



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 12, 2012

**Council District** 5

**Zoning Commission Recommendation:**

Approved by a vote of 8-0

**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:** Ben Fer Inc., Tarrant Acquisition, CFW Water Department

**Site Location:** 9200-9900 blocks of Trammel Davis Road  
Mapsco: 67H,L,M

**Proposed Use:** Heliport, vehicle storage, parking

**Request:** From: "O-1" Flood Plain District; "PD-910" Planned Development/Specific Use for wastewater treatment and Police firing range

To: "PD/SU" Planned Development/Specific Use for heliport training facility and vehicle storage; site plan included

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

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The proposed site is located south of Trinity Blvd off of Trammel Davis Road. The applicant is requesting a zoning change to "PD/SU" for heliport training facility, site plan included. Bell Helicopter Textron intends to construct a number of runways for helicopters to practice landing, taking off, and other maneuvers to compliment their proposed training facility to be constructed in their complex to the north off of Trinity Blvd.

The area surrounding the proposed site is primarily vacant and located in close proximity and within the floodplain, which is difficult to develop. Access to the site is proposed from Trammel Davis Rd., which is officially a public street but is gated at Greenbelt Rd. and consists of crumbling pavement. This road will have to be rebuilt and sections of the road are proposed to be abandoned.

The proposed heliport would contain a structure for observation purposes. The remaining site would consist mainly of flatwork. Development of structures would be subject to additional types of building permits and platting requirements.

A portion of the site is also located within the westernmost part of the recent zoning case that permitted the City of Fort Worth Police sniper gun range, within property operated by the city's water treatment facility. This section is approximately 60 ft. above where the gun range has been established and is not used by the Police. The shooting activity is below the grade where the heliport is proposed and this area functions as a berm between the uses. The applicant is working with the City of Fort Worth on other locations on the property for the shooting area to alleviate any potential issues.

**Site Information:**

Owner: Bell Helicopter Textron, Inc.  
 600 E. Hurst Blvd.  
 Hurst, Texas 76053

Agent: Hillary K. VonAhsen (Kimley-Horn and Associates, Inc.)

Acreage: 151.92 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "O-1" Floodplain / vacant

East "O-1" Floodplain; "PD-910" Planned Development/Specific Use for wastewater treatment and police firing range / vacant

South "O-1" Floodplain / vacant

West "O-1" Floodplain / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: PD 910 from AG and O-1 to PD/SU Use for wastewater treatment and police firing range, approved 8/2011

BOA History: None

Platting History: None

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trammel Davis Road	Residential	NA	No

**Public Notification:**

The following Neighborhood Associations were notified:

Northeast FW Mineral Leasing Task Force      Hurst-Euless-Bedford ISD

Historic Randol Mill's Valley Alliance

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/SU" Planned Development/Specific Use for heliport training facility. Surrounding land uses are vacant with a proposed Police sniper range to the east. The proposed use **is compatible** with the surrounding land uses. Heliports and associated activities should be located in undeveloped areas, away from residential uses. Additionally the heliport will allow Bell Helicopter to consolidate into the Fort Worth campus due to the close proximity to the manufacturing facility. The applicant intends to work with the City of Fort Worth to mitigate any potential impacts due to the sniper range.

**2. Comprehensive Plan Consistency**

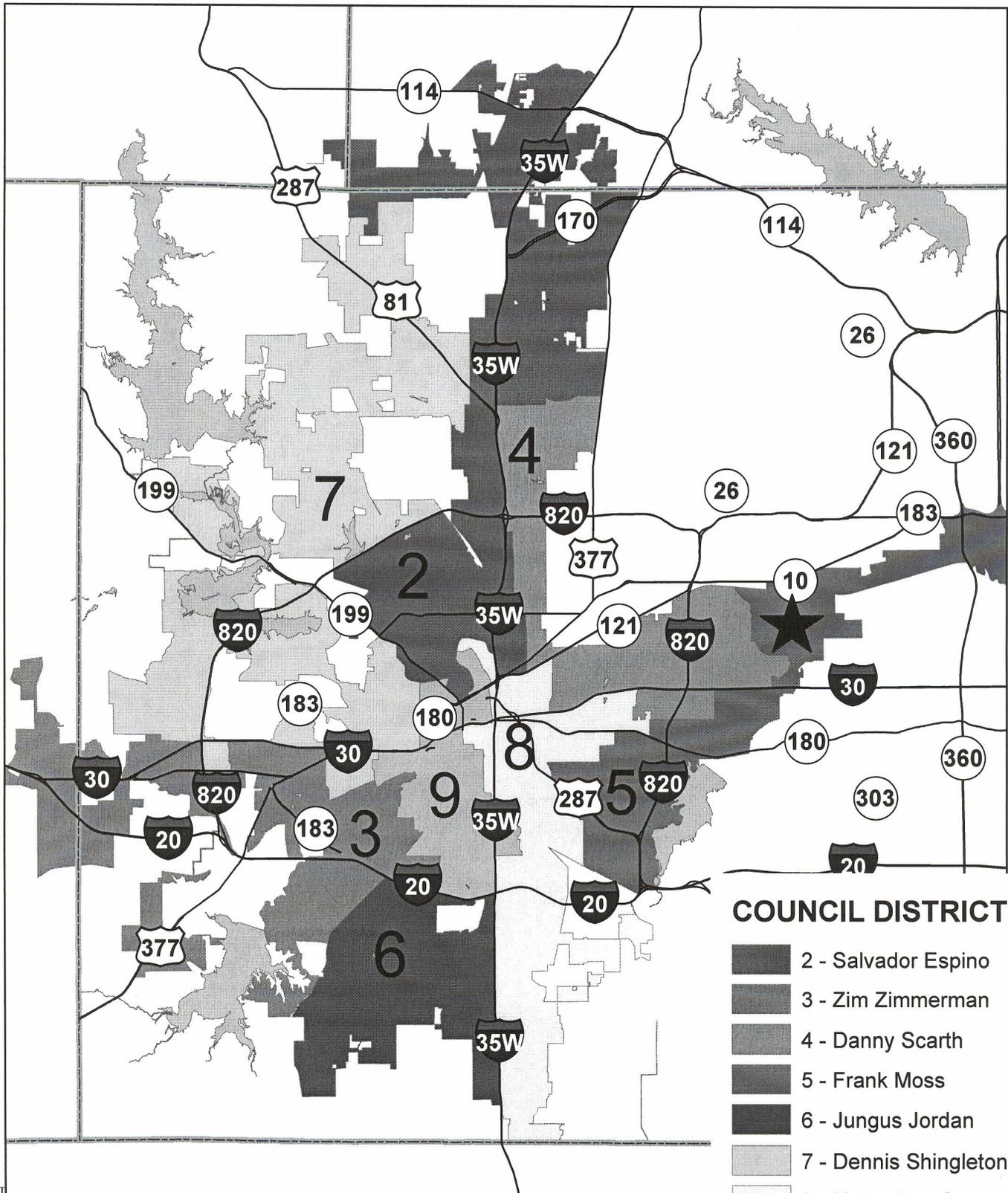
The 2012 Comprehensive Plan designates the subject property as infrastructure and single-family residential. The proposed zoning is not in conformance with the future land use map, and therefore the proposed zoning **is not consistent** with the Comprehensive Plan. However, this property is intended to be used by Bell Helicopter Textron for the expansion of their campus located directly north. As a result, a review of the Comprehensive Plan will be needed.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes of the Zoning Commission meeting

### Location Map



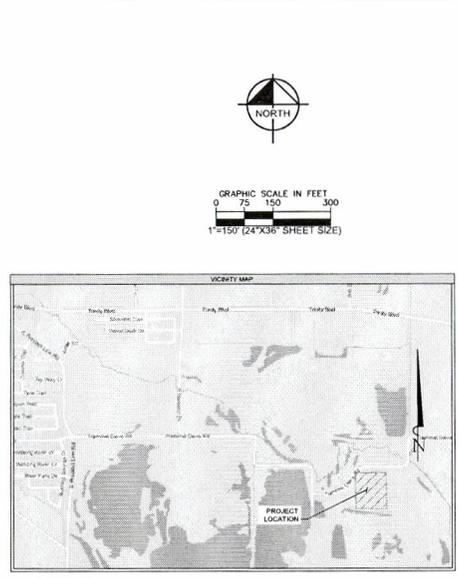
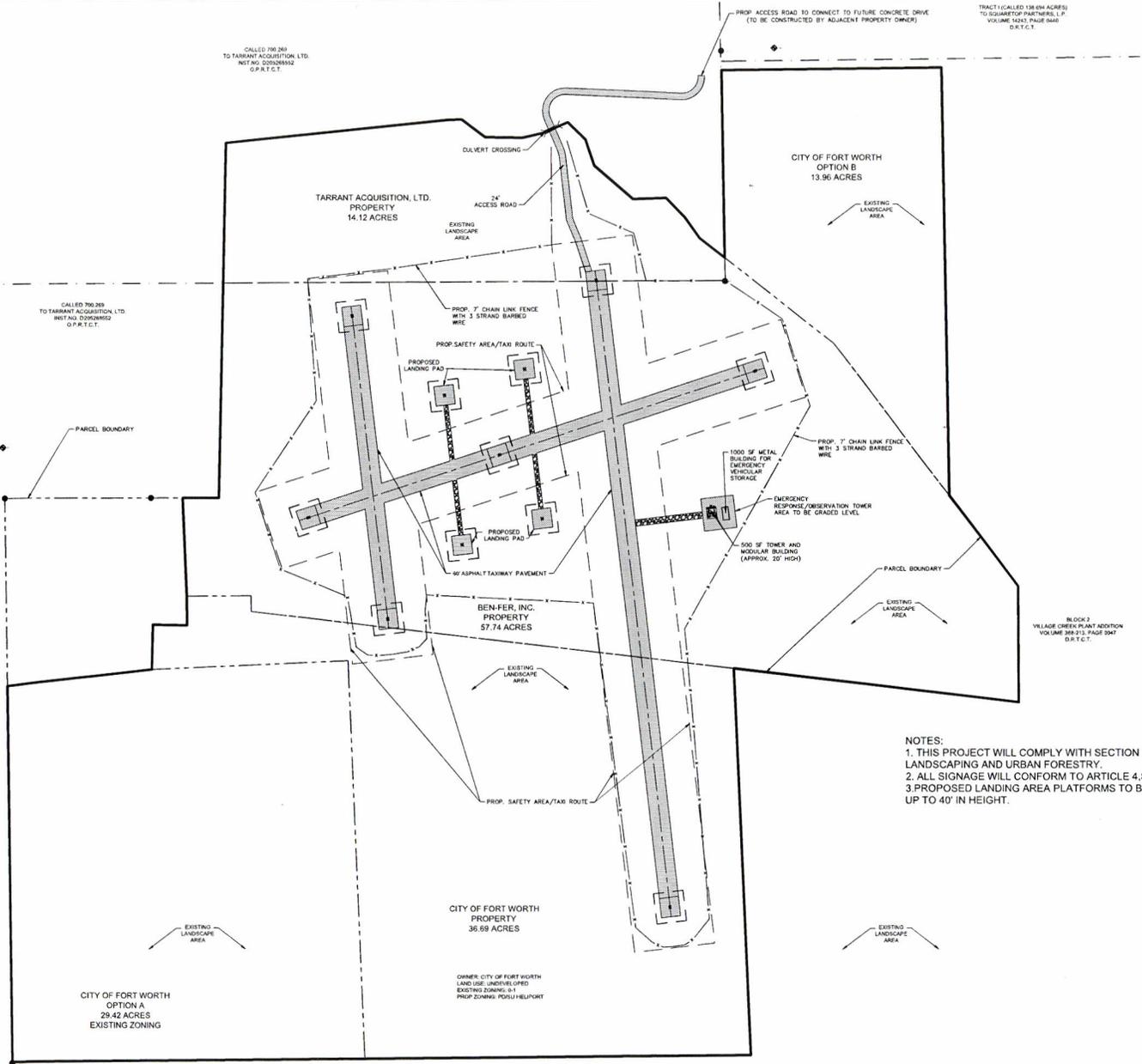
#### COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Burns





SHEET 28 OF 28  
 THIS DOCUMENT IS PREPARED FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. THE CLIENT ASSUMES ALL LIABILITY TO THE CITY OF FORT WORTH AND TARRANT COUNTY, TEXAS.



**RECEIVED**  
 DATE: \_\_\_\_\_  
 10/1/12

- NOTES:**
1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND URBAN FORESTRY.
  2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  3. PROPOSED LANDING AREA PLATFORMS TO BE ELEVATED UP TO 40' IN HEIGHT.

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 ZC

**ZONING SITE PLAN**  
**BELL HELICOPTER-SOUTH AIRFIELD**  
 WILLIAM P. BURNS SURVEY, ABSTRACT NO. 131 WASHINGTON BRADSHAW SURVEY, ABSTRACT NO. 418  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.  
 SEPTEMBER 27, 2012

ENGINEER / SURVEYOR:  
**Kimley-Horn and Associates, Inc.**  
 12750 Marsh Drive, Suite 1000  
 Dallas, Texas 75221  
 Tel. No.: (972) 778-1300  
 Fax No.: (972) 259-3820  
 Contact: HILLARY VONHORN, P.E.

OWNER:  
**Bell Helicopter**  
 A Textron Company

<p style="text-align: center;"> <b>BELL SOUTH AIRFIELD</b>          PREPARED FOR  <b>Bell Helicopter</b>          A Textron Company       </p> <p style="text-align: center;"> <b>ZONING SITE PLAN</b> </p> <p style="text-align: center;">         SHEET NUMBER  <b>C-001</b> </p>	<p style="text-align: center;"> <b>Kimley-Horn and Associates, Inc.</b>          12750 Marsh Drive, Suite 1000, Dallas, TX 75221          PHONE: 972-778-1300 FAX: 972-259-3820          WWW.KIMLEY-HORN.COM TX P-203       </p> <p style="text-align: center;">         KIMLEY-HORN AND ASSOCIATES, INC.          PROJECT NO. 09-27-2012          SCALE: AS SHOWN          DESIGNED BY: DDG          DRAWN BY: JCA          CHECKED BY: HKV       </p> <p style="text-align: center;"> <b>ZONING SITE PLAN</b> </p> <p style="text-align: center;">         TEXAS          FORT WORTH       </p>
---	---

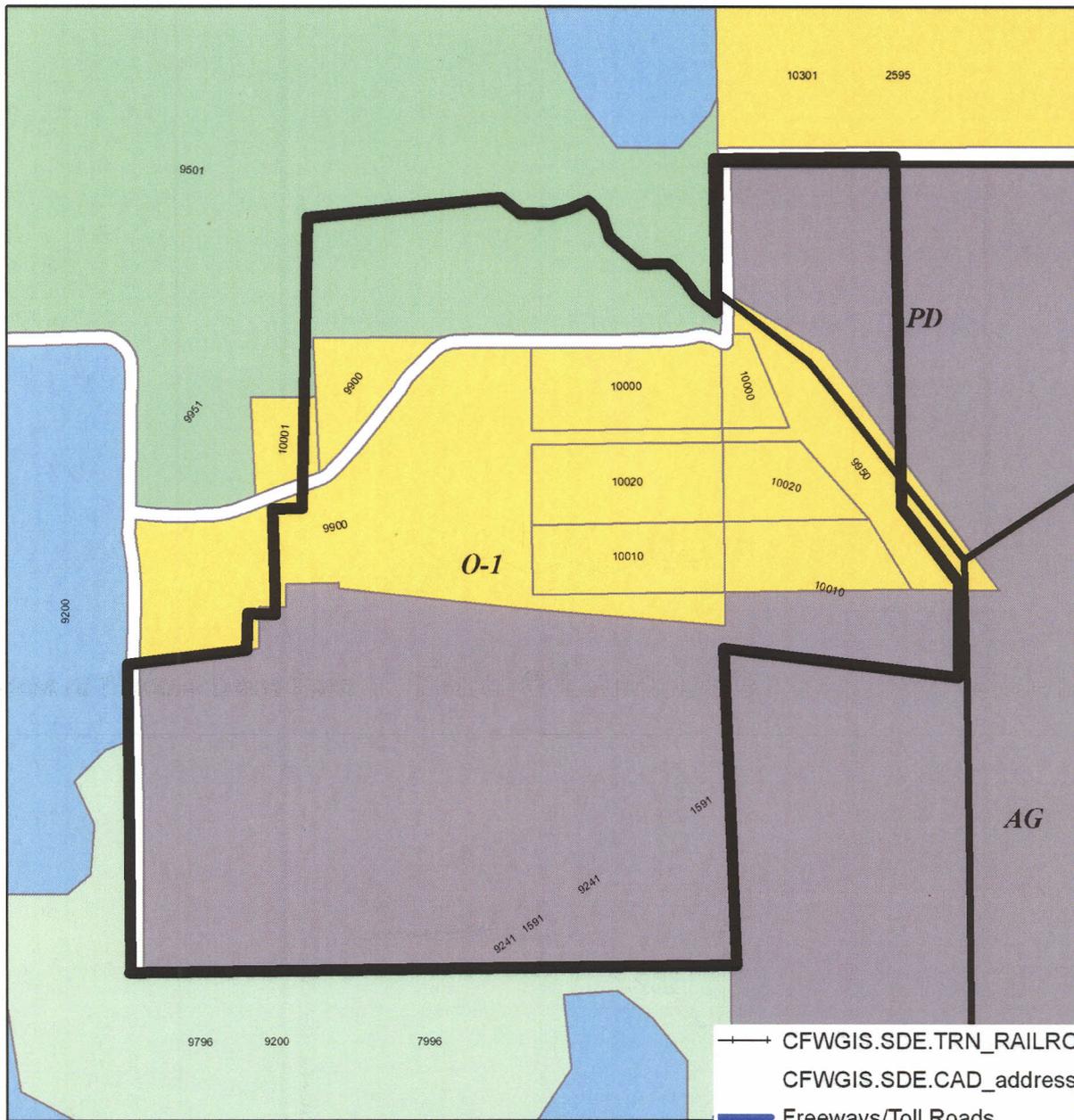
ZC-18-101  
 Rev. 9/27/12



200 - 9900 blocks of Trammel Davis Road

# Future Land Use

ZC-12-101



- 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

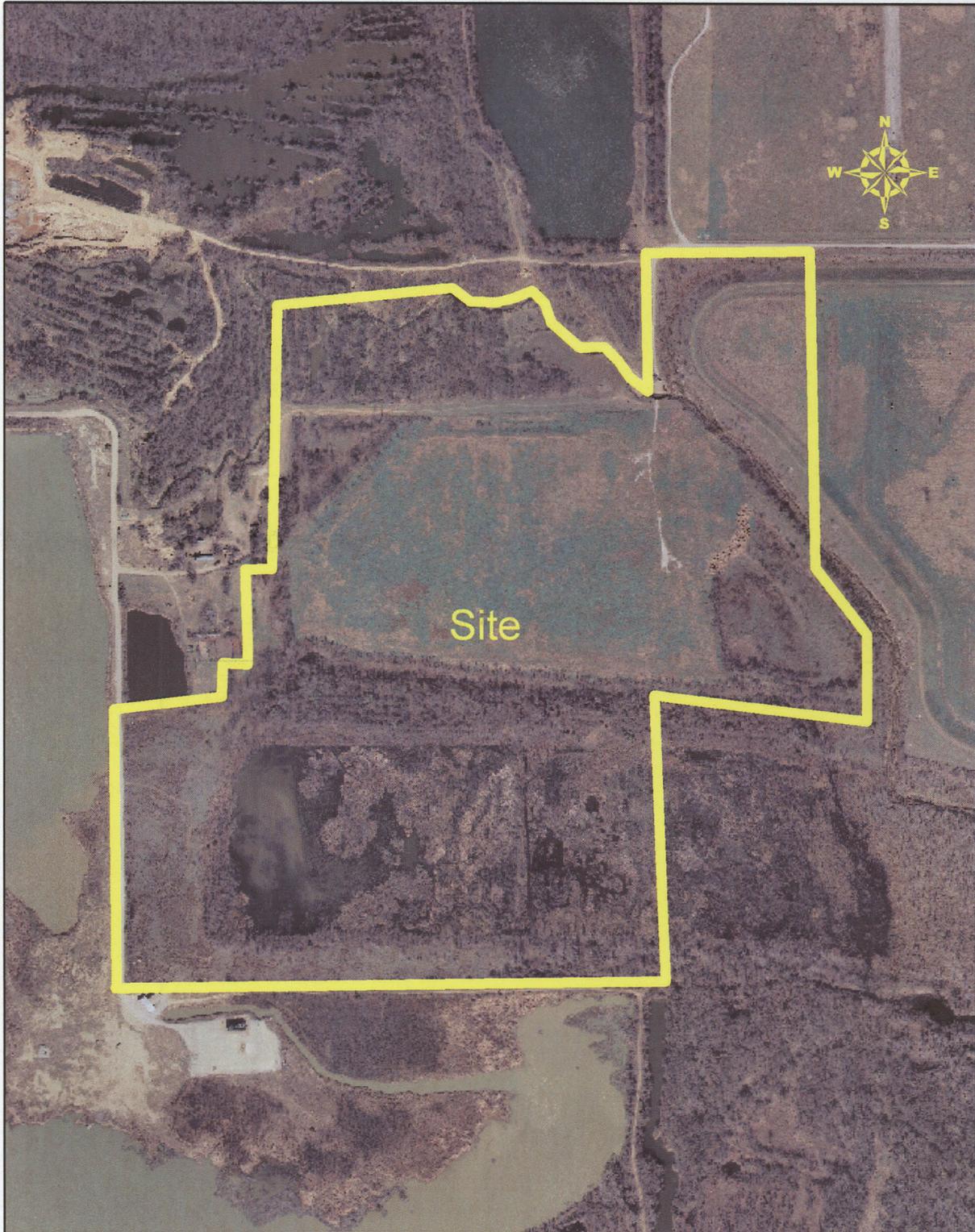
200 100 0 200 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





## Aerial Photo Map



**3. ZC-12-101 Ben Fer Inc., Tarrant Acquisition, CFW Water Department (CD 5)- 9200 – 9900 blocks of Trammel Davis Road ( William P. Burns Survey, Abstract 121, Washington Bradshaw Survey, Abstract 136, Soloman Davis Survey, Abstract 416 151.92 Acres): from “O-1” Flood Plain District, “PD-910” Planned Development/Specific Use for wastewater treatment and Police firing range to “PD/SU” Planned Development/Specific Use for heliport training facility and vehicle storage; site plan included**

Hillary VonAhsen, 801 Cherry Street, Fort Worth, Texas representing Bell Helicopter explained the proposed changes. Plan 1 is north of the railroad tracks south of State Highway 10 which is the majority of where Bell’s operations take place today. Plan 2 is south of the railroad tracks where they are proposing the heliport and emergency vehicle parking. Ms. VonAhsen explained the power point to the Commissioners.

Mr. Ortiz asked about the site plan being totally enclosed with a chain link and access being from the north. Ms. VonAhsen said yes it is and the access will come from Trinity. She explained it will be secure and gated. Mr. Ortiz also asked if they would have to build the area up for the runway. Ms. VonAhsen said the oval shape displayed on the overhead is already built up; the area that extends out will have to be built up.

Mr. Edmonds asked about the storage building being added to the request. She noted the building will be a 100 x 100 foot pad for emergency vehicles only during training exercises.

Brian Chase, 600 E. Hurst Boulevard, Fort Worth, Texas also representing Bell Helicopter explained this a bigger part of the overall reconfigure of Bell’s facility. They are investing about 230 million dollars in a series of projects that will help contain Bell Helicopters Headquarters in Fort Worth. He did mention there are environmental concerns from property owners that will speak in opposition. The opposition is more geared towards the regulatory arena, the zoning change will not impact federal, state and or local regulatory authorities. Mr. Chase said the case was continued last month so they could work with property owners. They did work with the SWAT team on some of the issues they had and are now in support. He did mention they won’t proceed with the project if there are regulatory or environmental concerns.

Mr. Genua asked how long the north south runway. Ms. VonAhsen said it is about 2000 linear feet and the one on the east is about 1000 feet, the east west runway runs about 1800 feet. Mr. Genua asked if this was for helicopter use only. They explained it will be for the training facility for helicopters only.

Mary Kelleher, 7901 Randol Mill Road, Fort Worth, Texas for the record mentioned she is not in opposition of the request just where it is located. Ms. Kelleher mentioned they have concerns about the landfill which is highlighted in yellow on the overhead and that it has been leaking for decades. They have concerns about the environmental impact it may have and or continues to have on surrounding properties water sources. The north side of the landfill leaches into the creek which empties into the Trinity River. Ms. Kelleher explained to the Commissioners the information they have received about the landfill. She mentions they have made several complaints over the years to the Texas Health Department and TCEQ regarding the landfill. The

landfill was not in compliance and received several violations and a petition was filed by Tarrant County. Ms. Kelleher went on to mention talks she had with TCEQ and noting the Landfill had been closed and there was no further investigation being done unless they can prove it was contaminated. She also mentioned contacting the EPA about the landfill. She is requesting the application be denied until further investigation of the landfill can be done.

Mr. Edmonds asked about the information. Ms. Kelleher said if the zoning is approved they've lost site of the issue.

Ms. Ramos mentioned the Zoning Commission has no ability to impact the investigation by the State. In regards to the zoning change request if approved the City still has the ability to enforce the zoning that has been granted, as to whether building permits are issued based on the soil issues, they have no pervue over.

Mr. Ferrell mentioned she can continue to investigate the issues on this. Ms. Kelleher said it is a public perception.

Ms. Conlin mentioned that East Fort Worth has always been a dumping ground and that Bell being the property owner will make a difference.

In rebuttal Mr. Chase mentioned they appreciate the research that has been done and passed on to them. Mr. Chase said they have a team in place to do their due diligence and that the zoning request is different from the environmental issues brought forward today. Ms. VonAhsen noted they do have technical specialists out there doing the monitoring in hopes to solve the issue and move forward.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Ms. Conlin. The motion carried 8-0-1 with Mr. West abstaining.

<i>Document received for written correspondence</i>				<b>ZC-12-101</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 200 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Mary Kelleher	7901 Randol Mill	Out		Opposition	Spoke at hearing
Barbara Furgeson/Ben-Fer Corp	PO Box 2061	In		Support	Sent letter in
North Texas Council of Gov't	616 Six Flags Drive	Out		Support	Sent letter in

**IV. New Cases**

**4. ZC-12-093 City of Fort Worth Planning & Development (CD All)- Text Amendment: Mobile Vendor Food Courts**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY**