



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: Several letters submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Kevin & John Conley

Site Location: 4649 Keller Haslet Road Acreage: 2.30

Proposed Use: Townhomes

Request: From: "A-10" One-Family
To: "R2" Townhouse/Cluster

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located north of Keller Haslet Road. The applicant is proposing to rezone from "A-10" One-Family to "R2" Townhouse/Cluster for a townhouse development. The proposed townhouse development could be a good transition from the industrial use to the east for the existing "A-5" zoning to the west.

At the November Zoning Commission meeting several letters were submitted in opposition. Their primary concerns were density, traffic and property values. There was no public testimony for opposition.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single family
- East "A-10" One-Family, "I" Light Industrial / single family, industrial outdoor storage
- South "A-5" One-Family / single family
- West "A-5" One-Family / single family

Zoning History: ZC-08-199 various parcels annexed into the City with various zoning districts; eff. 01/12/09, subject area; ZC-13-067 from "A-10" to "A-5", eff. 06/26/13, subject area just south

Public Notification:

300 foot Legal Notifications were mailed on October 23, 2019.
The following organizations were notified: (emailed October 22, 2019)

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

**Closest registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “R2” Townhouse/Cluster for townhome development. Surrounding land uses are single family to the north and west and industrial outdoor storage to the east.

The proposed zoning **is compatible** at this site.

2. Comprehensive Plan Consistency – Far North

The 2019 Comprehensive Plan designates the subject property as Single Family. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure

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

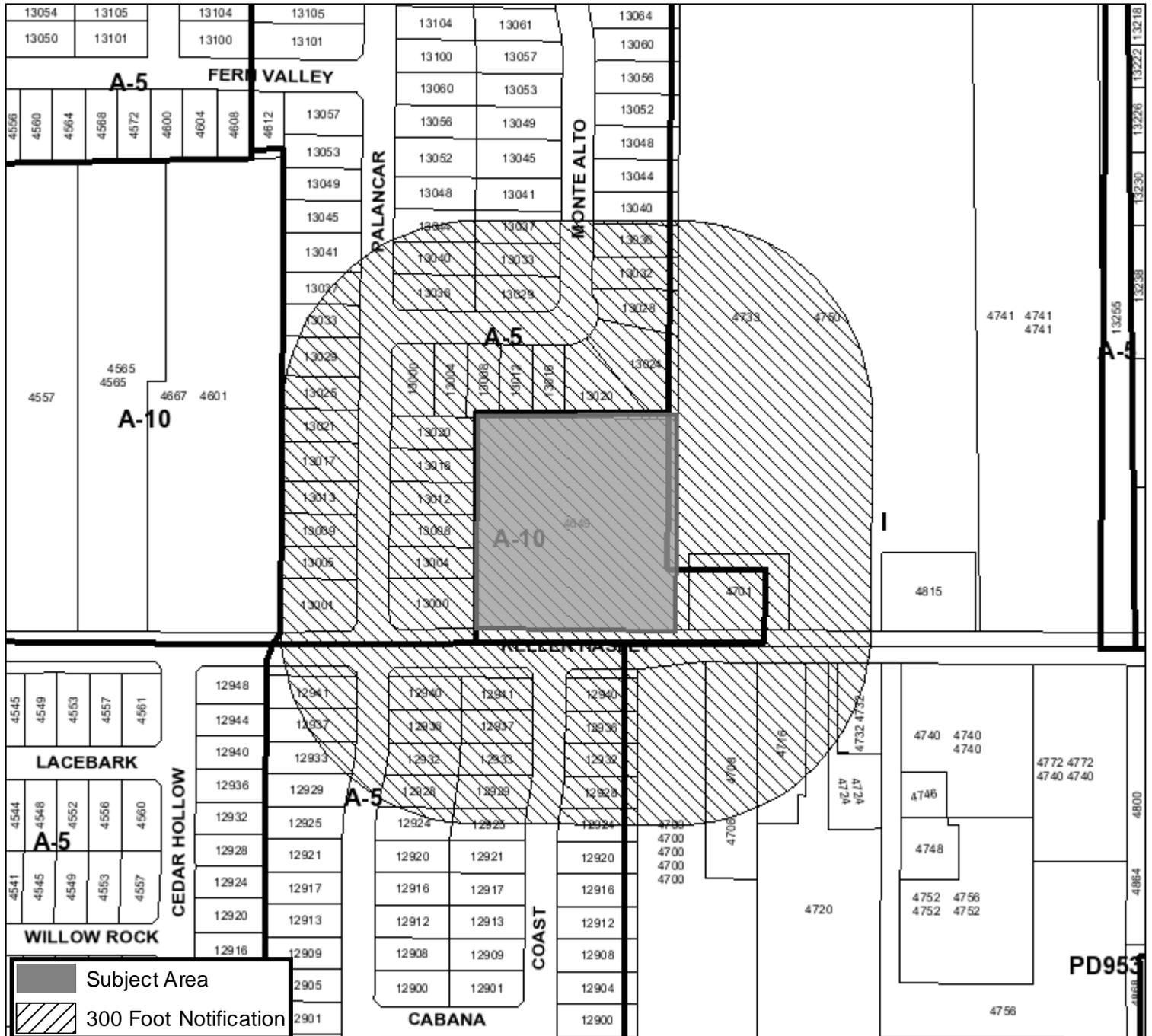
Attachments:

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

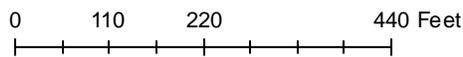


Area Zoning Map

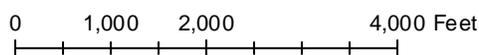
Applicant: Kevin & John Conley
 Address: 4649 Keller Haslet Road
 Zoning From: A-10, I
 Zoning To: R2
 Acres: 2.3073013
 Mapsco: 9W
 Sector/District: Far North
 Commission Date: 11/13/2019
 Contact: 817-392-2495



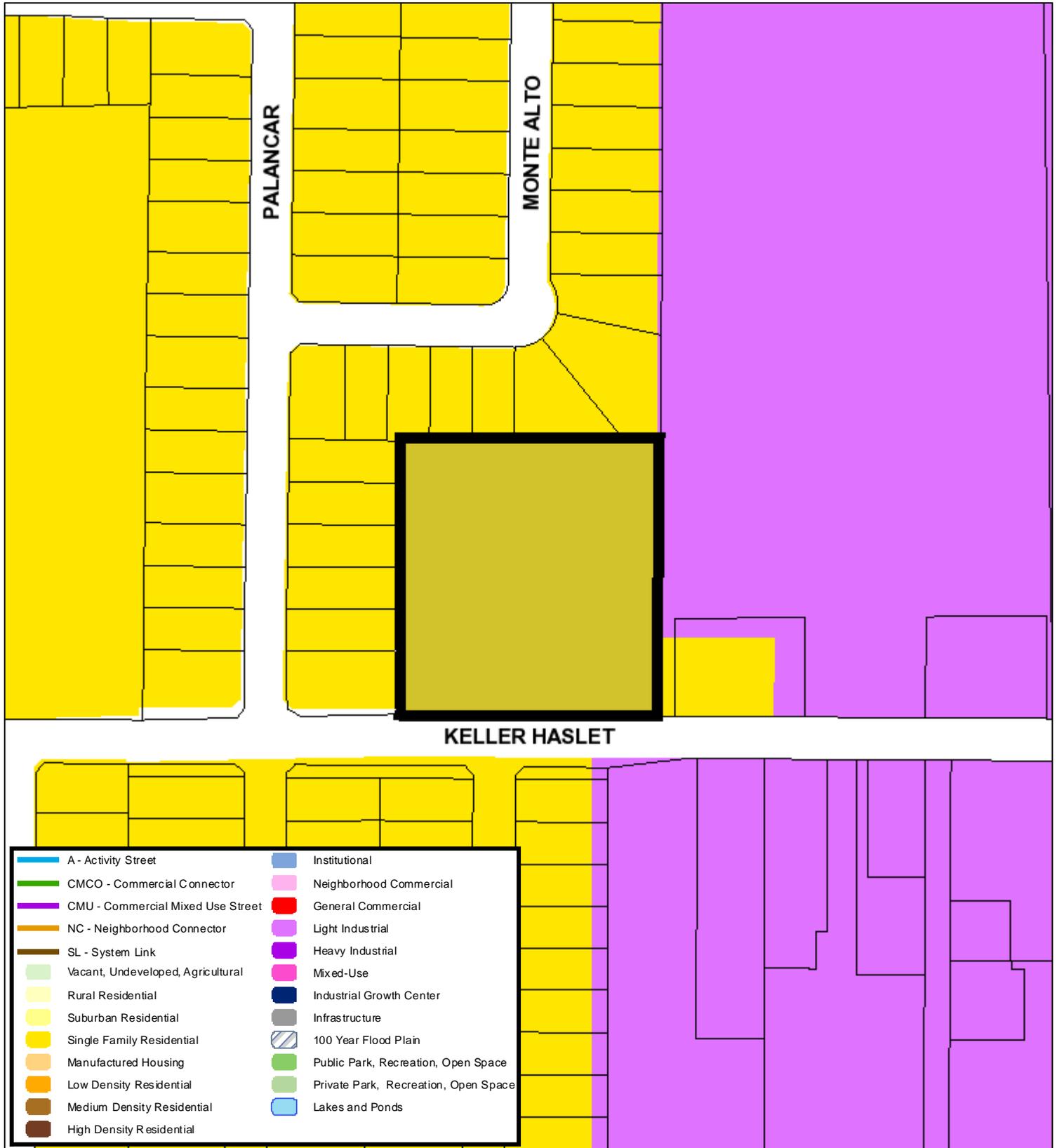
 Subject Area
 300 Foot Notification

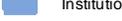
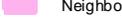
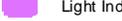
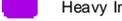
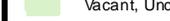
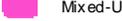
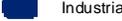
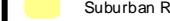
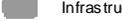
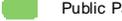
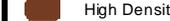


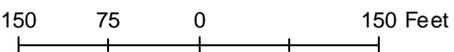
Area Map



Future Land Use



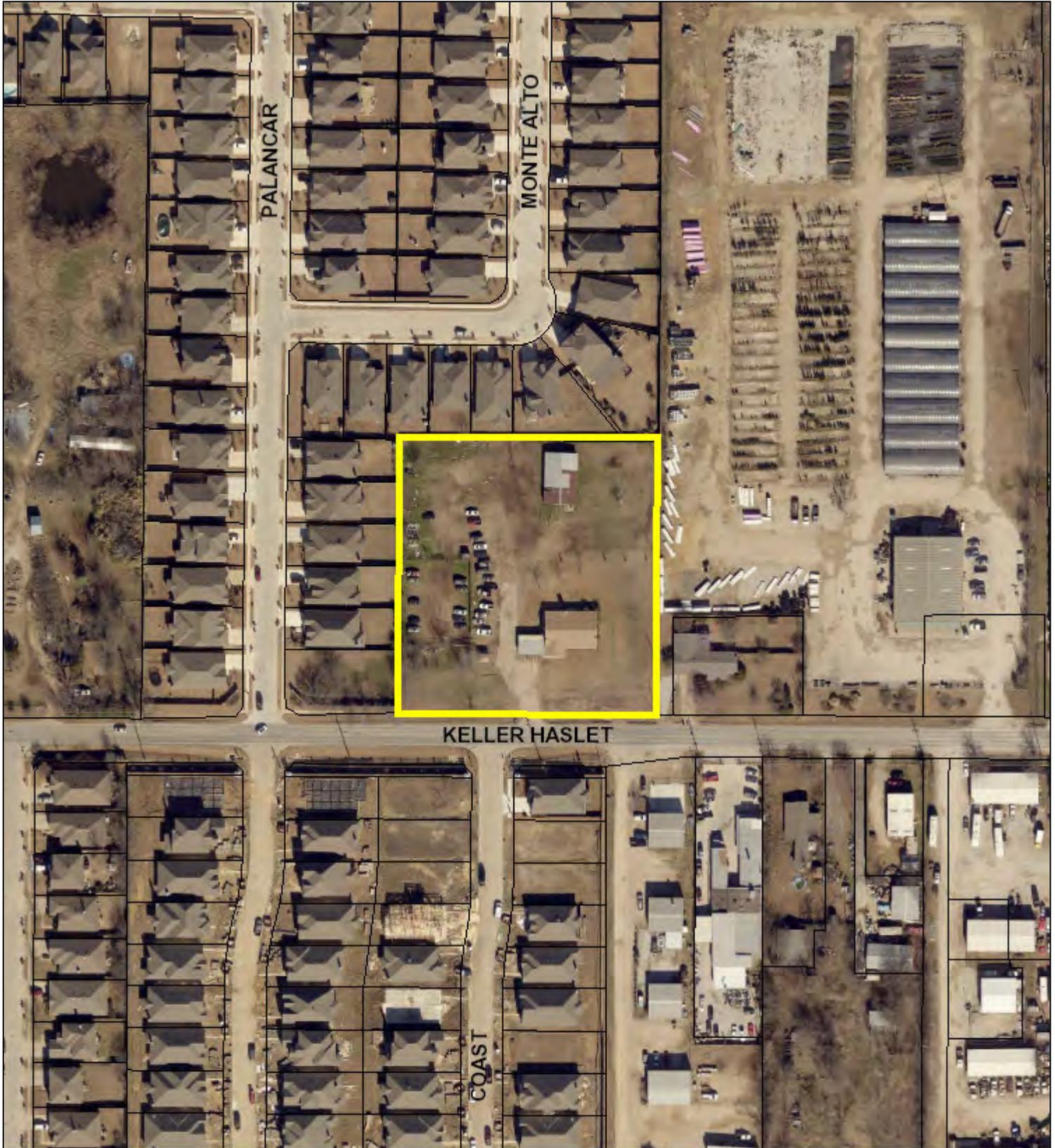
 A - Activity Street	 Institutional
 CMCO - Commercial Connector	 Neighborhood Commercial
 CMU - Commercial Mixed Use Street	 General Commercial
 NC - Neighborhood Connector	 Light Industrial
 SL - System Link	 Heavy Industrial
 Vacant, Undeveloped, Agricultural	 Mixed-Use
 Rural Residential	 Industrial Growth Center
 Suburban Residential	 Infrastructure
 Single Family Residential	 100 Year Flood Plain
 Manufactured Housing	 Public Park, Recreation, Open Space
 Low Density Residential	 Private Park, Recreation, Open Space
 Medium Density Residential	 Lakes and Ponds
 High Density Residential	



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 5, 2019.



Aerial Photo Map



0 100 200 400 Feet

