

**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 2

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0  
  
**Opposition:** none

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

**Owner / Applicant:** AIL Investment LP and Hillwood Multifamily LP

**Site Location:** 10000-10900 Blocks of IH 35 N and 9800-10300 Blocks of Old Denton Rd.  
Mapsc0: 31PQU

**Proposed Use:** Mixed Uses

**Request:** From: "C" Medium Density Multifamily, "G" Intensive Commercial and "J" Medium Industrial

To: "G" Intensive Commercial and "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan waiver recommended

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

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

**Background:**

Alliance Town Center (ATC) is a 900-acre mixed use community serving the Alliance corridor and surrounding residents. To date, ATC is comprised of an 800,000 s.f. regional shopping center, Cinemark theatre, the Kroger anchored Heritage Marketplace neighborhood center, Monterra Village apartment community and 3 significant medical district anchors: Texas Health Resources Alliance to the northeast, HCA Alliance, and Wise Regional Hospital. ATC is a Mixed Use Growth Center in the City of Fort Worth Comprehensive Plan and lies within the TIF 7 District.

Consistent with MU Growth Center policies, significant emphasis is being put on employment, a mix of housing types, and master planned open space amenities. The northern portion of ATC between Golden Triangle Boulevard and Heritage Trace Parkway is being rezoned to assist in the further development of the medical districts, two office projects, and provide for a future mix of housing products.

The proposed zoning request includes:

- Rezoning a portion of "C" MultiFamily to "G" Intensive Commercial for two major office employment projects.
- Eliminating existing "J" Medium Industrial along Old Denton/North Riverside Drive.

- Reduce the total acreage zoned for MultiFamily from approximately 113 acres of “C” MultiFamily into approximately 91 acres of “PD/D” for MultiFamily development and retaining the density allowed into the smaller acreage.
- Maximum 45 ft. multifamily building height. The increased building height allows for a variation in ceiling heights, a mix of flat, mezzanine and town home style product, and the potential to vary building heights and wall planes from pure garden style low-density apartments.

	“C” Medium Density MF	“D” High Density MF	Proposed “PD/D”
Height	32 ft.	32 ft.	45 ft.
Density	18 units/acre	24 units/acre	No maximum
Open Space	45%	35%	35%

- A 60 ft. building setback along the eastern boundary from the ROW of Old Denton/North Riverside Drive. The setback will allow the multifamily units to be further from the single family subdivision. This section of Old Denton Rd, is a major arterial being reconstructed using Context Sensitive Design principles including a divided road, 5 ft. bike lanes, and sidewalks to allow for different types of transportation.
- 35% open space within the PD boundary. The variation in building heights and ability to manage open space across the PD allows parks and trails to be included into the overall master plan rather than breaking up into smaller, less beneficial pocket parks amongst several multi-family projects.

The multifamily will follow the building spacing and setbacks as required in the “D” zoning district. A Unified Residential Development plan for the multifamily will be required before permitting.

**Site Information:**

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

Agent: Peloton Land Solutions, Aric Head  
Acreage: 219.1 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North “G” Intensive Commercial / vacant  
East “K” Heavy Industrial, “CF” Community Facilities, “A-5” One-Family / residential and commercial uses  
South “G” Intensive Commercial / mixed residential and commercial uses  
West “I” Light Industrial, “K” Heavy Industrial / vacant and industrial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-012 rezoning to G to be heard in conjunction with this case at the January meeting

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

**Transportation/Access**

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

Old Denton Rd.	Major Arterial	Major Arterial	No
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**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
Sunset Hills HOA	North Fort Worth Alliance
Heritage HOA	NWISD
Crawford Farms	Keller ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “G” Intensive Commercial and “PD/D” Planned Development for multifamily uses. Surrounding land uses vary with vacant land to the north and south, commercial, single-family and vacant to the east, and vacant and industrial to the west.

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

**2. Comprehensive Plan Consistency**

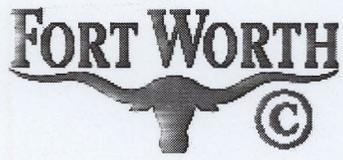
The 2012 Comprehensive Plan designates the subject property as light industrial and Alliance Mixed Use Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage mixed use projects in mixed use growth centers, transit oriented developments, and urban villages (pg. 37)
- Accommodate higher density residential and mixed uses in areas designated as mixed use growth center on the City’s future land use maps (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure (pg. 38)

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

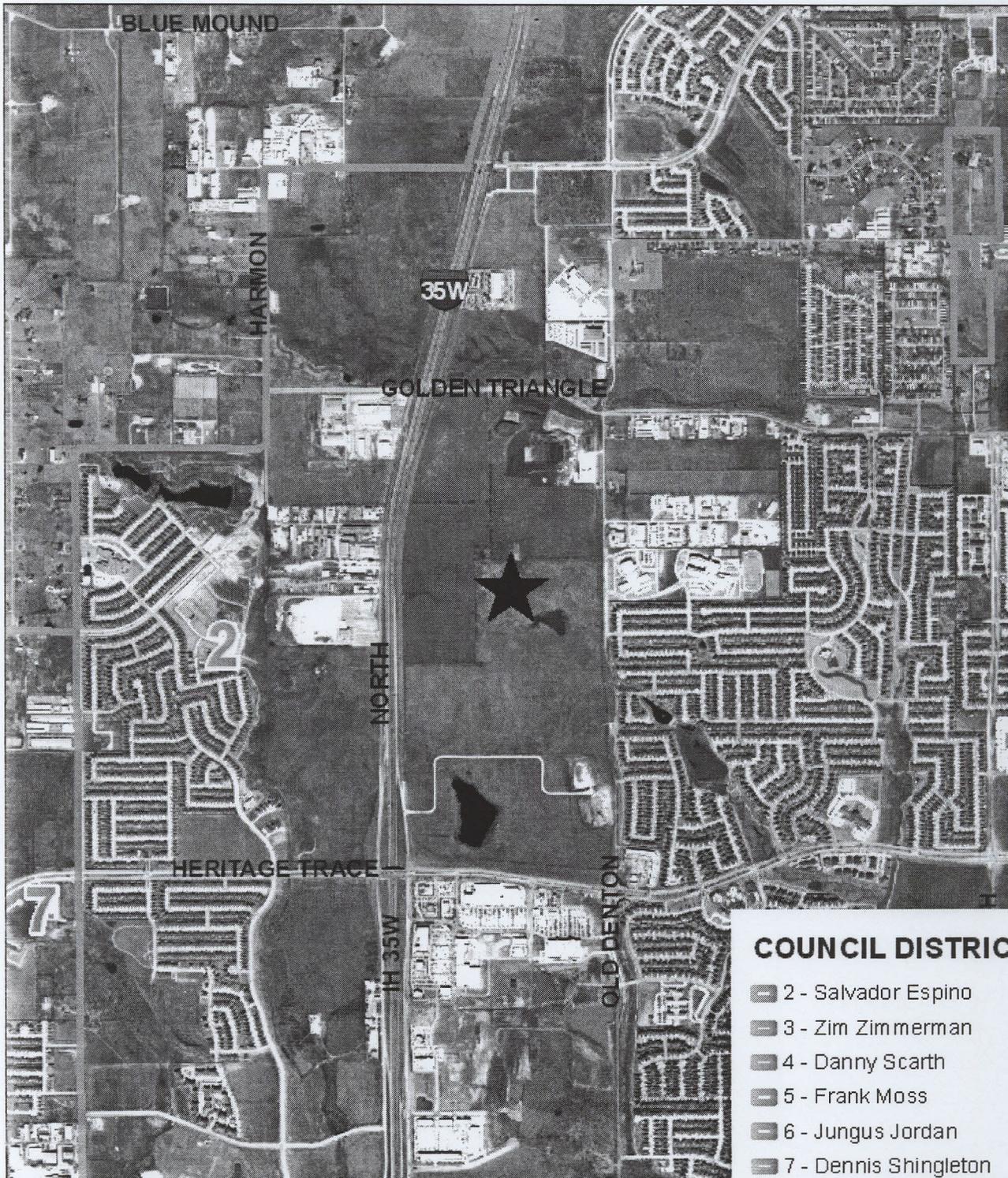
**Attachments:**

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



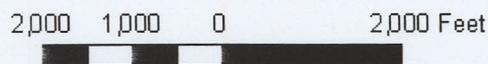
ZC-13-004

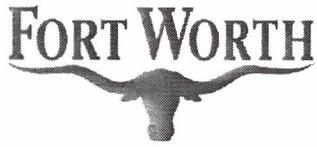
### Location Map



#### 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





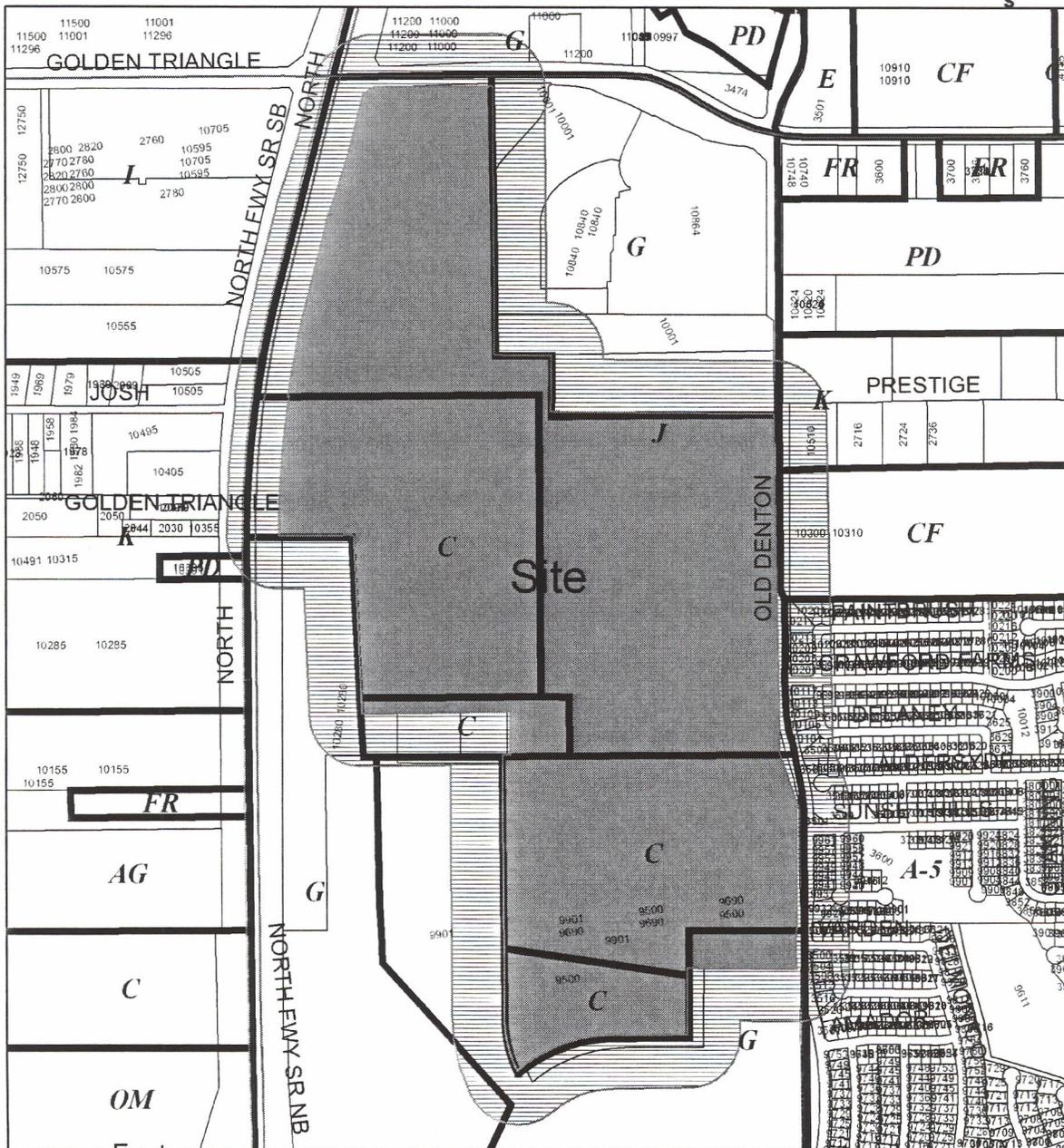
ZC-13-004

# Area Zoning Map

Applicant: AIL Investments & Hillwood Multifamily, LP  
 Address: 10000-10900 blks North Frwy & 9800-10300 blks Old Denton Rd  
 Zoning From: C, G, J  
 Zoning To: G, PD for D uses with waivers,  
 Acres: 215.82  
 Mapsco: 21PQU  
 Sector/District: Far North  
 Commission Date: 01/09/2013  
 Contact: 817-392-2495



300 Ft. Notification Buffer



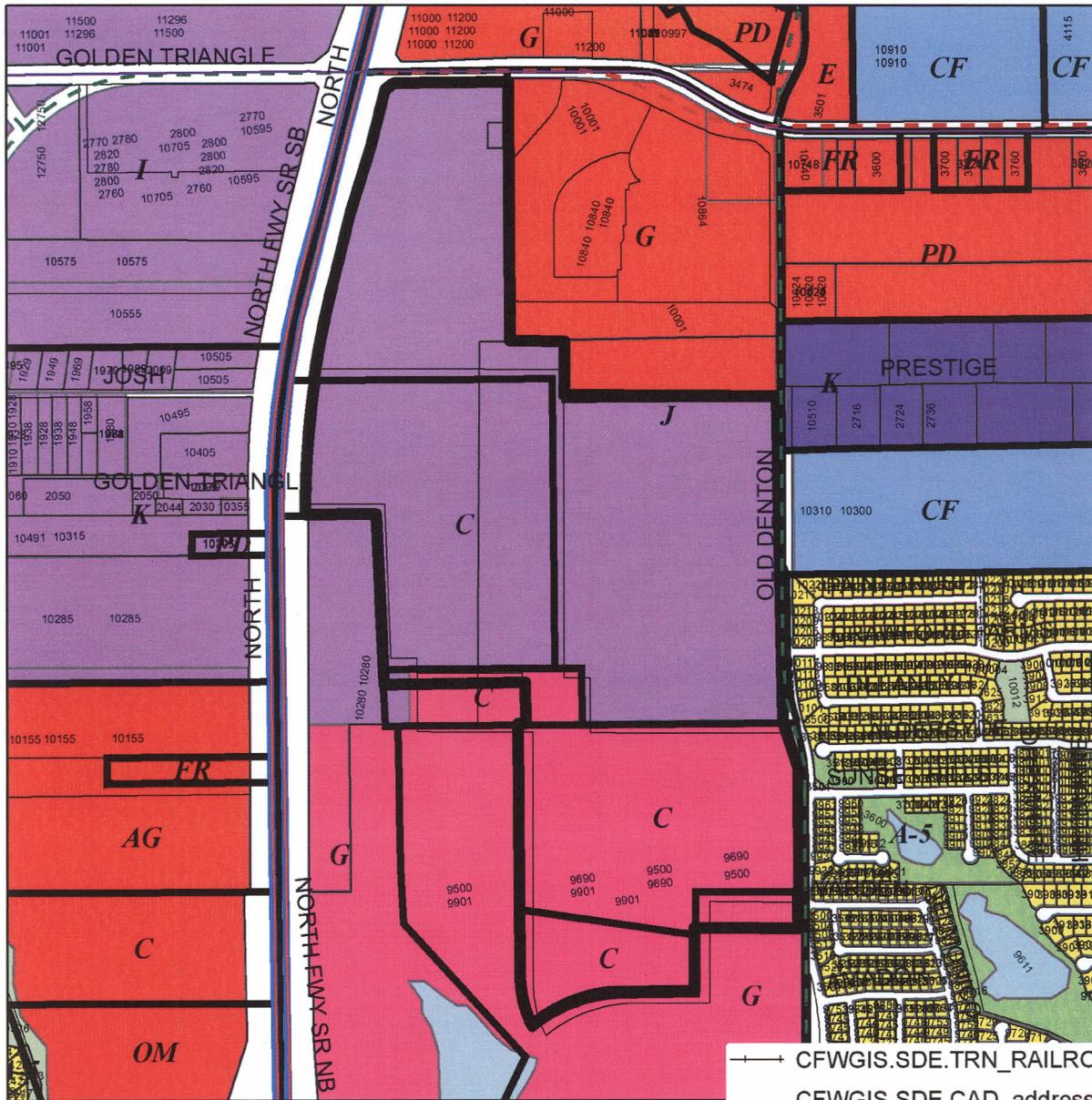
20000 200 Feet



# FORT WORTH

## Future Land Use

ZC-13-004



- 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

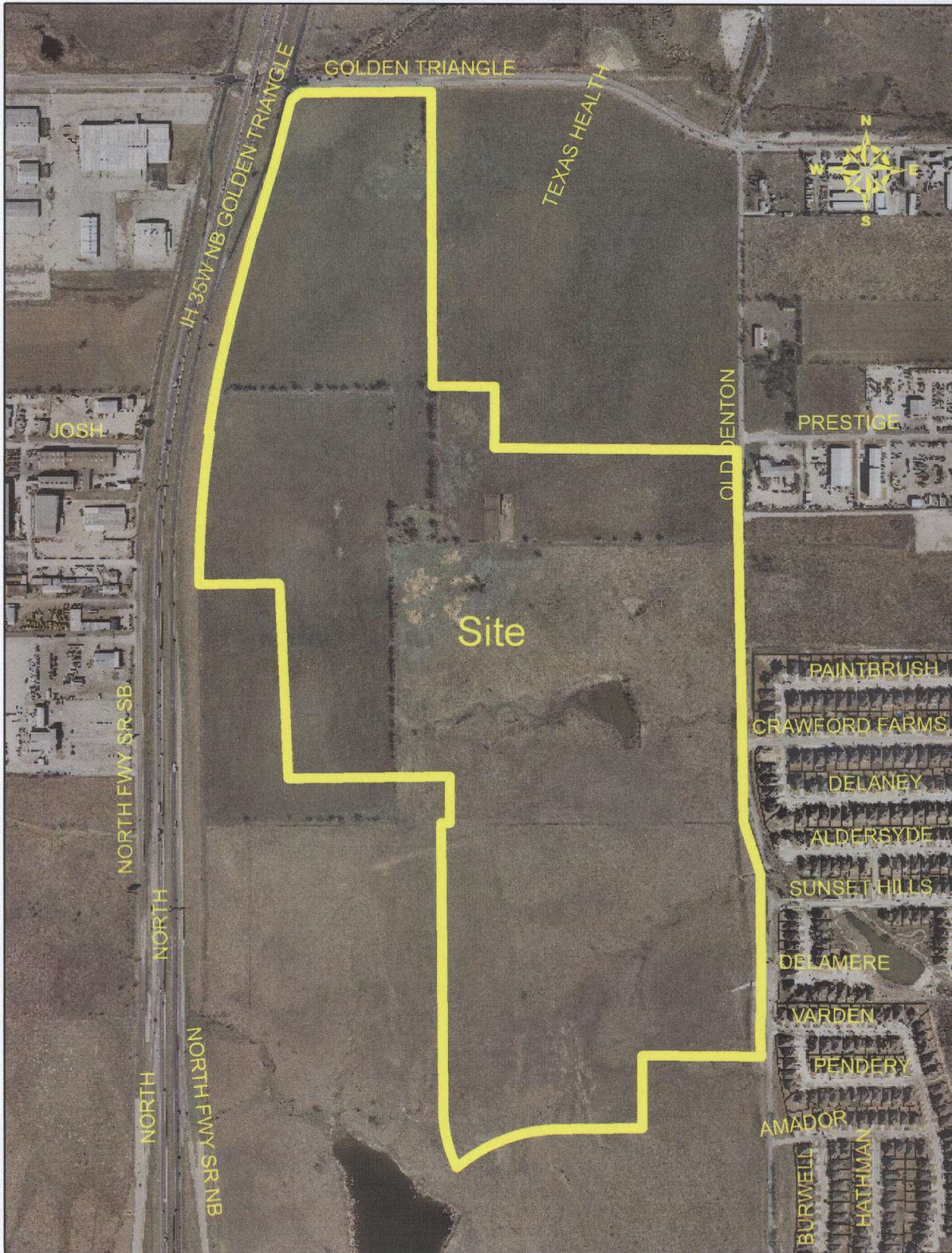
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

20000 200 Feet

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.



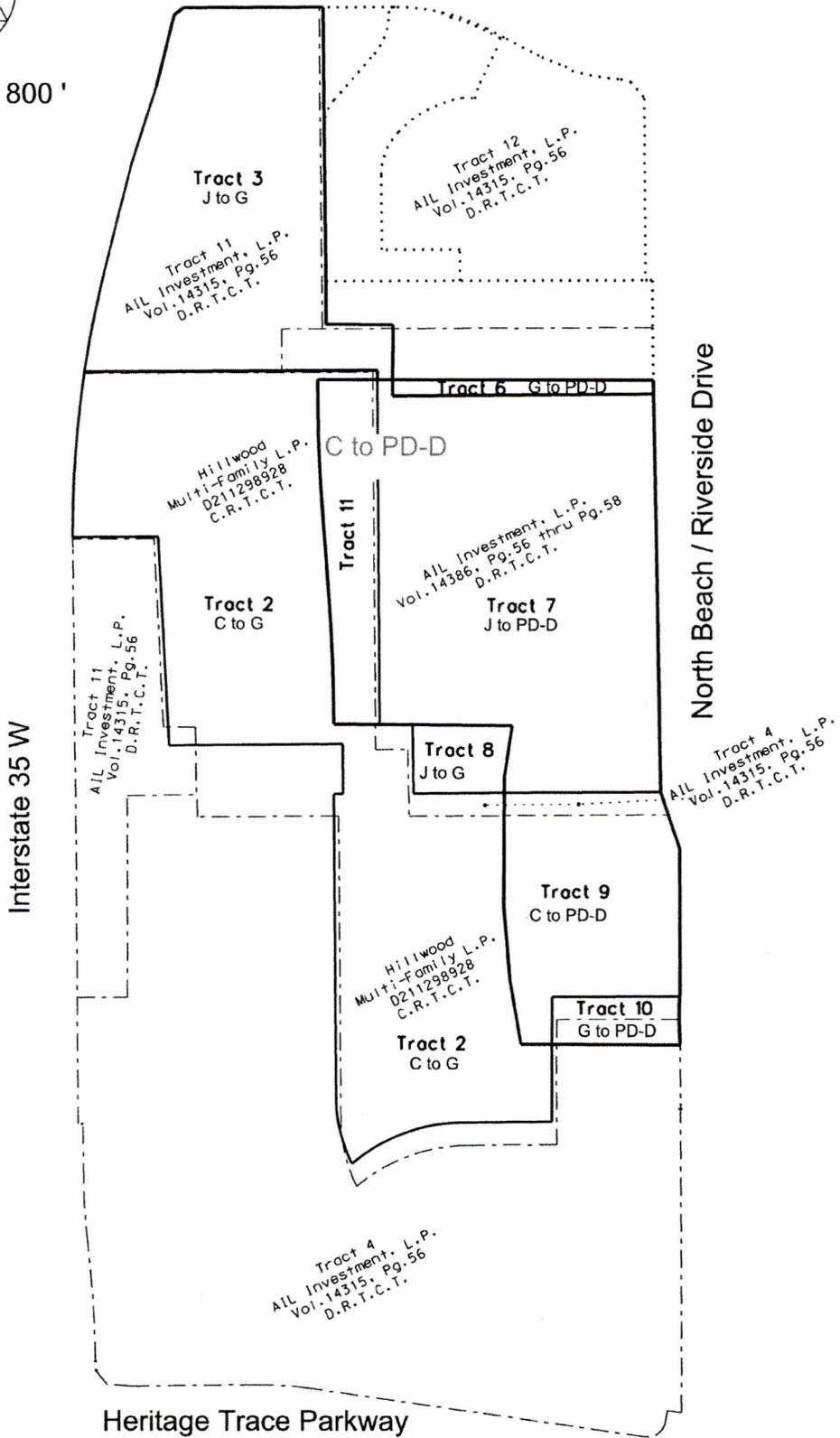
## Aerial Photo Map





Scale: 1" = 800'

### Golden Triangle



## Exhibit of Proposed Zoning Changes

5751 KROGER DR. STE. 185   KELLER, TX 76244   817-562-3350	JOB #	HWATCN	DRAWN BY: TAB	CHECKED BY: TAB	DATE: 12-06-12	PAGE #
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**10. ZC-13-002 City of Fort Worth (CD 9)- Tract 1: 1001 W. Fuller Avenue, Tract 2: 4900 – 5000 Hemphill (J. Thornhill Survey, Abstract No. 1519, Abstract 2, 16.58 Acres): (Tract 1): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus indoor firing range for public safety training; site plan waiver requested; (Tract 2): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial for outdoor fire training center with 100 ft. tall burn tower; site plan waiver requested**

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

Motion: Following brief discussion, Ms. Reed recommended a 30 day continuance of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

**11. ZC-13-004 AIL Investment LP and Hillwood Multifamily LP (CD 2)- 10000 – 10900 blocks of IH 35N and 9800 – 10300 blocks of Old Denton Road (William McCowen Survey, Tract 2B, 219.10 Acres): from “C” Medium Density Multifamily, “G” Intensive Commercial and “J” Medium Industrial to “G” Intensive Commercial and “PD/D” Planned Development for all uses in “D” High Density Multifamily; site plan waiver requested**

Robert Folzenlogen, 13600 Heritage Parkway, Fort Worth, Texas representing AIL Investment LP and Hillwood Multifamily LP, explained to the Commissioners and gave a brief history on Alliance Town Center. He explained the 450 acres to the south has been a successful mixed use growth center and TIF district. He said there are several new projects coming up over the next year and they needed to clean up some of the old zoning. There is approximately 113 acres proposed for PD/D zoning, which would be decreased to about 91 acres to better organize for open space and trail systems, to provide for a mix of densities up to 45 feet in height, and to allow for a variation in wall planes and ceiling heights. They will be eliminating the 100 acres of J industrial zoning for G zoning.

Mr. Flores asked if there were any concerns in any of their meetings about the proposed density. Mr. Folzenlogen said no there wasn't.

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

**12. ZC-13-005 Independent Utility Construction (CD 5)- 5109 Sun Valley Drive (Weisenberger City Addition, Block 2, Lot 33, 0.28 Acres): from “B” Two-Family to “I” Light Industrial**

Jess Cole, 5901 Mosson, Fort Worth, Texas explained to the Commissioners he recently purchased this property and owns six other lots already zoned I Light Industrial. He owns a paving company and wants to build a new office, and a new storage garage. He will be replatting the lots into one.