



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting
Date: August 3, 2021

Council District: 7

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

Opposition: None
Support: None

Continued Yes ___ No X
Case Manager Laura Voltmann
Council Initiated Yes ___ No X

Owner / Applicant: The M. T. Cole Family Partnership No. 2, LP/Nick Crawford

Site Location: 14900 - 15200 blocks Blue Mound Road **Acreage:** 197.76 acres

Proposed Use: Intermodal Logistics Center

Request: From: Unzoned/ETJ – Extraterritorial Jurisdiction
To: “K” Heavy Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (partial Minor Boundary Adjustment).

Staff Recommendation: Approval

Background:

The proposed site is located west of FM 156 and South of Hwy 114. On June 8, 2021, the City Council will act on a request for annexation for this property. The property owner requests “K” Heavy Industrial zoning to accommodate use as an Intermodal Logistics Center.

Much of the neighboring property is either vacant or industrial. A few gas wells are found throughout the area.

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / vacant
- East “K” Heavy Industrial/ Industrial and vacant
- South “K” Heavy Industrial/ Industrial and vacant
- West ETJ - Vacant

Recent Relevant Zoning History:

- None

Public Notification:

300-foot Legal Notifications were mailed on April 21, 2021.
No registered neighborhood associations are located in the courtesy notification area.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to create “K” Heavy Industrial zoning to facilitate development of an intermodal logistics center. There are existing industrially zoned land located immediately east of the subject property; however, these lots remain vacant. The surrounding land is primarily vacant. To the south and east, there are some scattered industrial uses.

The proposed zoning **is compatible** with a majority of the surrounding land uses.

2. Comprehensive Plan Consistency – Far North Sector

The 2021 Comprehensive Plan currently designates the majority of the subject property as Industrial Growth Center. A small portion on the northern tract is located in Single Family Residential. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and complies with the policies below.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development. (pg. C-6)
- Promote industrial development within the Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers. (pg. C-6)
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise. (pg. C-6)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 4-17)
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 4-17)

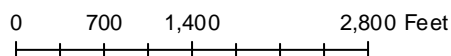
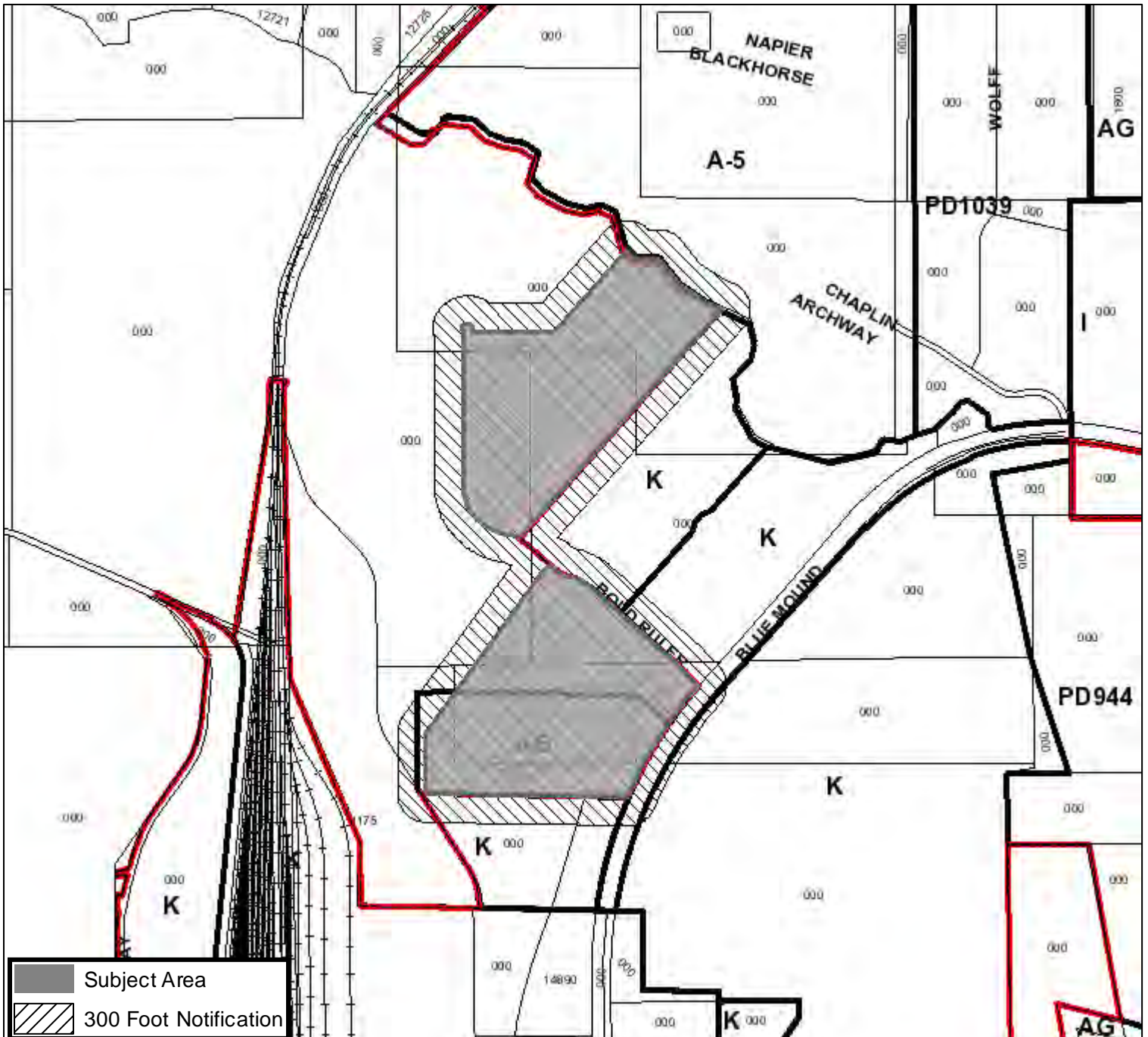
The proposed zoning **is consistent (partial Minor Boundary Adjustment)** with the recommendations of the Comprehensive Plan.

Attachments:

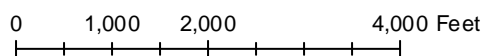
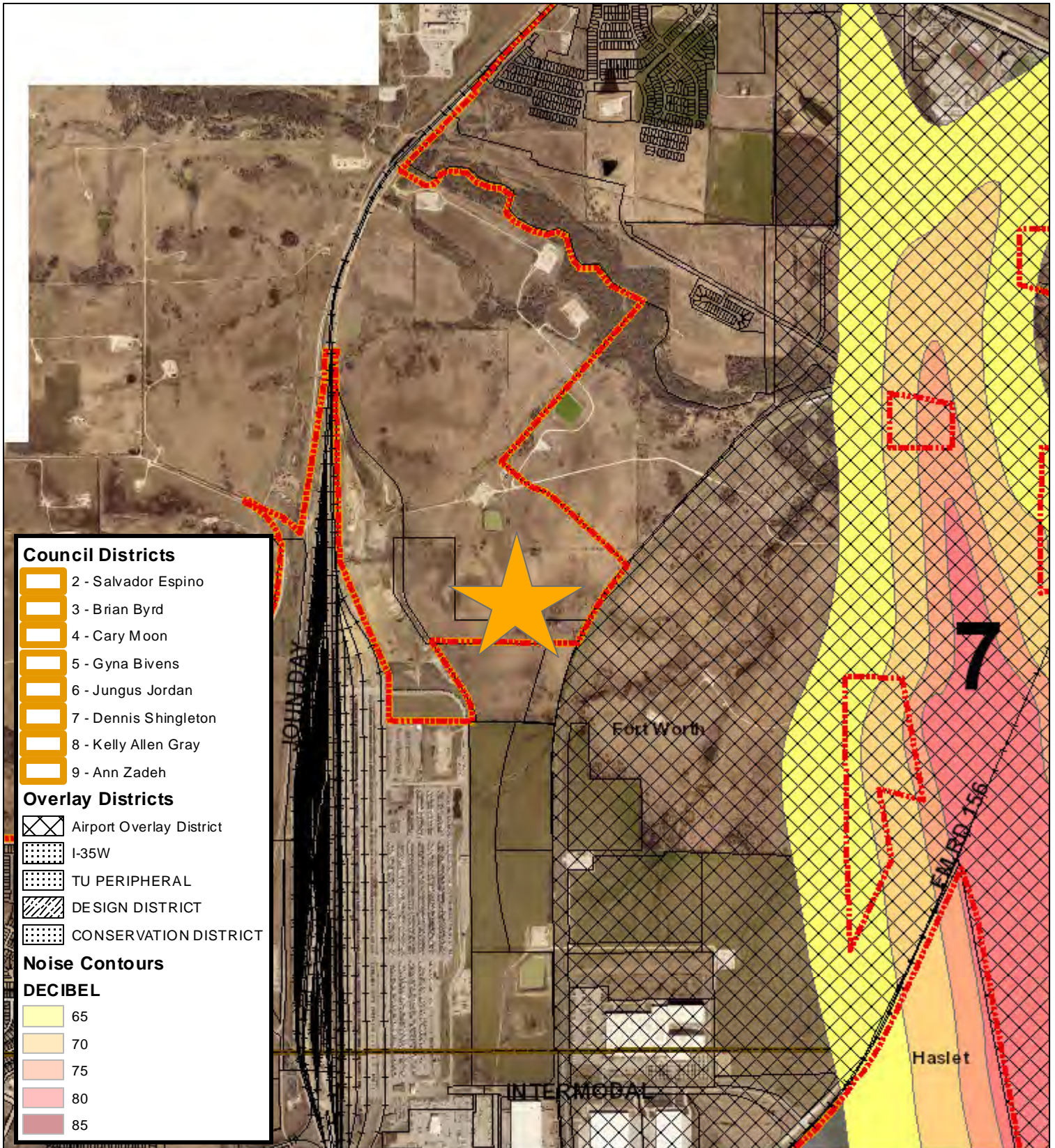
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

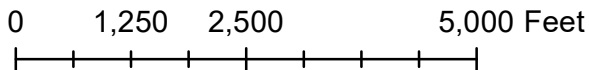
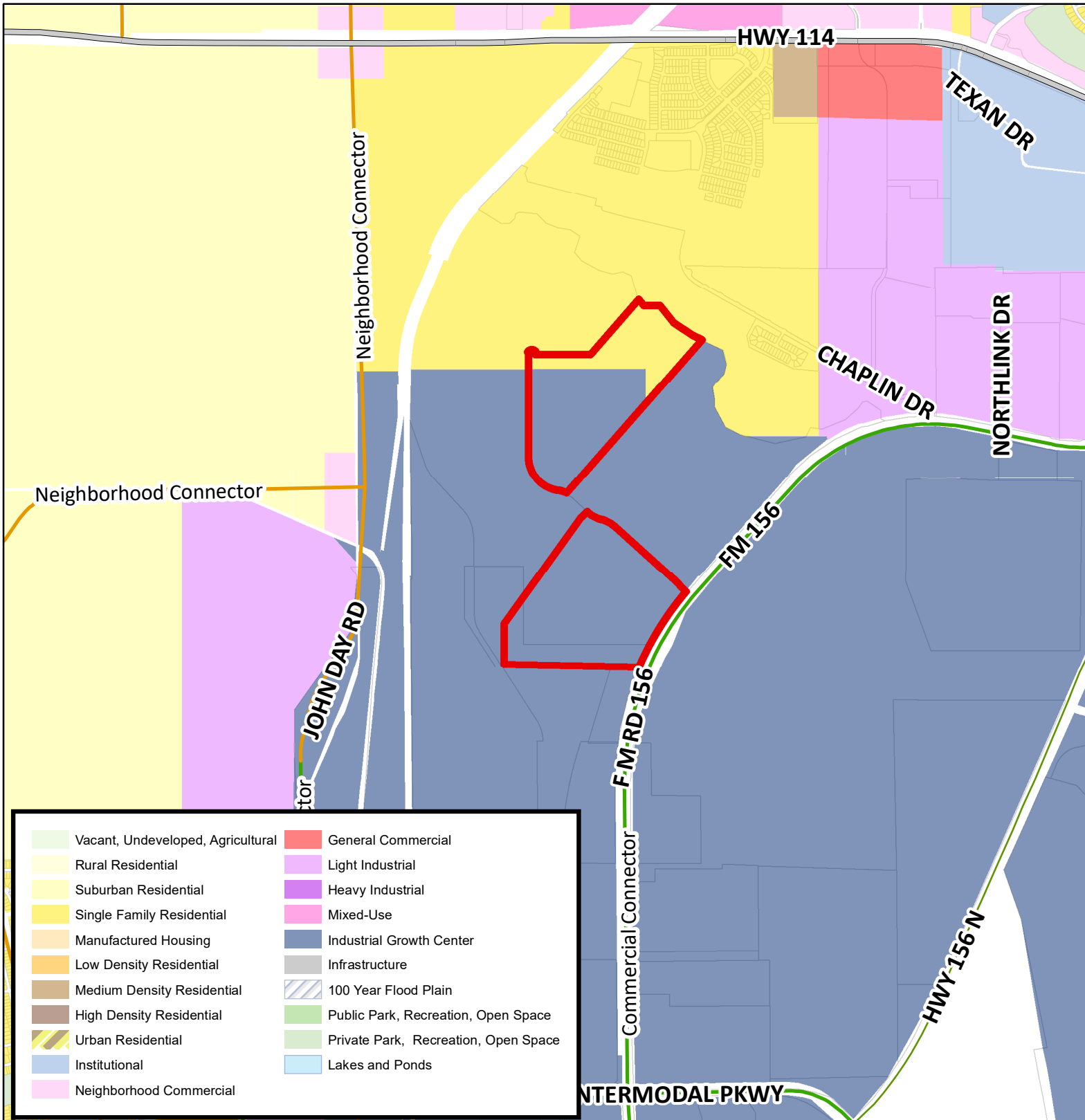
Applicant: MT Cole Family Partnership #2, LP
 Address: 14900 - 15200 blocks Blue Mound Road
 Zoning From: Unzoned, AG
 Zoning To: K
 Acres: 197.41259907
 Mapsco: 641UVYZ
 Sector/District: Far North
 Commission Date: 5/12/2021
 Contact: 817-392-8026



Area Map



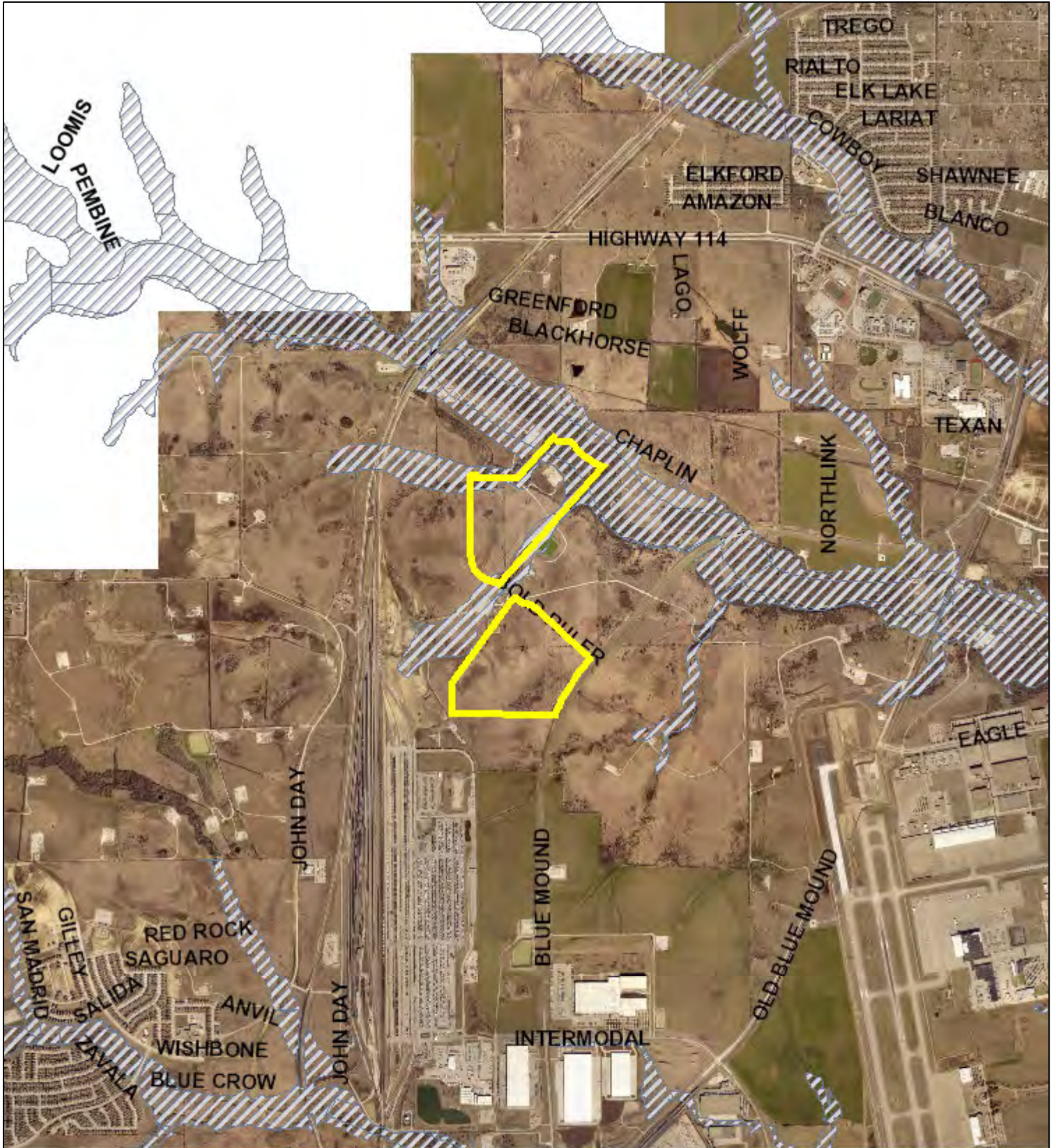
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.)



Aerial Photo Map



0 1,700 3,400 6,800 Feet

