



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 10, 2019

**Council District**     **7**

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0

**Opposition:** None submitted  
**Support:** None Submitted

Continued                    Yes  No   
Case Manager                Leo Valencia  
Surplus                      Yes  No   
Council Initiated            Yes  No

**Owner / Applicant:**        **AIL Investment, LP & AIL West, LLC**

**Site Location:**             12000 block FM 156

**Proposed Use:**             **Industrial**

**Request:**                    **From:**    Unzoned  
**To:**        "K/AO" Heavy Industrial/Fort Worth Alliance Airport Overlay

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

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

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

**Related cases:**                **AX-19-009**

**Background:**

The subject property is located south and east of FM 156. The owner-initiated annexation rezoning of approximately 460.186 acres will prepare the property for an industrial type development.

Case AX-19-009 is a proposed owner-initiated annexation of approximately 460.186 acres of land, known as AIL Properties - SH 156. The proposed annexation site is anticipated to be developed for industrial uses which is consistent with the 2019 Comprehensive Plan identifying the area as Industrial Growth Center.

The annexation case was presented to the City Plan Commission on July 24, 2019. The Commission voted to make a recommendation to the City Council to approve the annexation.

The City Council will conduct a public hearing on the proposed annexation. The hearing is scheduled for September 10, 2019. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, consideration of the area for annexation will be held on September 10, 2019.

An industrial development will be required to plat and install infrastructure to meet the industrial standards, including streets, water, and sewer lines. Drainage needs will be studied and mitigation determined during the platting process.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”.

**Site Information:**

Owner/Applicant: AIL Investment LP/AIL West, LLC  
 9800 Hillwood Parkway Su# 300  
 Fort Worth, Tx 76177  
 Agent: Peloton Land Solutions/Jonathan Ragsdale  
 Acreage: 460.18 ac.  
 Comprehensive Plan Sector: Far North  
 Surrounding Zoning and Land Uses:  
 North Unzoned, “A-5” One-Family, PD 1039 Planned Development for “I” uses / vacant land, gas wells and industrial development  
 East PD 944 Planned Development for Alliance Airport / Alliance Airport  
 South “K” Heavy Industrial / vacant land  
 West “AG” Agricultural, “K” Heavy Industrial / vacant land

**Public Notification:**

300 foot Legal Notifications were mailed on (July 17, 2019)  
 The following organizations were notified: (emailed July 15, 2019)

Organizations Notified	
North Fort Worth Alliance	Streams & Valleys Inc.
Trinity Habitat for Humanity	Northwest ISD

\*Closest registered Neighborhood Organization

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-19-039 from Unzoned to “I”, to be heard by City Council 8/06/19, subject property to the north;  
Platting History: NA

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
FM 156	Two-Way	Principle Arterial	No

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is requesting to rezone from Unzoned to “K” Heavy Industrial for industrial type uses. Surrounding land uses consist of the vacant land and a few gas well sites, Alliance Airport is just to the east of the subject property.

As a result, the proposed "K" Heavy Industrial zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2018 Comprehensive Plan designates the subject property as Alliance Industrial Growth Center. Based on the location of the Union Pacific locomotive plant in the area as well as other light to heavier industrial uses in the area. The proposed “K” Heavy Industrial zoning district is consistent with policies in the new Economic Development Strategic Plan included in the 2018 Comprehensive Plan.

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

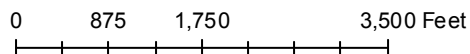
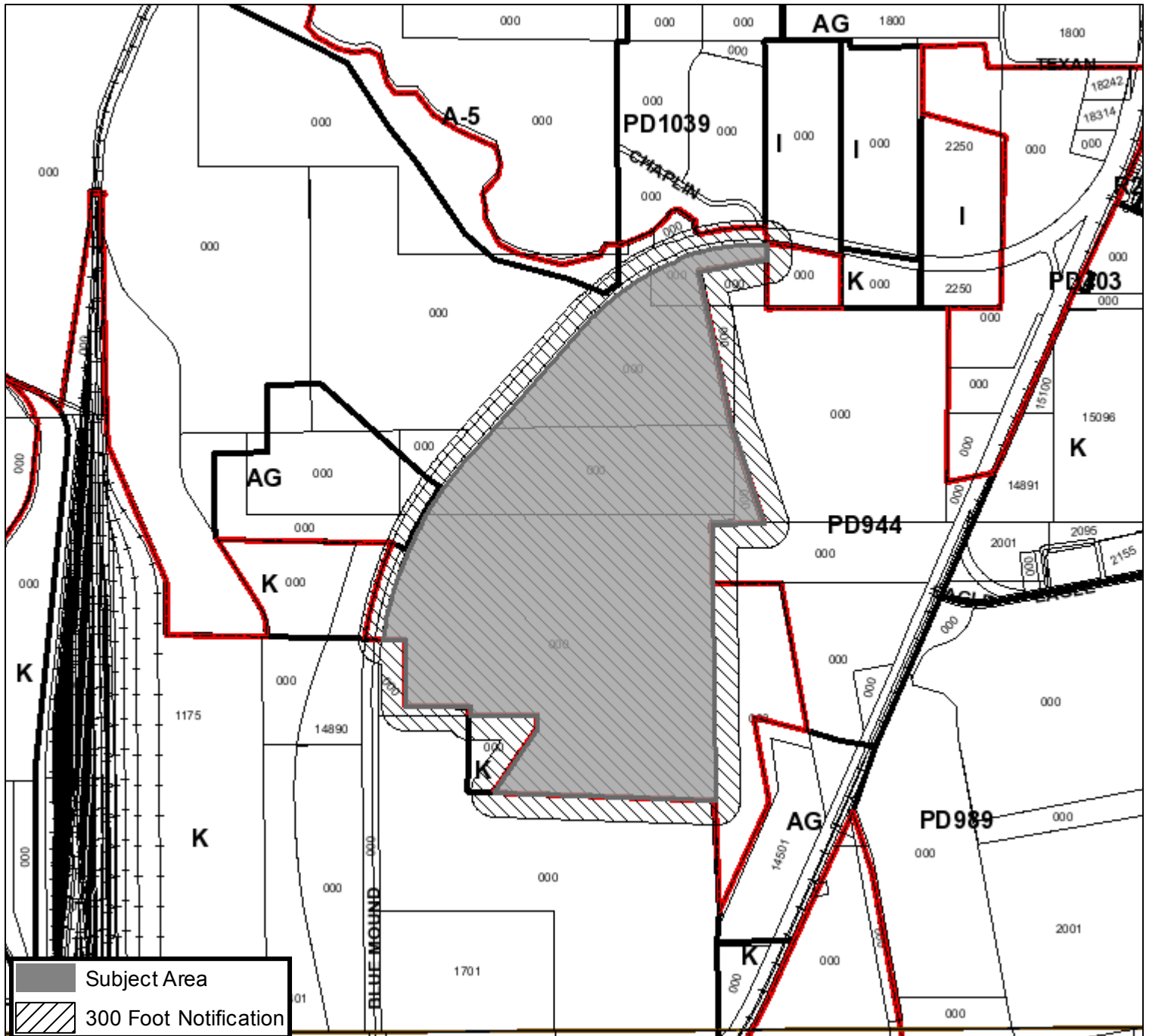
Since the area is identified as being in the Alliance Industrial Growth Center, the proposed zoning **is consistent** with the Comprehensive Plan.

***Attachments:***

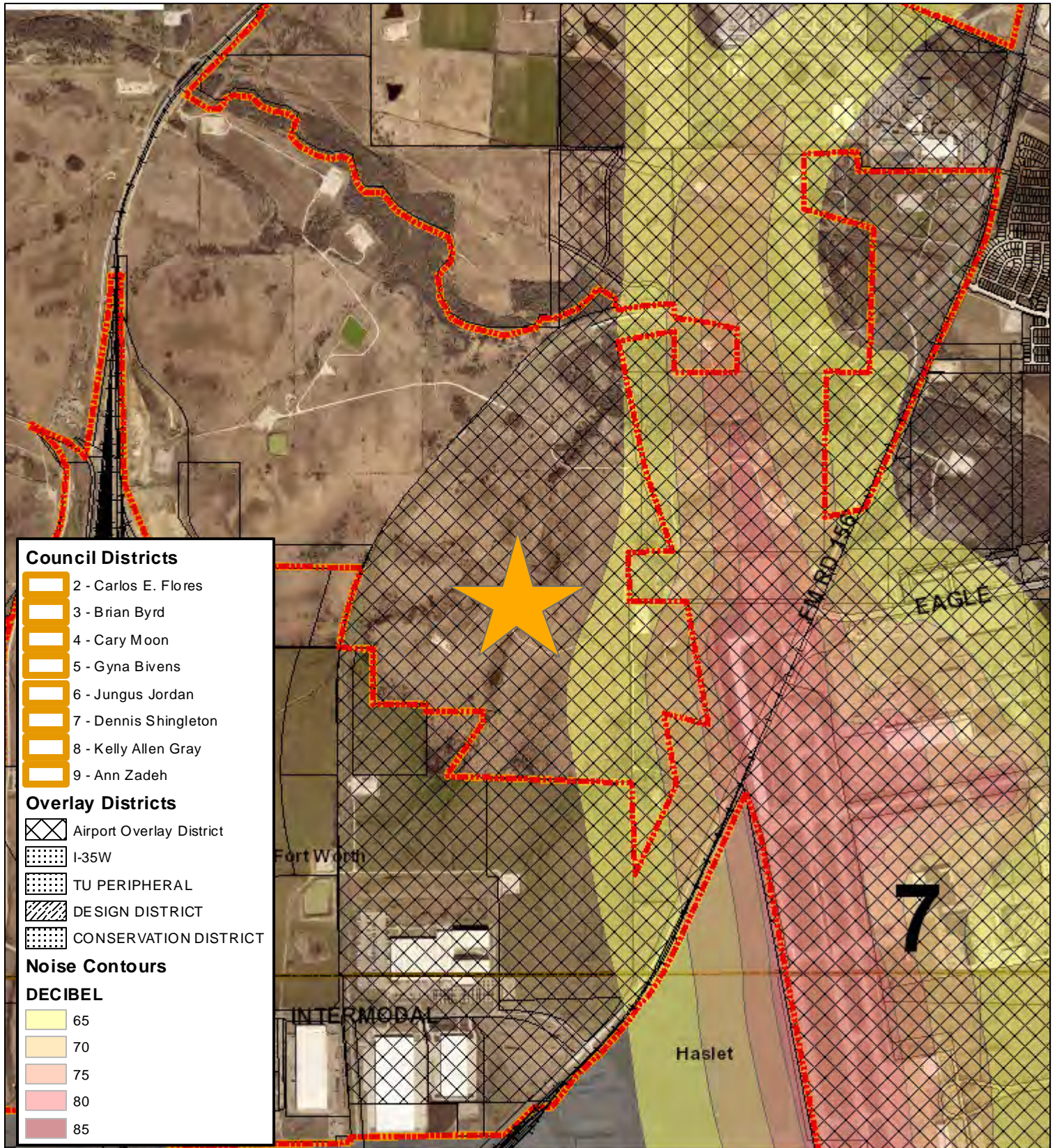
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: AIL Investment LP & AIL West LLC  
 Address: 14000-14900 blocks FM 156  
 Zoning From: Unzoned  
 Zoning To: K/AO Alliance Airport Overlay  
 Acres: 460.1873302  
 Mapsco: Pgs 6&641  
 Sector/District: Far North  
 Commission Date: 8/14/2019  
 Contact: 817-392-2495








### Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

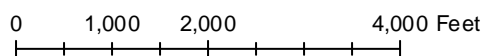
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

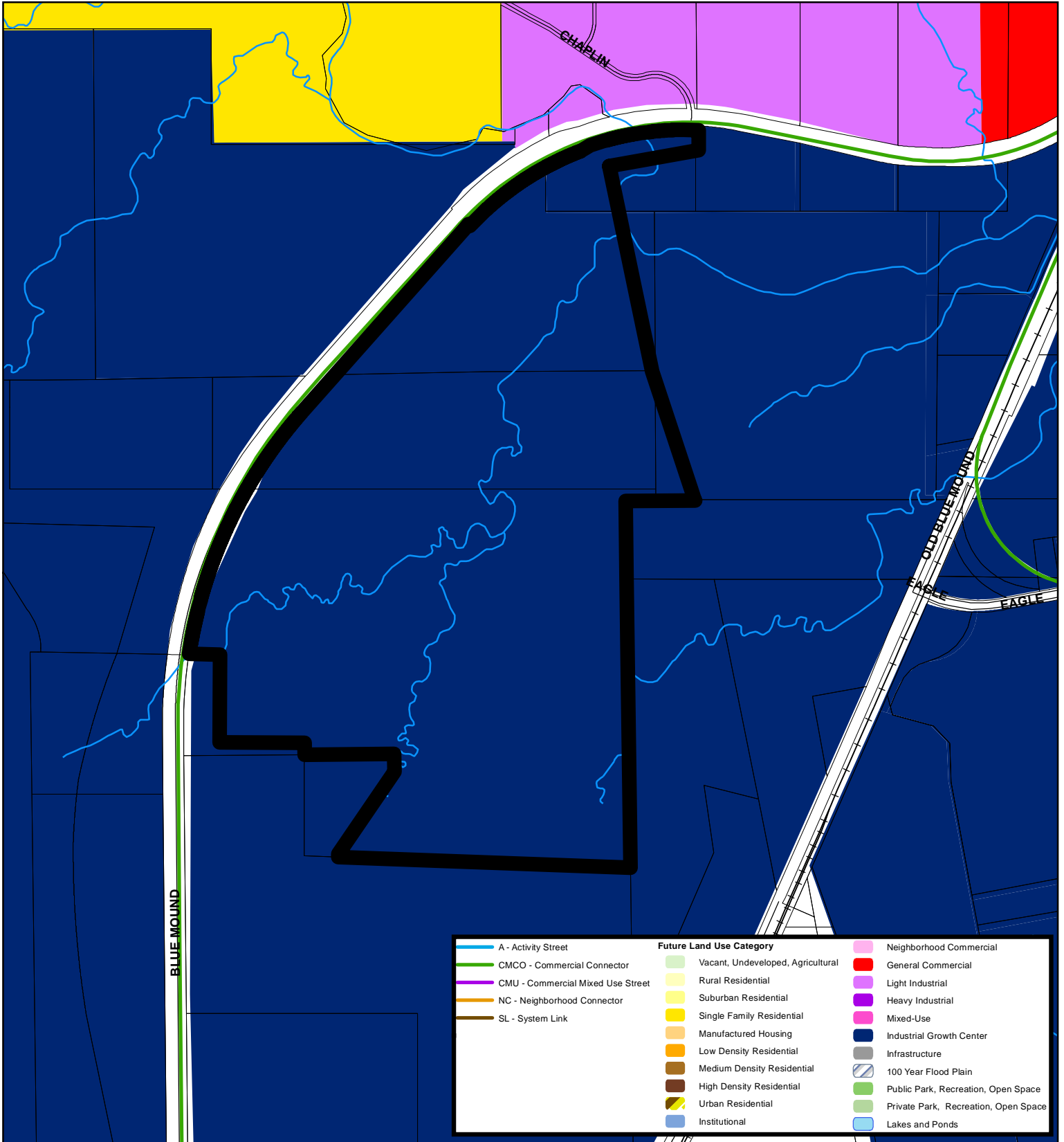
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



## Future Land Use

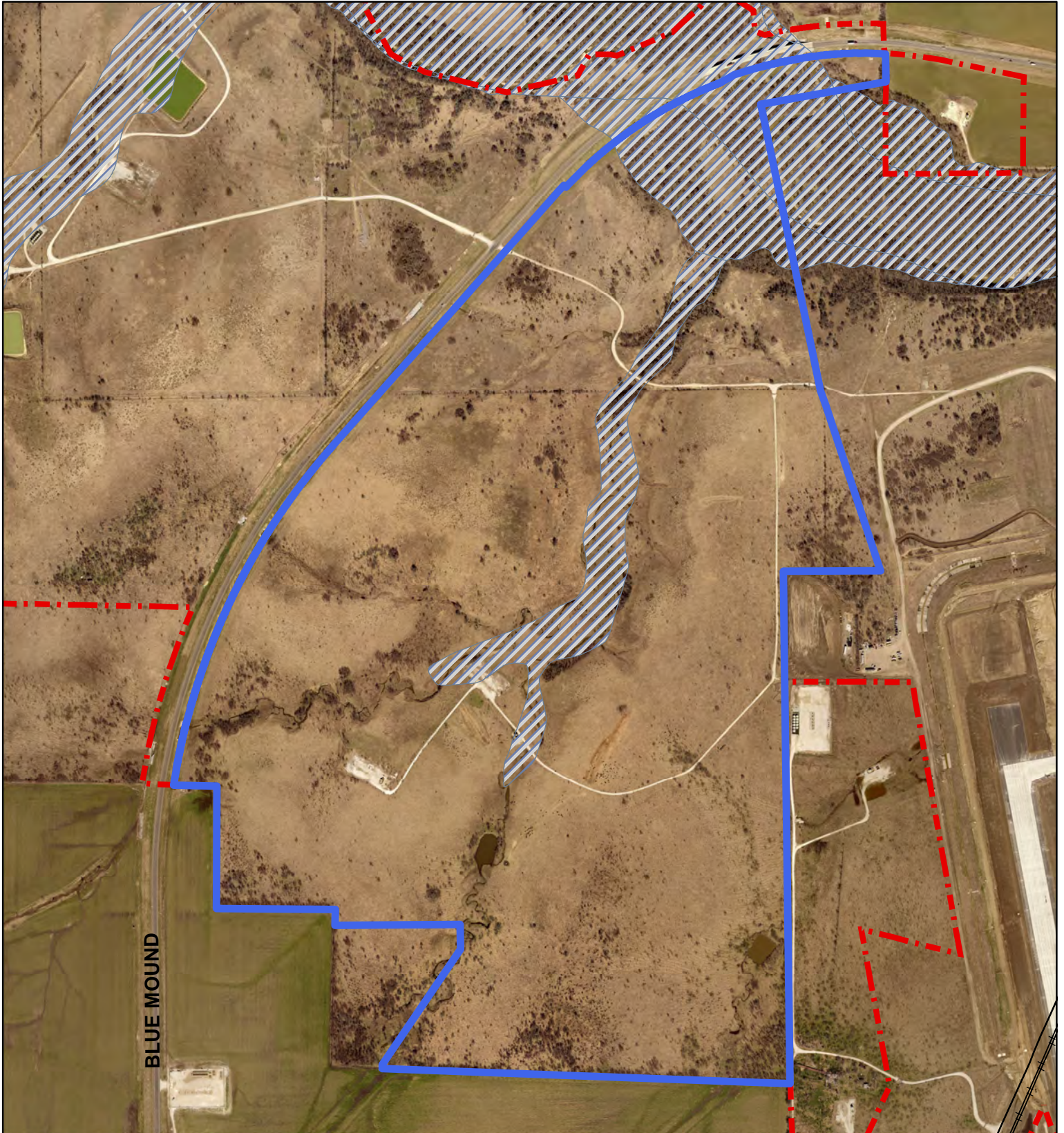



1,000 500 0 1,000 Feet

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 6, 2018.



Aerial Photograph



 100 Year Flood Zone

Aerial Photography Date February 2017

