



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 15, 2020

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** 2 letter  
**Support:** none submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** TSMJV, LLC

**Site Location:** 4000 - 4100 blocks of Keller Haslet Road      Acreage: 29.87

**Proposed Use:** Single Family

**Request:**      From: Unzoned  
                    To: "A-5" One Family

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

**Comprehensive Plan Consistency:** Requested change is consistent (Minor Boundary Adjustment).

**Staff Recommendation:** Approval

**Related cases:** AX-20-004

**Background:**

The subject property is located north of Keller Haslet Road. The owner-initiated annexation rezoning of approximately 29.87 acres of undeveloped land will prepare the property for a single family development.

Case AX-20-004 is a proposed owner-initiated annexation of approximately 29.87 acres of land. The proposed annexation site is anticipated to be developed for single family uses which is a Minor boundary Adjustment from the 2020 Comprehensive Plan identifying the area Agricultural and Rural Residential.

The City Council will conduct a public hearing on the proposed annexation. The hearing is scheduled for December 15, 2020. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, consideration of the area for annexation will be held on December 15, 2020.

**Site Information:**

Surrounding Zoning and Land Uses:

- North ETJ / single family
- East "A-5" One Family / single family
- South "A-5" One Family / single family
- West ETJ / single family

Zoning History:      None

**Public Notification:**

300 foot Legal Notifications were mailed on November 18, 2020.

The following organizations were notified: (emailed November 16, 2020)

| <b>Organizations Notified</b> |                              |
|-------------------------------|------------------------------|
| North Fort Worth Alliance     | Steadman Farms HOA           |
| Rolling Meadows HOA           | Saratoga HOA                 |
| Vista Greens HOA              | Harvest Ridge HOA            |
| Streams And Valleys Inc       | Trinity Habitat for Humanity |
| Keller ISD                    | Northwest ISD                |

\*Not located within a Neighborhood Association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change from Unzoned to "A-5" One-Family for single family development. Surrounding land uses consist of large and small lot single family.

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

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

The 2020 Comprehensive Plan designates the site as Agricultural and Rural Residential. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

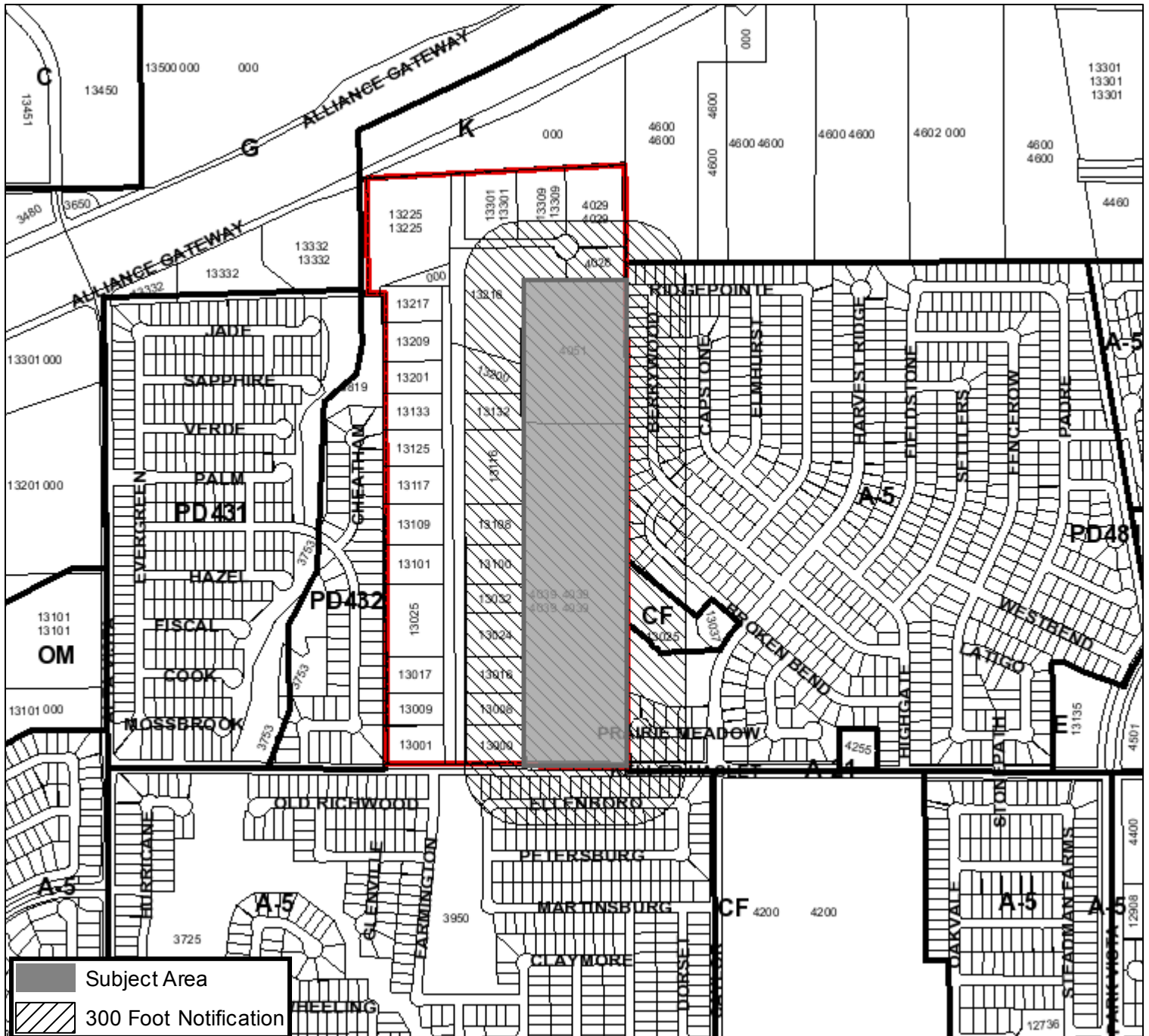
Based on conformance with the future land use map and policy as stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

**Attachments:**

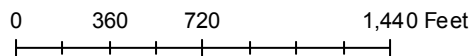
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

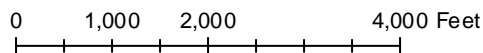
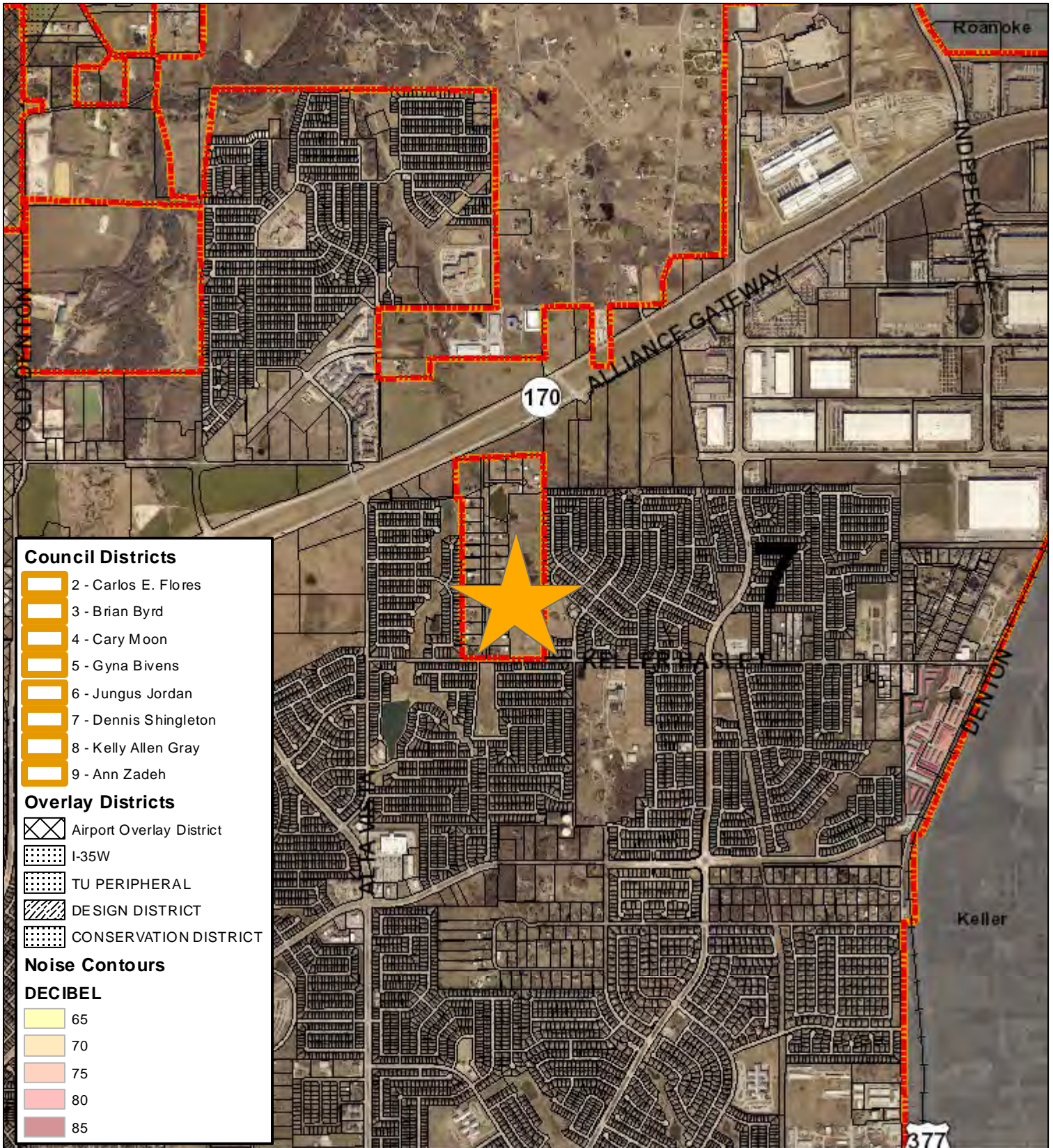
Applicant: TSMJV, LLC  
 Address: 4000 - 4100 blocks of Keller Haslet Road  
 Zoning From: Unzoned  
 Zoning To: A-5  
 Acres: 29.8674639  
 Mapsco: 8UY  
 Sector/District: Far North  
 Commission Date: 12/9/2020  
 Contact: 817-392-8043



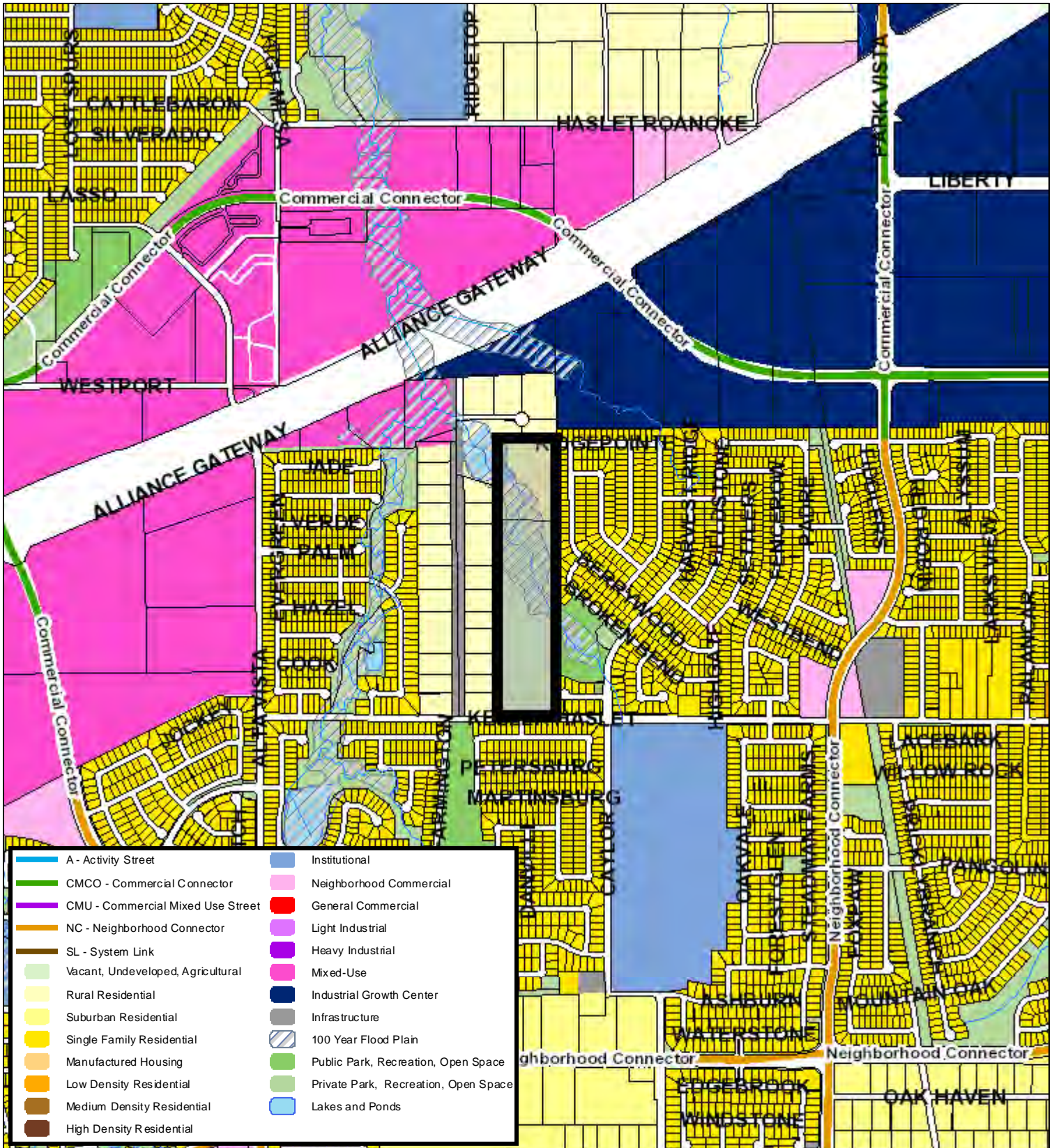
Subject Area  
 300 Foot Notification



### 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          |  |                                      |

1,100 550 0 1,100 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

