



# Zoning Staff Report

**October 21, 2025**

**Case Number: ZC-25-145**

**Council District: 10**

**Case Manager:** [Christine Ross](#)

**Owner / Applicant:** Kazi Chowdhury & Nahida Yasmi Ali/KCD Group of Companies LLC/Masterplan Consultants

**Site Location:** 3565 Keller Hicks Road

**Acreage:** 4.87 acres

## Request

**Proposed Use:** Single-Family Residential

**Request:** From: “A-10” One-Family Residential  
To: “A-7.5” One-Family Residential

## Recommendation

|                                               |                                       |
|-----------------------------------------------|---------------------------------------|
| <b>Land Use Compatibility:</b>                | Requested change <b>is compatible</b> |
| <b>Comprehensive Plan Map Consistency:</b>    | Requested change <b>is compatible</b> |
| <b>Comprehensive Plan Policy Consistency:</b> | Requested change <b>is compatible</b> |
| <b>Staff Recommendation:</b>                  | <b>Approval</b>                       |
| <b>Zoning Commission Recommendation:</b>      | <b>Approval by a vote of 10-0</b>     |

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## Project Description and Background

The subject site is a 4.866-acre tract within Council District 10. The site currently exists as a vacant lot on Keller Hicks Road. The applicant is requesting to rezone the site from A-10” - One Family to “A-7.5” – One Family to accommodate the construction of eight (8) single-family dwellings.

Surrounding the site are single-family dwellings, a religious institution, and two educational facilities. Rezoning the property would allow for the construction of eight (8) single-family dwellings in alignment with the surrounding neighborhood character. Below is a detailed project description written by the applicant.

The property, *3565 Keller Hicks Road*, is currently zoned A-10, west of the intersection of Keller Hicks Road and Alta Vista Road. The property is situated between a religious institution to the north, a religious institution to the east, a middle school to the south and existing single-family residential to the west. The 4.866-acre site is predominately in the floodplain necessitating the reason for the proposed rezoning. Currently, much of the property is in the floodplain making it unusable for any development. The owner is seeking a rezone to add additional density to the site with the sought zoning, A-7.5. This remains in line with the Future Land Use Plan and Comprehensive Plan for single-family residential. In addition to meeting city driven goals, the zoning sought is compatible to two single-family residential developments, one to the north along Alta Vista Road and the other to the west along Keller Hicks Road, both having A-7.5 zoning. The remaining two A-10 lots bordering the site are both being utilized by separate religious institutions and are largely undeveloped.

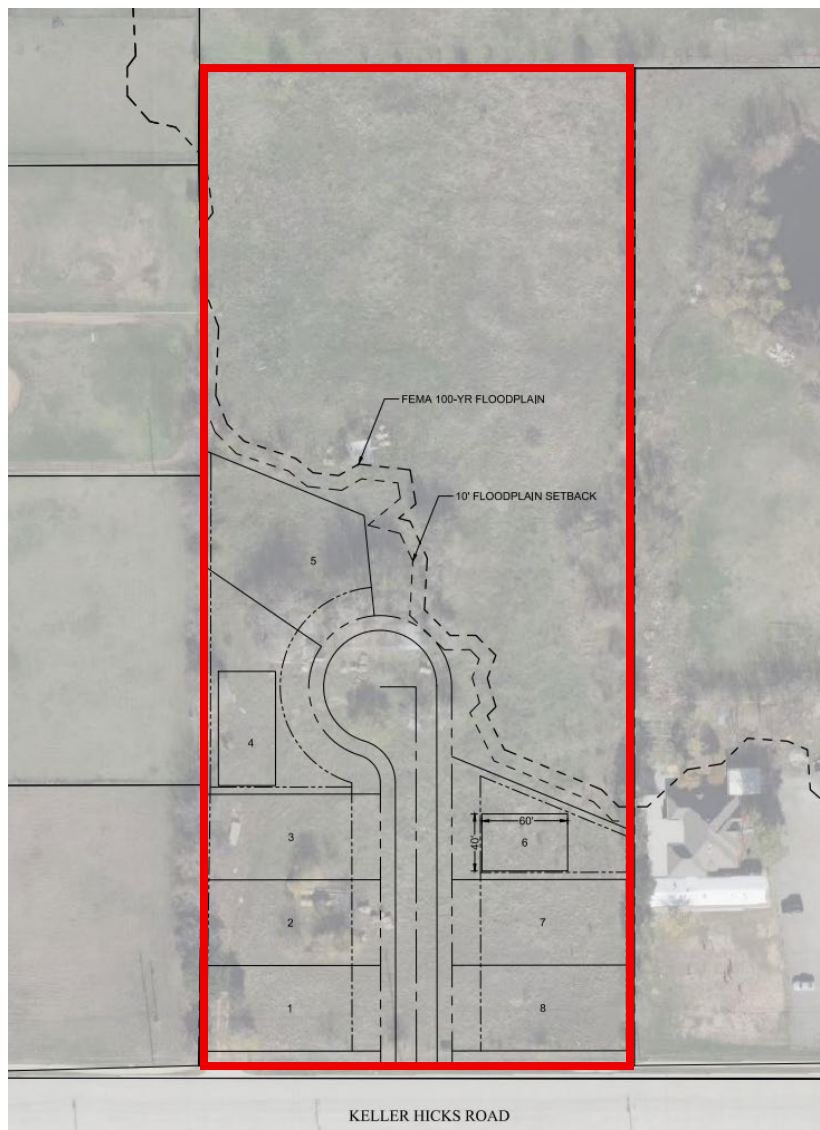
The current engineering and future land planning proposed on the site would allow for eight (8) single-family homes while not interfering with or developing the existing floodplain. The eight single-family lots would equate to 1.37-acres not including road infrastructure. The remainder of the site situated in the floodplain will be utilized as open space for the residents of the single-family development. Due to the extreme costs of mitigation and pulling land out of the floodplain, the site, based on current engineering drawings, would allow a maximum of eight (8) lots. A current land plan is attached for reference.

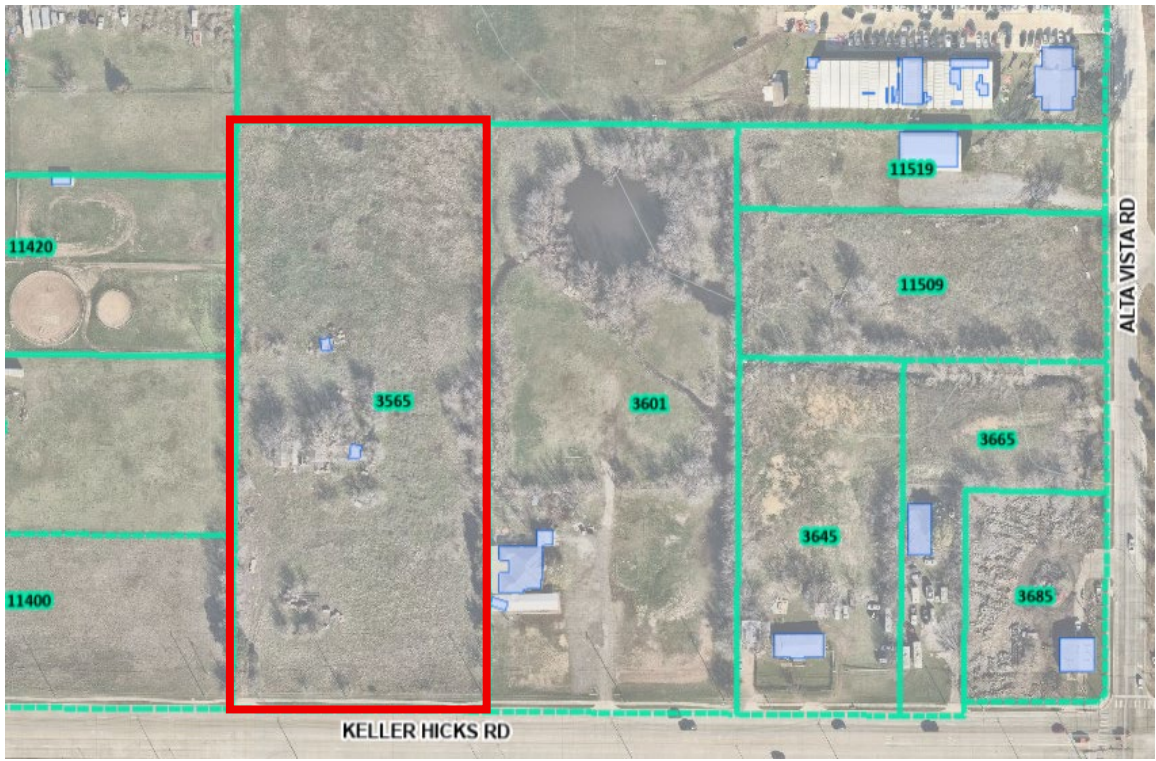
The proposed zoning on the site meets the Future Land Use Plan for the City of Fort Worth as well as numerous Comprehensive Plan policies and strategies to further increase housing stock in the City of Fort Worth. This development would also promote the current population growth trends expected in 2045 for the area per the 2023 Comprehensive Plan. The strategies and policies that this rezoning would align with are specifically noted below.

## Chapter 4: Land Use

1. Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods
2. Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding
3. Maximize area of permeable surfaces in developments to reduce stormwater run-off
4. 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
5. Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
6. Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites

Below is a draft proposed site plan for the site:





Aerial (subject site in red)



Streetview

## Surrounding Zoning and Land Uses

North “A-10” One-Family Residential – Vacant land  
South “CF” Community Facilities – A middle school  
East “E” Neighborhood Commercial – A religious institution  
West “A-43” One-Family - Single-Family dwellings

## Recent Zoning History

- **ZC-10-180** – From Unzoned to “A-43” – One Family, “A-10” – One Family, “MH” – Manufactured Housing, “CF” – Community Facilities, “ER” – Neighborhood Commercial Restricted, “E” – Neighborhood Commercial, “FR” – General Commercial Restricted, “I” – Light Industrial and PD/SU for certain I uses, site plan waived.
- **ZC-10-180A** – From Unzoned to “A-10” – One Family, “E” – Neighborhood Commercial, “FR” – General Commercial Restricted, and PD/SU for certain I uses, site plan waived.
- **ZC-16-184** – From “A-10” – One Family to “A-5” – One Family.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on August 29, 2025.

### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on August 29, 2025:

| Organizations Notified           |                              |
|----------------------------------|------------------------------|
| North Fort Worth Alliance        | Pheasant Crossing HOA        |
| Villages of Woodland Springs HOA | Trinity Habitat for Humanity |
| Woodland Enclave HOA             | Streams and Valleys Inc      |
| Big Bear Creek Meadows HOA       | Keller ISD                   |

## Land Use Compatibility

## Development Impact Analysis

The surrounding area has numerous single-family dwellings, educational institutions, and religious institutions. Constructing a single-family subdivision in this area would be a compatible use of the land due to the presence of numerous existing single-family dwellings and subdivisions surrounding the subject site. This proposed rezoning will allow for additional residential properties that will support the surrounding community while providing infill development and discouraging the leapfrogging of development.

As such, the proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency

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The Future Land Use Designation is Single-Family Residential, therefore, a rezoning request to “A-7.5” – Single-Family Residential is **compatible**.

This site is in the Far North Sector of the Future Land Use map. This rezoning request supports this sector for the following reasons:

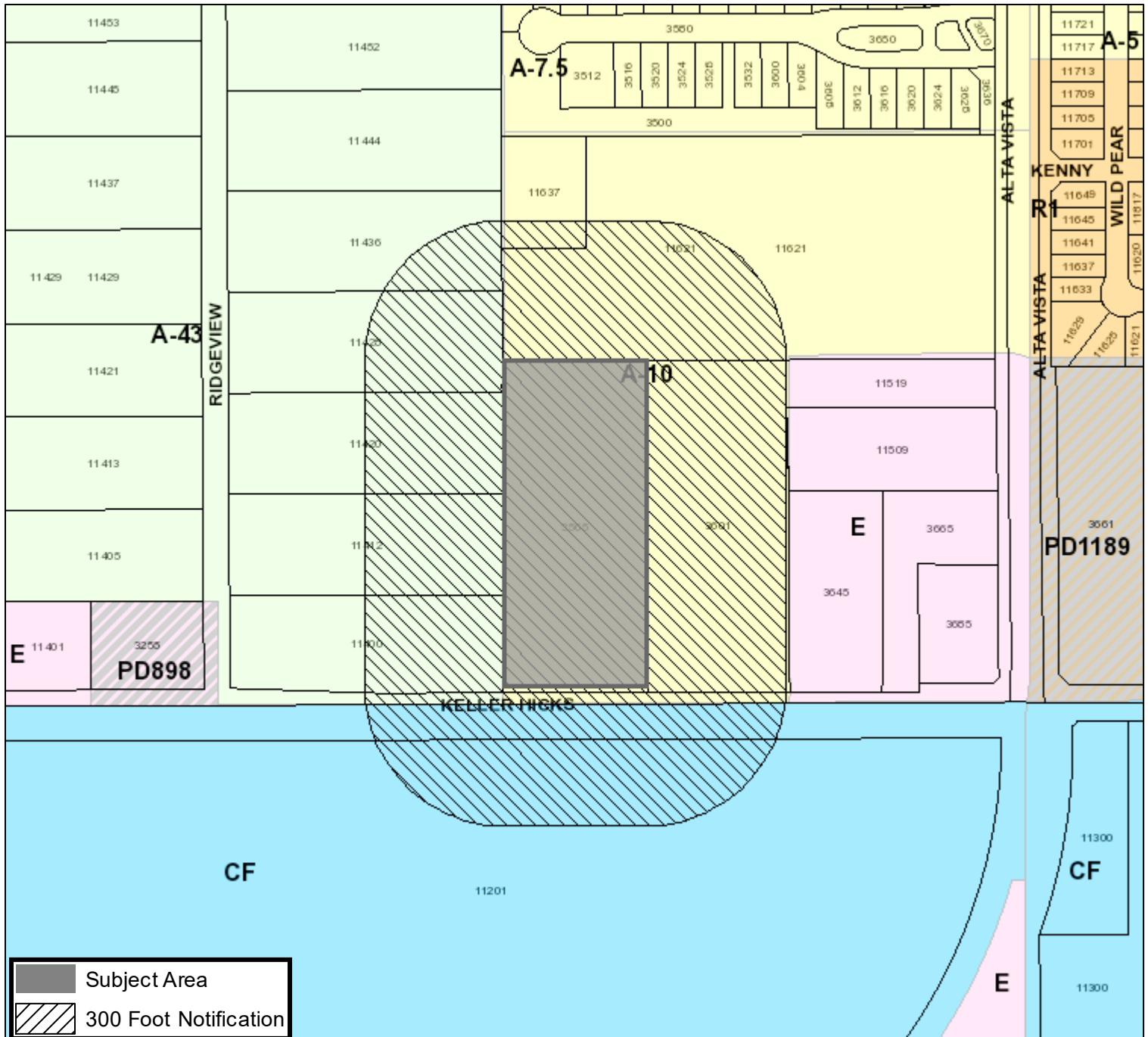
1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
3. 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.
4. Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
5. Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
6. To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
7. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
8. Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.



ZC-25-145

## Area Zoning Map

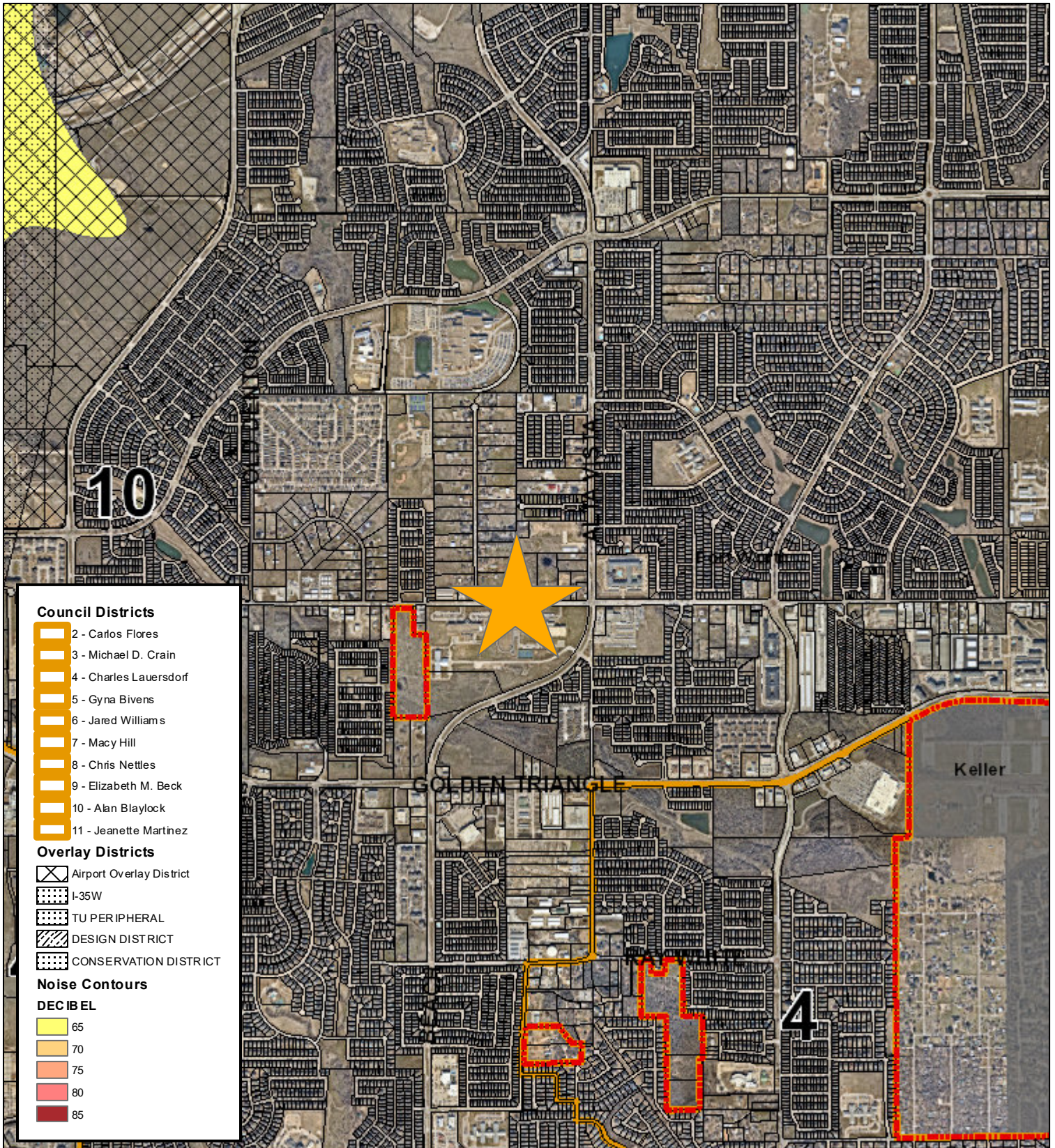
Applicant: Kazi Chowdhury & Nahida Ali/MasterPlan  
Address: 3565 Keller Hicks Road  
Zoning From: A-10  
Zoning To: A-7.5  
Acres: 4.866  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 9/10/2025  
Contact: 817-392-2495



0 155 310 620 Feet

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### Area Map

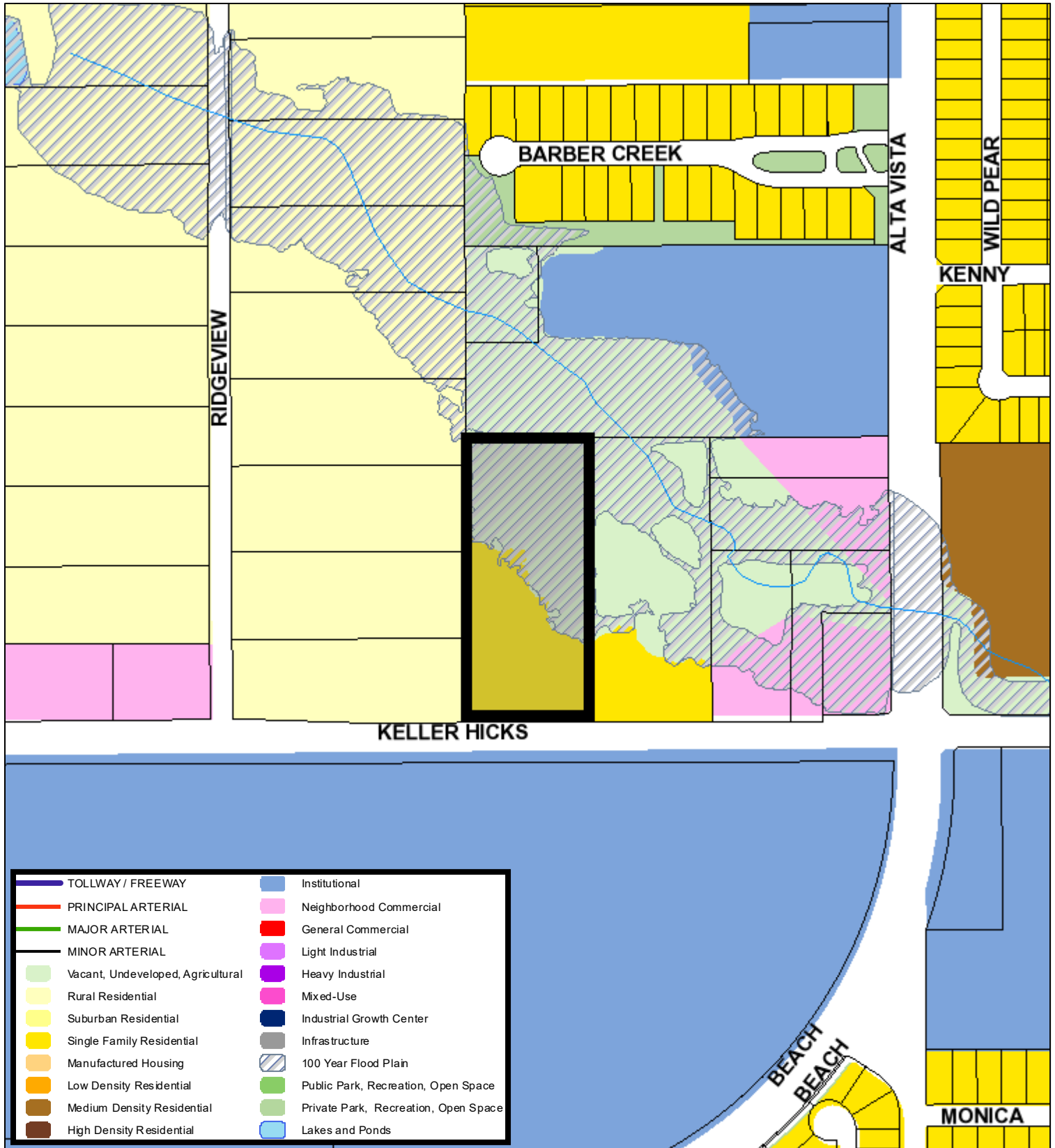


0 1,000 2,000 4,000 Feet



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## 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.

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ZC-25-145

## Aerial Photo Map



0 212.5 425 850 Feet

