



Zoning Staff Report

Date: March 25, 2025

Case Number: ZC-25-037

Council District: 4, 7, 10

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning/Keller ISD

Site Location: 3340 High School Drive; 8250 Parkwood Hill Blvd.; 7900 N. Riverside Dr.; 5401 Wall Price Keller Rd.; 12120 Woodland Springs Dr.; 3901 Summerfields Blvd.; 4647 & 5400 Shiver Rd.; 6900 Bayberry Dr.; 4101 Twin Creeks Dr.; 3821 Staghorn Circle S.; 8201 Parkwood Hills Blvd.; 9345 General Worth Dr.; 5100 Glen Canyon Rd.; 2770 & 2780 Keller Hicks Rd.; 4001 Thompson Rd.; 2032 Canchim St.; 4600 Alta Vista; 9450 Ray White Rd.; 3201 Thompson Rd.; 3056 Clay Mountain Trl. **Acreage:** 459.37 acres

Request

Proposed Use: Schools/School sites

Request: From: “AG” Agricultural, “A-7.5” One-Family Residential, “A-5” One-Family Residential, “AR” One-Family Restricted, “B” Two-Family Residential, “CR” Low Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial, “I” Light Industrial

To: “CF” Community Facilities

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

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Project Description and Background

The proposed rezoning area is generally bounded by Western Center Boulevard to the south, just west of Horseman Road, east of US 377 and SH 170 to the north. The request is from “AG”, “A-7.5”, “A-5”, “AR”, “B”, “CR”, “E”, “G” and “I” to “CF” Community Facilities District. The proposed rezoning will bring the properties in conformance with the Comprehensive Plan.

The Comprehensive Plan outlines the following policy to promote orderly and sustainable growth: “Locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas”.

On February 13, 2025, Council Members Blaylock, Lauersdorf and Hill sent a letter to the interim superintendent of the Keller Independent School District (KISD) to inform her of the initiation of the rezoning of 23 properties to bring them into conformance with the Comprehensive Plan’s future land use map and policies.

FROM	TO	ADDRESS	USE
“AG” Agricultural	“CF” Community Facilities	3340 High School Dr. (D10)	High School
“AR” One-Family Restricted	“CF” Community Facilities	8250 Parkwood Hill Blvd. (D4)	Middle School
“AR” One-Family Restricted & “A-5” One-Family	“CF” Community Facilities	7900 N. Riverside Dr. (D4)	Elementary School
“A-5” One-Family	“CF” Community Facilities	5401 Wall Price Keller Rd. (D4) 12120 Woodland Springs Dr. (D10) 3901 Summerfields Blvd. (D4) 5400 Shiver Rd. (D4) 4647 Shiver Rd. (D4) 6900 Bayberry Dr. (D4) 4101 Twin Creeks Dr. (D10)	Elementary Schools, Single-Family and Vacant

		3821 Staghorn Circle S. (D4) 8201 Parkwood Hills Blvd. (D4) 9345 General Worth Dr. (D4) 5100 Glen Canyon Rd. (D4) 2770 Keller Hicks Rd. (D10) 2780 Keller Hicks Rd. (D10)	
“A-5” One-Family & “B” Two-Family	“CF” Community Facilities	4001 Thompson Rd. (2 parcels) (D4)	
“A-7.5” One-Family	“CF” Community Facilities	2032 Canchim St. (D7)	Elementary School
“A-5” One-Family & “E” Neighborhood Commercial	“CF” Community Facilities	4600 Alta Vista (D10)	Elementary School
“A-5” One-Family & “I” Light Industrial	“CF” Community Facilities	9450 Ray White Rd. (D4)	High School
“CR” Low Density Multifamily/I-35 Overlay	“CF” Community Facilities/I-35 Overlay	3201 Thompson Rd. (D4)	Middle School
“G” Intensive Commercial	“CF” Community Facilities	3056 Clay Mountain Trl. (D4)	Vacant

Surrounding Zoning and Land Uses

North Various Zoning Districts / various uses
 East Various Zoning Districts / various uses
 South Various Zoning Districts / various uses
 West Various Zoning Districts / various uses

Recent Zoning History

ZC-22-113- “PD/R-2; PD/C; PD/D; PD/G; PD/A-5; PD/F; PD/G; PD/I” Planned Development for all uses in respective districts; site plan waiver (approved August 2022)

ZC-12-034- “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus building greater than 60,000 square feet with car wash and fuel sales; site plan approved (Approved May 2012)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least

15 days before the hearing.

Courtesy Notice

The following organizations were notified: emailed February 26, 2025

Organizations Notified	
North Fort Worth Alliance	Coventry Hills HOA
Wilshire Valley HOA	The Vineyards at Heritage HOA
Basswood Village HOA	Heights of Park Vista HOA
Carrington Court HOA	Park Place HOA
Sante Fe Trails HOA	Vista Meadows Addition HOA
Heritage Glen HOA	Valley Brook Estates HOA
Sante Fe Enclave HOA	Steadman Farms HOA
Pine Meadows HOA	Big Bear Creek Meadows HOA
Fairway Bend HOA	The Estates & Villas of Fossil Creek HOA
Las Ventanas HOA	Park Glen NA
Arcadia Park Estates HOA	Manor Hill at Alliance HOA
Bear Creek Vista HOA	Hillsborough HOA
Villages of Woodland Springs HOA	Pheasant Crossing HOA
NTC Arcadia Park V HOA	Trace Ridge HOA
Kings Ridge Estates HOA	Summerfields NA
Ranchette Estates HOA	Stoneglen at Fossil Creek HOA
West Fork Ranch HOA	Parkwood Hill Estates HOA
Heritage HOA	Pine Tree Estates MHP LOA
Carriage Hills HOA	Crawford Farms HOA
Public Improvement District #6	Streams and Valleys Inc.
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	Birdville ISD
	Eagle Mt-Saginaw ISD

Development Impact Analysis

Land Use Compatibility

Council Member Lauersdorf, Council Member Blaylock and Council Member Hill are requesting to change the zoning of this area to more closely match the existing land uses with the zoning.

The rezoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts established neighborhoods and schools.

Comprehensive Plan Consistency– Far North and Northeast Sector

The adopted Comprehensive Plan currently designates the subject property as Single-Family, Mixed-Use and Institutional. The proposed zoning **is consistent** with the land use designations for this area and with the following policies of the Comprehensive Plan:

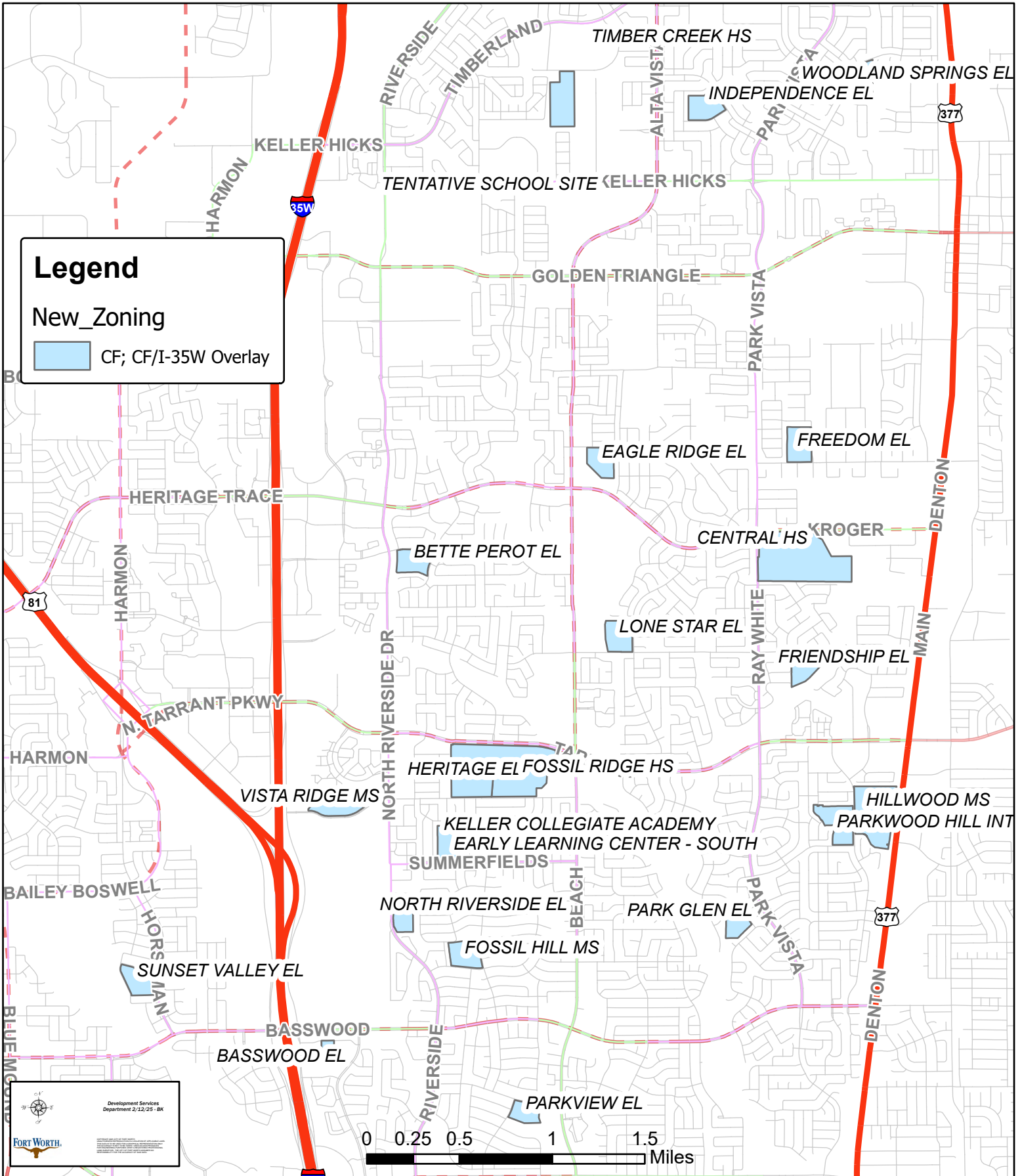
- Locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas
- Work with independent school districts in growing areas to identify future school sites that can be served by existing or currently planned infrastructure. Depict the identified sites on the City's future land use maps.
- Locate elementary, middle, and high schools on blocks surrounded by streets

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



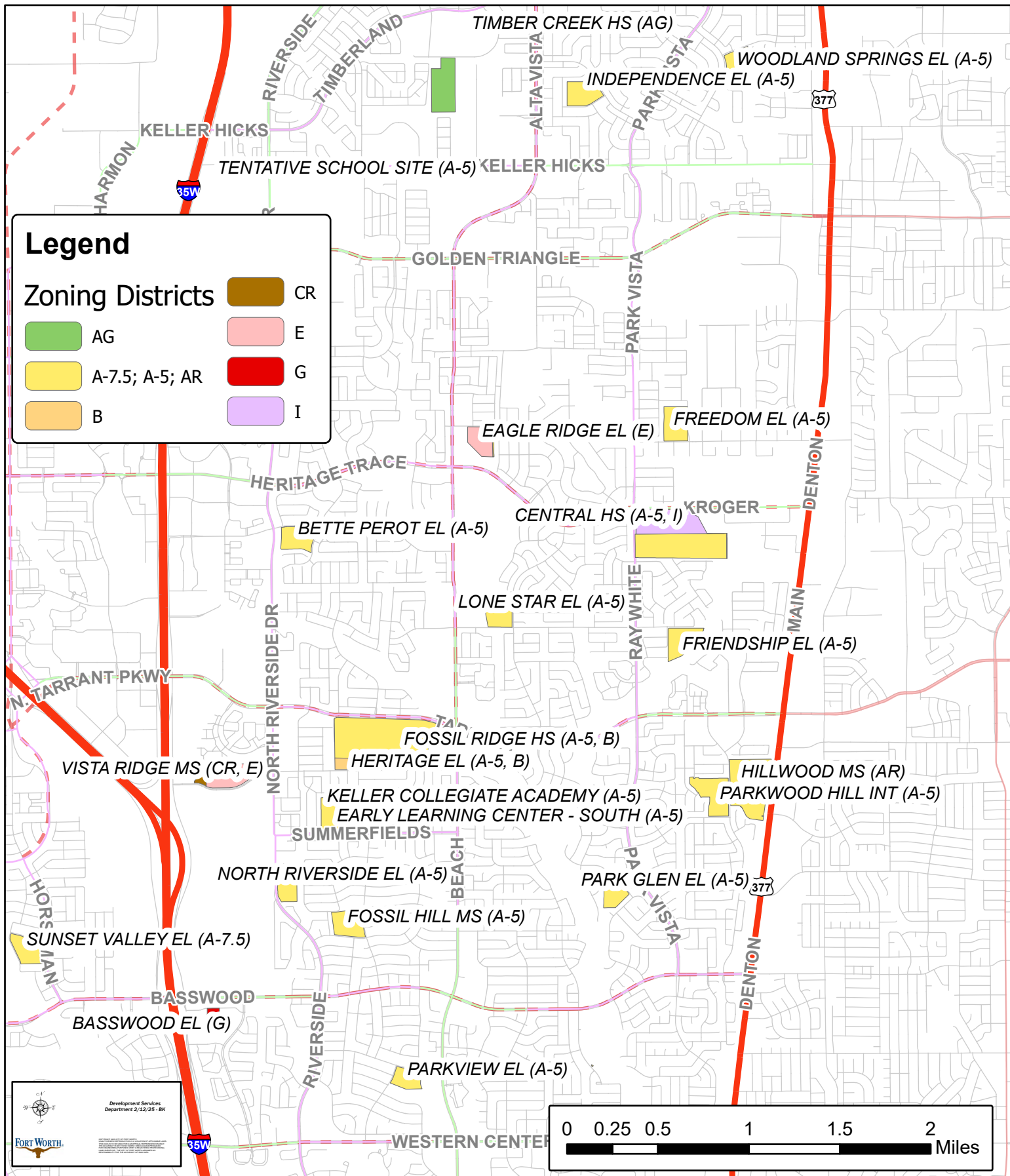
Proposed Zoning District

From: Various Agricultural, Residential, Commercial, and Industrial
To: "CF" Community Facilities

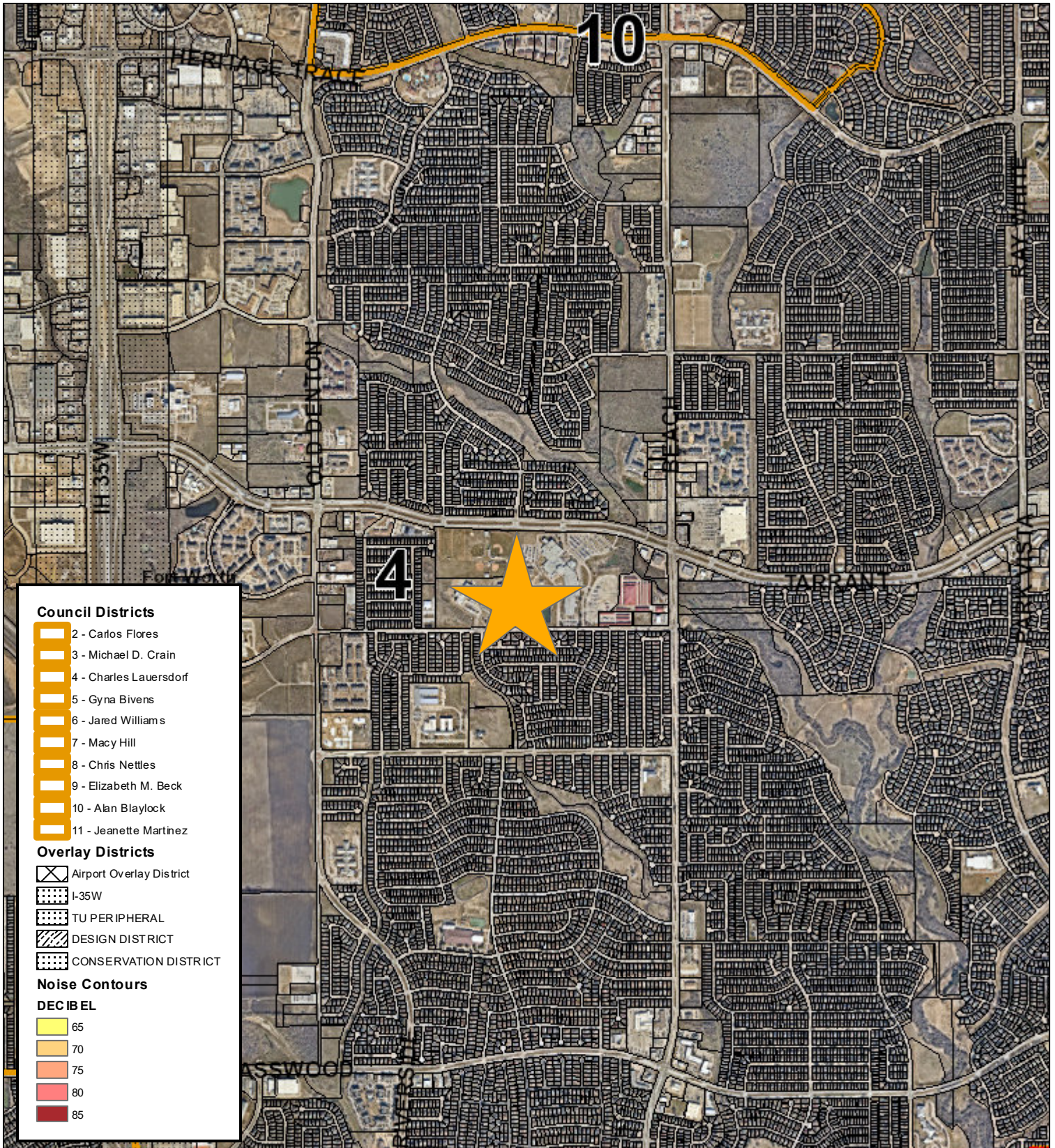


Existing Zoning Districts

From: "AG" Agricultural; various One-, Two- and Multi-family;
 "E" Neighborhood Commercial, "G" Intensive Commercial, and "I" Light Industrial



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Langersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

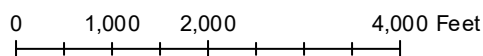
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

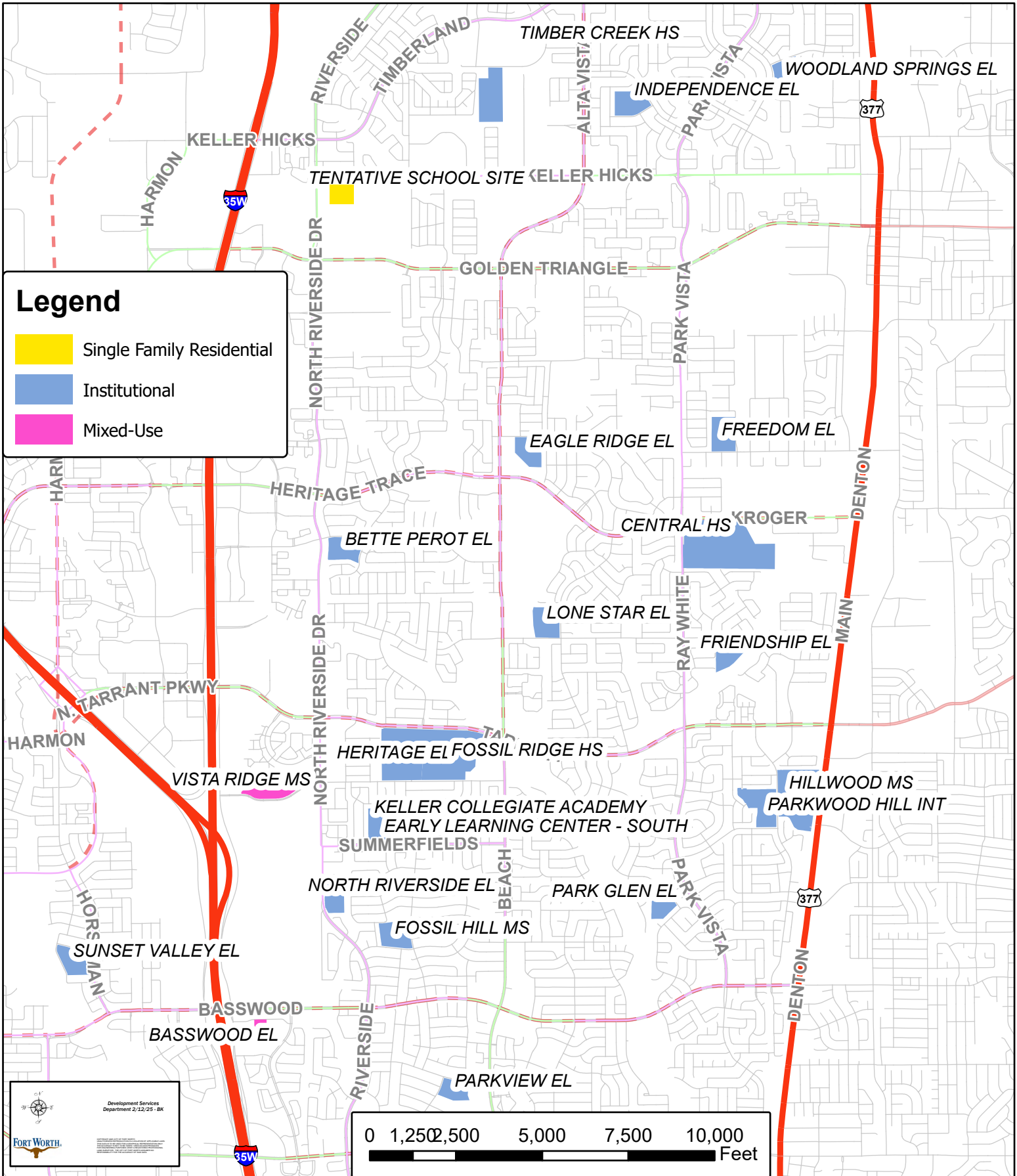
DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use Categories

Institutional, Mixed Use, and Private Park//Recreation/Open Space



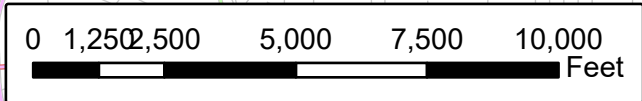
Legend

- Single Family Residential
- Institutional
- Mixed-Use

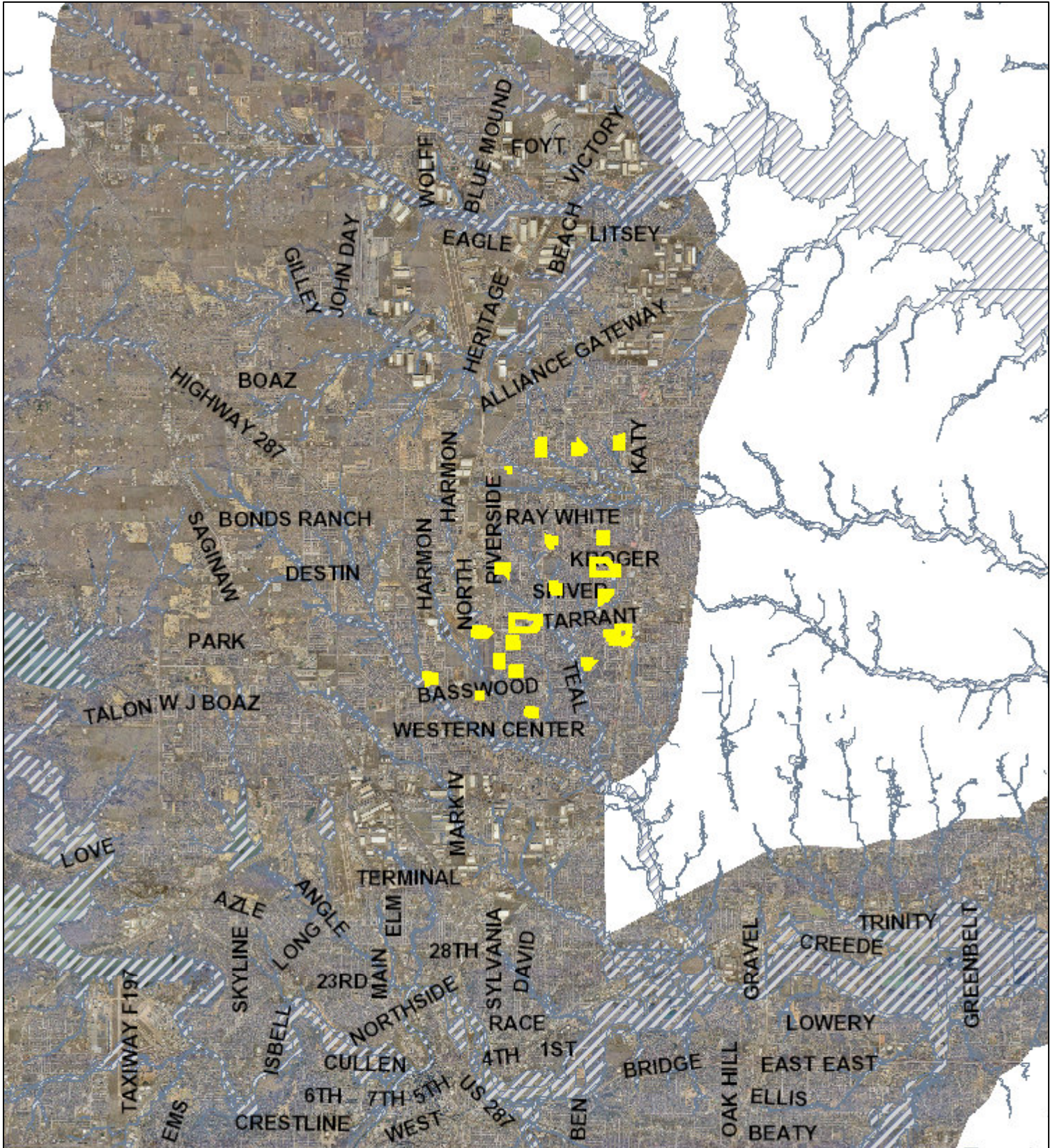


 Development Services

 Department 2.12.09 - BK



Aerial Photo Map



0 8,750 17,500 35,000 Feet

