



Zoning Staff Report

Date: December 12, 2023

Case Number: ZC-23-146

Council District: 10

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: AIL Investment LP / Jesse Carrasco, Hillwood (applicant) & Kole Weber (representative)

Site Location: 3480 & 3300 Keller Haslet Road **Acreage:** 23.54 acres

Request

Proposed Use: Apartments

Request: From: “G” Intensive Commercial

To: “D” High Density Multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The subject site is located in north Fort Worth, within Council District 10. The site is currently undeveloped. The applicant is requesting to rezone this property from “G” Intensive Commercial to “D” Medium Density Multifamily, to accommodate a future apartment home development. “D” zoning allows for a density of up to 32 dwelling units per acre. A formal Site Plan is not required for a rezoning to “D”, however staff will typically request a concept layout from all applicants in order to illustrate the proposed development plans, and to give staff and City officials an idea on how the developer envisions the layout and functionality of the site. No concept layout has been provided at the time of this report. In lieu of a concept layout, the following narrative from the applicant regarding this rezoning request was included as part of the submittal:

The Site is located within the City of Fort Worth on the northeast side of SH 170 and North Beach Street.

We are proposing to rezone the site from 'G' Intensive Commercial to 'D' High Density Commercial. The site will be part of a 221.2 acre mixed-use development.

The property is listed as Mixed-Use in Fort Worth's Future Land Use Plan. The property is located along a State Highway, which makes the site more suitable for high density multi-family. The properties to the North are zoned 'C' Medium Density Multi-Family and 'A-5' One Family. The property to the West is zoned 'G' Intensive Commercial. Most of the bordering properties are listed as mixed-use in the future land use plan. The property zoned 'A-5' is listed as Open Space on the future land use plan.

Any proposed development will need to meet all other “D” development standards, including minimum 35% open space, 20 foot street side setbacks, 5 foot side and rear setbacks, 48 foot maximum height (outside of a 250 foot buffer from existing one family zoning), one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential & “C” Medium Density Multifamily / undeveloped
East “C” Medium Density Multifamily / apartments
South “G” Intensive Commercial / SH 170 – Alliance Gateway Freeway
West “G” Intensive Commercial / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.
The following organizations were emailed on September 29, 2023:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	Keller ISD
North Fort Worth Alliance	Saratoga HOA
Vista Greens HOA*	Lakes at Lost Creek HOA

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is situated on the westbound frontage road of State Highway 170, with the freeway main lanes currently under construction. This is a corner lot at the intersection of Alliance Gateway Freeway and Alta Vista Road. No interchange is planned at Alta Vista Road, future freeway access will be at N. Beach Street to the west and Westport Parkway to the east. A majority of the surroundings are currently undeveloped and are part of the Hillwood Company’s holdings. Hillwood is the master developer for the greater Alliance area. To the east of the site, across Alta Vista Road is an established apartment home community called Lost Spurs Ranch. Aside from this apartment community, there are no major developments adjacent to this site at the present time.

As long as the new apartment development meets all the standards set out in Section 4.712 regulating new (high density) multifamily development, then the rezoning of this site to “D” would not be disruptive to existing uses in the vicinity. The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future mixed use. Zoning categories in alignment with this future land use designation would be “UR” Urban Residential, “MU” Mixed Use (Low or High intensity), form based codes, or any commercial zoning. The current “G” Intensive Commercial zoning is in alignment and consistent with the future land use designation. To accommodate the proposed development and rezoning request to “D” High Density Multifamily, the subject site would need to a designation of future medium density residential in order to be considered consistent with the adopted Comprehensive Plan.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
MIXED-USE		
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Additionally, this property is within the Alliance Gateway West Regional Growth Center. Growth Centers are areas of the City that are targeted for more compact urban land use and are intended to be more active centers of regional commerce and development. Additional information on Growth Centers excerpted from the 2023 Comprehensive Plan can be found below:

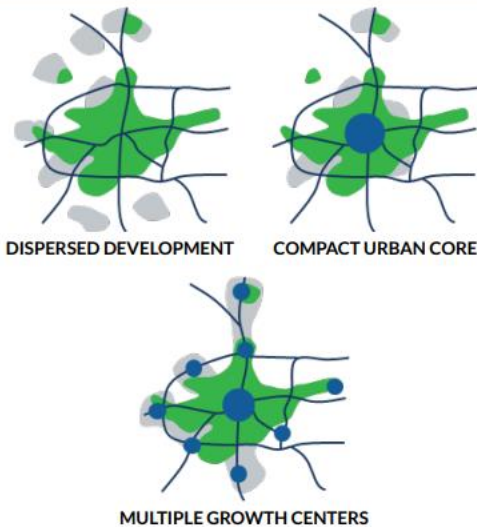
GROWTH CENTERS

COMPREHENSIVE PLAN | LAND USE

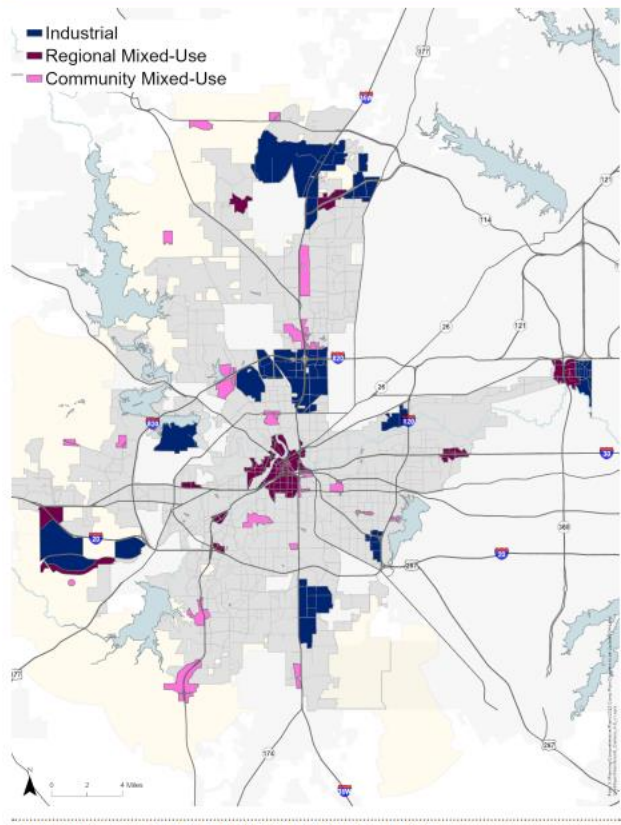
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

Growth centers are located along highway or rail corridors to facilitate transportation linkages to other growth centers. A network of growth centers can accommodate citywide growth with fewer environmental impacts, less land consumption and traffic generation, and less pollution than a dispersed development pattern. The North Central Texas Council of Governments is also promoting this growth strategy in response to growing concerns over traffic, pollution, and reduced funding for transportation infrastructure.

URBAN DEVELOPMENT PATTERNS



INDUSTRIAL AND MIXED-USE GROWTH CENTERS



The proposed zoning **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.



November 7, 2023

Dana Burghdoff
Assistant City Manager
City of Fort Worth

Re: Zoning Cases ZC-23-145 & ZC-23-146

Dear Mrs. Burghdoff,

This letter serves to memorialize Hillwood's voluntary capping of multifamily entitlement units for Alliance Town Center North PD 961. Specifically, in compliance with the City of Fort Worth Comprehensive Plan goals along the Alliance SH 170 Corridor, Zoning Cases ZC-23-45 & ZC-23-146 will provide approximately 674 multifamily community housing units to the much-needed job growth corridor.

Rather than request additional entitlements to the Alliance Master Plan at this time, we voluntarily cap Hillwood's Alliance Town Center North PD 961 multifamily units at 2,000 (currently entitled for 2,674) in order to provide the 674 units between the two projects comprising of ZC-23-145 and ZC-23-146 within this mixed-use growth corridor.

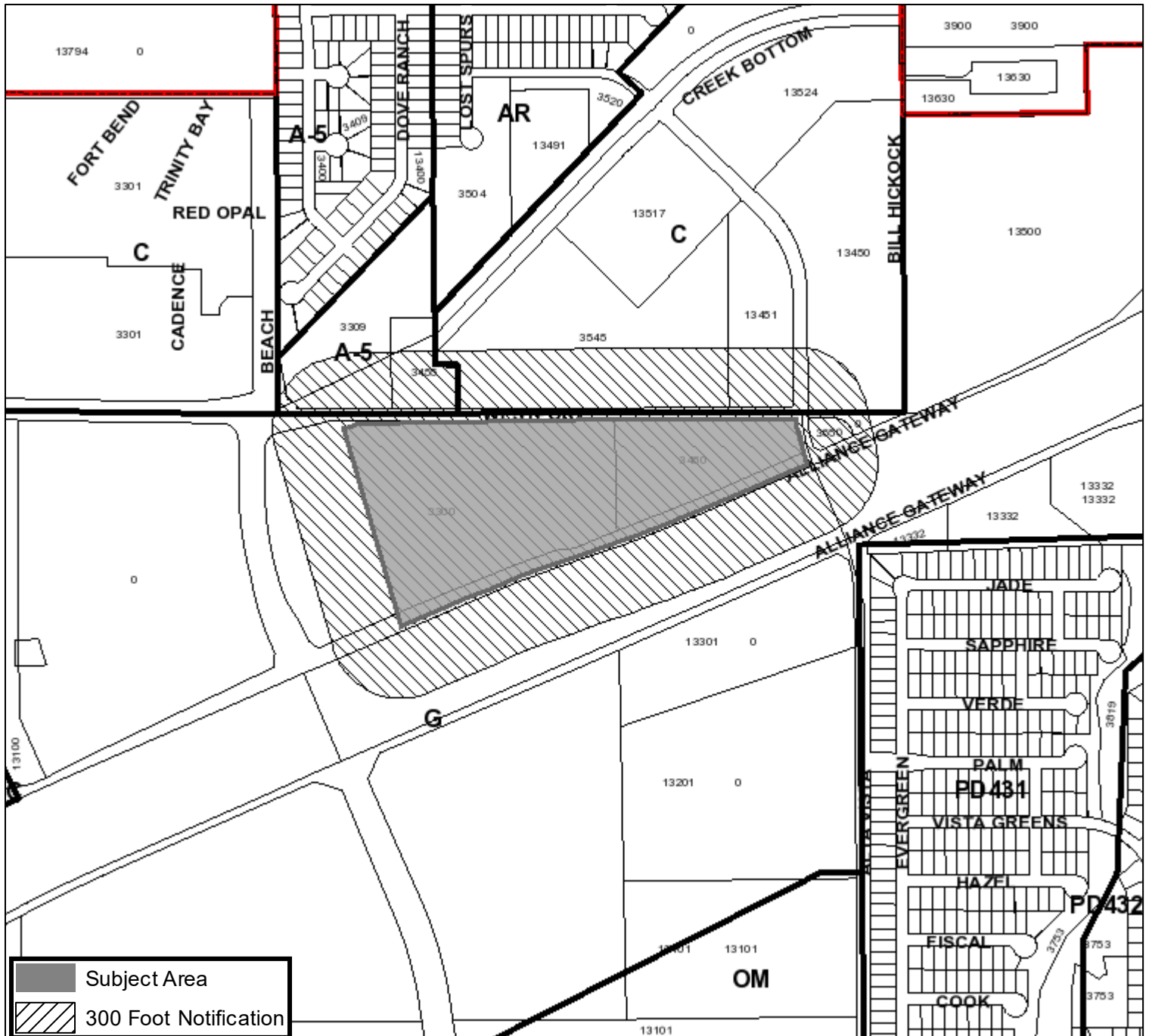
Respectfully,

Robert Folzenlogen

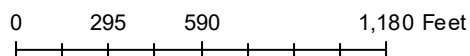
Senior Vice President Strategic Development

Area Zoning Map

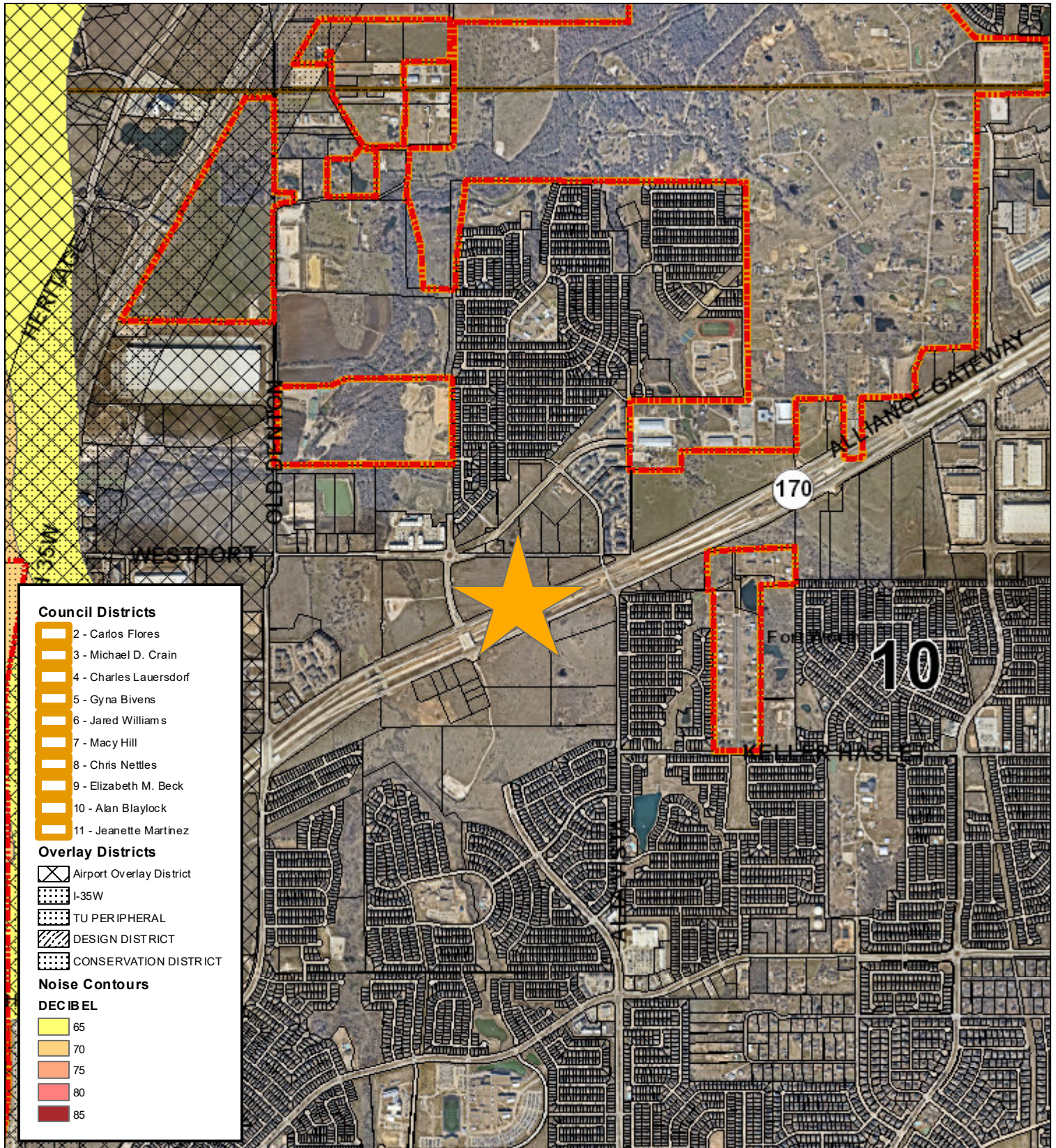
Applicant: AIL Investment LP
 Address: 3480 & 3300 Keller Haslet Road
 Zoning From: G
 Zoning To: D
 Acres: 23.13815264
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 11/8/2023
 Contact: null


















	Subject Area
	300 Foot Notification








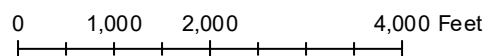
Area Map



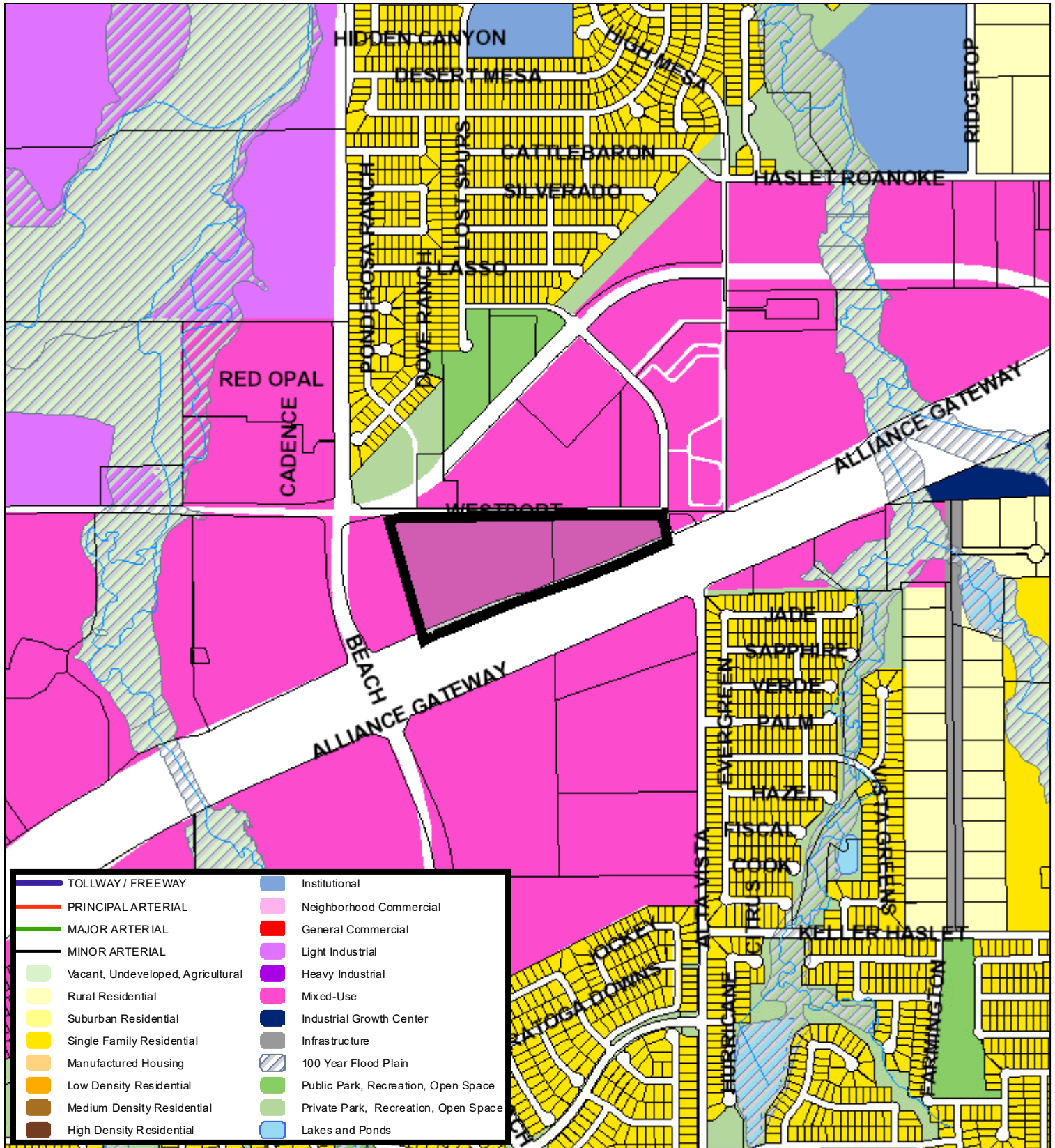
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdsdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use

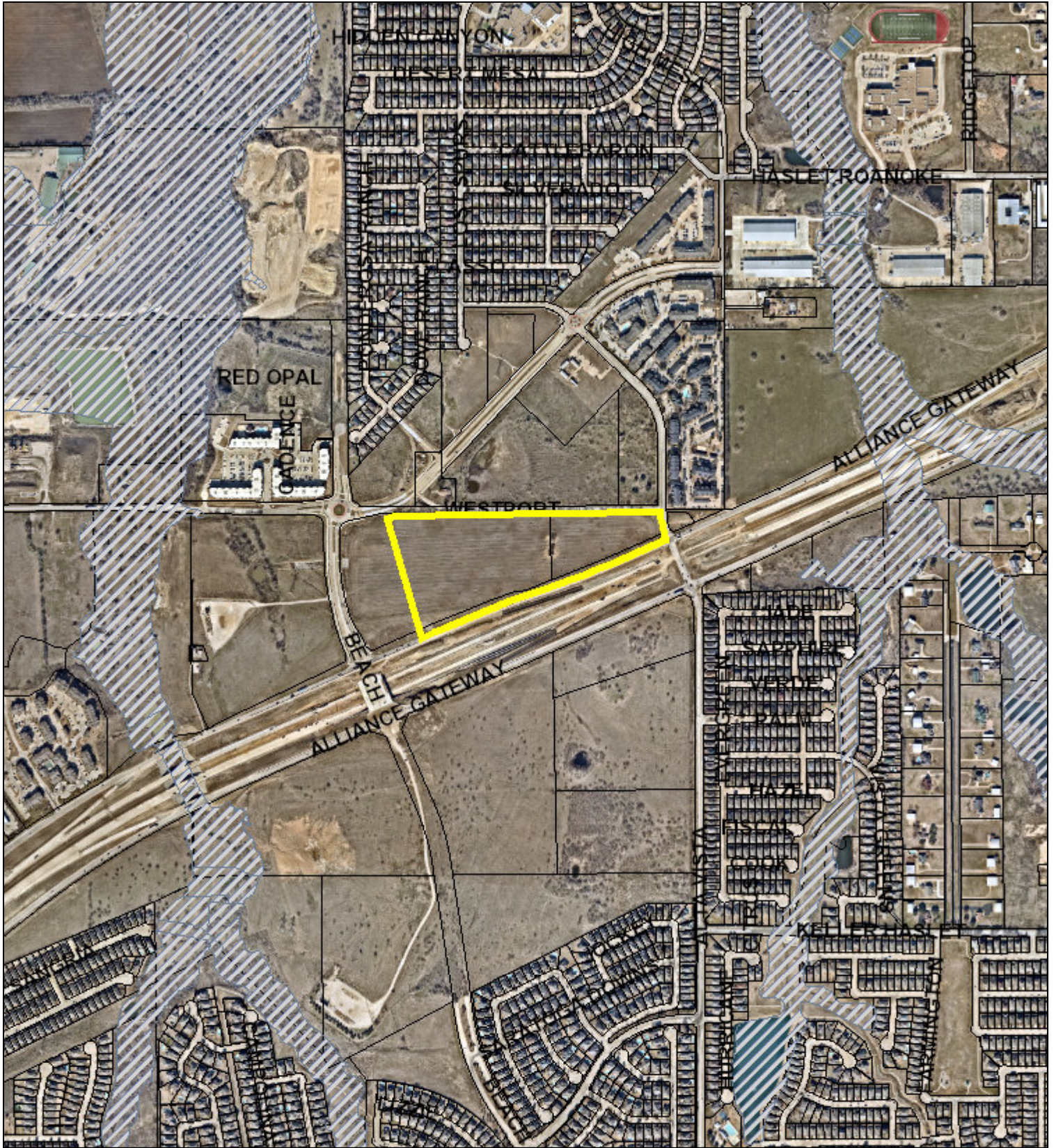


930 465 0 930 Feet

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 6, 2018.



Aerial Photo Map



0 550 1,100 2,200 Feet

