



Section 9.02 - Application Forms

ZONING CHANGE APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: XUWEI Jiang
Street Address: 9 Parker #150
City: Irvine State: CA Zip: 92618
Telephone: 8179657538 Fax: _____ E-mail: gwen.chen2001@gmail.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: XUWEI Jiang
Street Address: 765 Bandit Trail
City: Keller State: TX Zip: 76248
Telephone: 8179657538 Fax: _____ E-mail: gwen.chen2001@gmail.com
Signature of Applicant: XUWEI Jiang Signature of Owner: XUWEI Jiang
Date: 07/09/2021 Date: 07/09/2021

Engineering Firm: Bannister Engineering Contact Name: Cody Brooks
Street Address: 240 North Mitchell Rd.
City: Mansfield State: TX Zip: 76063
Telephone: 817 842 2094 Fax: _____ E-mail: cody@bannistereng.com

SECTION 2. ZONING CHANGE REQUEST INFORMATION

Property Location: 765 Bandit Trail
Legal Description:
Lot(s): 1 Block(s): A Subdivision Name: Bandit Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: Retail Proposed Zoning: Residential
Current Use of Property: Retail
Proposed Use of Property: Residential

Justification for Requested Zoning Change:

A detailed letter of justification and/or exhibits shall accompany this application.

ZONING CHANGE APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item or write N/A)

<input checked="" type="checkbox"/>	The application fee
<input type="checkbox"/> N/A	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input checked="" type="checkbox"/>	<p>A narrative statement that includes:</p> <ul style="list-style-type: none"> • Current and proposed zoning or use • A statement of the need for the proposed zoning change • Compatibility of proposed zoning with surrounding zoning and land uses. • Descriptions that show in what ways the proposal is consistent with the City's Master Plan. • You may also choose to address the decision criteria on with the Planning and Zoning Commission and City Council will base their decision. <ol style="list-style-type: none"> 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan. 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings. 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development. 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change. 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved. 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.
<input type="checkbox"/> N/A	A metes and bounds description of the property to be rezoned sealed by a surveyor.
<input type="checkbox"/> N/A	A 24" by 36" scaled exhibit showing the subject property with metes and bounds labels and important physical features such as existing structures, topography, roadways, or creeks.
<input type="checkbox"/> N/A	A 24" by 36" aerial exhibit of the subject property showing the locations of trees in accordance with Section 8.19
<input type="checkbox"/>	Any drawings the applicant considers necessary to demonstrate the case for rezoning. Drawings of the site should to scale.
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee

Mr. Matthew has confirmed to have the materials, including metes and bounds, electronic version of aerial exhibit of the property, and Trip Generation form.

Other materials, including narrative statement, electronic version of existing conditions sheet, and survey are attached.

Narrative Statement for Zoning to Single Family Residential

The property at 765 Bandit Trail, Keller, Texas 76248 was originally built under the SF-LD. The home was subsequently converted to an assisted living family in 2012. The applicant is applying for rezoning this property back to SF-LD Single Family Residential.

Compatibility of Buildings – the existing building, built as a residential structure, is compatible with all surrounding buildings which, except for the building to the west, were also built to be or resemble residential structures.

The proposed use is harmonious and compatible with surrounding existing uses or proposed uses due to the proposed SF-LD home use. With surrounding properties being residential uses, the proposed use will be harmonious and compatible.

The nature of the proposed SF-LD home use is reasonable and appropriate in the immediate area due to the non-intrusive nature of the proposed use. The proposed use will be similar to surrounding residential uses.

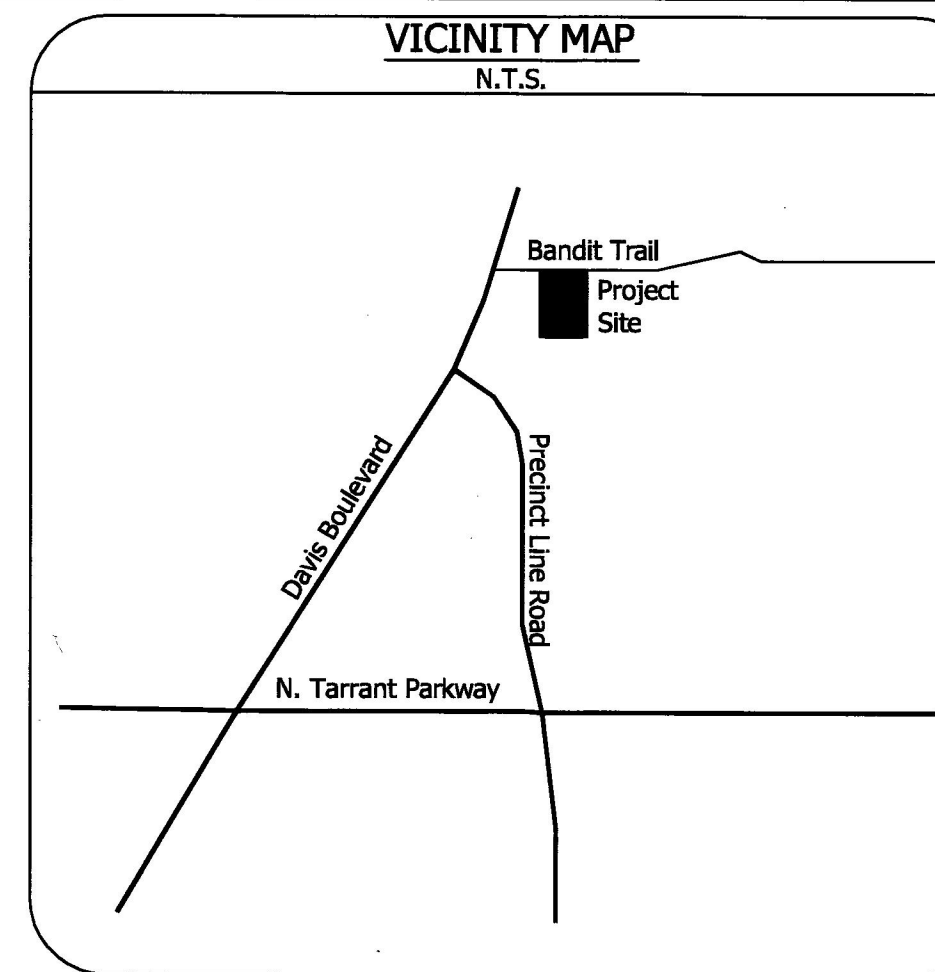
Other areas designated for residential development are unlikely to be affected if the proposed zoning change is approved.

Streets and sidewalks – Bandit Trail is a paved two-lane road. A paved sidewalk is provided along the right-of-way of Bandit Trail.

Ingress and Egress to Public Streets – Ingress and egress to and from the property is provided by Bandit Trail.

Building Height – The existing building is two stories.

FILED
TARRANT COUNTY TEXAS
2012 MAY 16 PM 4:07
MARY LOUISE GARCIA
COUNTY CLERK
BY _____



Flood Statement
According to Community Panel Number 48439C0095K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certificate

STATE OF TEXAS
COUNTY OF TARRANT

Whereas Frances A. Nelson is the sole owner of a 1.410 acre tract of land situated in the J.W. Haynes Survey, Abstract Number 791 and the J.J. Hibbins Survey, Abstract Number 640, Tarrant County, Texas and being all of that certain tract of land described by deed to Frances A. Nelson recorded in Volume 15140, Page 463, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 Inch iron rod with cap stamped "RPLS 5668" found at the northwest corner of said Nelson tract, said iron rod also being the northeast corner of Davis Boulevard Medical Center, an addition to the City of Keller recorded in Cabinet A, Slide 12064, Plat Records, Tarrant County, Texas and being in the south right-of-way line of Bandit Trail (60' Right-of-Way);

THENCE South 89 degrees 32 minutes 50 seconds East, 170.74 feet along the north line of said Nelson tract and said south right-of-way line of Bandit Trail to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the northeast corner of said Nelson tract, said iron rod also being the northwest corner of that certain tract of land described by deed to Robert Hatton and Teresa Hatton recorded as Tract II in County Clerk's File Number D207003820, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 52 minutes 50 seconds West, 359.35 feet along the east line of said Nelson tract and the west line of said Hatton tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southeast corner of said Nelson tract, said iron rod also being the southwest corner of said Hatton tract and being in the north line of River Valley Ranch Addition, an addition to the City of Keller recorded in Volume 388-207, Page 74, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 17 minutes 50 seconds West, 170.76 feet along the south line of said Nelson tract and said north line of River Valley Ranch Addition to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southwest corner of said Nelson tract, said iron rod also being the northwest corner of said River Valley Ranch Addition and being the northeast corner of Lot 2, Block 1, Gibson Addition, an addition to the City of Keller recorded in Cabinet A, Slide 8471, Plat Records, Tarrant County, Texas and being the southeast corner of said Davis Boulevard Medical Center;

THENCE North 00 degrees 52 minutes 50 seconds East, 360.10 feet along the west line of said Nelson tract and the east line of said Davis Boulevard Medical Center to the POINT OF BEGINNING and containing 61,403 square feet or 1.410 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That Frances A. Nelson does hereby adopt this plat designating the herein above property as LOT 1, BLOCK A, BANDIT ADDITION, an addition to the City of Keller, Tarrant County, Texas and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

Witness my hand this 30th day of April, 2012.

Frances A. Nelson
Name

LINE	BEARING	DISTANCE
L1	N 89°32'50" E	17.65'
L2	S 25°24'26" E	8.01'
L3	N 89°57'45" E	34.91'
L4	S 00°15'02" E	0.96'
L5	N 90°00'00" W	22.23'
L6	S 00°00'00" E	5.91'
L7	N 90°00'00" W	34.18'
L8	N 00°00'00" W	18.84'
L9	N 90°00'00" W	15.78'
L10	N 25°24'26" W	7.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9.00'	14.11'	12.71'	S 45°08'55" E	89°47'46"
C2	9.00'	14.18'	12.76'	S 44°52'29" W	90°15'02"
C3	2.00'	3.14'	2.83'	S 45°00'00" W	90°00'00"
C4	13.00'	20.42'	18.38'	S 45°00'00" W	90°00'00"
C5	10.00'	15.71'	14.14'	N 45°00'00" W	90°00'00"
C6	13.00'	20.42'	18.38'	N 45°00'00" E	90°00'00"

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared *Frances A. Nelson* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 30th day of April, 2012.

June Daugherty
Notary Public for the State of Texas

My Printed Name: June Daugherty
My Commission Expires: 5-8-2013

Surveyor's Certification

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby state that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Executed this the 27th day of April, in the year of our Lord 2012.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone referenced to the City of Keller Horizontal Control Network.
- 2.

**FINAL PLAT SHOWING
LOT 1, BLOCK A
BANDIT ADDITION**
Being 1.410 Acres in the J.W. Haynes Survey,
Abstract Number 791 and the J.J. Hibbins
Survey, Abstract Number 640, City of Keller,
Tarrant County, Texas.
Zoned PD-R - Planned Development Retail
Prepared: October 10, 2011

Drainage Easement Note
The Drainage Easement is dedicated to the City for storm water runoff control. This easement will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. The property owner shall keep this drainage facility on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance of the detention facility, drainage outfalls or the storm drainage pipe. The City of Keller shall not be liable for any damages to the detention pond or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.

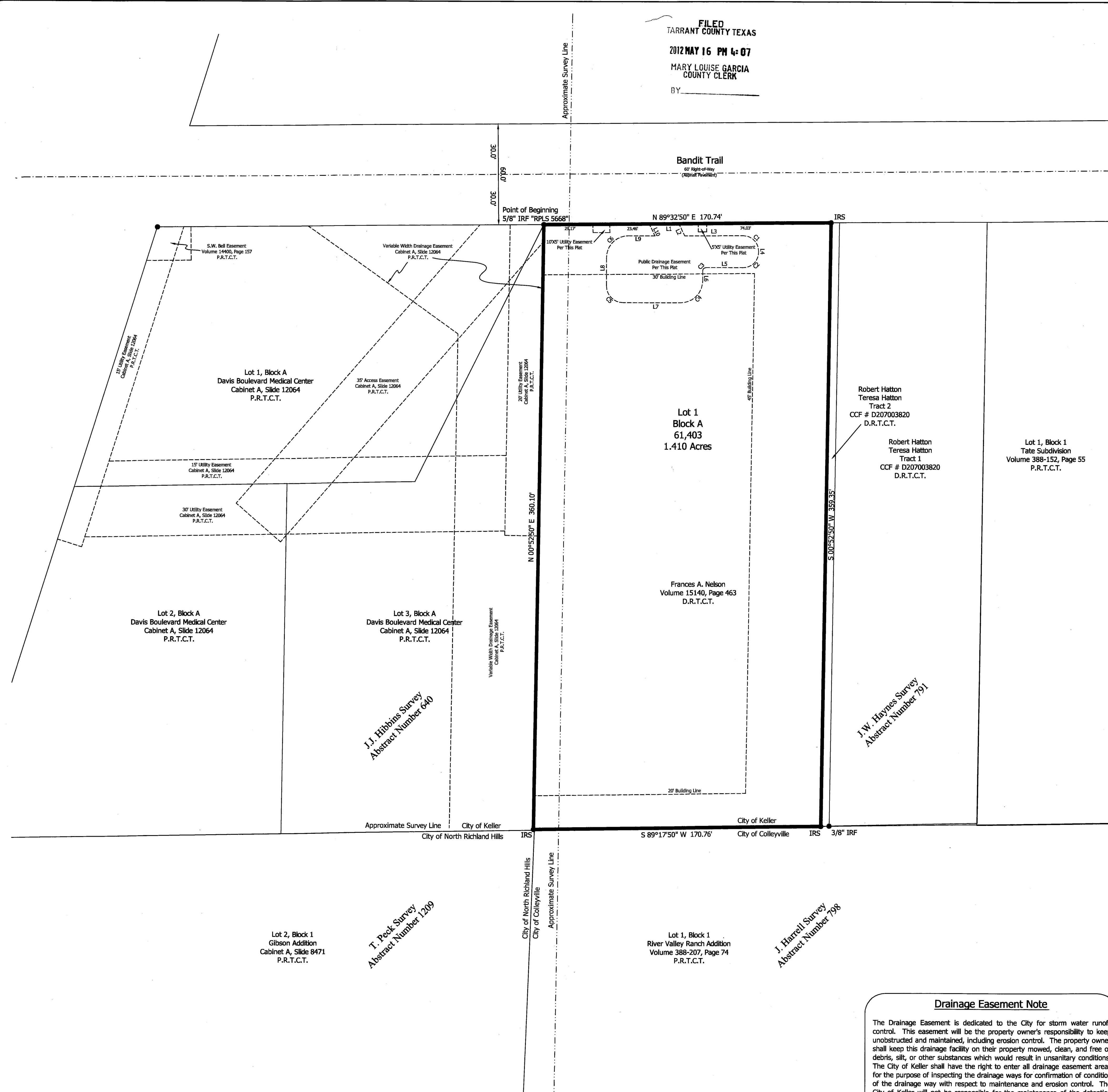
APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR: *[Signature]* DATE: 5/16/12

SECRETARY: *[Signature]* DATE: 5/16/12

THIS PLAT FILED IN DOCUMENT NUMBER D212117918, DATED 5/16/12

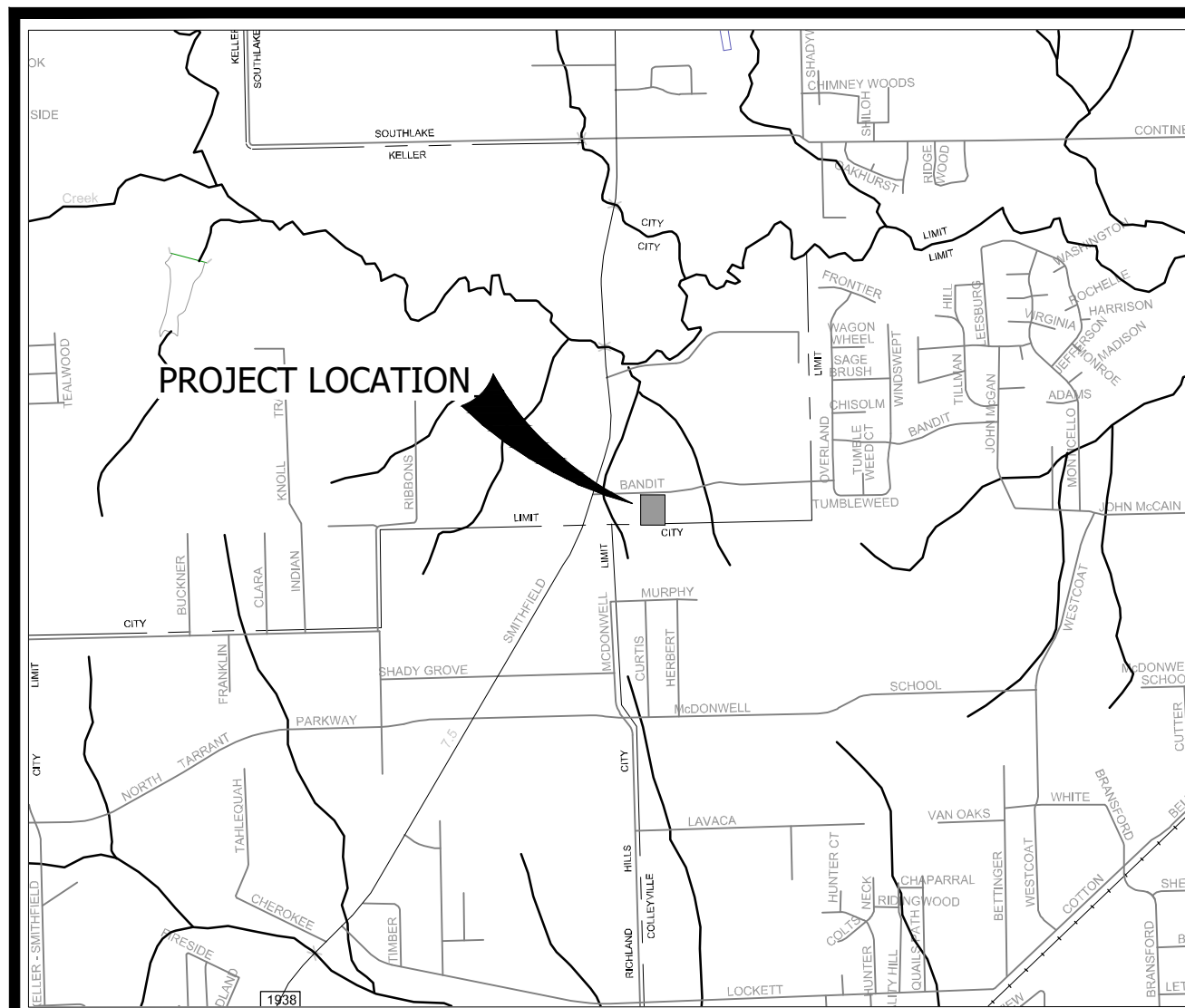
Project Number: 110076 Date: October 10, 2011
Revised Date:
Revision Notes:
Sheet 1 of 1



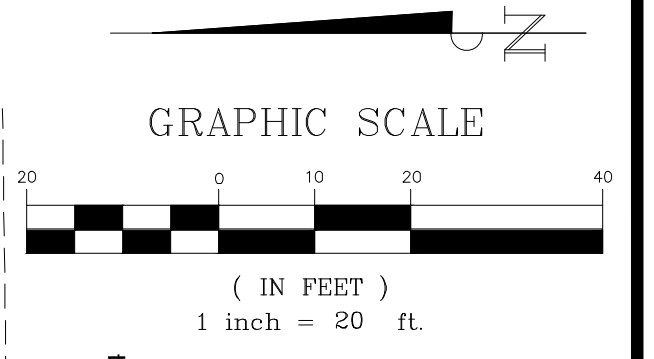
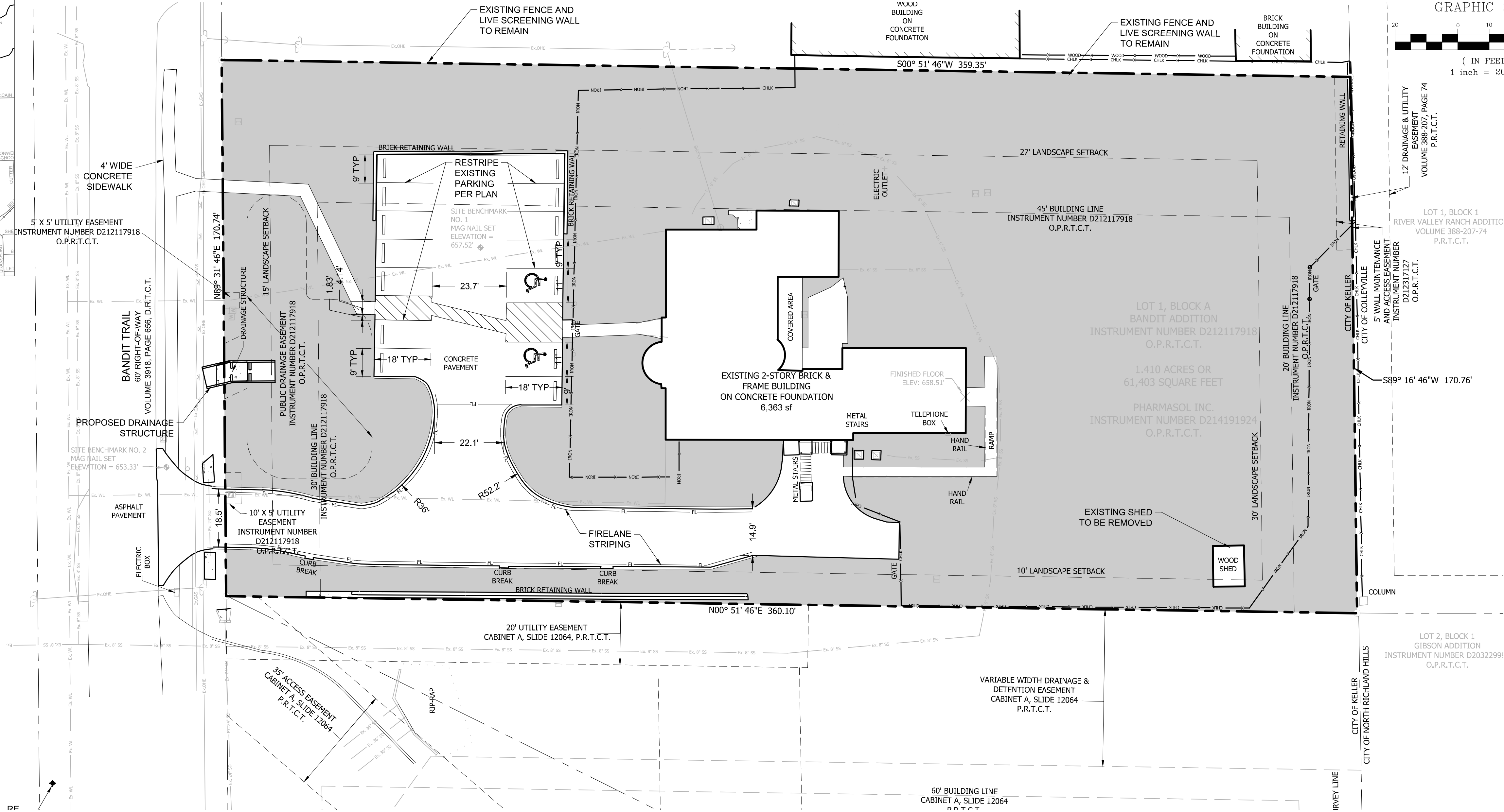
Engineer: Barnister Engineering, LLC
714 Hunter's Row Court
Suite 104
Mansfield, Texas, 76063
Ph. 817-842-2094

Owner: Frances A. Nelson
3616 FM 84
Denison, Texas 75020

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
Thou shalt not remove thy neighbor's landmark Deut. 19:14
© copyright 2011, Realsearch of Texas, LLC



AREA MAP
1"=2000'



PROJECT SUMMARY:

SITE DATA:	
LOT SIZE:	1.41 ac (61,376 st)
FRONT BUILDING SETBACK:	30 feet
EAST BUILDING SETBACK:	45 feet
WEST BUILDING SETBACK:	0 feet
REAR BUILDING SETBACK:	20 feet
PARKING REQUIRED:	7 spaces
PARKING PROVIDED:	11 spaces plus 2 ADA
FRONT LANDSCAPE SETBACK:	15 feet
EAST SIDE LANDSCAPE SETBACK:	27 feet
WEST SIDE LANDSCAPE SETBACK:	10 feet
REAR LANDSCAPE SETBACK:	30 feet
MAXIMUM BUILDING HEIGHT:	35'
SCREENING WALL:	Live screening in lieu of masonry screening wall.
SIDEWALK:	4' to be provided
BUILDING DATA:	
BUILDING AREA:	6,363sf
BEDS:	12

- VARIANCE REQUESTS**
- The variance request to allow a minimum sideyard building setback of forty-five feet (45') along the east property line shall be allowed.
 - The variance request to allow building material for the existing building to remain fifty-one percent (51%) wood siding shall be allowed.
 - The variance request to allow the use of live screening in lieu of the required masonry screening wall along the east property line shall be allowed.



SITE PLAN
for
Nursing Home
(Assisted Living Facility)

765 Bandit Trail
1.41 Acres in the J. W. Haynes
Survey, Abst. 791 and the J.J. Hibbins
Survey, Abst. 640
in the City of Keller,
Tarrant County, Texas

June 30, 2020

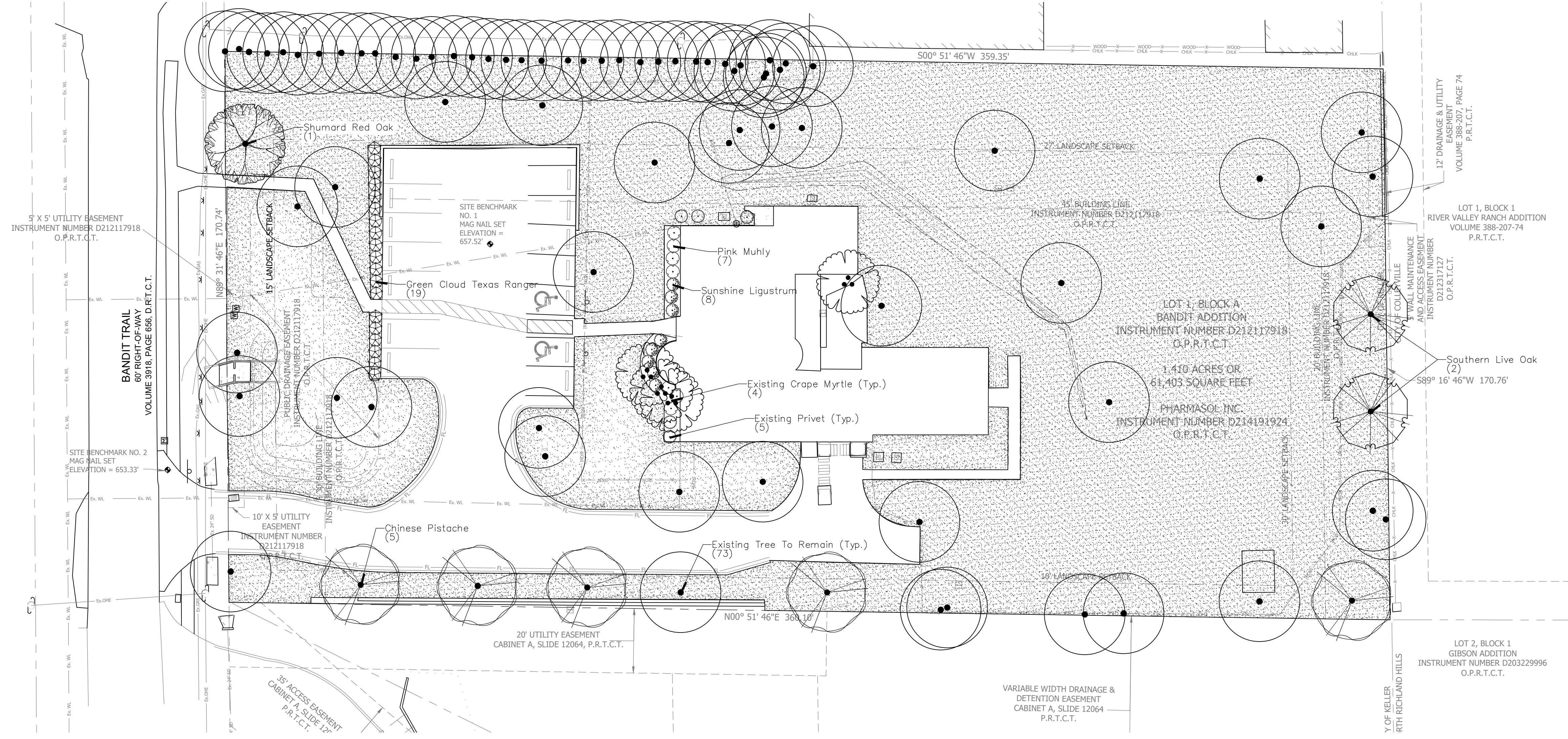
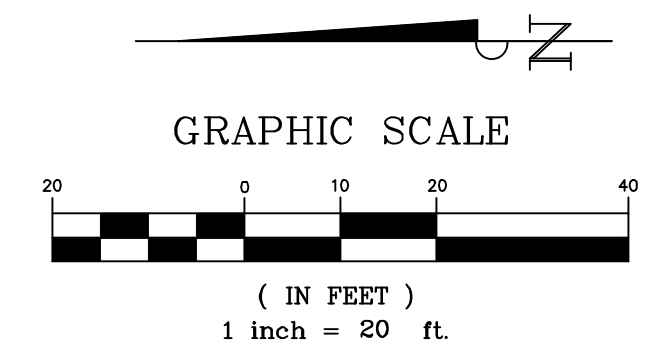
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY BROOKS, P.E.

PLANNER / ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: JEFF LINDER

OWNER:
PHARMASOL, INC.
7560 GREENVILLE AVENUE
DALLAS, TEXAS 75231
CONTACT: SYED ZULFIQAR

DEVELOPER:
NEWARK PARK, LLC
2604 BROOKRIDGE DRIVE
HURST, TEXAS 76054
(817) 740-3295
CONTACT: STEPHEN EATON



LANDSCAPE TABULATIONS:

LOT AREA	1.41 AC (61,376 SF)	
LANDSCAPE BUFFERS:		
BANDIT TRAIL:	REQ'D	PROV'D
EAST P.L.:	30'	30'
SOUTH P.L.:	30'	27'
WEST P.L.:	10'	10'
BUFFER TREES:		
BANDIT TRAIL:	REQ'D	PROV'D
EAST P.L.:	5	5
SOUTH P.L.:	12	37
WEST P.L.:	6	6
PARKING LOT LANDSCAPING:		
STREET SCREENING:	REQ'D	PROV'D
15% PARKING AREA	YES	YES
(4,518 SF PARKING AREA)	678 SF	1,028 SF (19.6%)
PARKING LOT ISLAND TREES	4	6
TOTAL SITE TREES PROVIDED	8 - 3" CALIPER TREES	
TREE MITIGATION :	NONE	

PLANT_SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	73	Existing Tree To Remain	N/A			
	4	Existing Crape Myrtle	N/A			
	5	Pistacia chinensis / Chinese Pistache	45 GAL.	3"	10'-12'	Full, Matching, Symmetrical
	1	Quercus shumardii / Shumard Red Oak	45 GAL.	3"	10'-12'	Full, Matching, Symmetrical
	2	Quercus virginiana / Southern Live Oak	45 GAL.	3"	10'-12'	Full, Matching, Symmetrical
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	5	Existing Privet				
	19	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 GAL	36" HT	PER PLAN	Full, Matching, Symmetrical
	8	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 GAL.	24" HT	PER PLAN	Full, Matching, Symmetrical
	7	Muhlenbergia capillaris / Pink Muhly	3 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	Per Plan	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			

LANDSCAPE PLAN
for
Nursing Home
765 Bandit Trail
1.41 Acres in the J. W. Haynes
Survey, Abst. 791 and the J.J. Hibbins
Survey, Abst. 640
in the City of Keller,
Tarrant County, Texas

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY BROOKS, P.E.

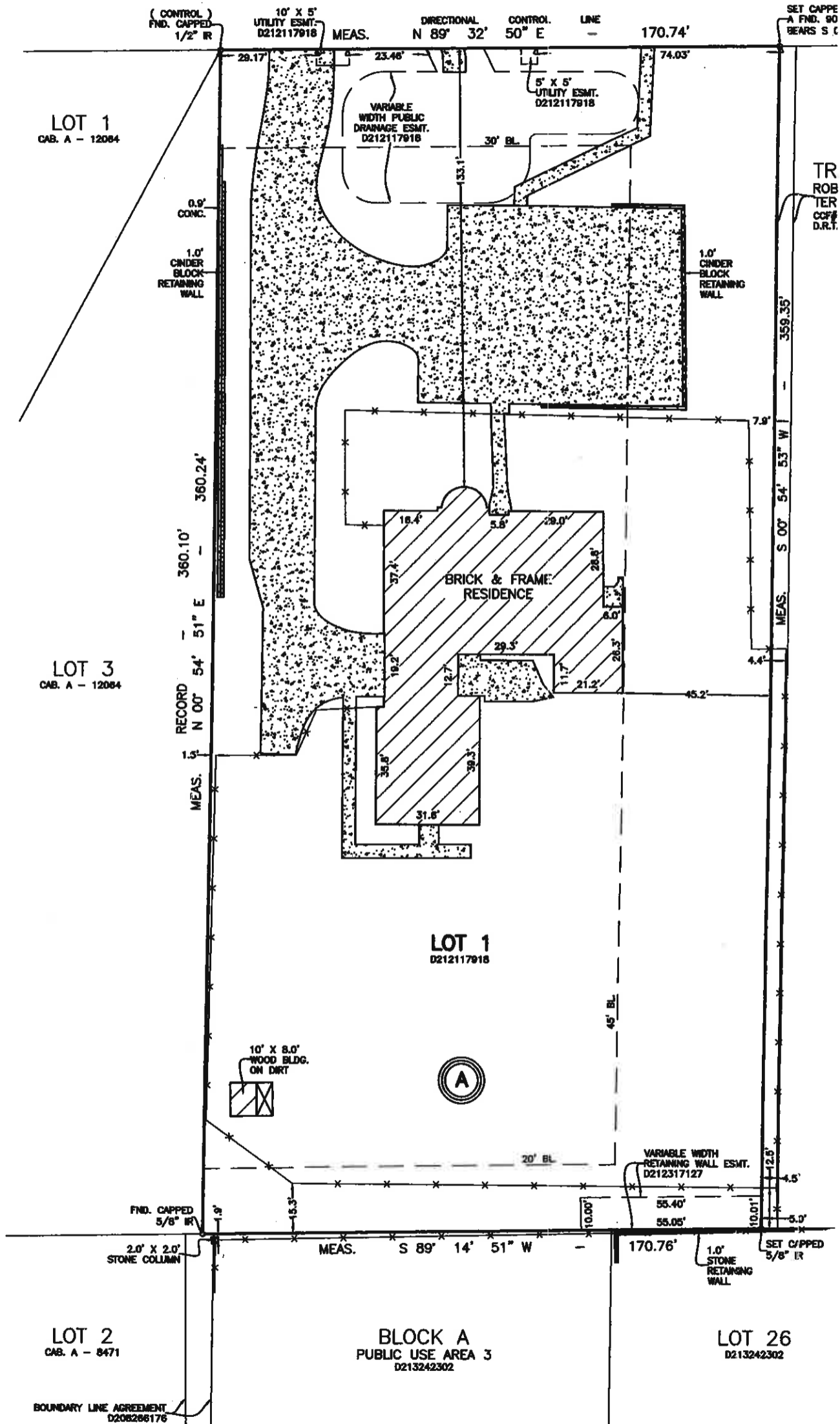
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CONTACT : JEFF LINDER

OWNER:
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DALLAS, TEXAS 75231
CONTACT : SYED ZULFIQAR

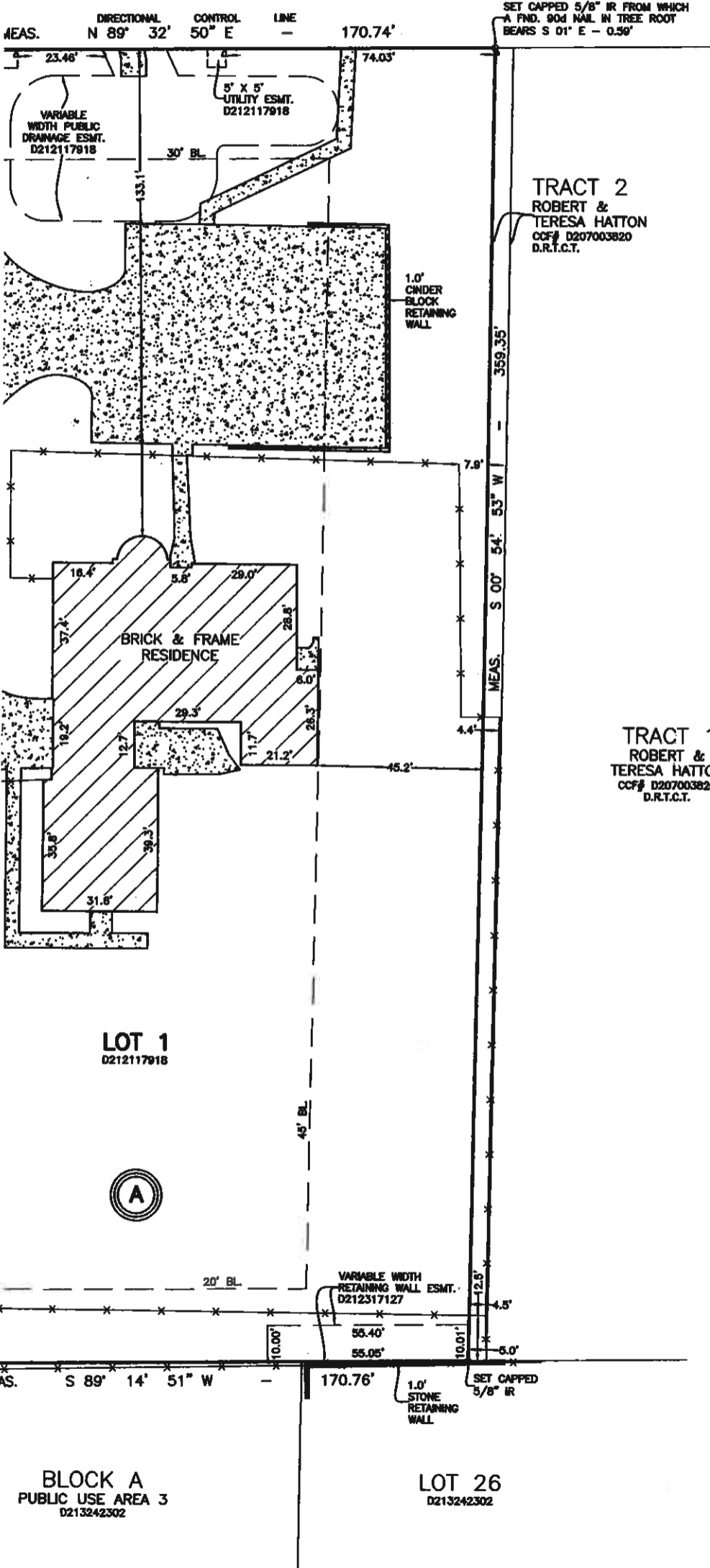
DEVELOPER:
NEWARK PARK, LLC
2604 BROOKRIDGE DRIVE
HURST, TEXAS 76054
(817) 740-3295
CONTACT : STEPHEN EATON

FEBRUARY 23, 2012
REVISED MAY 21, 2020

765 BANDIT TRAIL



765 BANDIT TRAIL



Reference
Title Co:
Purchase
Lender:

Lot 1, Blo
filed for re

Easement
visible, or

I, WILLIAM H. M.
RESOURCES GUY
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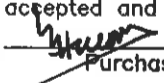
Reference No: 3251Y14 G.F. No: 14-01908
 Title Co: RATTIKIN TITLE COMPANY
 Purchaser: HOME STYLE CARE KELLER, INC.
 Lender: TITLE RESOURCES GUARANTY COMPANY

PROPERTY DESCRIPTION

Lot 1, Block A, BANDIT ADDITION, an Addition to the City of Keller, Tarrant County, Texas, according to plat filed for record under Clerk's File No. D212117918, Deed Records of Tarrant County, Texas.

Easement recorded in 3923/573 cannot be located with the description given in said document and there is no visible, on the ground evidence of the easement.

	OVERHEAD UTILITIES	LEGEND
	FENCE	
	BRICK	
	WOOD DECK	
	CONCRETE	

This survey is hereby accepted and approved.

 Purchaser
 Purchaser
 08-29-2014
 Date

SURVEYORS CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO TITLE RESOURCES GUARANTY COMPANY & RATTIKIN TITLE COMPANY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.



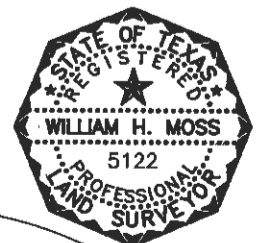
SCALE: 1" = 30'

PROLINE
 SURVEYING LTD.
 www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



DRAWN BY: MS DATE: 08-08-14

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE