



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 16, 2016

**Council District** 7

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

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** AIL Investment, LP

**Site Location:** 13800-13900 Blocks Blue Mound Road/SH 156 Mapsco: 6L,M

**Proposed Use:** Industrial

**Request:** From: Unzoned  
To: "K Heavy Industrial

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

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

**Background:**

The property owner/developer has requested annexation and zoning of the property to match the surrounding zoning and uses for future development. The case will be timed to be heard by the City Council on the same date as the annexation, February 16, 2016.

**Site Information:**

Owner: AIL Investment LP  
13600 Heritage Pkwy Ste 200  
Ft. Worth, TX 76177  
Agent: Peloton Land Solutions/Jonathan Ragsdale  
Acreage: 53.58 acres  
Comprehensive Plan Sector: Far North  
Surrounding Zoning and Land Uses:  
North "K" Heavy Industrial / warehouse, industrial  
East City of Haslet / vacant  
South City of Haslet / vacant  
West City of Haslet / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital
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			<b>Improvements Plan (CIP)</b>
Intermodal	Principal Arterial	Principal Arterial	No
FM 156/Blue Mound Rd.	Principal Arterial	Principal Arterial	

**Public Notification:**

The following Organizations were notified:

<b>Organizations Notified</b>	
Northwest Fort Worth Community Alliance	Streams And Valleys Inc
North Fort Worth Alliance	Trinity Habitat for Humanity
Sendera Ranch HOA	Northwest ISD

\* Site not located within the confines of a registered neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant has applied to the city for annexation and requests zoning consistent with the surrounding industrial uses.

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

**2. Comprehensive Plan Consistency**

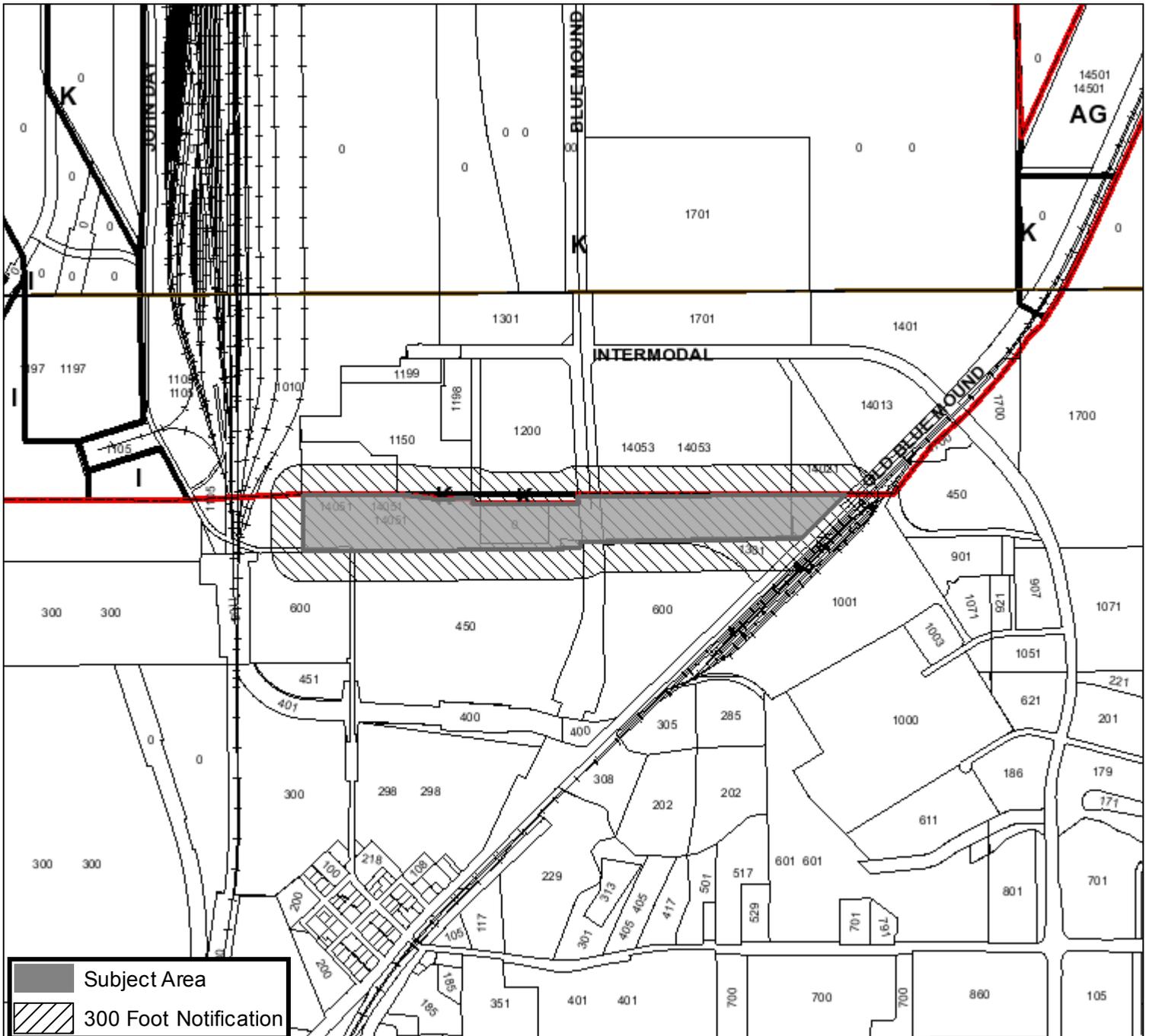
The 2015 Comprehensive Plan designates the subject property as Industrial Growth Center. The proposed rezoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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

## Area Zoning Map

Applicant: AIL Investment, LP  
 Address: 13800 - 13900 blocks Blue Mound Road/SH 156  
 Zoning From: Unzoned  
 Zoning To: K  
 Acres: 53.58157644  
 Mapsco: 6LM  
 Sector/District: Far North  
 Commission Date: 1/13/2016  
 Contact: 817-392-2495



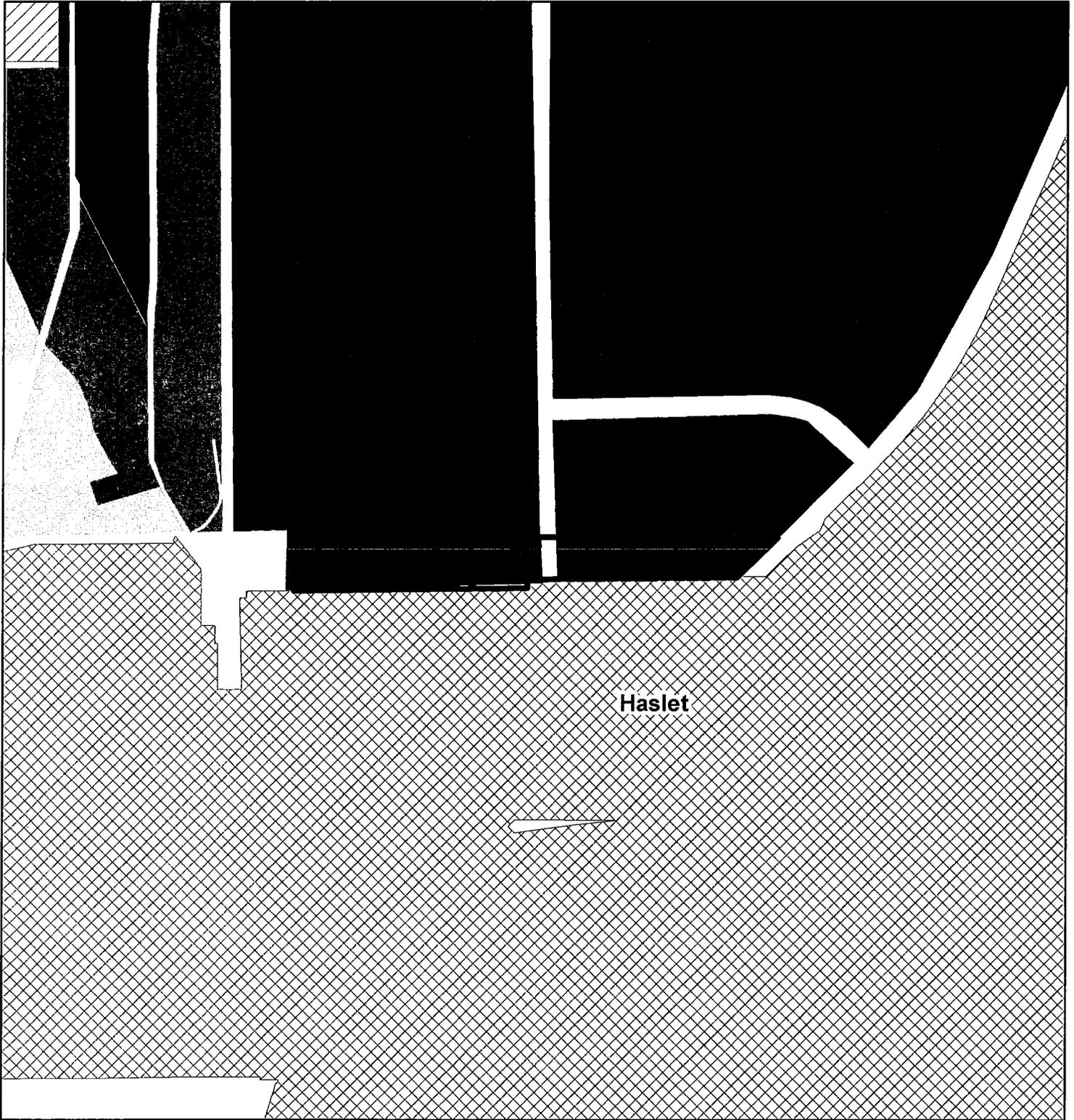
Subject Area  
 300 Foot Notification

0 650 1,300 2,600 Feet

# Proposed Annexation Area (AX-15-002)

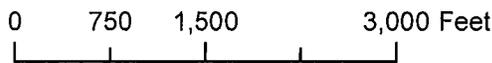
Exhibit D

## Future Land Use



Haslet

- Legend**
-  Adjacent Cities
  -  Suburban Residential
  -  Industrial Growth Center
  -  Proposed Annexation Area
  -  Single-Family Residential
  -  Infrastructure
  -  Extraterritorial Jurisdiction
  -  Light Industrial
  -  Open Space



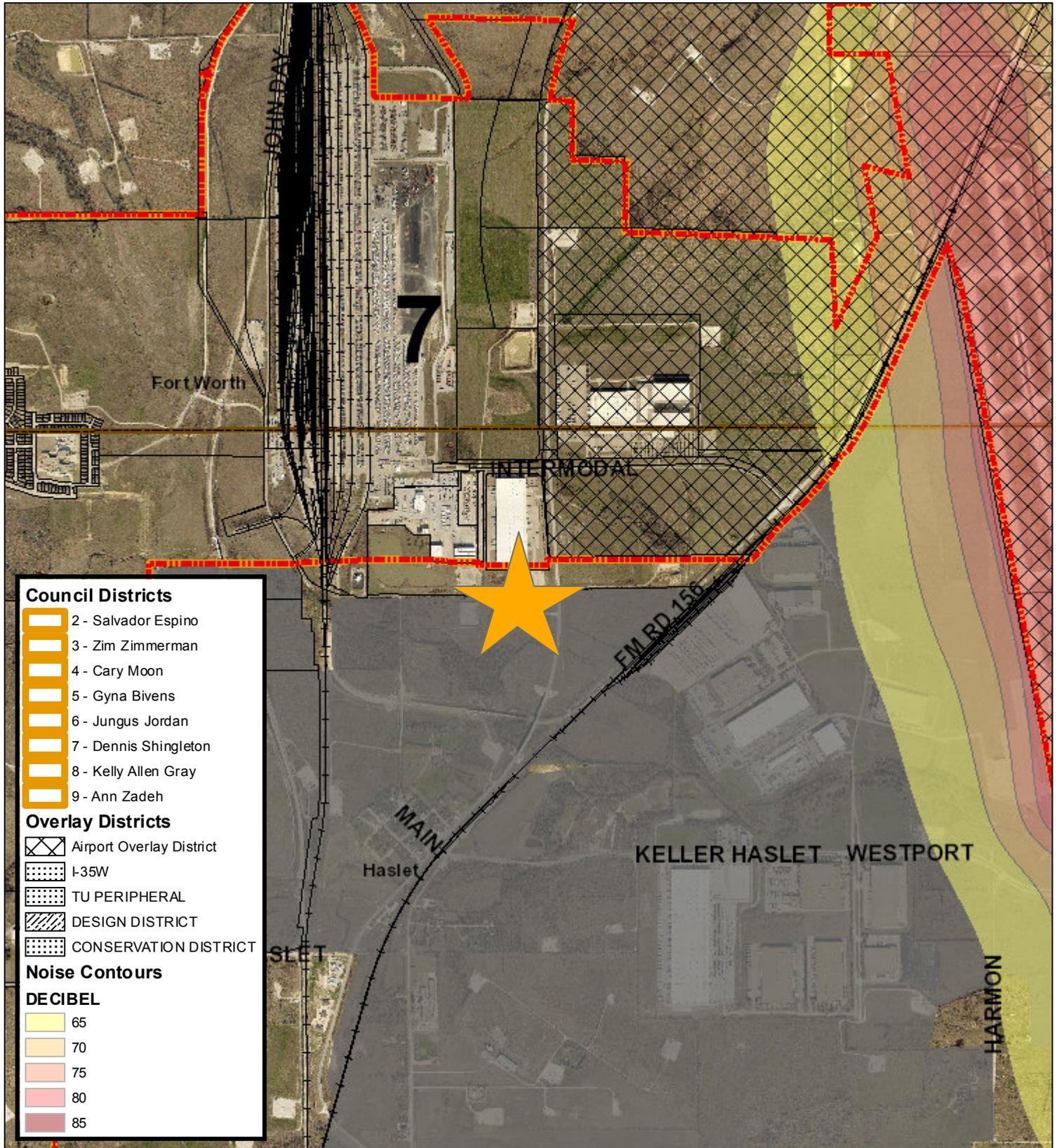
1:18,000



Planning & Development Department  
11/12/2015

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SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

### Area Map



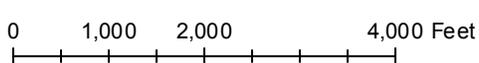
Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

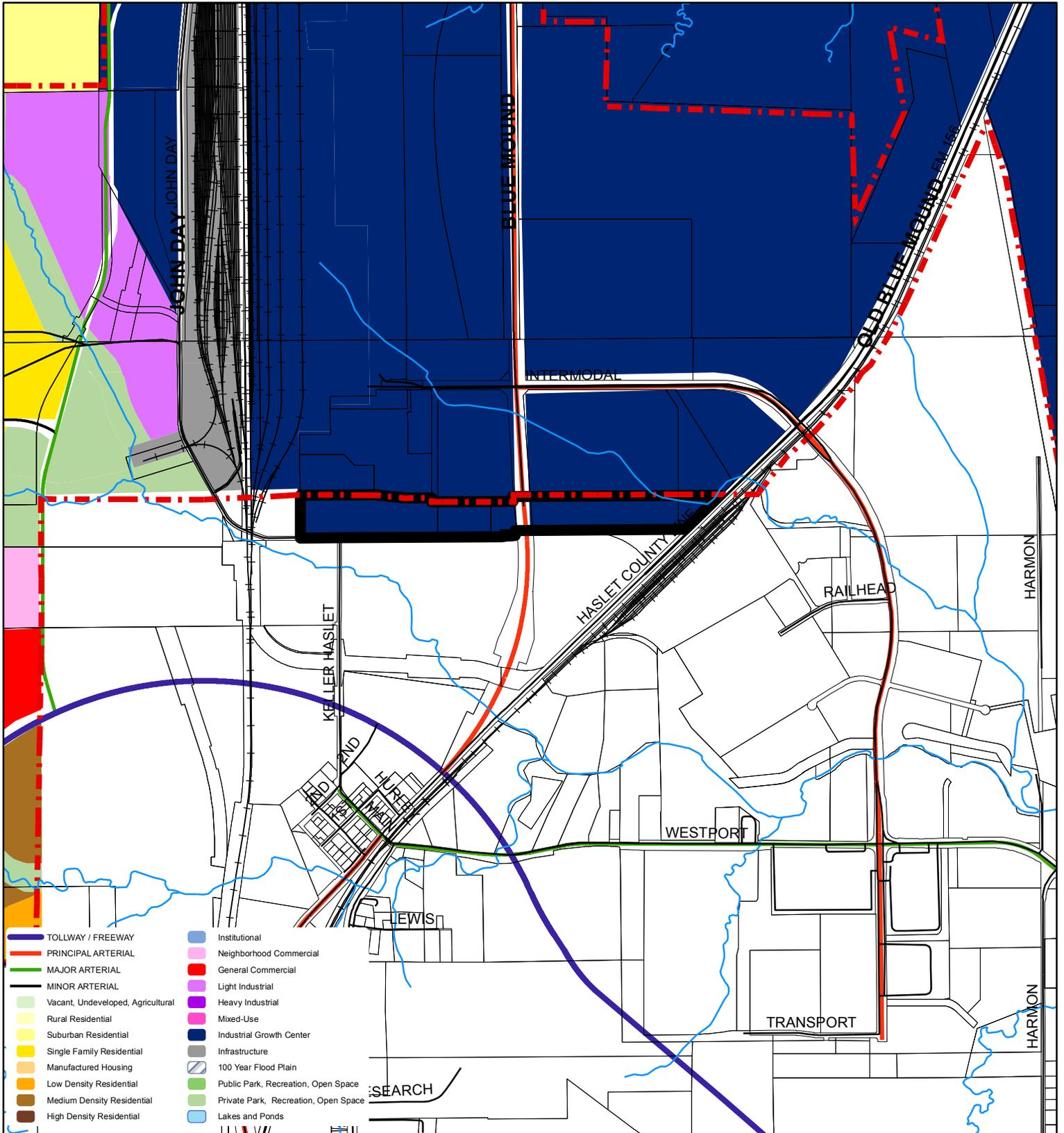
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



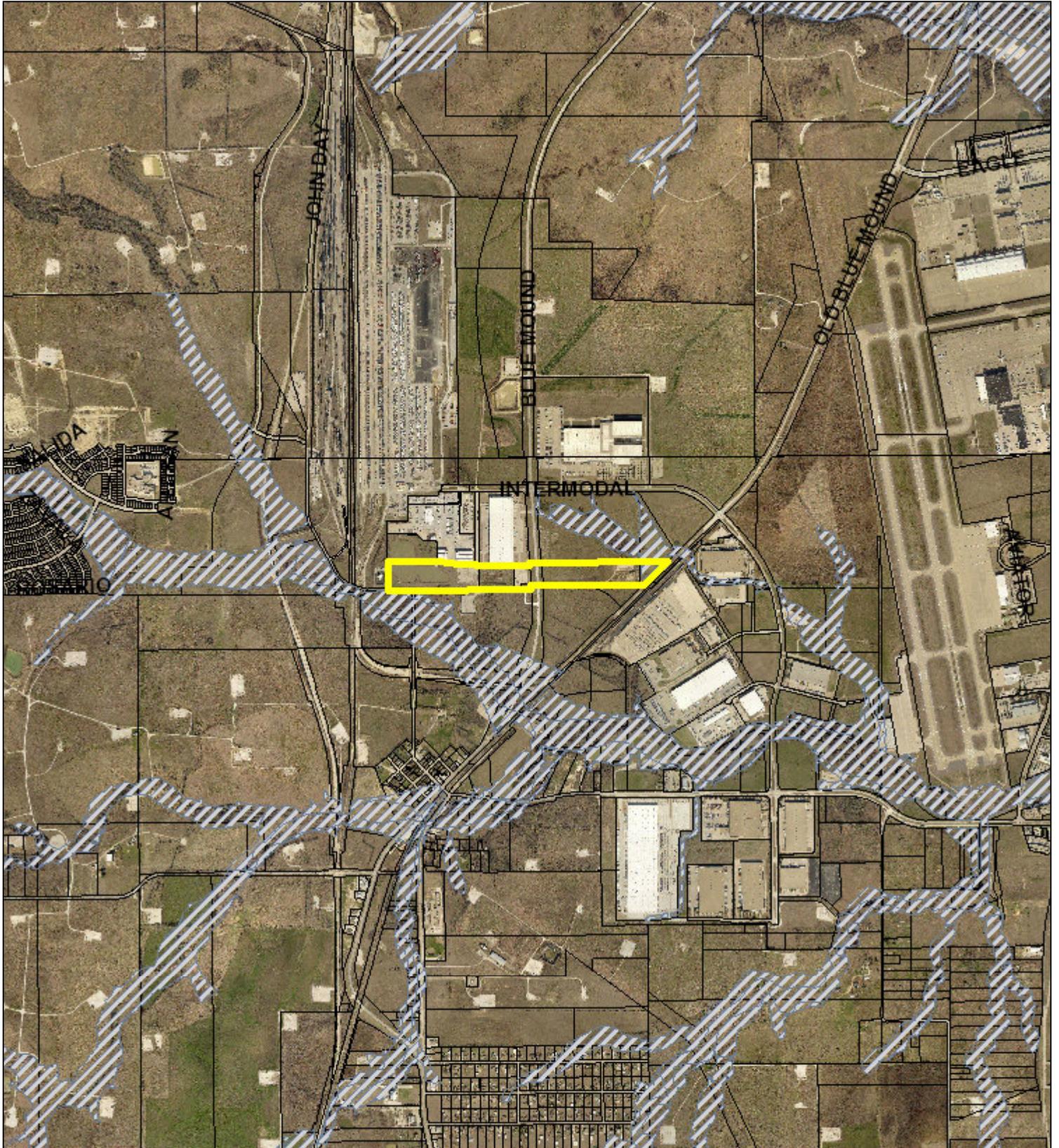
1,500 750 0 1,500 Feet



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 3, 2015.



## Aerial Photo Map



0 1,550 3,100 6,200 Feet



**Acres): from “A-5” One-Family, “C” Medium Density Multifamily and “FR” General Commercial Restricted to “A-5” One-Family and “FR” General Commercial Restricted**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Sid Richardson Foundation explained to the Commissioners they are requesting the zoning change to align with Bryant Irvin Road to match zoning on the adjacent property.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

**IV. New Cases**

**3. ZC-15-148 FW Mason Heights LP (CD 8) 2801 Moresby (J. Justice Survey, Abstract No. 859, and pt of Block 1, Lots 2, 1R2, 25.66 Acres): from “PD916” Planned Development for “C” Medium Density Multifamily, with development standards; site plan required to Amend PD916 to Planned Development for “C” Medium Density Multifamily and “D” High Density Multifamily and amend development standards; site plan required**

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing FW Mason Heights LP explained to the Commissioners they are refining the development in Phase 2 to allow for an increase in density for senior housing and amend the development standards.

Ms. Conlin asked why they were amending the materials requirement. Mr. Clark said Columbia who is the developer has a different look they want to go with.

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

<i>Document received for written correspondence</i>					<i>ZC-15-148</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Southeast Fort Worth, Inc	NA	Out		Support	Sent letter in

**4. ZC-15-167 AIL Investments, LP (CD 7) 13800-13900 Blue Mound Road/SH 156 (Greenberry Overton Survey, Abstract No. 1185, 55.27 Acres): from Unzoned to “K” Heavy Industrial**

Joseph Schneider, 13600 Heritage Parkway, Fort Worth, Texas representing AIL Investments, LP explained to the Commissioners this is a cleanup of some property in the ETJ between the City of Haslet and the City of Fort Worth. They are seeking “K” zoning which is the zoning to the north of the property.

Mr. Northern asked where the building will be located. Mr. Schneider said there is an existing building that will expand to the southern boundary and will be an industrial distribution facility.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-15-167
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Liberty Bankers	NA	In	Opposition	Sent letter

**5. ZC-15-168 Alanah G. B. LLC (CD 2) 3201 North Freeway and 2542 NE 30<sup>th</sup> Street (Karren Addition, Third Filing, 8.69 Acres): from “E” Neighborhood Commercial and PD61 Planned Development/Specific Use for all uses in “F” General Commercial including a truck stop with fuel accessory uses; site plan waived to “I” Light Industrial**

John Grant, 3244 Hemphill Street, Fort Worth, Texas representing Alanah G. B. LLC explained to the Commissioners they are cleaning up and rezoning some lots to “I” to accommodate for the expansion of the I35 Freeway. Mr. Grant said they have a truck stop under construction and are proposing truck stop accessories uses.

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

**6. ZC-15-169 The Destiny Church (CD 7) – 10100 Blue Mound Road (W. Redfield Survey, Abstract No. 1348, 9.50 Acres): from “AG” Agricultural to “A-5” One-Family**

Ben Raef, 5751 Kroger Drive, Keller, Texas representing Destiny Church explained to the Commissioners they are proposing single-family and is part of the preliminary plat conditionally approved by the City Plan Commission.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

**7. ZC-15-170 Jeffrey Treadwell (CD 7) – 1812-1814 Montgomery Street (Queensborough Heights Addition, Block 7, Lots 23 & 24, 0.13 Acres): from “E” Neighborhood Commercial to PD/E Planned Development for all uses in “E” Neighborhood Commercial plus bar in a separate building only as accessory to a restaurant; site plan included**

Jocelyn Murphy, Planning Manager explained to the Commissioners staff is requesting a 30 day continuance.

Christina Patoski, 4237 El Campo, Fort Worth, Texas on behalf of Arlington Heights NA spoke in support and explained to the Commissioners they have been working with Taco Heads with