



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 14, 2012

Council District 2

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

Opposition: none

Continued Yes X No ___
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes X No ___

Owner / Applicant: City of Fort Worth Aviation Department

Site Location: Generally bounded by an extension of the Alliance Airport western runway, FM 156, and Old FM 156 Mapsco: 641WX, 7AB

Proposed Use: Future runway expansion

Request: From: Unzoned
To: "PD" Planned Development for "I" Light Industrial uses plus airport, aviation field, heliport, and landing area; excluding bars/ nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors; site plan waiver requested

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:
The Alliance Airport runway expansion is found at the intersection of Eagle Parkway and Old FM 156. In anticipation of the airport's expansion, FM 156 has recently been relocated from the eastern side of the subject site to the northern side. The area is proposed for annexation on August 14, 2012 at the Aviation Department's request. The site is currently vacant and is expected to be an operational runway in 2017.

Site Information:
Owner/Applicant: City of Fort Worth Aviation Department
4201 N. Main Street, Suite 200
Fort Worth, Texas 76106

Acreage: 299.74 ac.
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North Unzoned / Vacant land
East "K" Heavy Industrial / Alliance Airport and industrial uses
South "AG" Agricultural / Vacant land
West Unzoned / Vacant land

Public Notification:

The following Neighborhood Associations were notified:
North Fort Worth Alliance

Northwest ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-268, west of site, from AG to K, approved.

Platting History: PP-07-004, Westport Addition; and PP-05-054, Oak Creek Trails.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Old FM 156	2 lane undivided	none – County road	relocation and expansion

Other factors to access: FM 156 has been relocated around the runway expansion and is ultimately to be constructed as a 4-lane roadway.

Development Impact Analysis:

1. **Land Use Compatibility**

The Aviation Department is annexing and zoning the subject site this year, as per the Annexation Program in the Comprehensive Plan. Old FM 156 currently splits the proposed annexation area and the existing Alliance Airport. The airport runways are slated for expansion to the northwest in 2017, and Old FM 156 will be discontinued at that time. FM 156 has already been re-routed westward around the runway expansion. The noise contours approved by the Federal Aviation Administration have been updated to account for the increased runway length.

The site is currently vacant. Southeast of the zoning site is the Alliance Airport and industrial uses. In all other directions, agricultural uses are found. Surrounding the southwest to northeast sides of the site is unincorporated land, whose land uses are restricted by development agreements in lieu of annexation.

At this time, no zoning district allows airports and related activities by right. The Planned Development zoning requested is the same zoning district approved for Meacham Airport in 2009. The PD proposes to exclude certain industrial uses that are not appropriate or compatible with municipal airports.

Based on the runway expansion proposal, the surrounding airport and industrial uses, and completed infrastructure improvements of the updated noise contours & FM 156 rerouting, “K” Heavy Industrial zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as industrial growth center, which is consistent with heavy industrial zoning. The proposed K zoning is consistent with the following Comprehensive Plan policies:

- 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-9)
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate location. (pg. 38)

Based on conformance with the future land use map and with the Comprehensive Plan policies, 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
- Minutes of the Zoning Commission meeting

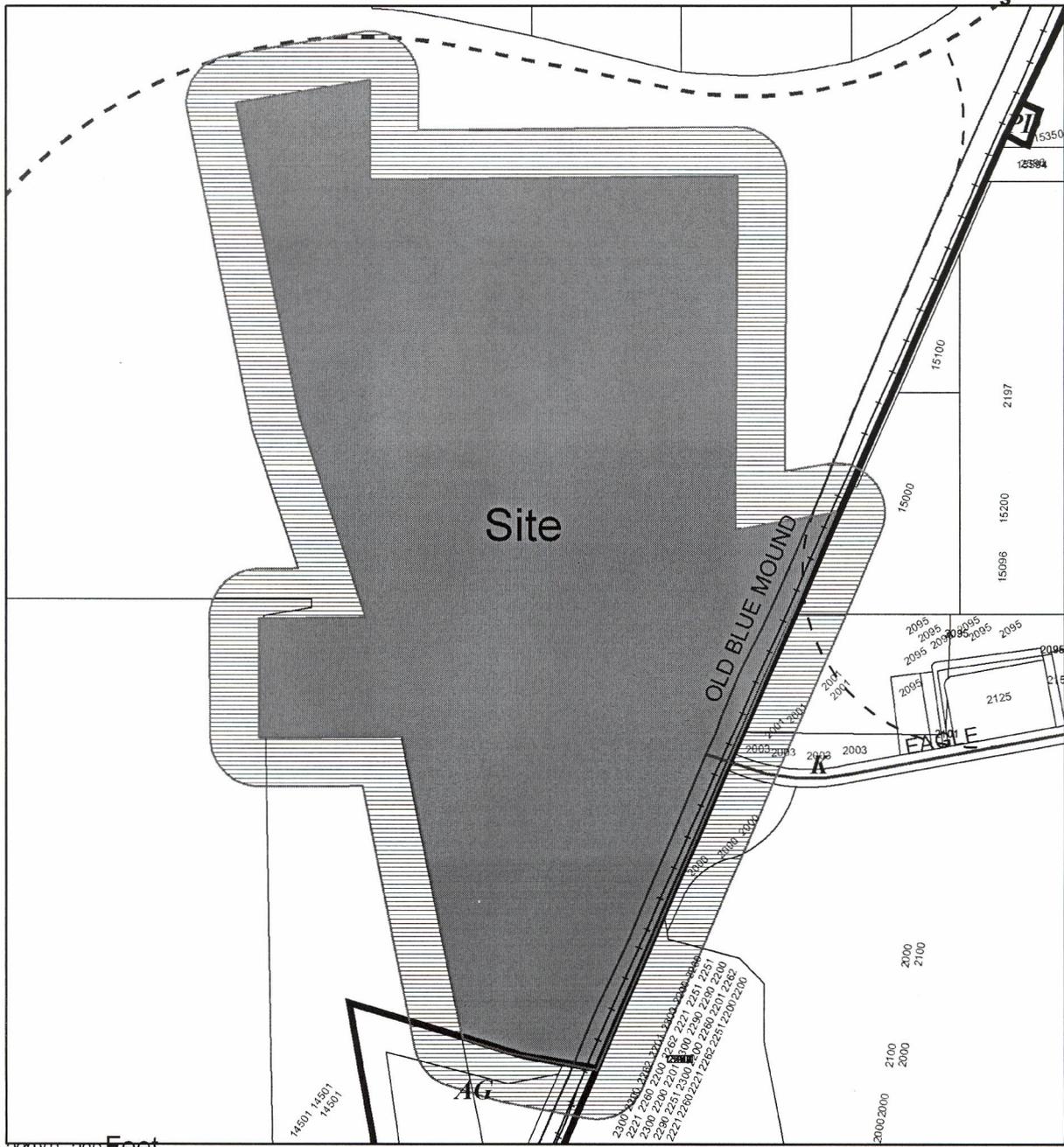


ZC-12-073

Area Zoning Map

Applicant: City of Fort Worth Aviation Department
 Address: Generally bounded by an extension of the Alliance Airport western runway, FM 1
 Zoning From: Unzoned
 Zoning To: PD for I uses plus airport, aviation field, heliport, landing area, with exclusions
 Acres: 299.74199912
 Mapsco: 641WX, 7AB
 Sector/District: Far North
 Commission Date: 7/11/2012
 Contact: 817-392-8190

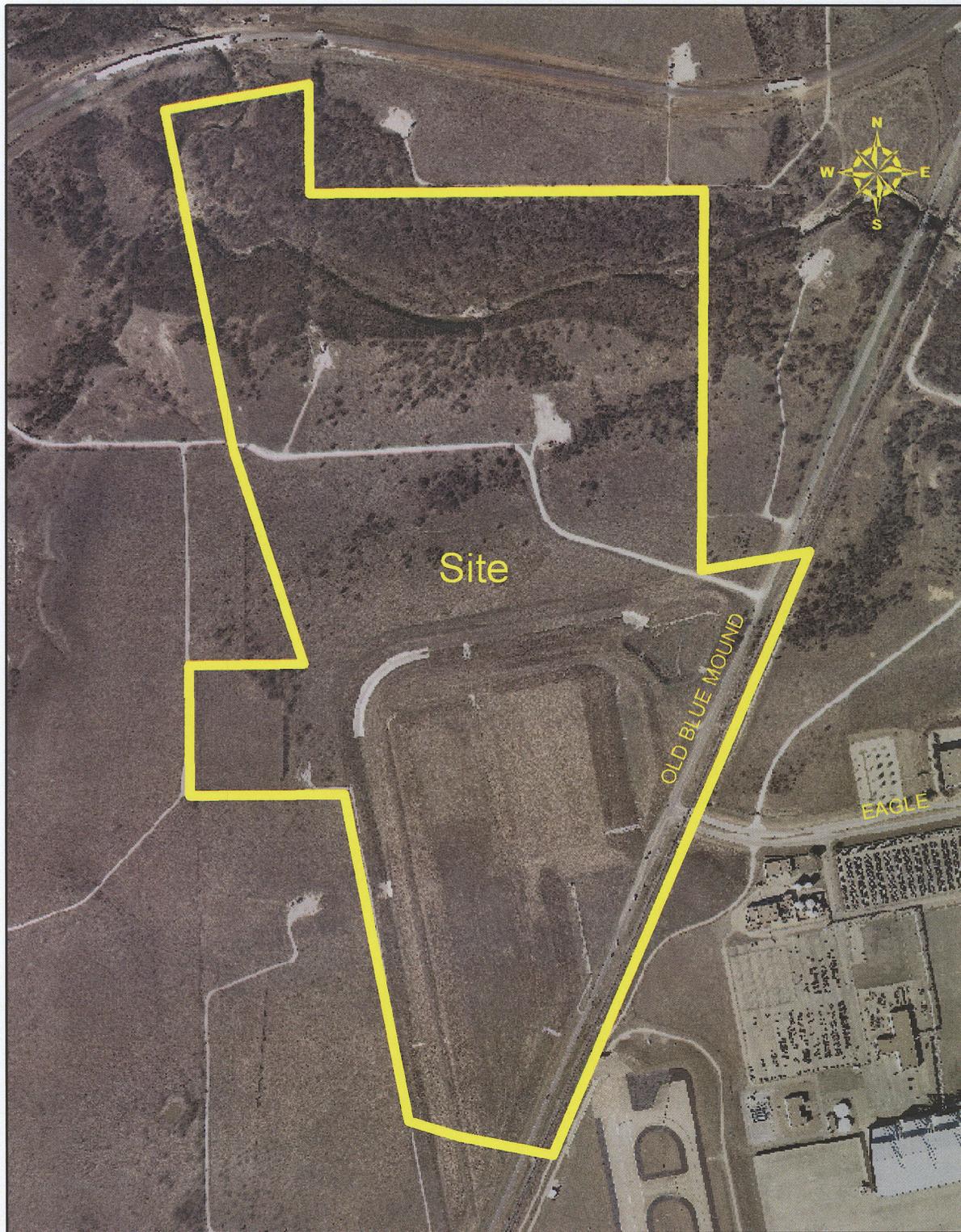
 300 Ft. Notification Buffer



2000 200 Feet




Aerial Photo Map



Mr. West wanted to be clear on the access. Mr. Lee said access will be from Technology Boulevard only; they have a lot of interior drive aisles for circulation. Mr. West mentioned the open drainage channel to the north. Mr. West wanted to clarify what it is they are asking for that can't be done by right in I and J. Mr. Lee mentioned through the Special Exception process J has a requirement for 5 years and K has 10 years. The PD is requested because of the recycling component. Mr. West asked about the relocation of the Kennedale site. Mr. Lee said most of the process is done outside in Kennedale.

Motion: Following brief discussion Ms. Spann recommended a 30 day continuance of the request, seconded by Mr. West. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-12-071
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Doug Woodson/Hickman Investments	South Frwy	Yes		Opposition	Spoke at hearing
Tom Purvis	South Frwy	Yes		Opposition	Spoke at hearing
Sovereign Bank	Risinger Rd	Yes		Opposition	Sent letter in

8. ZC-12-072 KHI Post Consummation Trust (CD 2)- 3900 Block of Litsey Road (Henderson Survey, Abstract 596, Tract 4, 0.64 Acres): from Unzoned to "A-5" One-Family

On a motion made by Mr. Genua and seconded by Ms. Zadeh, Ms. Murphy called cases ZC-12-072 thru ZC-12-078.

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is property being annexed into the City.

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

9. ZC-12-073 City of Fort Worth Aviation Department (CD 2)- Generally bounded by an extension of the Alliance Airport western runway, FM 156, and Old FM 156 (see addresses in case file, 299.74 Acres): from Unzoned to "PD/I" Planned Development for all uses in "I" Light Industrial plus airport related uses and excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors; site plan waiver requested

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