

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 5, 2013

**Council District** 2

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** none

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** AIL Investment LP

**Site Location:** 14200 block Old Blue Mound Rd Mapsco: 19 F, G, H

**Proposed Use:** Industrial

**Request:** From: "AG" Agricultural  
To: "K" Heavy Industrial

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

**Comprehensive Plan Consistency:** Requested change **is consistent**

**Background:**

The proposed site is located on Old Blue Mound Road near the intersection of Intermodal Parkway. The applicant is proposing to rezone to "K" Heavy Industrial to bring all land under ownership into the same industrial zoning category. The applicant intends to develop land to the west of the site and is required to preliminary plat the property. Rezoning to the proposed use is required as part of the process.

**Site Information:**

Owner: AIL Investment, LP  
13600 Heritage Pkwy, Suite 200  
Fort Worth, Texas 76177

Agent: Peloton Land Solutions, Jonathan Ragsdale

Acreage: 10.011 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / vacant
- East City of Haslet, "K" Heavy Industrial / vacant, Alliance Airport
- South City of Haslet / vacant
- West "K" Heavy Industrial / vacant, industrial

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

BOA History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Old Blue Mound Rd	County Road	County Road	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
North Fort Worth Alliance	NWISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone to "K" Heavy Industrial and to bring the remaining land within ownership into the same zoning category. Surrounding land uses are primarily vacant with industrial to the west and Alliance Airport to the east.

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

**2. Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as Industrial Growth Center. The proposed "K" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 38)

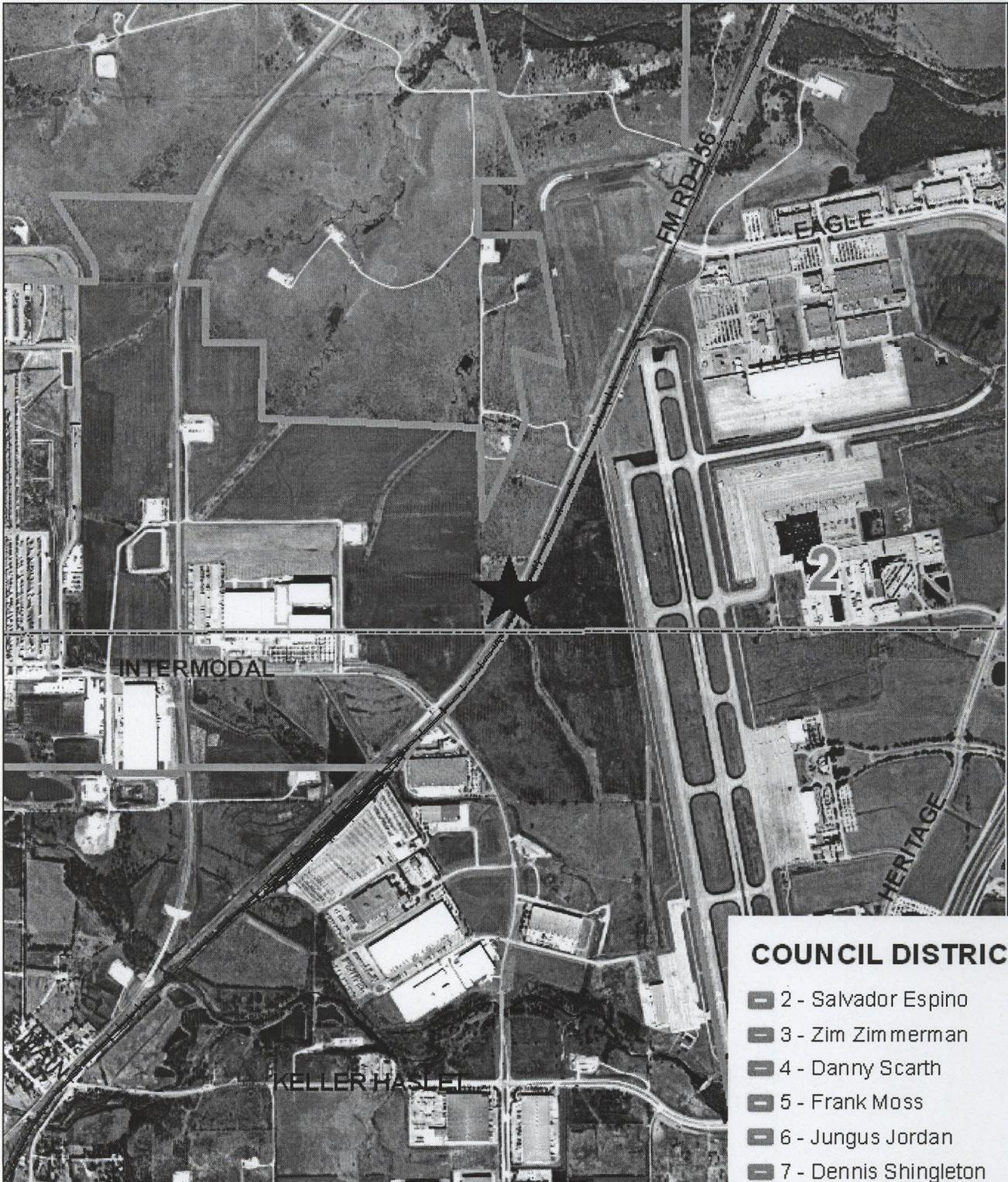
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

## 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



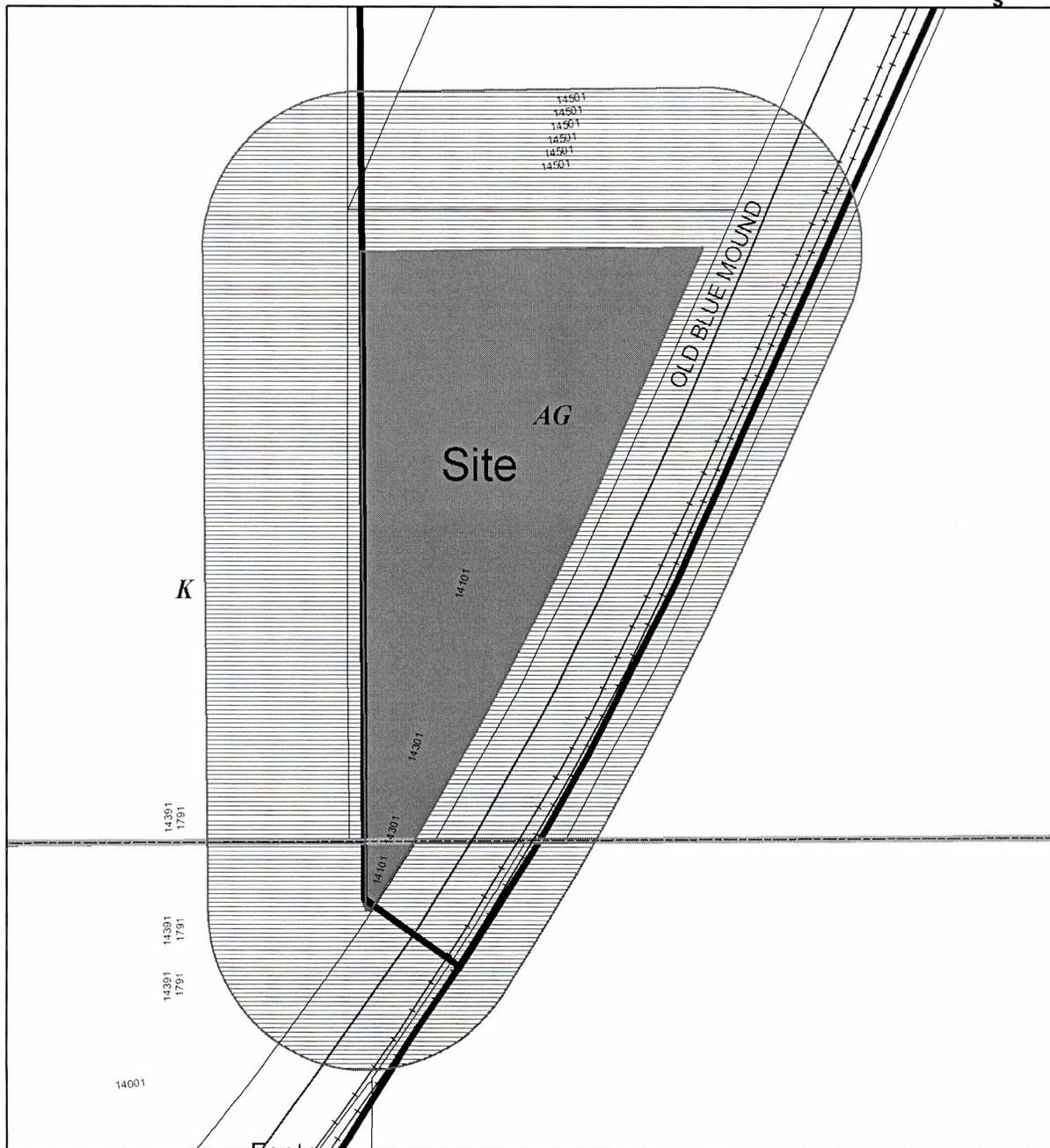
ZC-13-021

# Area Zoning Map

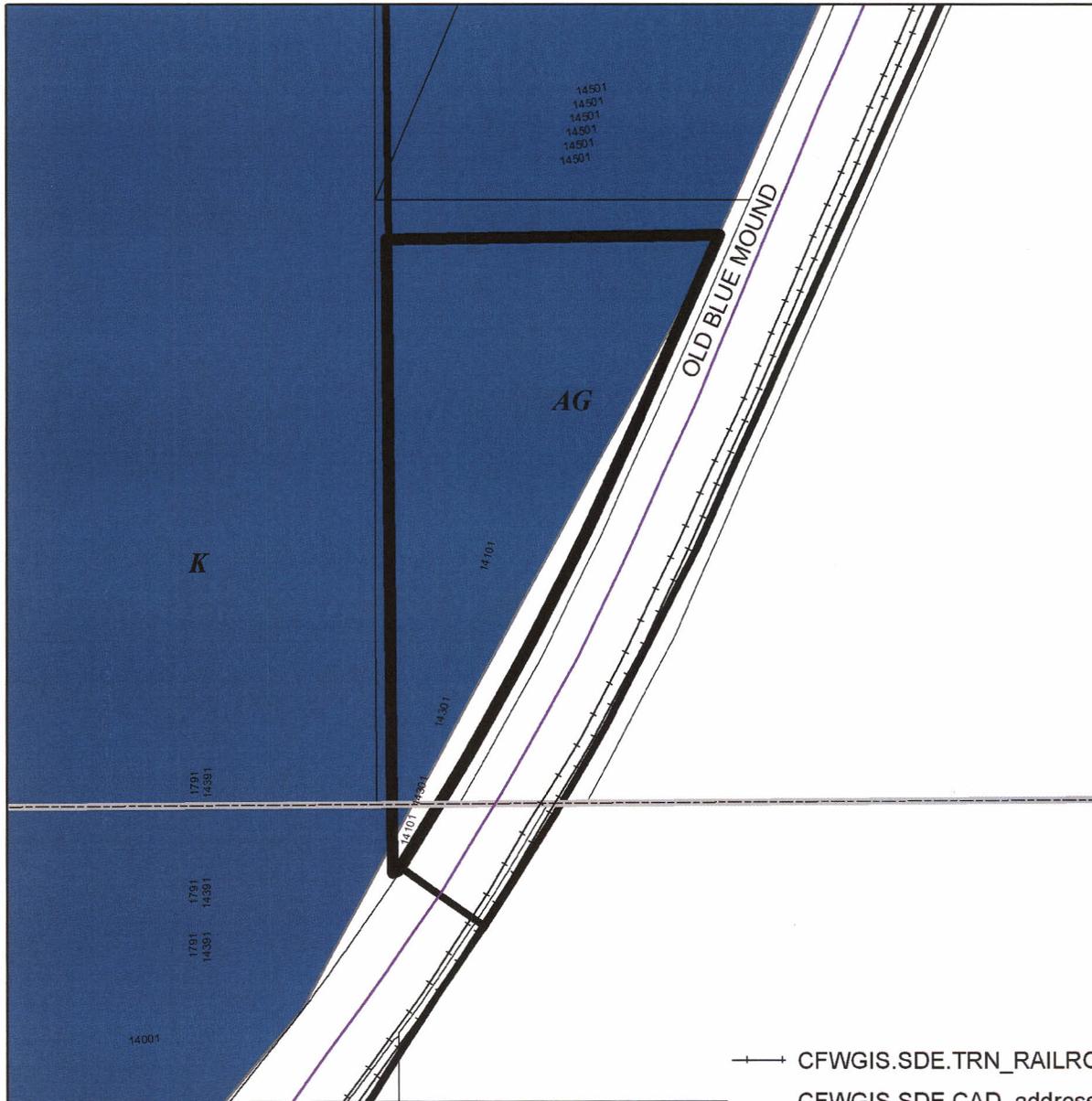
Applicant: AIL Investment LP  
Address: 14200 block Old Blue Mound Road  
Zoning From: AG  
Zoning To: K  
Acres: 10.12  
Mapsc0: 7E  
Sector/District: Far North  
Commission Date: 02/13/2013  
Contact: 817-392-8043



300 Ft. Notification Buffer



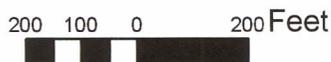
200 100 0 200 Feet



- 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

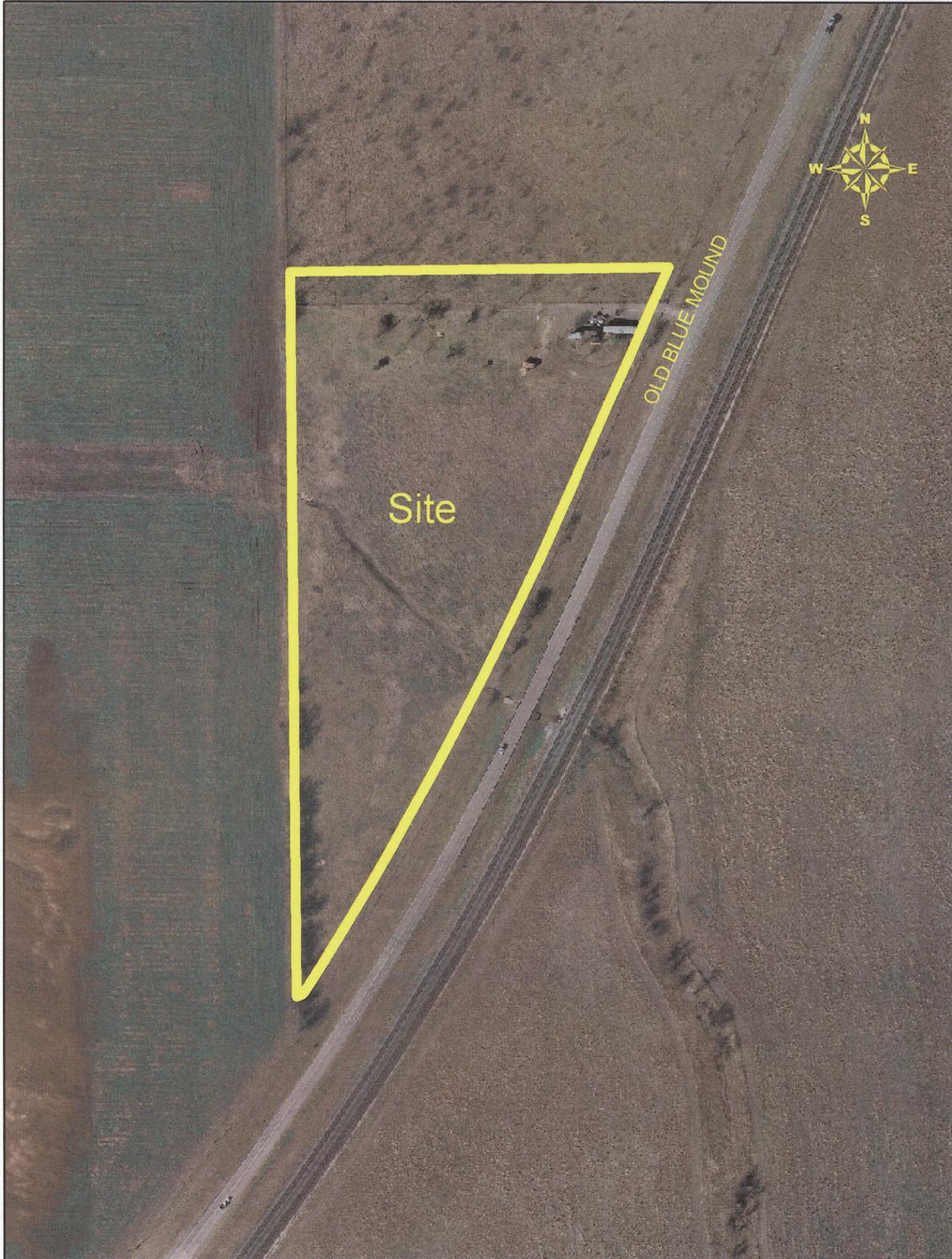
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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



200 100 0 200 Feet

**13. ZC-13-020 CRP City View LLC (CD 3)- 6301 Overton Ridge Boulevard (City View Addition, Block 4, Lot 3, 23.99 Acres): from t“PD-473” Planned Development Specific Use for housing for elderly persons subject to the development standards of the “CR” Low Density Restricted multifamily district and provision of a Unified Residential Development Site Plan; site plan waived to Amend “PD-473” Planned Development to add assisted living and nursing home and to delete the requirement for a Unified Residential Development site plan; site plan included**

Mark Housewright, 900 Jackson Street, Dallas, Texas representing CRP City View explained to the Commissioners they are requesting to amend the PD to allow for assisted living and nursing home uses on the existing tract. They currently have 203 units of senior independent living. Mr. Housewright talked about the power point presentation mentioning this is on the southwest side of the City, west of Bryant Irvin. The area they are requesting to add to the PD is a small percentage of the overall tract. They are adding one building for assisted living and possible nursing home care services in the future. Vantage View is a gated senior living community. Mr. Housewright said they are asking for two waivers for height (4 stories) and required parking (excess of 100 spaces). They do have support from Ridglea Country Club and Meadows West NA, Streams and Valleys was also supportive. They also have a 95% occupancy rate.

Mr. West asked about the letter Meadows West NA submitted in support conditional upon assurances from the developer so as not cause draining or flooding onto their properties. Mr. Housewright mentioned he did contact Councilman Zimmerman and he is aware of the neighborhood concern. He said they will do anything they need to assure that water is taken to the drainage pond.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-13-020</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Meadows West HOA	NA	Out	Support		Sent letter in
Ridglea Country Club	NA	Out	Support		Sent letter in
Jeff Eskew/Marriott	NA	In	Support		Sent letter in

**14. ZC-13-021 AIL Investments LP (CD 2) – 14200 Block of Old Blue Mound Road (G. Overton Survey, Abstract No. 972, 10.01 Acres): from “AG” Agricultural to “K” Heavy Industrial**

Erik Head, 5751 Kroger Drive, Fort Worth, Texas with Peloton Land Solutions, representing Ail Investments explained to the Commissioners this property is in the middle of two heavy industrial zoning districts and will be part of the Westport Alliance Development program.

Motion: Following brief discussion, Mr. Flores recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.