



**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

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Alliance Gateway Freeway	Freeway	Freeway	No
Old Denton Road	Commercial Connector	Commercial Connector	No

Public Notification:

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

Organizations Notified	
North Fort Worth Alliance	Saratoga HOA
Valley Ridge HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	

*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)

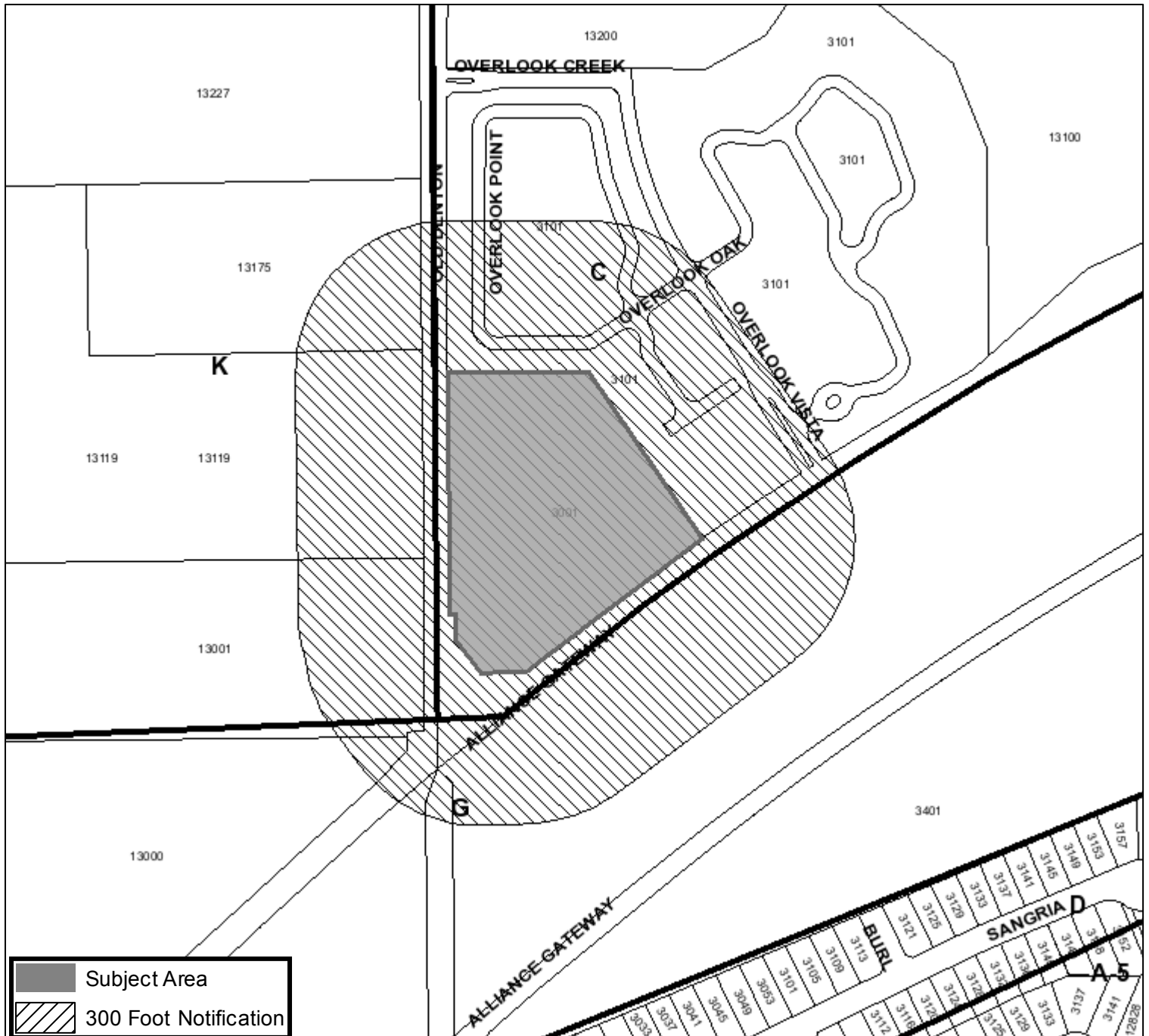
Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.



Attachments:

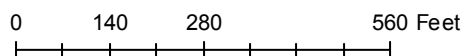
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

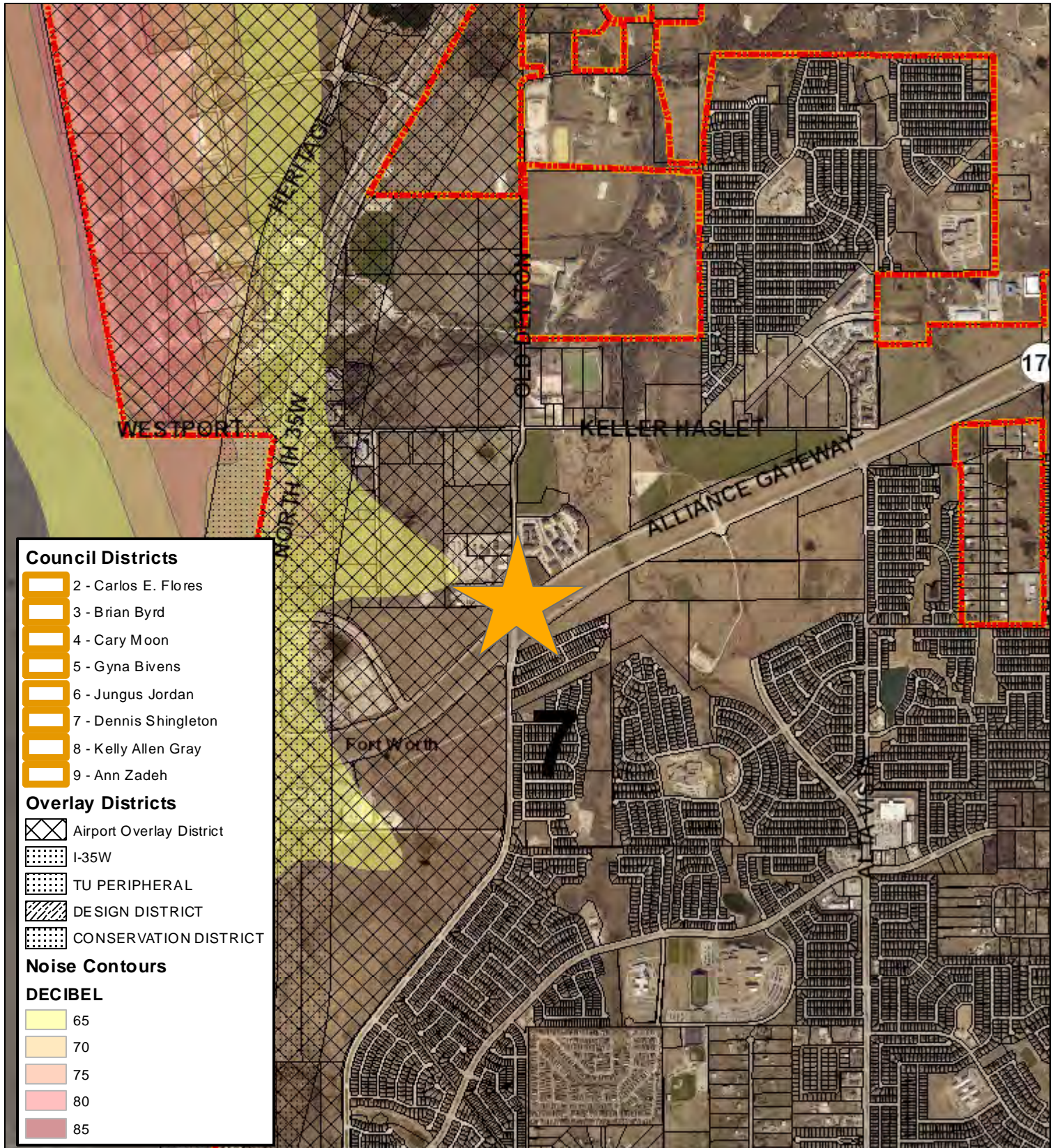
Applicant: AIL Investment, LP
 Address: 3001 Alliance Gateway
 Zoning From: C
 Zoning To: G
 Acres: 4.85780629
 Mapsco: 7VZ
 Sector/District: Far North
 Commission Date: 4/10/2019
 Contact: 817-392-8043



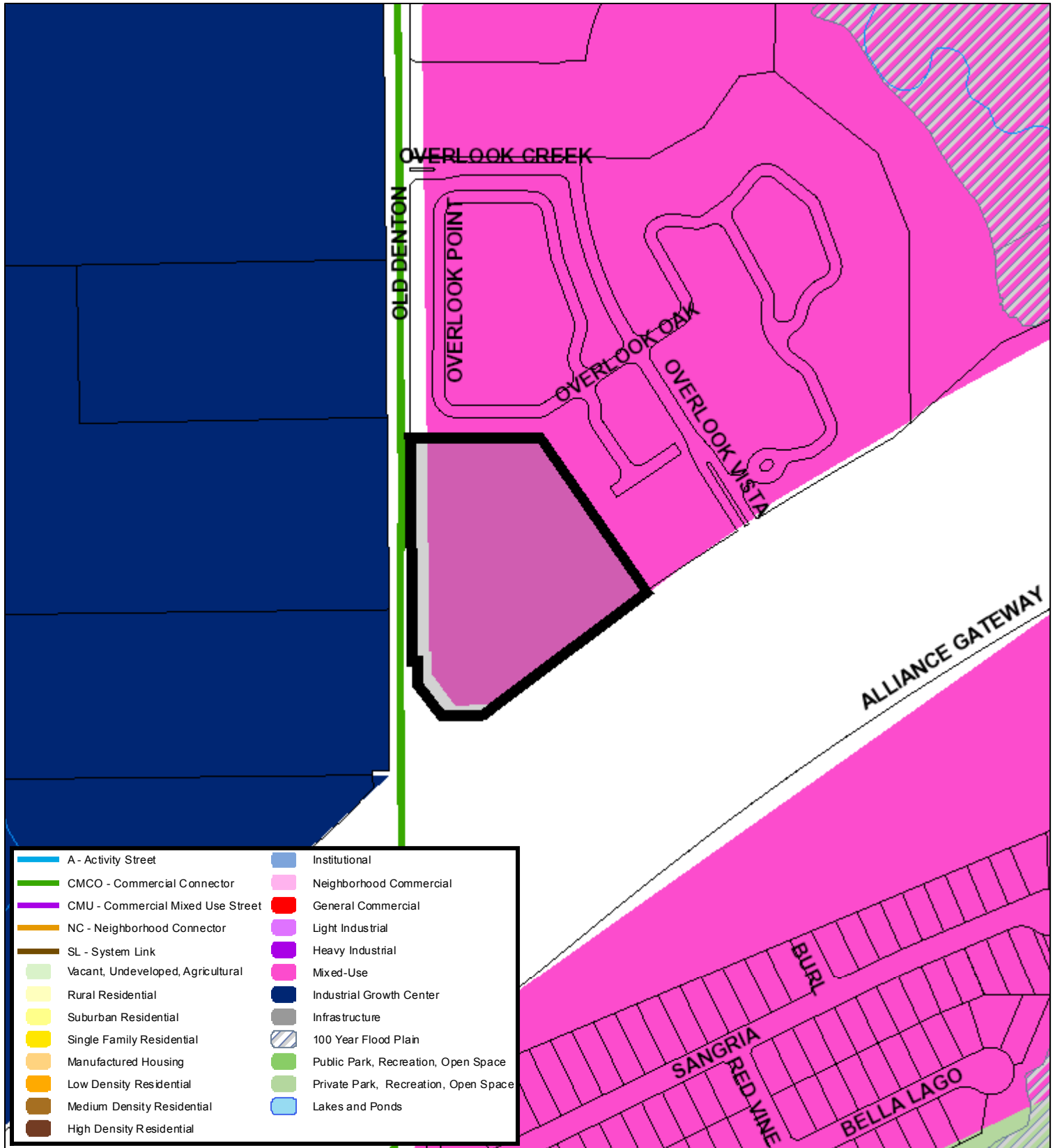
	Subject Area
	300 Foot Notification



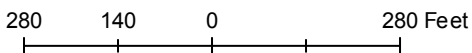
Area Map



Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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.



Aerial Photo Map



0 180 360 720 Feet

