



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2011

Council District 7

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Naval Air Station Fort Worth Joint Reserve Base (US Dept. of Defense)**

Site Location: Generally bounded by Lake Worth, the Trinity River West Fork, City of White Settlement and Grants Lane Mapsco: 59M,R,V & 60J-T

Proposed Use: **NAS Fort Worth JRB**

Request: From: "A-5" One-Family

To: "PD/I" Planned Development for all uses in "I" Light Industrial plus military related uses and excluding junkyards, sexually oriented businesses and tattoo parlors. Site plan waiver recommended.

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

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

Background:

The Naval Air Station Fort Worth Joint Reserve Base (NASFWJRB) was zoned "A-5" One-Family in 1940 when the city's zoning ordinance began, similar to other city parks and aviation facilities. It is expected that the one family residential district was chosen for these uses to provide the highest level of land use protection in the case that the current use stopped operation.

Despite being a United States government installation that maintains supremacy over state and local regulations, the applicant would like to ensure that current zoning and land uses are consistent with local regulations. The A-5 zoning does not allow military, aviation or related uses by right. The request of "PD/I" Planned Development for all uses in "I" Light Industrial plus military related uses and excluding junkyards, sexually oriented businesses and tattoo parlors; site plan waiver requested, is consistent with the 2010 rezoning for Meacham Airport.

Additionally, the applicant is acting in order to be consistent with the recommendations of the Joint Land Use Study (JLUS.) JLUS is an initiative of seven local governments: Benbrook, Fort Worth, Lake Worth, River Oaks, Westworth Village, White Settlement and Tarrant County, guided by the Regional Coordination Committee (RCC), and supported by the North Central Texas Council of Governments (NCTCOG). The study was initiated in order to address and minimize the incompatible uses and other potential factors that may limit the base's mission and to prevent the possibility of future closure.

The outcome of the JLUS included recommendations for actions by local governments to improve land use decisions that may affect the mission of the base, including zoning changes to regulate land use. This case has been reviewed by the RCC and is considered a compatible land use and appropriate rezoning of the base.

Site Information:

Owner: Naval Air Station Fort Worth Joint Reserve Base (US Dept. of Defense)
1510 Chennault Avenue
NAS Fort Worth JRB, TX 76118
Agent: Rachel Wiggins
Acreage: Over 1,228.00 ac
Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North "A-5" One-Family / Lake Worth
East "B" Two-Family; "A-5" One-Family; Neighborhood Commercial / Trinity River, duplex, single-family, vacant, commercial, manufactured housing
South Westworth Village / golf course, multifamily, NASFWJRB related functions
West "A-5" One-Family / Lockheed Martin

Public Notification:

The following Neighborhood Associations were notified:
East Lake Worth NA Lake Worth ISD
Lake Worth Civic Club Fort Worth ISD
JRB NAS Committee

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change in order to bring the existing military installation into zoning that conforms to the current uses. Surrounding land uses vary with residential and commercial uses to the east, Lake Worth to the north, golf course and military uses south with the City of Westworth Village and Lockheed Martin just west of the proposed site.

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

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the site as Industrial Growth Center. The proposed industrial zoning conforms to the following Comprehensive Plan policies:

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on conformance with the future land use map and policy stated above, 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
- NAS Fort Worth JRB Timeline

NAS Fort Worth JRB
(Naval Air Station Fort Worth Joint Reserve Base)

History / timeline

- 1942 – the base was opened as Tarrant Field Airdrome
- 1943 – the base became known as Tarrant Army Airfield
- 1946 – Strategic Air Command assumes control of the base
- 1948 – the base was re-named Carswell Air Force Base
- 1991 – decision is made to close Carswell AFB under the DOD Base Realignment and Closure (BRAC) process
- 1993 – Carswell AFB closes
- 1994 – NAS Fort Worth JRB is opened on October 1st as the first Joint Reserve Base in the nation. Receives units from NAS Dallas and elsewhere.
- 2005 – BRAC decisions lead to an additional plus up of units at NAS Fort Worth JRB

Current Mission

All military services are represented at NAS Fort Worth JRB:

- US Navy as host unit with an inventory of C-9, C-12, and C-40 logistical aircraft
- US Air Force with a fleet of F-16s
- US Marine Corps with F-18 and KC 130 aircraft
- US Army with C 12 aircraft
- Texas Air National Guard with C 130

There are approximately 80 aircraft on station, flying 23,000 – 45,000 operations per year (depending on deployment schedules).

The airfield has the capacity to house an addition 100 aircraft.

Local Impact

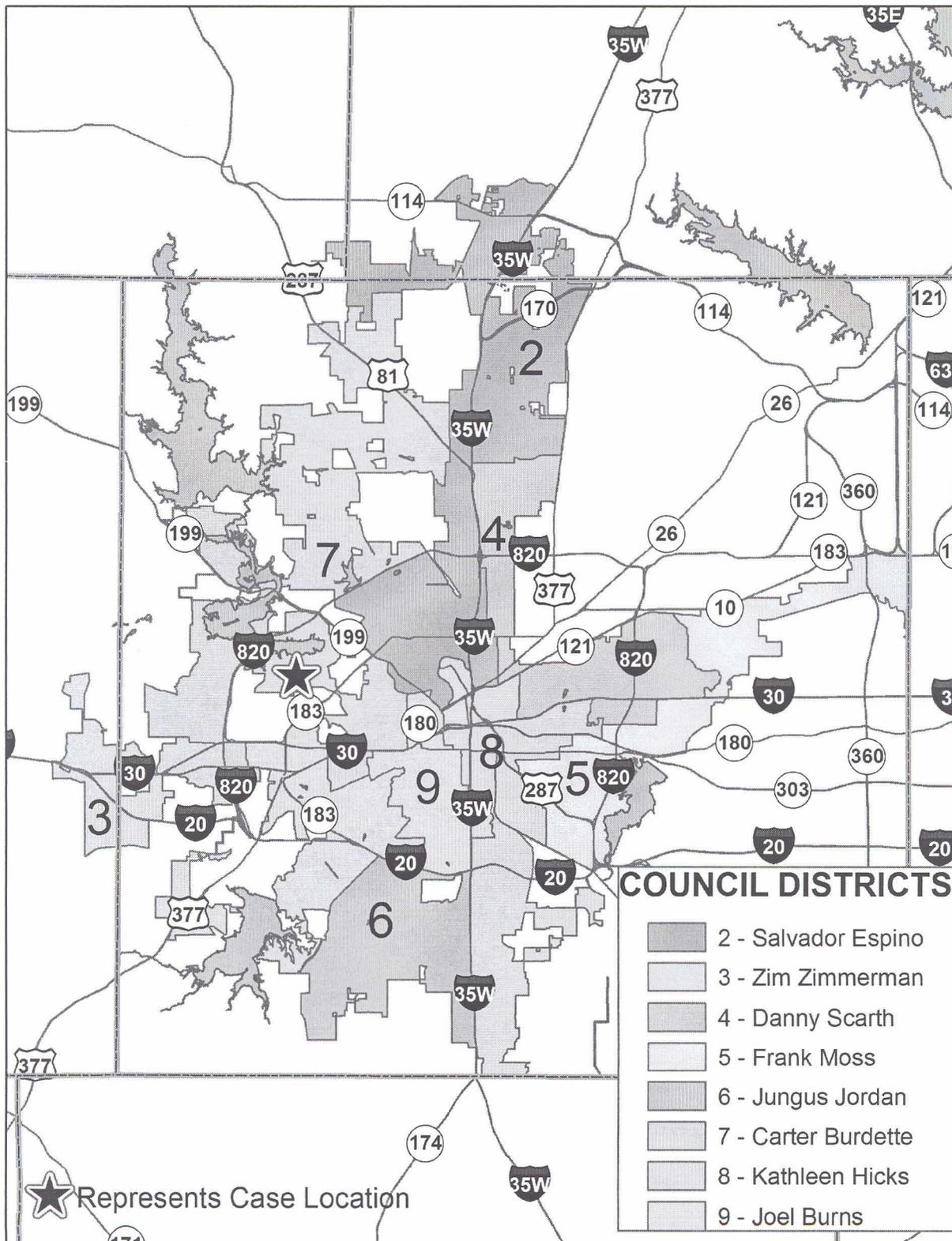
- Estimated annual economic impact is \$1.3 Billion
- The installation is the third largest employer in North Texas with 11,350 employees (including active duty, reserve, and civilian employees)
- The installation's airfield is available to Lockheed Martin for flight testing and product delivery

Other Facts

- The base serves as a FEMA staging area to support response to disasters in the area
- The base serves as a hurricane evacuation site for aircraft at other military installations near the Gulf Coast
- The base has mutual aid agreements with neighboring local governments to provide emergency response capabilities
- While the base is now known as NAS Fort Worth JRB, the airfield itself retains the name "Carswell Field" to this day.

More information online at: <https://www.cnic.navy.mil/FortWorth/AboutCNIC/History/index.htm>

Location Map





ZC-11-035

Area Zoning Map

Applicant: Naval Air Station Fort Worth Joint Reserve Base
 Address: Generally bounded by Lake Worth, the Trinity River West Fork
 City of White Settlement and Grants Lane

Zoning From: A-5
 Zoning To: PD for I uses plus airport, aviation field, heliport, landing area,
 manufacturing with exclusions; site plan waiver requested

Acres: 1219.38
 Mapsco: 59MRV60J-T
 Sector/District: Far West
 Commission Date: 04/13/2011

Contact: 817-392-8043

 300 Ft. Buffer



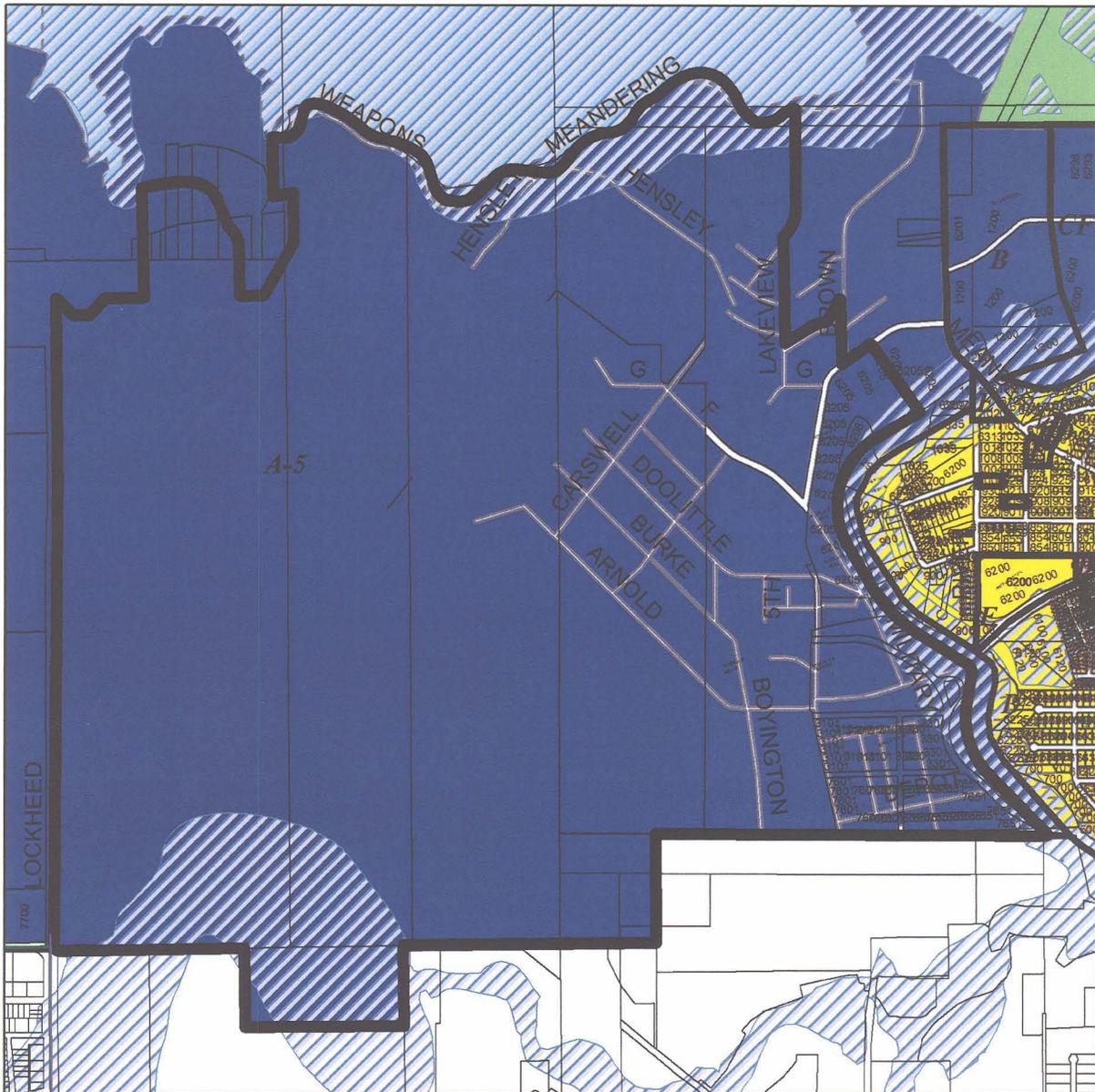
20000 200 Feet





Future Land Use

ZC-11-035



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

20000 200 Feet

A comprehensive plan shall not constitute zoning regulations or establishing zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011



addresses in case file, 83.99 Acres): from “G” Intensive Commercial and “I” Light Industrial to “G” Intensive Commercial

Beth Knight, Senior Planner City of Fort Worth, explained to the Commissioners this site is in Councilman Moss’ district and contains some commercial and industrial zoning. Uses consist of some retail and vacant property uses. Ms. Knight mentioned there is opposition for this case, and letters were sent out to property owners in January 2011 to discuss the proposed zoning.

Landry Burdine, 500 Main Street, representing the property owners for the R & M Family Partnership spoke in opposition. Mr. Burdine mentioned his client owns a majority of land within and surrounding this property. They are requesting a continuance in order to have dialogue with the City. He mentioned his client was not aware of the zoning change.

Mr. Ortiz asked how the applicant is going to be impacted by this zoning. Mr. Burdine mentioned it is being down zoned which reduces their options including industrial type uses.

Ms. Reed asked about the notice. Mr. Burdine mentioned they got the mailing but were not called or consulted.

Mr. Ortiz explained the reason to remove I zoning is because of the uses that are permitted in the district.

Mr. Romero asked the question about any potential clients/businesses in the near future. Mr. Burdine said he would have to look at uses allowed for clarification.

Mr. Edmonds mentioned this is not a time sensitive matter and it could be continued for 30 days.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Ms. Zadeh, the motion failed 4 to 5. On a substitute motion Mr. Wilson recommended a continuance of the request to the May 11th meeting, seconded by Mr. Edmonds. The motion carried 8-1 with Dr. Barnes being against.

8. ZC-11-034 City of Fort Worth Planning & Development (CD 9)- 300 W. Boyce Avenue (Southside Addition, Block 30, Lot 25 0.08 Acres): from “I” Light Industrial to “A-5” One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

Motion: Following brief discussion Ms. Reed recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

9. ZC-11-035 USA/Naval Air Station Fort Worth Joint Reserve Base (CD 7)- Generally bounded by Lake Worth, the Trinity River West Fork, City of White Settlement, and

Grants Lane (see case file for legal description, 1717.00 Acres): from “A-5” One-Family to “PD/I” Planned Development for I uses plus airport, aviation field, heliport, landing area, manufacturing with exclusions; site plan waiver requested

Rachel Wiggins, 1510 Chennault Avenue, representing the Naval Air Station, explained to the Commissioners they are requesting to align the zoning to be compatible with military uses.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

10. ZC-11-036 Shaw-Stites Construction, LTD (CD 7)- 5028 Pershing Avenue (Chamberlain Arlington Heights 1st Filing, Block 74, Lots 25 & 26, 0.15 Acres): from “ER” Neighborhood Commercial Restricted to “C” Medium Density Multifamily

Bob Shaw, 5408 Birchman Avenue, owner of the property spoke on behalf of the request to rezone the property for development of townhomes.

Mr. Romero asked if there were townhomes to the south. Mr. Shaw mentioned yes there is and the zoning is C multifamily.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

11. ZC-11-037 Chesapeake Land Development, LLC (CD 2)- 109 NW 29th street & 201 NE 29th Street (Fort Worth Stockyards Co., Block , Lot 7A and M.G. Ellis Addition, Block 66, Lots 4 thru 12, 21.10 Acres): from “K” Heavy Industrial to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus metal recycling; site plan included

Kirk Williams, 5400 Renaissance Tower, representing Commercial Metals explained to the Commissioners they are seeking to relocate from their existing site due to the Trinity River expansion. The case for a different location was heard by the Zoning Commission several months ago and is expected to be heard on April 19th, 2011. Mr. Williams explained that the business is trying to find a location to keep employees working. They were asked to look at alternative sites and have looked at 50 so far. They need a facility that can provide rail spur access. Mr. Williams continued to explain they are in the process of negotiating with Chesapeake, the current owner of the property, to purchase the entire site. He mentioned they don't need the entire site and part of the negation with Chesapeake was to have plenty of property surrounding the well head located just to the north of their proposed facility. Mr. Williams also mentioned about two-thirds of the property is located within the floodplain and floodway.

Mr. Wilson asked if they were taking both sites and Mr. Williams responded they are taking both sites to Council on April 19. It was also asked if this site is larger than the site they are using now. Mr. Williams mentioned the property proposed is smaller.