



# Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-048

Council District: 7

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** AIL West 2, LLC & AIL Investment, LP / Jonathan Ragsdale

**Site Location:** 20000 block of FM 156 South      **Acreage:** 66.3 acres

### Request

**Proposed Use:** Industrial

**Request:** From: Unzoned (ETJ)

To: "K/AO" Heavy Industrial / Fort Worth Alliance Airport Overlay

### 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 9-0**

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## Project Description and Background

The subject property is located north of the intersection of Old Blue Mound Road and Intermodal Parkway in the City's Extraterritorial Jurisdiction (ETJ). The property is vacant with the exception of three (3) existing gas well sites. Zoning regulations do not apply to properties in the ETJ so the site is currently unzoned.

The applicant has submitted a related request for owner-initiated annexation of this site (case no. AX-21-005). This request is currently under review by staff and will require a public hearing and final approval from the City Council. If the annexation request is approved, the zoning of the site will default to "AG" Agricultural District. In order to prepare the site for future industrial development, the applicant is requesting that the property be rezoned to "K" Heavy Industrial upon annexation. Final approval of the zoning change will be contingent on approval of the associated annexation request.

The subject property is located immediately west of the Fort Worth Alliance Airport. Due to this proximity, the site is also included in the Fort Worth Alliance Airport Overlay District, specifically Height Review Zone 1 and the 65, 70, and 75-decibel noise contour zones.

## Surrounding Zoning and Land Uses

North Planned Development PD 944 / Fort Worth Alliance Airport  
East Planned Development PD 944 / Fort Worth Alliance Airport  
South "AG" Agricultural / vacant  
West "K" Heavy Industrial / warehouse and industrial use

## Recent Zoning History

- ZC-19-107: Rezoned 460 acres immediately west of this site to "K" Heavy Industrial upon annexation.
- ZC-14-036: Updated the boundary of the Alliance Airport Overlay District

## Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.  
The following organizations were notified: (emailed August 23, 2021)

Organizations Notified	
North Fort Worth Alliance	Steams and Valleys, Inc.
Trinity Habitat for Humanity	Northwest ISD

\* *Subject property is not located within a registered Neighborhood Association*

## Land Use Compatibility

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The subject property is currently located in the City's Extraterritorial Jurisdiction (ETJ). The applicant is proposing to annex the property into the Fort Worth City Limits and assign "K" Heavy Industrial zoning upon annexation. Surrounding land uses are almost entirely industrial, with more than 500 acres of surrounding property to the west and north already zoned "K" and developed with a variety of industrial uses. Immediately to the east of this site is the Fort Worth Alliance Airport. Industrial development is preferred in proximity to the airport as compared to other land uses such as residential or retail where larger groups of people would gather.

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

## Comprehensive Plan Consistency – Far North

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The 2021 Comprehensive Plan currently designates the subject property as "Industrial Growth Center" on the Future Land Use Map, as well as all property within two (2) miles to the east and west of this site.

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 Alliance Industrial Growth Center.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.
- Discourage residential development within areas affected by noise levels from Alliance Airport greater than 65 decibels and especially at the ends of the runways.

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

## Economic Development Plan

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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:

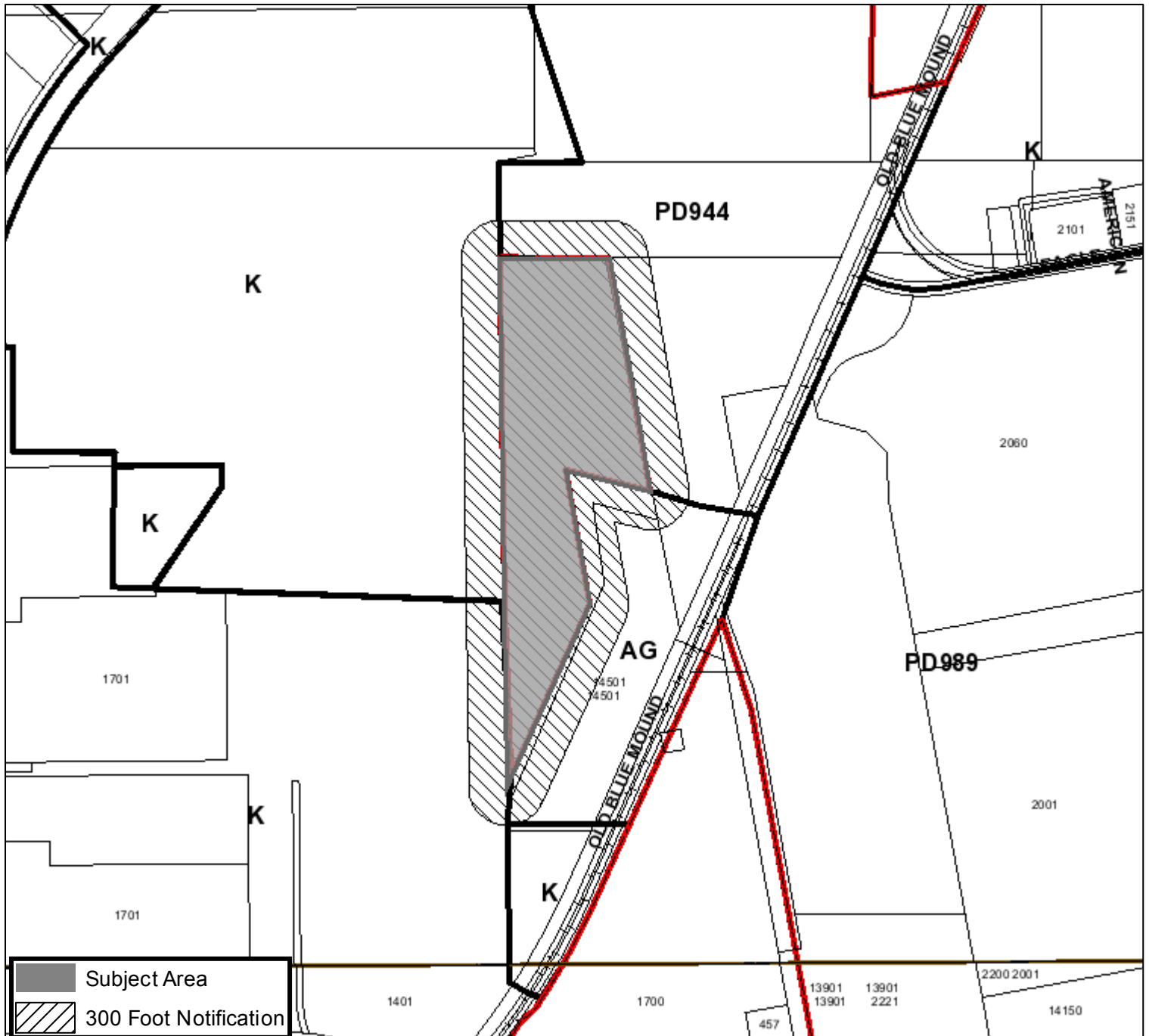
### INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)



Improve the **competitiveness of existing businesses** and help them remain and grow in the community.

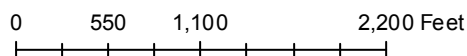
- 1.3.3. **Protect industrial areas from encroachment.** Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.1. Start with protection efforts aimed directly at **maintaining the appropriate land use and zoning regulations in and around the city's three airports** (Alliance, Meacham, and Spinks) and Naval Air Station Joint Reserve Base (NAS-JRB) Fort Worth.

### Area Zoning Map

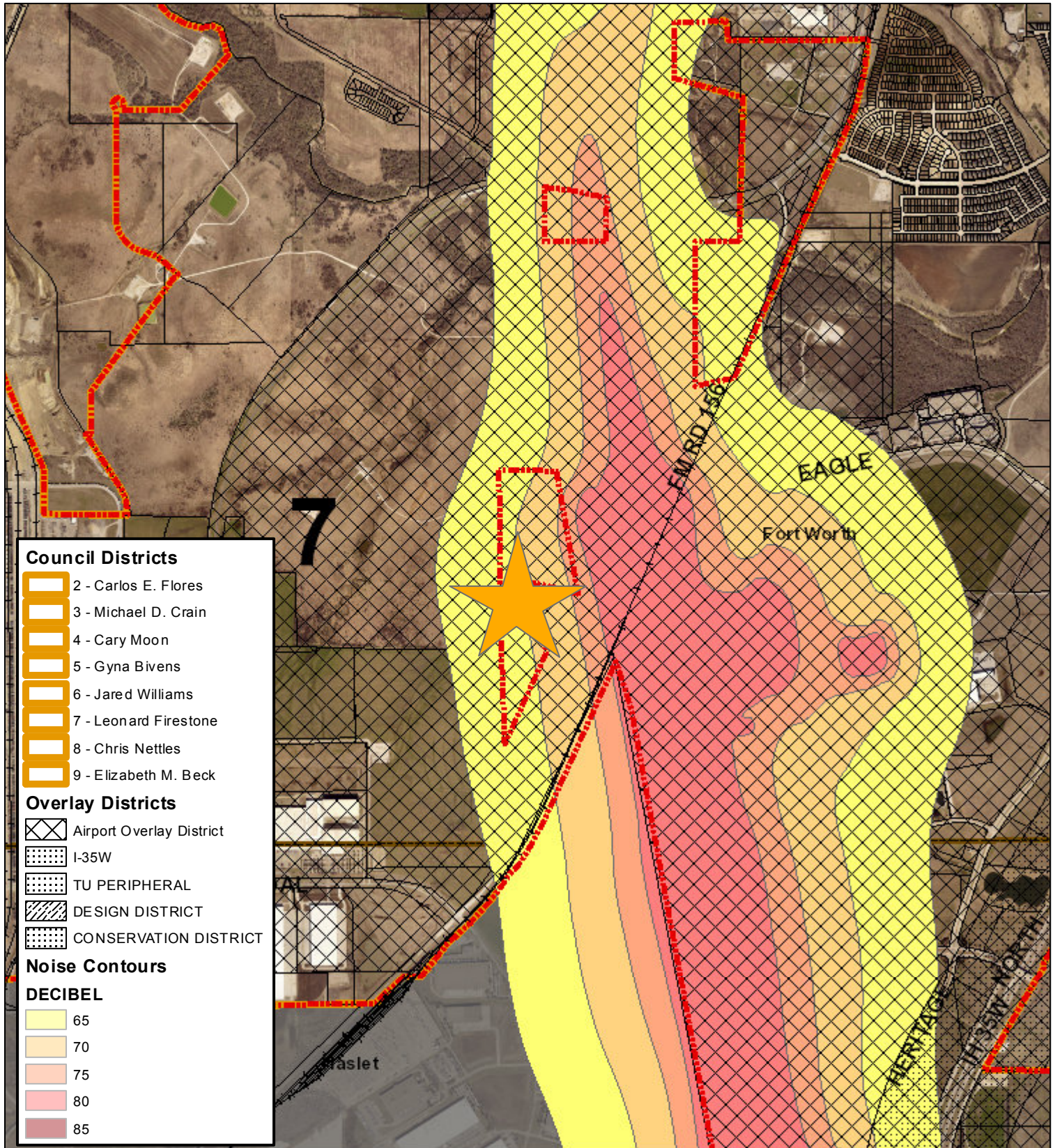
Applicant: AIL Investments, LP  
 Address: 20000 block of FM 156 South  
 Zoning From: Unzoned  
 Zoning To: K in the Alliance Airport Overlay  
 Acres: 65.30465576  
 Mapsco: 7AE  
 Sector/District: Far North  
 Commission Date: 9/8/2021  
 Contact: null






	Subject Area
	300 Foot Notification








### Area Map



#### Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

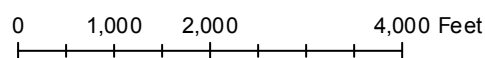
#### Overlay Districts

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

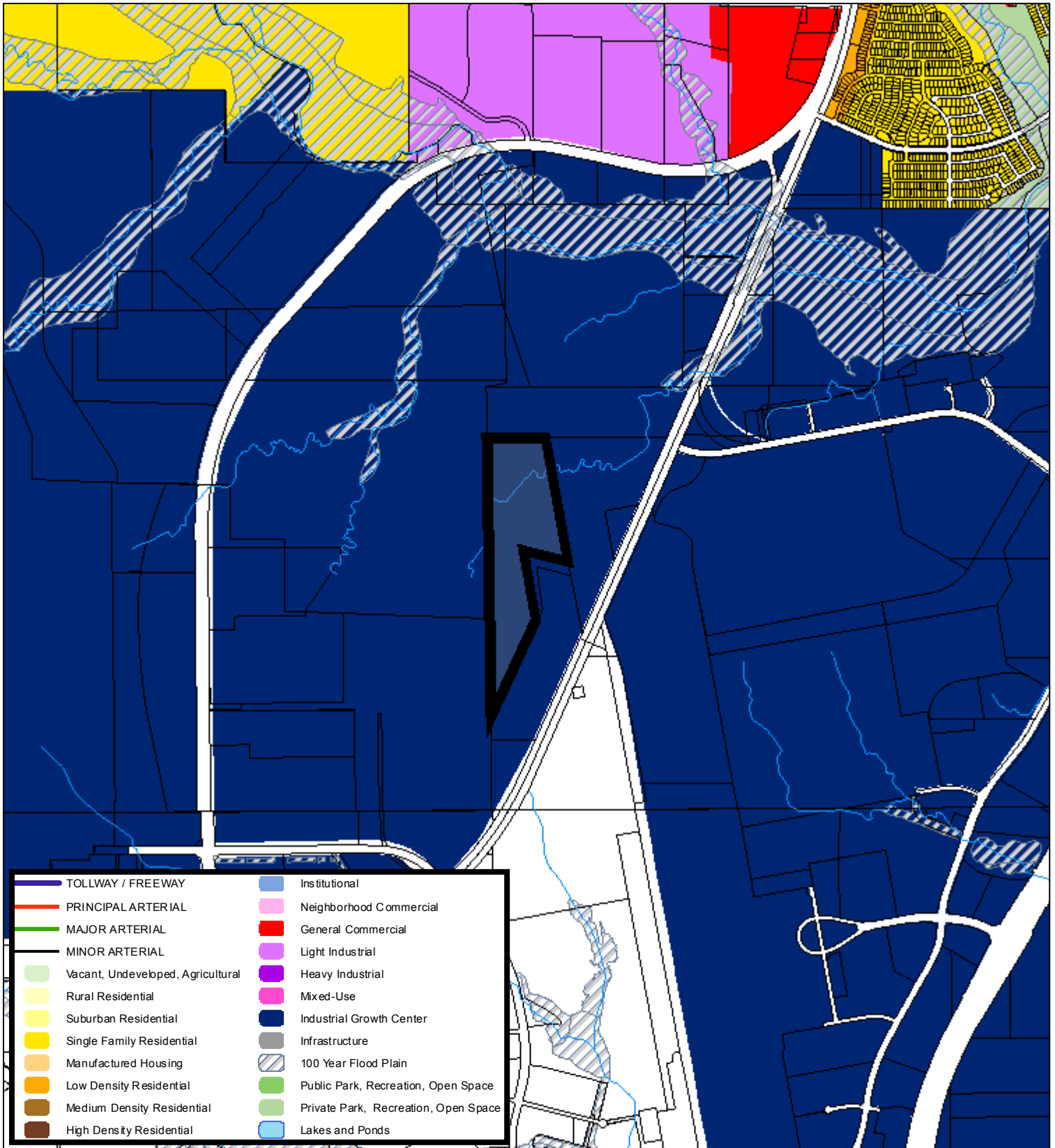
#### Noise Contours

##### DECIBEL

-  65
-  70
-  75
-  80
-  85



### Future Land Use

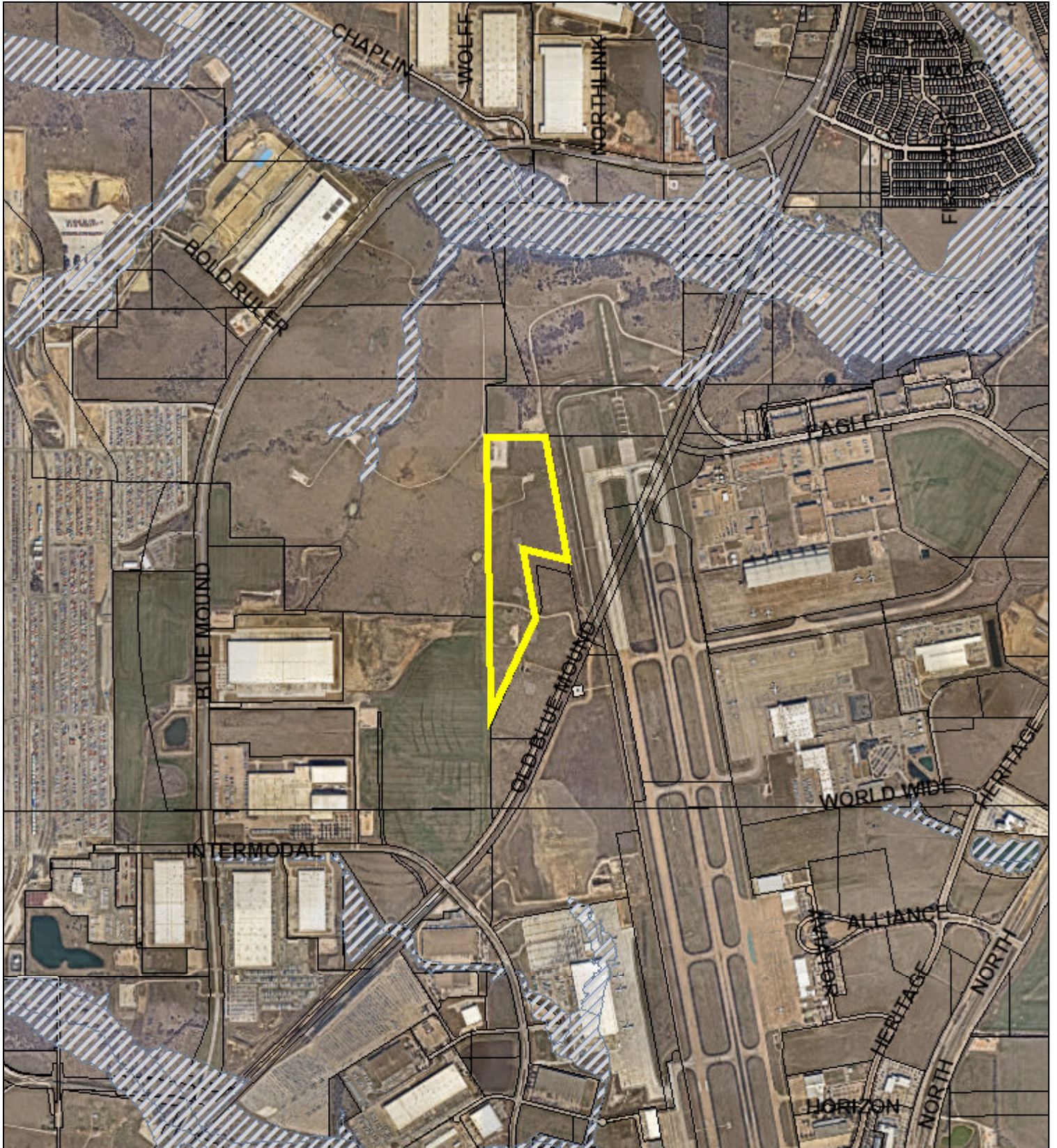


1,800 900 0 1,800 Feet

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 1,250 2,500 5,000 Feet

