

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 7, 2013

Council District 5

Zoning Commission Recommendation:
Approval as Amended to continue Tracts 2 & 3
for 30 days by a vote of 9-0

Opposition: One person spoke

Continued Yes No
Case Manager Stephen Murray
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Bell Helicopter Textron, Inc.

Site Location: 400 - 800 (evens) blocks SH 10, 9600-10700 blks Trinity Blvd
Mapsc0: 53Y & Z, 68A-C

Proposed Use: Uses related to Bell Helicopters Operation Plus Mining and Excavation

Request: From: "AG" Agricultural, "A-5" One-Family, "MU-1" Low Intensity Mixed-Use, "K" Heavy Industrial, "O-1" Floodplain District and "PD 588" Planned Development/Specific Use for the following uses: day care center; government office facility; health services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices; convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; site plan waived

To: Amending "PD-588" Planned Development to include mining and excavation, site plan waiver recommended

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Significant Deviation)

Background:

The proposed site is located north and south of Trinity Blvd., east of Norwood Drive. The applicant is requesting a zoning change to "PD 588" for uses related to Bell Helicopter's operation plus mining and excavation. The applicant requested the ability for mining and excavation to gain some value from the property before future development was necessary.

The proposal is an extension of last year's zoning for the overall expansion of the campus. The applicant would like to bring all the remaining property under common ownership into the same zoning category, but is adding the possibility for mining and excavating for expansion purposes, or to sell.

Site Information:

Owner: Bell Helicopter Textron, Inc.
 PO Box 482
 Fort Worth, TX 76101

Agent: Dan Grant, P.E. (Kimley-Horn and Associates, Inc.)

Acreage: 225 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "C" Medium Density Multifamily; "PD" 588; "K" Heavy Industrial; PD "226" for all uses in "F" and "C" plus mining; City of Hurst / rail ROW, Bell Helicopter Textron, single-family, industrial

East "AG" Agricultural; "A-5" One-Family; "A-43" One-Family; PD "226" for all uses in "F" and "C" plus mining; "PD 588" / agricultural, vacant, single-family, Bell Helicopter Textron

South "A-5" One-Family; "C" Medium Density Multifamily; "PD 588"; "O-1" Floodplain / vacant

West "A-5" One-Family "AG" Agricultural; "PD 32" PD/SU for an asphalt and concrete batch plant; "CR" Low Density Multifamily; "PD 588"/ concrete batch plant, vacant, manufactured housing, Bell Helicopter Textron

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-102 from "AG", "R-2", "CF", and "F" to PD 588, site plan waived; approved 2012 (west, east, north of the subject property)
 ZC-04-161 from "K" to PD 588, site plan waived; approved 2004 (west and north of the subject property)
 ZC-04-161 from "K" to "R-2" and "F" approved 2004 (subject property)
 ZC-05-191 from "AG" and "A-5" to "R-2" approved 2005 (subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Blvd	Major Arterial	Principal Arterial	No
SH 10	Principal Arterial	Principal Arterial	No
Bell Spur	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Lakeview NA	Eastside Sector Redevelopment Org
Northeast FW Mineral Leasing Taskforce	HEB ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD 588" in order to bring all the property under common ownership into the same zoning district for future expansion with the possibility of mining and excavating. Surrounding land uses vary with single-family and industrial to the north, vacant

and single-family to the east, industrial and manufactured housing to the west, and vacant to the south.

The proposed sites are all located in close proximity to the main Bell Helicopter Textron campus. In addition, the majority of the property is located within the Trinity River floodway permit area, which requires mitigation and fill, in order to build structures. Mining and excavating are permitted within floodplain areas. As a result, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as neighborhood commercial, open space, single-family and light industrial. The proposed zoning is not in conformance with the future land use map, and **is not consistent (Significant Deviation)** with the Comprehensive Plan. In the future, this property is intended to be used by Bell Helicopter Textron for the expansion of their campus.

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

Attachments:

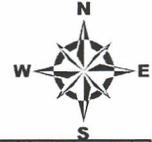
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting



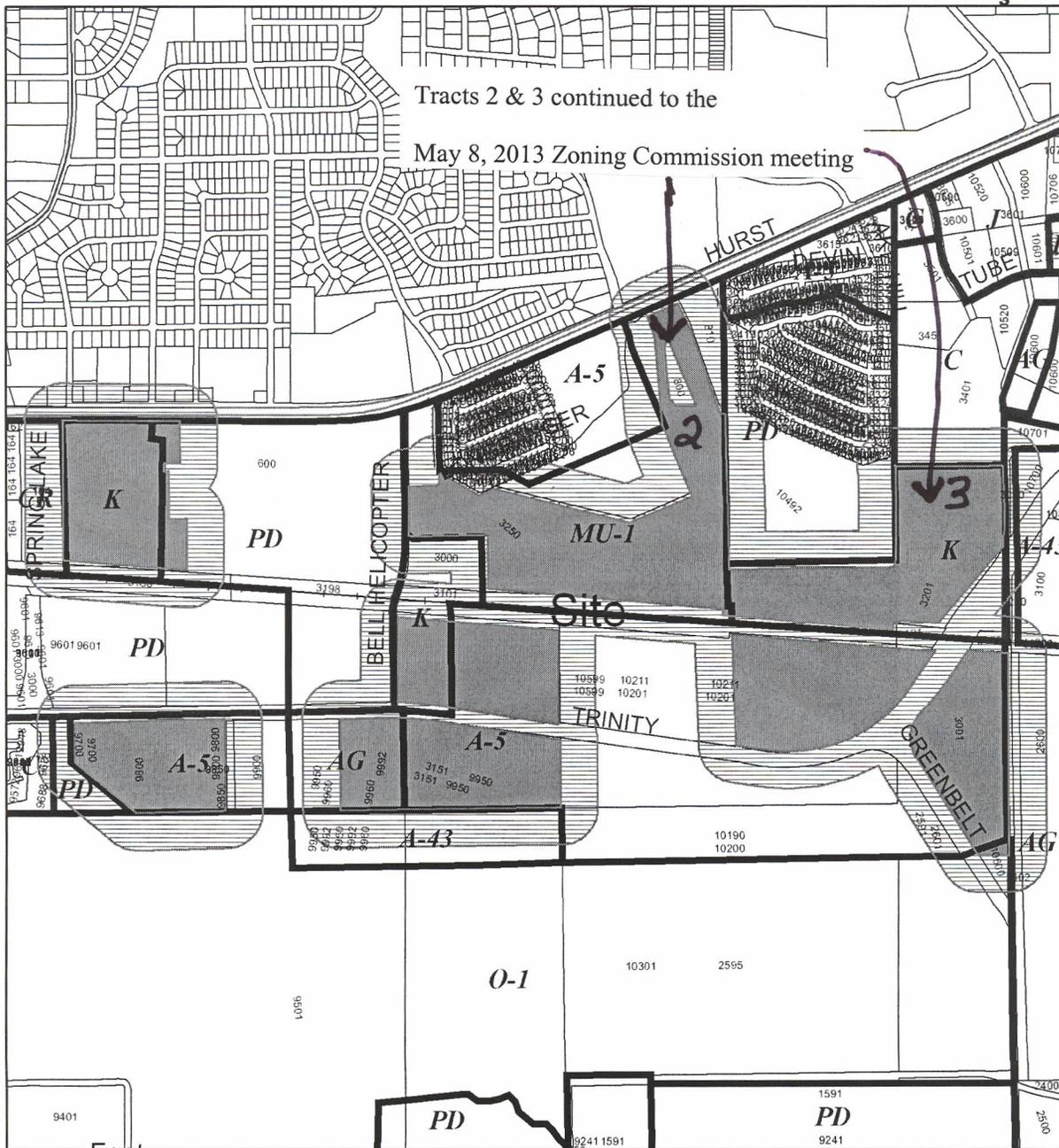
ZC-13-035

Area Zoning Map

Applicant: Bell Helicopter Textron
 Address: 400 - 800 (evens) blocks SH 10, 9600-10700 blks Trinity Blvd
 Zoning From: O-1, AG, A-5, MU-1, K, PD 588
 Zoning To: All uses in PD 588 plus mining and excavation
 Acres: 225
 Mapsco: 53YZ68A-C
 Sector/District: Eastside
 Commission Date: 03/13/2013
 Contact: 817-392-8043

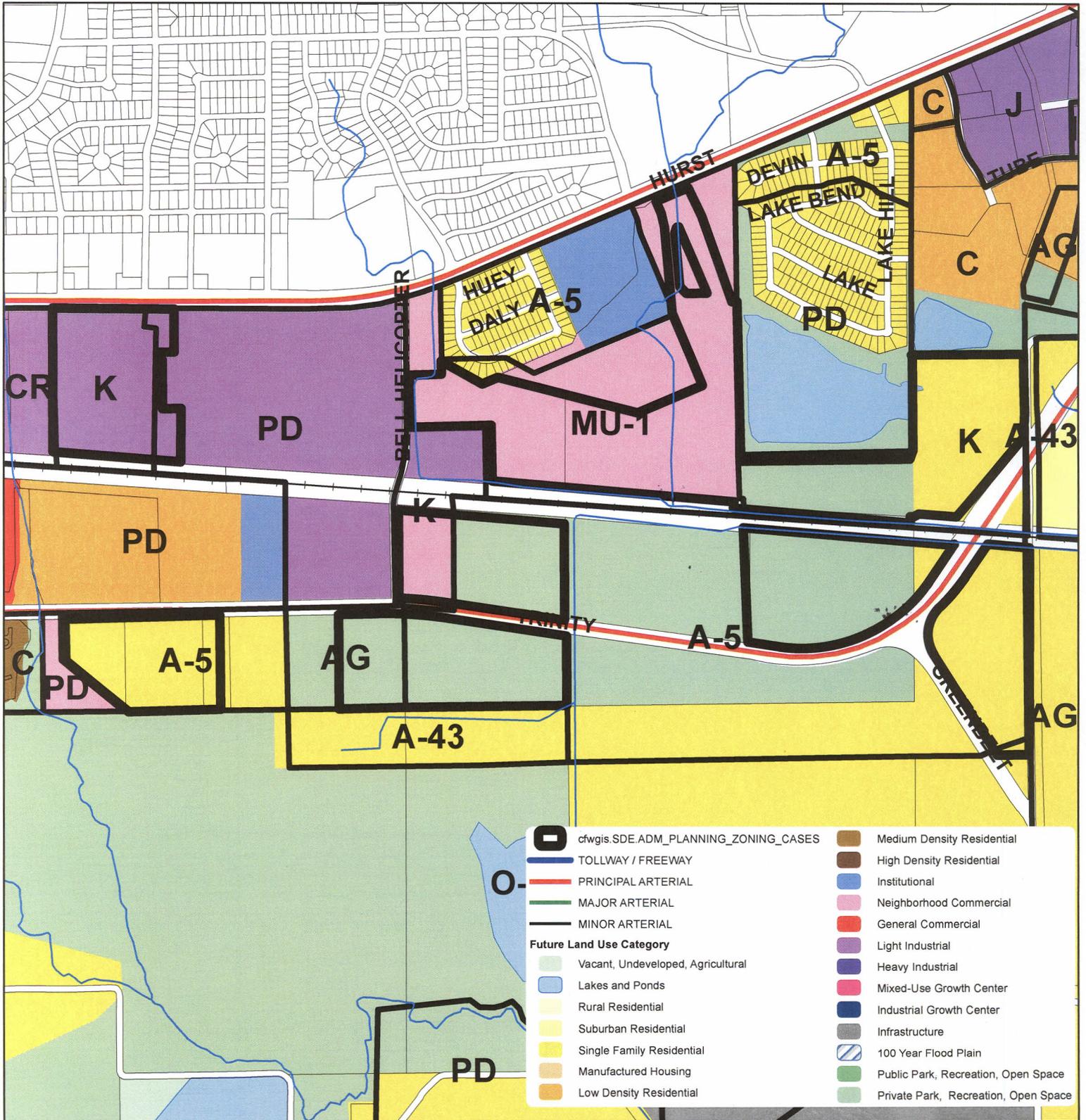


300 Ft. Notification Buffer



200 200 Feet

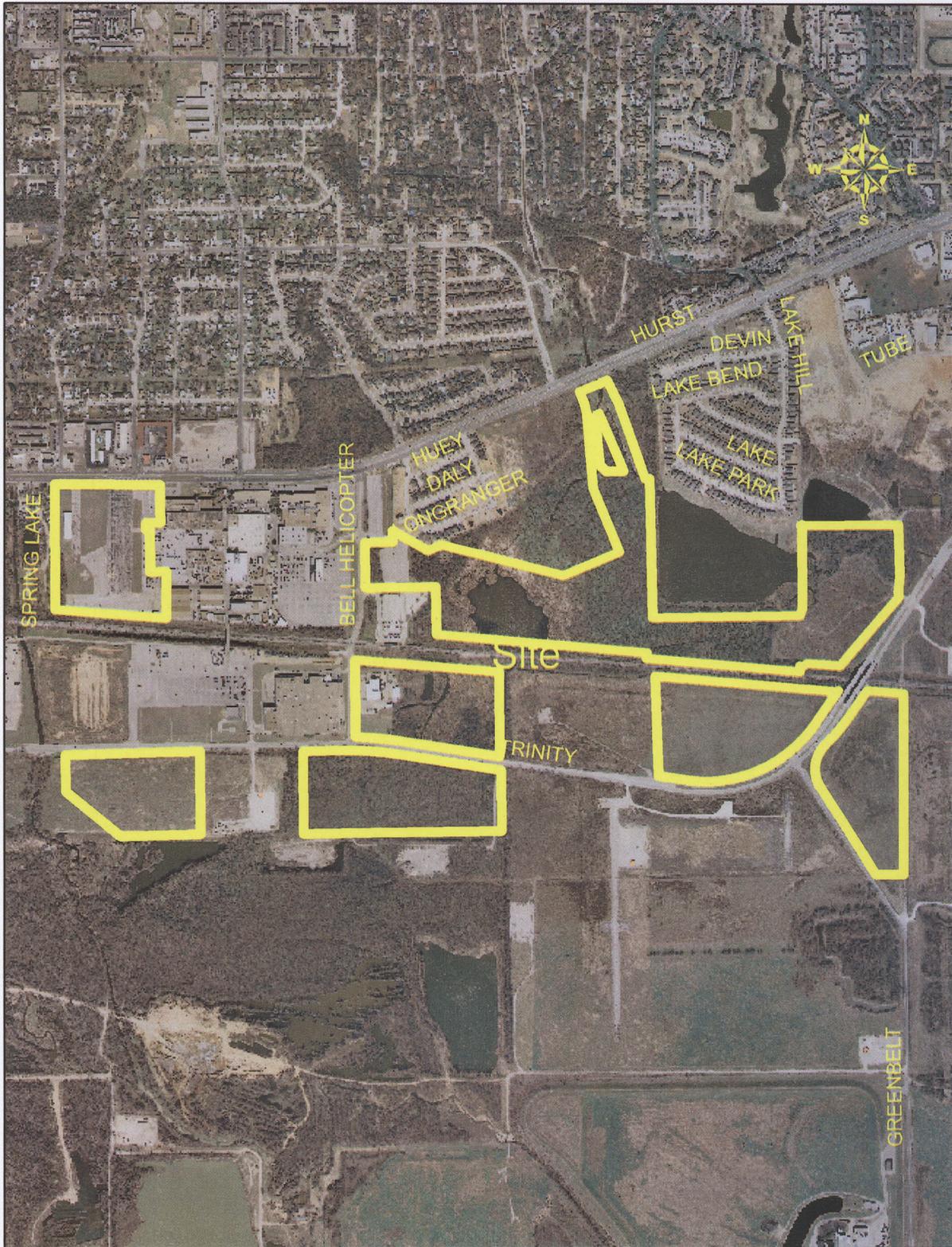
Future Land Use



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 5, 2013.



Aerial Photo Map



2. ZC-13-035 Bell Helicopter, A Textron Company (CD 5) 400-800 (evens) Blocks SH 10 9600-10700 Blocks Trinity Boulevard (Simon Cotrail Survey, Abstract No. 330, A. B. Howerton Survey, Abstract No. 677, Juan Amendaris Survey, Abstract No. 57, R. P. Barton Survey, Abstract No. 176, Bell Helicopter Industrial Park, Block 1, Lot 1 225.00 Acres): from "AG" Agricultural, "A-5" One-Family, "MU-1" Low Intensity Mixed-Use, "K" Heavy Industrial, "O-1" Floodplain District, and "PD-588" Planned Development/Specific Use for the following uses: day care center; government office facility; health Services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; site plan waived to Amend "PD-588" Planned Development to include mining and excavation; site plan waiver requested

Hillar Vonhansen, 308 Sante Fe Trail, Irving, Texas with Kimley-Horn and Associates is a consultant for Bell Helicopter.

Brian Chase, 229 Circleview Drive North, Hurst, Texas for Bell Helicopter explained the power point presentation to the Commissioners. The zoning changes are part of the long term plan for expanding. He said they were notified of the opposition from the neighborhood to the north. Mr. Chase said there will be no aircraft operations in that immediate area and will be happy to address the neighborhood concerns.

Wanda Montgomery, 3401 Lake Knoll Court, Hurst, Texas spoke in opposition and noted she handed in a petition on Monday. She said there were several neighbors that did not get a notice of the public hearing. There is a pond at the south end of their property, they have added lights, benches, and walking trails; it is the only recreation area they have. They are concerned about the mining and excavation they are proposing. Ms. Montgomery said most of the neighborhood works and she was the only one who could attend.

Mr. West how long she had lived there. Ms. Montgomery said 11 years and that it was built in 2002. Mr. West asked when the pond was built and was blasting going on at that time. Ms. Montgomery said this area used to be a gravel pit.

Mr. Ferrell asked if they met with Bell Helicopter. Ms. Montgomery said they did not have enough time.

Mary Kelleher, 7901 Randol Mill Road, Fort Worth, Texas spoke in opposition. She mentioned the helicopter training facility that is being proposed to the southwest was referred to the

Attorney General's Office. She also mentioned a road that has been built before zoning is approved.

In rebuttal Mr. Chase mentioned the road is existing and belongs to another developer in the area and they are only using it for site access. The reason for the request is to move fill dirt to elevate any of the sites as needed once environmental testing is complete. Mr. Chase said they would be open to meeting with the residents of the Lakeview Community. He also said they would be willing to continue the tracts directly adjacent to the neighborhood and move forward with the remaining tracts.

Mr. Ferrell asked for clarification on his request. Mr. Chase said they would continue tracts two and three for later consideration and move forward with the remainder of the tracts.

Ms. Burghdoff also asked for clarification. Mr. Chase said they want to delay the tracts for a future meeting.

Mr. West asked if they tried to reach out to the community. Mr. Chase said no. Mr. West asked if they want the right to mine on all the tracts. Mr. Chase said they wanted to have that option. Ms. Vonhansen said they want to have the flexibility for all the tracts and it is possible they may not need those areas but they don't know for sure right now.

Mr. Flores asked if they reached out to the Eastside Sector Redevelopment Organization. Mr. Flores said he is not familiar with the organization. Mr. Chase said he would.

Mr. Genua asked staff for clarification on mining and excavation and why it has to be added to the language. Ms. Burghdoff mentioned it is related to the amount and depth taken off-site.

Mr. Edmonds asked if they can continue part of the case. Ms. Burghdoff said yes.

Ms. Zadeh asked Ms. Montgomery if she would be ok with them continuing the tracts that are directly adjacent to them and moving the rest of the case forward. Ms. Montgomery said they have their meeting tonight and thinks they will be amenable to that request. Ms. Montgomery asked if they would be notified again. Ms. Burghdoff said no she would not be notified based on the decision of the Commission. Ms. Burghdoff said she would know based on the vote they make today.

Motion: Following brief discussion Mr. Ferrell recommended approval as amended and a 30 day continuance for tracts two & three of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-13-035
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Brian Chase	600 E. Hurst Blvd	In		Support	Spoke at hearing
Hillary Vonhanson	308 Sante Fe	Out		Support	Spoke at hearing
Wanda Montgomery	3401 Lake Knoll	In	Opposition		Spoke at hearing

Mary Kelleher	7901 Randol Mill	Out	Opposition		Spoke at hearing
Rodney Burton	3325 Lake Knoll	In	Opposition		Signed petition
Dennis Thomas	3317 Lake Knoll	In	Opposition		Signed petition
Karakoch Hedges	3309 Lake Knoll	In	Opposition		Signed petition
Victoria Poscharsky	10300 Lake Park	In	Opposition		Signed petition
Lisa Killgore	10320 Lake Park	In	Opposition		Signed petition
Jason Shaw	10400 Lake Park	In	Opposition		Signed petition
Bill Snider	10409 Lake Park	In	Opposition		Signed petition
Sophia Tafesse	10424 Lake Park	In	Opposition		Signed petition
Steve O'day	10428 Lake Park	In	Opposition		Signed petition
Jon Forrest	10316 Lake Park	In	Opposition		Signed petition
Chet Mueller	10304 Lake Park	In	Opposition		Signed petition
Jac Saliba	10309 Lake Park	In	Opposition		Signed petition
Erik Gillespie	3336 Lake Hill	In	Opposition		Signed petition
John Den	3328 Lake Hill	In	Opposition		Signed petition
Marilyn Mayfield	3321 Lake Knoll	In	Opposition		Signed petition
Chykwugen Okticg	10300 Lake Terrace	In	Opposition		Signed petition
Nadine Newton	10313 Lake Terrace	In	Opposition		Signed petition
Vita Stone	10400 Lake Bend	In	Opposition		Signed petition
Abraham Mommou	10432 Lake Bend	In	Opposition		Signed petition
Margaret Mabee	3412 Lake Hill	In	Opposition		Signed petition
Susan Scwertz	10440 Lake Park	In	Opposition		Signed petition
Jody Parish	10412 Lake Park	In	Opposition		Signed petition
Debbie/Rip Campbell	3405 Lake Knoll	In	Opposition		Signed petition
Lita Schutter	3301 Lake Knoll	In	Opposition		Signed petition
Kim Duren	10301 Lake Terrace	In	Opposition		Signed petition
Shawn Mathews	10012 Daly Dr	In	Opposition		Sent letter in

3. ZC-13-042 FW Mason Heights, Uplift Education (CD 8) – 2600-2700 Blocks Moresby, 3700-3801 Mighty Mite & 3801 WG Daniels and 3670 Wichita (Mason Heights, Block 1, Lots 1-4

Michael Barnard	NA			Support	Sent letter in
Jack Knight	2721 McCart	Out		Support	Sent letter in
Jacob Proctor	2709 Merida	Out		Support	Sent letter in
Bobbie Withers	2725 McCart	Out		Support	Sent letter in

6. ZC-13-035 Bell Helicopter, A Textron Company (CD 5) 400-800 (evens) Blocks SH 10 9600-10700 Blocks Trinity Boulevard (Simon Cotrail Survey, Abstract No. 330, A. B. Howerton Survey, Abstract No. 677, Juan Amendaris Survey, Abstract No. 57, R. P. Barton Survey, Abstract No. 176, Bell Helicopter Industrial Park, Block 1, Lot 1 225.00 Acres): from “AG” Agricultural, “A-5” One-Family, “MU-1” Low Intensity Mixed-Use, “K” Heavy Industrial, “O-1” Floodplain District, and “PD-588” Planned Development/ Specific Use for the following uses: day care center; government office facility; health Services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; site plan waived to Amend “PD-588” Planned Development to include mining and excavation; site plan waiver requested

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners staff received a request to continue for 30 days.

Wanda Montgomery, 3401 Lake Knoll Court, Hurst, Texas wanted clarification on the language in PD-588. Ms. Murphy explained the uses pertained in PD-588 and it pertains to the Bell Helicopter Campus.

Motion: Following brief discussion Mr. Ferrell recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried unanimously 7-0.

7. ZC-13-036 Dale Heflin (CD 2) 1290/1394 Cantrell Sansom Road (David Odum Survey, Abstract No. , 27.03 Acres): from “I” Light Industrial to “K” Heavy Industrial

Bill Stimmel, 2721 Silver Maple, Southlake, Texas Real Estate Broker for KW Commercial, agent for the seller explained to the Commissioners this property was rezoned to I Light