



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-164

Council District: 7

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: AIL Investments LP

Site Location: 14501 Old Blue Mound Rd.

Acreage: 46.2 Acres

Request

Proposed Use: Distribution Center/Warehouse

Request: From: “AG” Agricultural

To: “K” Heavy Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

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

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The site is located on the northwest side of Old Blue Mound Road, west of Alliance Airport. The property owner is requesting to a zoning change from “AG” Agricultural to “K” Heavy Industrial. The site will be part of an 803-acre industrial development (Westport Addition).

There is an existing a house on the site. And all surrounding land uses to the east, south, and west of this site are either zoned “K” Heavy Industrial or located outside of the Fort Worth City Limits.

The site is located in Fort Worth on the northwest side of Old Blue Mound Road, West of Alliance Airport.

We are proposing to rezone the site from 'AG' Agricultural to 'K' Heavy Industrial. The site will be part of an 803 acre industrial development (PP-22-057 - Westport Addition).

The site is bordered on every side by properties either zoned industrial or containing industrial uses. The properties to the South and West are within the City of Fort Worth, and are zoned 'K' Heavy Industrial. The sites to the North and the East are zoned 'PD' and are both part of the Alliance Airport. The property to the southeast is in the City of Haslet and is current zoned 'AF' or Airport Facilities.

Surrounding Zoning and Land Uses

North “K” Heavy Industrial & “PD/K” / Vacant
East “K” Heavy Industrial / industrial and Alliance Airport
South City of Haslet / Vacant
West “K” Heavy Industrial / Vacant

Recent Zoning History

- ZC-21-048: Rezoned 65 acres immediately West of this property from unzoned (ETJ) to “K” Heavy Industrial
- ZC-19-107: Rezoned 460 acres east of the subject property from (ETJ) to “K” Heavy Industrial

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were notified: (emailed September 30, 2022)

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

The subject property is not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone this property into from “AG” agricultural to “K” Heavy Industrial zoning. All surrounding properties to the east, south, and west is either zoned “K” Heavy Industrial or is located outside of the Fort Worth City Limits. The property is also located within the Fort Worth Alliance Airport Overlay Zone.

The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan designates the subject property as “Industrial Growth Center” The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote industrial development within the Meacham, **Alliance**, and Alliance Gateway East Industrial Growth Centers.
- Promote commercial and industrial development near **Alliance Airport, BNSF rail yards**, and Texas Motor Speedway that would not be adversely affected by noise
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

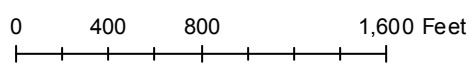
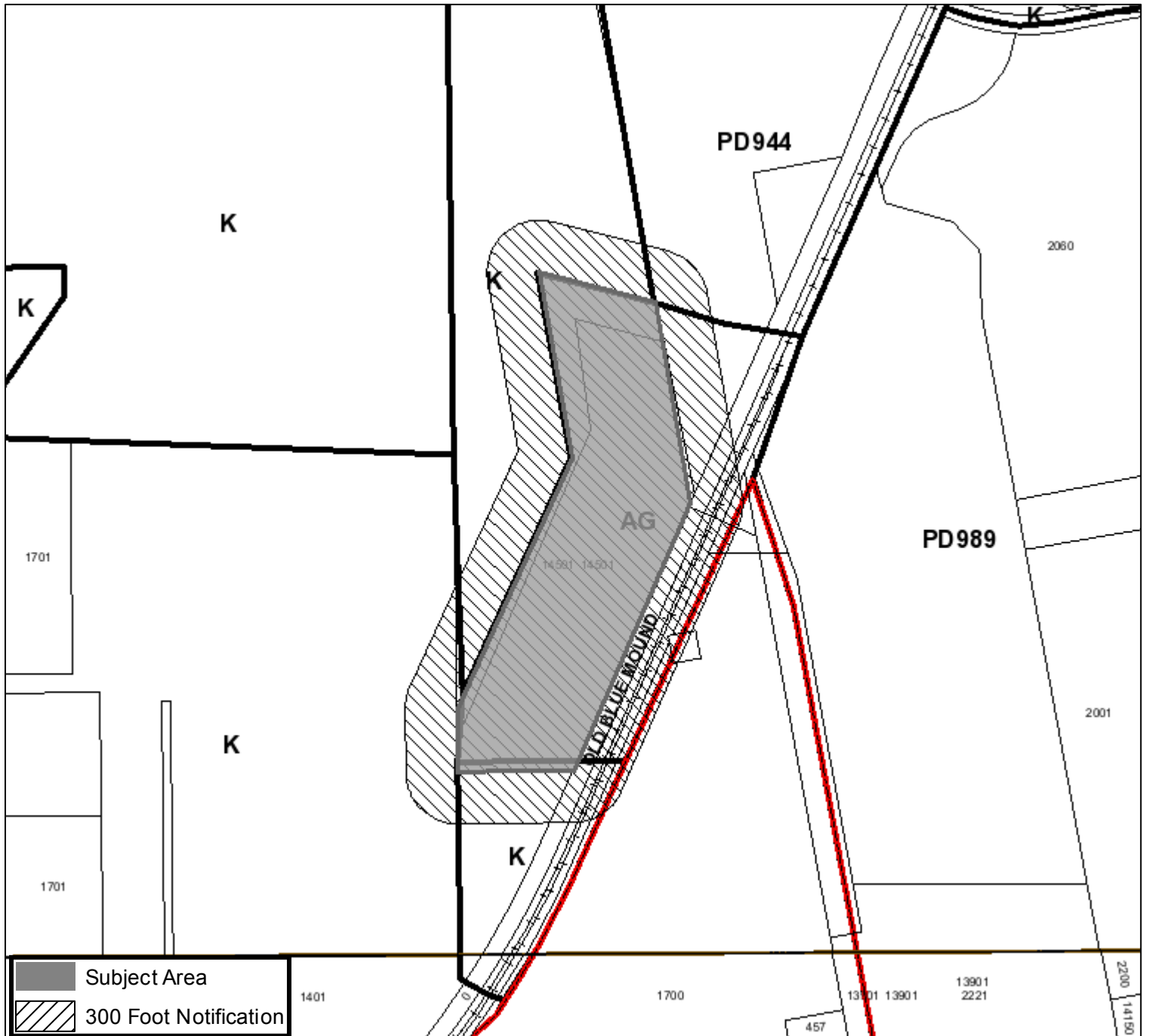
- 1.3.3. **Protect industrial areas from encroachment.** Ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

PERFORMANCE METRICS

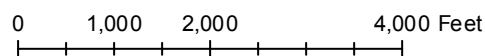
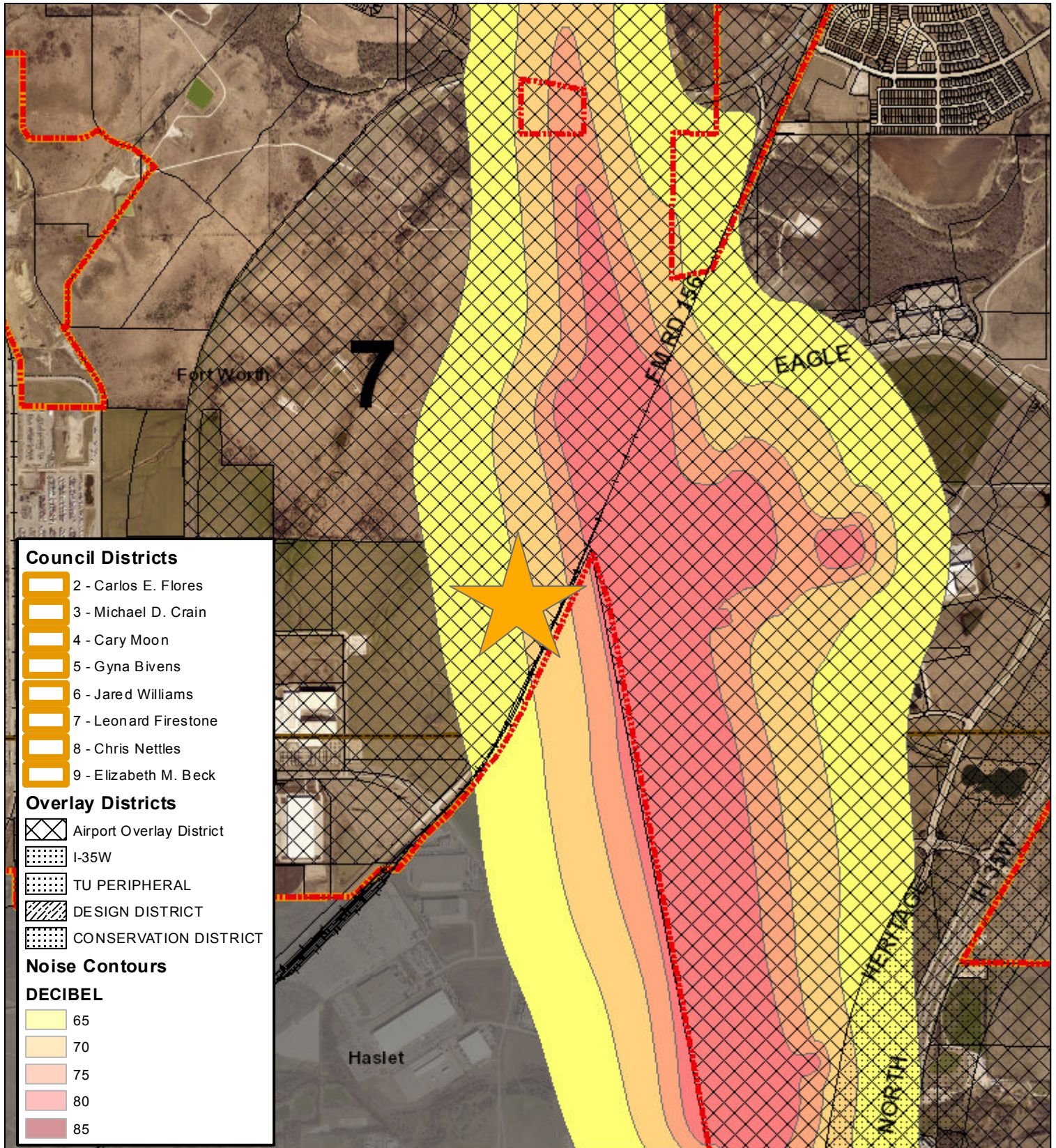
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Area Zoning Map

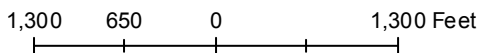
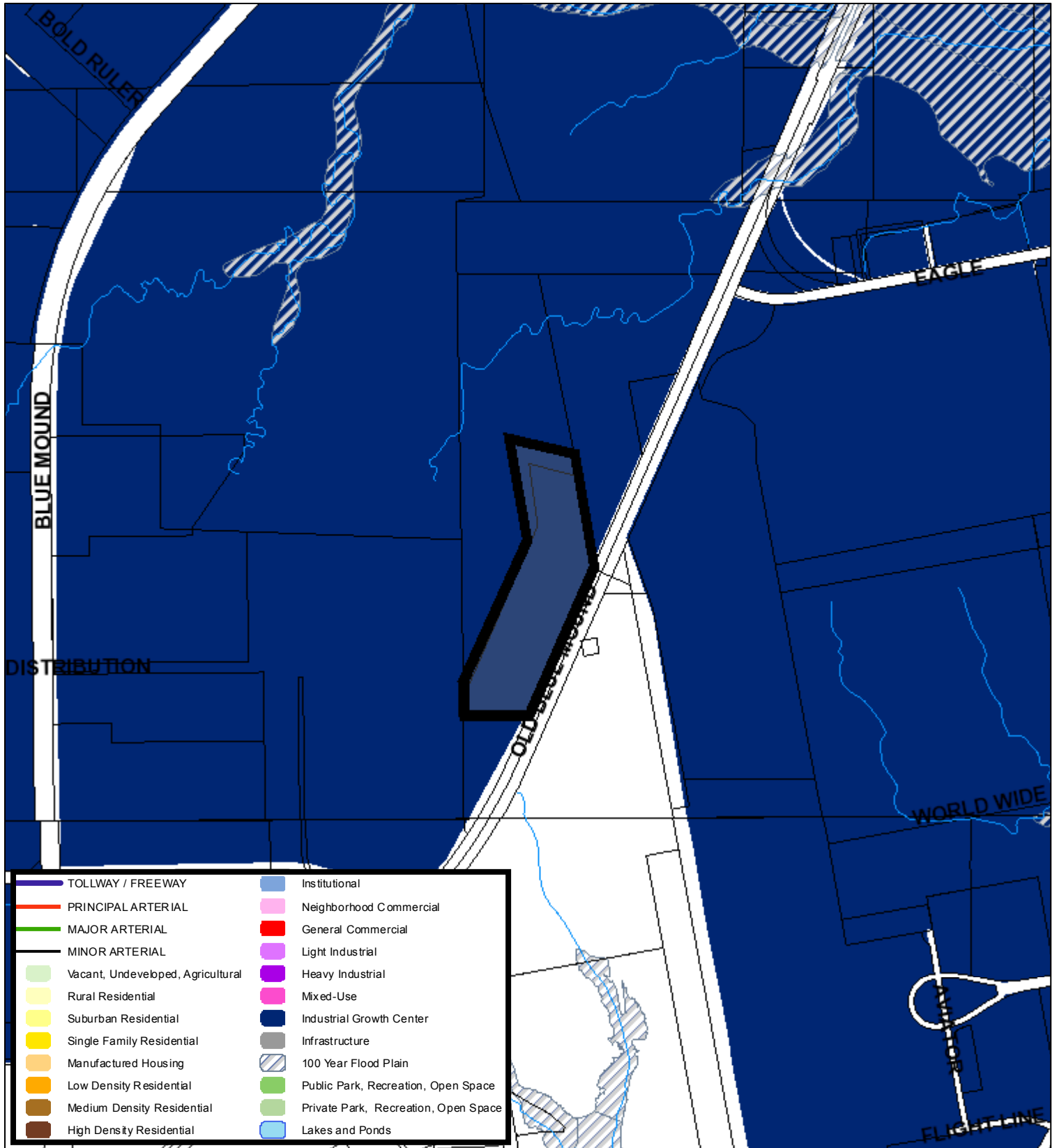
Applicant: AIL Investments LP
 Address: 14501 Old Blue Mound Rd.
 Zoning From: AG
 Zoning To: K
 Acres: 46.27783717
 Mapsco: 7A,B,E,F
 Sector/District: Far North
 Commission Date: 10/12/2022
 Contact: null



Area Map



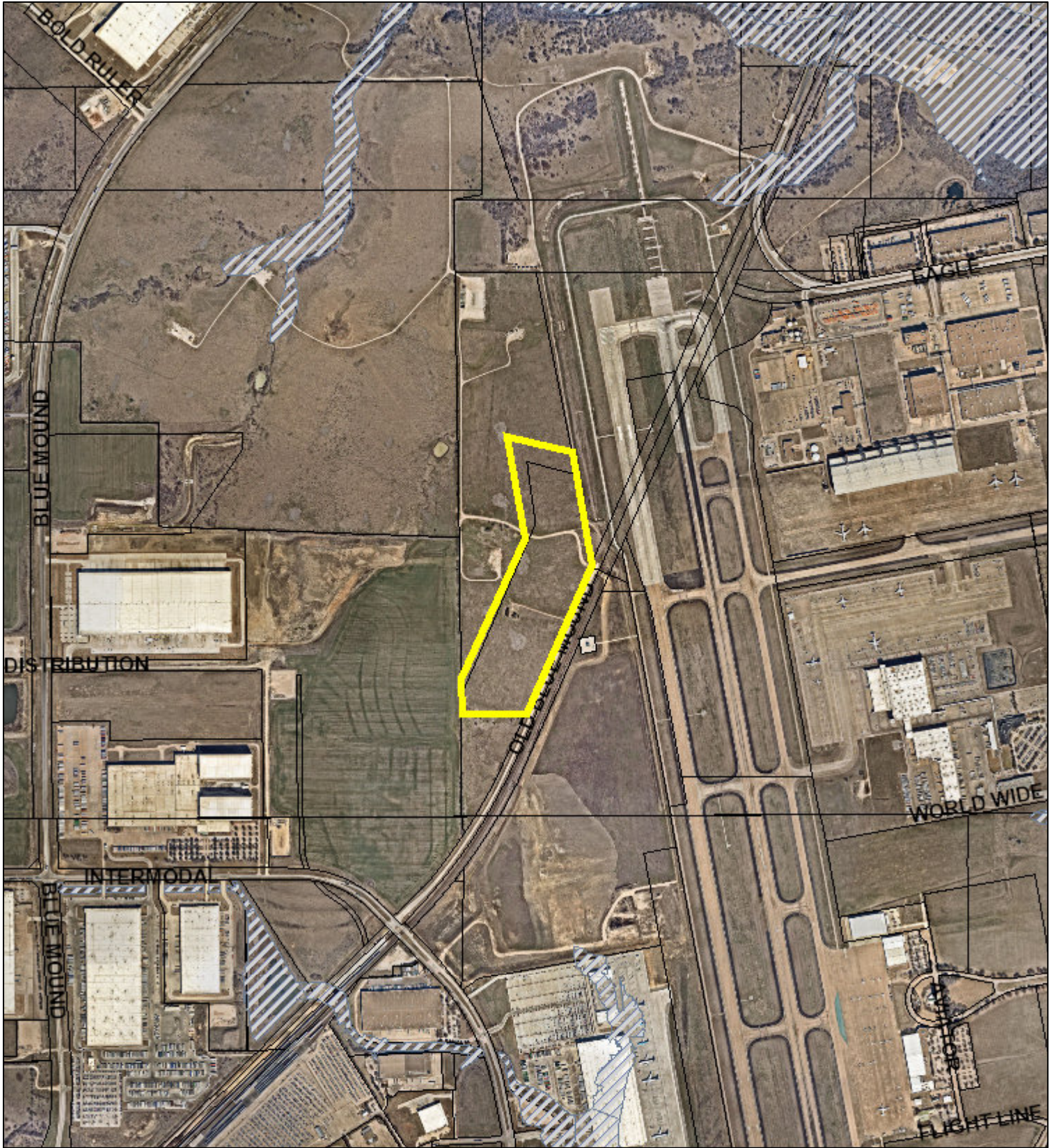
Future Land Use



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



0 850 1,700 3,400 Feet

