



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 4, 2013

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes  No   
Case Manager Crystal Castoreno  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Julia Hope Gerald Hood Estate/Lola Webb  
**Site Location:** 4600 & 4644 Keller Haslet Rd. Mapsco: 9W  
**Proposed Use:** One-family  
**Request:** From: "A-10" One-Family  
To: "A-5" One-Family

**Land Use Compatibility:** Requested change is compatible.  
**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**  
The applicant is requesting a zoning change from "A-10" One-Family Residential to "A-5" One-Family south of Keller Haslet Road to develop 5,000 square foot single family residential lots.

The property was annexed into the city limits in 2005.

**Site Information:**  
Owner: Julia Hope Gerald Hood Estate  
125 E. Main Street  
Florence, MS 39073  
  
Lola Webb  
1207 Hwy 469 N  
Pearl, Mississippi 39208  
  
Agent: Zena Land Development LP c/o Richard Horn, Jr., Teague Nall & Perkins  
Acreage: 15.0 ac.  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**  
North "A-5" and "A-10" One-Family / single-family and vacant  
East "I" Light Industrial / commercial and outdoor storage  
South "A-5" One-Family / single-family  
West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-199 approved by City Council 01-06-09 taking the subject property from unzoned to "A-10" One-Family as part of City-initiated annexation (AX-05-024).

Platting History: n/a

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Keller Haslet	Residential Two-Way	Collector	No

**Public Notification:**

The following Organizations were notified:

North Fort Worth Alliance  
Rolling Meadows

Keller ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

Surrounding land uses to the west and north are predominantly single-family with a few vacant lots. Commercial and industrial uses exist to the East.

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

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policy:

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

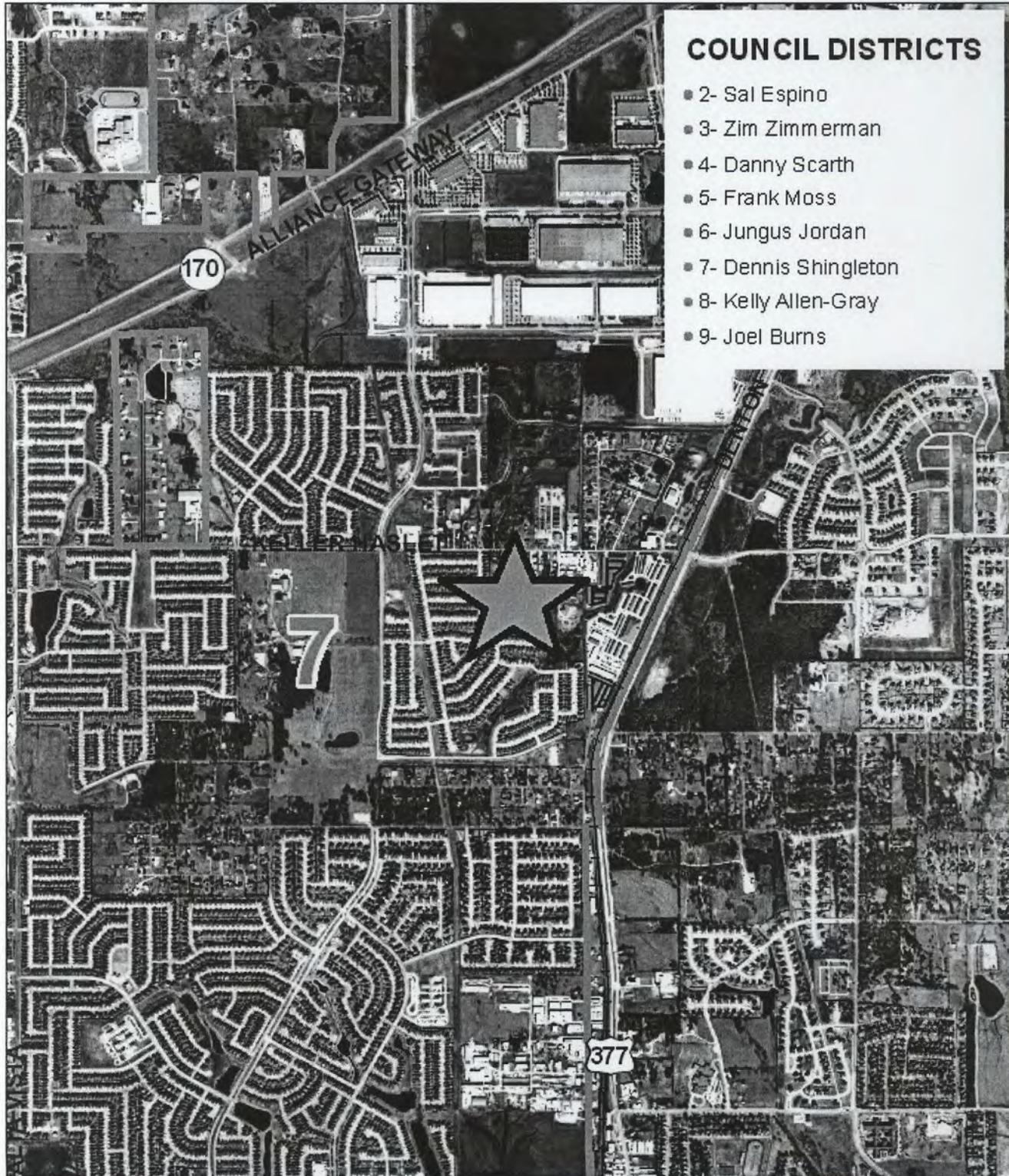
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

**Attachments:**

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

## Location Map



### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Frank Moss
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet





ZC-13-067

# Area Zoning Map

Applicant: Hood Estate & Lola Webb  
 Address: 4600 & 4644 Keller Haslet Road  
 Zoning From: A-10  
 Zoning To: A-5  
 Acres: 15.01  
 Mapsco: 9W  
 Sector/District: Far North  
 Commission Date: 05/08/2013  
 Contact: 817-392-8028

300 Ft. Notification Buffer





# Future Land Use

ZC-13-067



CFWGIS.SDE.TRN\_RAILROADS  
CFWGIS.SDE.CAD\_addresses

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



## Aerial Photo Map



**10. ZC-13-067 Julia Hope Gerald Hood Estate & Lola Webb (CD 2)- 4600 and 4644 Keller Haslet Road (Jose Chirino Survey, Abstract 265, Tracts 10C & 10D, 15.00 Acres): from "A-10" One-Family to "A-5" One-Family**

Rick Horn, 1100 Macon Street, Fort Worth, Texas explained to the Commissioners they are requesting A-5 zoning for 5000 square foot lots. He does have a letter of support from the adjacent property owners.

Motion: Following brief discussion, Mr. Flores recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

Document received for written correspondence				ZC-13-067	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Tamara Thornton/Timberland HOA	NA	Out		Support	Sent letter in
Brent Springer	NA	Out		Support	Sent letter in
Brenda Braden	NA	Out		Support	Sent letter in
James Whitlow	NA	Out		Support	Sent letter in

**11. ZC-13-068 2720 Weisenberger L. P. (CD 9)- 2720 Weisenberger Street (Weisenberger Addition, Block 7, Lot 15, 0.17 Acres): from "A-5" One-Family to "MU-1" Low Intensity Mixed Use**

Jim Schell, 500 West 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Weisenberger L. P. explained to the Commissioners a similar request was before them for properties to the east for a storage warehouse facility. They may need detention in this area for the new development and if so they will use this lot for it. He said the lot next to it is vacant. He also talked with Eva Bonilla and noted there was no opposition.

Mr. Flores asked staff about the ramifications of a detention pond in MU-1. Ms. Burghdoff explained detention can go in any zoning district, it is considered part of the infrastructure. Mr. Schell said if they do need a detention facility they would use this lot so the other lot could be used for the overall development.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

**12. ZC-13-069 LD Texas Investments LLC (CD 2)- 1618 N. Sylvania Avenue (R T Evans Addition, Block 2, Lot 3C, 0.30 Acres): from "A-5" One-Family and "E" Neighborhood Commercial to "PD-833" Planned Development for E uses with warehouse plus parking lot for existing business; site plan included**