



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 15, 2013

Council District 2

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

Opposition: none

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

Owner / Applicant: AIL Investment LP and Hillwood Multifamily LP

Site Location: 10200 Block of IH 35 N Mapsco: 21U

Proposed Use: Office Campus

Request: From: "C" Medium Density Multifamily
To: "G" Intensive Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The applicant is requesting a zoning change from "C" Medium Density Multifamily to "G" Intensive Commercial to allow for a major office campus. This development is part of the Alliance Town Center and Alliance Airport is several miles to the north of the subject property. This development falls within the I-35 Overlay District.

The office campus is expected to include over 350,000 sq. ft. and employ 1,400 people. It is scheduled to break ground in Spring 2013 and open in 2015.

This case is scheduled to be heard by the City Council on January 15, 2013.

Site Information:

Owner: AIL Investment LP and Hillwood Multifamily LP
13600 Heritage Pkwy
Fort Worth, Texas 76177

Agent: Peloton Land Solutions/Aric Head
Acreage: 4.74 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / vacant proposed for commercial, office
- East "J" Medium Industrial / vacant proposed for multifamily
- South "G" Intensive Commercial / vacant proposed for commercial, retail, hotel
- West "G" Intensive Commercial / vacant proposed for commercial, retail

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-004 various properties to G and PD/D to be heard in conjunction with this case

Platting History: CP-12-001 Alliance Town Center conditionally approved by the City Plan Commission 12-21-12

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
IH 35 N	Highway	Highway	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
North Fort Worth Alliance	Keller ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “G” Intensive Commercial for office uses. Surrounding land uses are primarily vacant on all sides with proposals for commercial, office, retail, multifamily and hotel uses.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as Alliance mixed use growth center. The requested zoning change is consistent with the following Comprehensive Plan policies:

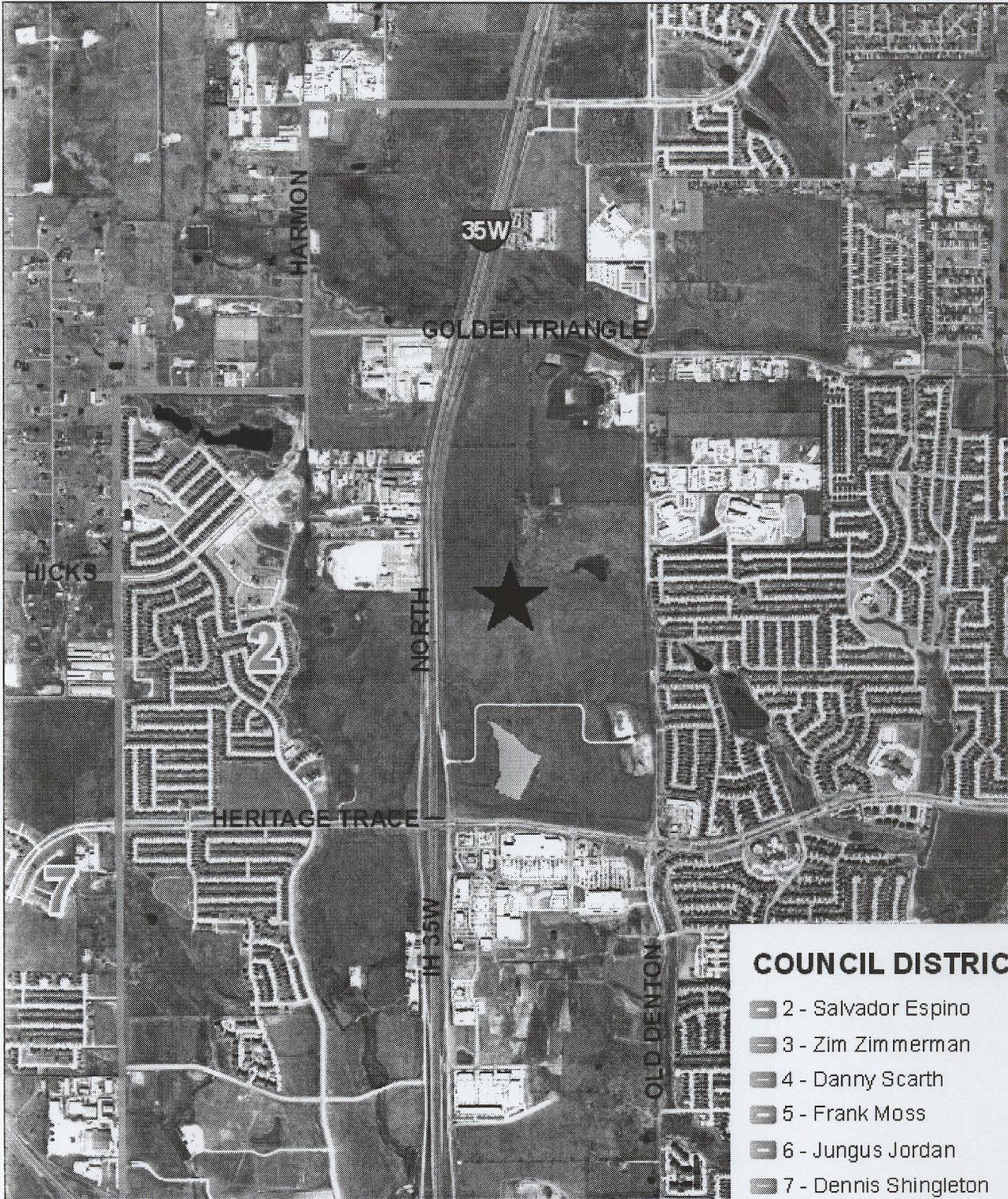
- Encourage development type and intensity appropriate to existing or planned street infrastructure (pg. 38)
- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 37)

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

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





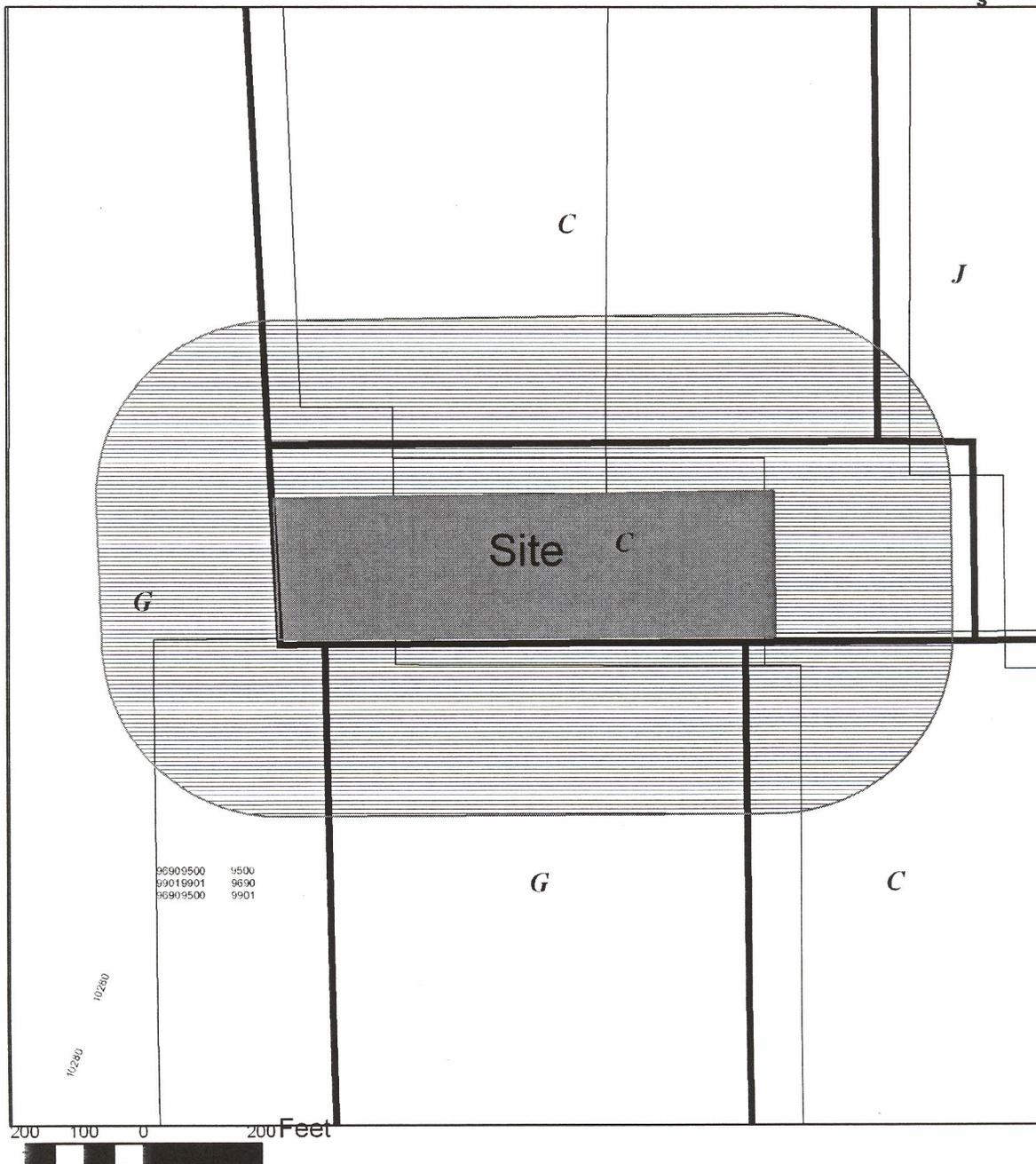
ZC-13-012

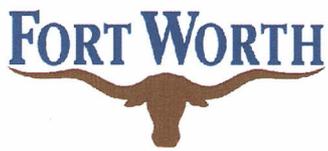
Area Zoning Map

Applicant: ALL Investments & Hillwood Multifamily, LP
Address: 10200 block North Freeway
Zoning From: C
Zoning To: G
Acres: 4.74
Mapsc0: 21U
Sector/District: Far North
Commission Date: 01/09/2013
Contact: 817-392-2495



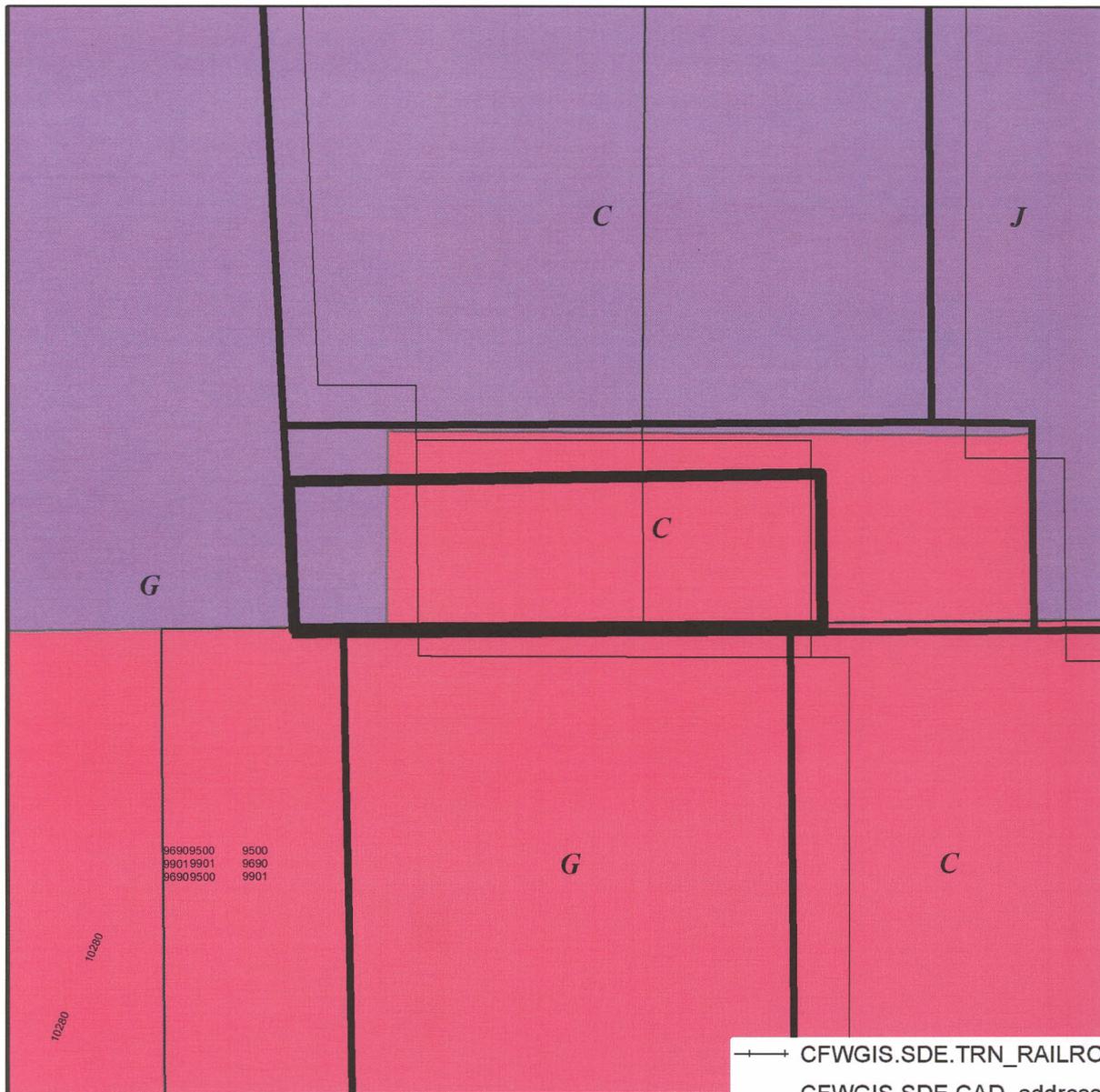
 300 Ft. Notification Buffer





Future Land Use

ZC-13-012



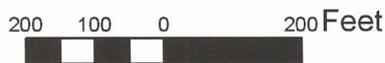
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- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map

