

# A Resolution

NO. \_\_\_\_\_

## **AUTHORIZE INITIATION OF REZONING FOR CERTAIN KELLER ISD PROPERTIES IN COUNCIL DISTRICTS 4, 7 AND 10 IN ACCORDANCE WITH THE COMPREHENSIVE PLAN**

**WHEREAS**, Informal Report No. 8289 describes the procedures for City Council-initiated rezoning of properties; and

**WHEREAS**, the Council-initiated rezoning procedures involve verifying the proposed zoning changes are consistent with the City’s Comprehensive Plan; allowing interested Councilmembers to conduct one or more informational meetings in or near the proposed zoning districts in order to explain the proposed changes to affected property owners; briefing the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate those proposed changes; and placing an appropriate Resolution on the agenda for the next regular City Council meeting authorizing the Development Services Department to prepare a zoning change application and schedule the application for the next available public hearing of the Zoning Commission; and

**WHEREAS**, On February 13, 2025, Councilmembers Blaylock, Lauersdorf and Hill sent a letter to the superintendent 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; and

**WHEREAS**, currently the properties are zoned “AG” Agricultural, “AR” One-Family Restricted, “A-7.5 and “A-5” One-Family, “B” Two-Family, “CR” Low Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial zoning; and

**WHEREAS**, the Comprehensive Plan designates the aforementioned properties Community Facilities (CF) District, which is intended to accommodate institutional and related uses that are established in response to the health, safety, educational, and welfare needs of a neighborhood, community or major section of the City; and

**WHEREAS**, these properties are not currently zoned Community Facilities (CF) and have been included in a Council-Initiated rezoning process to ensure consistency with the Comprehensive Plan; and

**WHEREAS**, staff recommends the rezoning of the properties depicted in Exhibit A from their current respective zoning to Community Facilities (CF) District as described below; and

**WHEREAS**, Councilmembers Blaylock, Lauersdorf and Hill request the City Manager initiate the rezoning process for the subject properties; and

**WHEREAS**, approval of this Resolution will allow the City Manager to submit a zoning change application for public hearing and recommendation by the Zoning Commission on March 12, 2025, and for public hearing and action by the City Council on March 25, 2025.;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, THAT:**

The City Manager is authorized to initiate the following zoning changes in accordance with the City Council's policy on Council-Initiated Rezoning Process. The proposed zoning changes are in conformance with the Comprehensive Plan and are described below and as shown in Exhibit A:

**From: "AG" Agricultural, To: "CF" Community Facilities**

3340 HIGH SCHOOL DR (D10)

**From: "AR" One-Family Restricted, To: "CF" Community Facilities**

8250 PARKWOOD HILL BLVD (D4)

**From: "AR" One-Family Restricted and "A-5" One-Family, To: "CF" Community Facilities**

7900 N RIVERSIDE DR (D4)

**From: "A-5" One-Family, To: "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)

3821 STAGHORN CIR 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)

**From: “A-5” One-Family and “B” Two-Family, To: “CF” Community Facilities**

4001 THOMPSON RD (2 parcels) (D4)

**From: “A-7.5” One-Family, To: “CF” Community Facilities**

2032 CANCHIM ST (D7)

**From: “A-5” One-Family and “E” Neighborhood Commercial, To: “CF” Community Facilities**

4600 ALTA VISTA RD (D10)

**From: “A-5” One-Family and “I” Light Industrial, To: “CF” Community Facilities**

9450 RAY WHITE RD (D4)

**From: “CR” Low Density Multifamily/I-35 Overlay, To: “CF” Community Facilities/ I-35 Overlay**

3201 THOMPSON RD (D4)

**From: “G” Intensive Commercial, To: “CF” Community Facilities**

3056 CLAY MOUNTAIN TRL (D4)

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

ATTEST:

By: \_\_\_\_\_  
Jannette Goodall, City Secretary

# Proposed Zoning District

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

