | Proposed Major Arterial     |
| Institutional                     | Public Park, Open Space  | Minor Arterial              |
|                                   | Private Park, Open Space | Proposed Minor Arterial     |
|                                   |                          | Flood Plain                 |



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



## Aerial Photo Map



Amber Lahoon	7248 Decoy Ln		X
Merlinda Gonzalez	124 Flyaway LN		X
Christina Gehman	125 Flyaway		X
Edwin Padmore	232 Goldeneye Ln		X
Glen R. Miller	7253 Specklebelly		X
Alan Keel	7272 Decoy Ln		X
Anitra Randle	7232 Decoy Ln.		X
Cortesa Green	7229 Decoy Ln		X
Wes Cahoon	7248 Decoy Ln		X
Deborah Fields	129 Goldeneye		X
RL and Assia Ray	108 Flyaway		X
Richard McCain	112 Flyaway		X
Jose Angel Munoz	7252 Retriever Ln		X
Kim Stergio	127 Goldeneye		X
Jason Christian	7241 Retriever Ln		X
Leland & Sonia Kee	132 Goldeneye		X
Bryan Bradford	104 Goldeneye Ln		X
Karen and Steve Kline	1012 Foxriver Ln		X
Dorothy J. Bryan	1013 Foxriver Ln		X
Jack and Barbara Miller	7605 Fox River Ct.		X
Ayman Aljauni	308 Goldeneye Ln		X
Somphet Peter Suphawawnd	726- Specklebelly		X
Chun Yeung Yip	7260 Specklebelly		X
Victoria Rodarte	125 Goldeneye		X

**3. ZC-11-099 Haynes Family Properties LLC (CD 2)- 4022 Keller Hicks Road (Jesse Billingsley Survey, Abstract No. 70, 1.82 Acres): from "A-10" One-Family to "E" Neighborhood Commercial**

Chad Haynes, 4022 Keller Hicks Road, Keller, Texas, property owner explained to the Commissioners he was annexed into the City of Fort Worth some time ago and thought he was being rezoned for commercial use for his existing insurance business.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

**4. ZC-11-101 Victor Lopez (CD 2)- 3602 North Grove Street (Fostepco Heights Addition, Block 30, Lots 11 & 12, 0.28 Acres): from "K" Heavy Industrial to "PD/K" Planned Development for "K" Heavy Industrial uses plus glass recycling, site plan included.**

The applicant was not present when the case was called.

Mr. Genua made a motion to move the case to the end of the agenda, seconded by Mr. Wilson. The motion carried unanimously 8-0.