



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-104

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Brian Ireland / Law Offices of M. Amber Barger PLLC

Site Location: 3010 Keller Hicks Road

Acreage: 0.48 acres

Request

Proposed Use: Vehicle Sales

Request: From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (minor boundary adjustment).**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-1**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located along the southern side of Keller Hicks Road, east of Old Denton Road. The applicant is requesting to change the zoning of this property from “E” Neighborhood Commercial to “FR” General Commercial Restricted to allow for automotive sales use.

This 0.48-acre site was rezoned from “MH” Manufactured Housing to “E” Neighborhood Commercial in 2013 (case no. ZC-13-073). The existing structure appears to be a former single-family home that was renovated for commercial use after this zoning change was approved. Most recently it has been used as an office building. The applicant has indicated on their zoning change application that they intend to limit the number of vehicles being advertised for sale at any given time to a maximum of five (5). However, this is a self-imposed limitation that cannot be enforced based on “FR” General Commercial Restricted zoning.

Surrounding land uses include automotive repair on property to the north across Keller Hicks Road, and industrial use with outdoor storage on property to the east. There are two single-family located west of the site on property zoned “MH” Manufactured Housing. The home located closest to the subject property appears to also be owned by the applicant.

Surrounding Zoning and Land Uses

North “I” Light Industrial / automotive repair
East “I” Light Industrial / industrial use, equipment rental, outdoor storage
South “MH” Manufactured Housing / manufactured home park
West “MH” Manufactured Housing /single-family homes

Recent Zoning History

- ZC-13-073: Rezoned the subject property from “MH” Manufactured Housing to “E” Neighborhood Commercial
- ZC-17-083: Rezoned property immediately east of this site from “FR” General Commercial Restricted to “I” Light Industrial

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.
The following organizations were notified: (emailed October 24, 2021)

| Organizations Notified | |
|---------------------------|-----------------------------------|
| North Fort Worth Alliance | Woodland Enclave HOA |
| Crawford Farms HOA | Villages of Woodland Springs HOA* |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Keller ISD | |

* *This Neighborhood Association is located closest to the subject property*

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “E” Neighborhood Commercial to “FR” General Commercial Restricted. This site is surrounded by a variety of land uses and zoning districts. Property to the north and east is zoned “I” Light Industrial. There is also a large area of “FR” General Commercial Restricted zoning approximately 300-ft east of the subject property. The current land uses on these sites include automotive repair, warehouse and outdoor storage, truck parking, and equipment rental.

Property to the south and west is zoned “MH” Manufactured Housing. There is an existing manufactured home park to the south, but the nearest dwelling unit is nearly 200-ft from the subject property as there is a creek separating the two uses. There are two additional single-family dwellings with frontage on Keller Hicks Road to the west, and the house located closest to the subject property appears to also owned by the applicant.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. However, property to the east is designated as “General Commercial” and property to the north, across Keller Hicks Road, is designated as “Light Industrial.” Keller Hicks Road is included in the City’s Master Thoroughfare Plan as an arterial roadway.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policy of the Comprehensive Plan:

- Encourage renovation and reuse of existing commercial structures throughout commercial districts, where feasible.

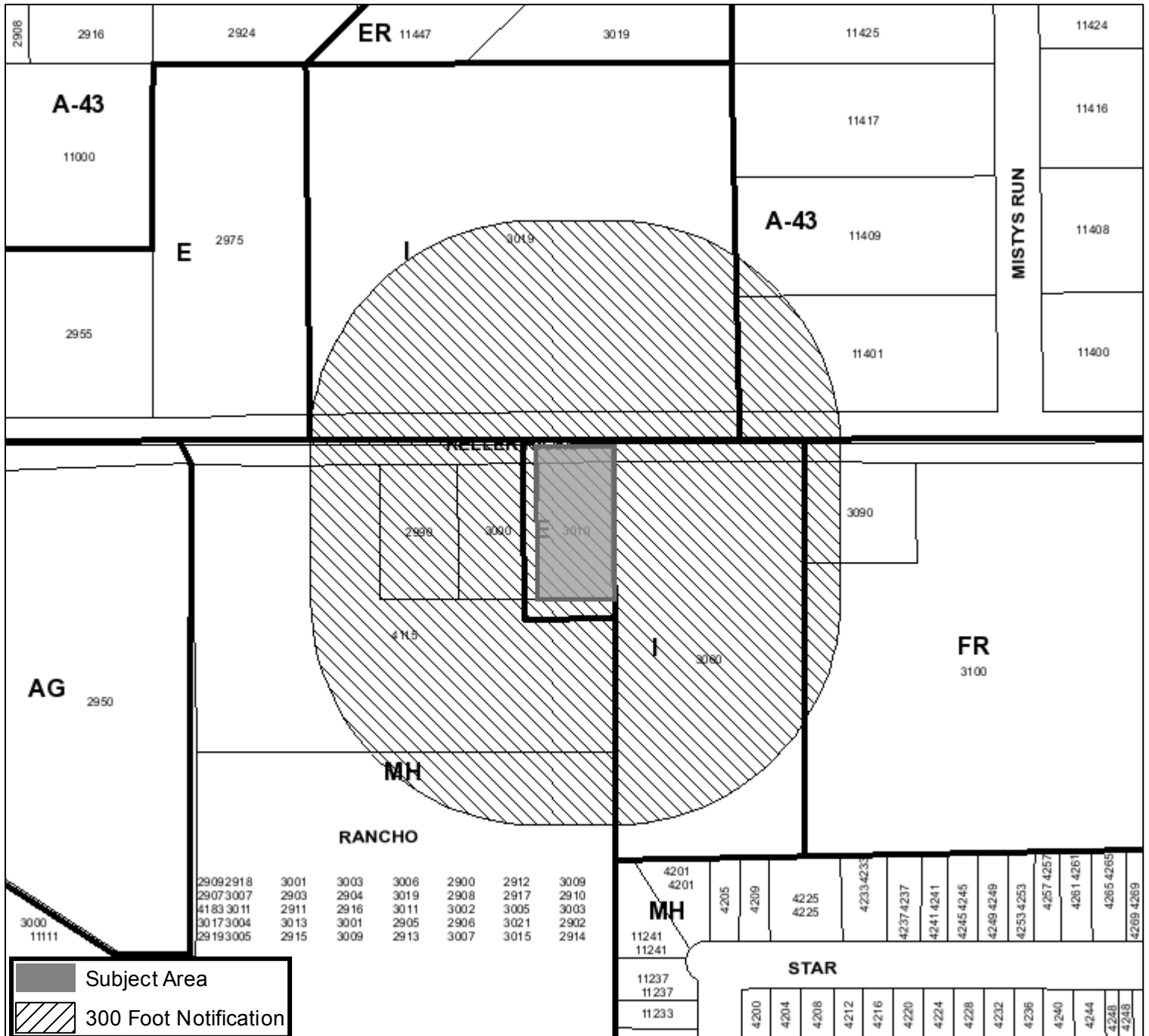
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan (minor boundary adjustment).



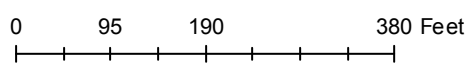
ZC-21-104

Area Zoning Map

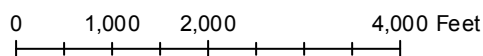
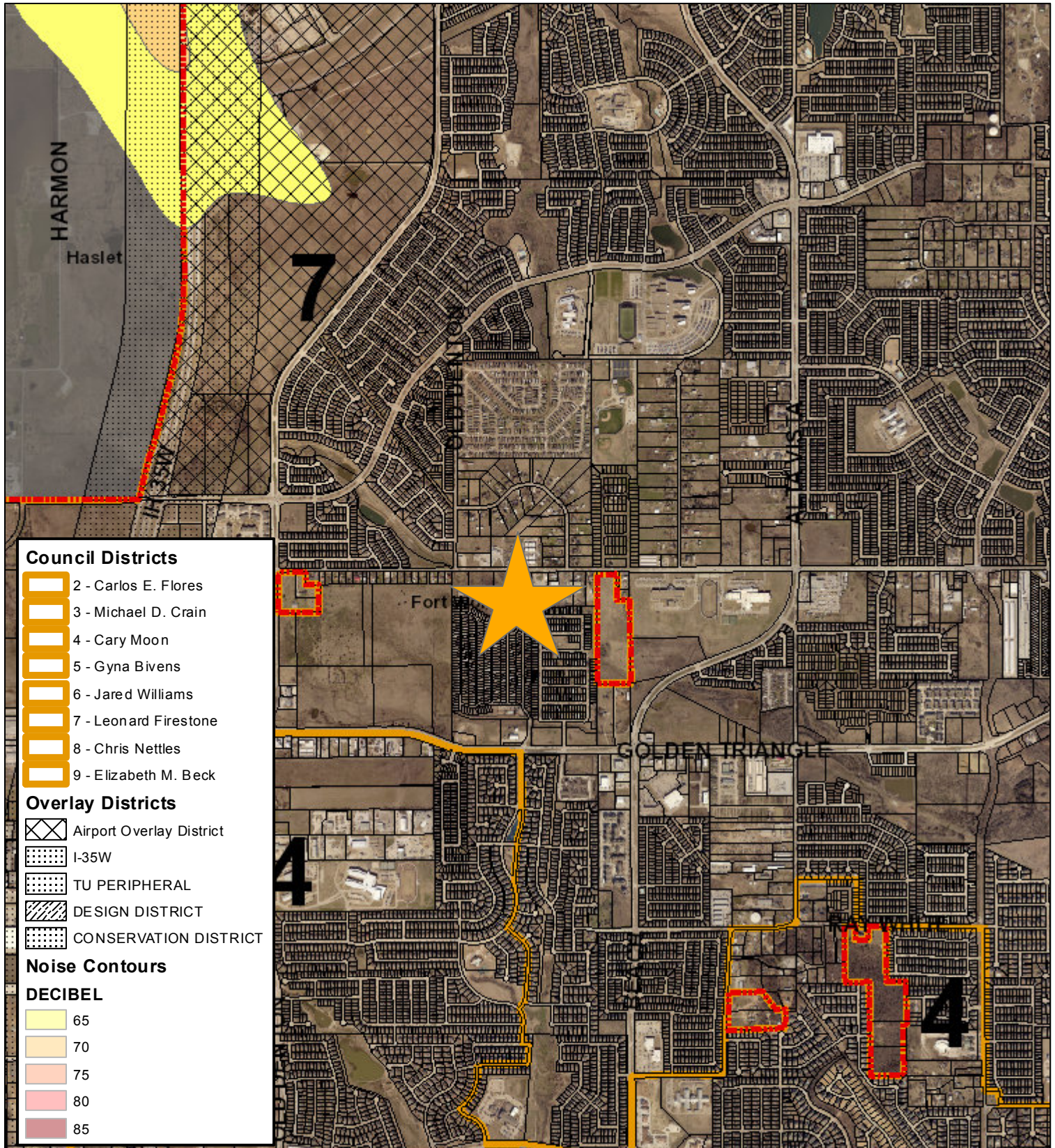
Applicant: Brian Ireland
 Address: 3010 Keller Hicks Road
 Zoning From: E
 Zoning To: FR
 Acres: 0.48354678
 Mapsco: 22J
 Sector/District: Far North
 Commission Date: 11/10/2021
 Contact: 817-392-2495



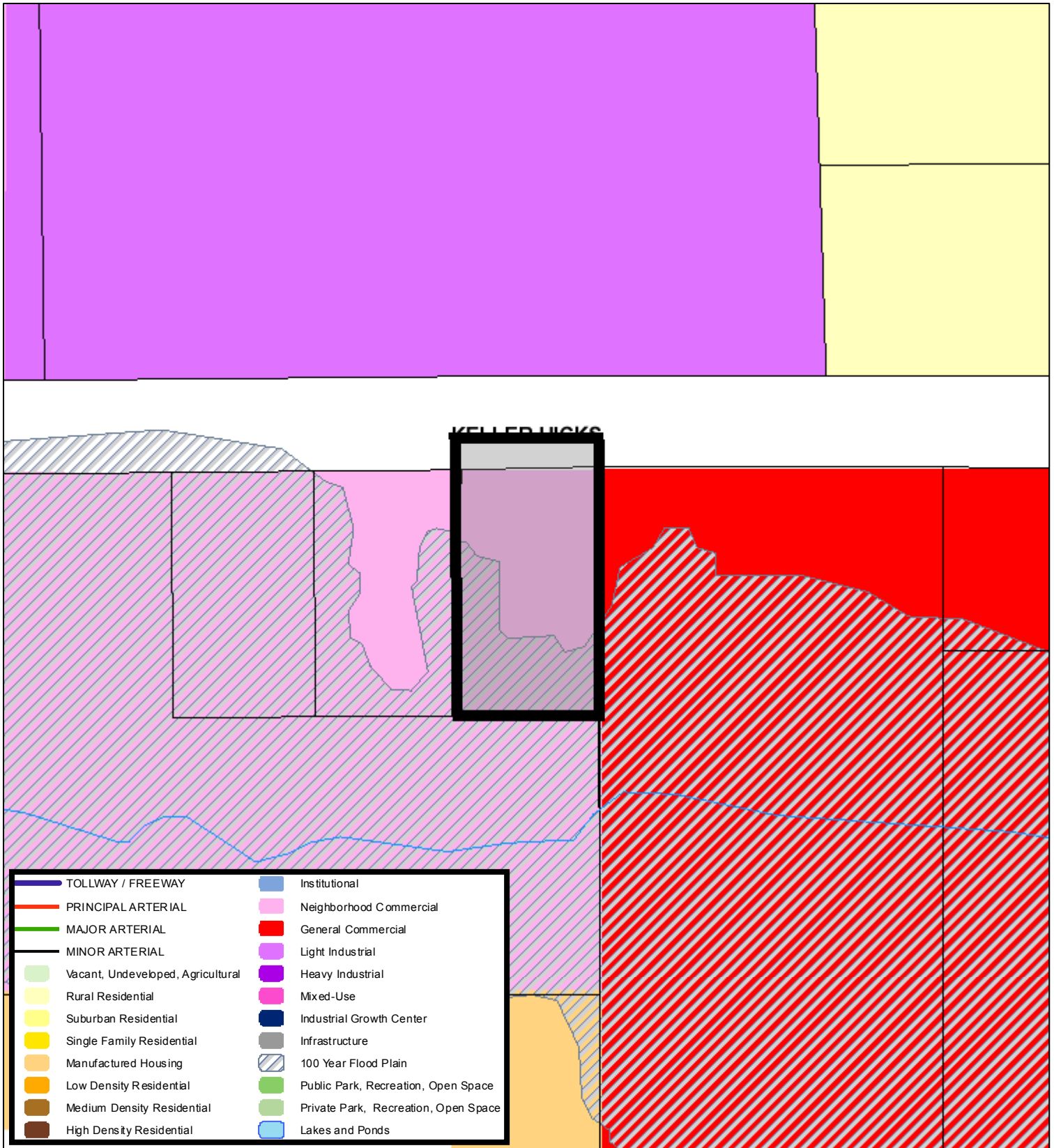
- Subject Area
- 300 Foot Notification



Area Map



Future Land Use



100 50 0 100 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 60 120 240 Feet

