



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 6, 2019

**Council District** 4

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **AIL Investments, LP, Hillwood Multifamily, LP, et al**

**Site Location:** 8000 – 8100 blocks Monterra Boulevard; 8200 – 8400 blocks N. Riverside Drive  
Mapsco: 35G

**Proposed Use:** **Multifamily**

**Request:** From: PD 710-A2

To: Amend PD 710-A2 development standards to have a minimum 20 ft. setback adjacent to North Riverside Drive and North Tarrant Parkway, a maximum 20 ft. front yard setback along Monterra Boulevard right-of-way, to be developed to “C” Medium Density Multifamily, clarify 20% open space and include all previously approved development standards; site plan waiver recommended

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

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

**Staff Recommendation:** **Approval**

**Background:**

The proposed site is located on North Tarrant Parkway just east of IH 35. The request is to amend the PD710-2 zoning to amend the development standards set for Area 2 (multifamily), providing a minimum 20 ft. setback adjacent to North Riverside and North Tarrant Parkway, a maximum 20 ft. front yard setback adjacent to Monterra Boulevard, and include 20% open space.

This zoning application request is to clean up the development standards previously approved for Area 2, multifamily.

**Site Information:**

Owner: AIL Investments, LP, Hillwood Multifamily LP, Artisan Village LP, Charlie Campbell  
9800 Hillwood Pkwy  
Suite 300  
Fort Worth, Texas 76177

Agent: AIL Investments, LP/Jonathan Ragsdale  
Acreage: 27.80 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / vacant
- East "I" Light Industrial / single-family, outside storage, commercial landscape business
- South "E" Neighborhood Commercial / vacant
- West "PD-710-1" Planned Development for "C" Medium Density Multifamily with development standards/ multifamily

**Recent Relevant Zoning and Platting History:**

Zoning History:

ZC-17-190 amend PD 710-2 to Expand Area 2 and Amend Area 2 development standards to allow gasoline sales; to clarify that the multifamily uses are permitted and clarify multifamily will be constructed to the "C" Medium Density Multifamily standards; to clarify that a building may include a single use or mix of uses; maximum front setback 20 feet adjacent to Monterra Boulevard right-of-way; maximum allowable square footage of non-residential uses will not exceed 15,000 square feet and; Create Area 5 with the "E" Neighborhood Commercial district; site plan waived; approved by City Council 12/05/17, subject area

ZC-06-175 various zoning categories to "PD-710" Planned Development, approved by City Council 08/06 (subject property).

Platting History: PP-11-015 Monterra by Hillwood approved by City Plan Commission 07/27/11

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
North Tarrant Parkway	Major Arterial	Principal Arterial	Constructed
Riverside Dr.	Neighborhood Collector	Neighborhood Collector	Yes (under construction)
Monterra Blvd	Two-Way residential	Two-Way residential	No

**Public Notification:**

The following organizations were notified:

300 foot Legal Notifications were mailed on June 18, 2019.

The following organizations were notified: (emailed June 18, 2019)

Organizations Notified	
Summerfields NA*	Fort Worth League of Neighborhood Assoc.
Arcadia Park Estates HOA	Trinity Habitat for Humanity
Manor Hill at Alliance HOA	Streams And Valleys Inc
North Fort Worth Alliance	North Fort Worth Community Alliance
Keller ISD	Northwest ISD

\*Closest Registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to amend PD 710-A2 development standards for a minimum 20 ft. setback adjacent to North Riverside Drive and North Tarrant Parkway, a maximum 20 ft. front yard setback along Monterra Boulevard right-of-way, to be developed to "C" Medium Density Multifamily, clarify 20% open space and include all previously approved development standards; site plan waiver requested

Surrounding land uses are commercial and vacant to the north, multifamily to the west, industrial, single-family and landscape business to the east and vacant to the south.

As a result, the proposed zoning is **compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Alliance Mixed Use Growth Center. The proposed changes are consistent with the mixed use growth center future land use.

In addition the property is located on a future principal arterial, which is a proper location for commercial and multifamily uses. The policy below applies to this development:

- 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)

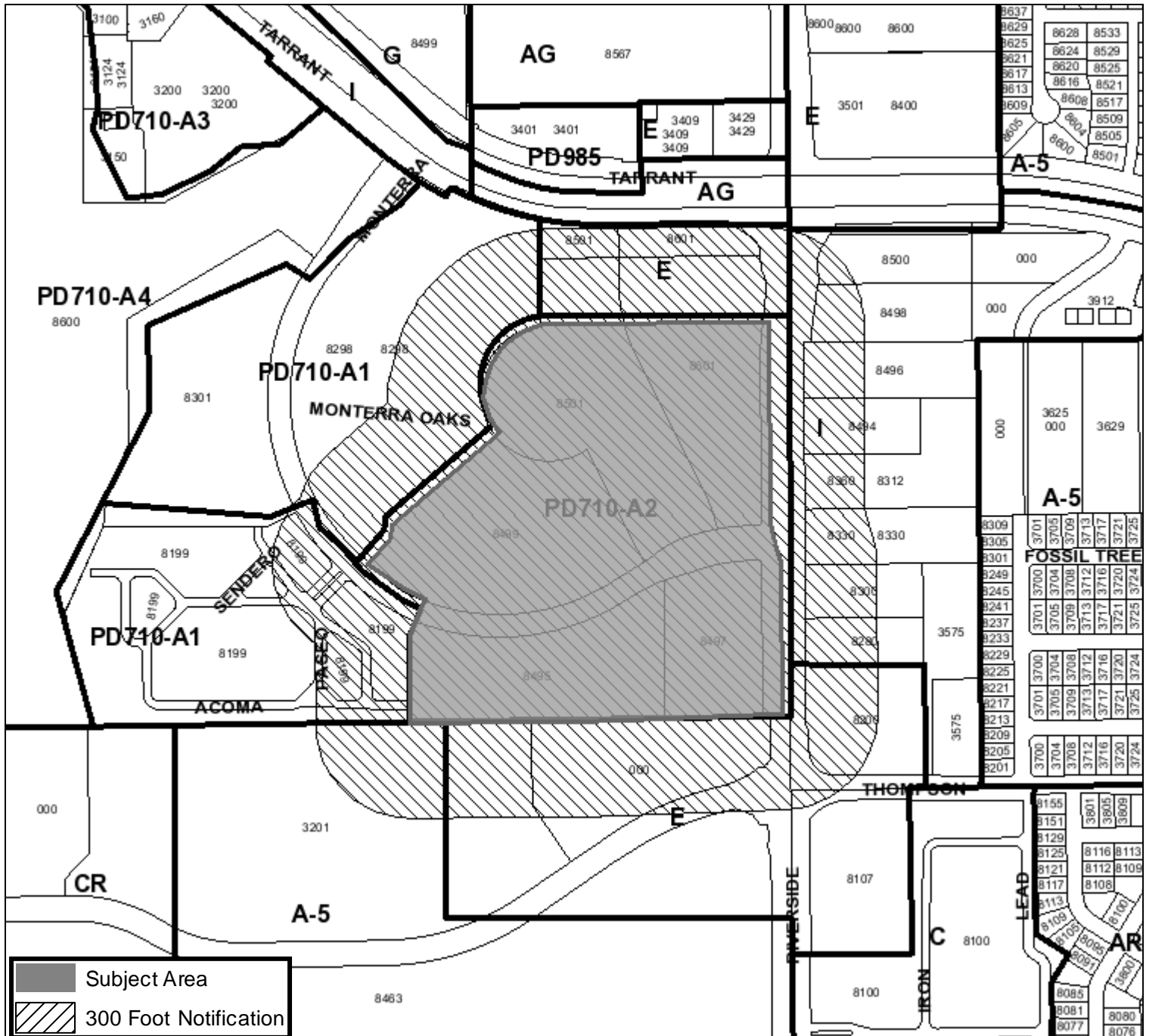
The zoning change request **is consistent** with the Comprehensive Plan.



***Attachments:***

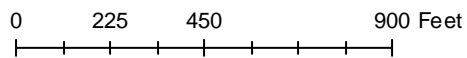
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting

### Area Zoning Map

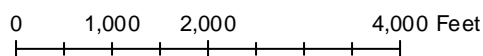
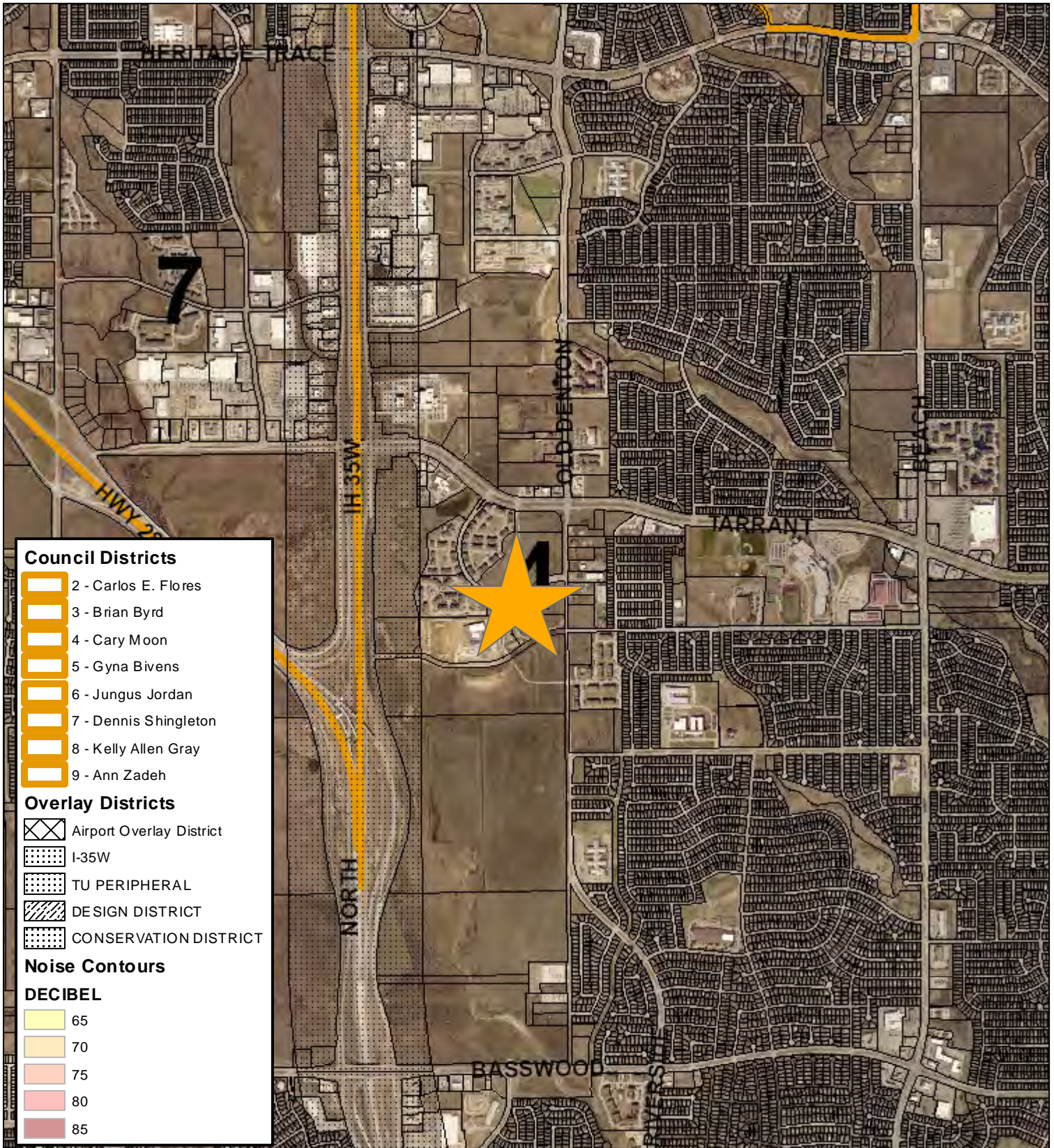
Applicant: Hillwood Multifamily LP & AIL Investment LP, et al  
 Address: 8000 - 8100 blocks Monterra Boulevard; 8200 - 8400 blocks N Riverside Dr  
 Zoning From: PD 710-A2  
 Zoning To: Amend PD 710-A2 for setbacks and open space  
 Acres: 30.59387707  
 Mapsco: 35G  
 Sector/District: Far North  
 Commission Date: 7/10/2019  
 Contact: 817-392-2495



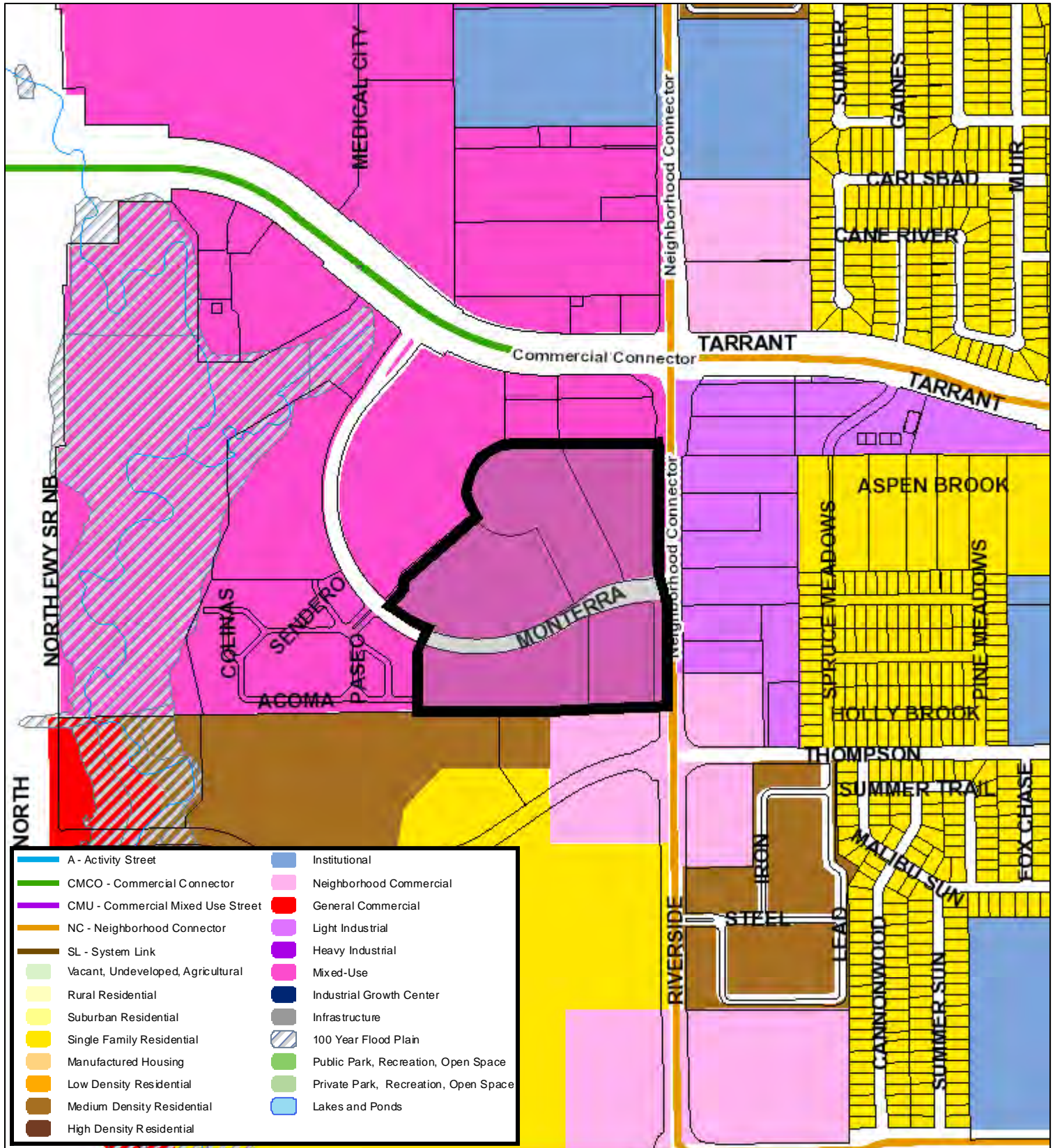
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use

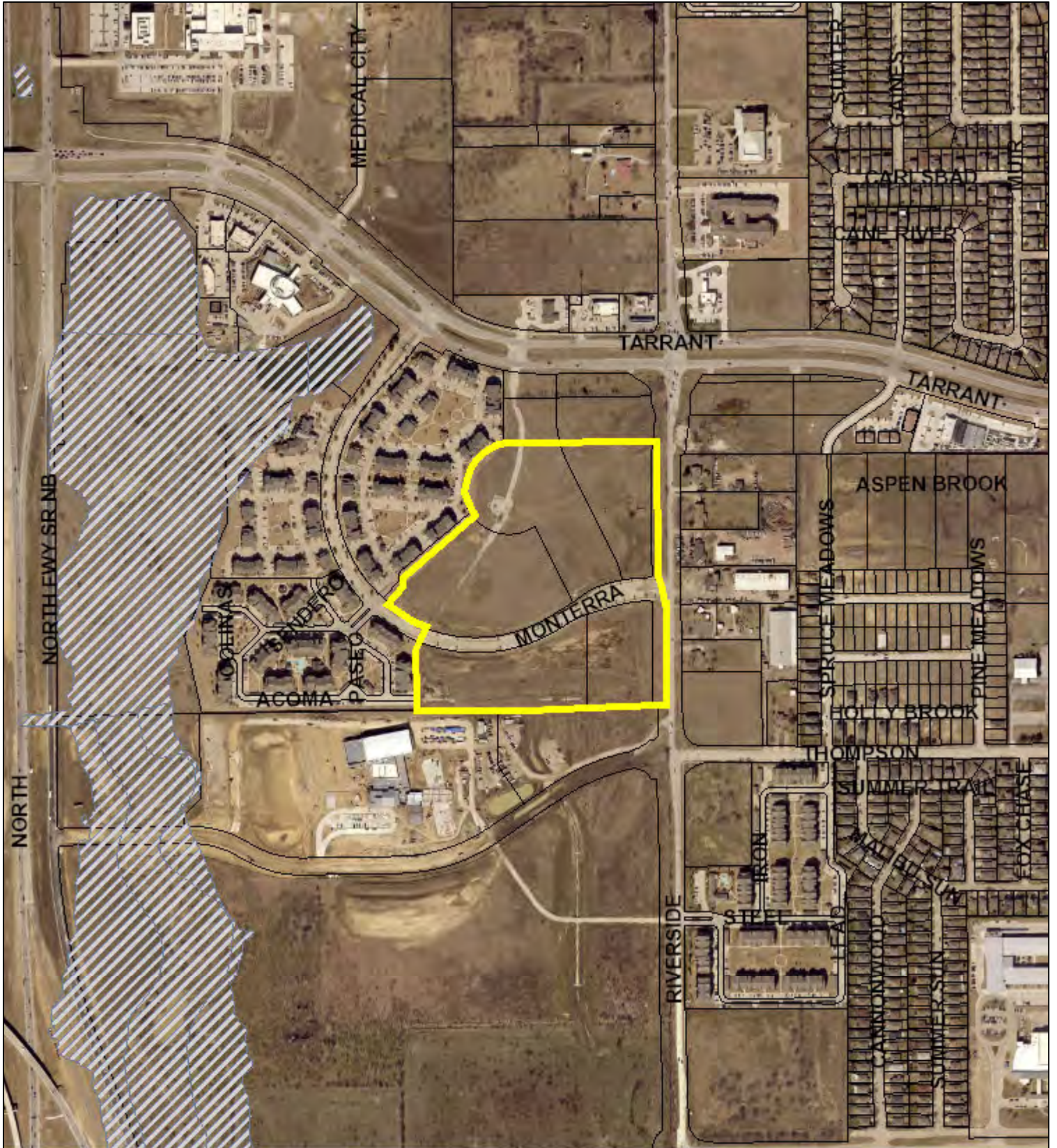


625 312.5 0 625 Feet

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



0 390 780 1,560 Feet

