



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 1, 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, March 1, 2016.

Site Information:

Owner: AIL Investment LP
13600 Heritage Pkwy St. 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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			Improvements Plan (CIP)
Intermodal	Principal Arterial	Principal Arterial	No
FM 156/Blue Mound Rd.	Principal Arterial	Principal Arterial	

Public Notification:

The following Organizations were notified:

Organizations Notified	
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

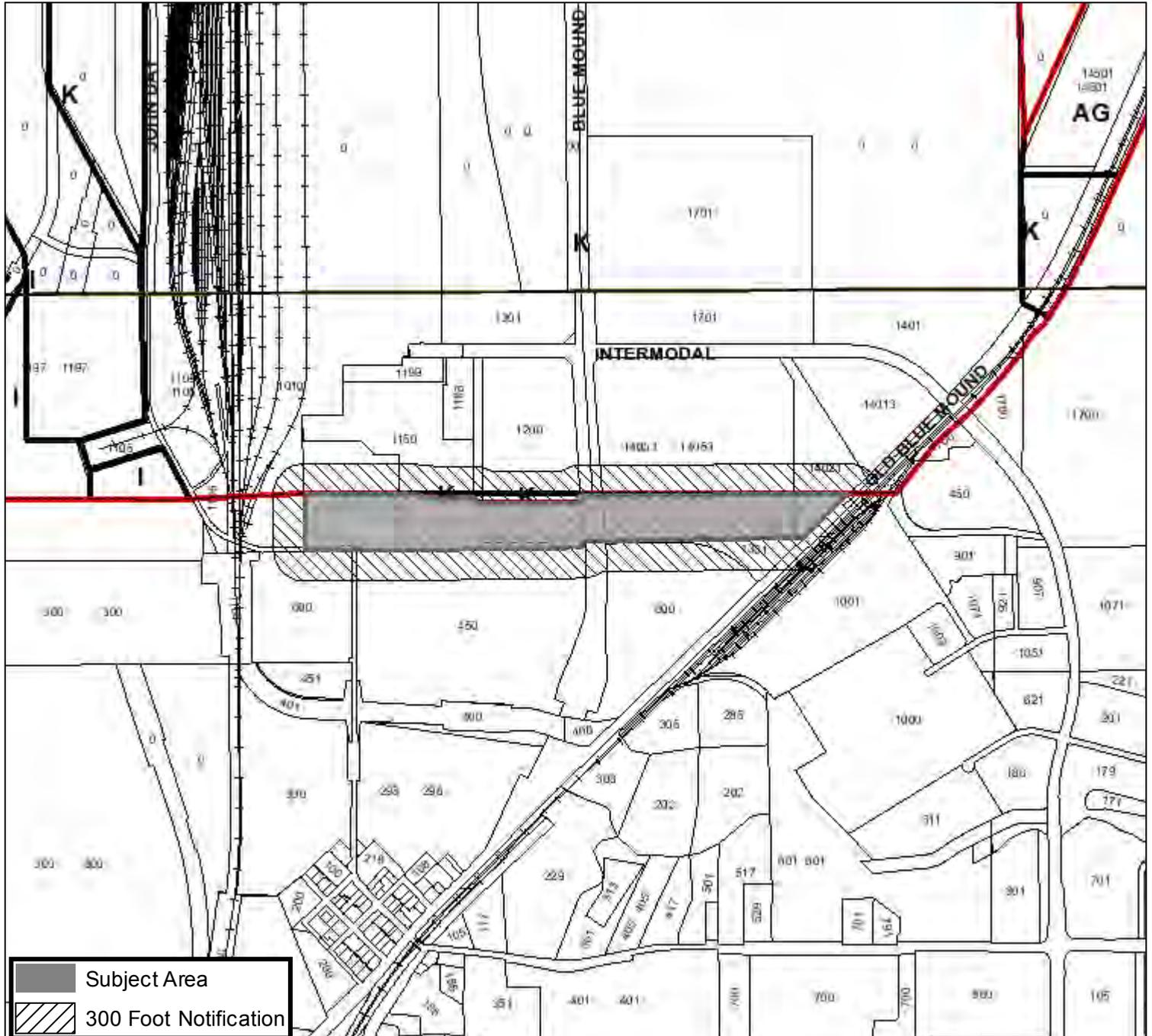
The 2015 Comprehensive Plan designates the subject property as Industrial Growth Center. The proposed rezoning **is consistent** with the Comprehensive Plan.

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

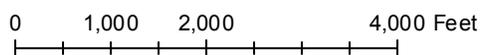
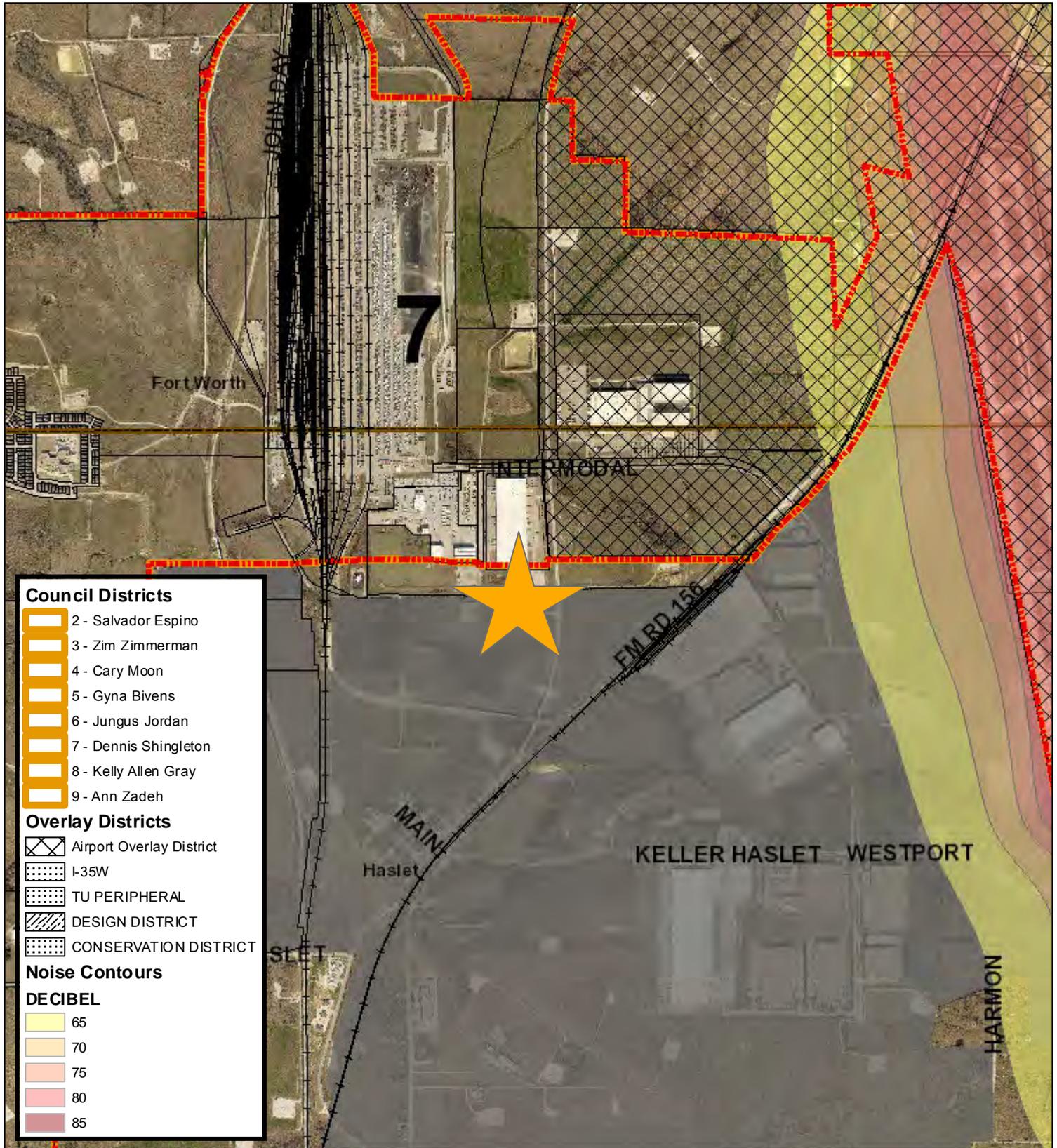
Applicant: AIL Investment, LP
 Address: 13800 - 13900 blocks Blue Mound Road/SH 156
 Zoning From: Unzoned
 Zoning To: K
 Acres: 53.58157644
 Mapsco: 6LM
 Sector/District: Far North
 Commission Date: 1/13/2016
 Contact: 817-392-2495



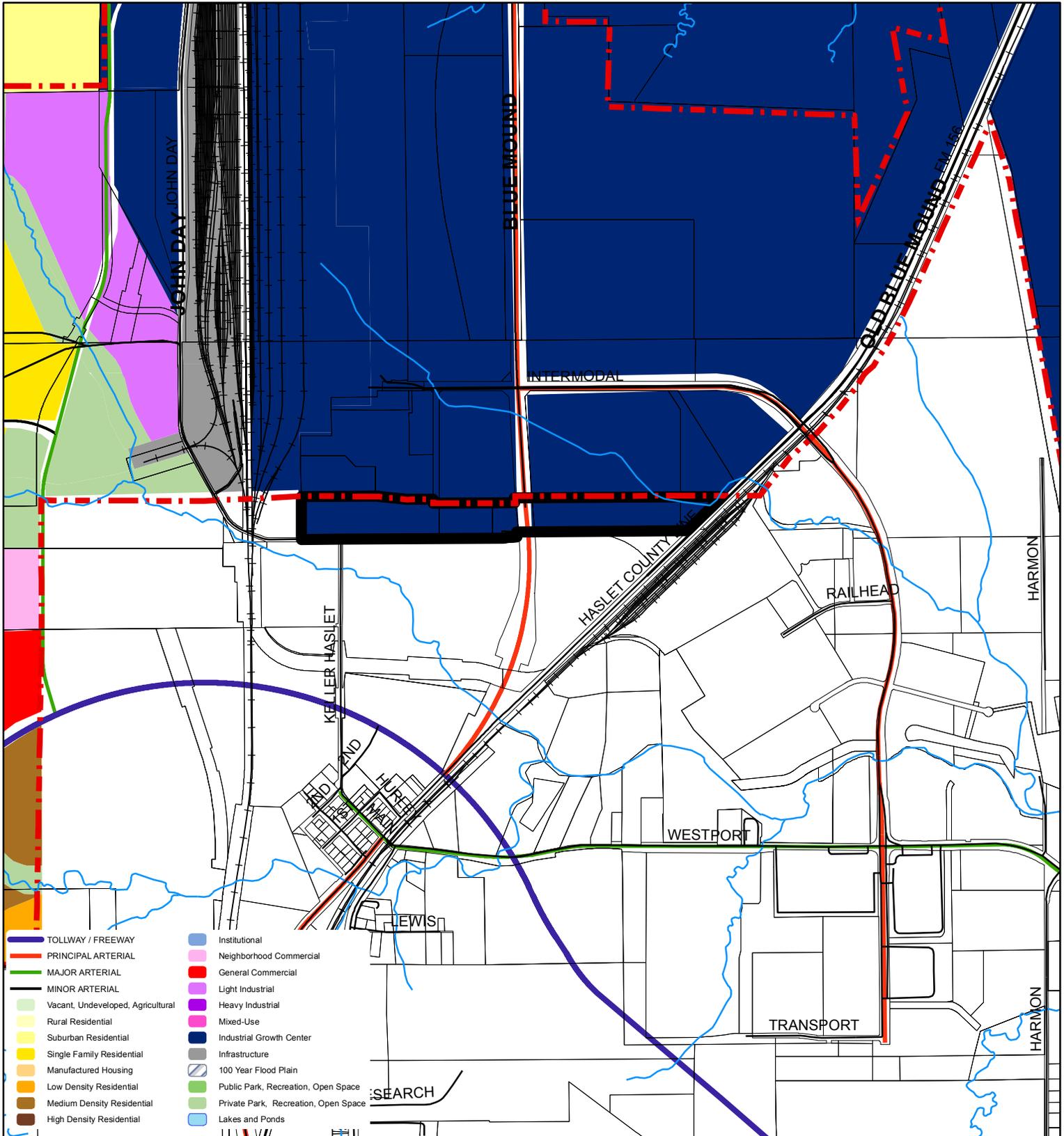
Subject Area
 300 Foot Notification

0 650 1,300 2,600 Feet

Area Map



Future Land Use



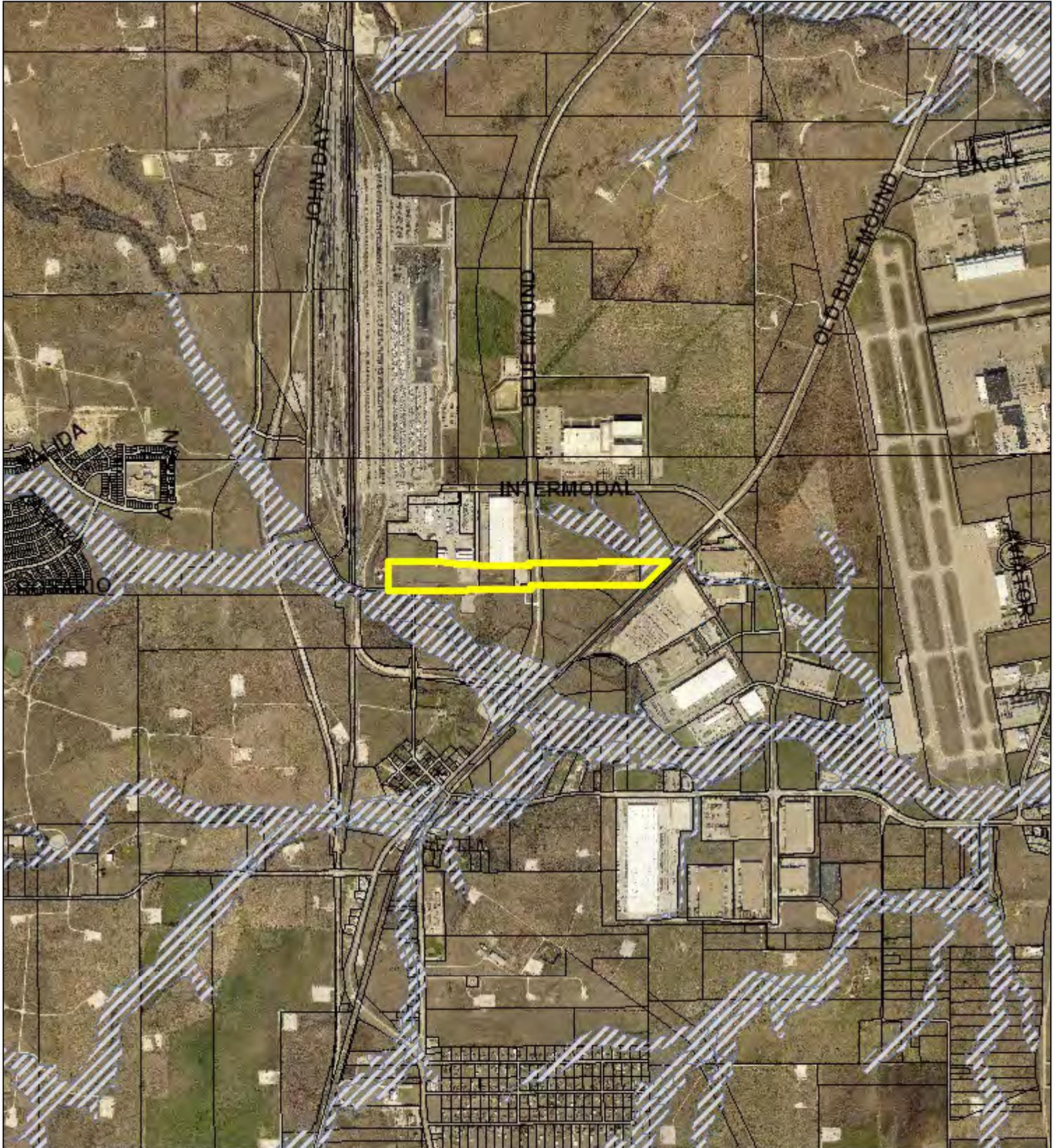
1,500 750 0 1,500 Feet



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

