



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 22, 2021

**Council District:** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Beth Knight  
Council Initiated Yes \_\_\_ No X

**Owner/Applicant:** Brazos Electric Power Coop / Kimley-Horn & Associates

**Site Location:** 4475 Keller Haslet Road

**Acreage:** 6.30 acres

**Proposed Use:** Community Facilities – Electrical Substation

**Request:** From: “A-5” One-Family District

To: “CF” Community Facilities

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

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

**Staff Recommendation:** **Approval**

**Background:**

The subject property is an existing electrical substation, in the northeast quadrant of Park Vista Boulevard and Keller Haslet Road. The electrical substation was developed between 2001 and 2003, prior to the construction of the surrounding residential subdivisions in “A-5” One-Family zoning. The applicant is requesting to rezone from “A-5” One-Family to “CF” Community Facilities which is a zoning district that more accurately reflects the current land use.

**Surrounding Zoning and Land Uses:**

- North “A-5” One-Family and “PD 481” Planned Development Specific Use for mini-warehouses / Single family residences and vacant land
- East “A-5” One-Family / Single family residences
- South “A-5” One-Family / Single family residences
- West “A-5” One-Family and “E” Neighborhood Services / Single family residences, daycare, and vacant land

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-12-094, southwest of subject, from A-21 and CF to A-5, approved; and ZC-13-067, southeast of subject site, from A-10 to A-5, approved.

**Public Notification:**

300-foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

<b>Organizations Notified</b>	
Harvest Ridge HOA*	Steadman Farms HOA
Huntington Estates HOA	North Fort Worth Alliance
Streams and Valleys Inc.	Trinity Habitat for Humanity
Northwest ISD	Keller ISD

\*Located closest to this registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone from “A-5” One-Family to “CF” Community Facilities, which more accurately reflects the current electrical substation’s land use. The surrounding properties are zoned and used for “A-5” One-Family uses with the exception of a daycare facility in “E” Neighborhood Commercial located to the west. The electrical substation’s development generates minimal noise or traffic and precedes the construction of these surrounding land uses. “PD 481”, a planned development limited to a mini-warehouse development is still undeveloped, although zoned in 2002.

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

**2. Comprehensive Plan Consistency – Far North Sector**

The 2021 Comprehensive Plan currently designates the site as Infrastructure. The proposed zoning is consistent with the following Comprehensive Plan policy:

- 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. Today a 50 foot supplemental setback and additional solid screen fence exists separating the existing use from the A-5 to the east.

Based on conformance with the policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

- Zoning Exhibit
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

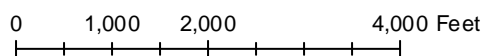
## Area Zoning Map

Applicant: Brazos Electric Power Coop  
 Address: 4475 Keller Haslet Road  
 Zoning From: A-5  
 Zoning To: CF  
 Acres: 6.2961823  
 Mapsco: 8Z  
 Sector/District: Far North  
 Commission Date: 5/12/2021  
 Contact: null

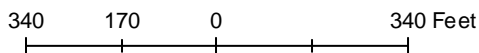
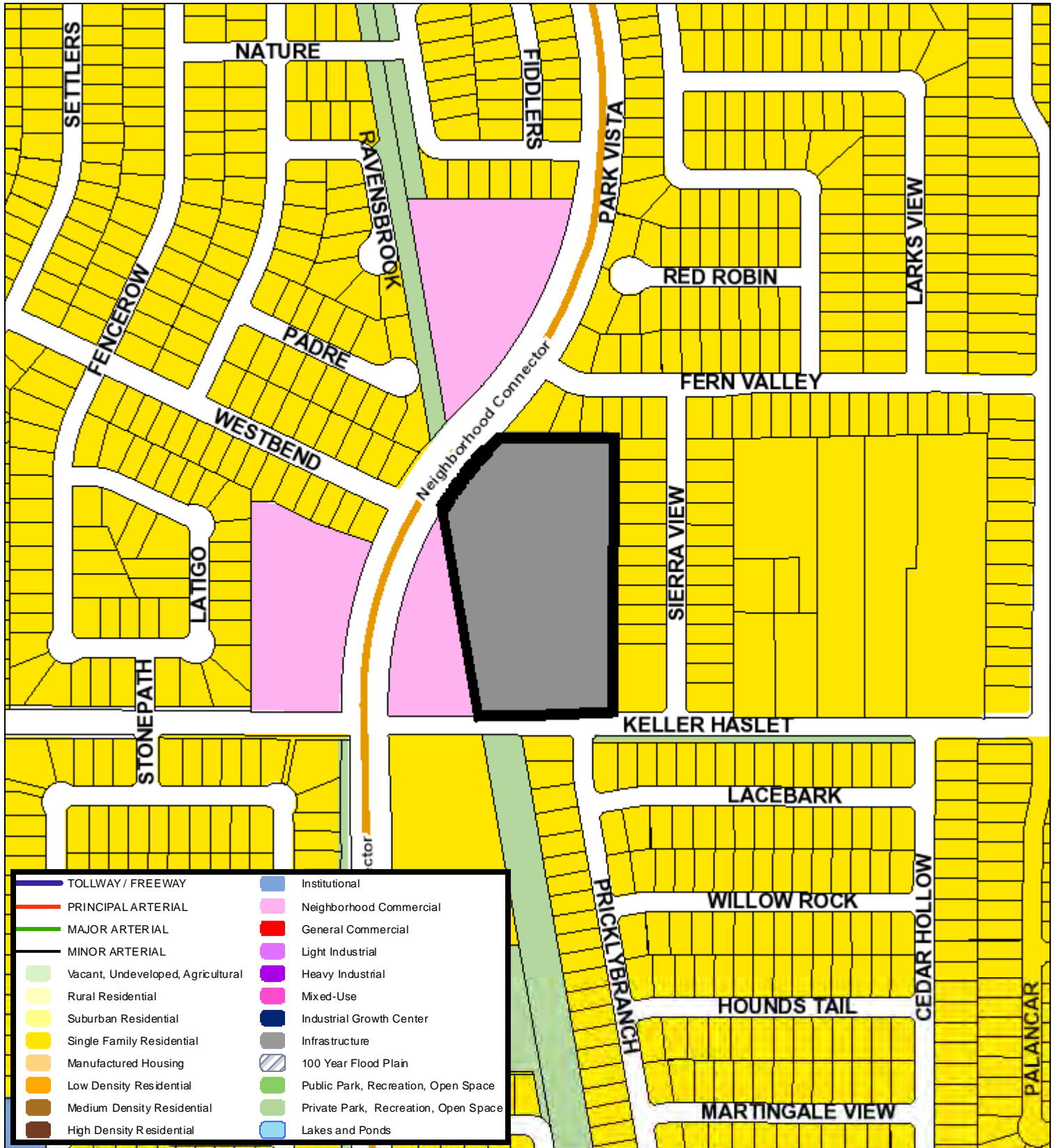


0 155 310 620 Feet

### Area Map



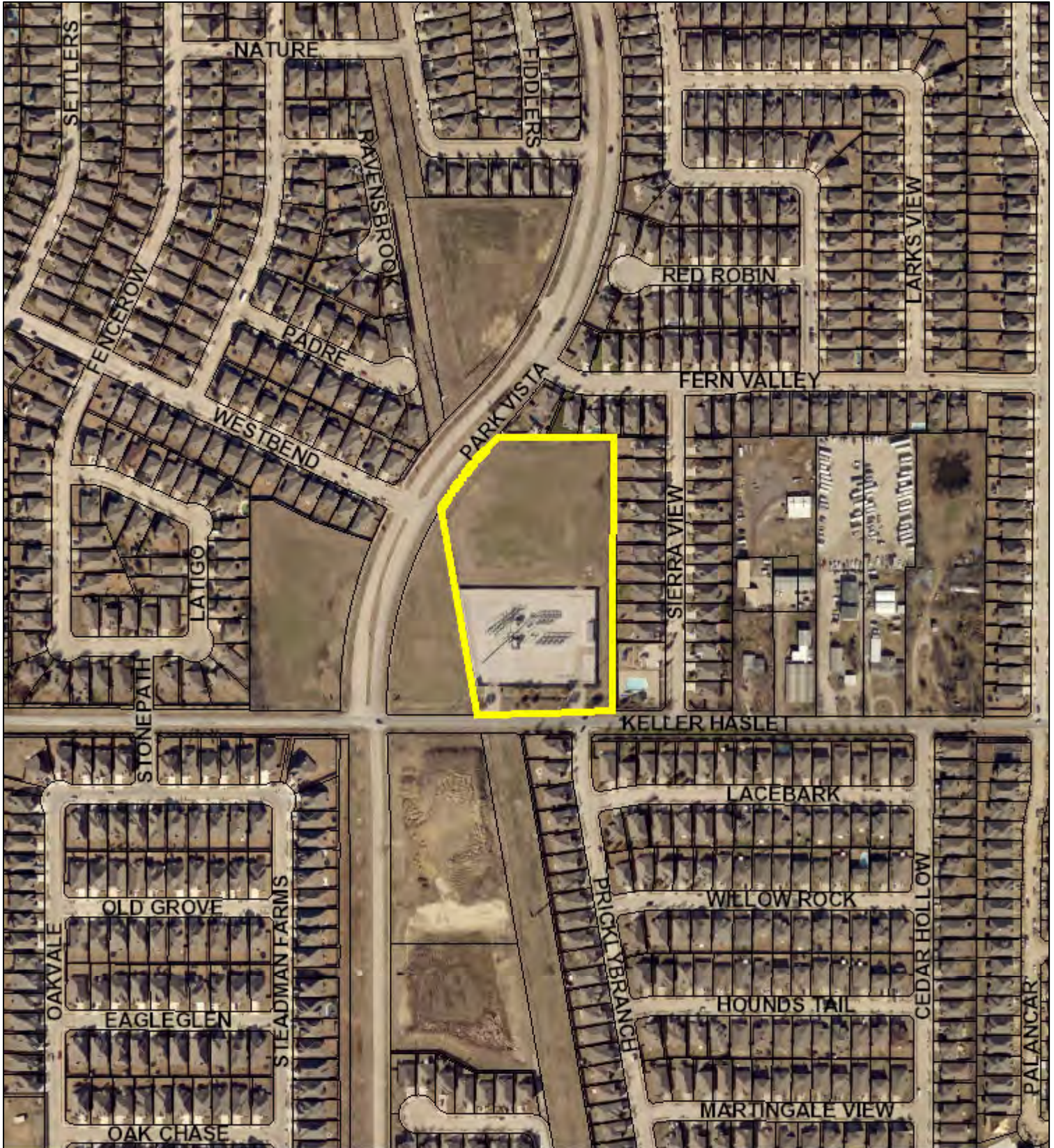
### Future Land Use



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



0 215 430 860 Feet

