**ZONING MAP CHANGE**

**STAFF REPORT**

City Council Meeting Date: June 25, 2019

Council District: 7

---

**Zoning Commission Recommendation:**
Approval by a vote of 8-0

**Opposition:** None submitted

**Support:** None Submitted

---

**Continued:** Yes ___ No _X_
**Case Manager:** Laura Evans
**Surplus:** Yes ___ No _X_
**Council Initiated:** Yes ___ No _X_

---

**Owner / Applicant:** AIL Investment LP

**Site Location:** 3001 Alliance Gateway

Mapsco: 7VZ; 8SW

---

**Proposed Use:** Commercial

---

**Request:**
From: “C” Medium Density Multifamily
To: “G” Intensive Commercial

---

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

---

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

---

**Staff Recommendation:** Approval

---

**Background:**
The proposed site is located at the northeast corner of Old Denton Road and Alliance Gateway Freeway. The applicant is requesting a zoning change from “C” Medium Density Multifamily to “G” Intensive Commercial for commercial development.

This case was continued at the April Zoning Commission meeting at the request of the applicant.

---

**Site Information:**

Owner: AIL Investment LP
9800 Hillwood Parkway
Fort Worth, TX 76177

Agent: Jonathan Ragsdale / Peloton Land Solutions

Acreage: 4.865 ac

Comprehensive Plan Sector: Far North

---

**Surrounding Zoning and Land Uses:**

North “C” Medium Density Multifamily / multifamily
East “C” Medium Density Multifamily / multifamily
South “G” Intensive Commercial / right-of-way
West “K/AO” Heavy Industrial/ Alliance Airport Overlay / industrial

---

**Recent Relevant Zoning and Platting History:**
Zoning History: ZC-06-176 from various to various; effective 8/8/06 (subject site and surrounding)
Platting History: None

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alliance Gateway Freeway</td>
<td>Freeway</td>
<td>Freeway</td>
<td>No</td>
</tr>
<tr>
<td>Old Denton Road</td>
<td>Commercial Connector</td>
<td>Commercial Connector</td>
<td>No</td>
</tr>
</tbody>
</table>

Public Notification:
300 foot Legal Notifications were mailed on March 22, 2019.
The following organizations were notified: (emailed March 20, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Fort Worth Alliance</td>
</tr>
<tr>
<td>Saratoga HOA</td>
</tr>
<tr>
<td>Valley Ridge HOA</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Keller ISD</td>
</tr>
<tr>
<td>Northwest ISD</td>
</tr>
</tbody>
</table>

*Site not located within a registered Neighborhood Association

Development Impact Analysis:
1. Land Use Compatibility
   The applicant is proposing a zoning change to “G” Intensive Commercial for a commercial development. Surrounding land uses vary with multifamily to the north and east, industrial to the west, and a freeway to the south. The proposed site is located near the intersection of two major roads, which is appropriate for more intense commercial uses.

   As a result, the proposed zoning is compatible at this site.

2. Comprehensive Plan Consistency
   The 2019 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is consistent with the following Comprehensive Plan policies:
   - 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 (pg. 39)
   - Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 40)

   Based on the 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
ZC-19-043

Area Zoning Map

Applicant: AIL Investment, LP
Address: 3001 Alliance Gateway
Zoning From: C
Zoning To: G
Acres: 4.85780629
Mapsco: 7VZ
Sector/District: Far North
Commission Date: 4/10/2019
Contact: 817-392-8043
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 5, 2019.