



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 18, 2012

Council District 2

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

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: AIL Investments

Site Location: 11401 Old Denton Rd. Mapsco: 7Z

Proposed Use: Truck Wash

Request: From: "G" Intensive Commercial
To: "I" Light Industrial

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

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

Background:

The applicant is requesting a zoning change from "G" Intensive Commercial to "I" Light Industrial for a truck wash to serve large trucks from I-35W and the adjacent truck stop. Truck stops with fuel and accessory services are allowed by right within industrial districts only. The proposed use is located along State Highway 170, which is a heavily truck traveled corridor due to the various industrial uses within the Alliance corridor.

This case will be heard by City Council on December 18, 2012.

Site Information:

Owner: AIL Investment L.P.
13600 Heritage Pkwy
Fort Worth, Texas 76177

Agent: Blue Beacon International
Acreage: 3.05 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "J" Medium Industrial / Cabela's (outdoor, hunting, boat retailer)
- East "G" Intensive Commercial / vacant
- South "G" Intensive Commercial / power substation
- West "I" Light Industrial / truck stop

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Alliance Gateway Frwy	State Hwy	Tollway/Freeway	No

Public Notification:

The following Neighborhood organizations were notified:

Organizations Notified	
Villages of Woodland Springs	NWISD.
North Fort Worth Alliance	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "I" Light Industrial for a truck wash. Surrounding uses vary with retail to the north, vacant land to the east, a power substation just south, and a truck stop to the west. The proposed use will serve the existing but separate truck stop located along I-35W and other industrial facilities within the alliance corridor.

Based on surrounding land uses, existing truck stop, and access to the SH 170 and IH-35W, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as an Industrial Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 38)

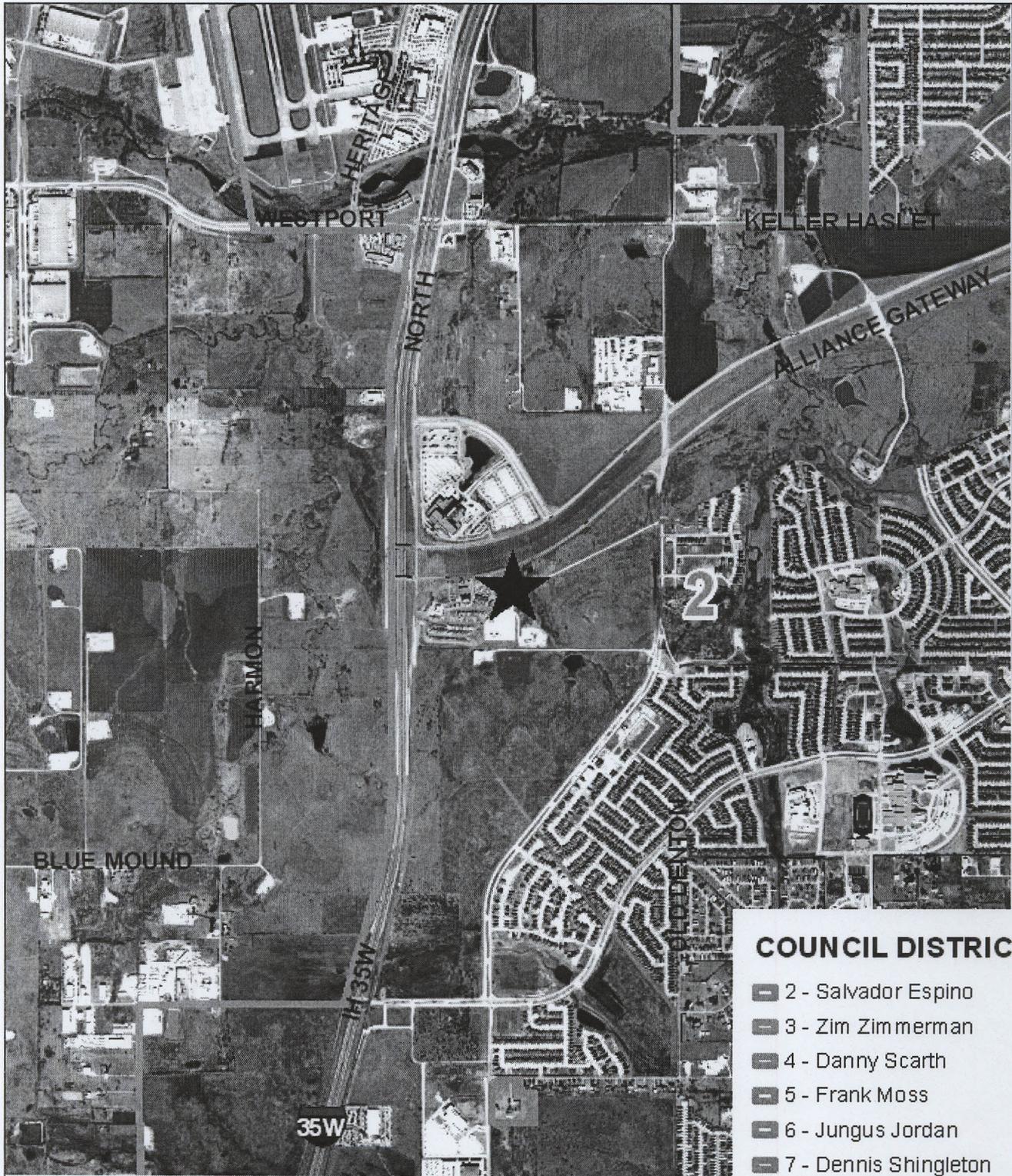
The proposed zoning **is consistent** with the future land use map, policies stated above, and with the 2012 Comprehensive Plan.

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

Attachments:

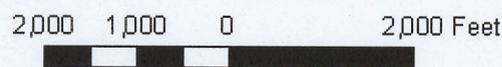
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

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



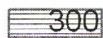


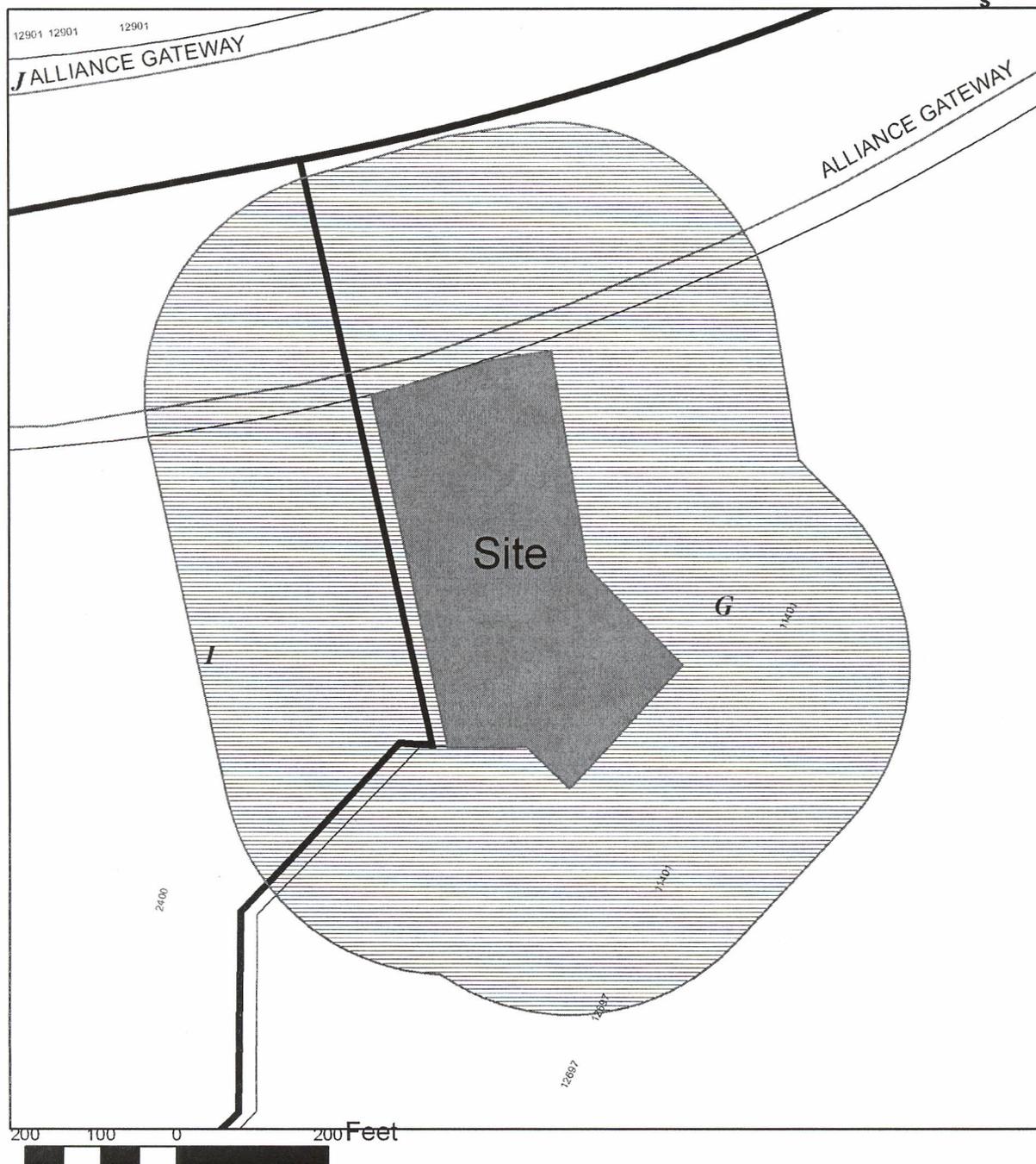
ZC-12-122

Area Zoning Map

Applicant: AIL Investment, L.P.
Address: 11401 Old Denton Road
Zoning From: G
Zoning To: I
Acres: 3.05
Mapscos: 7Z
Sector/District: Far North
Commission Date: 12/12/2012
Contact: 817-392-8043



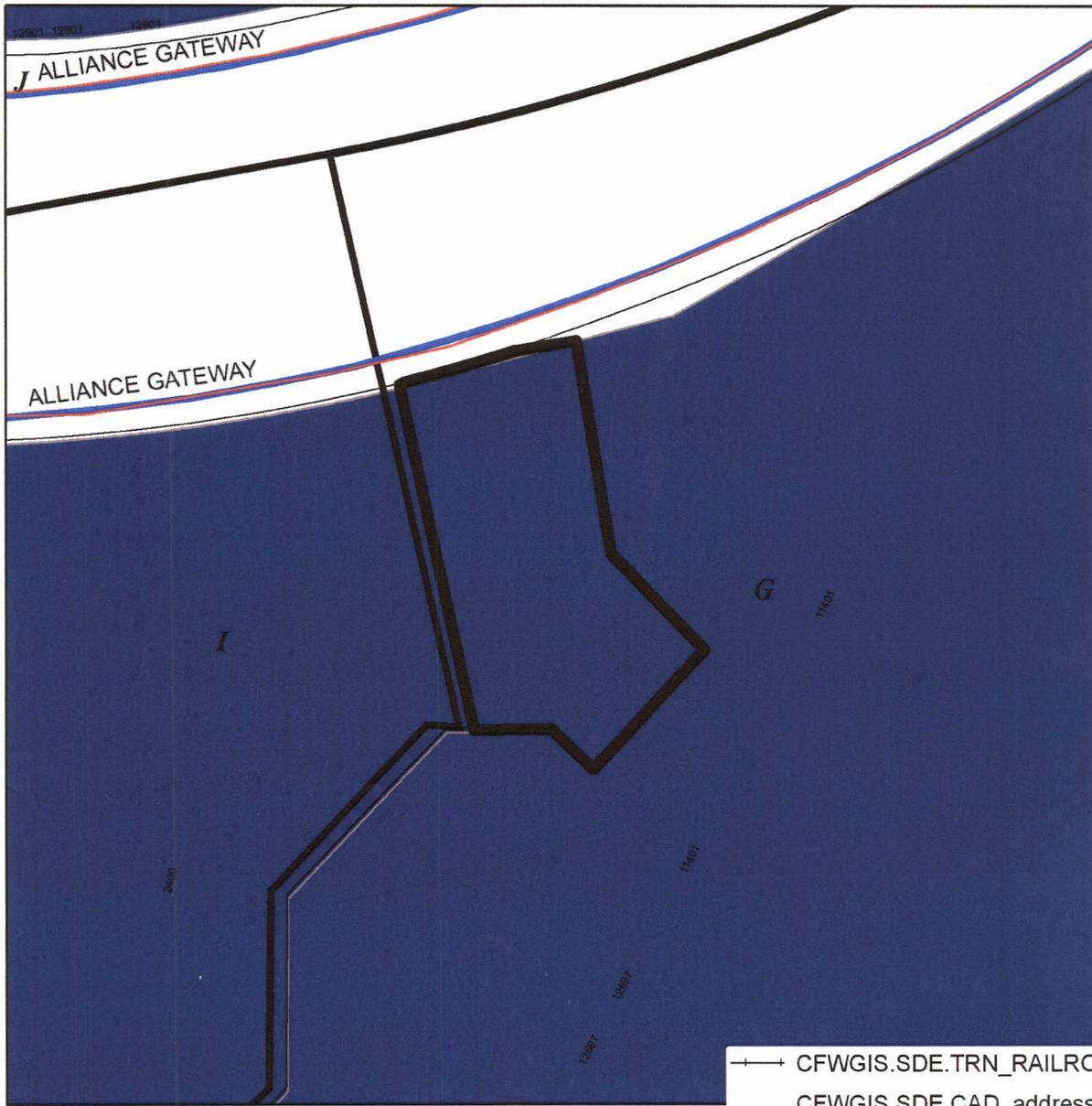
 300 Ft. Notification Buffer





Future Land Use

ZC-12-122



- 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

