



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 9, 2013

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: none

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

Owner / Applicant: Hudson Services Inc.

Site Location: 3010 Keller Hicks Rd. Mapsco: 32L

Proposed Use: Commercial

Request: From: "MH" Manufactured Housing
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Minor Boundary Adjustment)

Background:

The proposed site is located on Keller Hicks Rd. near Old Denton Road. The applicant would like to change the zoning from "MH" Manufactured Housing to "E" Neighborhood Commercial. No specific use or tenant is proposed at this time. The applicant is rezoning to market it for commercial purposes.

The proposed site is in an area with various uses. The north and east are both industrial sites and directly west are two single-family homes. Additionally, Keller Hicks Road is currently a two lane road but is in the Master Thoroughfare Plan as a minor arterial. Neighborhood Commercial would provide a buffer to adjacent single-family uses and is appropriate along minor arterials.

Site Information:

Owner: Hudson Services, Inc.
1128 Oak Dr.
Keller TX, Texas 76248

Agent: Don Hudson
Acreage: 0.49 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / industrial
- East "FR" General Commercial Restricted / industrial
- South "MH" Manufactured Housing / vacant
- West "MH" Manufactured Housing / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Keller Hicks Road	County Road	Minor Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Villages of Woodland Springs	Keller ISD
North Fort Worth Alliance	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zone change to “E” Neighborhood Commercial. Surrounding land uses are vacant to the south, industrial to the north and east, and single-family just west of the proposed site.

The proposed new commercial is compatible with the single-family adjacent the site and provides a buffer to the intense uses to the east. Additionally, the site is located on Keller Hicks Road, which is currently a two lane road but is in the Master Thoroughfare Plan as a minor arterial. Direct access onto a minor arterial is not ideal for single-family and manufactured housing. As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. While the proposed commercial development is not consistent with the single-family designation, the property is located on a future minor arterial, which is a proper location for a neighborhood commercial use. The policies below apply to this development:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

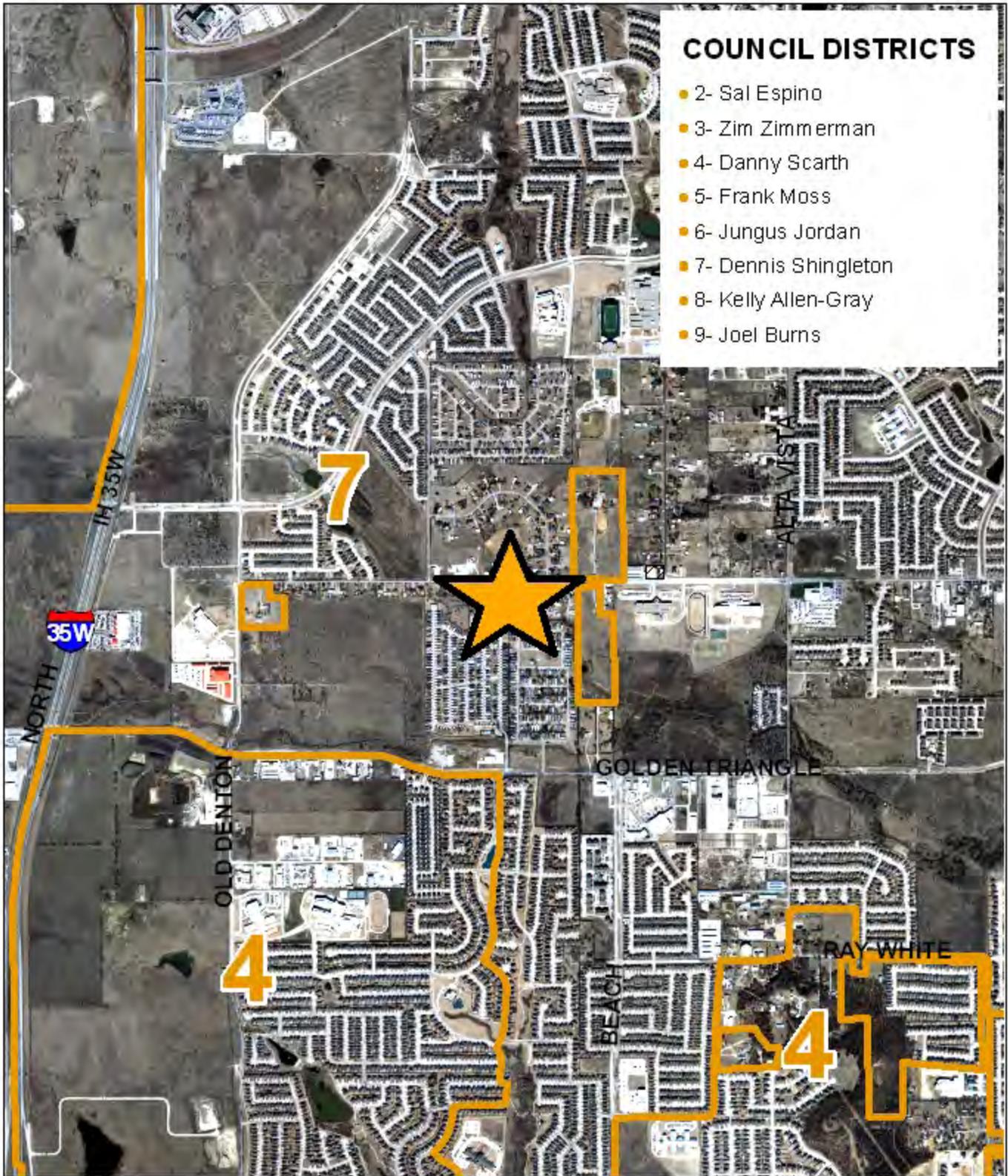
Due to the single-family designation, the zoning change request **is not consistent** (Minor Boundary Adjustment) with the Comprehensive Plan.

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

Location Map



2,000 1,000 0 2,000 Feet



Aerial Photo Map



2. ZC-13-063 Harold James Hamilton (CD 5) 2002 Stalcup Road (Hollywood Hills Addition, Block 5, Lot 27A , 0.09 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Harold Hamilton, 6320 Willard Road, Fort Worth, Texas owner of the property explained to the Commissioners the property was zoned neighborhood commercial at one time and rezoned to A-5. He mentioned he had a restaurant there for several years as well as a barber shop.

Dana Burghdoff tried to explain to the applicant what she thought may have happened to his property several years ago. The property was zoned B but a Certificate of Occupancy was given for the commercial uses. The property was rezoned to A-5 during the recent Council initiated rezoning to be consistent with the current zoning.

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

3. ZC-13-072 Ronald Reaves (CD 5) –3551 Tarrant Main (John Heirs Childress Survey, Abstract 249, Tract 1A01, 0.77 Acres): from “AG” Agricultural to “PD/I” Planned Development for “I” Light Industrial plus single-family residence; site plan waiver requested

Ronald Reaves, 902 Yorkshire Drive, Grand Prairie, Texas property owner explained to the Commissioners he has owned the property for several years and has always stored some farm equipment and a truck at the back of the lot. He also has a couple of storage boxes. He did explain he is keeping the residence for his security. Mr. Reaves did hand in a petition from property owners in support.

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

4. ZC-13-073 Hudson Services Inc. (CD 7) – 3010 Keller Hicks Road (Williams McCowen Survey, Abstract 999, Tract 12A04, 0.54 Acres): from “MH” Manufactured Housing to “E” Neighborhood Commercial

Don Hudson, 3010 Keller Hicks Road, Fort Worth, Texas property owner explained to the Commissioners they would like to use the property for an office. He displayed some pictures of the surrounding uses.

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

5. ZC-13-074 Francisco Javier Medina (CD 2) – 1300 Harrington (North Fort Worth Addition, Block 70, Lot 22, 0.20 Acres): from “A-5” One-Family to “ER” Neighborhood Commercial Restricted